



City of Nedlands

Agenda

Council Meeting

26 November 2019

Dear Council member

The next Ordinary Meeting of the City of Nedlands will be held on Tuesday 26 November 2019 in the Council Chambers at 71 Stirling Highway Nedlands commencing at 7 pm.

Mark Goodlet
Chief Executive Officer
20 November 2019

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City of Nedlands

Notice of an Ordinary Meeting of Council to be held in the Council Chambers, Nedlands on Tuesday 26 November 2019 at 7 pm.

Council Agenda

Declaration of Opening

The Presiding Member will declare the meeting open at 7 pm and will draw attention to the disclaimer below.

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

Present and Apologies and Leave of Absence (Previously Approved)

Leave of Absence None.
(Previously Approved)

Apologies None as at distribution of this agenda.

Disclaimer

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

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

1. Public Question Time

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

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

2. Addresses by Members of the Public

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

3. Requests for Leave of Absence

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

4. Petitions

Petitions to be tabled at this point.

5. Disclosures of Financial Interest

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

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

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

6. Disclosures of Interests Affecting Impartiality

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

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

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

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

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

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

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

8. Confirmation of Minutes

8.1 Ordinary Council Meeting 22 October 2019

The Minutes of the Ordinary Council Meeting held 22 October 2019 are to be confirmed.

9. Announcements of the Presiding Member without discussion

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

10. Members announcements without discussion

Written announcements by Councillors to be tabled at this point.

Councillors may wish to make verbal announcements at their discretion.

11. Matters for Which the Meeting May Be Closed

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

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

8 October 2019

Unconfirmed, circulated to Councillors on 16 October 2019

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

12.2 Planning & Development Report No's PD42.19 to PD47.19 (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.

PD42.19	Nedlands Town Centre Precinct Plan (Local Planning Policy) – Additional Budget Required
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Committee	12 November 2019
Council	26 November 2019
Applicant	City of Nedlands
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	The report writer previously worked with an Urban Planner who is now employed by a consultancy which provided a price estimate to the City for traffic services.
Previous Item	Nil
Attachments	1. Summary of Estimate Responses (Confidential)

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

1. instructs the CEO to undertake additional analysis regarding traffic and movement as well as built form and urban design analysis to further test the Draft Nedlands Town Centre Precinct Plan (Local Planning Policy) prior to advertising; and
2. approves the additional budget funding of \$125,000, in addition to its existing budget, for the purpose of engaging consultants to deliver built form and traffic modelling for the draft Nedlands Town Centre Precinct Plan.

PD43.19	Broadway Precinct Plan (Local Planning Policy) – Additional Budget Request
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Committee	12 November 2019
Council	26 November 2019
Applicant	City of Nedlands
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	The report writer previously worked with someone who now works for a traffic consultancy which provided a price estimate.
Previous Item	Nil
Attachments	1. Summary of Estimate Responses (Confidential)

Committee Recommendation

Council:

1. **instructs the CEO to commence the development of the Broadway Precinct Plan as a Local Planning Policy;**
2. **instructs the CEO to undertake additional analysis regarding traffic and movement, community engagement and urban design analysis and modelling of the built form to provide adequate supporting documentation for preparation of the Broadway Precinct Plan;**
3. **approves the additional budget funding of \$110,000, in addition to its existing budget, for the purpose of engaging consultants to deliver community engagement, built form and urban design, traffic modelling and the Precinct Plan for the Broadway area; and**
4. **instructs the CEO to undertake negotiations with the City of Perth in regard to funding the traffic study.**

Recommendation to Committee

Council:

1. instructs the CEO to commence the development of the Broadway Precinct Plan as a Local Planning Policy;
2. instructs the CEO to undertake additional analysis regarding traffic and movement, community engagement and urban design analysis and modelling of the built form to provide adequate supporting documentation for preparation of the Broadway Precinct Plan; and

3. approves the additional budget funding of \$110,000, in addition to its existing budget, for the purpose of engaging consultants to deliver community engagement, built form and urban design, traffic modelling and the Precinct Plan for the Broadway area.

PD44.19	No. 40 Jutland Parade, Dalkeith – Additions (Stair landing) to Single House (Retrospective)
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Committee	12 November 2019
Council	26 November 2019
Applicant	Urbanista Town Planners
Landowner	Mr M R Franco
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Type Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
Reference	DA19/39448
Previous Item	DA14/307 – PD17.3 (of 2015)
Delegation	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to objections being received.
Attachments	<ol style="list-style-type: none"> 1. Site photographs 2. Department of Biodiversity, Conservation and Attractions referral response. 3. Applicant's justification 4. Plans (Confidential) 5. Submission (Confidential)

Please note: No recommendation was made at Committee.

Recommendation to Committee

Council approves the retrospective development application dated 10 September 2019 for Additions (Stair landing) to Single House at No. 40 (Lot 1000) Jutland Parade, Dalkeith, subject to the following conditions and advice:

1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval; and

2. The previous development approval (DA18/33555, dated 15 August 2019) and conditions there-in, remain in effect. This excludes the plans approved as part of the previous development application.

Advice Notes specific to this proposal:

1. The applicant shall make application to the City's Building Services for a Building Permit, to acknowledge any unauthorised works.

PD45.19	No. 96-100 Stirling Highway, Nedlands – Extension of a Non-Conforming Use (Cinema)
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Committee	12 November 2019
Council	26 November 2019
Applicant	Ecologic Homes – Janine Lindsay
Landowner	Atari
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Type Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
Reference	DA19/34537
Previous Item	Nil
Delegation	The City's Instrument of Delegation allows Administration to determine applications involving the extension of a non-conforming use, however due to the parking shortfall this application has been referred to Council for determination.
Attachments	<ol style="list-style-type: none"> 1. External Referral Comments 2. Applicant Justification 3. Site photographs 4. Draft LPP – Parking 5. Plans (Confidential) 6. Assessment (Confidential) 7. Shared Car Parking Agreement (Confidential)

Committee Recommendation

Council approves the development application dated 8 August 2019 for extension of non-conforming use (cinema) at No. 96 (Lot 2) and 100 (Lot 123) Stirling Highway, subject to the following conditions and advice:

1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
2. This development approval only pertains to the extension of the cinema and associated works.

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.
4. The development, hereby approved, shall at all times comply with the definition of a cinema land use, as defined in the City of Nedlands Local Planning Scheme No. 3.
5. A Car Parking Management Plan shall be lodged with and approved by the City of Nedlands. All measures included in the Car Parking Management Plan shall be implemented and complied with at all times to the satisfaction of the City of Nedlands.
6. Prior to the occupation of the development, the owners/occupiers is to enter into a legal agreement with the adjoining tenancies (Maharajas Restaurant located on 96 Stirling Highway and Surrounds located on 102 Stirling Highway) to provide for reciprocal rights of vehicular parking between the lots. The legal agreement is to be vetted by the City's solicitors at the expense of the owners/occupiers.
7. An Acoustic Report prepared by a suitably qualified Acoustic Consultant or Engineer, demonstrating compliance with the Environmental Protection (Noise) Regulations 1997 shall be lodged with and approved by the City prior to the commencement of the development. All of the recommended measures included in the approved Acoustic Report shall be implemented as part of the development, to the satisfaction of the City prior to the submission of a building permit use or occupation of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.
8. Amended plans shall be submitted with the building permit demonstrating that the development has incorporated noise mitigation measures, in accordance with 'State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning - Implementation Guidelines'. The drawings and specifications contained within that application are to be to the specifications and satisfaction of the City of Nedlands and thereafter implemented by the landowner/applicant to the satisfaction of the City of Nedlands.
9. The proposed cinema on No. 96 Stirling Highway (lot 96) shall not operate independently of the existing cinema at No. 100 (lot 123) Stirling Highway.

Advice Notes specific to this proposal:

1. In relation to Condition 4, a cinema/theatre is defined as 'a premises where the public may view a motion picture or theatre production'.
2. All works in the proposed development shall comply with National Construction Code Building Code of Australia (NCC BCA) Vol. 1.

3. **The applicant is advised that separation of development across lot boundaries or to adjoining buildings will require further investigation. The City's Building department advises that the building could be considered as a "United Building" however it must be fire separated from the adjacent restaurant and shall have standalone fire services for the additional cinema which will be operated in unison with the remainder of the Windsor Cinema site.**
4. **The applicant is advised that in order to achieve a building permit, plans shall be provided which demonstrate compliance with Australian Standards AS1428 and Part D3 – Access for People with a Disability of the NCC BCA as applicable.**
5. **The applicant is advised that in order to achieve a building permit, plans shall be provided with the Building Permit Application which shall demonstrate compliance with Section E – Services & Equipment of the NCC BCA as applicable.**
6. **Upon completion of building works for the cinema addition the builder shall apply for an Occupancy Permit. The development shall not be occupied until such time as an Occupancy Permit is granted by the Permit Authority (City of Nedlands).**
7. **The applicant shall lodge with the City a Form 1 Application to Construct, Extend or Alter a Public Building, prior to the City issuing a Building Permit.**
8. **Upon completion of construction and/or fit-out works, applicant shall lodge with the City a Form 2 Application for Certificate of Approval and a Form 5 Certificate of Electrical Compliance which has been completed by a licensed electrician.**
9. **In relation to condition 5, An Acoustic Report must address the following as a minimum, with consideration of noise sensitive residences and commercial premises likely to be impacted by the development:**
 - a) **Noise modelling, demonstrating compliance, for the proposed development including consideration of operational times and noise from audio-visual equipment associated with the use of the cinema;**
 - b) **All plant, equipment, air conditioners/refrigeration/compressor equipment and any other mechanically operated systems; and**
 - c) **Construction noise management.**
10. **All internal water closets without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.**
11. **Adequate staff and public sanitary conveniences shall be provided in accordance with the Building Code of Australia.**

12. **The landowner is advised that all mechanical equipment (e.g. air-conditioner, swimming pool or spa) is required to comply with the Environmental Protection (Noise) Regulations 1997, in relation to noise.**
13. **The current Certificate of Accommodation, issued under the Health (Public Building) Regulations 1992 issued in 2013 limits the capacity of the Windsor Cinema site to 460 in total, based on the number of available female sanitary facilities. The Plans associated with this Development Application appear to provide additional toilets, which may permit an increased capacity, however more detailed plans will need to be provided to allow for this determination. Sanitary facilities provided to be compliant with the BCA;**
14. **As plans indicate that there is only one designated exit for Cinema 4, the maximum capacity is limited to 50 persons.**

Recommendation to Committee

Council refuses the development application dated 8 August 2019 for extension of non-conforming use (cinema) at No. 96 (Lot 2) and 100 (Lot 123) Stirling Highway, for the following reasons:

1. Having regard to clause 67(s) of Schedule 2 (Deemed Provisions) of Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of draft Local Planning Policy – Parking, the application is not considered to provide adequate number of car parking bays; and
2. The application does not comply with the requirements of Table 6, Clause 32.2 of the Scheme relating to Shared Car Parking provision given that the applicant has not demonstrated the shared car parking on any adjoining or nearby site.

PD46.19	No. 72 Louise Street, Nedlands – Two Grouped Dwellings
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Committee	12 November 2019
Council	26 November 2019
Applicant	Timothy Jones
Landowner	Mary Uttamchandani & Thui Wong
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Type Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
Reference	DA19/34945
Previous Item	Nil
Delegation	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to objections being received.
Attachments	<ol style="list-style-type: none"> 1. Site photographs 2. SAT case – Corp and Town of Cambridge [2019] WASAT 65 3. Plans (Confidential) 4. Assessment (Confidential) 5. Submissions (Confidential)

Committee Recommendation / Recommendation to Committee

Council refuses the development application dated 13 March 2019 for two grouped dwellings at No. 72 (Lot 189) Louise Street, Nedlands for the following reasons:

- 1. The development does not satisfy the deemed-to-comply requirements of clause 5.1.1 - Site area of the Residential Design Codes, which are not subject to variation or Clause 67 (a) of the Planning and Development Regulation (Local Planning Schemes) Regulations 2015;**
- 2. The development does not comply with non-discretionary clause 2.5.3 of the Residential Design Codes, in so far as the development varies the minimum site area requirement set out in Table 1;**

- 3. The development does not satisfy the design principles for clause 5.1.2 - Street setback of the Residential Design Codes, due to the proposed street setback of the development which is inconsistent with the established streetscape;**
- 4. The development does not satisfy the design principles for clause 5.1.3 – Lot boundary setback Residential Design Codes, due to the proposed rear setback which will add to the perception of bulk and adversely affect the amenity of the locality and streetscape;**
- 5. The development does not satisfy the design principles for clause 5.1.4 – Open space and Residential Design Codes, as the development is not consistent with or contribute to the existing streetscape character;**
- 6. The proposal is not considered an ancillary dwelling due to its size and scale. Regardless, if it were to be considered an ancillary dwelling by Council, it does not satisfy the design principles of the clause 5.5.1 - Ancillary Dwellings of the Residential Design Codes;**
- 7. The development does not comply with Clause 67 (a), (m) and (n) of the Planning and Development Regulation (Local Planning Schemes) Regulations 2015 as the proposed size and design of the development will negatively impact on the character of the locality and relationship of the building to the existing streetscape context and surrounding properties; and**
- 8. The development does not satisfy the clause 1.3.1 – General objectives for residential development of the Residential Design Codes in so far as the development is not an appropriate design for the intended density and development context.**

PD47.19	Local Planning Scheme 3 – Local Planning Policy Short Term Accommodation
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Committee	12 November 2019
Council	26 November 2019
Applicant	City of Nedlands
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	The report writer previously worked with an Urban Planner who is now employed by a consultancy which provided a price estimate to the City for traffic services.
Previous Item	Council Meeting 27 August 2019 – PD31.19
Attachments	1. Draft Short-Term Accommodation LPP 2. Draft Short-Term Accommodation LPP – tracked changes

Committee Recommendation

Council:

1. **adopts the Short-Term Accommodation Local Planning Policy, with modifications as set out in Attachment 1, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Clause 4;**
2. **approves a 6-month amnesty period from December 2019 until May 2020 (inclusive) for any retrospective change of use applications received for short-term accommodation uses as defined in the Short Term Accommodation Local Planning Policy where they will be charged the standard change of use fee rather than the retrospective (3 times) fee; and**
3. **instructs the CEO when the State Government makes amendments to the deemed provisions, the CEO is to review and amend the relevant Local Planning Policy as required for presentation to Council for approval.**

Recommendation to Committee

Council:

1. **adopts the Short-Term Accommodation Local Planning Policy, with modifications as set out in Attachment 1, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Clause 4; and**

2. approves a 6-month amnesty period from December 2019 until May 2020 (inclusive) for any retrospective change of use applications received for short-term accommodation uses as defined in the Short Term Accommodation Local Planning Policy where they will be charged the standard change of use fee rather than the retrospective (3 times) fee.

12.3 Technical Services Report No's TS20.19 to TS21.19 (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.

TS22.19	Bishop Road Reserve Enviro-scape Master Plan
Committee	12 November 2019
Council	26 November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Jim Duff – Director Technical Services
Attachments	1. Bishop Road Reserve Enviro-scape Master Plan 2. Bishop Road Reserve Enviro-scape Master Plan Flyer

Committee Recommendation

That this item be deferred for costings to be provided for future projects and the matter is returned to Council for further consideration.

Recommendation to Committee

Council:

1. endorses the Bishop Road Reserve Enviro-scape Master Plan concept; and
2. agrees to include an item in the 2019/20 midyear budget review to consider approving funding of \$66,096, previously approved in the 2018/19 capital works budget, for the upgrade of the irrigation system and associated works at Bishop Road Reserve.

TS23.19	2019/20 Budget – Variation of Adopted Capital Works Budget
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Committee	12 November 2019
Council	26 November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Jim Duff – Director Technical Services
Attachments	1. Proposed Capital Works Budget Variations

Committee Recommendation / Recommendation to Committee

Council approves variation of the adopted 2019/20 budget in accordance with the proposed change to the capital works budget as detailed in Attachment 1:

- 1. deferral of \$61,770 in funding allocated to College Park Relocation of Eastern Turf Wicket, to be included in a future financial year following completion of the Strategic Recreational Plan;**
- 2. surplus from three (3) Parks and Reserves capital project budgets totaling \$369,575, resulting from savings following project completion;**
- 3. include funding of \$132,024 to be allocated Annie Dorrington Park New Playground; and**
- 4. include funding of \$270,000 to be allocated to Swanbourne Beach Oval Rehabilitation.**

12.4 Community Development No’s CM06.19 (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.

CM06.19	Changes to Citizenship Ceremonies
Committee	12 November 2019
Council	26 November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll
Attachments	1. Citizenship Ceremony 2019/2020 Budget Breakdown

Committee Recommendation / Recommendation to Committee

Council:

1. approves an increase for the Citizenship Ceremony budget from \$10,000 to \$18,707 for the financial year 2019/2020; and *
2. approves the dress code as “attendees are required to dress in a manner appropriate to the occasion and that may also celebrate the history and cultural identity they bring to Australia”.

***ABSOLUTE MAJORITY REQUIRED**

12.5 Corporate & Strategy Report No's CPS16.19 to CPS17.19 (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.

CPS16.19	Western Suburbs Cricket Club Inc. – Management Licence of John Leckie Pavilion Clubrooms – Reserve 1670
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Committee	12 th November 2019
Council	26 th November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	1. Draft Management Licence

Committee Recommendation**Council:**

1. **endorses the draft management licence by Western Suburbs Cricket Club Inc. for a portion of John Leckie Pavilion, College Park, 100 Princess Road, Nedlands as in Attachment 1;**
2. **requests that after receiving the Minister for Lands consent to the management licence, the Mayor and CEO sign the agreement and apply the City's common seal; and**
3. **restricts the amount to \$1,500.00 until the end of the current lease.**

Recommendation to Committee**Council:**

1. endorses the draft management licence by Western Suburbs Cricket Club Inc. for a portion of John Leckie Pavilion, College Park, 100 Princess Road, Nedlands as in Attachment 1; and
2. requests that after receiving the Minister for Lands consent to the management licence, the Mayor and CEO sign the agreement and apply the City's common seal.

CPS17.19	Suburban Lions Hockey Club Inc. Management Licence of J.C. Smith Pavilion, Melvista Oval, Nedlands (Reserve 1669)
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Committee	12 th November 2019
Council	26 th November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	1. Draft Management Licence

Committee Recommendation / Recommendation to Committee

Council:

1. endorses the draft management licence by Suburban Lions Hockey Club Inc. for J.C. Smith Pavilion, 140 Melvista Avenue, Nedlands as in Attachment 1; and
2. requests that after receiving the Minister for Lands consent to the management licence, the Mayor and CEO sign the agreement and apply the City's common seal.

CPS18.19	List of Accounts Paid – September 2019
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Committee	12 November 2019
Council	26 November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	<ol style="list-style-type: none"> 1. Creditor Payment Listing September 2019 2. Purchasing Card Payments September 2019 (29th August 2019 – 28th September 2019) 3. CEO Credit Card Listing June 2019 – September 2019

Committee Recommendation / Recommendation to Committee

Council receives the List of Accounts Paid for the month of September 2019 (refer to attachments).

CPS19.19	Perth Flying Squadron Yacht Club Inc. – Right of Entry (Business and Goods) Document for Execution to Support Mortgage to Fund Works
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Committee	12 November 2019
Council	26 November 2019
Applicant	Perth Flying Squadron Yacht Club Inc.
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	1. Right of Entry (Business and Goods) 2. Letter with Ministerial Approval to Mortgage dated 12 September 2019

Committee Recommendation / Recommendation to Committee

Council:

1. subject to the condition in clause 2 below, agrees to execute the Right of Entry – Goods and Business as in Attachment 1 and approves the City’s common seal be applied to the document and the Mayor and Chief Executive Officer to sign the document as required; and
2. approves the condition of the City executing the Right of Entry-Goods and Business is that the Club will use a portion of the mortgage funds to resolve all compliance issues noted in Council’s earlier item PD58.17. The Club must confirm this undertaking in writing before the City executes the Right of Entry – Goods and Business in Attachment 1.

13. Reports by the Chief Executive Officer

13.1 Common Seal Register Report – October 2019

The attached Common Seal Register Report for the month of October 2019 is to be received.

October 2019

SEAL NUMBER	DATE SEALED	DEPARTMENT	MEETING DATE / ITEM NO.	REASON FOR USE
931	31 October 2019	Corporate & Strategy	Delegated Authority	Withdrawal of Caveat for 52A Adderley Street, Mt Claremont to secure unpaid rates when property is sold. Settlement on 7 November 2019

13.2 List of Delegated Authorities – October 2019

The attached List of Delegated Authorities for the month of October 2019 is to be received.

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
October 2019					
1/10/2019	(APP) - DA19-38466 - 20 Jarrah Lane, Mt Claremont - Home Business	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Ms E Crage
1/10/2019	BA50694 - Application to Extend Building Permit - Dwelling	A/Manager Building Services	Building Act 2011	S32.3	Palazzo Exclusive Homes Pty Ltd
2/10/2019	(APP) - DA19-35476 - 7 ALderbury St, Floreat - Additions (Carport) to Single House	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Laura & Graeme Holly
2/10/2019	(APP) - DA19-37275 - 47 Philip Rd, Dlakeith - Single Storey House	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Summit Homes Group
2/10/2019	BA50423 - Uncertified Building Permit - Wall removals	A/Manager Building Services	Building Act 2011	S20.1	Djohan Salim
2/10/2019	BA51557 - Certified Building Permit - Alts & Adds	A/Manager Building Services	Building Act 2011	S20.1	Axis Building Approvals Pty Ltd

2/10/2019	BA51841 - Verge Materials Permit - 55 Clifton	A/Manager Building Services	Local Government (Uniform Local Provisions) Regulations 1996	6-1	Ventura Homes Group Pty Ltd
3/10/2019	(APP) - DA19-38878 - 2-73 Broadway, Nedlands - Additions (Bathroom & Alfresco) to Grouped Dwelling	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Addstyle Constructions Pty Ltd
3/10/2019	BA51920 - Certified Building Permit - Dwelling	A/Manager Building Services	Building Act 2011	S20.1	Distinctive Homes WA
4/10/2019	(APP) - DA19-38049 - 44 Waratah Ave, Dalkeith - Additions to Dwelling and Fencing	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	A L Cinanni
4/10/2019	(APP) - DA19-39270 - 19 Broadway, Nedlands - Signage	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Jason Signmakers
4/10/2019	(APP) - DA19-40176 - 64 Tyrell St, Nedlands - Additions to Single House	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	J R Kolbusz
4/10/2019	BA51985 - Certified Building Permit - Pool and Barrier	A/Manager Building Services	Building Act 2011	S20.1	Barrier Reef Pools Perth
4/10/2019	BA51874 - Demolition Permit - Dwelling & Site Clearance	A/Manager Building Services	Building Act 2011	S21.1	Brajkovich Demolition & Salvage (WA) Pty Ltd

4/10/2019	BA51316 - Uncertified Building Permit - Fence	A/Manager Building Services	Buildign Act 2011	S20.1	Andrew Packard
6/10/2019	(APP) - DA19-38975 - 115 North St, Swanbourne - Amendment to DA16-194 (Removal of Condition 4 & 5)	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	V J Plazy
7/10/2019	BA45984 - Certified Building Permit - Lighting Towers	A/Manager Building Services	Building Act 2011	S20.1	City of Nedlands
7/10/2019	BA51852 - Demolition Permit - Full site clearance	A/Manager Building Services	Building Act 2011	S21.1	Hazelton Property Group Pty Ltd
7/10/2019	BA50507 - Certified Building Permit - Pool	A/Manager Building Services	Building Act 2011	S20.1	Aquatic Leisure Technologies Pty Ltd
7/10/2019	BA51618 - Certified Building Permit - Dwelling	A/Manager Building Services	Building Act 2011	S20.1	Building Corporation WA Pty Ltd
8/10/2019	(APP) - DA19-39722 - 2 Fox Green, Floreat - Amendment to DA19-36866	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Antonelli Investments Pty Ltd
8/10/2019	(APP) - DA19-38474 - 48 Robinson St, Nedlands - Additions (Patios) to Single House	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	T J Hydzik
8/10/2019	BA51956 - Certified Building Permit - dwelling (amendment)	A/Manager Building Services	Building Act 2011	S20.1	Nulook Homes Pty Ltd
8/10/2019	BA52176 - Verge Materials Permit - 19 Carrington	A/Manager Building Services	Local Government (Uniform Local Provisions) Regulations 1996	6-1	Nexus Home Improvements

8/10/2019	BA51304 - Uncertified Building Permit - Decking	A/Manager Building Services	Building Act 2011	S20.1	Neil Halpin
9/10/2019	(APP) - DA19-37524 - 78 Brookdale St, Floreat - Additions (Patio & Decking) to Single House	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Seabreeze Outdoor
10/10/2019	(APP) - DA19-35580 - 24 Mayfair St, Mt Claremont - Single House	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Distinctive Homes WA Pty Ltd
11/10/2019	BA49440 - Certified Building Permit - Yoga Studio Fitout and Consulting Room	A/Manager Building Services	Building Act 2011	S20.1	Resolve Group Pty Ltd
11/10/2019	BA51580 - Uncertified Building Permit - Wall Removals	A/Manager Building Services	Building Act 2011	S20.1	Galileo Holding Pty Ltd
11/10/2019	BA52305 - Certified Building Permit - Dwelling & Undercroft	A/Manager Building Services	Building Act 2011	S20.1	Kershaw Construction WA Pty Ltd
14/10/2019	(APP) - 62 Kirwan Street, Floreat - Front Fence and Retaining Walls	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	P J Esslemont
14/10/2019	BA51999 - Certified Building Permit - Office Fitout	A/Manager Building Services	Building Act 2011	S20.1	Raveen Sinnathambi
15/10/2019	(APP) - DA19-39624 - 40A Mengler Avenue, Claremont - Addition (Patio) to Grouped Dwelling	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Great Aussie Patios

15/10/2019	BA52093 - Demolition Permit - Partila demolition	A/Manager Building Services	Building Act 2011	S21.1	Simon Delaney
15/10/2019	BA49733 - Building Approval Certificate - Mezzanine Additions	A/Manager Building Services	Building Act 2011	S58.1	Geoff Knights
16/10/2019	(APP) - DA19-37831 - 5 Rockton Road, Nedlands - Additions to Single House	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Fringe Architects
16/10/2019	(APP) - DA-19-38428 - 123 Dalkeith Road, Nedlands - Single House	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulations 82	Neil Cownie Architect
16/10/2019	BA52496 - Certified Building Permit - Patio	A/Manager Building Services	Building Act 2011	S20.1	Phoenix Patios
16/10/2019	BA52064 - Occupancy Permit - Office Fitout	A/Manager Building Services	Building Act 2011	S58.1	Raveen Sinnathambi
16/10/2019	BA51863 - Uncertified Building Permit - Patio	A/Manager Building Services	Building Act 2011	S20.1	Complete Approvals
16/10/2019	BA52136 - Demolition Permit - Dwelling & Site Clearance	A/Manager Building Services	Building Act 2011	S21.1	AAA Demolition & Tree Services - Scott Perry
16/10/2019	BA52105 - Certified Building Permit - Sales Suite	A/Manager Building Services	Building Act 2011	S20.1	Scott Archibald
17/10/2019	(APP) - DA19-38710 - 83 Philip Road, Dalkeith - Single House and Ancillary Dwelling	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	
17/10/2019	BA51337 - Certified Building Permit - Front Fence	A/Manager Building Services	Building Act 2011	S20.1	383 Design Homes & Additions

17/10/2019	3043138 - Withdrawn Parking Infringement Notice Other Compassionate Grounds	Manager Health and Compliance		9.20/6.12(1)	Odelle Templeton
17/10/2019	3043137 - Withdrawn Parking Infringement Notice Other Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Odelle Templeton
17/10/2019	3041446 - Withdrawn Parking Infringement Notice Officer Error	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Jim Hancock
17/10/2019	3041444 - Withdrawn Parking Infringement Notice Officer Error	Manager Health & Compliance	Local Government Act 1995	9.20/6.12(1)	Carmel Matthews
17/10/2019	3041447 - Withdrawn Parking Infringement Other Compassionate Grounds	Manager Health and Compliance		9.20/6.12(1)	Matthew Hancock
17/10/2019	3041448 - Withdrawn Parking Infringement Notice Other Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Dave Majumder
17/10/2019	BA52352 - Certified Building Permit - Dwelling, Pool, Pool Barrier & Fences	A/Manager Building Services	Building Act 2011	S20.1	Azure Construction WA Pty Ltd T/A Azure Luxury Homes
18/10/2019	BA52855 - Verge Materials Permit - 53 Minora Rd	A/Manager Building Services	Local Government (Uniform Local Provisions) Regulations 1996	6-1	Steven Trench
18/10/2019	BA51644 - Certified Building Permit - Earthworks, Footings, Swimming Pool, Boundary Fencing & Retaining Walls	A/Manager Building Services	Building Act 2011	S20.1	Secunda Pty Ltd

18/10/2019	BA47177 - Uncertified Building Permit - Patio	A/Manager Building Services	Building Act 2011	S20.1	Allstyle Patios
18/10/2019	BA52262 - Certified Building Permit - Pergola, Decking & Re-Alignment of Pool Barrier	A/Manager Building Services	Building Act 2011	S20.1	Tim Davies Landscaping
21/10/2019	BA50447 - Certified Building Permit - Patio	A/Manager Building Services	Building Act 2011	S20.1	Softwoods Timberyard PTY LTD T/A Patio Living
21/10/2019	BA52936 - Demolition Permit - Dwelling	A/Manager Building Services	Building Act 2011	S21.1	Brajkovich Demolition & Salvage Pty Ltd
21/10/2019	BA52542 - Certified Building Permit - Pool	A/Manager Building Services	Building Act 2011	S20.1	Aquatic Leisure Technologies Pty Ltd
21/10/2019	BA51906 - Uncertified Building Permit - Patio	A/Manager Building Services	Building Act 2011	S20.1	Perth Patio Magic
21/10/2019	BA50472 - Uncertified Building Permit - Pergola	A/Manager Building Services	Building Act 2011	S20.1	Benjamin Ware
21/10/2019	BA52226 - Certified Building Permit - Solar Panels (Amendment to BA49204)	A/Manager Building Services	Building Act 2011	S20.1	Solgen Energy Group
22/10/2019	(APP) - DA19-37422 - 47 Goldsmith Road, Dalkeith - Two Storey Single Dwelling	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 81	Oswald Homes (1972) Pty Ltd
22/10/2019	(APP) - DA19-38045 - 65 Birdwood Parade, Dalkeith -	Manager Planning	Planning and Development (Local	Regulation 82	Palazzo Homes Pty Ltd

	Amendments to DA16-322 (Retrospective)		Planning Schemes) Regulations 2015		
22/10/2019	(APP) - DA19-39939 - 4 Mayfair Street, Mt Claremont - Single House	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Distinctive Homes WA Pty Ltd
22/10/2019	3040898 - Withdrawn Parking Infringement Notice - Other Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Charles Tully
22/10/2019	3043160 - Withdrawn Parking Infringement Other Compassionate Grounds	Manager Health and Compliance		9.20/6.12(1)	Matt Clifford
22/10/2019	3043201 & 3043202 - Withdrawn parking infringement - Vehicle broken down	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Neil Scott
22/10/2019	3043181 - Withdrawn Parking Infringement Notice - Other Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Stephen Coffey
22/10/2019	3041437 - Withdrawn Parking Infringement Error made by Issuing Officer	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Bryan Mansell
23/10/2019	(APP) - DA19-39618 - 6 Adelma Place, Dalkeith - Additions to Single House	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Suzanne Hunt Architect
23/10/2019	(APP) - DA19-38832 - 47 Strickland Street, Claremont - Outbuilding	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Struan and Brigid Richards

23/10/2019	(APP) - DA19-40254 - 35 Webster Street, Nedlands - Carport	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	G J Gardner Homes
23/10/2019	(APP) - DA19-37944 - 108 Stirling Highway, Nedlands - Signage	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Globetrotter Travel
23/10/2019	(APP) - DA19-41026 - 19 Napier Street, Nedlands - Additions to Single House (Over Height Dividing Fence and Pool Fencing)	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	M Stone & R Stone
23/10/2019	BA52894 - Certified Building Permit	A/Manager Building Services	Building Act 2011	S20.1	Oswald Homes (1972) Pty Ltd
23/10/2019	BA52277 - Certified Building Permit - Alterations & Additions	A/Manager Building Services	Building Act 2011	S20.1	Addstyle Constructions Pty Ltd
24/10/2019	(APP) - DA19-39797 - 16 Iris Avenue, Dalkeith - Amendment to DA17-337	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	PJ PJ Architecture Pty Ltd
24/10/2019	BA52328 - Certified Building Permit - Pool, Shoring & Temporary Barrier	A/Manager Building Services	Building Act 2011	S20.1	Freedom Pools & Spas
24/10/2019	BA52631 - Certified Building Permit - Dwelling & Retaining Walls	A/Manager Building Services	Buildign Act 2011	S20.1	Plunkett Homes

24/10/2019	BA52382 - Demolition Permit - Dwelling	A/Manager Building Services	Buildign Act 2011	S21.1	Hazelton Prperty Group Pty Ltd
25/10/2019	(APP) - 131 Circe Circle, D - Single House	Coordinator Statutory Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Boughton Architecture
29/10/2019	(APP) - DA19-40755 - 40 Doonan, Nedlands - Extension of Time	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Rhys Mitchell
29/10/2019	BA52872 - Certified Building Permit - Amendment to BA49679	A/Manager Building Services	Building Act 2011	S20.1	Amerex Pty Ltd
29/10/2019	BA53178 - Certified Building Permit - Dwelling	A/Manager Building Services	Building Act 2011	S20.1	Tangent Nominees Pty Ltd
30/10/2019	BA53078 - Certified Building Permit - Re-roof (tiles to tin)	A/Manager Building Services	Building Act 2011	S20.1	Eldridge Enterprises Pty Ltd T/As Top Gun Roofing & Retoratation
30/10/2019	BA52839 - Uncertified Building Permit - Solar Panels	A/Manager Building Services	Building Act 2011	S20.1	Belenus
30/10/2019	BA51976 - Uncertified Building Permit - Vergolas	A/Manager Building Services	Building Act 2011	S20.1	Sola Shade Pty Ltd
31/10/2019	(APP) - DA19-38062 - 155 Princess Road, Nedlands - Single House	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Residential Building WA
31/10/2019	(APP) - DA19-39374 - 75 Philip Road, Dalkeith - Amendment to	Manager Planning	Planning and Development) Local Planning	Regulation 82	Gobet-Hur Architects

	DA19-35073 Additions (Gym & Bathroom) to Single House		Schemes) Regulations 2015		
31/10/2019	(APP) - DA19-37658 - 19 Adderley Street, Mount Claremont - Two Grouped Dwellings	Manager Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Tascone Design Team
31/10/2019	BA52661 - Verge Materials Permit - 26 Shann	A/Manager Building Services	Local Government (Uniform Local Provisions) Regulations 1996	6.1	Cathrine Bishop
31/10/2019	BA52669 - Uncertified Building Permit - Patio	A/Manager Building Services	Building Act 2011	S20.1	Oasis Patios Pty Ltd
31/10/2019	3041440 - Withdrawn Parking Infringement Notice - Other Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Brett Kotelko
31/10/2019	3040945 - Withdrawn Parking Infringement Notice - Other Compassionate Grounds	Manager Health and Compliance		9.20/6.12(1)	Sam Lightfoot
31/10/2019	3043138 - Withdrawn Parking Infringement Notice - Other Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Zoe Williams

13.3 Monthly Financial Report – October 2019

Council	26 November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act	Nil
Director	Lorraine Driscoll – Director Corporate & Strategy
CEO	Mark Goodlet
Attachments	<ol style="list-style-type: none"> 1. Financial Summary (Operating) by Business Units – 31 October 2019 2. Capital Works & Acquisitions – 31 October 2019 3. Statement of Net Current Assets – 31 October 2019 4. Statement of Financial Activity – 31 October 2019 5. Borrowings – 31 October 2019 6. Statement of Financial Position – 31 October 2019 7. Operating Income & Expenditure by Reporting Activity – 31 October 2019 8. Operating Income by Reporting Nature & Type – 31 October 2019

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 31 October 2019.

Discussion/Overview

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

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

This report gives an overview of the revenue and expenses of the City for the year to date 31 October 2019 together with a Statement of Net Current Assets as at 31 October 2019.

The operating revenue at the end of October 2019 was \$30.2 M which represents \$84k favourable variance compared to the year-to-date budget.

The operating expense at the end of October 2019 was \$9.7 M, which represents \$116k unfavourable variance compared to the year-to-date budget.

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

Governance

Expenditure:	Favourable variance of	\$ 247,595
Revenue:	Unfavourable variance of	\$ (87,008)

The favourable expenditure variance is mainly due to special projects and professional fees of \$177k not incurred yet. Other employee costs and staff recruitment cost in HR are lower by \$77k due to timing differences and will even out during the year.

The unfavourable revenue variance is due to timing difference of WESROC Invoice to other Western Suburbs.

Corporate and Strategy

Expenditure:	Favourable variance of	\$ 339,863
Revenue:	Favourable variance of	\$ 177,487

Favourable expenditure variance is mainly due to timing difference in professional fees of \$93k and ICT Expenses of \$171k. Salaries are lower by \$61k due to delay in back-filling vacant positions.

Favourable revenue variance is due to timing difference of rates income of \$221k mainly arising from higher instalment interest and administration charges of \$138k. The annual budget for Rates is \$24.477m compared to Rates levied YTD is \$24.411m. The higher rates revenue is offset by reduced interest income of \$49k due to lower interest rates.

Community Development and Services

Expenditure:	Favourable variance of	\$ 86,699
Revenue:	Favourable variance of	\$107,360

The favourable expenditure variance is mainly due to expenses not expended yet for special projects of \$34k and Tresillian course tutor fees of \$58k.

Favourable expenditure variance is mainly due to increase in fees & charges and grant income from Tresillian, NCC, Positive Ageing and PRCC of \$105k.

Planning and Development

Expenditure:	Favourable variance of	\$ 147,851
Revenue:	Favourable variance of	\$ 105,853

The favourable expenditure variance is mainly due to expenses not expended yet for Strategic projects, Professional fees, Environmental other expenses, OPRL activities and Ranger services other expenses of \$98k. Salaries are lower by \$53k mainly due to vacant positions not back-filled.

Favourable revenue variance is due to higher income on fees and charges for Town Planning and Environmental Health of \$104K.

Technical Services

Expenditure:	Unfavourable variance of	\$ (938,263)
Revenue:	Unfavourable variance of	\$ (219,997)

The unfavourable expenditure variance mainly due to UGP refund from Western Power of \$842k budgeted in 2019/20. However, the refund has since been accrued in 2018/19 as the refund was confirmed in June 2019 and relates to expenses incurred in 2017/18 and 2018/19 and will be adjusted during the midyear budget review. Due to a lower level of capital works completed than budgeted year to-date, on cost of \$239k have also not been costed to projects. This will even out as the level of completed capital works increases.

Unfavourable revenue variance is due to lower Underground power Service Charges of \$69k and timing difference of fees & charges, grant income, contribution & reimbursement income for street road, plant, waste management and infrastructure services of \$132k.

Borrowings

At 31 October 2019, we have a balance of borrowings of \$7 M. There were no additional borrowings for the year in 2019/20 budget and the estimated loan balance as at 30 June 2020 is \$5.9 M.

Net Current Assets Statement

At 31 October 2019, net current assets were \$25 M compared to \$22 M as at 31 October 2018.

Capital Works Programme

At the end of September, the expenditure on capital works were \$1.4M with further commitments of \$3.2 M which is 36.44% of a total budget of \$12.8 M.

Conclusion

The statement of financial activity for the period ended 31 October 2019 indicates that operating expenses are above the year-to-date budget by 1.2% or \$116k, while revenue is above the Budget by 0.3% or \$84k.

Key Relevant Previous Council Decisions:

Nil.

Consultation

N/A

Budget/Financial Implications

As outlined in the Monthly Financial Report.



CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 31 OCTOBER 2019

Row Labels	Master Account (desc)	Oct Actual YTD	Oct Budget YTD	Variance	Committed Balance	Annual Budget
Governance						
CEO's Office						
Governance						
Expense						
20420	Salaries - Governance	285,393	275,977	(9,416)	0	827,930
20421	Other Employee Costs - Governance	5,580	3,770	(1,810)	6,620	11,310
20423	Office - Governance	4,589	3,898	(691)	969	11,700
20425	Depreciation - Governance	42,733	42,732	(1)	0	128,200
20427	Finance - Governance	88,788	88,788	0	0	266,360
20428	Insurance - Governance	0	0	0	21,317	0
20430	Other Expense - Governance	8,785	3,334	(5,451)	7,586	10,000
20434	Professional Fees - Governance	45,512	140,100	94,588	7,086	420,300
20450	Special Projects - Governance / PC93	30,003	97,736	67,733	32,963	293,200
Expense Total		511,382	656,335	144,953	76,542	1,969,000
Income						
50410	Sundry Income - Governance	0	(80,340)	(80,340)	0	(241,020)
Income Total		0	(80,340)	(80,340)	0	(241,020)
Governance Total		511,382	575,995	64,613	76,542	1,727,980
Communications						
Expense						
28320	Salaries - Communications	103,881	108,757	4,876	0	326,268
28321	Other Employee Costs - Communications	566	1,286	720	2,539	3,360
28322	Staff Recruitment - Communications	0	500	500	0	500
28323	Office - Communications	8,567	22,800	14,233	25,443	78,800
28327	Finance - Communications	27,736	27,736	0	0	83,210
28330	Other Expense - Communications	0	750	750	0	1,500
28335	ICT Expenses - Communications	23,940	24,620	680	4,380	31,020
28350	Special Projects - Communications / PC 90	3,590	3,332	(258)	0	10,000
Expense Total		168,280	189,781	21,501	32,362	534,658
Communications Total		168,280	189,781	21,501	32,362	534,658
Human Resources						
Expense						
20520	Salaries - HR	137,456	142,797	5,341	0	428,397
20521	Other Employee Costs - HR	50,203	116,590	66,387	39,591	279,470
20522	Staff Recruitment - HR	3,514	14,168	10,654	3,170	37,000
20523	Office - HR	127	2,436	2,309	0	5,500
20525	Depreciation - HR	167	168	1	0	500
20527	Finance - HR	(285,032)	(285,033)	(1)	0	(855,097)
20528	Insurance - HR	34,825	24,544	(10,281)	78,122	73,630
20530	Other Expense - HR	0	1,000	1,000	0	1,000
20534	Professional Fees - HR	0	15,000	15,000	0	15,000
20535	ICT Expenses - HR	13,068	17,500	4,432	0	35,000
Expense Total		(45,672)	49,170	94,842	120,883	20,400
Income						
50510	Contributions & Reimbursements - HR	0	(6,668)	(6,668)	0	(20,000)
Income Total		0	(6,668)	(6,668)	0	(20,000)
Human Resources Total		(45,672)	42,502	88,174	120,883	400
Members Of Council						
Expense						
20323	Office - MOC	9,771	11,666	1,895	5,186	35,000
20325	Depreciation - MOC	300	300	0	0	900
20329	Members of Council - MOC	181,214	165,619	(15,595)	0	517,601
Expense Total		191,286	177,585	(13,701)	5,186	553,501
Members Of Council Total		191,286	177,585	(13,701)	5,186	553,501
CEO's Office Total		825,276	985,863	160,587	234,973	2,816,539



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Row Labels	Master Account (desc)	Oct Actual YTD	Oct Budget YTD	Variance	Committed Balance	Annual Budget
Governance Total		825,276	985,863	160,587	234,973	2,816,539
Corporate & Strategy						
Corporate Strategy & Systems						
Customer Services						
Expense						
21320	Salaries - Customer Service	138,747	173,193	34,446	0	519,578
21321	Other Employee Costs - Customer Service	1,699	2,390	691	4,384	6,570
21323	Office - Customer Service	1,493	2,168	675	3,696	6,500
21327	Finance - Customer Service	(183,548)	(183,549)	(1)	0	(550,648)
21330	Other Expense - Customer Service	3,832	4,000	168	1,022	12,000
21350	Special Projects - Customer Service	0	0	0	13,636	0
Expense Total		(37,777)	(1,798)	35,979	22,738	(6,000)
Income						
51301	Fees & Charges - Customer Services	(240)	(300)	(60)	0	(600)
Income Total		(240)	(300)	(60)	0	(600)
Customer Services Total		(38,017)	(2,098)	35,919	22,738	(6,600)
ICT						
Expense						
21720	Salaries - ICT	102,487	161,994	59,507	0	485,233
21721	Other Employee Costs - ICT	2,576	4,681	2,105	4,531	16,875
21723	Office - ICT	31,867	12,332	(19,535)	5,563	37,000
21724	Motor Vehicles - ICT	2,897	5,766	2,869	0	17,300
21725	Depreciation - ICT	18,200	18,200	0	0	54,600
21727	Finance - ICT	(518,704)	(518,702)	2	0	(1,556,108)
21730	Other Expense - ICT	11	2,332	2,321	0	7,000
21734	Professional Fees - ICT	7,975	33,332	25,357	7,975	100,000
21735	ICT Expenses - ICT	180,279	351,332	171,053	167,957	844,000
Expense Total		(172,413)	71,267	243,680	186,026	5,900
ICT Total		(172,413)	71,267	243,680	186,026	5,900
Corporate Strategy & Systems Total		(210,429)	69,169	279,598	208,764	(700)
Finance						
Rates						
Expense						
21920	Salaries - Rates	31,175	30,529	(646)	16,076	91,584
21921	Other Employee Costs - Rates	189	324	135	792	970
21923	Office - Rates	8,467	5,025	(3,442)	91	15,100
21927	Finance - Rates	62,241	58,680	(3,561)	0	177,044
21930	Other Expense - Rates	7,399	3,750	(3,649)	2,064	15,000
21934	Professional Fees - Rates	3,484	20,000	16,516	18,000	60,000
Expense Total		112,956	118,308	5,352	37,022	359,698
Income						
51908	Rates - Rates	(24,423,365)	(24,201,572)	221,793	0	(24,477,574)
Income Total		(24,423,365)	(24,201,572)	221,793	0	(24,477,574)
Rates Total		(24,310,409)	(24,083,264)	227,145	37,022	(24,117,876)
General Finance						
Expense						
21420	Salaries - Finance	320,129	286,772	(33,357)	25,688	860,308
21421	Other Employee Costs - Finance	4,071	6,750	2,679	6,849	20,904
21423	Office - Finance	21,075	25,476	4,401	3,839	51,150
21424	Motor Vehicles - Finance	3,625	3,600	(25)	0	10,800
21425	Depreciation - Finance	167	168	1	0	500
21427	Finance - Finance	(316,400)	(314,903)	1,497	3,156	(954,962)
21430	Other Expense - Finance	0	500	500	0	1,000
21434	Professional Fees - Finance	609	26,000	25,391	27,854	52,000
21450	Special Projects - Finance	4,957	1,250	(3,707)	0	2,500



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Row Labels	Master Account (desc)	Oct Actual YTD	Oct Budget YTD	Variance	Committed Balance	Annual Budget
Expense Total		38,232	35,613	(2,619)	67,385	44,200
Income						
51401	Fees & Charges - Finance	(31,941)	(18,400)	13,541	0	(55,200)
51410	Sundry Income - Finance	(27,474)	(7,332)	20,142	0	(22,000)
Income Total		(59,415)	(25,732)	33,683	0	(77,200)
General Finance Total		(21,183)	9,881	31,064	67,385	(33,000)
General Purpose						
Expense						
21627	Finance - General Purpose	0	14,632	14,632	0	43,892
21631	Interest - General Purpose	85,338	79,540	(5,798)	0	238,615
Expense Total		85,338	94,172	8,834	0	282,507
Income						
51604	Grants Operating - General Purpose	(92,821)	(121,000)	(28,180)	0	(363,000)
51607	Interest - General Purpose	(98,586)	(148,336)	(49,750)	0	(445,000)
Income Total		(191,407)	(269,336)	(77,929)	0	(808,000)
General Purpose Total		(106,069)	(175,164)	(69,095)	0	(525,493)
Shared Services						
Expense						
21523	Office - Shared Services	16,365	39,334	22,969	7,639	118,000
21527	Finance - Shared Services	(65,000)	(65,000)	0	0	(195,000)
21534	Professional Fees - Shared Services	0	25,668	25,668	13,700	77,000
Expense Total		(48,635)	2	48,637	21,339	0
Shared Services Total		(48,635)	2	48,637	21,339	0
Finance Total		(24,486,297)	(24,248,545)	237,752	125,747	(24,676,369)
Corporate & Strategy Total		(24,696,726)	(24,179,376)	517,350	334,511	(24,677,069)
Community Development						
Community Development						
Community Development						
Expense						
28120	Salaries - Community Development	157,593	158,433	840	0	475,297
28121	Other Employee Costs - Community Development	1,943	2,512	569	3,992	8,390
28123	Office - Community Development	90	364	274	0	1,100
28124	Motor Vehicles - Community Development	2,768	4,632	1,865	0	13,900
28125	Depreciation - Community Development	600	600	0	0	1,800
28127	Finance - Community Development	62,264	62,264	0	0	186,793
28128	Insurance - Community Development	1,494	2,092	598	4,688	6,275
28130	Other Expense - Community Development	582	2,504	1,922	0	7,500
28134	Professional Fees - Community Development	0	500	500	0	1,500
28137	Donations - Community Development	48,072	15,332	(32,740)	0	162,900
28150	Special Projects - Community Development	5,821	40,000	34,179	44,400	80,000
28151	OPRL Activities - Community Development / PC82-87	20,695	23,782	3,087	37,682	148,200
Expense Total		301,921	313,015	11,094	90,762	1,093,655
Income						
58101	Fees & Charges - Community Development	(5,142)	(4,664)	478	0	(14,000)
58104	Grants Operating - Community Development	(1,000)	(8,000)	(7,000)	0	(24,000)
58106	Contributions & Reimburse - Community Development	(3,313)	(1,668)	1,645	0	(5,000)
Income Total		(9,454)	(14,332)	(4,878)	0	(43,000)
Community Development Total		292,467	298,683	6,216	90,762	1,050,655
Community Facilities						
Income						
58201	Fees & Charges - Community Facilities	(545)	(332)	213	0	(1,000)
58209	Council Property - Community Facilities	(64,869)	(59,784)	5,085	0	(179,350)
Income Total		(65,414)	(60,116)	5,298	0	(180,350)
Community Facilities Total		(65,414)	(60,116)	5,298	0	(180,350)
Volunteer Services VRC						



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Row Labels	Master Account (desc)	Oct Actual YTD	Oct Budget YTD	Variance	Committed Balance	Annual Budget
Expense						
29320	Salaries - Volunteer Services VRC	31,414	30,772	(642)	0	92,309
29321	Other Employee Cost - Volunteer Services VRC	189	326	137	800	980
29323	Office - Volunteer Services VRC	219	701	482	0	2,150
29327	Finance - Volunteer Services VRC	6,340	6,340	0	0	19,025
29328	Insurance - Volunteer Services VRC	0	0	0	642	0
29330	Other Expense - Volunteer Services VRC	306	1,438	1,132	17	4,650
Expense Total		38,468	39,577	1,109	1,459	119,114
Income						
59304	Grants Operating - Volunteer Services VRC	(15,378)	(15,154)	224	0	(30,310)
Income Total		(15,378)	(15,154)	224	0	(30,310)
Volunteer Services VRC Total		23,090	24,423	1,333	1,459	88,804
Volunteer Services NVS						
Expense						
29220	Salaries - Volunteer Services NVS	10,360	9,932	(428)	0	29,794
29221	Other Employee Costs - Volunteer Services NVS	189	106	(83)	261	320
29223	Office - Volunteer Services NVS	0	0	0	0	100
29227	Finance - Volunteer Services NVS	5,444	5,444	0	0	16,334
29230	Other Expense - Volunteer Services NVS	89	1,300	1,211	1,108	2,600
29250	Special Projects - Volunteer Services NVS	255	3,000	2,745	80	3,000
Expense Total		16,337	19,782	3,445	1,449	52,148
Volunteer Services NVS Total		16,337	19,782	3,445	1,449	52,148
Tresillian Community Centre						
Expense						
29120	Salaries - Tresillian CC	91,010	79,372	(11,638)	0	238,118
29121	Other Employee Costs - Tresillian CC	755	1,154	399	2,580	3,460
29123	Office - Tresillian CC	4,509	12,500	7,991	213	25,000
29125	Depreciation - Tresillian CC	233	232	(1)	0	700
29127	Finance - Tresillian CC	27,052	27,052	0	0	81,152
29130	Other Expense - Tresillian CC	1,296	3,584	2,288	851	7,500
29136	Courses - Tresillian CC	62,123	120,400	58,277	63,543	240,800
29150	Exhibition - Tresillian CC	9,618	5,600	(4,018)	0	6,200
Expense Total		196,597	249,894	53,297	67,186	602,930
Income						
59101	Fees & Charges - Tresillian CC	(193,090)	(184,150)	8,940	0	(376,300)
59109	Council Property - Tresillian CC	(15,475)	(12,000)	3,475	0	(36,000)
51906	Contributions & Reimbursement - Tresillian CC	(3)	(500)	(497)	0	(500)
Income Total		(208,569)	(196,650)	11,919	0	(412,800)
Tresillian Community Centre Total		(11,972)	53,244	65,216	67,186	190,130
Community Development Total		254,508	336,016	81,508	160,856	1,201,387
Community Services Centres						
Nedlands Community Care						
Expense						
28620	Salaries - NCC	221,051	286,649	65,598	0	859,939
28621	Other Employee Costs - NCC	3,965	5,006	1,041	7,363	15,020
28623	Office - NCC	3,733	4,500	767	1,208	13,000
28624	Motor Vehicles - NCC	0	35,668	35,668	0	107,000
28625	Depreciation - NCC	8,900	8,900	0	0	26,700
28626	Utility - NCC	5,700	3,168	(2,532)	0	9,500
28627	Finance - NCC	83,264	83,264	0	0	249,793
28628	Insurance - NCC	0	0	0	2,718	0
28630	Other Expense - NCC	9,100	14,036	4,936	4,590	42,100
28635	ICT Expenses - NCC	0	0	0	0	10,000
28664	Hacc Unit Cost - NCC / PC66	115,163	0	(115,163)	0	0
Expense Total		450,875	441,191	(9,684)	15,880	1,333,052



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Income						
58601	Fees & Charges - NCC	(37,814)	(28,664)	9,150	0	(86,000)
58604	Grants Operating - NCC	(530,216)	(516,450)	13,766	0	(1,032,900)
58610	Sundry Income - NCC	0	0	0	0	(2,000)
Income Total		(568,030)	(545,114)	22,916	0	(1,120,900)
Nedlands Community Care Total		(117,155)	(103,923)	13,232	15,880	212,152
Positive Ageing						
Expense						
27420	Salaries - Positive Ageing	26,605	25,440	(1,165)	0	76,312
27421	Other Employee Costs - Positive Ageing	189	266	77	653	800
27427	Finance - Positive Ageing	9,820	9,820	0	0	29,460
28437	Donations - Positive Ageing	983	1,668	685	1,767	5,000
28450	Other Expense - Positive Ageing	12,579	10,664	(1,915)	5,040	32,000
Expense Total		50,175	47,858	(2,317)	7,460	143,572
Income						
58420	Fees & Charges - Positive Ageing	(26,697)	(15,668)	11,029	0	(47,000)
Income Total		(26,697)	(15,668)	11,029	0	(47,000)
Positive Ageing Total		23,478	32,190	8,712	7,460	96,572
Point Resolution Child Care						
Expense						
28820	Salaries - PRCC	169,220	178,233	9,013	0	534,690
28821	Other Employee Costs - PRCC	2,513	2,410	(103)	4,873	7,450
28823	Office - PRCC	1,099	2,332	1,233	0	9,200
28824	Motor Vehicles - PRCC	2,768	2,332	(436)	0	7,000
28825	Depreciation - PRCC	300	300	0	0	900
28826	Utility - PRCC	2,077	3,100	1,023	0	9,300
28827	Finance - PRCC	33,890	33,812	(78)	0	101,433
28828	Insurance - PRCC	0	0	0	415	0
28830	Other Expense - PRCC	12,737	4,334	(8,403)	271	14,000
28835	ICT Expenses - PRCC	0	832	832	0	4,100
Expense Total		224,605	227,685	3,080	5,560	688,073
Income						
58801	Fees & Charges - PRCC	(262,386)	(203,333)	59,053	0	(610,000)
Income Total		(262,386)	(203,333)	59,053	0	(610,000)
Point Resolution Child Care Total		(37,781)	24,352	62,133	5,560	78,073
Mt Claremont Library						
Expense						
28523	Office - Mt Claremont Library	2,981	4,300	1,319	598	10,500
28527	Finance - Mt Claremont Library	33,676	33,676	0	0	101,029
28530	Other Expense - Mt Claremont Library	7,629	13,166	5,537	6,160	37,200
28535	ICT Expenses - Mt Claremont Library	0	582	582	8,370	13,000
Expense Total		44,286	51,724	7,438	15,128	161,729
Income						
58501	Fees & Charges - Mt Claremont Library	(509)	(200)	309	0	(600)
58510	Sundry Income - Mt Claremont Library	(142)	(132)	10	0	(400)
58511	Fines & Penalties - Mt Claremont Library	(290)	(168)	122	0	(500)
Income Total		(942)	(500)	442	0	(1,500)
Mt Claremont Library Total		43,345	51,224	7,879	15,128	160,229
Nedlands Library						
Expense						
28720	Salaries - Library Services	338,226	342,461	4,235	0	1,027,372
28721	Other Employee Costs - Library Services	8,063	6,821	(1,242)	7,690	23,870
28723	Office - Nedlands Library	11,057	17,700	6,643	4,339	45,500
28724	Motor Vehicles - Nedlands Library	6,089	6,100	12	0	18,300
28725	Depreciation - Nedlands Library	4,400	4,400	0	0	13,200



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28727	Finance - Nedlands Library	180,468	180,465	(3)	0	541,399
28730	Other Expense - Nedlands Library	26,845	37,404	10,559	15,081	103,700
28731	Grants Expenditure - Nedlands Library	1,000	1,300	300	0	1,300
28734	Professional Fees - Nedlands Library	0	0	0	0	1,000
28735	ICT Expenses - Nedlands Library	3,097	1,832	(1,265)	19,532	35,100
28750	Special Projects - Nedlands Library	0	0	0	0	3,100
Expense Total		579,245	598,483	19,238	46,642	1,813,841
Income						
58701	Fees & Charges - Nedland Library	(2,931)	(1,832)	1,099	0	(5,500)
58704	Grants Operating - Nedlands Library	(1,000)	(1,300)	(300)	0	(1,300)
58710	Sundry Income - Nedlands Library	(2,049)	(1,832)	217	0	(5,500)
58711	Fines & Penalties - Nedlands Library	(1,173)	(832)	341	0	(2,500)
Income Total		(7,152)	(5,796)	1,356	0	(14,800)
Nedlands Library Total		572,092	592,687	20,595	46,642	1,799,041
Community Services Centres Total		483,979	596,530	112,551	90,669	2,346,067
Community Development Total		738,487	932,546	194,059	251,525	3,547,454
Planning & Development Services						
Planning Services						
Town Planning - Administration						
Expense						
24820	Salaries - Town Planning Admin	38,363	38,132	(231)	0	114,398
24821	Other Employee Costs - Town Planning Admin	7,002	11,121	4,119	8,833	38,880
24823	Office - Town Planning Admin	5,177	1,938	(3,239)	430	7,250
24824	Motor Vehicles - Town Planning Admin	12,661	13,668	1,007	0	41,000
24825	Depreciation - Town Planning Admin	67	68	1	0	200
24827	Finance - Town Planning Admin	115,732	115,733	1	0	347,200
24830	Other Expense - Town Planning Admin	0	500	500	0	5,000
Expense Total		179,001	181,160	2,159	9,263	553,928
Income						
54801	Fees & Charges - Town Planning Admin	(232,252)	(175,668)	56,584	0	(527,000)
54811	Fines & Penalties - Town Planning	0	0	0	0	(1,500)
Income Total		(232,252)	(175,668)	56,584	0	(528,500)
Town Planning - Administration Total		(53,250)	5,492	58,742	9,263	25,428
Statutory Planning						
Expense						
24320	Salaries - Statutory Planning	183,309	172,529	(10,780)	0	517,588
24321	Other Employee Costs - Statutory Planning	755	0	(755)	0	0
24334	Professional Fees - Statutory Planning	10,740	0	(10,740)	1,973	0
Expense Total		194,805	172,529	(22,276)	1,973	517,588
Statutory Planning Total		194,805	172,529	(22,276)	1,973	517,588
Strategic Planning						
Expense						
24857	Strategic Projects - Strategic Planning	42,163	22,890	(19,273)	0	150,000
24920	Salaries - Strategic Planning	143,932	172,181	28,249	0	516,544
24921	Other Employee Costs - Strategic Planning	755	0	(755)	0	0
24934	Professional Fees - Strategic Planning	0	6,668	6,668	0	20,000
Expense Total		186,850	201,739	14,889	0	686,544
Strategic Planning Total		186,850	201,739	14,889	0	686,544
Planning Services Total		328,405	379,760	51,355	11,235	1,229,560
Health & Compliance						
Sustainability						
Expense						
24620	Salaries - Sustainability	10,710	10,700	(10)	0	32,101
24621	Other Employee Costs - Sustainability	0	114	114	278	340
24624	Motor Vehicles - Sustainability	6,713	9,500	2,787	0	19,000



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24625	Depreciation - Sustainability	533	532	(1)	0	1,600
24627	Finance - Sustainability	8,008	8,008	0	0	24,025
24638	Operational Activities - Sustainability / PC79	10,775	16,328	5,553	2,052	49,000
Expense Total		36,739	45,182	8,443	2,330	126,066
Sustainability Total		36,739	45,182	8,443	2,330	126,066
Environmental Health						
Expense						
24720	Salaries - Environmental Health	156,018	148,284	(7,734)	0	444,857
24721	Other Employee Costs - Environmental Health	3,443	5,736	2,293	3,763	20,410
24723	Office - Environmental Health	462	1,668	1,206	14	5,000
24725	Depreciation - Environmental Health	2,167	2,168	1	0	6,500
24727	Finance - Environmental Health	38,968	38,968	0	0	116,899
24730	Other Expense - Environmental Health	812	11,068	10,256	182	33,200
24751	OPRL Activities - Environmental Health PC76,77,78	7,132	22,500	15,368	0	67,500
Expense Total		209,001	230,392	21,391	3,959	694,366
Income						
54701	Fees & Charges - Environmental Health	(63,003)	(15,332)	47,671	0	(46,000)
54710	Sundry Income - Environmental Health	(2,221)	(332)	1,889	0	(1,000)
54711	Fines & Penalties - Environmental Health	(17,892)	(30,332)	(12,440)	0	(91,000)
Income Total		(83,115)	(45,996)	37,119	0	(138,000)
Environmental Health Total		125,886	184,396	58,510	3,959	556,366
Environmental Conservation						
Expense						
24220	Salaries - Environmental Conservation	6,199	0	(6,199)	0	0
24221	Other Employee Costs - Environmental Conservation	566	0	(566)	1,388	2,800
24223	Office - Environmental Conservation	680	250	(430)	0	1,000
24227	Finance - Environmental Conservation	21,152	21,149	(3)	0	63,450
24230	Other Expense - Environmental Conservation	0	375	375	17	1,500
24237	Donations - Environmental Conservation	0	0	0	0	2,250
24251	OPRL Activities - Environ Conservation / PC80	201,387	250,668	49,281	237,582	799,400
Expense Total		229,984	272,442	42,458	238,987	870,400
Income						
54204	Grants Operating - Environmental Conservation	0	(7,500)	(7,500)	0	(30,000)
54210	Sundry Income - Environmental Conservation	(6,356)	0	6,356	0	(8,800)
Income Total		(6,356)	(7,500)	(1,144)	0	(38,800)
Environmental Conservation Total		223,628	264,942	41,314	238,987	831,600
Ranger Services						
Expense						
21120	Salaries - Ranger Services	210,095	208,985	(1,110)	0	626,952
21121	Other Employee Costs - Ranger Services	4,953	3,782	(1,171)	5,061	12,750
21123	Office - Ranger Services	5,865	5,000	(865)	3,535	9,300
21124	Motor Vehicles - Ranger Services	25,539	21,000	(4,539)	0	63,000
21125	Depreciation - Ranger Services	2,067	2,068	1	0	6,200
21127	Finance - Ranger Services	55,858	64,034	8,176	0	192,102
21130	Other Expense - Ranger Services	4,184	25,334	21,150	5,877	81,450
21135	ICT Expenses - Ranger Services	0	0	0	0	10,000
21137	Donations - Ranger Services	0	1,000	1,000	0	1,000
Expense Total		308,560	331,203	22,643	14,473	1,002,754
Income						
51101	Fees & Charges - Ranger Services	(27,199)	(23,668)	3,531	0	(72,000)
51106	Contributions & Reimbursements- Rangers Services	0	(10,000)	(10,000)	0	(30,000)
51111	Fines & Penalties - Rangers Services	(126,749)	(130,084)	(3,335)	0	(402,500)
Income Total		(153,949)	(163,752)	(9,803)	0	(504,500)
Ranger Services Total		154,612	167,451	12,839	14,473	498,254
Health & Compliance Total		540,865	661,971	121,106	259,750	2,012,286



CITY OF NEDLANDS
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Row Labels	Master Account (desc)	Oct Actual YTD	Oct Budget YTD	Variance	Committed Balance	Annual Budget
Building Services						
Building Services						
Expense						
24420	Salaries - Building Services	230,721	283,841	53,120	13,572	851,516
24421	Other Employee Costs - Building Services	7,496	9,366	1,870	7,200	27,170
24423	Office - Building Services	955	2,868	1,913	0	3,400
24424	Motor Vehicles - Building Services	11,018	8,932	(2,086)	0	26,800
24425	Depreciation - Building Services	100	100	0	0	300
24427	Finance - Building Services	85,504	85,505	1	0	256,516
24430	Other Expense - Building Services	1,242	2,900	1,658	800	3,700
24434	Professional Fees - Building Services	0	1,668	1,668	3,450	5,000
Expense Total		337,035	395,180	58,145	25,022	1,174,402
Income						
54401	Fees & Charges - Building Services	(288,427)	(274,928)	13,499	0	(504,800)
54410	Sundry Income - Building Services	(12,498)	(6,668)	5,830	0	(20,000)
54411	Fines & Penalties - Building Services	(8,100)	(4,332)	3,768	0	(13,000)
Income Total		(309,025)	(285,928)	23,097	0	(537,800)
Building Services Total		28,010	109,252	81,242	25,022	636,602
Building Services Total		28,010	109,252	81,242	25,022	636,602
Planning & Development Services Total		897,280	1,150,983	253,703	296,007	3,878,448
Technical Services						
Engineering						
Infrastructure Services						
Expense						
26220	Salaries - Infrastructure Svs	775,873	811,699	35,826	0	2,435,099
26221	Other Employee Costs - Infrastructure Svs	26,074	36,139	10,065	45,172	117,440
26223	Office - Infrastructure Svs	5,530	13,000	7,470	2,125	31,500
26224	Motor Vehicles - Infrastructure Svs	15,196	17,668	2,472	0	53,000
26225	Depreciation - Infrastructure Svs	5,233	5,232	(1)	0	15,700
26227	Finance - Infrastructure Svs	(725,285)	(964,635)	(239,350)	0	(2,893,913)
26228	Insurance - Infrastructure Svs	19,262	49,024	29,762	113,418	147,070
26230	Other Expense - Infrastructure Svs	23,624	29,334	5,710	7,403	63,000
26234	Professional Fees - Infrastructure Svs	18,041	5,368	(12,673)	11,065	11,100
26235	ICT Expenses - Infrastructure Svs	1,530	8,900	7,370	1,430	15,900
36101	Project Contribution - Infrastructure	10,500	(768,668)	(779,168)	0	(622,000)
Expense Total		175,577	(756,939)	(932,516)	180,612	(626,104)
Income						
56206	Contributions & Reimbursement - Infrastructure Svs	0	(36,666)	(36,666)	0	(110,000)
50202	Service Charges - Infrastructure Svs	(117,948)	(186,926)	(68,978)	0	(280,747)
56201	Fees & Charges - Infrastructure Svs	0	(3,334)	(3,334)	0	(10,000)
Income Total		(117,948)	(226,926)	(108,978)	0	(400,747)
Infrastructure Services Total		57,628	(983,865)	(1,041,493)	180,612	(1,026,851)
Plant Operating						
Expense						
26521	Other Employee Costs - Plant Operating	566	434	(132)	1,061	1,300
26525	Depreciation - Plant Operating	198,100	198,100	0	0	594,300
26527	Finance - Plant Operating	(212,773)	(397,999)	(185,226)	0	(1,196,000)
26532	Plant - Plant Operating	208,266	271,666	63,400	43,410	704,500
26533	Minor Parts & Workshop Tools - Plant Operating	10,429	34,004	23,575	1,477	102,000
26549	Loss Sale of Assets - Plant Operating	0	36,168	36,168	0	108,507
Expense Total		204,588	142,373	(62,215)	45,949	314,607
Income						
56501	Fees & Charges - Plant Operating	(17,505)	(30,000)	(12,495)	0	(60,000)
56510	Sundry Income - Plant operating	(3,055)	(1,500)	1,555	0	(3,000)
56515	Profit Sale of Assets - Plant Operating	0	(14,408)	(14,408)	0	(43,228)



CITY OF NEDLANDS
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Row Labels	Master Account (desc)	Oct Actual YTD	Oct Budget YTD	Variance	Committed Balance	Annual Budget
Income Total		(20,560)	(45,908)	(25,348)	0	(106,228)
Plant Operating Total		184,028	96,465	(87,563)	45,949	208,379
Streets Roads and Depots						
Expense						
26625	Depreciation - Streets Roads & Depots	683,767	683,750	(17)	0	2,051,240
26626	Utility - Streets Roads & Depots	163,029	194,333	31,304	1,640	583,000
26630	Other Expense - Streets Roads & Depots	28,658	21,668	(6,990)	0	65,000
26640	Reinstatement - Streets Roads & Depot	331	2,332	2,001	0	7,000
26667	Maintenance - Road Maintenance / PC51	279,165	226,833	(52,332)	107,602	680,500
26668	Maintenance - Drainage Maintenance / PC52	235,085	171,767	(63,318)	87,351	515,300
26669	Maintenance - Footpath Maintenance / PC53	30,416	55,066	24,650	18,917	165,200
26670	Maintenance - Parking Signs / PC54	33,487	29,166	(4,321)	3,793	87,500
26671	Maintenance - Right of Way Maintenance / PC55	32,877	29,166	(3,711)	17,113	87,500
26672	Maintenance - Bus Shelter Maintenance / PC56	2,106	3,866	1,760	1,359	11,600
26673	Maintenance - Graffiti Control / PC57	540	6,500	5,960	1,860	19,500
26674	Maintenance - Streets Roads & Depot / PC89	29,677	50,500	20,823	1,264	151,500
Expense Total		1,519,139	1,474,947	(44,192)	240,901	4,424,840
Income						
56601	Fees & Charges - Streets Roads & Depots	(23,219)	(26,668)	(3,449)	0	(80,000)
56604	Grants Operating - Streets Roads & Depots	0	(23,400)	(23,400)	0	(70,200)
56606	Contributions & Reimburse - Streets Roads & Depots	9,171	(5,000)	(14,171)	0	(15,000)
Income Total		(14,048)	(55,068)	(41,020)	0	(165,200)
Streets Roads and Depots Total		1,505,090	1,419,879	(85,211)	240,901	4,259,640
Waste Minimisation						
Expense						
24520	Salaries - Waste Minimisation	78,803	82,528	3,725	0	247,589
24521	Other Employee Costs - Waste Minimisation	1,275	1,887	612	2,139	6,670
24524	Motor Vehicles - Waste Minimisation	5,242	4,600	(642)	0	9,200
24527	Finance - Waste Minimisation	59,711	59,701	(10)	0	179,106
24538	Purchase of Product - Waste Minimisation	898	1,500	602	0	3,000
24552	Residential Kerbside - Waste Minimisation / PC71	639,443	627,401	(12,042)	347,295	1,882,200
24553	Residential Bulk - Waste Minimisation / PC72	1,315	0	(1,315)	241,608	472,000
24554	Commercial - Waste Minimisation / PC73	37,758	34,268	(3,490)	47,206	102,800
24555	Public Waste - Waste Minimisation / PC74	43,747	34,764	(8,983)	505	104,300
24556	Waste Strategy - Waste Minimisation / PC75	4,487	42,150	37,663	1,607	84,300
Expense Total		872,678	888,799	16,121	640,360	3,091,165
Income						
54501	Fees & Charges - Waste Minimisation	(3,284,428)	(3,322,807)	(38,379)	0	(3,354,547)
Income Total		(3,284,428)	(3,322,807)	(38,379)	0	(3,354,547)
Waste Minimisation Total		(2,411,750)	(2,434,008)	(22,258)	640,360	(263,382)
Building Maintenance						
Expense						
24120	Salaries - Building Maintenance	132,730	133,448	718	0	400,345
24121	Other Employee Costs - Building Maintenance	1,123	3,004	1,881	3,437	7,410
24123	Office - Building Maintenance	341	0	(341)	0	0
24124	Motor Vehicles - Building Maintenance	11,937	12,168	231	0	36,500
24125	Depreciation - Building Maintenance	254,867	254,865	(2)	0	764,600
24126	Utility - Building Maintenance PC41,42,43	66,271	96,283	30,012	0	288,850
24127	Finance - Building Maintenance	50,732	(49,268)	(100,000)	0	(147,804)
24128	Insurance - Building Maintenance PC40	17,076	26,334	9,258	56,930	79,000
24130	Other Expense - Building Maintenance	844	10,000	9,156	905	30,000
24133	Building - Building Maintenance PC58	364,710	440,502	75,792	235,540	1,410,500
24135	ICT Expenses - Building Maintenance	0	1,250	1,250	0	2,500
Expense Total		900,631	928,586	27,955	296,812	2,871,901
Income						



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FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 31 OCTOBER 2019

Row Labels	Master Account (desc)	Oct Actual YTD	Oct Budget YTD	Variance	Committed Balance	Annual Budget
54106	Contributions & Reimbursement - Building Maintenanc	(43,541)	(31,668)	11,873	0	(95,000)
54109	Council Property - Building Maintenance	(83,978)	(90,681)	(6,703)	0	(272,050)
54110	Sundry Income - Building Maintenance	0	0	0	0	0
Income Total		(127,519)	(122,349)	5,170	0	(367,050)
Building Maintenance Total		773,112	806,237	33,125	296,812	2,504,851
Engineering Total		108,109	(1,095,292)	(1,203,401)	1,404,633	5,682,637
Parks Services						
Parks Services						
Expense						
26360	Depreciation - Parks Services	236,433	236,433	(0)	0	709,300
26365	Maintenance - Parks Services / PC59	1,489,372	1,545,956	56,584	271,393	4,416,350
Expense Total		1,725,805	1,782,389	56,584	271,393	5,125,650
Income						
56301	Fees & Charges - Parks & Ovals	(371)	(1,500)	(1,129)	0	(1,500)
56306	Contributions & Reimbursements - Parks Services	(35,977)	(18,500)	17,477	0	(18,500)
56309	Council Property - Parks Services	(14,325)	(34,000)	(19,675)	0	(68,000)
56310	Sundry Income - Parks Services	(8,884)	(16,000)	(7,116)	0	(16,000)
56312	Fines & Penalties - Parks & Ovals	0	(1,000)	(1,000)	0	(1,000)
Income Total		(59,557)	(71,000)	(11,443)	0	(105,000)
Parks Services Total		1,666,248	1,711,389	45,141	271,393	5,020,650
Parks Services Total		1,666,248	1,711,389	45,141	271,393	5,020,650
Technical Services Total		1,774,357	616,097	(1,158,260)	1,676,027	10,703,287
City of Nedlands Total		(20,461,327)	(20,493,887)	(32,560)	2,793,041	(3,731,341)



CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 31 OCTOBER 2019

L1	L1 Desc / Ni L2 - Desc	October Actual YTD	Committed Balance	Annual Budget	Budget Available
2	Footpath Rehabilitation				
	2452 School Sports Facility	0	0	30,000	30,000
	200 Monash Avn-Paving of Verge(infrn of Sch)	0	0	14,200	14,200
	609 Stirling Hwy-Kinninmont to smyth	0	14,645	72,846	58,201
	610 Stirling Highway-Portland to Williams	0	0	64,220	64,220
	611 Stirling Highway-Robinson to Weld	0	0	90,099	90,099
	Footpath Rehabilitation Total	0	14,645	271,365	256,720
3	Road Rehabilitation				
	2004 Rochdale Road	11,718	0	42,600	30,882
	2143 Brockway Road	3,923	855	0	-4,778
	2070 Waroonga Road	0	106,717	147,396	40,679
	2071 Rockton Road	0	91,038	147,396	56,358
	2318 Gerygone Lane	0	0	206,058	206,058
	612 Campsie St-Verdun Street to cul-de-sac	0	0	348,184	348,184
	613 Leopold St-Melvista Ave to Princess Rd	135,437	5,790	316,325	175,098
	614 Riley Road-Stone Road to Hackett Road	49,073	103,019	343,910	191,818
	615 Micrantha Lane-Williams Rd to Clifton St	0	0	74,060	74,060
	616 Ringneck Ln drainage-Brick Paving and in	0	79,963	113,600	33,637
	Road Rehabilitation Total	200,150	387,381	1,739,529	1,151,997
4	Drainage Rehabilitation				
	2001 Railway Road	32,189	3,353	56,800	21,258
	Drainage Rehabilitation Total	32,189	3,353	56,800	21,258
5	Street Furniture / Bus Shelter				
	501 City Wide Street Lights - INSTL LED	16,135	21,834	45,000	7,031
	502 West Hollywood - LED smart control	2,982	0	0	-2,982
	Street Furniture / Bus Shelter Total	19,117	21,834	45,000	4,049
6	Grant Funded Projects				
	2001 Railway Road	0	0	64,000	64,000
	2003 Alfred Road	0	0	194,700	194,700
	2010 Broadway	0	0	90,000	90,000
	2012 Waratah Avenue	0	10,783	330,000	319,217
	2015 Birdwood Parade	996	0	172,000	171,004
	2017 Loch Street	0	0	286,000	286,000
	2018 Underwood Avenue	0	659	0	-659
	2037 Elizabeth Street	453	1,909,643	1,900,000	-10,096
	2038 Jenkins Ave	0	0	700,000	700,000
	2198 Hampden Road	0	0	253,400	253,400
	2225 Stephenson Avenue	0	0	30,000	30,000
	2014 Aberdare Rd	0	0	46,000	46,000
	2143 Brockway Road	0	6,449	280,000	273,551
	2262 Iris Avenue (South)	0	0	37,500	37,500
	2410 INTXN - Smyth RD/Monash Av	0	3,593	0	-3,593
	617 Narla Rd-Swanway Cres to Servetus St	0	123,275	120,300	-2,975
	618 Rosedale St-Gunn St to Alderbury St	0	108,483	230,400	121,917
	635 Alfred Road-Brockway to Mimosa	0	0	57,150	57,150
	2041 Elizabeth St-Broadway to Bay Rd(Drainage)	0	0	700,000	700,000
	Grant Funded Projects Total	1,449	2,162,885	5,491,450	3,327,116
11	Building Construction				
	4003 Broome St - Council Depot	8,747	2,401	106,500	95,351
	4004 Webster St - Drabble House	11,190	12,179	269,800	246,431
	4007 140 Melvista Ave - JC Smith Pavilion	318	2,864	28,400	25,218
	4008 60 Stirling Hwy - Nedlands Library	360	1,620	0	-1,980
	4009 53 Jutland Pde - PRCC	890	4,510	0	-5,400
	4012 19 Haldane St - MTC Community Centre	0	193	0	-193
	4014 91 Wood St - Allen Park Heritage Precinct	1,650	0	0	-1,650
	4016 67 Stirling Highway - Maisonettes	74,690	2,898	51,162	-26,426
	4021 110 Smyth Road - Cottage Bldg	0	343	0	-343
	4052 Allen Park (Master Plan)	0	0	397,600	397,600
	4096 Lawler Park	0	0	80,000	80,000



CITY OF NEDLANDS
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AS AT 31 OCTOBER 2019

L1	L1 Desc / Ni L2 - Desc	October Actual	Committed	Budget	
		YTD	Balance	Annual Budget	Available
	4159 8 Draper St - Hackett Hall	0	0	56,800	56,800
	4164 100A Princess Rd - College Park Family Centre	587	1,901	0	-2,488
	4201 John XXIII Ave - Council Depot	1,095	0	0	-1,095
	9000 City Wide	66	0	0	-66
	619 Charles Court Reserve Toilets-Renovation	0	23,674	35,500	11,826
	620 Mt Claremont Library-Re roof	0	0	383,400	383,400
	Building Construction Total	99,593	52,583	1,409,162	1,256,985
12	Off Street Parking				
	406 Maisonettes Carpark - Resurface	50,776	350	45,440	-5,686
	Off Street Parking Total	50,776	350	45,440	-5,686
14	Parks & Reserves Construction				
	4052 Allen Park	0	0	44,872	44,872
	4059 Beatrice Road Reserve	0	0	6,390	6,390
	4061 Bishop Road Reserve	267	0	0	-267
	4062 Blain Park	0	0	23,572	23,572
	4069 Carrington Park	0	0	26,128	26,128
	4072 College Park	44,943	0	140,580	95,637
	4085 Genesta Park	2,046	0	0	-2,046
	4089 Hamilton Park	1,268	0	30,814	29,546
	4092 Hollywood Tennis Court Reserve	2,371	0	5,680	3,309
	4094 Jones Park	0	16,890	31,240	14,350
	4098 Leura Park	5,357	0	6,674	1,317
	4115 New Court Gardens	0	0	71,000	71,000
	4118 Peace Memorial Rose Garden	445	0	9,088	8,643
	4122 Point Resolution Reserve	99,153	0	106,500	7,347
	4139 Tresillian Community Centre Surrounds	89	0	0	-89
	4173 Cottesloe Golf Club	0	0	20,000	20,000
	724 Pt Res Rsv - DVPT Greenway buffer S1	26,842	5,009	52,206	20,355
	728 St John Wood Bv POS - DVLP park	0	7,362	0	-7,362
	732 Allen Park (LO) - INST floodlight	639	0	217,176	216,537
	734 Asquith Reserve - Redevelopment	48,202	29,817	287,237	209,218
	735 Birdwood Pde Rsv-R carpark lightpole x2	13,864	0	0	-13,864
	737 Bishop Rd Rsv - Enviro-scape manster pln	0	3,581	0	-3,581
	739 Brockman Rsv - UG playground	73,114	0	0	-73,114
	745 Charles Crt Rsv - R fitness equipment	43,310	0	0	-43,310
	752 Hamilton Park - UG irrigation system	0	0	24,224	24,224
	754 Hollywood Rsv - UG pathway	0	25,318	149,100	123,782
	767 Pt Res Rsv - UG irrigation system	116,010	16,919	197,338	64,409
	768 Railway Rd - Complete greenway	54,299	71	0	-54,370
	769 St Johns Wood Blv POS - INST playground	5,128	0	5,221	93
	770 Jones Park - Install Drinking Fountain	6,192	0	0	-6,192
	771 Jones Park - Bushfence Bollards Gate&Eco	0	29,109	43,736	14,627
	621 Blain Park-Replace Drinking Fountain	5,805	0	6,674	869
	622 College Park-Replace Gates toTennis Cour	1,477	0	5,680	4,203
	623 College Park-Relocated Easter Turf Wicke	0	0	61,770	61,770
	624 Hollywood Tennis Crt Rsv-Replace floodli	0	11,064	23,004	11,940
	625 Iris Ave Gardens-Install 90m recycled pl	0	0	9,230	9,230
	626 Melvista Oval-Replace Park Benches(2)	0	3,472	6,816	3,344
	627 Melvista Oval-Replace Fitness Equipment	12,070	0	12,354	284
	628 Melvista Oval-Replace Basketball Backwar	3,514	0	9,372	5,858
	629 Mt Claremont-R existing Floodlights wth	14,725	0	23,004	8,279
	630 Mt Claremont R-Replace Security Light	13,362	0	42,032	28,670
	631 Peace Memo Gardens-Renew Bore(38m)	0	0	41,606	41,606
	632 Point Resolution Reserve-Upgrade of fina	0	0	28,400	28,400
	633 Swanbourne Greenway Project	0	0	48,280	48,280
	634 Tresillian Gardens-Upgrade old Playgroun	38,089	38	28,400	-9,727
	5108 Mt Claremont Oval	0	0	29,820	29,820
	Parks & Reserves Construction Total	632,581	148,649	1,875,218	1,093,988
15	Plant & Equipment				



CITY OF NEDLANDS
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L1	L1 Desc / Ni L2 - Desc	October Actual	Committed		Budget
		YTD	Balance	Annual Budget	Available
	7500 Technical Svs - Engineering	67,764	256,967	283,000	-41,731
	7501 Development Svs - Town Planning	42,322	0	0	-42,322
	7502 Development Svs - Building Svs	19,303	0	23,000	3,697
	7505 Planning & Development Svs - Ranger Svs	129,419	0	132,000	2,581
	7507 Development Svs - Environmental Health	0	66,820	66,000	-820
	7508 Corporate & Strategy - Finance	0	0	45,000	45,000
	7509 Technical Svs - Parks Svs	0	0	389,000	389,000
	7515 Corporate & Strategy - ICT	0	0	33,000	33,000
	Plant & Equipment Total	258,808	323,786	971,000	388,406
16	ICT Capital Projects				
	6054 Software	19,428	360	0	-19,788
	6060 Software - IP Phone	-577	0	0	577
	6061 Software - Business Improvement System	0	12,930	150,000	137,070
	6062 Firewall at Administration	4,062	7,372	40,000	28,566
	6063 Replace SSD on VDI nodes	0	0	20,000	20,000
	6064 Ipads for councillors	0	1,090	15,000	13,910
	6065 Administration Booking Softwate	0	0	40,000	40,000
	6066 Administration Comms Rack Cleanup Aups R	0	0	30,000	30,000
	6067 Printers & Copiers	0	0	109,514	109,514
	6068 Noise Monitoring Equipment-Environmntl H	0	0	10,000	10,000
	ICT Capital Projects Total	22,913	21,752	414,514	369,849
18	Furniture & Fixture				
	4008 60 Stirling Hwy - Nedlands Library	119	0	10,000	9,881
	Furniture & Fixture Total	119	0	10,000	9,881
19	Public Art				
	9000 City Wide	39,000	12,741	0	-51,741
	9001 Public Arts Work	0	7,130	50,000	42,870
	Public Art Total	39,000	19,871	50,000	-8,871
20	Major Projects - Parks				
	4071 Charles Ct Reserve	13,524	0	400,000	386,476
	901 Beaton Park - AAPS Stage 2	159	0	0	-159
	903 Charles Crt Rsv - CNST riverwall S4-1	0	43,334	22,898	-20,436
	904 Swanbourne Beach Oval - rehabilitation	49,303	46,013	0	-95,316
	Major Projects - Parks Total	62,985	89,347	422,898	270,565
City of Nedlands Total		1,419,680	3,246,439	12,802,376	8,136,257



CITY OF NEDLANDS
STATEMENT OF NET CURRENT ASSETS
CLOSING FUNDS
AS AT 31 OCTOBER 2019

	2019/20 YTD 31 October 2019	2018/19 YTD 31 October 2018	2018/19 YEAR END 30 June 2019
Current Assets			
Cash & Cash Equivalents	26,974,397	24,362,118	11,156,250
Receivable - Rates Outstanding (inc Rebates)	7,992,424	7,301,094	440,333
Receivable - Sundry Debtors	682,215	608,996	1,319,548
Receivable - Self Supporting Loan	10,262	9,952	13,630
Receivable - UGP	175,268	789,581	138,453
GST Receivable	308,567	155,049	539,456
Prepayments	48,312	68,181	170,828
Less: Provision for Doubtful Debts	(9,282)	(5,186)	(9,282)
Inventories	21,046	11,281	15,724
	36,203,209	33,301,067	13,784,940
Current Liabilities			
Payable - Sundry Creditors	(1,202,352)	(874,518)	(2,530,490)
Payable - ESL	(2,994,997)	(2,896,192)	(35,256)
Accrued Salaries and Wages	(90,525)	(88,198)	(341,845)
Employee Provisions	(2,255,621)	(2,125,967)	(2,274,759)
Borrowings	(1,166,489)	(1,120,560)	(1,693,964)
	(7,709,984)	(7,105,435)	(6,876,315)
Unadjusted Net Current Assets	28,493,226	26,195,632	6,908,625
Less: Restricted Reserves	(4,445,491)	(4,368,637)	(4,400,472)
Less: Current Self Supporting Loan Liability	(10,262)	(9,952)	(13,630)
Add Back: Borrowings	1,166,489	1,120,560	1,693,964
Net Current Assets	25,203,962	22,937,603	4,188,487



City of Nedlands

CITY OF NEDLANDS
STATEMENT OF FINANCIAL ACTIVITY
BY DIRECTORATES
FOR THE PERIOD ENDED 31 OCTOBER 2019

	2019-20 Annual Budget \$	October 19 YTD Budget \$	October 19 YTD Actual \$	October 19 YTD Variance \$	Variance %
Operating Income					
Governance	261,020	87,008	0	(87,008)	-100.0%
Corporate & Strategy	25,363,374	24,496,940	24,674,427	177,487	0.7%
Community Development & Services	2,460,660	1,056,663	1,164,023	107,360	10.2%
Planning & Development Services	1,747,600	678,844	784,697	105,853	15.6%
Technical Services	4,498,772	3,844,058	3,624,061	(219,997)	-5.7%
	34,331,426	30,163,513	30,247,208	83,695	0.3%
Operating Expense					
Governance	(3,077,559)	(1,072,871)	(825,276)	247,595	23.1%
Corporate & Strategy	(686,305)	(317,564)	22,299	339,863	107.0%
Community Development & Services	(6,008,114)	(1,989,209)	(1,902,510)	86,699	4.4%
Planning & Development Services	(5,626,048)	(1,829,827)	(1,681,976)	147,851	8.1%
Technical Services	(15,202,059)	(4,460,155)	(5,398,418)	(938,263)	-21.0%
	(30,600,085)	(9,669,626)	(9,785,880)	(116,254)	-1.2%
Capital Income					
Grants Capital	4,640,042		666,599		
Capital Contribution	0		225,882		
Proceeds from Disposal of Assets	491,636		165,772		
New Borrowings	0		0		
Self Supporting Loan Principal Repayments	13,630		3,368		
Transfer from Reserve	1,856,862		0		
	7,002,170		1,061,621		
Capital Expenditure					
Land & Buildings	(1,409,162)		(99,593)		
Infrastructure - Road	(7,604,584)		(303,681)		
Infrastructure - Parks	(2,343,115)		(694,989)		
Plant & Equipment	(971,000)		(258,808)		
Furniture & Equipment	(474,514)		(62,609)		
Repayment of Debentures	(1,691,065)		(527,475)		
Transfer to Reserves	(1,768,566)		(45,019)		
	(16,262,006)		(1,992,174)		
Total Operating and Non-Operating	(5,528,495)		19,530,774		
Adjustment - Non Cash Items					
Depreciation	4,378,000		1,459,333		
Receivables/Provisions/Other Accruals	853		25,368		
Change in accounting policy	(594,247)		0		
(Profit) on Sale of Assets	(43,228)		0		
Loss on Sale of Assets	108,448		0		
ADD - Surplus/(Deficit) 1 July b/f	1,703,203		4,188,487		
LESS - Surplus/(Deficit) 30 June c/f	24,534		25,203,962		
	5,528,495		(19,530,774)		



**SUMMARY STATEMENT OF BORROWING ACTIVITY
FOR THE PERIOD ENDING 31 OCTOBER 2019**

Purpose

- Loan 179 - Road Infrastructures
- Loan 181 - Building and Road Infrastructures
- Loan 182 - Building
- Loan 183 - Building
- Loan 184 - Building
- Loan 185 - Building
- Loan 187 - Underground Power (CON)
- Loan 188 - Underground Power (W.Hollywood Res)
- Loan 189 - Underground Power (Alfred & MTC Res)
- Loan 190 - Underground Power (Alderbury Res)

Self Supporting Loans

- Loan 186 - Dalkeith Bowling Club

Total

Interest Rate Per Annum	Actual YTD 31 October 2019				
	Principal 01-Jul-19 \$	New loans \$	Principal Repayment \$	Principal 31-Oct-19 \$	Interest(YTD) \$
6.04%	654,992	0	(28,298)	626,694	12,902
5.91%	498,901	0	(59,209)	439,692	9,245
4.67%	649,125	0	(61,575)	587,550	9,865
2.78%	1,031,607	0	(39,647)	991,960	9,376
3.12%	921,181	0	(64,443)	856,738	9,330
3.12%	435,974	0	(30,499)	405,475	4,416
2.64%	2,464,759	0	(163,796)	2,300,963	21,345
3.07%	645,499	0	(66,873)	578,626	6,341
3.07%	94,279	0	(9,767)	84,512	918
3.07%	66,956	0	0	66,956	663
	7,463,273	0	(524,107)	6,939,166	84,400
3.07%	92,445	0	(3,369)	89,077	937
				0	
	7,555,718	0	(527,475)	7,028,243	85,338

Adopted Budget 2019/20		
New loans \$	Principal 30-Jun-20 \$	Interest \$
0	539,211	36,972
0	256,766	24,184
0	398,479	25,967
0	871,357	27,018
0	791,286	27,231
0	374,498	12,888
0	1,831,084	58,831
0	578,626	18,277
0	84,512	2,669
0	60,019	1,896
0	5,785,838	235,933
0	78,815	2,682
0	5,864,653	238,615



CITY OF NEDLANDS
STATEMENT OF FINANCIAL POSITION
AS AT 31 OCTOBER 2019

	2019/2020 YTD 31 October 2019 \$	2018/2019 YTD 31 October 2018 \$	2018/2019 YEAR END 30 June 2019 \$
Current Assets			
Cash & Cash Equivalents	26,974,397	24,362,118	11,156,250
Trade & Other Receivables	9,159,454	8,859,487	2,442,138
Inventories	21,046	11,281	15,724
Other - Prepayments & Accruals	48,312	68,181	170,828
Total Current Assets	36,203,209	33,301,067	13,784,940
Non Current Assets			
Other Receivables	544,883	538,799	570,250
Other Financial Assets	140,137	123,734	140,137
Property, Plant & Equipment Infrastructure	344,946,395	343,674,714	345,984,718
	88,636,717	84,260,651	87,638,047
Total Non Current Assets	434,268,132	428,597,898	434,333,152
Total Assets	470,471,341	461,898,965	448,118,094
Current Liabilities			
Trade & Other Payables	4,287,875	3,858,908	2,907,591
Current Borrowings	1,166,489	1,120,560	1,693,964
Employee Provisions	2,255,621	2,125,967	2,274,759
Total Current Liabilities	7,709,985	7,105,435	6,876,315
Non Current Liabilities			
Long Term Borrowings	5,861,752	6,748,983	5,861,752
Employee Provisions	474,196	337,618	474,196
Total Non Current Liabilities	6,335,948	7,086,601	6,335,948
Total Liabilities	14,045,933	14,192,036	13,212,263
Net Assets	456,425,409	447,706,929	434,905,830
Equity			
Retained Surplus	98,433,263	89,791,642	76,958,704
Reserves - Cash Backed	4,445,492	4,368,637	4,400,473
Revaluation Surplus	353,546,653	353,546,650	353,546,653
Total Equity	456,425,408	447,706,929	434,905,830



**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 OCTOBER 2019**

Reporting Activity	October 19	October 19	Variance Indicators				2019-20	Var.	Comment Ref
	YTD Budget	YTD Actual	\$	%	Flag	F/U	Annual Budget	Scale	
Income:									
Community Leadership	80,340	-	(80,340)	(100%)	▶	U	241,020	●	Timing difference of WESROC invoice to Western suburbs
Corporate Administration	302,036	251,062	(50,974)	(17%)	▶	U	905,800	●	Timing difference of interest income and lower interest rates
Community Capacity Building	286,252	298,816	12,564	4%	▶	F	666,460	●	
Community Care	764,115	857,113	92,998	12%	▶	F	1,777,900	●	
Libraries	6,296	8,094	1,798	29%	▶	F	16,300	●	
Building & Development Control	461,596	541,277	79,681	17%	▶	F	1,066,300	●	
Environmental Health Services	45,996	83,115	37,119	81%	▶	F	138,000	●	
Rangers & Public Safety	163,752	153,949	(9,803)	(6%)	▶	U	504,500	●	
Engineering & Asset Management	226,926	117,948	(108,978)	(48%)	▶	U	400,747	●	Lower underground power service charges and fees and charges in Infrastructure
Parks & Natural Areas	78,500	65,914	(12,586)	(16%)	▶	U	143,800	●	Lower grants due to timing difference in Parks
Roads, Paths & Drains	100,976	34,608	(66,368)	(66%)	▶	U	271,428	●	Timing difference of Fines, fees and contribution income
Community Building Management	122,349	127,519	5,170	4%	▶	F	367,050	●	
Waste Management	3,322,807	3,284,428	(38,379)	(1%)	▶	U	3,354,547	●	
Rates & Property Services	24,201,572	24,423,365	221,793	1%	▶	F	24,477,574	●	
Total Income	30,163,513	30,247,208		0%	▶	F	34,331,426		

* **Note:** Total Income includes Operating Income & Capital Grants but not Asset Sale Proceeds

Legend			Legend		
Favourable Variance to Budget	F	▶	Favourable Variance > 10%		●
Unfavourable Variance to Budget	U	▶	Variance between -10% (U) and +10% (F)		●
			Unfavourable Variance > 10%		●



**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 OCTOBER 2019**

Reporting Activity	October 19	October 19	Variance Indicators				2019-20	Var.	Comment Ref
	YTD Budget	YTD Actual	\$	%	Flag	F/U	Annual Budget	Scale	
Expenditure:									
Community Leadership	833,920	702,668	131,252	16%	▶	F	2,522,501	●	
Corporate Administration	438,207	12,647	450,854	103%	▶	F	881,665	●	
Community Capacity Building	622,268	553,323	68,945	11%	▶	F	1,867,847	●	
Community Care	716,734	725,655	(8,921)	1%	▶	U	2,164,697	●	
Libraries	650,207	623,531	26,676	4%	▶	F	1,975,570	●	
Building & Development Control	748,869	710,841	38,028	5%	▶	F	2,245,918	●	
Strategic Urban Planning	246,921	223,590	23,331	9%	▶	F	812,610	●	
Environmental Health Services	230,392	209,001	21,391	9%	▶	F	694,366	●	
Rangers & Public Safety	331,203	308,560	22,643	7%	▶	F	1,002,754	●	
Engineering & Asset Management	(756,939)	175,577	(932,516)	123%	▶	U	(626,104)	●	UGP refund from Western Power of \$842k budgeted in 2019/20 but actual is accounted for in 2018/19. Further due to lower maintenance and capital cost, on-cost charge out is lower.
Parks & Natural Areas	2,054,831	1,955,790	99,041	5%	▶	F	5,996,050	●	
Roads, Paths & Drains	1,617,320	1,723,726	(106,406)	7%	▶	U	4,739,447	●	
Community Building Management	928,586	900,631	27,955	3%	▶	F	2,871,901	●	
Waste Management	888,799	872,678	16,121	2%	▶	F	3,091,165	●	
Rates & Property Services	118,308	112,956	5,352	5%	▶	F	359,698	●	
Total Operating Expenditure	9,669,626	9,785,880		1%	▶	F	30,600,085		
Net Operating Result	20,493,887	20,461,327					3,731,341		

Legend

Favourable Variance to Budget F ▶
Unfavourable Variance to Budget U ▶

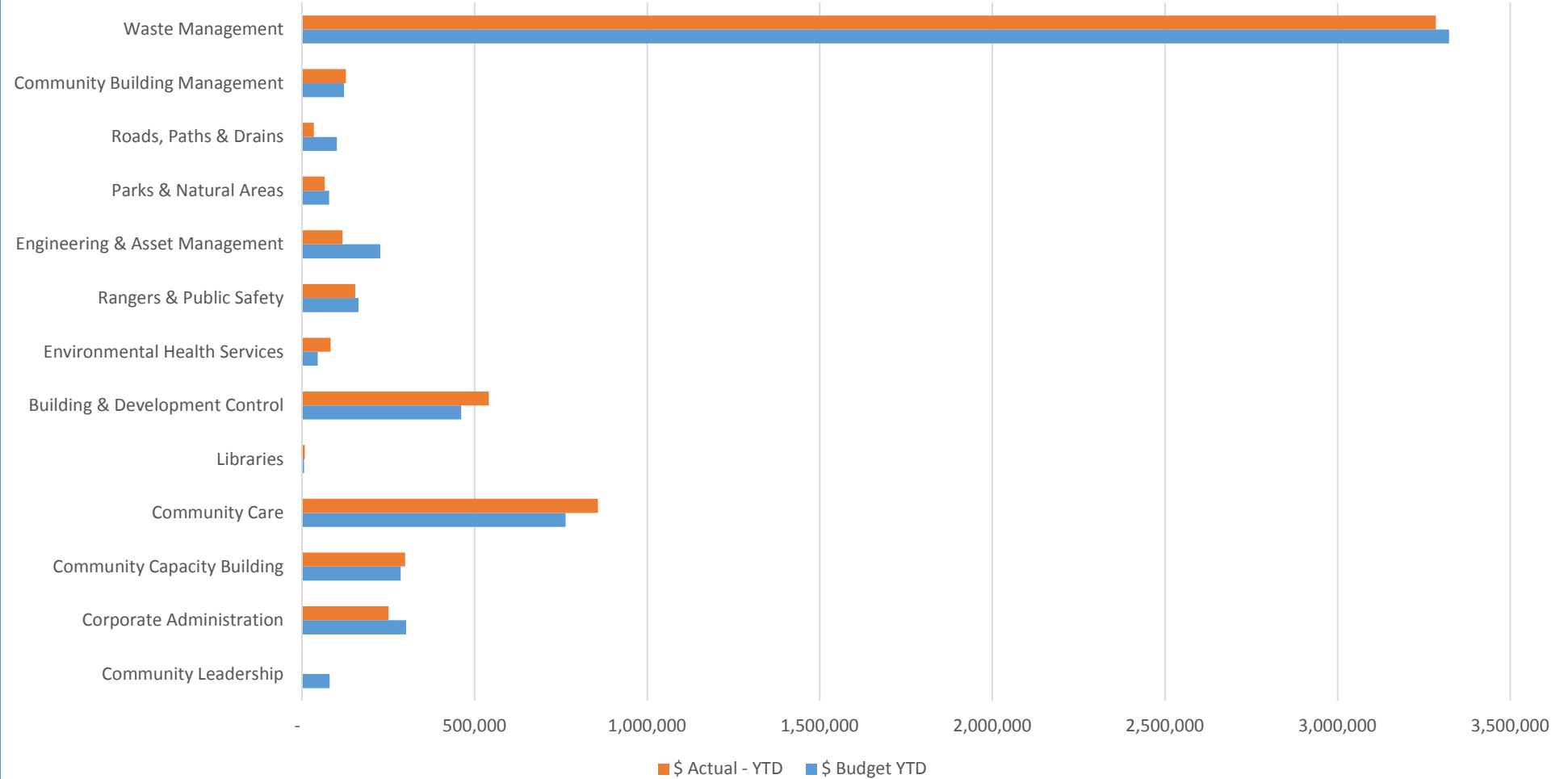
Legend

Favourable Variance > 10% ●
Variance between -10% (U) and +10% (F) ●
Unfavourable Variance > 10% ●



**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 OCTOBER 2019**

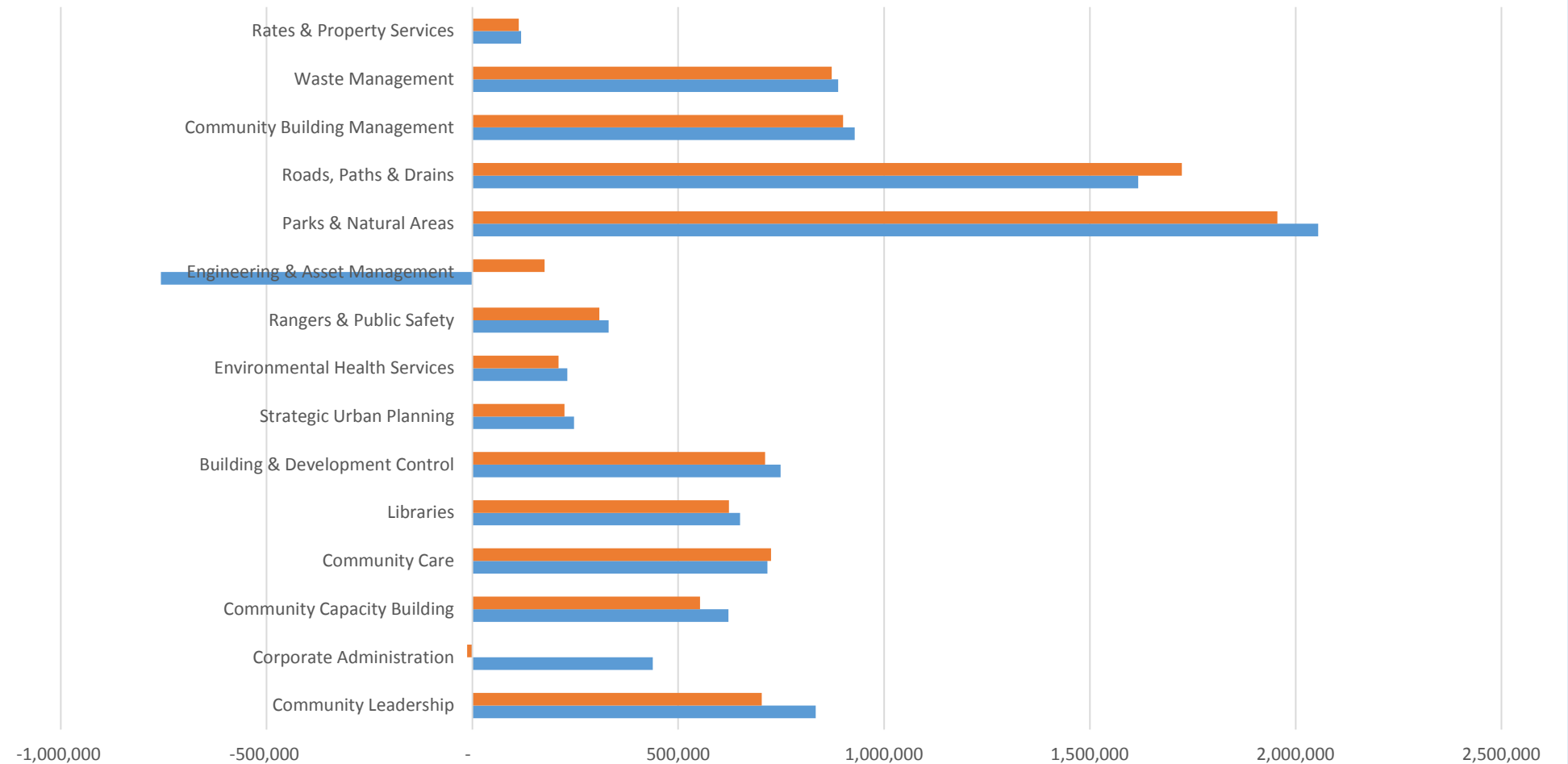
Income - YTD by Reporting Activity (Excluding Rates)





**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 OCTOBER 2019**

Operating Expenditure - YTD by Reporting Activity





CITY OF NEDLANDS
SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME
BY REPORTING NATURE & TYPE
FOR THE PERIOD ENDING 31 OCTOBER 2019

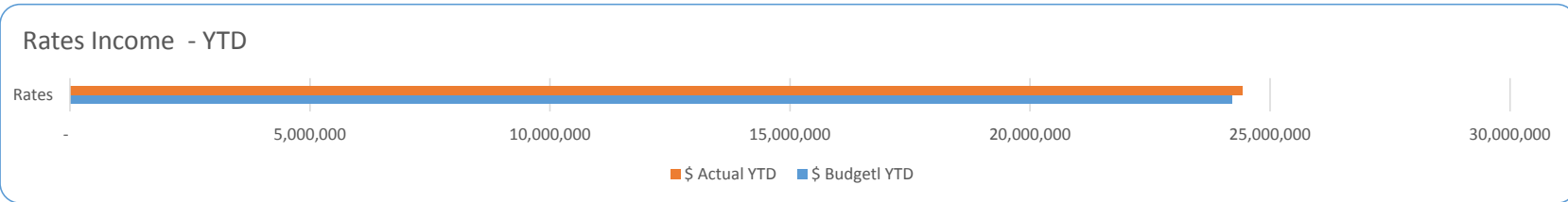
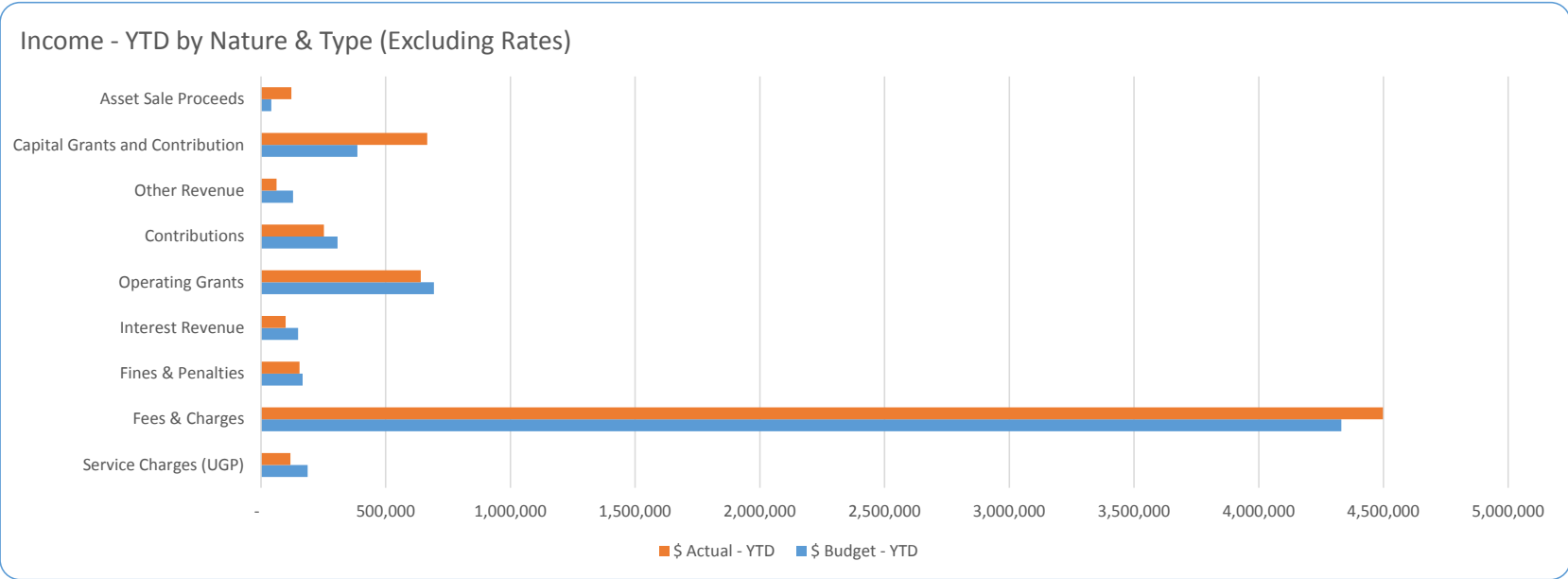
Reporting Activity	October 19 YTD Budget	October 19 YTD Actual	Variance Indicators				2019-20 Annual Budget	Var. Scale
			\$	%	Flag	F/U		
Income:								
Operating Income								
Rates	24,201,572	24,423,365	221,793	1%	▶	F	24,477,574	●
Service Charges (UGP)	186,926	117,948	(68,978)	(37%)	▶	U	280,747	●
Fees & Charges	4,331,448	4,497,700	166,252	4%	▶	F	5,852,047	●
Fines & Penalties	166,748	154,204	(12,544)	(8%)	▶	U	512,000	●
Interest Revenue	148,336	98,586	(49,750)	(34%)	▶	U	445,000	●
Operating Grants	692,804	640,415	(52,389)	(8%)	▶	U	1,551,710	●
Contributions	307,135	252,309	(54,826)	(18%)	▶	U	849,400	●
Other Revenue	128,544	62,680	(65,864)	(51%)	▶	U	362,948	●
Operating Income	30,163,513	30,247,208					34,331,426	
Capital Income								
Capital Grants and Contribution	386,670	666,599	279,929	72%	▶	F	4,640,042	●
Asset Sale Proceeds	40,970	122,145	81,175	198%	▶	F	491,636	●
Sub Total - Capital Income	427,640	788,744					5,131,678	
Total Income	30,591,153	31,035,952		1%	▶	F	39,463,104	

Timing difference and lower interest rates
 Timing difference
 Timing difference

Legend			Legend		
Favourable Variance to Budget	F	▶	Favourable Variance > 10%		●
Unfavourable Variance to Budget	U	▶	Variance between -10% (U) and +10% (F)		●
			Unfavourable Variance > 10%		●



CITY OF NEDLANDS
SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME
BY REPORTING NATURE & TYPE
FOR THE PERIOD ENDING 31 OCTOBER 2019



13.4 Monthly Investment Report – October 2019

Council	26 November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act	Nil.
Director	Lorraine Driscoll – Director Corporate & Strategy
CEO	Mark Goodlet
Attachments	1. Investment Report for the period ended 31 October 2019

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 2019.

Discussion/Overview

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

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

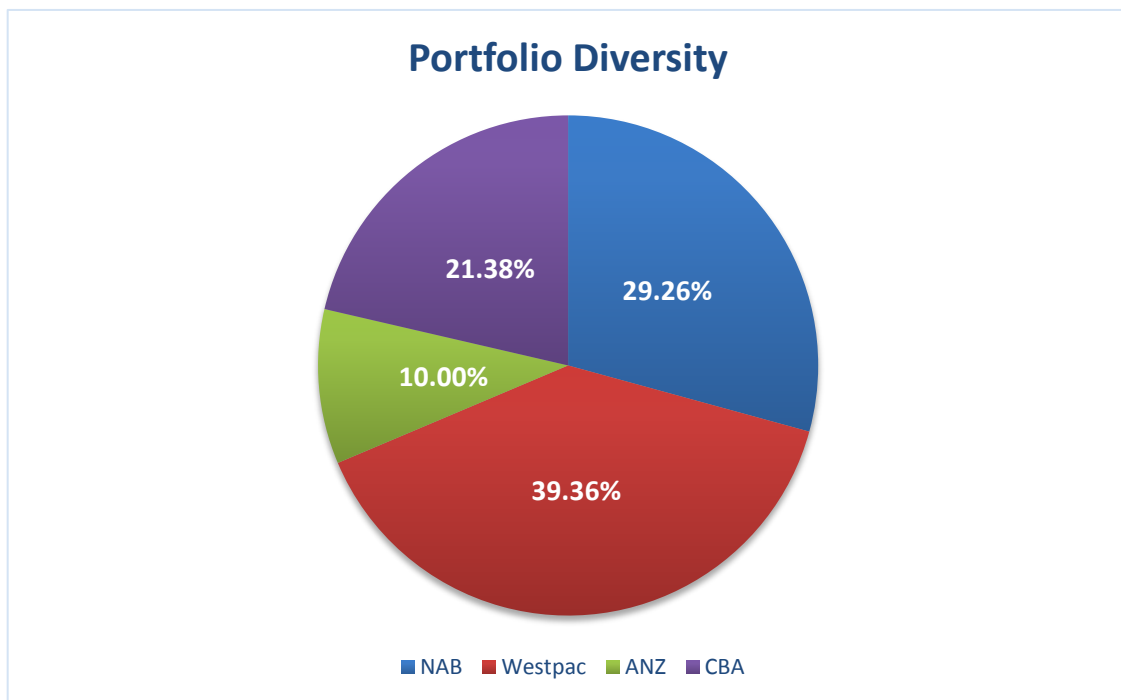
The Investment Summary shows that as at 31 October 2019 the City held the following funds in investments:

Municipal Funds	\$ 15,073,401.04
Reserve Funds	<u>\$ 6,785,065.61</u>
Total	<u>\$ 21,858,466.65</u>

The total interest earned from investments as at 31 October 2019 was \$77,695.73.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$6,396,281.90	1.40% - 2.73%	29.26%
Westpac	\$8,604,488.87	1.75% - 2.50%	39.36%
ANZ	\$2,185,086.46	1.64%-2.20%	10.00%
CBA	\$4,672,609.42	1.56% - 2.38%	21.38%
Total	\$21,858,466.65		100.00%



Conclusion

The Investment Report is presented to Council.

Key Relevant Previous Council Decisions:

Nil.

Consultation

Required by legislation:

Yes

No

Required by City of Redlands policy:

Yes

No

Budget/Financial Implications

Investment income is steady as per budget.



**INVESTMENTS REPORT
FOR THE PERIOD ENDED 31 OCTOBER 2019**

Particulars	Interest	Invest.	Maturity	Period	NAB	Westpac	ANZ	CBA	Total	Interest
	Rate	Date	Date	Days	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+		YTD Accumulated
RESERVE INVESTMENTS										
Plant Replacement	2.10%	9-Oct-19	9-Mar-20	152				34,262.80	34,262.80	\$225.64
City Development - Western Zone	2.37%	10-Oct-19	9-Mar-20	151				173,159.40	173,159.40	\$990.31
City Development - Western Zone	2.03%	23-Sep-19	23-Mar-20	182				65,306.14	65,306.14	\$407.98
Business system reserve	2.10%	9-Oct-19	9-Mar-20	152				141,082.13	141,082.13	\$937.15
All abilities play space	2.10%	9-Oct-19	9-Mar-20	152				96,742.03	96,742.03	\$642.61
North Street	1.75%	20-Sep-19	20-Mar-20	182		765,937.92			765,937.92	\$4,957.62
Welfare - General	2.17%	17-Sep-19	16-Mar-20	181				315,871.99	315,871.99	\$1,999.39
Welfare - NCC	2.38%	10-Oct-19	9-Mar-20	151				158,359.59	158,359.59	\$905.66
Welfare - PRCC	1.90%	30-Jun-19	25-Nov-19	148				15,552.13	15,552.13	\$330.44
Services - Tawarri 1	1.75%	20-Sep-19	20-Mar-20	182		67,792.78			67,792.78	\$435.05
Services General	2.73%	29-Oct-19	28-Feb-20	122	25,518.80				25,518.80	\$173.72
Services - Tawarri 2	2.20%	11-Sep-19	11-Dec-19	91			116,026.14		116,026.14	\$720.82
Insurance	2.20%	11-Sep-19	11-Dec-19	91			64,567.17		64,567.17	\$401.13
Underground power	1.60%	26-Sep-19	26-Feb-20	153	819,156.24				819,156.24	\$3,052.15
Waste Management	2.38%	10-Oct-19	9-Mar-20	151				507,376.26	507,376.26	\$2,901.68
City Development - Swanbourne	2.17%	17-Sep-19	16-Mar-20	181				133,302.19	133,302.19	\$973.06
City Building - General	1.75%	20-Sep-19	20-Mar-20	182		409,774.14			409,774.14	\$2,629.66
City Building - PRCC	1.90%	30-Jun-19	25-Nov-19	148				25,846.27	25,846.27	\$176.57
Business system Reserve	1.40%	25-Oct-19	25-Feb-20	123	206,709.96				206,709.96	\$959.82
Public Art Reserves	1.40%	25-Oct-19	25-Feb-20	123	252,603.60				252,603.60	\$1,294.93
Waste Management Reserve	1.40%	25-Oct-19	25-Feb-20	123	565,557.01				565,557.01	\$2,838.85
City Development Reserve	1.40%	25-Oct-19	25-Feb-20	123	132,423.39				132,423.39	\$800.10
Building Replacement Reserve	1.40%	25-Oct-19	25-Feb-20	123	287,779.99				287,779.99	\$1,738.75
All ability play space	1.65%	26-Sep-19	26-Feb-20	153	97,900.04				97,900.04	\$620.58
Major projects	2.24%	30-Sep-19	2-Mar-20	154		1,306,457.50			1,306,457.50	\$9,259.63
TOTAL RESERVE INVESTMENTS					2,387,649.03	2,549,962.34	180,593.31	1,666,860.93	6,785,065.61	\$40,373.29
MUNICIPAL INVESTMENTS										
Muni Investment NS60	2.50%	30-Sep-19	31-Oct-19	31		1,043,461.46			1,043,461.46	\$7,382.85
Muni Investment #4 - WBC	1.85%	4-Sep-19	4-Dec-19	91		1,504,333.56			1,504,333.56	\$4,333.56
Muni Investment #4 - WBC	1.80%	20-Sep-19	20-Jan-20	122		1,503,032.88			1,503,032.88	\$3,032.88
Muni Investment #6 - WBC	1.80%	23-Sep-19	6-Jan-20	105		1,001,873.97			1,001,873.97	\$1,873.97
Muni Investment #1 - CBA	1.68%	16-Sep-19	17-Dec-19	92				1,002,071.23	1,002,071.23	\$2,071.23
Muni Investment #2 - CBA	1.70%	16-Sep-19	17-Dec-19	92				1,002,095.89	1,002,095.89	\$2,095.89
Muni Investment #7 - NAB	1.67%	24-Sep-19	18-Dec-19	85	2,003,385.75				2,003,385.75	\$3,385.75
Muni Investment #8 - ANZ	1.64%	11-Sep-19	9-Dec-19	89			2,004,493.15		2,004,493.15	\$4,493.15
Muni Investment #3 - CBA	1.56%	24-Sep-19	22-Jan-20	120				1,001,581.37	1,001,581.37	\$1,581.37
Muni Investment #10 - NAB	1.71%	5-Sep-19	5-Dec-19	91	2,005,247.12				2,005,247.12	\$5,247.12
Muni Investment #153 - WBC	1.80%	24-Sep-19	19-Dec-19	86		1,001,824.66			1,001,824.66	\$1,824.66
TOTAL MUNICIPAL INVESTMENTS					4,008,632.87	6,054,526.53	2,004,493.15	3,005,748.49	15,073,401.04	\$37,322.44
TOTAL					6,396,281.90	8,604,488.87	2,185,086.46	4,672,609.42	21,858,466.65	\$77,695.73

13.5 18 Cooper Street, Nedlands – Ten Multiple Dwellings

Council	26 November 2019
Applicant	Urbanista Town Planning
Landowner	Yuki Yama Pty Ltd
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Type Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Reference	DA19/-38065
Previous Item	Nil.
Delegation	Not applicable – Joint Development Assessment Panel Application.
Attachments	<ol style="list-style-type: none"> 1. Development Plans for determination dated 28 October 2019 2. Applicant Planning Report and Supporting Information 3. Summary of Submissions 4. Architectural Review 5. Advertised Plans dated 26 July 2019 6. Submissions (CONFIDENTIAL)

1.0 Executive Summary

The purpose of this report is for Council to make its submission on the Development Assessment Panel (DAP) application for ten multiple dwellings received from the applicant on the 26 July 2019, at No. 18 (Lot 395) Cooper Street, Nedlands.

The application was advertised in accordance with LPP – Consultation of Planning Proposals. In addition to Administration's concerns, the issues raised during public consultation were forwarded to the applicant to address. The applicant has made some key changes to the development and provided an amended set of plans and supporting information.

At the time of writing this report, the amended development plans have not been fully assessed, however the Responsibility Authority Report will be submitted and published in accordance with the (Development Assessment Panels) Regulations 2011. Whilst there is no statutory requirement for Council to make a submission on the application, Administration is of the view that it is important for Council to communicate its position to the Joint Development Assessment Panel.

Based on the assessment thus far, Administration considers that the changes made to the application are now capable of support. Administration has provided an overview of the changes made and a discussion of the key issues for Council to consider when making its submission.

2.0 Recommendation to Council

Council notes the assessment undertaken to date on the matters that must be considered in providing a recommendation to the JDAP for the development application dated 26 July 2019 for ten multiple dwellings at Lot 395, No. 18 Cooper Street, Nedlands.

3.0 Background

2.1 Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R60
Land area	910.5m ²
Additional Use	No
Special Use	No
Local Development Plan	No
Structure Plan	No
Land Use	Existing – Single house Proposed – Ten Multiple dwellings
Use Class	Proposed – P

2.2 Locality Plan

The subject site is zoned Residential with a density code of R60. The site is located within the street block bounded by Cooper Street to the north-east, Broadway to the north-east, Clark Street to the south-east and Bruce Street to the west. The site lies in an area that has recently been re-zoned and up-coded from Residential R12.5 to Residential R60 and forms a transition between the Mixed-Use high density along Broadway (R-AC3) and Stirling Highway (R-AC3) and the lower density to the west of Bruce Street.

The site is 910.5m² in area, is oriented north-north-west to south-south-east, and has its sole street frontage to Cooper Street. The site is relatively flat and the property appurtenant to the site has no identified heritage value.



Application Details

Development approval is sought for the demolition of a single house and the construction of a Multiple dwelling development at No. 18 (Lot 395) Cooper Street, Nedlands (the site) within the Mixed-Use zone (R-AC3). The development includes the following:

Ground floor

- 1 x 1-bedroom dwelling
- 1 x 2-bedroom dwelling
- 13 parking bays
- 7 storerooms
- Communal BBQ area
- Bin store

First Floor

- 4 x 2-bedroom dwellings

Second Floor

- 4 x 2-bedroom dwellings

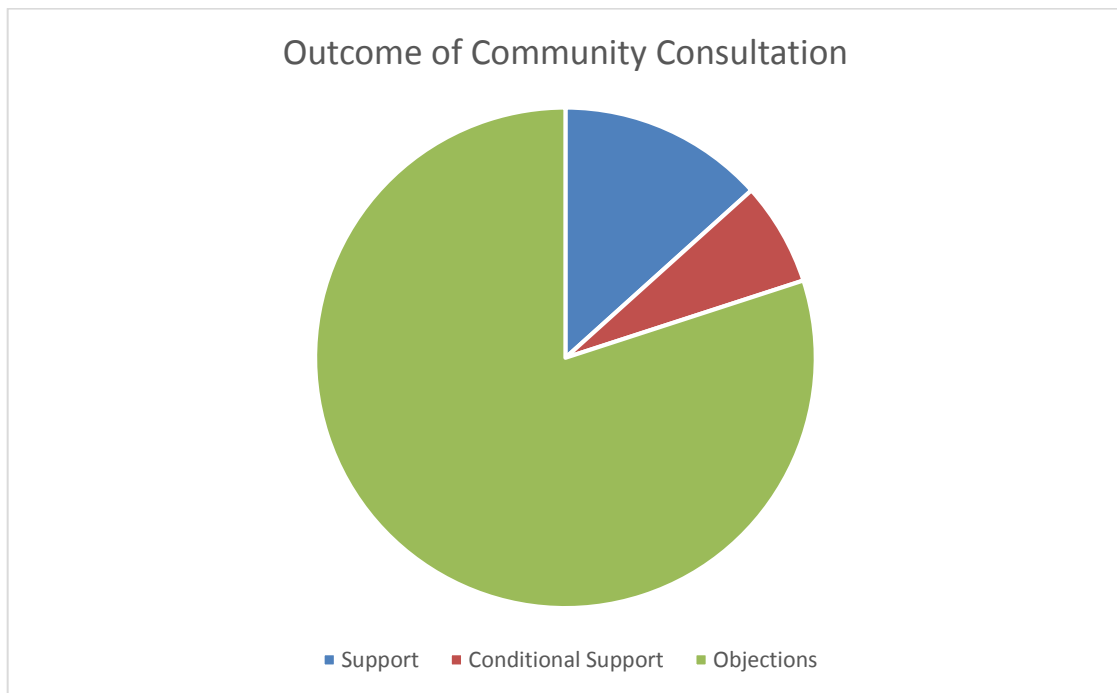
4.0 Consultation

Given that the application is for multiple dwellings it was advertised in accordance with the requirements of a 'Complex' application as per City's Local Planning Policy - Consultation of Planning Proposals which included the following:

- 257 Letters sent to all City of Nedlands landowners and occupiers within a 200m radius of the site;

- A sign on site was installed on the frontage of the site for the advertising period;
- An advertisement was uploaded to the City’s website with all documents relevant to the application made available for viewing during the advertising period;
- An advertisement was placed in the Post newspaper;
- Social media post made on one of the City’s Social Media platforms;
- A notice was affixed to the City’s Noticeboard at the City’s Administration Offices; and
- A community information session was held by City officers attended by approximately 50 residents and elected members.

At the conclusion of advertising, the City received 12 objections to the proposal, 2 submission in support and 1 submission providing conditional support. The following pie chart is graphical representation of the submissions.



A comprehensive list of issues raised during advertising including an Officer response, is contained as **Attachment 3**.

Note: A full copy of all relevant consultation feedback received by the City has been given to the Councillors prior to the Council meeting.

5.0 Assessment of Statutory Provisions

The following changes were made to the development following the City’s Request for Further Information.

Element	Plans dated 26 July 2019	Plans dated 28 October 2019	Officer Comment
Street setback	Ground floor: 2.1m 1 st -2 nd floor: 2.352m	Ground floor: 4.45m 1 st -2 nd floor: 4m	This is a material improvement for the development's streetscape presentation.
Rear Setback	6m	6.6m	The rear setback has been improved
Plot Ratio	0.967 or 880.5m²	0.9 or 827m²	The development is now closer to the default plot ratio standard and remains consistent with the element objectives.
Solar Access	Approximately 177.22m²	Approximately 87m²	Subject to final assessment. However, appears to be a significant improvement.
Façade and materials	Refer to the City's Architectural review (see Attachment 4)	<ul style="list-style-type: none"> • Gabled roof design • Red Face brick • Removal of projecting building entry • Sun shading to windows • Screening to balconies 	The development is now more in-keeping with the character of the area.

5.1 Key Issues of Assessment

Building Height

The height including the bulk and scale of the development was identified as a key issue during public consultation. While the City notes the Community's concern with the change from the general single and two storey buildings within the surrounding area, the development is consistent with the R Code Primary Controls table 3-storey building height for the R60 density. Administration's initial assessment found that the development achieved all element objectives. This element is not able to be used as a reason for refusal.

Street Setback

Whilst the development meets the default street setback, Administration requested the applicant to improve the streetscape presentation of the building by way of landscaping in order to achieve the element objectives. The setback of development from the street has almost doubled, reducing the bulk experienced at pedestrian level. In the absence of a local planning policy which articulates the desired streetscape character, or the expertise of a Landscape Architect or an appointed Design Review Panel, Administration is of the view that the development achieves the element objectives and considers this element capable of support.

Plot Ratio

The development has been reduced in size from a plot ratio of 0.967 or 880.5m² to 0.9 or 827m². The development remains consistent with the element objectives of the R- Codes. The City is of the view that the development is consistent with the expected bulk and scale of a development coded Residential R60 and is capable of support.

Landscaping

The development proposes one deep soil area, and three other areas of significant landscaping, and will include one medium sized tree, a retained large tree and four small trees. The landscaping plan is considered straight forward and would have benefited from the landscape design expertise of an appropriately qualified person or Design Review Panel. However, Administration is of the view that the loss of tree canopy is adequately offset by the proposed landscaping.

Traffic and Parking

In terms of the impact of the development on local traffic, the applicant has provided a Traffic Impact Statement (TIS) which has concluded that the development will not adversely affect the surrounding road network. Given the scale of development, this is not considered a valid reason for refusal.

In terms of the parking provided on-site, the development satisfies the default parking requirements in the R-Codes Volume 2, which are considered appropriate for a development of this type and scale. Whilst the City acknowledges that this area is subject to higher demand for on-street parking bays, the City is of the view that the number of parking bays is adequate and is not considered a valid reason for refusal.

6.0 Conclusion

Administration is cognisant of the community's desire for the application to be put on hold until a precinct plan has been adopted for this area. Pursuant to DAP Regulations 2011, Administration must assess the application in accordance with the planning framework at the time of lodgement within the statutory timeframe.

It is noted that many residents requested the application to be refused, however, in working with the applicant Administration has gained key improvements to the design which are considered to reduce the overall impact of the development on the locality, specifically in relation to street setback, rear setback, plot ratio and overshadowing. Further improvements could be made, however, without a Design Review Panel to provide architectural advice or a local planning policy articulating the desired building envelope and character, the City is limited in what it can request.

The changes made by the applicant have addressed Administration's key concerns. The City, must therefore, be reasonable in its recommendation. If Administration recommends refusal for all DAP applications, it will lose its ability to negotiate with applicants as there would be no perceived benefit to make key changes.

In light of the above Administration is of the view that the development is capable of support under the current planning framework.



Unit Area Schedule

Unit	Type	Plot Ratio Area	Alfresco	Balcony	Store	Total
1	A	66.91m ²	17.99m ²		4.78m ²	89.68m ²
2	B	86.53m ²	15.19m ²		5.99m ²	107.71m ²
3	C	79.01m ²		10.00m ²	4.00m ²	93.01m ²
4	C	79.01m ²		10.00m ²	4.00m ²	93.01m ²
5	D	81.75m ²		12.47m ²	4.52m ²	98.74m ²
6	D	81.75m ²		12.47m ²	4.52m ²	98.74m ²
7	C	79.01m ²		10.00m ²	4.03m ²	93.04m ²
8	C	79.01m ²		10.00m ²	4.16m ²	93.17m ²
9	D	81.75m ²		12.47m ²	4.52m ²	98.42m ²
10	D	81.75m ²		12.47m ²	4.52m ²	98.42m ²
Total		796.48m ²				963.94m ²

Unit Type Schedule

Code	Type	Combination	Total
	A	1B x 1B	1
	B	2B x 2B	1
	C	2B x 2B	4
	D	2B x 2B	4
Total			10

On-Site Parking

Location	A
Vehicle Parking - Residential	10
Vehicle Parking - Visitors	3
Motorbike Parking	0
Total	13
Bicycle Parking - Residential	4
Bicycle Parking - Visitors	4
Total	8

Building Size

Lot Area	911m ²
Residential Zoning	R60
Max. Plot Ratio	.8
Max. Plot Ratio Area	728.88m ²
Calculated Plot Ratio	.874
Calculated Plot Ratio Area	796.48m ²



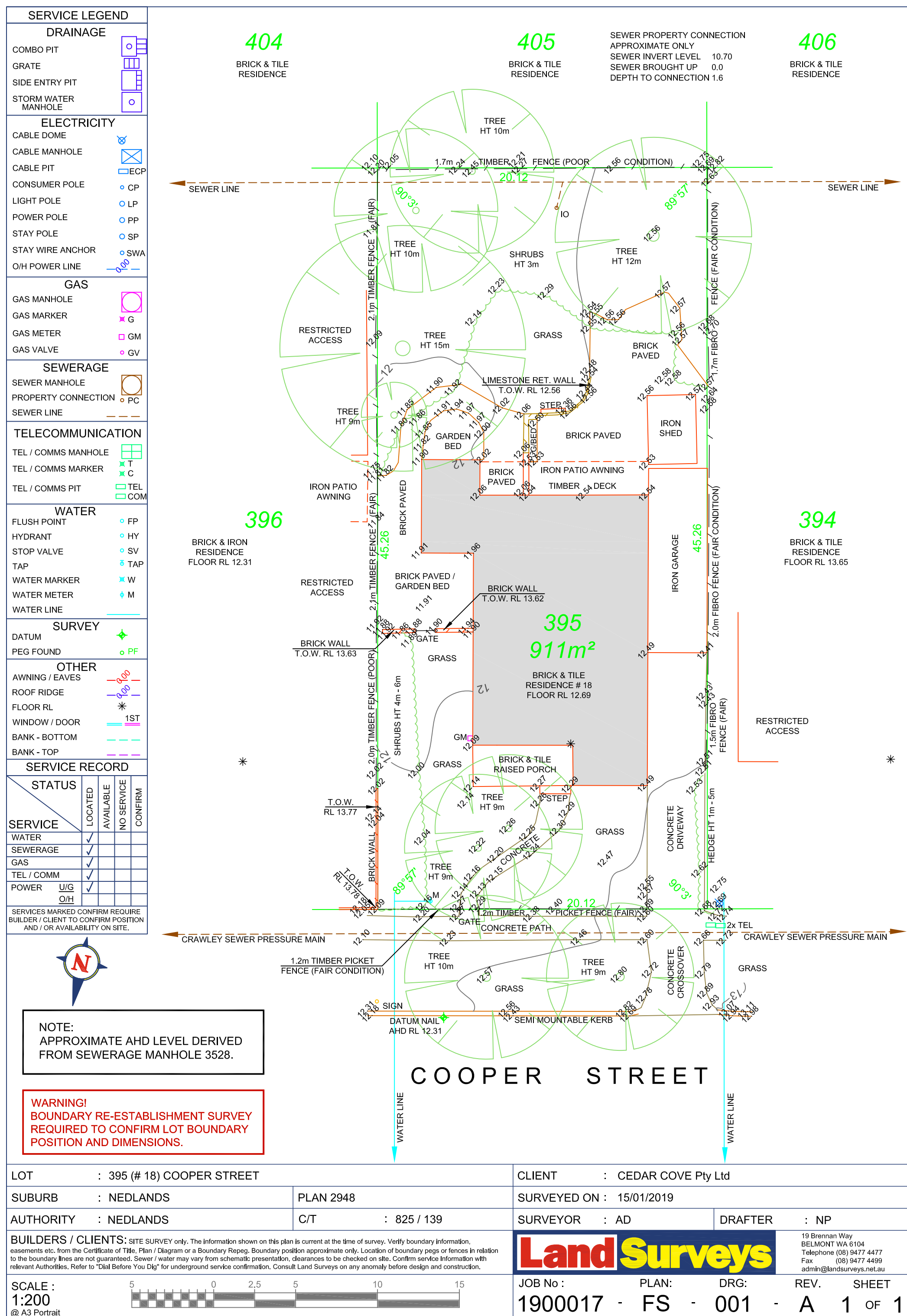
City of Nedlands
Received
28 October 2019

Yuki Yama Pty Ltd Apartments

Proposed Multi Dwellings at Lot 395 (#18) Cooper Street, Nedlands



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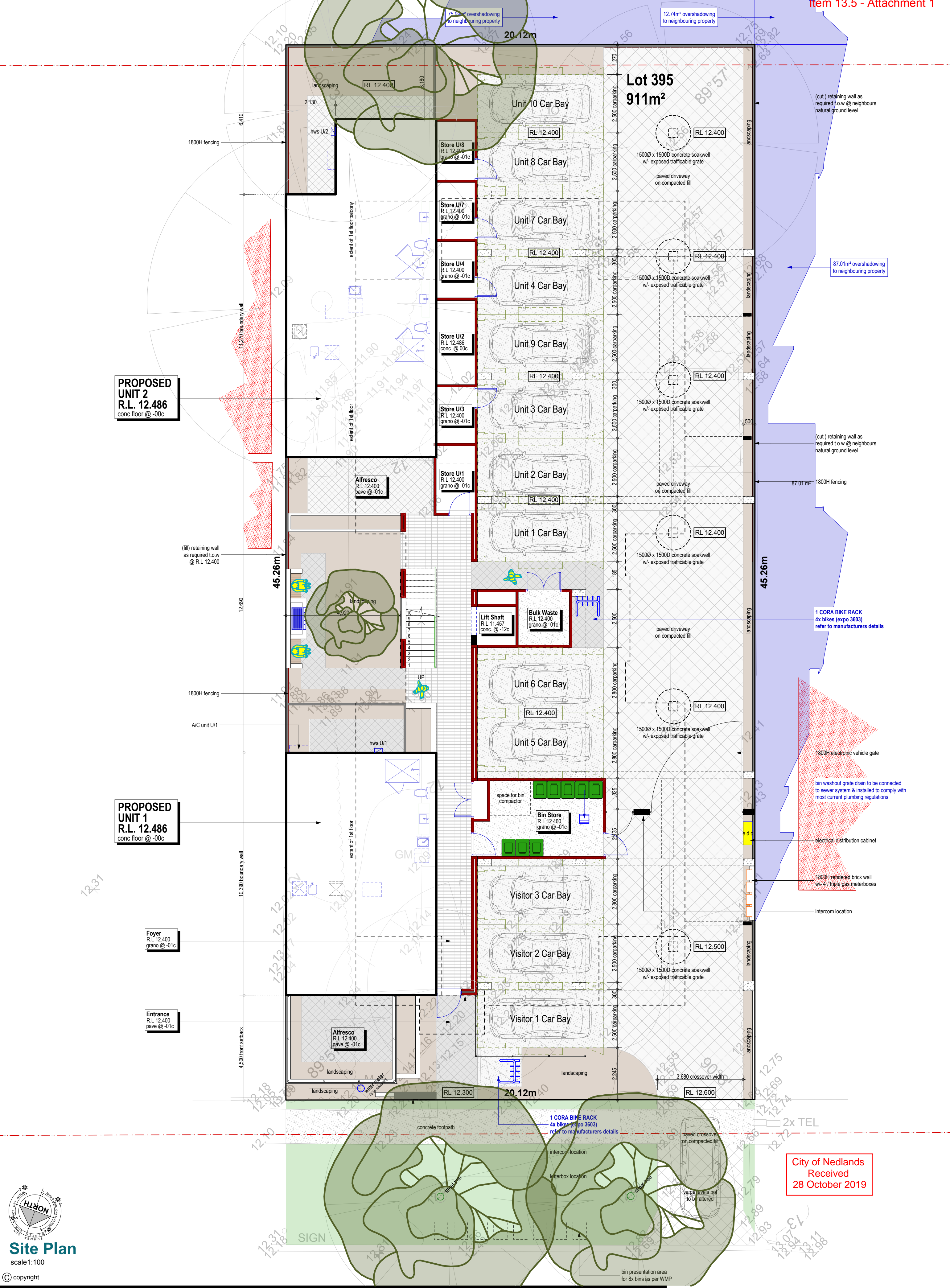
Existing Site Survey
scale 1:100

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PROPOSED UNIT 2
R.L. 12.486
conc floor @ -00c

PROPOSED UNIT 1
R.L. 12.486
conc floor @ -00c



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28 October 2019



Site Plan

scale 1:100

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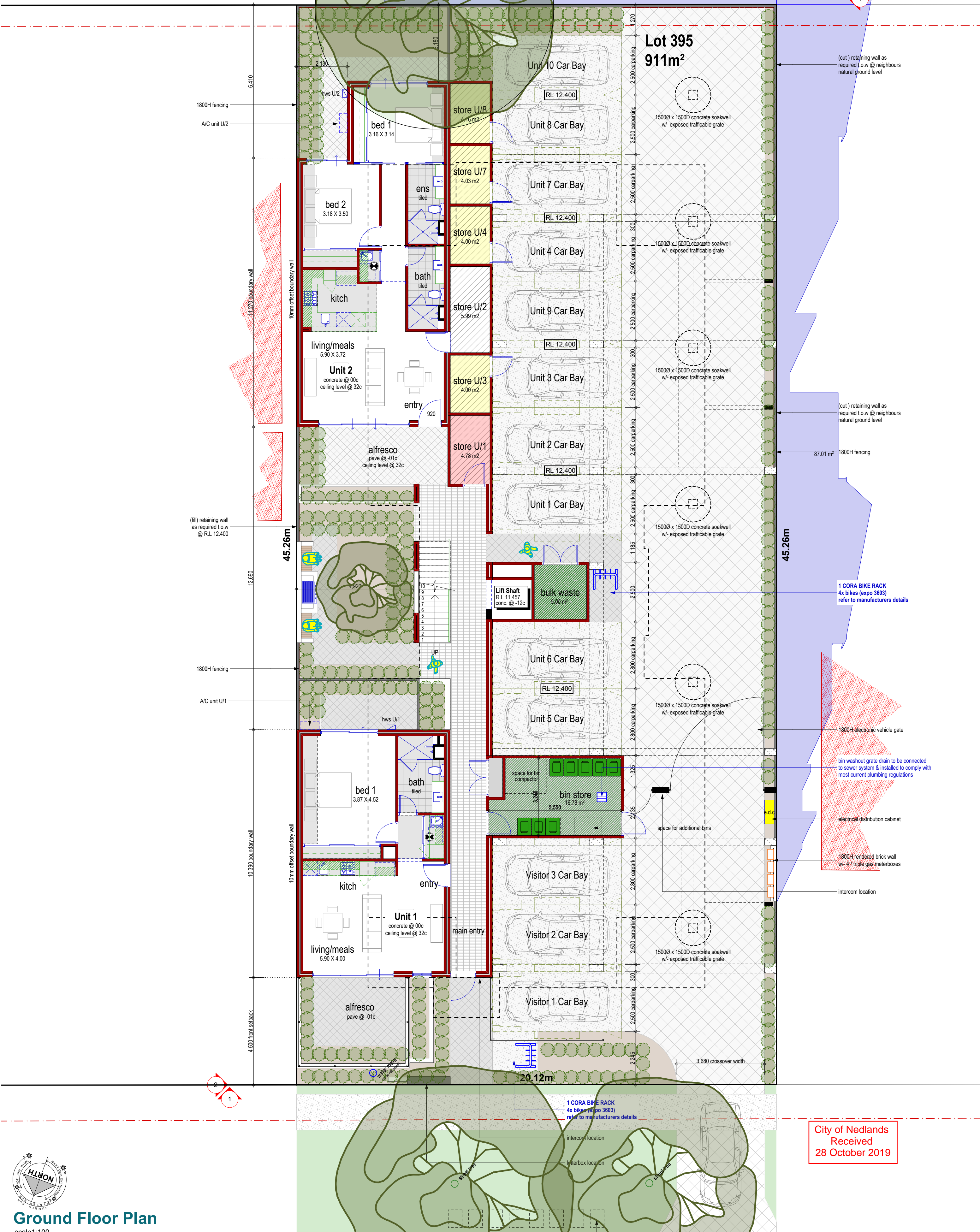
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Drawing Notes Legend

c	= BRICK COURSE HEIGHT	wc	= WATER CLOSET
bc	= BATH	wh	= WASHING MACHINE
dp	= DOWNPIPE	dy	= DRYER
sp	= SPREADER	dw	= DISHWASHER
rwh	= RAIN WATER HEAD	s	= SINK
do	= DOOR HEIGHT OPENING	wc	= WALL OVEN
ac	= AIR-CONDITIONING	uo	= UNDER BENCH OVEN
hb	= HANDBOLE	hb	= HAND BASIN
sa	= SMOKE ALARM	tr	= TROUSER
br	= BEDROOM SCANDER	tp	= HOT PLATE
lf	= FLOOR WASTE	fr	= FRANKSHOOD
td	= TUN-DISH	ohc	= OVERHEAD CLIPBOARDS



Ground Floor Plan

scale: 1:100

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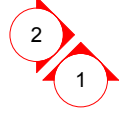
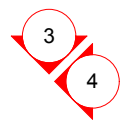
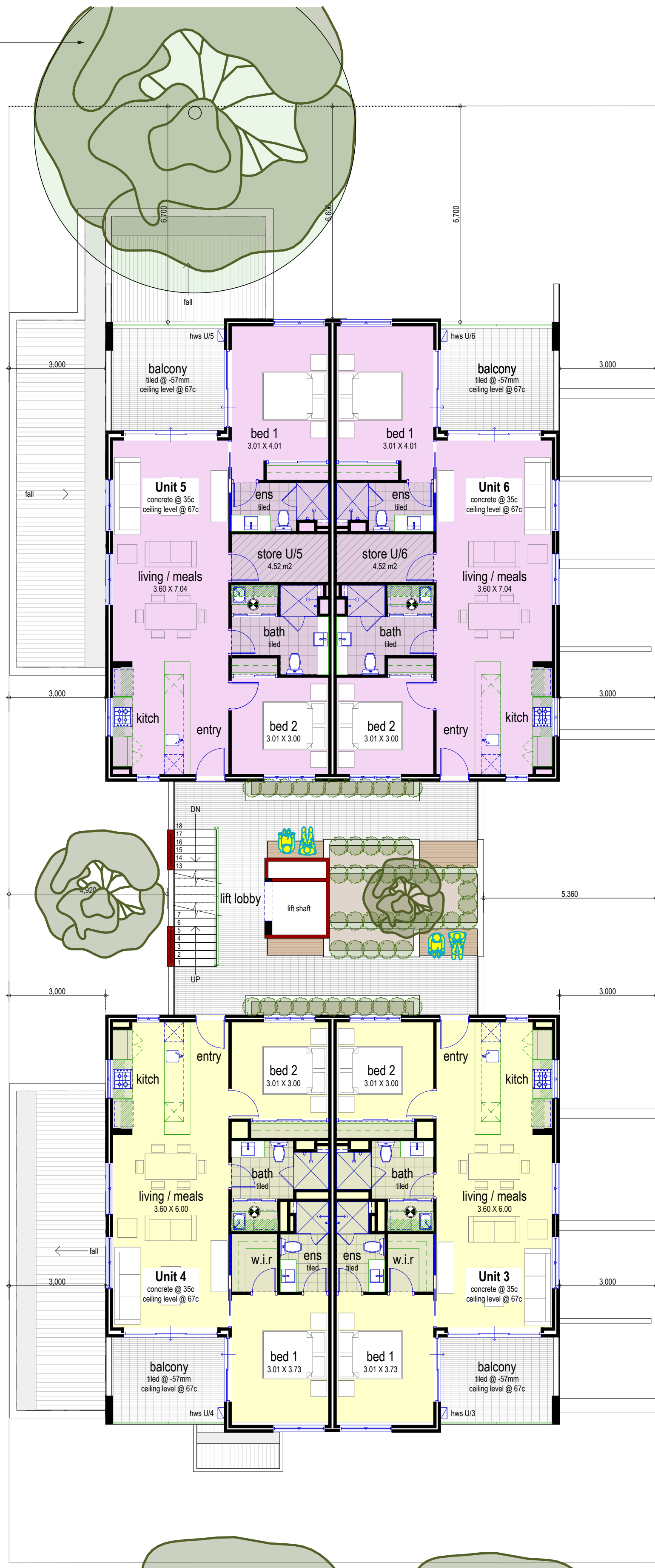
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hb	= HANDLE	vb	= VANITY OVEN
sa	= SMOKE ALARM	hb	= HAND BASIN
rs	= BEDROOM SCANDER	tr	= TROUSER
td	= THERMAL DETECTOR	hp	= HOT PLATE
fw	= FLOOR WASTE	rs	= RANGEROOD
td	= TUN-DISH	ohc	= OVERHEAD CLIPBOARDS

existing tree to remain



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1st Floor Plan
scale 1:100

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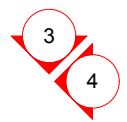
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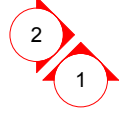
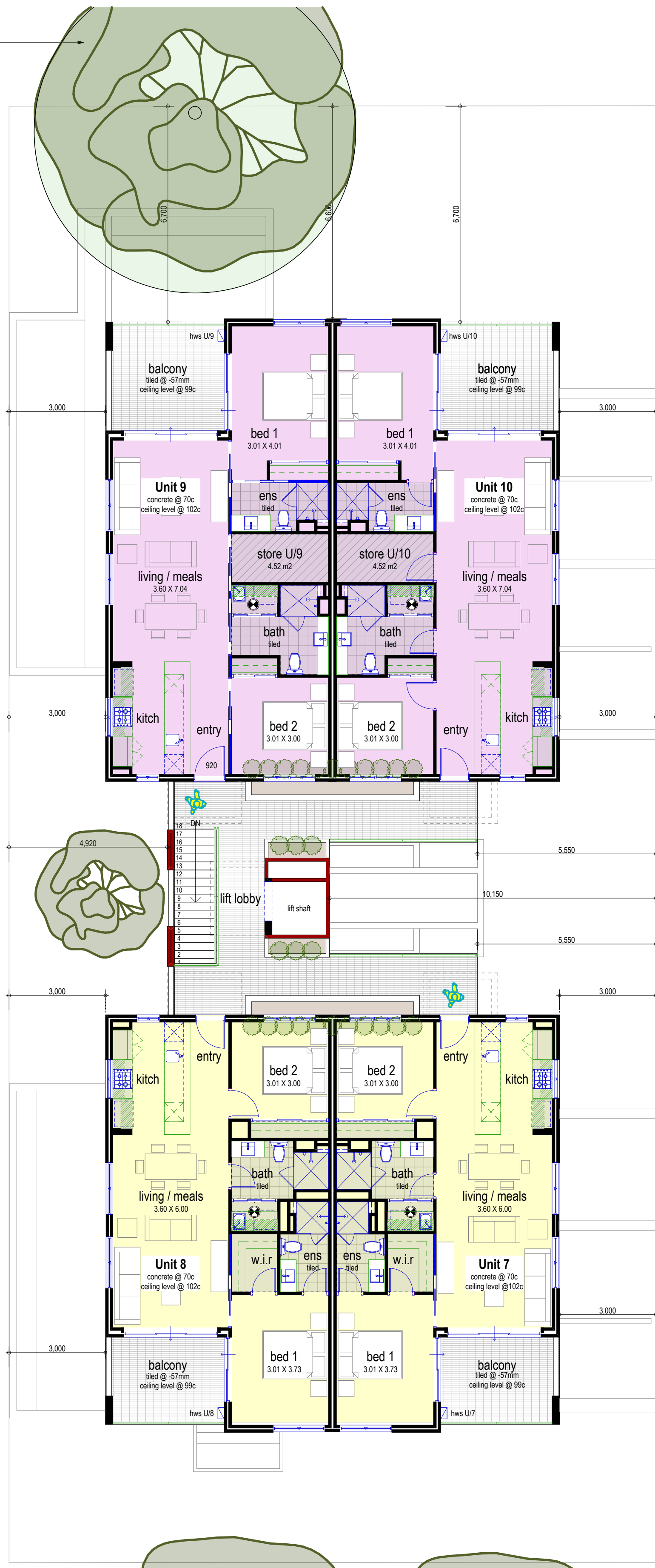
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td	= THERMAL DETECTOR	rs	= RANGERSHOOD
fw	= FLOOR WASTE	ohc	= OVERHEAD CLIPBOARDS
td	= TUN-DISH		



existing tree to remain



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28 October 2019



2nd Floor Plan
scale 1:100

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Elevation 1
scale 1:100



Elevation 3
scale 1:100



Elevation 2
scale 1:100

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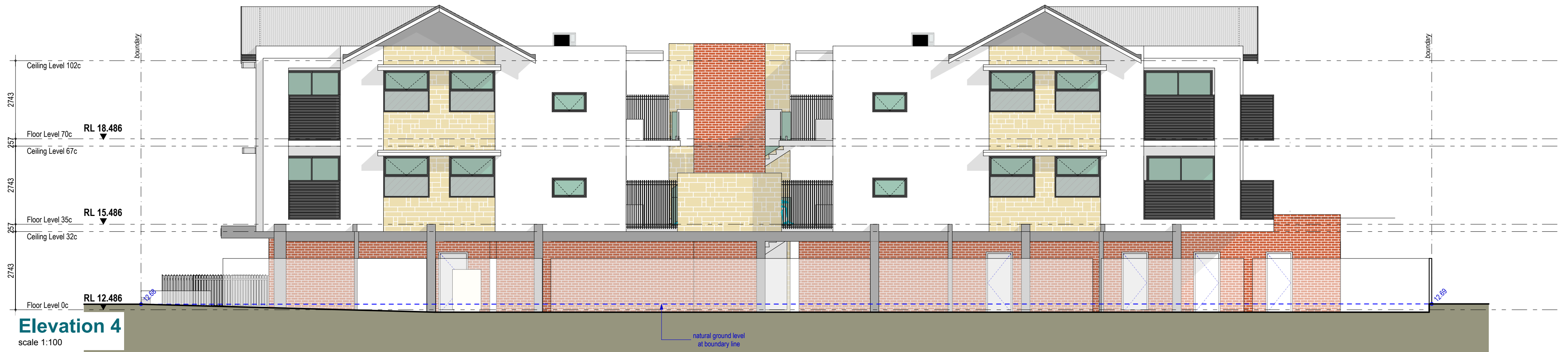
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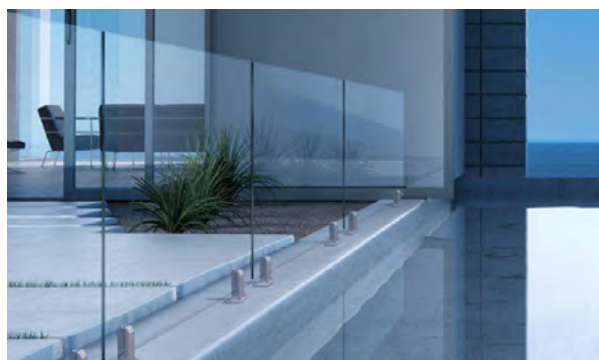
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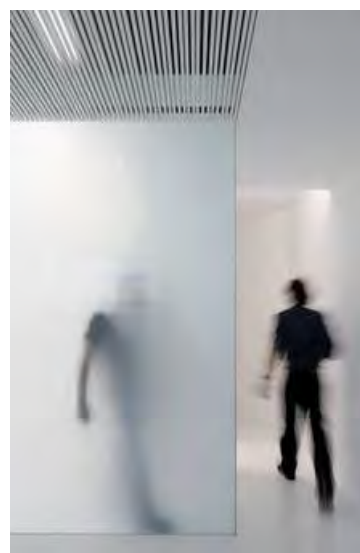
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6



7



8



9

Material and Finishes Schedule

Ref	Description
1	Contrasting feature brick
2	Random Pattern Limestone Cladding
3	Rendered Brickwork w/- Texture Coat / - White colour
4	Rendered Brickwork w/- Texture Coat / - Black colour
5	Fence and Security Gate Infill Panels - Powdercoated Steel Flat Bars
6	1m High Frameless Balustrade - Clear Glass
7	Window and Door Frames- Black Colour
8	Glazing Below 1.6m - Frosted Glass
9	Fixed Aluminium Louvers- Powder coated / - Black colour

3

2

1

5

7

9

4

6



9

4



1

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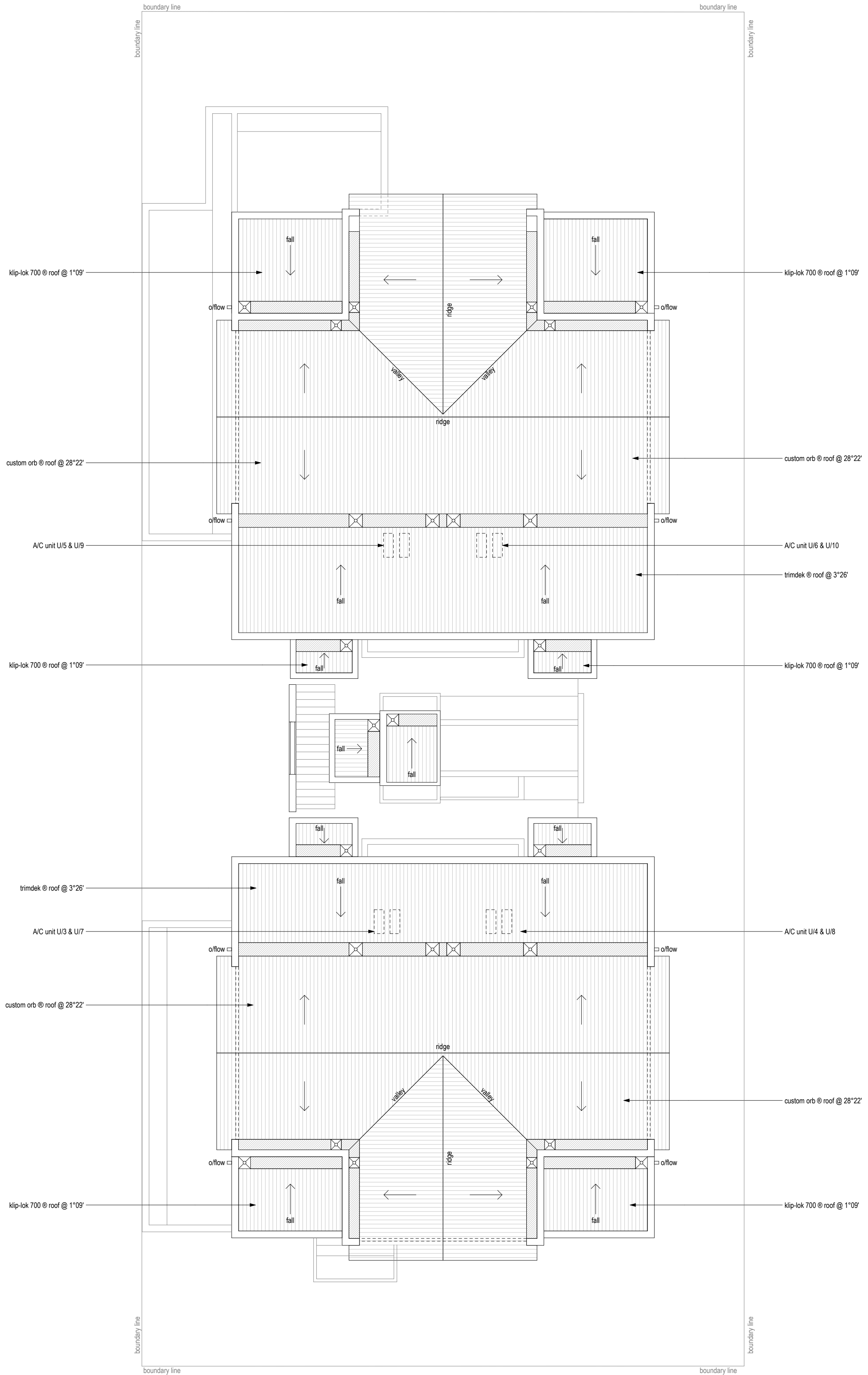


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2233
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08 of 10

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 Rev-C 24.08.2019
 Rev-D 28.10.2019



City of Nedlands
Received
28 October 2019

Roof Plan

scale 1:100

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Client
Yuki Yama Pty Ltd Apartments
Site Address
Proposed Multi Dwellings at Lot 395
(#18) Cooper Street, Nedlands



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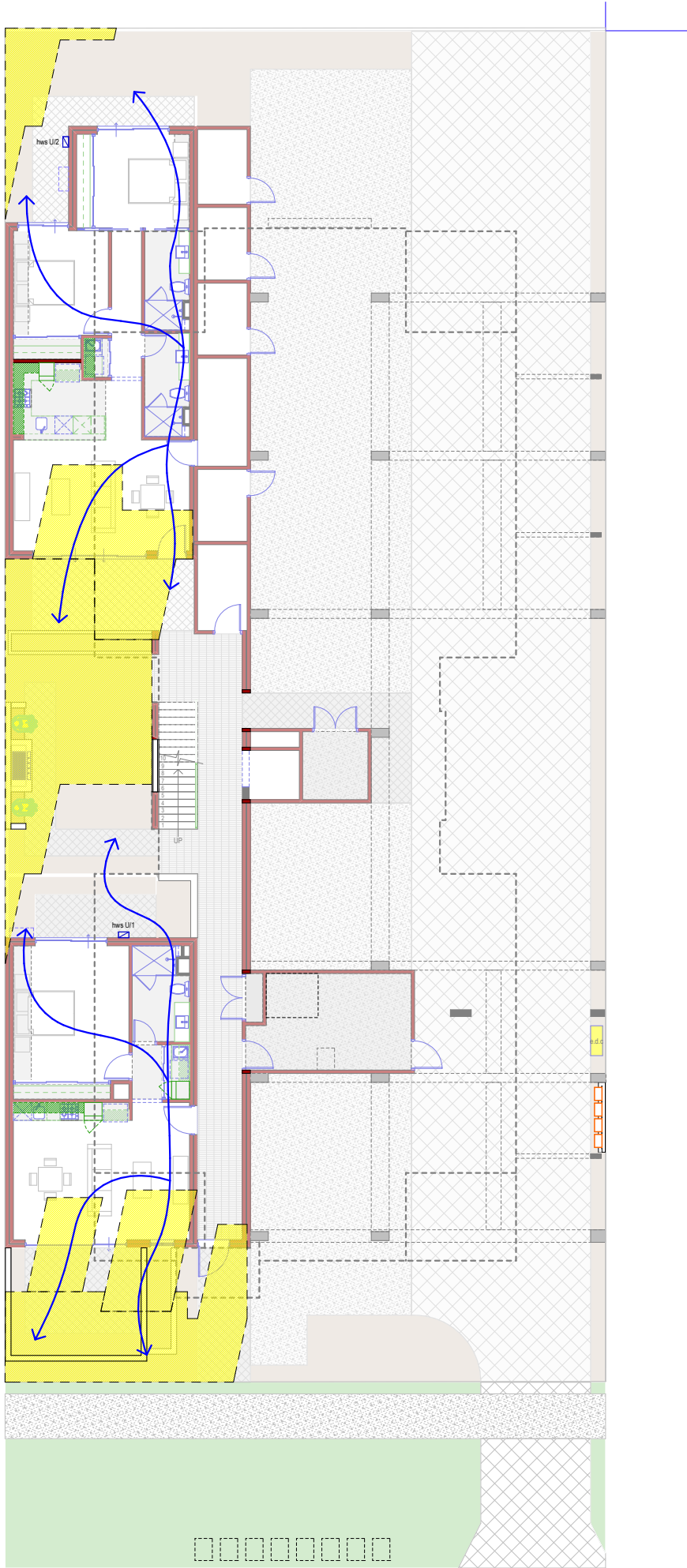
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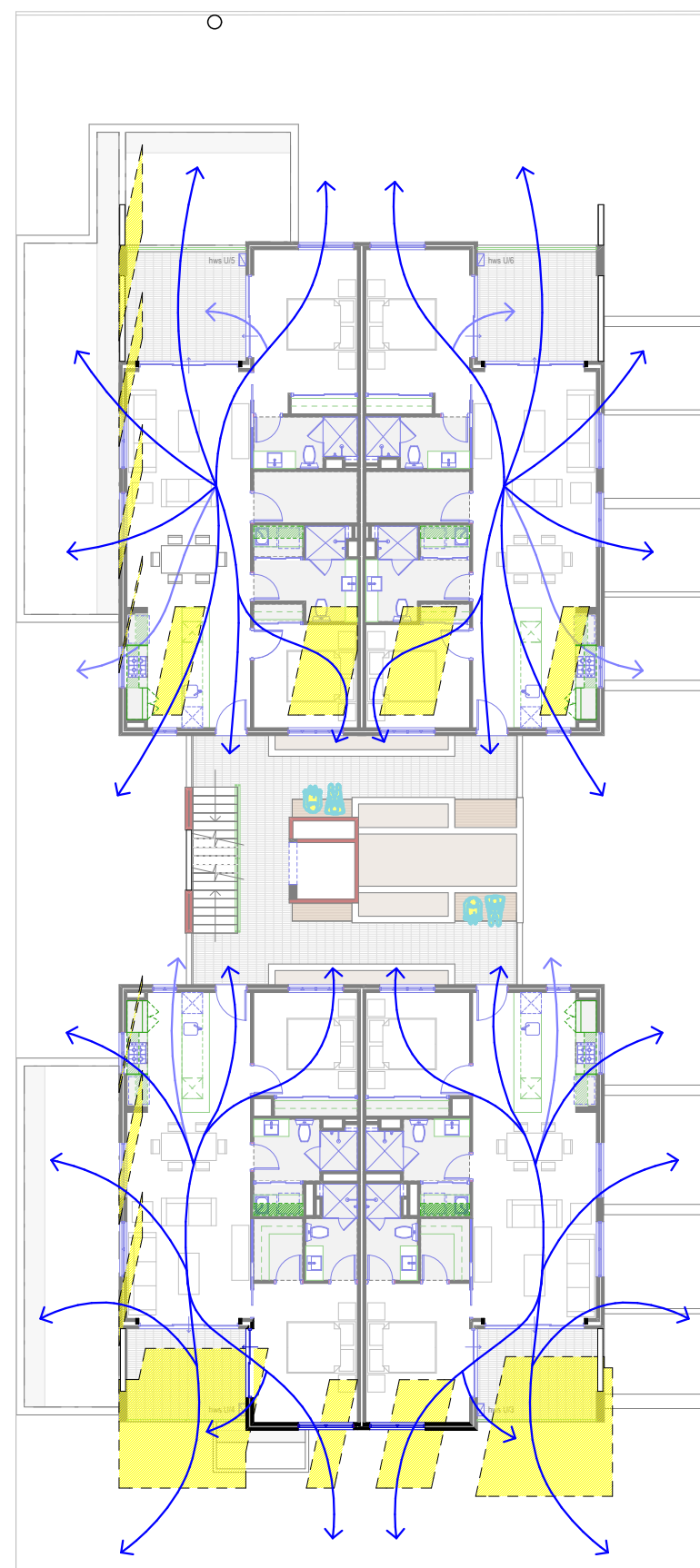
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08 of 10

REV No.
Rev-A 11.07.2019
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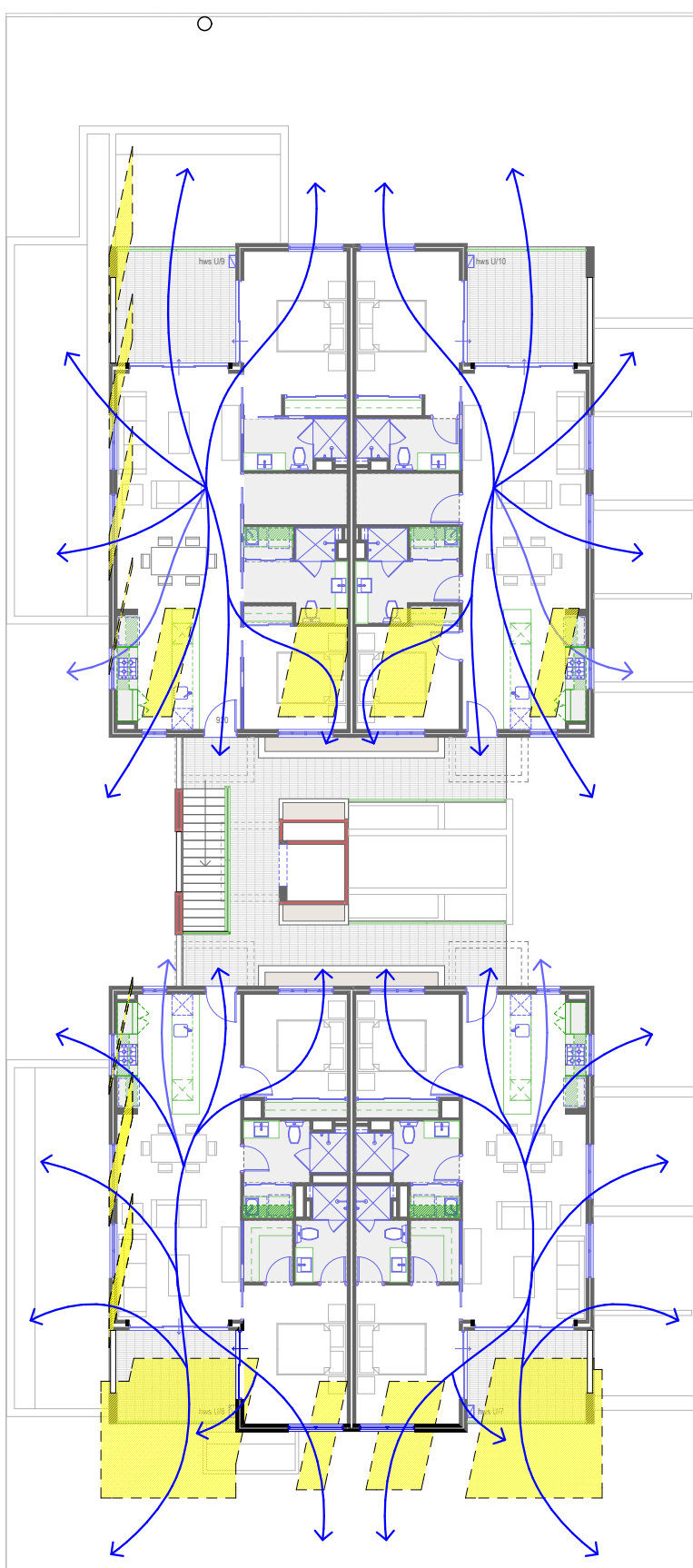
Sun Study & Ventilation Diagram (Ground Floor)

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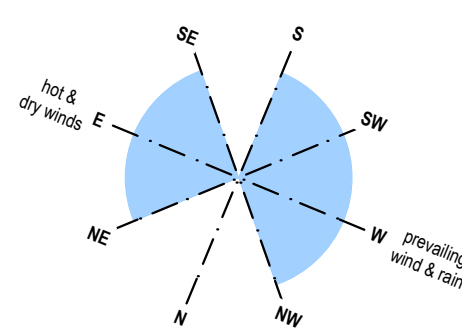
Sun Study & Ventilation Diagram (Upper Floor)

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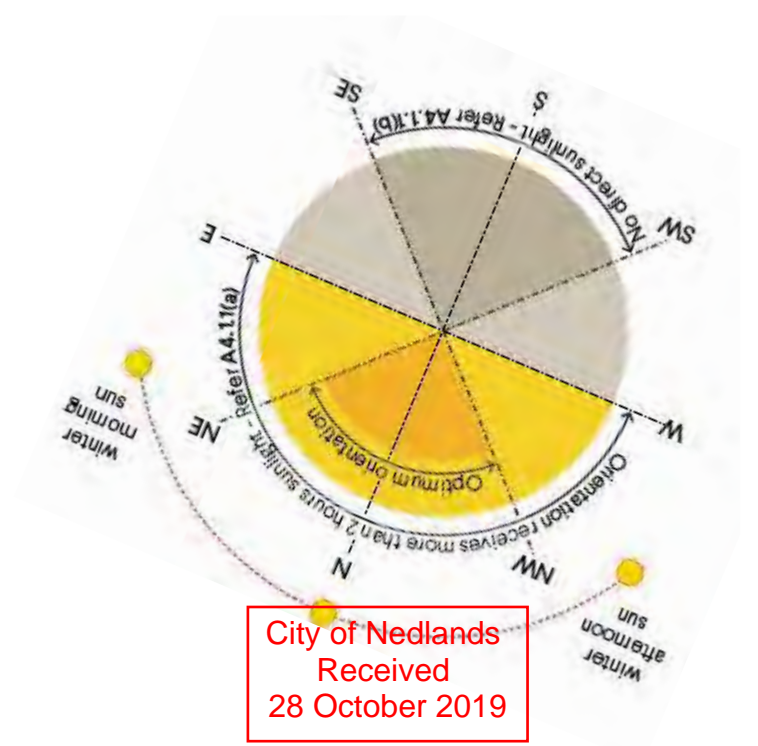


Sun Study & Ventilation Diagram (Second Floor)

scale:1:200



Prevailing Wind Direction



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Sunlight Diagram

as per Figure 4.1b

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SHEET No.
10 of 10

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Rev-D 28.10.2019







URBANISTA

TOWN PLANNING



PROPOSED MULTIPLE DWELLINGS

18 COOPER STREET NEDLANDS

REVISED REPORT NOVEMBER 2019

This report has been prepared by Urbanista Town Planning for planning approval for proposed multiple dwellings development at 18 Cooper Street, Nedlands.



Petar Mrdja | **Director**

Urbanista Town Planning | admin@urbanistaplanning.com.au |

231 Bulwer Street, Perth

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INTRODUCTION

Urbanista Town Planning has been engaged to prepare a JDAP Planning Approval Application for a proposed three storey multiple dwelling development at No. 18 Cooper Street, Nedlands. The estimated cost of development is \$2,700,000. The proposed design will comprise of ten two-bedroom two-bathroom apartments.

This report provides a detailed assessment of the proposal in accordance with the relevant state and local planning frameworks to demonstrate that the application should be and is capable of being approved.

SUBJECT SITE

PROPERTY DESCRIPTION

The subject site is located at No. 18 Cooper Street, Nedlands. The site is situated in a street block which is bounded by Broadway to its east and Bruce Street to the west. Stirling Highway is approximately 200m from the subject site and accessed from either Broadway or Bruce Street. The University of Western Australia is less than 200m to the east of the subject site. Cooper Street is a leafy green suburban street complemented by the numerous Queensland Box trees planted along the road and in the local area. The road reserve adjacent to the subject site includes two of these trees which are proposed to remain in situ.

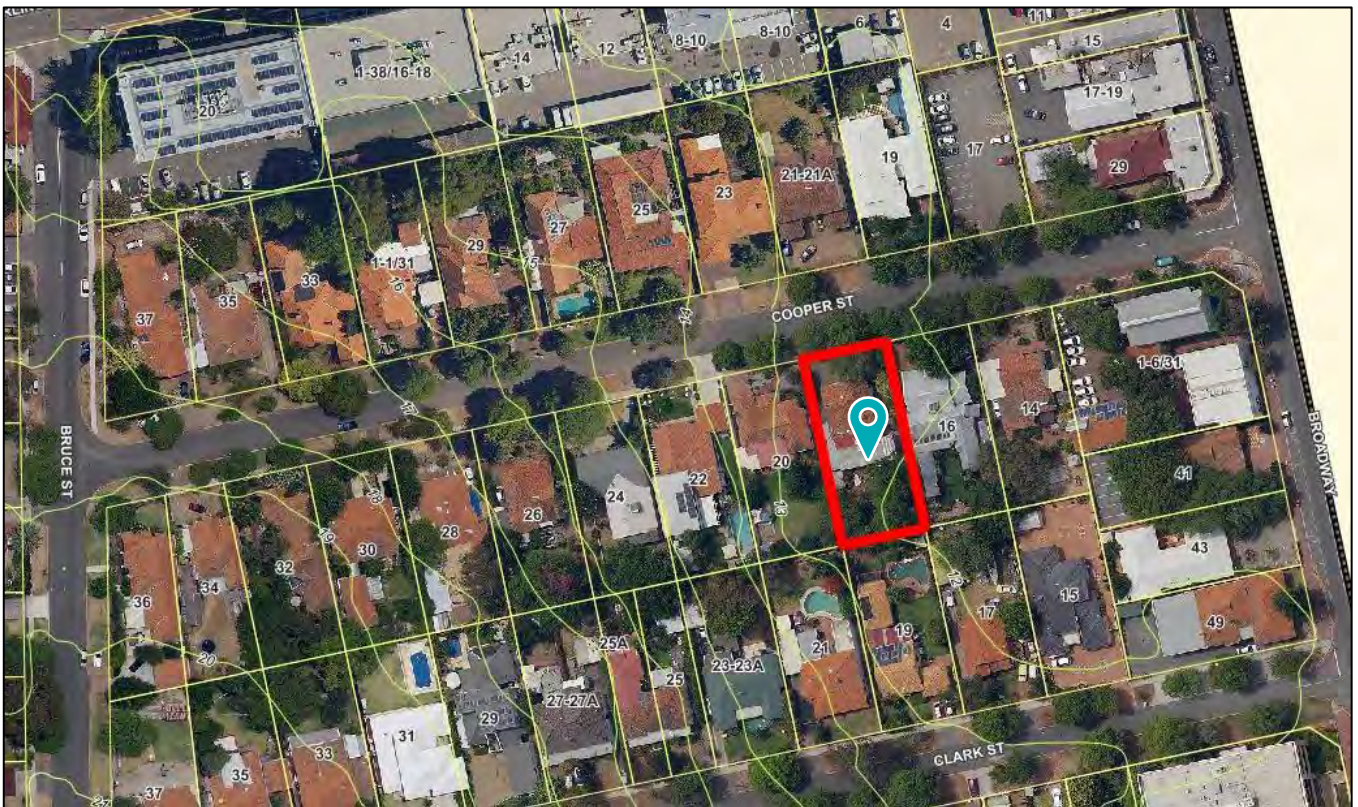
The site itself is approximately 911sqm in size and currently contains an established single storey residential dwelling which is proposed to be demolished. The lot has a frontage of 20.12m and depth of 45.26m. The northern orientation increases the potential for solar access within the site.



Indicative Streetscape Perspective of 18 Cooper Street Nedlands.

TOPOGRAPHY

The lot has minimal slope as illustrated in the site feature survey which has been prepared for this development. A variation of up to 0.8m occurs between the lowest and highest natural ground levels on the east and west of the site. Please refer to the attached site survey plan which has been prepared by LandSurveys for this development for details of topography. Based on the proposed development it is considered that the topography of the site is generally consistent does not create any notable design constraints which have not been addressed. An image of the local topography as taken from the City's Intramaps mapping system is provided in the figure below.



Site Contour Map (1.0m intervals). Source: City of Nedlands IntraMaps 2019.

LOCAL CONTEXT

The site is very well positioned in terms of services, amenity, and transport options, and presents an excellent opportunity for redevelopment of the area to bring in much needed housing options to the local area. The site is approximately 800m from the Swan River, and 5km from the Perth CBD. The existing pattern of development in the area is predominantly residential, however includes a mix of highway commercial businesses alongside the nearby university. Following the adoption of LPS No. 3 the local area has undergone extensive rezoning to enable redevelopment in this high amenity area.

Transport

Stirling Highway (200m from the site) provides a high frequency of bus services into the Perth CBD and Fremantle. Bus routes 23, 24, 25 102, 103, 107, 96, 97, 950, 998, and 999 travel along Stirling Highway between 5 and 15 minute intervals during peak times. Cycling infrastructure in the area is average given the narrow lane width of the major roads, and lack of other infrastructure in the local area. However, pedestrian access is good, and most roads include high-quality pedestrian paths. The nearest train station is the Loch Street Station, which is on the Fremantle line and located approximately 2km away from the subject site.

Schools and education

The site is located less than 200m from the University of Western Australia campus, and would provide an excellent opportunity for urban infill development catering for people who attend the university. Nedlands Primary School is about 700m from the site and is accompanied by numerous other primary schools in the local area. Christ Church Grammar School and Scotch College are the nearest secondary schools and are both just over 3km from the site.

Parks, nature and recreation

The site is located within 800m of the Swan River and the associated Matilda Bay public open space which is highly desirable for active and passive recreation. The local Public Open Space, and reserve network is above average and provides several other high amenity large and smaller reserves and parks close to and within 2km of the site, such as the Peace Memorial Rose Gardens, Melvista Park, and King's Park and Botanic Gardens.

Shopping, retail, medical, community, and other services

The site is well serviced for shopping, and local services. The site is about 800m from a local shopping centre (Captain Stirling) which includes an IGA grocery store and numerous other supporting and associated businesses. Numerous other shopping and grocery options are located closer. Claremont Shopping Centre is located 3km from the site. The site is also located near several restaurants and take-away food places along Stirling Highway, as well as petrol stations, coffee shops, banks and fitness centres. The collection of shops which is located on Broadway, includes a newsagency and coffee shops, and is approximately 100m from the subject site.

There is a high availability of medical services in the local area given the proximity of the site to Sir Charles Gardiner Hospital (and Perth Children's Hospital) and the University of Western Australia. This 'Medical Precinct' provides an opportunity for housing to be provided to cater for the many doctors and nurses who are employed in the area.



LOCAL CONTEXT PLAN SITE AERIAL



SCALE 1:2,000 @ A4 

18 COOPER STREET NEDLANDS

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THE PROPOSAL

The subject development application is for the construction of ten two-bedroom two-bathroom multiple dwellings over three above ground storeys. Each multiple dwelling has been thoughtfully designed and provides separate living and dining areas. The development proposes access from Cooper Street and provides 13 conveniently located car parking bays. The site also incorporates deep soil zones, tree plantings, greenery, and landscaping which complement and soften the building's façade and local streetscape character.

The proposed development has been architecturally designed by Mark Anthony Design and has been accompanied by a thoughtful and responsive landscaping design prepared by Kelsie Davies Landscape Architecture. The design includes a varied materials and colour palette such as earthy façade brick, clean and striking white render, and limestone feature façades which reference the local the University of Western Australia.

The design also incorporates contrasting grey colours, vertical metallic elements, and glass panelling which in combination with the landscaping design, provide a cohesive overall design that contributes to creating and supporting an attractive streetscape.

The proposed design also includes indentation and articulation with two distinct apartment blocks to the north and south; in doing so the proposed design aims to reduce the appearance of bulk and scale and allow for solar access and natural ventilation throughout the site and to adjoining properties.

Each apartment also has a large outdoor living area, which will form an attractive setting to sit and relax. This is supported by striking communal gathering area with seating, landscaping, and barbeque cooking area.

There are no expected or identified issues with site servicing (such as those relating to reticulated sewerage, electricity, water, telephony, or waste). Any required upgrades for site services will be made prior to the completion of development. The attached plans, documentation, and consultants' reports provide further detailed information on the design proposal.

AMENDMENTS AND CHANGES TO PLANS

The plans have been revised in response to feedback from the City of Nedlands and consultants since the original submission to the City of Nedlands in August. The primary amendments to the plans relate to a reduction in plot ratio, a reduction in building footprint, an increase in solar access and solar and daylight access opportunity, improved opportunity for natural cross-ventilation, an increased street setback, increased landscaping, and façade design and materiality changes. A comparison between the previous plans and current revised plans has been shown on the following page. These changes have been summarised in the table below:

	Submitted Plans	Current Plans	Urbanista Town Planning Feedback
Plot Ratio			
2.5	<u>Plot Ratio = 0.934 : 1</u> 850.7sqm plot ratio area	<u>Plot Ratio = 0.874 : 1</u> 796.5sqm plot ratio area	The plot ratio has noticeably improved, and the plot ratio area has significantly reduced by more than 54sqm.
Tree Canopy and Deep Soil Areas			
3.3	<u>Deep Soil Areas:</u> Adjusted DSA = 111.1sqm DSA on ground=100.4sqm DSA on-structure=21.5sqm	<u>Deep Soil Areas:</u> Adjusted DSA = 109.8sqm DSA on ground = 99.0sqm DSA on-structure=21.5sqm (excludes 9.4sqm area converted to paving at rear)	The amount of deep soil area has effectively remained the same, however the amount of open space has increased, and the building footprint decreased. The landscaping solution has improved and provides for the planting of three trees on-site, and the retention of an additional large tree.
Street Setbacks			
2.3	<u>Street Setback = 2.11m</u> (Ground floor 3.03m)	<u>Street Setback = 4.04sqm</u> (Ground floor 4.5m)	Significantly increased street setback of ~1.93m
Side and Rear Setbacks and Separations			
2.4, 2.7, 3.5	<u>Rear Setback = 3.18m</u> (Upper floors 6.0m)	<u>Rear Setback = 3.18m</u> (Upper floors 6.6m)	The development has increased the rear lot boundary setback by 0.6m for the first and second storeys.
Solar Access to Adjoining Sites			
2.2, 3.2	<u>Building Height = 3 storeys</u> (Top of wall height = 21.229m from FFL) <u>Overshadow:</u> <ul style="list-style-type: none"> 19 (405) Clark St. 39.61sqm overshdw, 910.5sqm lot (4.4%) 21 (406) Clark St. 20.54sqm overshdw, 910.5sqm lot (2.3%) 20 (394) Cooper St. 177.22sqm overshdw, 910.5sqm lot (19.5%) Total overshadow area: 237.4sqm 	<u>Building Height = 3 storeys</u> (Top of wall height = 21.229m from FFL) <u>Overshadow:</u> <ul style="list-style-type: none"> 19 (405) Clark St. 75.99sqm overshdw, 910.5sqm lot (8.3%) 21 (406) Clark St. 12.74sqm overshdw, 910.5sqm lot (1.4%) 20 (394) Cooper St. 87.01sqm overshdw, 910.5sqm lot (9.6%) Total overshadow area: 175.74 	Significant reduction in total area overshadowed to adjoining properties. The area of overshadow has reduced by 61.7sqm or 26.0%, and meets Acceptable Outcome A3.2.3 for sites coded R50–R60 (being no greater than 50%). Maximum overshadow reduced from 19.5% to 9.6%, and in both cases is less than the 50% Acceptable Outcome standard.

Façade and Materiality Changes

The design has also proposed several façade and materiality changes, which as shown in the images below, include, but are not limited to, the following:

- Incorporation of gabled roof form referencing local built form elements.
- Removal of darker rendered elements on ground floor façade and replacement with red face brick to lighten the aesthetic of the façade.
- Removal and reduction of the projecting building entry way.
- Inclusion of sun-shading elements to street facing windows, improving liveability outcome.
- Colouring and segmentation changes to building façade.
- Improved visual permeability and passive surveillance from and to the street.

These façade changes have resulted in reducing the dominance and appearance of bulk to the street, referencing the current (transitioning) built form. These changes include a reference to the pitched rooves evident in the local area. The increased street setbacks have also helped to contribute to the feeling of openness of the street, and paid homage to the character and built form of the Nedlands locality referencing the landscaped green tree lined street aesthetic.



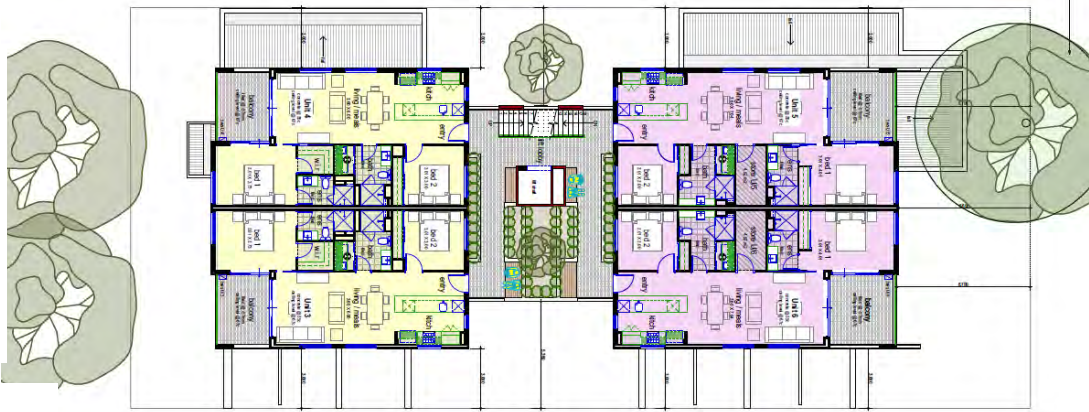
Building Street Façade Comparison — submitted plans on left, current and revised design on right.

Revised Consultant Reports

In addition to the amended plans, revised consultant reports have been prepared for landscaping, waste management, and acoustics. The revised landscaping plan has improved the interface of the proposal with the street and internally given the increased setbacks and reduced plot ratio area, creating attractive settings for residents to site and relax, while improving the streetscape aesthetic. The acoustic report has been revised largely in relation to the proposed changes to waste management, demonstrating minimal disturbance with regard to the acoustic impact of vehicle movements and waste handling. While the waste management plan, in open and resolved dialogue with the City, has been amended as requested to provide a waste compactor and a reduced number of bins (reduced from 12 to 8), which demonstrate compliance with and satisfaction of the City's waste policies and design standards.

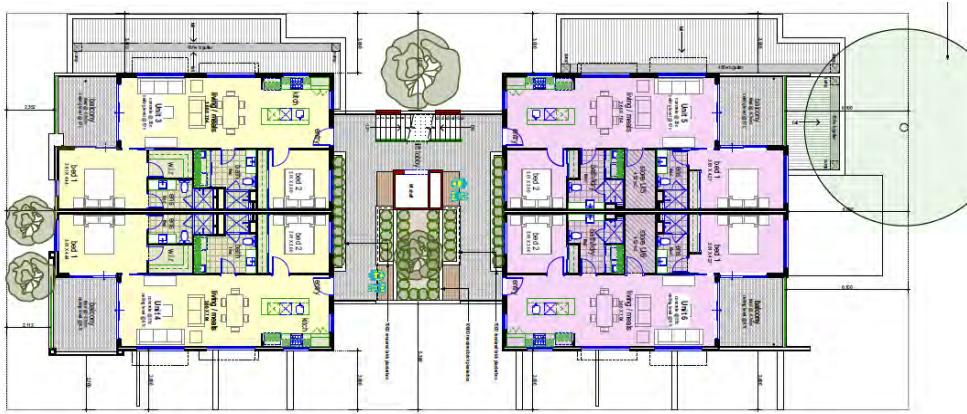
Plan Comparison

CURRENT PLANS

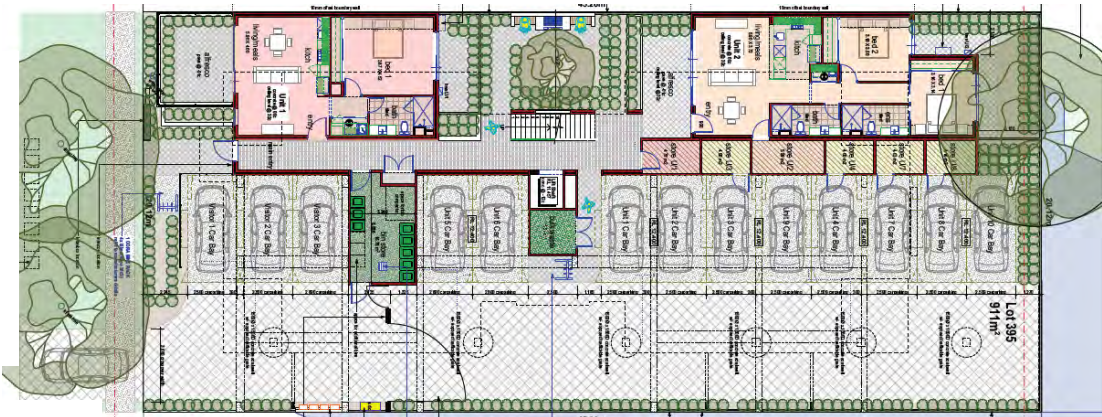


Upper Floor

SUBMITTED PLANS

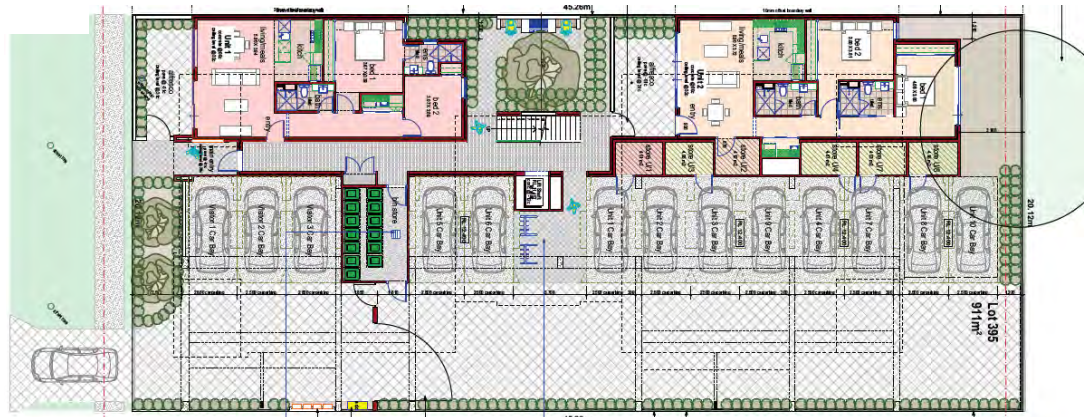


CURRENT PLANS



Ground Floor

SUBMITTED PLANS



FLOOR BY FLOOR COMPOSITION

The design and amenities provided on each level are detailed as follows.

Ground Floor

- Units 1 & 2 which are suitable for universal access with private courtyards that address the street and communal gathering area.
- A landscaped informal seating and communal gathering area including a barbeque located between Unit 1 and Unit 2.
- 8 conveniently located bicycle parking spaces located near the lift shaft and stairwell.
- 13 car parking bays comprising of 10 secure and covered residential car parking bays, and 3 visitor car parking bays located in a publicly accessible area.
- 8 resident storerooms.
- Bin store providing for the separation of recycling and general waste.
- 99.0sqm of on-ground Deep Soil Area including the retention of an existing large tree, one proposed medium tree, and two proposed small trees, accompanied by a waterwise selection of site responsive plants and landscaping.
- Lift, stairs and building servicing infrastructure.
- A clear and legible pedestrian entry to development from Cooper Street.

First Floor

- Units 3, 4, 5, and 6 which include generous living areas with access to sunlight and natural ventilation accompanied by large private balconies suitable for outdoor living activities.
- On-structure Deep Soil Area and one proposed small tree including a waterwise selection of site responsive plants and landscaping.
- Attractive, low maintenance, congenial common circulation areas.
- Lift, stairs and building servicing infrastructure.

Second Floor

- Units 7, 8, 9, and 10 which include generous living areas with access to sunlight and natural ventilation accompanied by large private balconies suitable for outdoor living activities.
- On-structure Deep Soil Area including a waterwise selection of site responsive plants and landscaping.
- 2 internal resident storerooms for Unit 9 and Unit 10.
- Attractive, low maintenance and friendly common circulation areas.
- Lift, stairs and building servicing infrastructure.

SUPPORTING INFORMATION AND REPORTS

Consultant reports and other supporting information has been duly prepared to assist in the assessment of this planning application, and to compliment and assist the pre-planning approval process. The reports and documentation which have been provided are detailed in the table below.

Supporting Information	Author	Dated
Development Plans — revised	Mark Anthony Design	28 Oct. 2019
Landscape Plan — revised	Kelsie Davies Landscape Architecture	28 Oct. 2019
Environmentally Sustainable Design Report	CADDS Group	9 July 2019
Acoustic Report — revised	Hewshott Acoustics International	28 Oct. 2019
Level 1A Waste Management Plan — revised	Talis Consultants	28 Oct. 2019
Site survey plan	LandSurveys	15 Jan. 2019



Existing property at 18 Cooper Street, Nedlands. Source: Google 2016.

PLANNING FRAMEWORK

The planning framework comprises of numerous state and local laws, policies, regulations, and reports. Critical key planning framework documents have been highlighted and discussed in this section. The discussion includes background on these documents, details how they apply, and deliberates important considerations which apply to the proposed development. Detailed planning assessment is provided in the Planning Assessment and Justification section of this report.

STRATEGIC PLANNING FRAMEWORK

Perth and Peel@3.5million

Perth and Peel@3.5million is the overarching strategic planning framework for the Perth and Peel metropolitan regions. Perth and Peel@3.5million proposes five strategic themes for a liveable, prosperous, connected, sustainable and collaborative City. The framework aspires to a City that provides ‘*a network of connected activity centres which deliver employment, entertainment and high-density lifestyle choices*’. The framework further identifies that additional 215,000 dwellings will be required to be accommodated in the central precinct (urban infill) over the 35 years to 2050.

The subject lot is located within an Urban Corridor area associated with Stirling Highway within the strategy (Plan 1 Central sub-regional planning framework). The strategy identifies that: ‘*the aim is for the majority of all new infill residential development to occur within the preferred urban consolidation precincts [particularly] Urban Corridor areas*’. The Urban Corridor zone identifies the following key strategic directions and actions applicable to private development as proposed:

1. That the site responds to and is situated with high quality links to multimodal transport options (excluding private vehicles), particularly high-frequency public transport;
2. That the site significantly prioritises the use of public transport over the use of private vehicles;
3. That the site provides for appropriate and responsive urban consolidation;
4. That the site provides higher-density residential development;
5. That the site provides a minimal impact of the existing fabric of the surrounding local area; and
6. That the site contributes to an increase in density and diversity of land-uses through mixed-use development as appropriate.

The site is within close proximity to employment nodes, high-frequency multi-modal transport routes, public and private business nodes and centres, and numerous retail options as detailed in the Local Context section of this report. The proposed development is consistent with the objectives of the Urban Corridor zone.

Strategic Directions 1 & 2 – Prioritises Multimodal Transport Excluding Private Vehicles

The site is located in a “Location A” area as defined in SPP 7.3. The site is located within 180m of the nearest high-frequency bus stop and numerous high-frequency routes connecting through to the CBD, railway system, and nearby activity and employment centres including the University of Western Australia, Sir Charles Gardiner Hospital, and West Perth.

The local bicycle network is acceptable and provided via a linear road network, and river-front Principal Shared Paths (PSPs). The proposed design does not include public end-of-trip facilities for cyclists given the residential only use of the proposed building; where these facilities are provided within each of the multiple dwellings themselves. The site provides ample bicycle parking including bicycle racks suitable to secure 8 bicycles, in addition to more storage space within the dwelling stores. The local pedestrian network is ample and convenient provided through a network of footpaths, with a clear and legible, universal access friendly pedestrian network within the site. The proposal is consistent with the objectives relating to multi-modal transport.

Strategic Directions 3, 4 & 6 – Proposes Urban Densification and Consolidation

The proposed development is consistent with the strategic objectives of Perth and Peel@3.5million. At a broad level, the site promotes higher density infill residential development in an inner urban area which is a strategic focus of urban consolidation. Further, the proposal enables the development of a site that has remained as a single storey detached dwelling, in an area targeted by the State for redevelopment, as part of the City of Nedlands new Local Planning Scheme No. 3 and its strategic direction. The development will provide a much-needed opportunity to improve the local streetscape and is consistent with the objectives relating to increasing urban density and consolidation.

Strategic Directions 5 & 6 – Appropriate and Responsive Land Use Diversity

The proposed land use is considered appropriate for the subject site. Mixed uses are not appropriate given the location of the site nor are non-residential uses appropriate for this area, beyond uses such as home-office. The development aims to activate the Cooper Street streetscape thorough a landscaped urban design. The existing character of the local area is undergoing change as a result of recent rezoning. Resultantly the character of the existing area has less importance, given the urban densification objectives established by the new Local Planning Scheme. The proposal is consistent with these objectives and in providing for an increased amount of appropriate and responsive land use diversity by increasing the amount of housing in the local area.

STATUTORY PLANNING FRAMEWORK

State Planning Policy 7.3 Volume 2 (DesignWA)

State Planning Policy 7.3 Volume 2 is the primary planning control document for multiple dwellings in Western Australia coded R40 and above since 24 May 2019. To assist applicants with their design SPP 7.3 Vol. 2 provides “Acceptable Outcomes”. Acceptable Outcomes differ from the previous planning framework (Part 6 of State Planning Policy 3.1 Residential Design Codes) insofar as these are not a “deemed-to-comply” requirement. Satisfying the Acceptable Outcomes increases the likelihood that a development can demonstrate that it meets the statement of intent and objectives of State Planning Policy 7.3.

As outlined in State Planning Policy 7.3 Volume 2, each design element includes the following sections to inform assessment of applications for development approval:

- A statement of Intent for each element that explains the intended outcome and why it is important;
- Element Objectives that define the intended outcome for the element;
- Acceptable Outcomes that are specific measures and outcomes to assist in meeting the Element Objectives;
- Guidance including matters to be considered and design responses that can achieve the Objectives:
 - in Part 2 the Planning Guidance is for local governments in preparing modifications to the Primary Controls through the local planning framework to respond to local character and contexts;
 - in Parts 3 and 4 the Design Guidance is for designers and development assessors.

In accordance with this new planning framework, a design demonstrate that it meets the Statement of Intent and Element Objectives of each design element, this includes satisfying the objectives and content of State Planning Policy 7.0. These new planning applications are assessed in context of their entire development design, and present a new way to consider development proposals. The proposed development has clearly demonstrated that it has achieved the State Planning Policy 7 suite of policies, which is detailed in the Planning Assessment & Justification section of this report.

City of Nedlands Local Planning Scheme No. 3

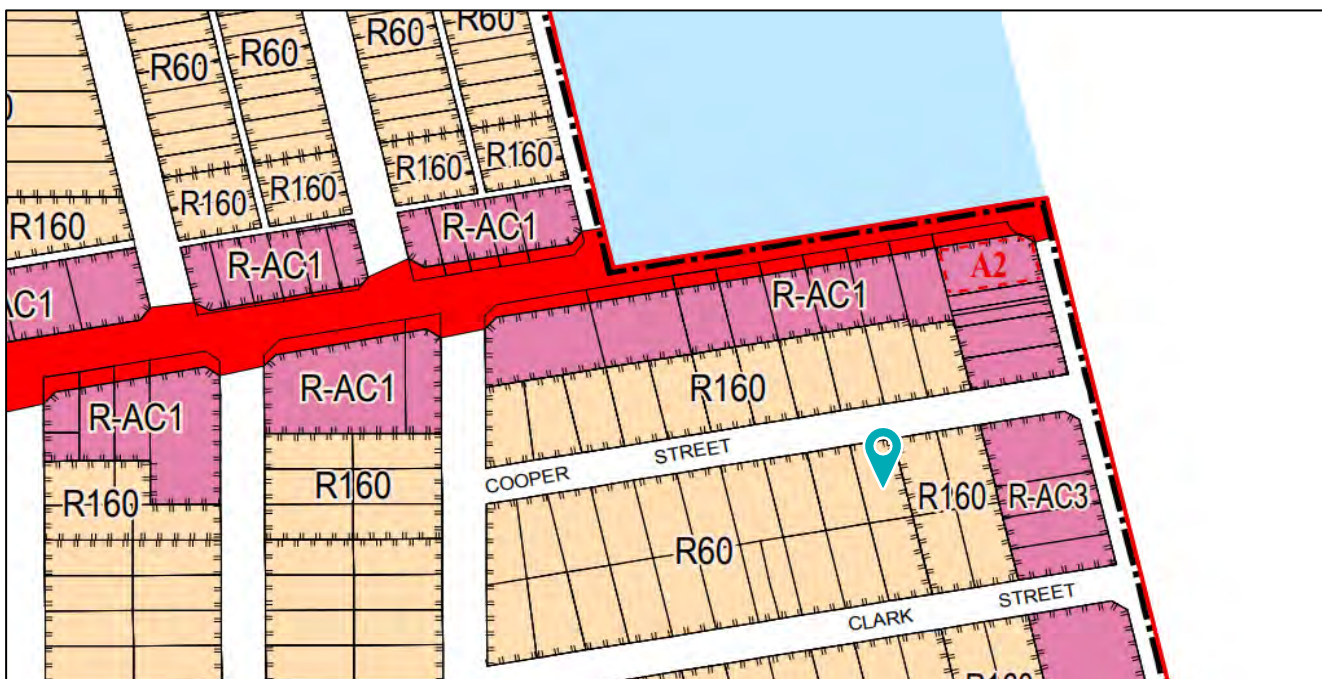
The City of Nedlands Local Planning Scheme No. 3 (LPS No. 3) is a statutory Scheme that provides guidance for the development and use of land and buildings in the City. The lot is zoned Residential R60 under LPS No. 3. The lot is also within the “Residential Zone” which has the following objectives:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*
- To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.*

It is considered that the proposed development achieves the objectives of the Residential Zone detailed above as:

- The proposed design increases the choice and range of housing options available in the local area responding to community needs for a site in close proximity to UWA by providing increased student and staff housing options.
- Proposes a high-quality design that addresses and achieves the objectives and intent of State Planning Policy 7.3, as discussed subsequently, from its aesthetic appearance, to its amenity impact and functional build quality and design response.
- Proposes an excellent intermediary design which both respects the existing local area which is undergoing change, and responds to the need to increase urban density and the future envisioned character of the local area which has been established by the City of Nedlands under this new Local Planning Scheme.

The site also adjoins Residential R160 zoned land and is in close proximity to high density R-AC zoned land. The following figure shows the current Scheme Map of the scheme.



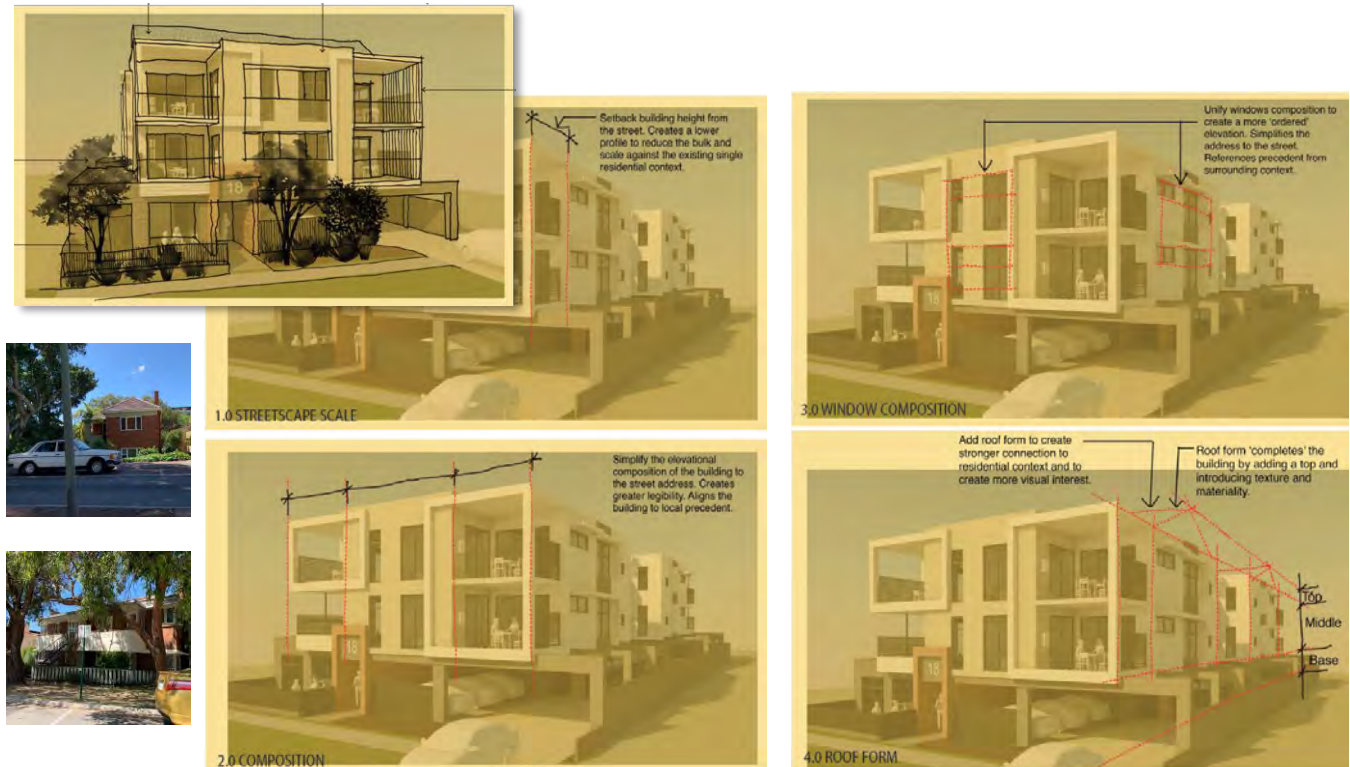
City of Nedlands Local Planning Scheme No. 3 Map 4 of 5 Karrakatta and Nedlands Localities. Source: WAPC 2019.

DESIGN REVIEW PROCESS

A meeting was held with the City of Nedlands planning staff on 29 May 2019, where a set of concept plans were presented for discussion. Subsequent to the meeting and as per the officer's request, a draft set of concept plans were submitted to the City for a preliminary planning assessment.

The City completed its preliminary planning process on 18 June 2019 and presented the applicant with a letter and advice on what was required to be addressed before lodgement. The City's comments have been duly considered by the project team and addressed in the submission presented for lodgement.

Subsequent ongoing discussion with the City and its officers, as well as consulting professionals has resulted in an amended design that is considered to overall be cohesive and responsive to the City's planning framework and the local context of the development. A copy of the formal design advice received from the Design Review Panel on 21 October 2019 has been provided as an attachment to this revised report and shown in the figures below. The designer, Mark Anthony Designs has knowledgeably responded to this feedback, and amended the design accordingly, as demonstrated and shown in their submission to the City, and supported by this report, and the professional feedback from the consultants which have been engaged for the proposal.



Design Review Panel Design Feedback. Source: City of Nedlands 2019.

PLANNING ASSESSMENT & JUSTIFICATION

An assessment of the proposed development's performance against the various relevant provisions of the planning framework is detailed in this section of the report. This report provides evidence to support development approval by demonstrating how the proposal satisfies these relevant development standards, design guidance, and objectives, and why it is capable of planning approval. This section of the report will address and then provide an assessment of the proposed development with State Planning Policy 7.0, State Planning Policy 7.3 Volume 2, and 67 of Schedule 2 Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015 (W.A.)*.

APPLICATION OF CITY OF NEDLANDS' LOCAL PLANNING FRAMEWORK

With the recent introduction of the SPP 7 suite of policies certain pre-existing local and state planning framework documents have been partially or completely replaced by the provisions and objectives of this new suite of state planning policies. For the proposed development, this means that with the exception of a few minor documents, State Planning Policy 7.3 Volume 2, State Planning Policy 7, and the City's Local Planning Policy are now the primary planning assessment tools.

Advice on the application of local planning frameworks is provided in part 1.2 of SPP 7.3 Vol. 2, in addition to a Position Statement released by the WAPC on the same matter dated May 2019. Certain elements listed in clause 1.2.2 of SPP 7.3 Vol. 2 are capable of being amended or replaced by a properly adopted local planning policy or local development plan. Clause 1.2.3 details additional sections of SPP 7.3 Vol. 2 which are capable of modification by a local planning framework document with the express approval of the Western Australian Planning Commission. Application of the City of Nedlands Local Planning Framework is subject to these requirements. A list of notable relevant planning framework documents is listed below, nevertheless this is not an exhaustive list of all the relevant planning framework documents which are to be given due regard.

Relevant Planning Framework Documents	
1	State Planning Policy 7.3 Volume 2 (Version as Gazetted 24 May 2019) + WAPC Position Statement on the same policy
2	State Planning Policy 7.0 Design of the Built Environment
3	City of Nedlands Local Planning Scheme No. 3
4	City of Nedlands Fill and Fencing Local Planning Policy
5	City of Nedlands Landscaping Plans Local Planning Policy

SPP 7.0: DESIGN OF THE BUILT ENVIRONMENT

State Planning Policy 7.0 sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. SPP 7.0 outlines ten key overarching design principles which establish a definition of “good design” to inform planning processes. An assessment of the proposed development has been provided accordingly below in accordance with these ten design principles.

State Planning Policy 7.0 Design of The Built Environment Design Principles			Objective Achieved
1	Context and Character	Good design responds to and enhances the distinctive characteristics of a local area contributing to a sense of place	Achieved
	<p><u>Response</u></p> <p>The design is considered to respond to the local characteristics of the area including the established “tree-lined streets” and green aesthetic which is evident along Cooper Street and in the surrounding area. This is achieved through the façade and building design treatment referencing local materials and the accompanying landscaping which will enhance and contribute to this green aesthetic. The design specifically seeks to reference the University of Western Australia through the use of colours and materials which matches the limestone façade of Winthrop Hall.</p>		
2	Landscape quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system within a broader ecological context	Achieved
	<p><u>Response</u></p> <p>A high-quality landscaping design has been prepared for the development by Kelsie Davies Landscape Architecture. This landscaping design includes a low maintenance plant selection and suitably sized and drained deep soil areas and planter boxes. All deep soil areas and most other landscaped areas will be reticulated and mulched to minimise water loss and evaporation. Landscaped areas are also easily accessible and will be able to be maintained through the life of the development by the strata body. Every apartment has also been provided with a suitably sized area of private open space.</p> <p>The proposed landscaping design also proposes the planting of four new trees, and the retention of one which will include a Chinese Tallow tree that will provide shade and canopy to an attractive informal communal seating area. A permeable ground cover / paving treatment is also proposed for this informal seating area. The landscaping will also help reduce the impact of the urban heat island effect and improve mental and physical health outcomes of residents. The existing street trees will also be retained and protected during construction. It is also noted that the proposed design achieves all the element objectives which relate to deep soil areas and landscaping of State Planning Policy 7.3 Volume 2.</p>		
3	Built form and scale	Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	Achieved

State Planning Policy 7.0 Design of The Built Environment Design Principles		Objective Achieved
<p><u>Response</u> The proposed built form and scale is considered to be appropriate for the setting of the development in Cooper Street, and the intended future character of the local area. The design proposes a three-storey development which is permitted in areas zoned Residential R60.</p>		
4	<p>Functionality and build quality</p> <p>Good design meets the needs of uses efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full lifecycle.</p>	Achieved
<p><u>Response</u> The proposed design is for a low-maintenance, aesthetically pleasing design which will use durable materials, finishes, and design elements. The design also does not excessively rely on artificial or mechanical heating, cooling, or lighting methods (which require regular upkeep) and considers and responds to the potential for future changes in climate.</p>		
5	<p>Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.</p>	Achieved
<p><u>Response</u> As detailed in the Environmentally Sustainable Design report (Energy Efficiency Review) prepared by CADDs Group and the landscaping concept plan prepared by Kelsie Davies Landscape Architecture, the proposed design demonstrates that it satisfies the sustainability design principle. This includes energy saving measures such as light sensors and LED lighting through to roof colour design, mulching and a three-bin recycling system (where only two-bins is a requirement). All apartments also have adequate solar access and opportunity for natural ventilation which in combination with the proposed insulation treatment will reduce the reliance on artificial heating and cooling for each apartment. Secure bicycle parking is also provided which encourages the use of alternative transport means (as well as being near to very high frequency public transport options).</p>		
6	<p>Amenity</p> <p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</p>	Achieved
<p><u>Response</u> The site is not located in an area suitable for mixed use development given both its zoning, and the context of the surrounding local area. However, the site itself is a short distance from Stirling Highway and Broadway (road) which provide several community friendly businesses that promote diversity and activity. This includes restaurants and take-away food options, cafés, grocery and community stores and services, medical and remedial health businesses, and so on. The site is also a short distance from the University of Western Australia, which operates and has 24-hour activity during semester. Several diverse employment centres are located nearby and the site has convenient access to very high frequency public transport along Stirling Highway.</p> <p>The proposed development will also bring in much needed housing density to contribute to activating this area and in supporting local businesses. The design itself provides a suitable amount of privacy, acoustic abatement treatment, natural ventilation, solar access, universal access features, aesthetic treatments, and</p>		

State Planning Policy 7.0 Design of The Built Environment Design Principles		Objective Achieved
	landscaping and greenery to contribute to providing a high amount of amenity. An informal communal gather area has also been proposed. Resultantly it is considered that the design contributes to the amenity of the local area.	
7	Legibility Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	Achieved
	<u>Response</u> The proposed design is intuitive, easy to navigate, and clear and legible for residents, visitors, and the passing general public. The proposed development provides visual cues to clearly differentiate the public and private realms and identify access routes into the development including the pedestrian entry. The design limits unnecessary movement through the site, and conveniently centrally locates the informal seating area and the lift and stair access routes. The design is distinctly separated into two blocks of apartments on both the upper and ground floors, providing easily identifiable building elements and a clear hierarchy of space. Building services (such as letter boxes, vehicle parking, apartment access routes, communal gathering area, and waste corrals) are intuitively located so as anyone new to the site could immediately recognise and understand how to use the building.	
8	Safety Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	Achieved
	<u>Response</u> The proposed design creates a sense of ownership and enclosure and helps to contribute to defensible space. This is as the design clearly delineates public, communal, and private spaces, and is at a scale which is not overwhelming or inappropriate for the proposed development. Access to the site itself, each apartment, and the dwelling stores is secured. Bicycle racks are located internally within the development to street and car parking (for residents) is secured to reduce the potential for crime. The proposed design further provides limited areas and opportunity for concealment and will provide a enough lighting and weather protection to potential crime target areas and apartment access routes. The development limits exposed blank façade (graffiti) visible from the street. It is considered that the overall design does not expose itself to the street and is considered to achieve the objectives of Crime Prevention Through Environmental Design, and Safety.	
9	Community Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	Achieved
	<u>Response</u> The design is considered to be of a “human scale” and provides ample opportunity for interaction between residents, and to the streetscape and local area, while maintaining defensible space. This includes opportunity for incidental interaction and people enter and exit the property. The design also provides an informal communal seating area beneath a Chinese Tallow tree which is area suitable for holding a gathering. This area also includes a barbeque and table. The proposed design is also capable of accommodating and catering to aging in place (as all apartments are generally suitable for people with mobility impediment), and	

State Planning Policy 7.0 Design of The Built Environment Design Principles		Objective Achieved
	<p>could be a suitable option for “downsizers” or people seeking more regular medical treatment given the high amount of medical services and supporting businesses nearby.</p> <p>Additionally, the site is located near several pedestrian scale, walkable and friendly gathering spaces such as the nearby Swan River foreshore reserve and the numerous local cafes, restaurants and other businesses nearby. This provides the opportunity for people to interact and socialise, improving health outcomes and increasing community resilience. Resultantly it is considered that the proposed development achieves the community design principle of SPP 7.0.</p>	
10	<p>Aesthetics</p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	Achieved
	<p><u>Response</u></p> <p>The design is considered to provide an appropriate degree of aesthetic quality throughout the development. The design includes on-structure landscaping and a varied and complementary materials and colour palette. This colour palette includes earthy façade brick and limestone feature treatments that reference the local geology and building materials. This is further reinforced by a contrasting white and grey render treatment and metal and glass panelling. Together with the proposed landscaping and greening (which has undergone a collaborative and proactive design refinement process), it is considered that the development will provide a cohesive contribution to creating and supporting an attractive aesthetically pleasing streetscape.</p>	

SPP 7.3 VOLUME 2: ELEMENT OBJECTIVES ASSESSMENT

Element Objectives define the intended performance-based outcome for each design element in this State Planning Policy. Urbanista Town Planning has undertaken an assessment of the proposed development (based on revised plans) with the Element Objectives of State Planning Policy 7.3 Volume 2. Urbanista Town Planning’s assessment of the design proposal with the element objectives has been detailed in the table below and has been accompanied by feedback in response to the City’s assessment, and an assessment with the Acceptable Outcomes provided as an attachment. This assessment has been segmented into three parts based on the layout of SPP 7.3 Vol. 2; these are: primary controls; siting the development; and designing the building.

The City of Nedlands also conducted a preliminary assessment which addressed some of the “Element Objectives” for plans dated 23 May 2019. The City of Nedlands’ preliminary assessment did not directly address the element objectives. However, their assessment was a useful tool to help refine the design, and address and identify any potential concerns from the perspective of the City in the pre-lodgement phase of development.

The plans and associated reports and documentation were revised in October 2019 to better address the element objectives of State Planning Policy 7.3 Volume 2, and the City’s planning framework. Key design elements which

have been modified as a result of the plan changes have been highlighted. It should be noted that the assessment may be inconsistent with the current revision of the plans in places given a complete reassessment of the proposal with the element objectives has not been conducted, nevertheless overall the design revisions represent a positive contribution and evolution of the proposal, and the support of the City is welcomed.

Part 2: Primary Controls

Part 2 provides the primary controls that relate to R-Coding’s and also includes guidance and discussion for local governments seeking to vary the primary controls of this policy to suit local context through their local planning frameworks. The proposed development has been assessed with the Element Objectives of Part 2 of State Planning Policy 7.3 Volume 2 as detailed in the table below.

Element Objective		Justification and Comment
Primary Controls		
2.2 – Building Height	02.2.1 The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	The desired future scale of the area has been established by the City’s LPS No. 3. The site is zoned Residential R60. The proposed building height is three-storeys. This is consistent the three-storey acceptable outcome for a R60 site.
	02.2.2 The height of buildings within a development responds to changes in topography.	A site survey plan has been prepared by LandSurveys. The proposed development responds to changes in natural topography, as illustrated in the development plans. There is a variation in natural ground level of up to ~0.8m from the east to the west of the site. This has been accommodated through the provision of retaining and other site works. Overall after site works the natural ground level is consistent, and there is no resultant imperative for the building height to respond to site topography.
	02.2.3 Development incorporates articulated roof design and/or roof top communal open space where appropriate.	A roof plan has been provided, which details the proposed concealed roof. The wall parapet incorporates crenulation and changes in form, in addition to the separation of the roof form into multiple separate levels. These elements help articulate the roof design. Communal Open Space is not required, beyond informal seating associated with deep soil areas, which has been provided.
	02.2.4 The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	Details of overshadow have been provided, which demonstrate the minimal extent of potential overshadow, further reduced by amended plans. Consideration should also be given to the recent changes to the City’s Local Planning Scheme, where the built form has not yet caught up to reflect the changes brought by this new Local Planning Scheme. It is expected that the built form will undergo change, and the importance of solar access in this intermediate period should be given less weight. The proposed development achieves the acceptable outcomes for design

Element Objective		Justification and Comment
		elements 4.2 and 4.3 relating to solar access to neighbouring sites and natural ventilation.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 2.2 Building Height. The acceptable outcome is for three storeys, and three storeys are proposed.
2.3 — Street Setbacks	02.3.1 The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	The local landscape character of the street is undergoing change. As discussed previously, the proposed design is considered to respond to and address this transitional phase of the local landscape character of the street.
	02.3.2 The street setback provides a clear transition between the public and private realm.	<p>The site provides a clear transition between the public and private realm. It is clear what is the private domain and what is the public domain.</p> <p>In order to meet minimum dimension requirements, the ground floor alfresco position and size for Unit 1 and Unit 2 has been proposed. Landscaping is also provided to clearly delineate the public and private. The design also provides a landscaping strip within the Unit 1 alfresco, which again helps reinforce this transition. This area is to be reticulated.</p>
	02.3.3 The street setback assists in achieving visual privacy to apartments from the street.	The proposed street setback and design provides for passive street surveillance while maintaining visual privacy for private open space to the street. This includes for the upper floor units facing the street. Landscaping is provided on this street frontage.
	02.3.4 The setback of the development enables passive surveillance and outlook to the street.	The proposed setback enables passive surveillance and outlook to the street from living area windows and private open space of the street facing apartments. The proposed design provides passive street surveillance while maintaining visual privacy for private open space to the street. Unit 1 located on the ground floor responds to and addresses the street, while providing clear separation, while the upper floor balconies also interface with and respond to the street through landscaping, and the specific design which has been proposed.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 2.3 Street Setbacks. The primary street setback acceptable outcome is 2.0m, while the proposed primary street setback is 3.03m.
2.4 — Side and Rear Setbacks	02.4.1 Building boundary setbacks provide for adequate separation between neighbouring properties.	The proposed building is consistent with the desired and permitted streetscape character enabled by the new City of Nedlands Local Planning Scheme. An adequate degree of setback is considered to be provided to all lot boundaries, reference should be made to the acceptable outcomes assessment in relation to design element 2.4 which provides additional detail that supports that an adequate amount of “separation” has been provided to neighbouring properties.
	02.4.2 Building boundary setbacks are consistent with the existing	The proposed building boundary setbacks are considered appropriate for a Residential R60 site with Residential R160

Element Objective		Justification and Comment
	streetscape pattern or the desired streetscape character.	zoned lots directly east of the site. The design also gives consideration to the transitional nature of development in the area at present, and respects the established low-density single house streetscape, while responding to the need for urban infill which has been enabled, and is wholly permissible by the Residential R60 zoning. The proposed design is consistent with the desired and permitted streetscape character enabled by the new City of Nedlands Local Planning Scheme, as it achieves the objectives and design intent of the relevant planning frameworks, and proposes a thoughtful design which respects and respond to both the established and future character of the area.
	02.4.3 The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.	The proposed setbacks allow for the retention of a mature tree to the rear lot boundary of this property. The design achieves all of the element objectives (and acceptable outcomes) which relate deep soil areas and landscaping (with the exception of tree retention). Nonetheless the design still proposes to retain one tree, where any tree retention is not the norm for development of this type in the Perth area.
	02.4.4 The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	The subject site is one of the first sites to be developed in the local area. As a result, the proposed development has been designed to help provide a bridge between the current local character, and the future character permissible in a Residential R60 zone over the medium term (~10 years). It is noted that directly east of the site are Residential R160 zoned lots. Given the proposed design, the lot boundary setbacks are considered appropriate for the site and in providing a considered and harmonious transition between different intensities of development.
	Acceptable Outcomes	There are no portions of wall which have been identified that do not meet the acceptable outcomes for lot boundary setback in relation to design element 2.4.
2.5 — Plot Ratio	02.5.1 The overall bulk and scale of development is appropriate for the existing or planned character of the area.	The bulk and scale of the proposed development is consistent with the planned and permissible future character and scale of the local area which is Residential R60. As a result, it is considered that the proposal is appropriate for the area. The design also steps back the upper floor setbacks to reduce the effect of bulk and scale of the building. The design further separates the building into two distinct separate blocks on the upper floors which have the effect of improving solar access and natural ventilation across and within the site, as well as reducing the impact of the building and its façade to neighbouring properties.
	Acceptable Outcomes	The plot ratio is significantly improved compared to the previous as submitted plans. The plot ratio is now 0.874, which represents a difference of just ~67.7sqm from the acceptable outcome.

Element Objective		Justification and Comment
		The proposed bulk and scale of the development is consistent with the planned character of the area for Residential R60 development.
2.6 — Building Depth	02.6.1 Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	The proposed apartments are well planned and propose a building depth which provides sufficient access to daylight and natural ventilation. This is demonstrated in the submitted building performance plans which have been prepared by Mark Anthony Design.
	02.6.2 Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.	The building has been separated into two blocks to allow for greater opportunity for solar access and natural ventilation within the site and to neighbouring sites. The balconies on the upper floors also help to articulate the building and its appearance. This also has the effect of reducing the impact of building bulk and scale to neighbouring properties and the street.
	02.6.3 Room depths and/or ceiling heights optimise daylight and solar access and natural ventilation.	All room depths and heights in the proposed development achieve and have access to an adequate degree of solar access and natural ventilation. This is demonstrated in the submitted building performance plans which have been prepared by Mark Anthony Design.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 2.6 Building Depth. Building depth of the proposed development is to be assessed on its merits.
2.7 — Building Separation	02.7.1 New development supports the desired future streetscape character with spaces between buildings.	The desired future streetscape has been established and is enabled by City of Nedlands' new Local Planning Scheme. The proposed building separation provides and ensures that there is sufficient area for landscaping, solar access, and natural ventilation.
	02.7.2 Building separation is in proportion to building height.	The proposed design utilises two apartment blocks, with an open area in the middle. The proposed building separation is considered to be in proportion to height. Increased separations have been proposed as a result of amended plans.
	02.7.3 Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	The proposed building separation provides and allows for a sufficient amount of visual privacy and acoustic propagation minimisation. The design and proposed separation between building blocks also provides for increased landscaping areas, solar access, and natural ventilation and outlook in-between each apartment block. Increased separations have been proposed as a result of amended plans.
	02.7.4 Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings.	The proposed separation provides for landscaped areas, private open space, and deep soil areas whilst maintaining the opportunity for solar access and natural ventilation within the site. Increased separations have been proposed as a result of amended plans, which further increase the amount of landscaping areas proposed.
	Acceptable Outcomes	It is considered that the proposed development achieves the element objectives for building separation.

Part 3: Siting the Development

Siting the development provides guidance on the design and configuration of apartment development at a site scale. The proposed development has been assessed with the Element Objectives of Part 3 of State Planning Policy 7.3 Volume 2 as detailed in the table below.

Element Objective		Justification and Comment
Siting the Development		
3.2 — Orientation	<p>03.2.1 Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.</p>	<p>The layout of the building is considered to respond to the streetscape and topography attributes. The design provides sufficient solar access across the site. This is further demonstrated in the building performance diagrams which have been prepared by Mark Anthony Design for the proposed development.</p> <p>The City of Nedlands preliminary planning assessment noted that it may be possible to move the upper floor balconies for the southern block of units on the first and second floors to the north to improve direct solar access. Doing this would present notable issues with building separation and privacy. There are also new issues relating to visual privacy which would arise. Further it is noted that in doing this these balconies would become terraces, and require a greater area of 15sqm and 3.0m dimension in lieu of the proposed balconies requirements of 10sqm area and 2.4m dimension. This would reduce the circulation area (universal access) between the units and available area for deep soil area and on structure landscaping resulting in a cumulative negative effect. The proposal to reposition the balconies despite improved solar access would result in new merit-based issues and is not a viable one. It is noted that it is considered that the proposal already meets this objective, and the relevant acceptable outcomes, and there is no explicit reason or imperative to push for an alternative solution as the objective is achieved. The ground floor Unit 2 has north facing private open space.</p> <p>The amended plans have increased the capability of solar penetration into and across the site reducing the need for artificial heating and cooling while façade changes have improved the shading capability of the site.</p>
	<p>03.2.2 Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.</p>	<p>The amount of overshadow to existing residential single houses of adjoining sites is minimal. This is as the site is largely oriented north-south. This is demonstrated in the overshadow plan which has been prepared. There are also no solar collectors present on neighbouring properties affected by proposed development.</p>

Element Objective		Justification and Comment
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 3.2 Orientation. The maximum overshadow is not greater than 50% of any adjoining site (maximum overshadow is 9.6%). The proposed design also achieves the acceptable outcomes as the building is oriented to face and incorporate direct access from Cooper Street.
3.3—Tree Canopy and Deep Soil Areas	03.3.1 Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	<p>The proposed design retains one tree on site and proposes the retention of both existing Queensland Box street trees. These trees will be protected during construction works, and it is expected that a condition of planning approval relating to these street trees will be applied.</p> <p>Some trees on the current site are proposed to be removed, however given the particular site layout and a multiple dwelling development, their retention is not otherwise possible. Given the current standards of development in the Perth area, a multiple dwelling development which retains one tree is well above standard and the norm. The proposed development exceeds the requirements which relate to landscaping, tree canopy, and deep soil areas acceptable outcomes. A revised landscaping plan details the increased landscaping area which is proposed.</p>
	03.3.2 Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	Despite the proposed removal of some existing mature trees, in the long term it is considered that the impact of the removal of these trees will be reduced by a thoughtfully considered landscaping design which will improve the amount of greenery on the site. It is also noted that the proposed development achieves acceptable outcomes tree, landscaping, and deep soil area requirements of design element 3.3.
	03.3.3 Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	All deep soil areas, and the predominant proportion of other landscaped areas will be reticulated, in addition to being mulched, and maintained for the life of the development to minimise water evaporation. All landscaped areas are also suitably shaded, and when the tree canopy establishes, will be further shaded and protected from harsh weather to encourage healthy growth.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 3.3 Deep Soil Areas. The development proposes 1 large tree, 1 medium tree and 1 small tree with a requirement of 1 large tree only. The development also proposes 109.8sqm of deep soil area (99.0sqm on ground, and 21.5sqm on structure) with 91.1sqm required. The current landscaping represents an increase in the landscaping area when compared with the previously submitted plans, however a slight reduction in deep soil area, given the inclusion of a pathway to the rear (ground floor) of the site to improve access and usability of the site.
3.4	03.4.1 Provision of quality communal open space that enhances resident	The advice received from the City has been noted. The proposed design includes an attractive informal seating area beneath the

Element Objective	Justification and Comment
amenity and provides opportunities for landscaping, tree retention and deep soil areas.	<p>canopy of a Chinese Tallow tree. This area will include a barbeque, bench, and tap and is expected to complement to overall design, and provide a secure area external from the dwelling for people to sit and gather.</p> <p>It should be emphasised that there is no requirement (acceptable outcome) for communal open space beyond informal seating associated with deep soil areas which has been provided. The provision of an elaborate communal open space area with excessive facilities is inappropriate for the proposed scale of development. Given that each apartment has access to suitable private open space, and is in close proximity (within 800m) of the Swan River foreshore reserves, and other public open space.</p>
03.4.2 Communal open space is safe, universally accessible and provides a high level of amenity for residents.	<p>The proposed informal seating area is safe, step-free, level, and considered to achieve universal access requirements. All floors are also accessible by an elevator. It should however be noted that as before that there is no requirement (acceptable outcome) for communal open space. Nethertheless, the proposed design clearly achieves this element objective.</p>
03.4.3 Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.	<p>The development proposes an adequate degree of separation (considering the size of the site, and site requirements). The informal seating area has been designed and located to reduce impact of apartments, and their privacy (whilst maintaining passive surveillance).</p> <p>Communal open space is considered to be appropriate. The ground floor informal seating is considered appropriate and an adequate degree of visual privacy for Unit 2 is maintained. The entryway for Unit 1 is located away from the informal seating area to enhance privacy for that apartment.</p>
Acceptable Outcomes	<p>The proposed development satisfies the acceptable outcomes for 3.4 Communal Open Space. Informal seating areas associated with deep soil areas are required, and have been provided.</p>

Element Objective		Justification and Comment
3.5 — Visual Privacy	<p>03.5.1 The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.</p>	<p>The proposed development achieves this element objective. This is demonstrated in the building plans, including the solar access and natural ventilation building performance diagrams. The proposed development demonstrates a suitable amount of solar access and natural ventilation within the site and each apartment in addition to maintaining solar access and natural ventilation to neighbouring properties.</p> <p>The development restricts overlooking westward and eastward into neighbouring properties in order to reduce the impact of current, or potential future overlooking into adjoining sites within the cone-of-vision.</p> <p>The design also utilises landscaping, hedges, and limited (non-visually obtrusive) screening in order to maintain privacy for the proposed apartments. This includes Unit 1 and Unit 2 from the informal seating area, Unit 1 from the street, and the upper floor units from the circulation areas.</p>
	<p>Acceptable Outcomes</p>	<p>The proposed development has demonstrated that it achieves the element objectives of design element 3.5 for visual privacy. No issues with relation to the acceptable outcomes of this design element have been identified.</p>
3.6 — Public Domain Interface	<p>03.6.1 The transition between the private and public domain enhances the privacy and safety of residents.</p>	<p>The proposed design ensures that there is an adequate degree of privacy maintained, particularly for Unit 1 and Unit 2 located on the ground floor, through the use of fencing and landscaping. Access to the apartments and the site itself will be through a secure access door and gate.</p>
	<p>03.6.2 Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.</p>	<p>The proposed design retains the two existing street trees, and enhances the streetscape through the provision of a landscaping design which addresses the street.</p> <p>With reference to the City’s preliminary assessment, it is noted that the plans have since revised to include some additional landscaping to the street frontage.</p>
	<p>Acceptable Outcomes</p>	<p>The proposed development satisfies the acceptable outcomes for 3.6 Public Domain Interface. The proposed waste management has been thoroughly deliberated and discussed with the City to reach an amicable outcome which has been supported by the Waste Management Plan prepared by Talis. The location of the bins and other servicing infrastructure is also separated, screened, or positioned to reduce any impact to the apartments, streetscape or public domain areas. The design of balconies and balustrading also help provide visual privacy</p>
3.7 — Pedestria	<p>03.7.1 Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.</p>	<p>The proposed entry way is considered to be suitable for universal access. The design provides a wide, step free, generally flat means of access to the apartments and lift. The proposed design provides a clear and separate pedestrian entry. The pedestrian</p>

Element Objective		Justification and Comment
		entry is considered to be clearly legible and easy to identify for residents and visitors.
	03.7.2 Entries to the development connect to and address the public domain with an attractive street presence.	The proposed design provides a clear and connected interface between the public domain and the street. The design utilises a variety of materials and colours, in combination with landscaping to provide an attractive street presence. These materials and colours include brick, limestone, metal, and contrasting render.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 3.7 Pedestrian Access and Entries. These acceptable outcomes relate to pedestrian access legibility, lighting, weather protection, safety from vehicles and its positioning. The proposed design satisfies these acceptable outcomes.
3.8 — Vehicle Access	03.8.1 Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	The proposed development achieves this element objective and the related acceptable outcomes. The provided vehicle access points have been designed in a standard manner and present no increased risk in comparison with any other typical crossover or driveway. Pedestrian traffic has right of way, and the design is considered to appropriately communicate this. The submitted plans and documentation provide additional detail on the specifics of the crossover and driveway.
	03.8.2 Vehicle access points are designed and located to reduce visual impact on the streetscape.	The proposed development achieves this element objective and the related acceptable outcomes. The design does not incorporate basement car parking which reduces the impact of the vehicle entry. The partially open-air car park reduces the impact of car parking structures to the streetscape and neighbouring properties.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 3.8 Vehicle Access. The proposed design addresses and responds to these matters which include wayfinding, location, separation, and design of the vehicle access, in addition to visibility sight lines from the vehicular access point.
3.9 — Car and Bicycle Parking	03.9.1 Parking and facilities are provided for cyclists and other modes of transport.	The provided bicycle and car parking spaces are sufficient and satisfy the relevant acceptable outcomes.
	03.9.2 Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	The car parking provision is appropriate for the location and compliant with Design WA.
	03.9.3 Car parking is designed to be safe and accessible.	The proposed car parking design is considered to be safe and accessible. The car parking is secured behind a gate. Some degree of separation and traffic calming is incorporated into the design. A separate pedestrian entry is also proposed.

Element Objective		Justification and Comment
	03.9.4 The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	The proposed development achieves this element objective and the related acceptable outcomes for design and location of car parking. The car parking is located behind the street setback area, is not readily visible from the street, and is proposed to be accompanied by landscaped areas.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 3.9 Car and Bicycle Parking. 6 bicycle parking spaces are required, with 8 proposed, while 13 car parking bays are required, with 13 proposed. The proposed car parking and vehicle circulation are considered to satisfy AS2890.1.

Part 4: Designing the Building

Designing the building provides Element Objectives, Acceptable Outcomes and Design Guidance for building form, layout, functionality, landscape design, environmental performance and residential amenity. The proposed development has been assessed with the Element Objectives of Part 4 of State Planning Policy 7.3 Volume 2 as detailed in the table below.

Element Objective		Justification and Comment
Siting the Development		
4.1 — Solar and Daylight Access	04.1.1 In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	As shown on the submitted building performance plans, every apartment is capable of receiving direct solar access to habitable rooms. The private open space for the upper floor apartments to the south have been positioned to maintain privacy for private open space, and for functional design requirements. Nonetheless the considered design has maximised northern solar access.
	04.1.2 Windows are designed and positioned to optimise daylight access for habitable rooms.	As demonstrated in the submitted building performance plans, the location, size and design of windows have been positioned in a such a way to maximise solar access through each apartment. The open plan apartment style also ensures that natural circulation of air flows through each apartment, to better propagate heat gain.
	04.1.3 The development incorporates shading and glare control to minimise heat gain and glare: <ul style="list-style-type: none"> - from mid-spring to autumn in climate zones 4, 5 and 6 AND - year-round in climate zones 1 and 3. 	As demonstrated in the submitted building performance plans, the design incorporates shading devices to achieve and minimise heat gain and glare during the summer months. These shading elements project from the kitchen and balcony windows of the upper floor apartments.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.1 Solar and Daylight Access. More than 70% of the

Element Objective		Justification and Comment
		apartments have living rooms and private open space which receive at least 2 hours of direct sunlight between 9am and 3pm. Each habitable room also has a transparent window to enable natural sunlight to enter, in addition to a means of natural ventilation.
4.2 — Natural Ventilation	04.2.1 Development maximises the number of apartments with natural ventilation.	As shown on the submitted building performance plans, and development plans every apartment has direct access to a means of natural ventilation. The apartments and these openings are also generally located away from vehicle emissions pollution sources such as roadways, driveways, and vehicle parking areas.
	04.2.2 Individual dwellings are designed to optimise natural ventilation of habitable rooms.	As demonstrated, all habitable rooms are capable of natural ventilation. The building is also separated into two separate apartment blocks which enables ventilation and wind across the site, and reduces the impact of loss of natural ventilation with regard to adjoining sites.
	04.2.3 Single aspect apartments are designed to maximise and benefit from natural ventilation.	No single aspect apartments are proposed, and all apartments have multiple aspects, and multiple methods of achieving natural cross ventilation from multiple directions. This ensures that in “all seasons”, every apartment will be capable of receiving natural ventilation.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.2 Natural Ventilation. More than 60% of the apartments (every apartment) are capable of being naturally cross ventilated.
4.3 — Size and Layout of Dwellings	04.3.1 The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	The internal size and layouts of the dwellings is functional and provides the ability for reuse in the future to suit and be customised to different residents. The size and layout of each apartment is considered appropriate for the expected household size. With the exception of Unit 1 Bed 2 all habitable rooms meet and exceed the minimum dimension and area requirements.
	04.3.2 Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	The provided rooms have sufficient natural ventilation and daylight access as demonstrated on the solar access and natural ventilation diagrams. all habitable rooms are capable of being naturally cross-ventilated, and have a window or other opening to provide natural solar access.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.3 Size and Layout of Dwellings. With the exception of Unit 1 Bed 2 all habitable rooms meet and exceed the minimum dimension and area requirements. Each apartment floor also has floor to ceiling heights which are 2.743m which is greater than the 2.7m acceptable outcome.
4.4 — Private	04.4.1 Dwellings have good access to appropriately sized private open space that enhances residential amenity.	All apartments have good access to an appropriately size private open space. All private open space meets the minimum dimension and area requirements of the respective acceptable outcomes.

Element Objective		Justification and Comment
	04.4.2 Private open space is sited, oriented and designed to enhance liveability for residents.	The private open space is sited and provided to enhance the liveability for residents. Private open space is generally north oriented, or capable of receiving direct sun. All private open space is also directly accessible from the living room of each unit, and secure. Unit 2 includes two private open spaces (north and south).
	04.4.3 Private open space and balconies are integrated into the overall architectural form and detail of the building.	The proposed development design thoughtfully integrates the balconies and ground floor private open space into the building design. The balconies are framed with the building façade, and compliment the overall proposed aesthetic.
	Acceptable Outcomes	<p>The proposed development satisfies the acceptable outcomes for 4.4 Private Open Space and Balconies. The private open space is integrated into the overall design of the building, does not excessively rely on screening to privacy, and does not include unscreened external fixtures or servicing infrastructure. It is noted that the location of external fixtures and utilities is expected to be conditioned as a standard condition of approval.</p> <p>All private open spaces also meet minimum area and dimension requirements. The ground floor terraces (alfrescoes) are at least 15sqm in area and 3.0m in dimension, while the upper balconies are all greater than the 10sqm area and 2.4m dimension requirement.</p>
4.5 — Circulation and Common Spaces	04.5.1 Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	The size and capacity of circulation areas is considered to be appropriate, safe, and convenient. Direct, convenient, and safe pedestrian access is provided for all residents and visitors both from the street, and from vehicle parking areas. A security system is proposed to be installed to manage the means of access to each apartment. Each apartment is also proposed to be securable in accordance with the requirements of the National Construction Code.
	04.5.2 Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	The provided circulation areas and common spaces provide a high level of amenity and are accompanied by landscaping. The provided areas are considered to satisfy this objective and provide an appropriate area and opportunity for social interaction. The design includes an attractive communal seating area with barbeque, oriented around a tree.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.5 Circulation and Common Spaces. Each circulation corridor is at least 1.5m in width, design for universal access, and well illuminated, open, and capable of passive surveillance. An adequate degree of visual privacy and acoustic propagation minimisation has also been incorporated into the building design.
4.6 — Storage	04.6.1 Well-designed, functional and conveniently located storage is provided for each dwelling	Each apartment has been provided with a conveniently located, easily accessible dwelling storeroom. These storerooms have been well-designed and functional. The storerooms for Unit 9 and Unit 10 are located within the apartment itself. The other

Element Objective		Justification and Comment
		storerooms are located in the ground floor car parking area. Each storeroom is capable of cross-ventilation and will be provided with adequate lighting in accordance with the National Construction Code.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.6 Storage. The acceptable outcomes are for a store with an area of 4sqm, and dimensions of 1.5m with 2.1m height. Each dwelling store achieves these dimension requirements. The store areas have been integrated into the building design to provide safe, secure and convenient access. All stores are located in the secure part of the building (behind vehicle gate).
4.7 — Managing the Impact of Noise	04.7.1 The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	<p>An Acoustic Report has been prepared and revised by Hewshott Acoustics for the proposed development. This report demonstrates that the proposed design will be sufficiently acoustically treated to minimise the impact of noise to the apartments. The proposed development also achieves the acoustic requirements of the National Construction Code, and includes several noise abatement design treatments. The report also discusses the acoustic impact of waste management.</p> <p>The location of mechanical building services and vehicle car parking and manoeuvring areas are proposed to be screened from sensitive residential apartments, and from adjoining sites.</p>
	04.7.2 Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	<p>As detailed on the submitted Acoustic Report, each apartment is separated vertically and horizontally by a fire-rated wall or floor plate which will sufficiently reduce sound transfer. The two apartment blocks have also been sufficiently separated to reduce the impact of noise propagation between these apartment blocks.</p> <p>The property will be administered by a strata body who will ensure the ongoing management of the property, and address noise issues associated with individual apartments should the become a problem.</p>
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.7 Managing the Impact of Noise. All dwellings exceed the acoustic requirements of the National Construction Code, are screened from and located away from significant potential noise sources.

Element Objective		Justification and Comment
4.8 — Dwelling Mix	<p>04.8.1 A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.</p>	<p>While it is acknowledged that no dwelling mix is provided within the development, in the scope and context of the local area the proposed housing typology provides a much-needed diversity of alternative housing options for the local area. In this local centre there is a need for more affordable housing options within close proximity to the University of Western Australia.</p> <p>The proposed development provides a diversity housing options which are much needed in the context of the local area. The proposed dwelling mix is considered appropriate given the current local housing situation and composition. The proposed design achieves the vision and direction of housing density encouraged and permissible by the City’s new Local Planning Scheme.</p> <p>As one of the first developments for the area it is important to provide a diversity of housing (in the context of the local area) and as the composition of housing options in local area changes, it would become more appropriate to require an increased amount of three-bedroom or single-bedroom housing options; however in the interim it is considered that the proposed housing mix is appropriate.</p> <p>Given the amenity of the site and the following reasons it is considered that the proposal easily satisfies the Dwelling Mix element objective. These reasons include:</p> <ul style="list-style-type: none"> • Excellent proximity to the University of Western Australia and an education node with associated and related services. • Excellent proximity to Sir Charles Gardiner Hospital and a medical node with associated supporting services and business. • Proximity to numerous highway commercial businesses spread along Stirling Highway. • Excellent proximity to numerous high frequency public transport options. • Proximity to numerous parks suitable for active and passive recreation. • Proximity to several primary, secondary, and tertiary schools. • Proximity to numerous employment centres, and the Perth CBD.
	<p>Acceptable Outcomes</p>	<p>In the context of providing greater dwelling typology mix in the local area, it is considered that the element objectives have been achieved.</p>
4.9	<p>04.9.1 Development includes dwellings with universal design</p>	<p>The two ground floor apartments (Unit 1 and Unit 2) are suitable for universal access and people with restricted mobility. The</p>

Element Objective		Justification and Comment
	features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	floor plate of all units is level, and the doorway widths are suitable wide enough to enable wheelchair access, including to the toilet and bathroom. All other units also have step-free access within each unit, and are serviced by an elevator.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.9 Universal Design. The two ground level apartments (Unit 1 and Unit 2) are considered to achieve acceptable outcome A4.9.1a of element 4.9 Universal Design.
4.10 — Façade Design	04.10.1 Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	<p>The building has undergone several design revisions, and has been revised to the suggestions of the City to include an improved and more respectful façade treatment, as previously discussed.</p> <p>The building façade design includes a mixture of face brick, limestone, vertical metal panelling, glass, and mixed render colours. The limestone (suggested by the City of Nedlands) references the geology of the local area, and building design evident in the University of Western Australia. The face brick similarly adds character to the design and references existing buildings and residential development in the local area.</p>
	04.10.2 Building façades express internal functions and provide visual interest when viewed from the public realm.	The proposed design provides a variety of responsive materials, colours, and other design elements to the building façade. As discussed previously, this includes face brick, limestone, metal, glass and contrasting render in combination with an articulated façade design. Together this façade treatment provides visual interest for the development when viewed from the street.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.10 Façade Design. The proposed design achieves these acceptable outcomes as it provides façade treatment that includes: a site responsive mixed materials and colours palette; building articulation and scaling; clearly defined and legible building entries; vertical design elements; and concealed building services.
4.11 — Roof Design	04.11.1 Roof forms are well integrated into the building design and respond positively to the street.	The roof form has been amended to reflect the local character of the area with the inclusion of gabled and pitched roof elements. A roof plan has been prepared for the development. The gabled roof design references the local character of single houses in the area. The design uses multiple roof levels and gable treatments. The proposed roof form is considered to be well integrated into the overall building design, and not adversely affect the current or future street or streetscape.
	04.11.2 Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	There is no requirement for communal open space, resultantly communal open space on the roof has not been proposed. Similarly, the proposed development achieves the element objectives relating to energy efficiency. At this stage it is not practicable for an additional roof function to be incorporated into

Element Objective		Justification and Comment
		the roof design, given the scale of the proposed development and the functional benefit which could be offered.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.11 Roof Design. The proposed roof form complements the façade design and streetscape character, and building services are not visually obtrusive when viewed from the street. The roof form has been improved in response to feedback from the City.
4.12 — Landscape Design	04.12.1 Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	The landscaping design addresses the street, and communal open space areas through the provision of shade trees and plants which will sufficiently address and improve the aesthetic and functional performance of the development in relation to heat loads, and heat retention, noise and acoustic propagation, privacy, and health and wellbeing of residents and visitors.
	04.12.2 Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	The proposed landscaping and plant selection as detailed in the landscaping concept plan prepared by Kelsie Davies Landscape Architecture has been thoughtfully selected, and is suitable for the proposed plant location, drainage, water, and soil conditions. The plant selection includes Magnolia trees, Lilly Pilly, the Bay Tree, and Century Plant.
	04.12.3 Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	Water irrigation will be provided using mains potable water. Planted areas shall be mulched with an organic mulch to a minimum depth of 70mm. This will limit water evaporation, and reduce the amount of water irrigation required to keep the plants and landscaping in good health. The plant schedule includes a number of hardy plants that do not require excessive amounts of water to remain in good health.
	04.12.4 Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	As demonstrated in the landscaping concept plan which has been prepared, the landscaping has been seamlessly integrated into the built form design, and complements and responds to the colours and materials selection of the building's façade. The landscape designer has worked closely with the building designer over the course of several months to refine the landscaping design and ensure the landscaping will achieve its aesthetic and performance design intents.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.12 Landscape Design. A landscaping concept plan has been prepared and revised by Kelsie Davies Landscape Architecture which provides sufficient area and soil depth for planting on structure, in addition to ensuring that landscaped areas are capable of supporting mature shade providing trees to improve the public realm, and private open space.
4.13 — Adaptive	04.13.1 New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	Not applicable.

Element Objective		Justification and Comment
	04.13.2 Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	Not applicable.
	Acceptable Outcomes	Not applicable.
4.14 — Mixed Use	04.14.1 Mixed use development enhances the streetscape and activates the street.	Not applicable.
	04.14.2 A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	Not applicable.
	Acceptable Outcomes	Not applicable.
4.15 — Energy Efficiency	04.15.1 Reduce energy consumption and greenhouse gas emissions from the development.	As discussed in the Environmentally Sustainable Design report (Energy Efficiency Review) prepared by CADDs Group, the proposed design has provided four upgrades which demonstrate how the design achieves the acceptable outcomes. These upgrades include the use of soffit insulation; aircell permi-cav external cavity brick; 195mm ceiling insulation; and LED lighting in combination with motion detectors installed where practical. Other energy efficiency initiatives include: <ul style="list-style-type: none"> • provision of bicycle parking racks to encourage use of greener alternative transport means. • use of lighter colours on the roof to reduce heat load and absorption (urban heat island effect). • each apartment, and the building as a whole is provided with suitable opportunity for natural ventilation, and solar access reducing the need for artificial heating and cooling systems. Resultantly it is considered that the performance of these proposed apartments achieves this element objective.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.15 Energy Efficiency. The proposed design incorporates at least one significant energy efficiency initiative within the development that exceeds the practice. The design proposes the use of 30% reduction on lighting energy use based minimum NCC requirements.
4.16 — Water Management	04.16.1 Minimise potable water consumption throughout the development.	The proposed design aims to utilise water efficient fittings for the toilets and kitchen / bathroom taps and shower heads within each apartment. It is also noted that each apartment is individually metered for water and power use, which will reduce the amount of potable water consumption. The design also achieves the energy efficiency requirements of 4.15.

Element Objective		Justification and Comment
	04.16.2 Stormwater runoff from small rainfall events is managed on-site, wherever practical.	The design proposes to retain all stormwater which falls on the site within the site through soak wells and stormwater infrastructure. It is expected that this will be conditioned as a standard condition of development approval, with specific details relating to water management and conservation to be conditioned / addressed at building permit stage.
	04.16.3 Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	The development does not incorporate a basement, and is on an elevated site, there is minimal expected risk associated with flooding. The development will also meet the requirements of the National Construction Code. Specific details relating to water management and conservation to be conditioned / addressed at building permit stage.
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.16 Water Management and Conservation. It is expected that this will be conditioned.
4.17 — Waste Management	04.17.1 Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	As detailed in the revised Level 1A Waste Management Plan prepared by Talis the proposed design achieves the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> . The bin store is located behind and not readily visible from the street, residential apartments, or common areas. The bin store will also include a washdown area, and suitable drain with gross pollutant trap.
	04.17.2 Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	The design proposes a waste compactor and the use of a two-bin system, to separate recyclable waste and general waste. The proposed bin composition is: <ul style="list-style-type: none"> • Three 240L Mobile General Waste Bins; and • Five 240L Mobile Recycling Bins. <p>The use of this bin system is considered to minimise the amount of waste which will go through to landfill. Information signage is expected to be provided within the bin store to assist with informing residents of how to use this bin system, and to reduce contamination.</p>
	Acceptable Outcomes	The proposed development satisfies the acceptable outcomes for 4.17 Waste Management.
4.18 — Utilities	04.18.1 The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications / broadband services that are fit for purpose and meet current performance and access requirements of service providers.	The proposed building services will include power, potable water, natural gas, sewerage, and NBN. These services will be fit for purpose and meet the performance and access requirements of the respective services access providers. The location of the utilities meter box is shown on the plans.
	04.18.2 All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	No conflict with vehicles identified, a utilities servicing box is located on the western lot boundary behind street setback and presents no potential conflict. Location of bin store similarly provides no conflict, and provides for a secure environment for vehicles. Car parking and motor-vehicle manoeuvring is be

Element Objective	Justification and Comment
	design in accordance with AS2890.1. No issues have been identified in relation to AS2890.1. Further the proposed design is not anticipated to restrict or cause any adverse negative impact in relation to safe pedestrian access.
<p>04.18.3 Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.</p>	<p>The proposed utilities box location is on the western lot boundary behind visitor car parking bay 3. The location of the proposed meter boxes is in a suitable location which is not visually obtrusive, visible from the street, or from open space.</p>
<p>04.18.4 Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.</p>	<p>There is not considered to be any adverse negative impact which will arise from the proposed development in relation to noise or air quality impacts from utilities within individual apartments. This includes from laundry rooms, store rooms, or waste collection rooms.</p>
<p>Acceptable Outcomes</p>	<p>The proposed development satisfies the acceptable outcomes for 4.18 Utilities. The design and location of building utilities including laundries, stores, site servicing infrastructure, waste collection rooms, etc. are positioned to not be visually or acoustically obtrusive and to be functional and convenient to use. NBN is proposed to service the site.</p>

PLANNING & DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

The decision maker is to have due regard to various matters contained within clause 67 of Schedule 2 Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (W.A.). It is noted that the development satisfies the matters to be considered by local government within clause 67 of these regulations. In considering an application for development approval the local government (or delegated decision-making authority / decision-maker) is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

Ref	Provision	Complies / Comment
	Clause 67 Deemed Provisions — Matters to be considered by local government / decision maker	
a.	the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	Complies
b.	any approved State planning policy;	Complies
c.	the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	Complies
d.	any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);	Complies
e.	any policy of the Commission;	Complies
f.	any policy of the State;	Complies
g.	any local planning policy for the Scheme area;	Complies
h.	any structure plan, activity centre plan or local development plan that relates to the development;	Complies
i.	any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;	Complies / Satisfied
j.	in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	Complies / Satisfied
k.	the built heritage conservation of any place that is of cultural significance;	Complies. Lot does not contain registered places of Indigenous Australian or Australian heritage significance.
l.	the effect of the proposal on the cultural heritage significance of the area in which the development is located;	Complies. Lot does not contain registered places of Indigenous Australian or Australian heritage significance.
m.	the compatibility of the development with its setting including the relationship of the development to development on	Multiple dwellings are not common in the local area, however are permissible and

Ref	Provision	Complies / Comment
	adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	encouraged given the zoning and planning framework set out by the City.
n.	the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	Complies. No significant adverse impact has been identified.
o.	the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	Complies. No significant adverse impact has been identified.
p.	whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	Complies. Landscaping and deep soil areas are provided throughout as shown on the submitted plans, which create an aesthetically pleasing outlook for future residents.
q.	the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	Complies. Site not within bush fire risk or 1 in 100 year flood area. No other specific site constraints related to clause q have been identified.
r.	the suitability of the land for the development taking into account the possible risk to human health or safety;	Complies / Satisfied
s.	the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;	Complies. Proposed vehicular and pedestrian access adequate, clearly legible and suitable for the proposed development.
t.	the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	Complies. Close proximity to multi-modal transport options. Expected traffic volumes capable of being handled within the site and proposed development. Location A car parking provision suitable for local area.
u.	the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability;	Complies. Close proximity to multi-modal transport options. Provides suitable amenity for pedestrians and cyclists. Waste and site servicing requirements to standard. Design provides suitable access options for older people and people with disability.
v.	the potential loss of any community service or benefit resulting from the development other than potential loss that may result	Complies. No adverse negative impact identified. It is noted that the local area is undergoing change associated with the

Ref	Provision	Complies / Comment
	from economic competition between new and existing businesses;	recent gazettal of the City of Nedlands LPS No. 3.
w.	the history of the site where the development is to be located;	Complies. Lot has traditionally been residential suburban development. No historical issues of note have been identified for the subject site.
x.	the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	Complies / Satisfied
y.	any submissions received on the application;	Complies / Satisfied. Development subject to advertising.
za.	the comments or submissions received from any authority consulted under clause 66;	—
zb.	any other planning consideration the local government considers appropriate.	—

CONCLUSION

The proposed development has been duly considered in the sections above in accordance with City of Nedlands' Planning Framework, including State Planning Policy 7.3 Volume 2. As demonstrated, the proposed design satisfies the objectives and design guidance as demonstrated in this planning submission, and the City's support for development approval is therefore welcomed.

The application prepared and submitted for development approval to the JDAP showcases a proposal which has considered the site and immediate locality to produce a development outcome and which is responsive to and respectful of the established streetscape and local development character.

The proposed development will be a welcome addition to the local area assisting the City in meeting dwelling and housing targets and helping provide much needed additional housing options for the local area. It is recommended that the JDAP approve the application subject to appropriate conditions.

Should you have any question in relation to the details provided in this submission, please contact Petar Mrdja on [6441 9171](tel:64419171) or petar@urbanistaplanning.com.au



Site aerial perspective image looking north-east from the subject site towards Perth and the University of Western Australia.

REV	DATE	DWN	DESCRIPTION
F	28.10.19	KD	UPDATED PLAN TO NEW LAYOUT

GENERAL NOTES:
 1. THIS IS A CONCEPT PLAN ONLY.
 2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.
 3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.

PLANTING SCHEDULE - GROUND FLOOR

Symbol	Species	Common Name	Quant	Size
Trees:				
LAGind	Lagerstroemia indica	White Crepe Myrtle	2	100Lt
MAGted	Magnolia 'Teddy Bear'	Teddy Bear Magnolia	2	100Lt
TRlseb	Triadica sebifera	Chinese Tallow	1	200Lt
Shrubs and Groundcovers:				
DIAtas	Dianella tasmanica 'Tas Red'	Tas Red	86	150mm
LAUnob	Laurus nobilis	Bay Tree	45	12Lt
LIReve	Liriope 'Evergreen Giant'	Evergreen Giant	7	150mm
LIRmus	Liriope muscari 'Just Right'	Just Right	6	150mm
MURpan	Murraya paniculata	Orange Jessamine	64	12Lt
NANblu	Nandina bluish	Dwarf sacred bamboo	46	200mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	47	200mm
RHAcos	Rhapiolepis indica 'Cosmic Pink'	Dwarf Indian Hawthorn	32	12Lt
TRAjas	Trachelospermum jasminoides	Star Jasmine	67	150mm
VIBtin	Viburnum tinus	Luanustinus	41	12Lt
Feature Plants:				
AGAatt	Agave attenuata	Century Plant	12	12Lt
SANtri	Sansevieria trifasciata	Mother in Laws Tongue	6	12Lt

NOTES

- LANDSCAPE WORKS
 - ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
 - SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
- SOIL PREPARATION
 - PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
 - RAISED PLANTER AREAS AND POTS SHALL BE INSTALLED WITH APPROPRIATE DRAINAGE CELL, AGGREGATE AND GEOTEXTILE MEMBRANE BELOW SOIL.
 - FILL SOIL TO RAISED PLANTER AREAS AND POTS TO BE APPROVED LANDSCAPE MIX.
- PLANTING
 - PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 70mm.
 - ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8. REFER TO DETAIL.
 - TREES PLANTED WITH IN 1000MM OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600MM DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- IRRIGATION
 - PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
 - PLANTING TO COURTYARDS TO BE IRRIGATED VIA DIGITAL TAP TIMER
 - PLANTING ON ALL UPPER LEVELS TO BE IRRIGATED VIA BATTERY OPERATED VALVE
 - WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30Lpm AT 300kPa FROM THE WATER CONNECTION POINT.
 - CONTROLLER LOCATION TO BE CONFIRMED BY BUILDER
 - SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
 - ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO THE CLIENT UPON PRACTICAL COMPLETION.
- GENERAL
 - DRAINAGE FROM THE RAISED PLANTER AREAS AND POTS TO BE PROVIDED BY BUILDER
 - PLEASE NOTE THAT KDLA'S QUOTATION & SCHEDULE OF QUANTITIES IS TO TAKE PRECEDENCE OVER DRAWING NOTES.

1 x EXISTING MATURE TREE TO BE RETAINED
 DSA : 35.8m2 ON PROPERTY (RSZ CONTINUES TO ADJOINING PROPERTY)

25 x MURpan

MIXED PLANTING:
 13 x TRAasi
 13 x DIAtas
 13 x NANblu

7 x LIReve

12 x MURpan

6 x VIBtin

11 x RHAcos

1 x PROPOSED MEDIUM TREE
 2 x PROPOSED SMALL TREES
 DSA : 31.5m2 (20% PERMEABLE PAVING) (RSZ CONTINUES UNDER SEATING)

15 x VIBtin

1 x MAGted

10 x MURpan

22 x NANblu

PERMEABLE PAVING

1 x TRlseb

MIXED PLANTING:
 6 x PITmis
 6 x TRAasi
 10 x DIAtas

6 x AGAatt

1 x MAGted

17 x RHAcos

17 x MURpan

4 x DIAtas

6 x SANtri

6 x LIRmus

20 x VIBtin

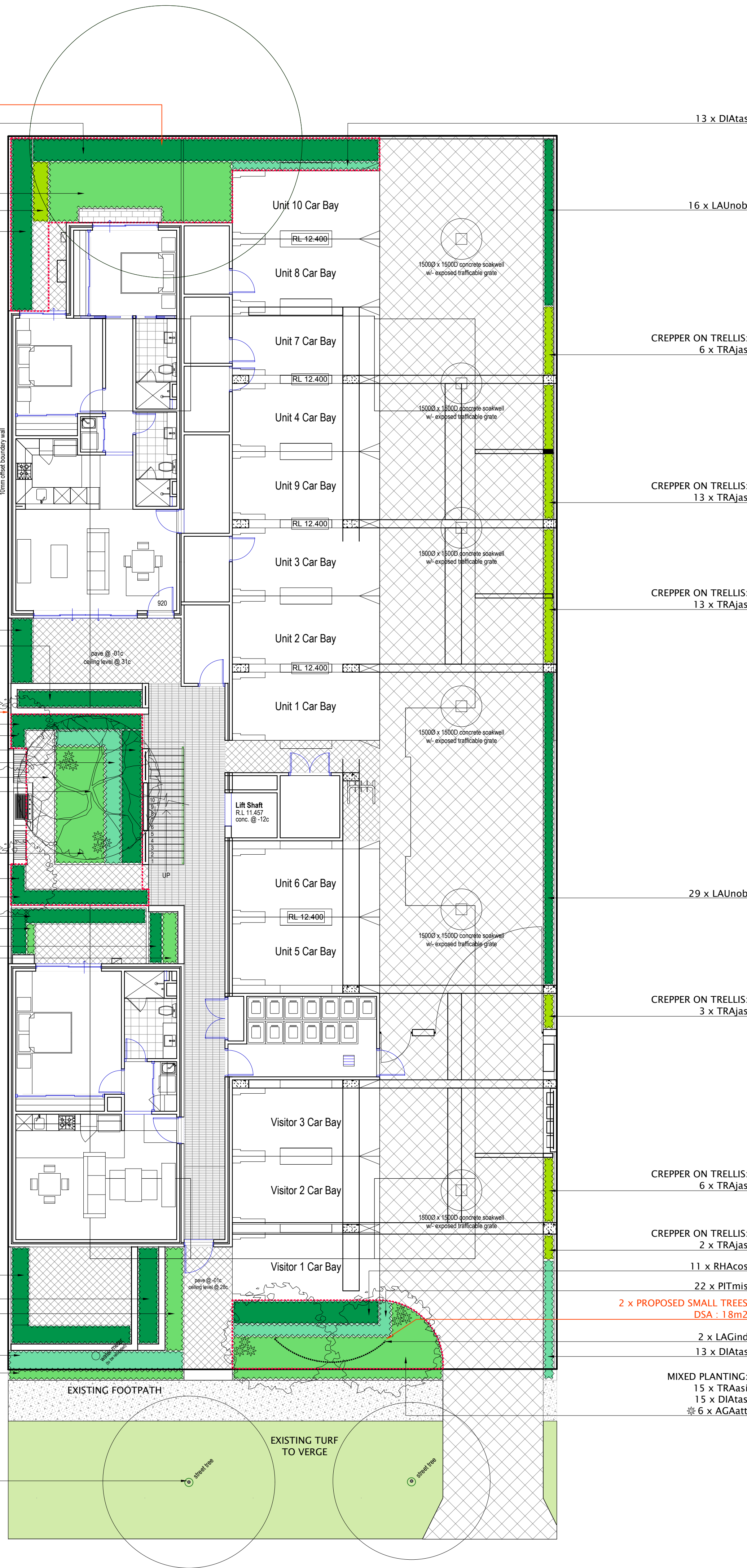
9 x RHAcos

11 x NANblu

19 x PITmis

18 x DIAtas

EXISTING VERGE TREES (BOX TREES)



13 x DIAtas

16 x LAUnob

CREPPER ON TRELIS:
 6 x TRAJas

CREPPER ON TRELIS:
 13 x TRAJas

CREPPER ON TRELIS:
 13 x TRAJas

29 x LAUnob

CREPPER ON TRELIS:
 3 x TRAJas

CREPPER ON TRELIS:
 6 x TRAJas

CREPPER ON TRELIS:
 2 x TRAJas

11 x RHAcos

22 x PITmis

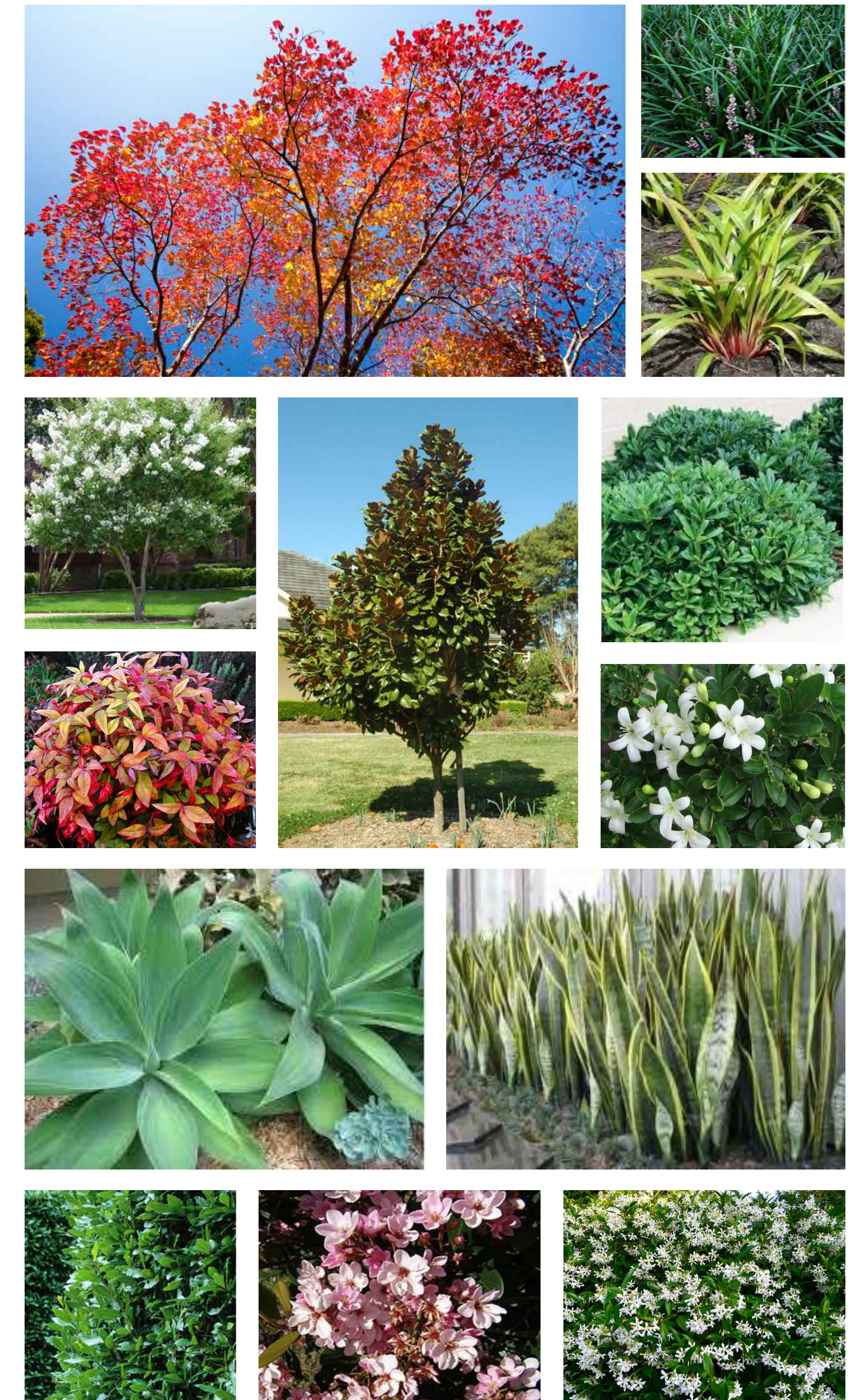
2 x PROPOSED SMALL TREES
 DSA : 1.8m2

2 x LAGind

13 x DIAtas

MIXED PLANTING:
 15 x TRAasi
 15 x DIAtas

6 x AGAatt



LANDSCAPE AREA CALCULATIONS

LANDSCAPE AREAS
 Total Landscape areas (Ground floor, Level 01 + Level 02) = 126m2 (13.8% of site)
 DEEP SOIL AREAS (DSA)
 Existing Tree DSA = 35.8m2
 Ground Floor (proposed) = 49.5m2 (4 small trees, 1 medium tree)
 Level 01 (proposed) = 9.7m2 (1 small tree) (halved to 4.85m2 for DSA on structure)
 Total = 90.15m2 (10% of site)
 CANOPY COVER
 Existing Tree = 78m2
 Proposed Trees = 68.5m2
 Total Canopy Cover = 146.65m2 (16% of site)

COOPER STREET

DEVELOPMENT APPROVAL

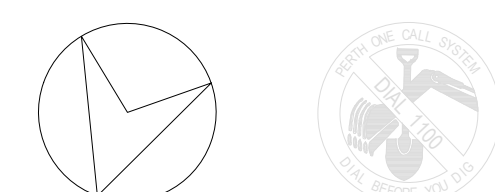
COOPER STREET APARTMENTS
 LANDSCAPE CONCEPT PLAN - GROUND FLOOR
 CEDAR COVE
 18 COOPER STREET, NEDLANDS

Innaloo WA 6018
 mob: 0450 965 569
 email: kelsie@kdla.com.au

JOB No. 0027 PAGE 101 REV F



SCALE 1:100 @A1



TRANSPORT IMPACT STATEMENT

18 Cooper Street
Nedlands

September 2019

Rev A



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Quality
ISO 9001

SAI GLOBAL

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Appendices

Appendix 1 - The layout of the proposed development

Appendix 2 - Transport Planning and Traffic Plans

Appendix 3 - Vehicle Turning Circle Plans

1. Executive Summary

Site Context

- The project location is No. 18 Cooper Street, Nedlands.
- Currently, the subject site is occupied by a single residence.
- The proposed development is a residential building with 10 dwelling units.

Technical Findings

- The proposed development is expected to generate up to 67 vehicular trips per day and 10 vehicular trips per hour in peak hours.
- According to the WAPC guidelines, this is a moderate to low impact to the surrounding network.
- There will be three major routes for accessing / egressing the development:
 - To / from the north via Cooper Street and Broadway
 - To / from the south via Cooper Street and Broadway
 - To / from the west via Cooper Street
- The crossover will be approximately 3.6m wide, allowing one vehicle at a time to utilise it.
- However, given the low traffic expected (up to 10 VPH) and homogenous land use (i.e. the vehicles are likely to all leave or all enter the development in peak hours), KCTT believe that this will not cause any delays or queuing on Cooper Street.

Relationship with Policies

- According to the State Planning Policy 7.3, the proposed development will require 13 parking bays. The plans show 13 parking bays proposed, meeting the requirement.
- Building Code of Australia ACROD Provision – the proposed development will not require ACROD bays.
- KCTT believe that future residents of the proposed development will store bicycle in their respective storage areas.
- The City of Nedlands currently do not stipulate any requirements for bicycle parking.

2. Transport Impact Statement

Note: This document is copyright to KCTT (trading as KC Traffic and Transport Pty Ltd). The information provided in this TIS report has been developed by KCTT over a period of years and has been presented in accordance with the requirements of a number of our clients. The information in this report is therefore intended to be commercial in confidence and is not to be shared with external parties at any time, unless a Director of KCTT provides written authorisation that the document may be shared at a specific time to a specific party, or parties. The terms and conditions associated with the receipt of this material is that it is not shared or distributed without our express, and written consent.

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2.1 Location

Lot Number	Lot 395
Street Number	No. 18
Road Name	Cooper Street
Suburb	Nedlands
Description of Site	The subject site is currently occupied by a single residence. The proposed development is a residential building with 10 dwelling units.

2.2 Technical Literature Used

Local Government Authority	City of Nedlands
Type of Development	Individual development - Residential Building
Are the R-Codes referenced?	YES
<i>If YES, nominate which:</i>	State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (Gazetted on 24 May 2019)
Is the NSW RTA Guide to Traffic Generating Developments Version 2.2 October 2002 (referenced to determine trip generation / attraction rates for various land uses) referenced?	YES
Which WAPC Transport Impact Assessment Guideline should be referenced?	Volume 4 - Individual Developments
Are there applicable LGA schemes for this type of development?	YES
<i>If YES, Nominate:</i>	
Name and Number of Scheme	City of Nedlands Local Planning Scheme No. 3
Are Austroads documents referenced?	YES
Are there applicable DAP schemes for this type of development?	NO
Is the Perth Transport Plan for 3.5 million and Beyond referenced?	NO

2.3 Land Uses

Are there any existing Land Uses YES
 If YES, Nominate: One residence

Proposed Land Uses

How many types of land uses are proposed? One (1)
 Nominate land use type and yield Residential Building

Are the proposed land uses complimentary with the surrounding land-uses? YES

2.4 Local Road Network Information

How many roads front the subject site? One (1)

Name of Roads Fronting Subject Site / Road Classification and Description:

Road 1

Road Name	Cooper Street
Number of Lanes	two way, one lane (no linemarking), undivided
Road Reservation Width	20m
Road Pavement Width	7m
Classification	Urban Local Road / Access Road
Speed Limit	50kph or State Limit
Bus Route	YES
<i>If YES Nominate Bus Routes</i>	Route 23
On-street parking	YES A section near Broadway

Name of Other Roads within 400m radius of site, or roads likely to take increased traffic due to the development.

Road 1

Road Name	Broadway
Number of Lanes	two way, one lane each direction, undivided
Road Reservation Width	20m
Road Pavement Width	7.7m
Classification	Significant Urban Local Road / Distributor B
Speed Limit	50kph or State Limit
Bus Route	YES
<i>If YES Nominate Bus Routes</i>	Routes 24, 96, 97
On-street parking	YES

Road 2

Road Name	Bruce Street
Number of Lanes	two way, one lane (no linemarking), undivided
Road Reservation Width	20m

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KC01068.000 18 Cooper Street, Nedlands

Road Pavement Width	8.5m
Classification	Significant Urban Local Road / Local Distributor
Speed Limit	50kph or State Limit
Bus Route	YES
<i>If YES Nominate Bus Routes</i>	Route 23
On-street parking	YES

2.5 Traffic Volumes

Road Name	Location of Traffic Count	Vehicles Per Day (VPD)	Vehicles per Peak Hour (VPH)				Heavy Vehicle % <i>If HV count is Not Available, are HV likely to be in higher volumes than generally expected?</i>	Date of Traffic Count	<i>If older than 3 years multiply with a growth rate</i>
			AM Peak Time	AM Peak - Peak VPH	PM Peak Time	PM Peak - Peak VPH			
Broadway	South of Stirling Highway	10,645	08:30 – 826		17:00 – 870		5.7%	2017/2018	–
Fairway	South of Stirling Highway	2,670	08:15 – 298		16:15 – 293		4.3%	2017/2018	–
Hampden Road	North of Stirling Highway	8,160	08:00 – 711		16:45 – 725		9.3%	2017/2018	–
Stirling Highway	West of Broadway	34,182	07:30 – 2,719		17:00 – 2,756		6.8%	2017/2018	–
	West of Winthrop Avenue	40,418	07:45 – 3,087		17:00 – 3,238		N/A	2015/2016	45,491 (3% annual growth rate to 2019)
Cooper Street*	Between Broadway and Bruce Street	1,451	08:00-124		12:00 – 129		N/A	2009	1,950 (3% annual growth rate to 2019)
Bruce Street*	Between Stirling Highway and Edward St	3,836	08:00-334		17:00 – 330		N/A	2019	–

Note - These traffic counts have been received from the City of Nedlands*

2.6 Vehicular Crash Information

Is Crash Data Available on Main Roads WA website? YES

If YES, nominate important survey locations:

Location 1 Cooper Street [SLK 0.08 - 0.30]

Location 2 Intersection of Cooper Street and Broadway

Period of crash data collection 01/01/2014 - 31/12/2018

Road / Intersection Name	SLK	Functional Classification	Road Hierarchy	Speed Limit	Crash Statistics			
					No of KSI Crashes	No of Medical Attention Crashes	No of PDO Major Crashes	No of PDO Minor Crashes
Cooper Street	0.08 - 0.30	Urban Local Road	Local Distributor	50kph or State Limit	0	0	2	1
No of MVKT Travelled at Location					approximately 1,950 VPD * 365 * 5 years * 0.22 km = 0.78 MVKT			
KSI Crash Rate					0 KSI crashes / 0.78 MVKT = 0 KSI crashes/MVKT			
All Crash Rate					0 crashes / 0.78 MVKT = 0 crashes/MVKT			
Comparison with Crash Density and Crash Rate Statistics								
Broadway / Cooper Street	N/A	Significant Urban Local Road / Urban Local Road	Distributor B / Access Road	50kph or State Limit / 50kph or State Limit	0	1	4	0
No of MVKT Travelled at Location					approximately 11,500 VPD * 365 * 5 years * 0.4 km = 8.40 MVKT			
KSI Crash Rate					0 KSI crashes / 8.40 MVKT = 0 KSI crashes/MVKT			
All Crash Rate					3 crashes / 8.40 MVKT = 0.60 crashes/MVKT			
Comparison with Crash Density and Crash Rate Statistics					0.60 crashes/MVKT is lower than the network average of 1.73 crashes/MVKT.			

The following table shows the Crash Density and Crash Rates on Metropolitan Local Roads as obtained from Main Roads WA on the 14th May 2018 by email request: -

Crash Density and Crash Rate on Metropolitan Local Roads Network only

	All Crashes		Serious Injury Crashes (Fatal+Hospital)	
	Average Annual Crash Density (All Crashes/KM)	Average Annual Crash Rate (All Crashes/MVKT)	Average Annual Crash Density (Ser. Inj. Crashes/KM)	Average Annual Crash Rate (Ser. Inj. Crashes/MVKT)
Metro Local Road - Midblock	2.99	0.81	0.13	0.03
Metro Local Road - All	6.41	1.73	0.26	0.07

Note: Based on 5-years data for the period 2013 to 2017.

2.7 Vehicular Parking

Local Government	City of Nedlands
Local Government Document Utilised	State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (Gazetted on 24 May 2019)

Description of Parking Requirements in accordance with Scheme:

Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre:

- 1-bedroom dwellings - 0.75 bay per dwelling
- 2+ bedroom dwellings - 1 bay per dwelling
- Visitor - 1 bay per four dwellings up to 12 dwellings; 1 bay per eight dwellings for the 13th dwelling and above

Calculation of Parking

Land Use	Requirements	Yield	Total Parking
Residents		1 one-bedroom unit; 9 two-bedroom units	10
Visitors	1 bay per 4 dwellings up to 12 dwellings	Total: 10 units	3
Total Car Parking Requirement			13
Total Volume of Parking Provided by Proponent			13

Justification

According to the State Planning Policy 7.3, the proposed development will require 13 parking bays. The plans show 13 parking bays proposed, meeting the requirement.

Have Vehicle Swept Paths been checked for Parking? YES

If YES, provide description of performance:

The parking area is in accordance with AS2890.1:2004. Bays are 2.5m x 5.4m, with the exception of bays next to walls which are 2.8m wide which is in accordance with standards. The parking aisle is 6m wide and 1.27m of additional space is provided at the end of the blind aisle.

KCTT have checked the navigability of the parking area with B99 passenger vehicle (5.2m). No navigability issues were found.

2.8 Bicycle Parking

Local Government	City of Nedlands
Reference Document Utilised	Local Planning Scheme No. 3

Description of Parking Requirements in accordance with Scheme:

City of Nedlands currently does not provide bicycle parking requirements in the LPS No. 3.

Comments

KCTT believe that future residents of the proposed development will store bicycle in their respective storage areas.

2.9 ACROD Parking

Class of Building Class 2
 Does this building class require specific provision of ACROD Parking? NO
 Reference Document Utilised Building Code of Australia 2019
 Description of Parking Requirements:
 Building Code of Australia does not provide ACROD requirements for Class 2 building.

2.10 Delivery and Service Vehicles

Guideline Document used as reference NSW RTA Guide to Traffic Generating Developments Requirements

Residential flat buildings (< 200 flats or home Units) - 1 space per 50 flats or home units plus 1 space per 1,000 m2 of public area set aside for bar, tavern, lounge and restaurant

Parking Requirement in accordance with regulatory documents

Land Use	Minimum Requirements	Yield	Total Parking
Residential Building	<i>1 space per 50 flats or home units plus 1 space per 1,000 m2 of public area set aside for bar, tavern, lounge and restaurant</i>	10	1
Total Volume of Service and Delivery Parking Required			1
Total Volume of Service and Delivery Parking Provided by Proponent			N/A

Justification

The waste vehicle will not enter the development. It can safely operate and collect waste from the road verge. Therefore, no dedicated service bay is required.

2.11 Calculation of Development Generated / Attracted Trips

What are the likely hours of operation? Not applicable for residential land uses

What are the likely peak hours of operation? 07:30 - 08:30 in the AM peak; and 16:30 - 17:30 in the PM peak

Do the development generated peaks coincide with existing road network peaks? YES

If YES, Which: Partially both Peak Times

Guideline Document Used WAPC Transport Assessment Guidelines for Developments

Rates from above document: **Residential**
 0.8 vehicle trips per dwelling for the AM and PM peak hours, split as follows:
 AM peak 25 per cent IN:75 per cent OUT
 PM peak 67 per cent IN:33 per cent OUT
 KCTT proposed using 1 vehicle trip per dwelling per hour because all units will have only one vehicle available due to the limited number of parking bays.

Guideline Document Used NSW RTA Guide to Traffic Generating Developments

Rates from above document: **Residential**
 The NSW RTA Guide to Traffic Generating Developments suggests developments of this type in Sydney tend to generate between 4 and 5 vehicular trips per dwelling for medium to high density developments. In Perth, the Department of Planning and Infrastructure conducted a series of studies in the late 1990's / early 2000's which showed that higher density dwellings tended to average closer to 5.5 vehicle trips per day. These studies assumed that anywhere between 50% and 70% of commuters were travelling to work by car as a driver.
 KCTT propose to use an average VPD 6.7 vehicular trips per day per residential unit.

Land Use Type	Rate above	Yield	Daily Traffic Generation	Peak Hour Traffic Generation	
				AM	PM
Residential	6.7 vehicular trips per unit per day; 1 vehicular trip per unit per peak hour;	10 units	67 VPD	10 VPH	10 VPH
Total:			67 VPD	10 VPH	10 VPH

Does the site have existing trip generation / attraction? YES;
 Single Residence; 9 VPD per unit; 0.8 VPH per unit in peak hours

No of Daily Trips 9 VPD

No of AM Peak Hour Trips 1 VPH

No of PM Peak Hour Trips 1 VPH

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What is the total impact of the new proposed development? 58 VPD; 9 VPH in peak hours. This traffic generation is a moderate impact to the surrounding network. KCTT believe that the additional traffic will be easily absorbed by the surrounding network.

2.12 Traffic Flow Distribution

How many routes are available for access / egress to the site? Three (3)

Route 1

Provide details for Route No 1 To / from the north via Cooper Street and Broadway

Percentage of Vehicular Movements via Route No 1 50% [34 VPD; AM 5 VPH; PM 5 VPH]

Route 2

Provide details for Route No 2 To / from the south via Cooper Street and Broadway

Percentage of Vehicular Movements via Route No 2 20% [13 VPD; AM 2 VPH; PM 2 VPH]

Route 3

Provide details for Route No 3 To / from the west via Cooper Street

Percentage of Vehicular Movements via Route No 3 30% [20 VPD; AM 3 VPH; PM 3 VPH]

Note - For a more detailed plans of the estimated vehicular traffic volumes and distribution please refer to the plans provided in Appendix 2.

2.13 Vehicle Crossover Requirements

Are vehicle crossovers required onto existing road networks? YES

How many existing crossovers? One (1)

How many proposed crossovers? One (1)

How close are proposed crossovers to existing intersections? Approximately 100m

Does this meet existing standards? YES

Description of the crossover:

The proposed crossover will be approximately 3.6m wide and therefore two vehicles will not be able to pass each other at the same time. However, given the low traffic expected (up to 10 VPH) and because it is a homogenous development (i.e. the vehicles are likely to all leave or all enter the development in peak hours), KCTT believe that this will not cause any delays or queuing on Cooper Street. It should be noted that the crossover width is in accordance with AS2890.1:2004 (3m to 5.5m for Category 1 access driveways) and City of Nedlands standards (minimum of 3m and maximum of 6m).

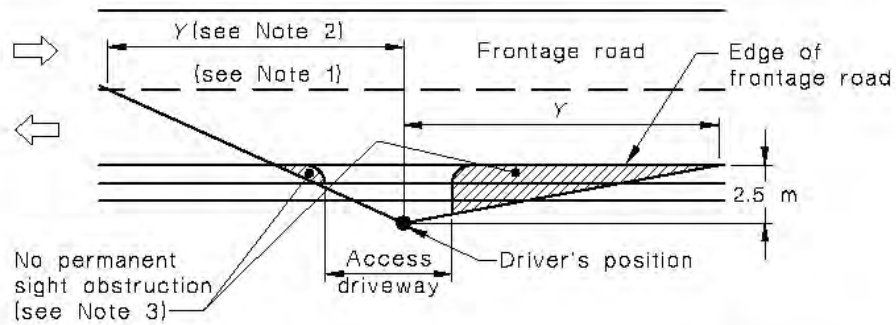
Are the sight distances adequate at the proposed crossover? Approximately 100m

Justification

According to the AS2890.1:2004, the required distance along frontage road for Access driveways other than domestic should be 69m (desirable) and 45m (minimum) for Cooper Street. Refer to the screenshot below.

AS/NZS 2890.1:2004

32



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2 nd and 3 rd columns
100	139	160	
110	153	190	

The below screenshot shows the required distances on the latest aerial imagery from the proposed crossover location on Cooper Street. Desirable distances are met in both directions.

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The sight lines at the proposed crossover will be preserved. There will be no obstructions to sight lines from the internal driveway to the pedestrian path and from the crossover to Cooper Street oncoming traffic. The trees are to be kept and are not expected to interfere with sufficient sight lines.

2.14 Public Transport Accessibility

How many bus routes are within 400 metres of the subject site?	Ten (10)		
How many rail routes are within 800 metres of the subject site?	None		
Bus Route	Description	Peak Frequency	Off-Peak Frequency
23	Perth - Claremont Station via Mounts Bay Road and Beatrice Road	3 times a day	No weekends and public holiday service
24	East Perth - Claremont Station via Kings Park Road and Waratah Avenue	10 minutes	30 minutes
96	UWA South - Leederville Station via QEII Medical Centre & Thomas Street	10 minutes	30 minutes No weekends and public holiday service
97	UWA South - Subiaco Station via QEII Medical Centre & Rokeby Road	15 minutes	15 minutes No weekends and public holiday service
102	Perth - Cottesloe Station via Claremont	10 minutes	30 minutes
103	East Perth - Fremantle Station via Thomas Street and Stirling Highway	10 minutes	60 minutes
107	Perth - Fremantle Station via Claremont and Mosman Park	15 minutes	60 minutes
950			
998 (High Frequency Route)	Circle Route - Clockwise (Curtin University Bus Station - Stirling Station)	10 minutes	30 minutes
999 (High Frequency Route)	Circle Route - Anti-Clockwise (Curtin University Bus Station - Stirling Station)	10 minutes	30 minutes
Walk Score Rating for Accessibility to Public Transport			
59 Good Transit. Many nearby public transportation options.			
Is the development in a Greenfields area?	NO		

2.15 Pedestrian Infrastructure

Describe existing local pedestrian infrastructure within a 400m radius of the site:
 No PBN classified shared paths. However, pedestrian paths is available on Cooper Road (on the southern side) and all surrounding roads.

Does the site have existing pedestrian facilities YES

Does the site propose to improve pedestrian facilities? NO

What is the Walk Score Rating?

83 | Very Walkable. Most errands can be accomplished on foot.

2.16 Cyclist Infrastructure

Are there any PBN Routes within an 800m radius of the subject site? YES

If YES, describe:

Classification	Road Name
"Good Road Riding Environment"	Edward Street; Bruce Street; Fairway; Megalong Street; Park Road; Williams Road
"Perth Bicycle Network - Continuous Signed Routes"	NW15 - Gordon Street, Park Road

Are there any PBN Routes within a 400m radius of the subject site? YES

If YES, describe:

Classification	Road Name
"Good Road Riding Environment"	Edward Street; Bruce Street; Fairway
"Perth Bicycle Network - Continuous Signed Routes"	NW15 - Gordon Street

Does the site have existing cyclist facilities? YES

Does the site propose to improve cyclist facilities? NO

If YES, describe the measures proposed.

2.17 Site-Specific Issues and Proposed Remedial Measures

How many site-specific issues need to be discussed?

One (1)

Site-Specific Issue No 1

Crossover width

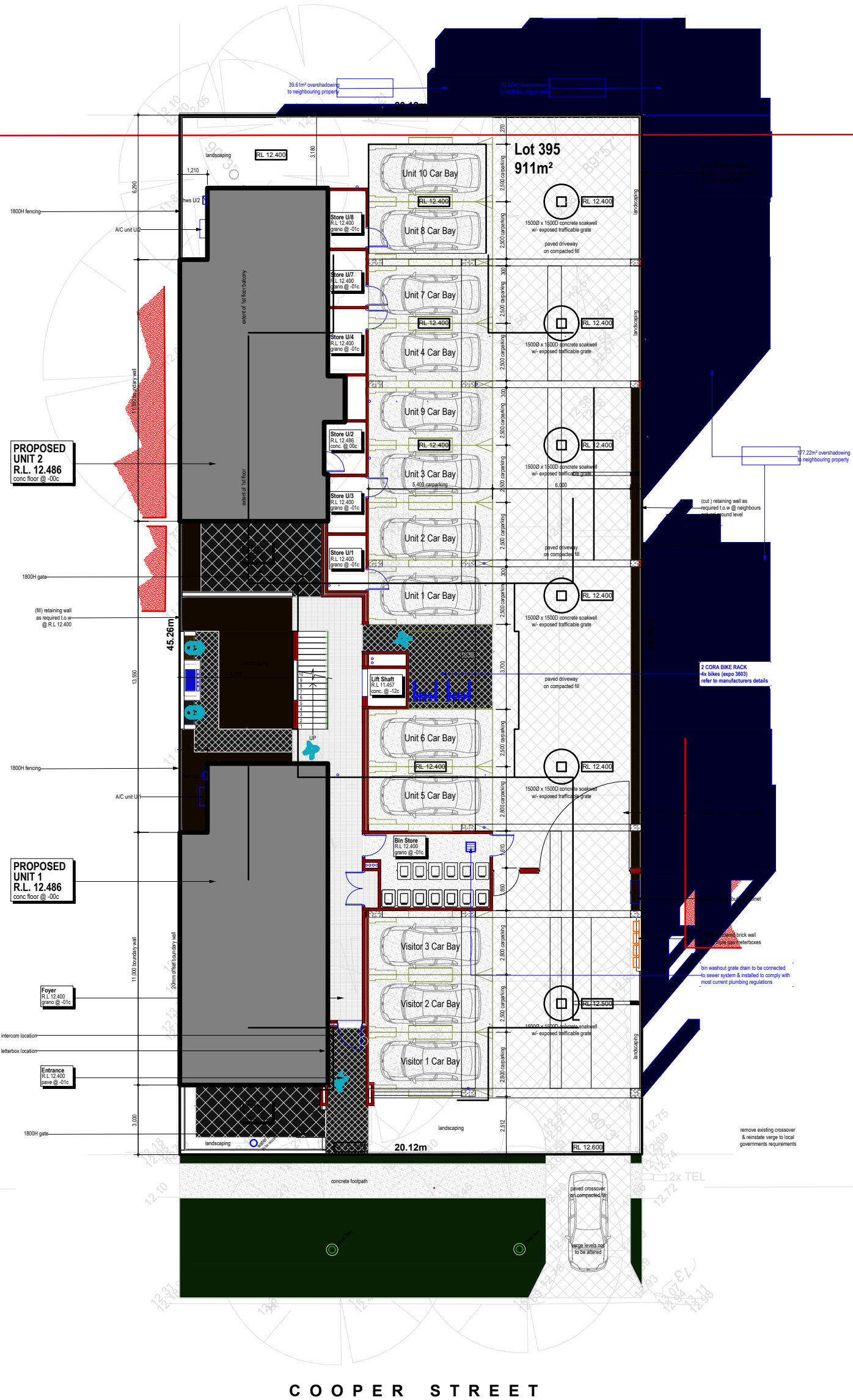
Remedial Measure / Response

The proposed crossover will be approximately 3.6m wide and therefore two vehicles will not be able to pass each other at the same time. However, given the low traffic expected (up to 10 VPH) and because it is a homogenous development (i.e. the vehicles are likely to all leave or all enter the development in peak hours), KCTT believe that this will not cause any delays or queuing on Cooper Street. Therefore, KCTT support the proposed crossover.

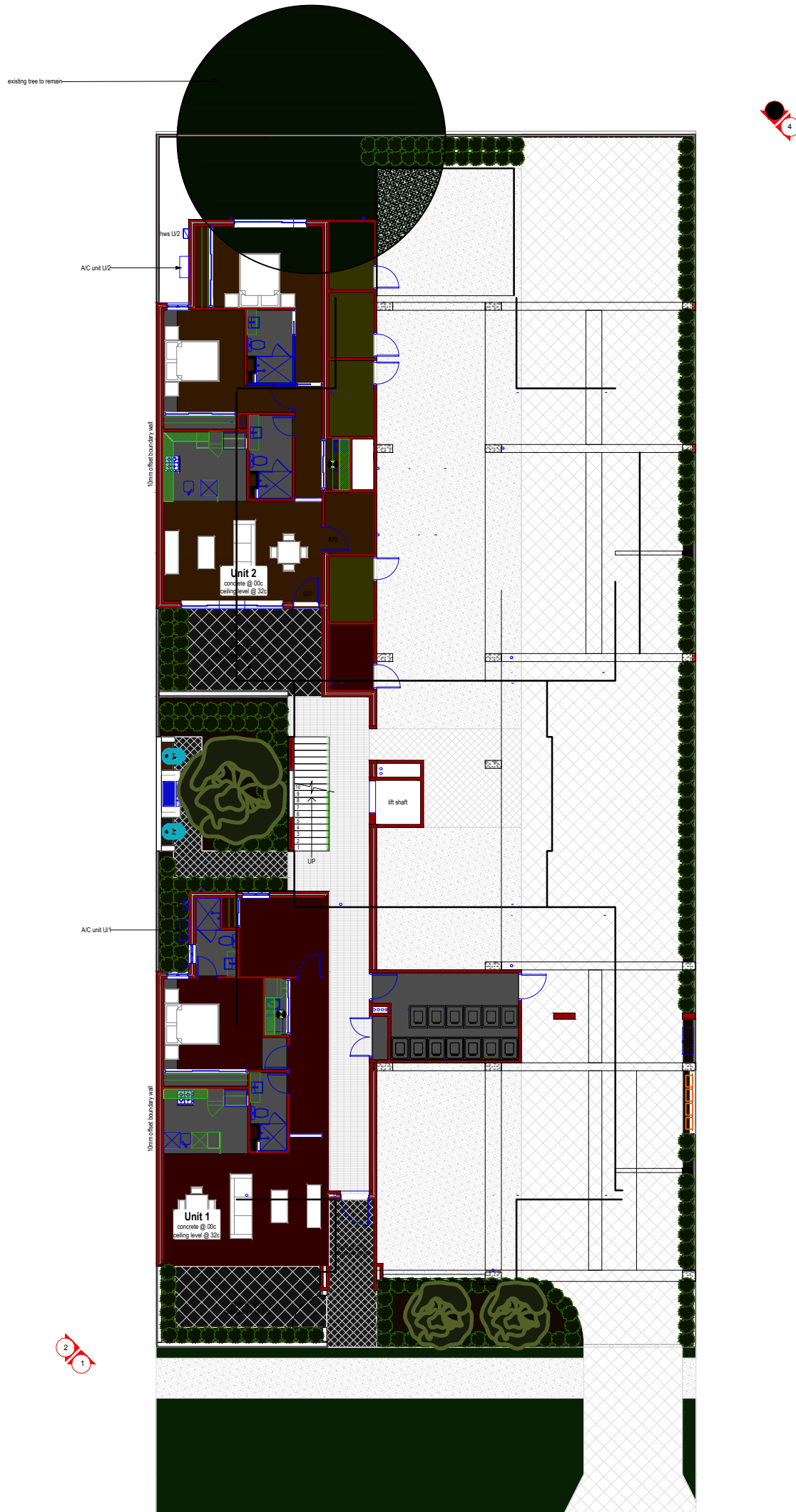
Appendix 1

The Layout of the Proposed Development

Site Plan



Ground Floor Plan



First Floor Plan

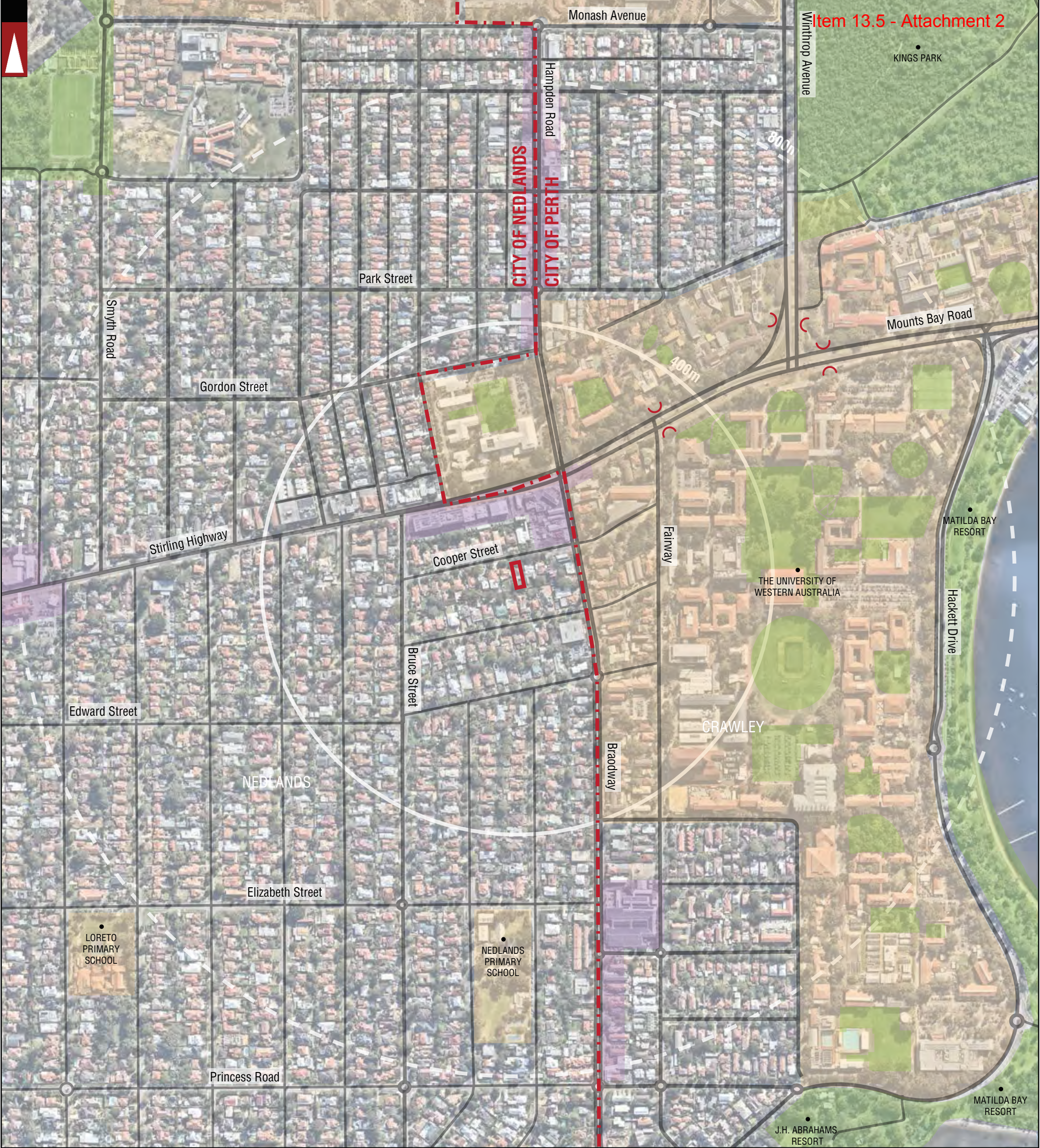






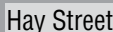







Second Floor Plan

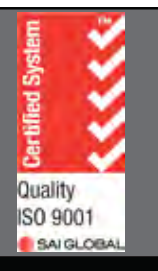


Appendix 2

Transport Planning and Traffic Plans



	PARKS AND RECREATION		ROAD		DISTANCE FROM LOCATION
	WATERWAYS		STREET NAME		CITY OF NEDLANDS LOCAL GOVERNMENT NAME
	PUBLIC PURPOSE		UNDERPASS		LOCAL AUTHORITY BOUNDARY
	SHOPPING AREA		LOCATION BOUNDARY		NEDLANDS SUBURB



LEGEND

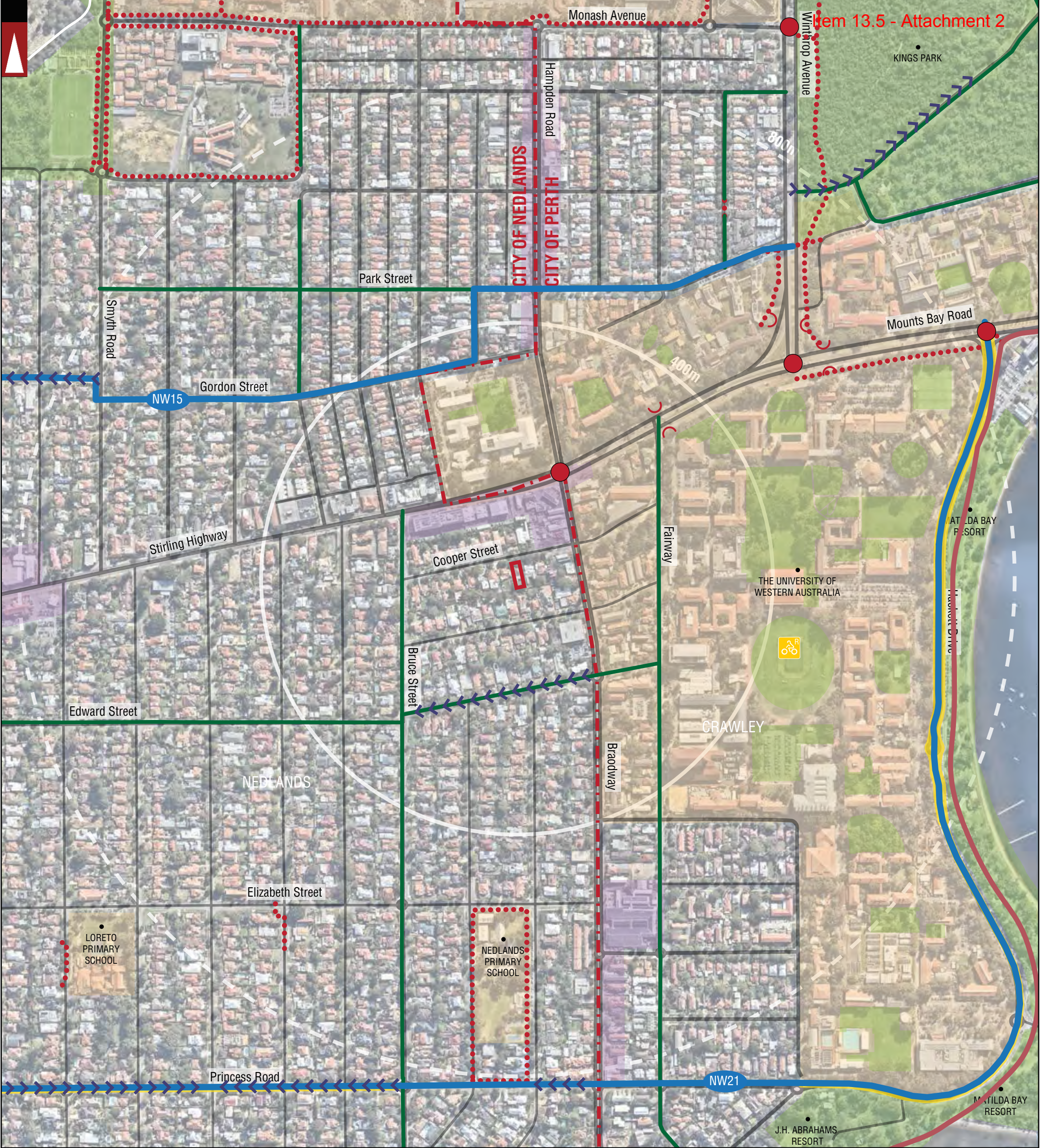
No	DATE	AMENDMENT
A	13-09-2019	ISSUED FOR REVIEW

PROJECT: 18 COPPER STREET, NEDLANDS	DRAWN BY: A.N.
TITLE: LOCALITY PLAN - 800M RADIUS	
DRAWING NUMBER: KC01068.000_S01	

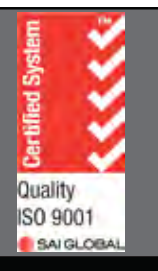
Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



	PARKS AND RECREATION		ROAD		DISTANCE FROM LOCATION		HIGH QUALITY SHARED PATH		WALKING TRAIL
	WATERWAYS		STREET NAME		LOCAL GOVERNMENT NAME		OTHER SHARED PATH (SHARED BY PEDESTRIANS & CYCLISTS)		GRADIENT ARROW
	PUBLIC PURPOSE		UNDERPASS		LOCAL AUTHORITY BOUNDARY		GOOD ROAD RIDING ENVIRONMENT		TRAFFIC LIGHT
	SHOPPING AREA		LOCATION BOUNDARY		NEDLANDS SUBURB		PERTH BICYCLE NETWORK (PBN) - CONTINUOUS SIGNED ROUTES		BIKE REPAIR STATION



LEGEND

A	13-09-2019	ISSUED FOR REVIEW
No	DATE	AMENDMENT

PROJECT:	18 COPPER STREET, NEDLANDS
TITLE:	BICYCLE NETWORK PLAN - 800M RADIUS
DRAWING NUMBER:	KC01068.000_S02

DRAWN BY: Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

A.N.

PH: 08 9441 2700
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	PARKS AND RECREATION		ROAD		DISTANCE FROM LOCATION		BUS ROUTES
	WATERWAYS		STREET NAME		LOCAL GOVERNMENT NAME		HIGH FREQUENCY BUS ROUTE
	PUBLIC PURPOSE		UNDERPASS		LOCAL AUTHORITY BOUNDARY		BUS ROUTE NUMBER
	SHOPPING AREA		LOCATION BOUNDARY		NEDLANDS SUBURB		HIGH FREQUENCY BUS ROUTE NUMBER

LEGEND

NOTE : FOR MORE INFORMATION REGARDING THE DESCRIPTION OF BUS ROUTES AND THEIR INDICATIVE PEAK AND OFF-PEAK FREQUENCIES REFER TO THE TIS REPORT.



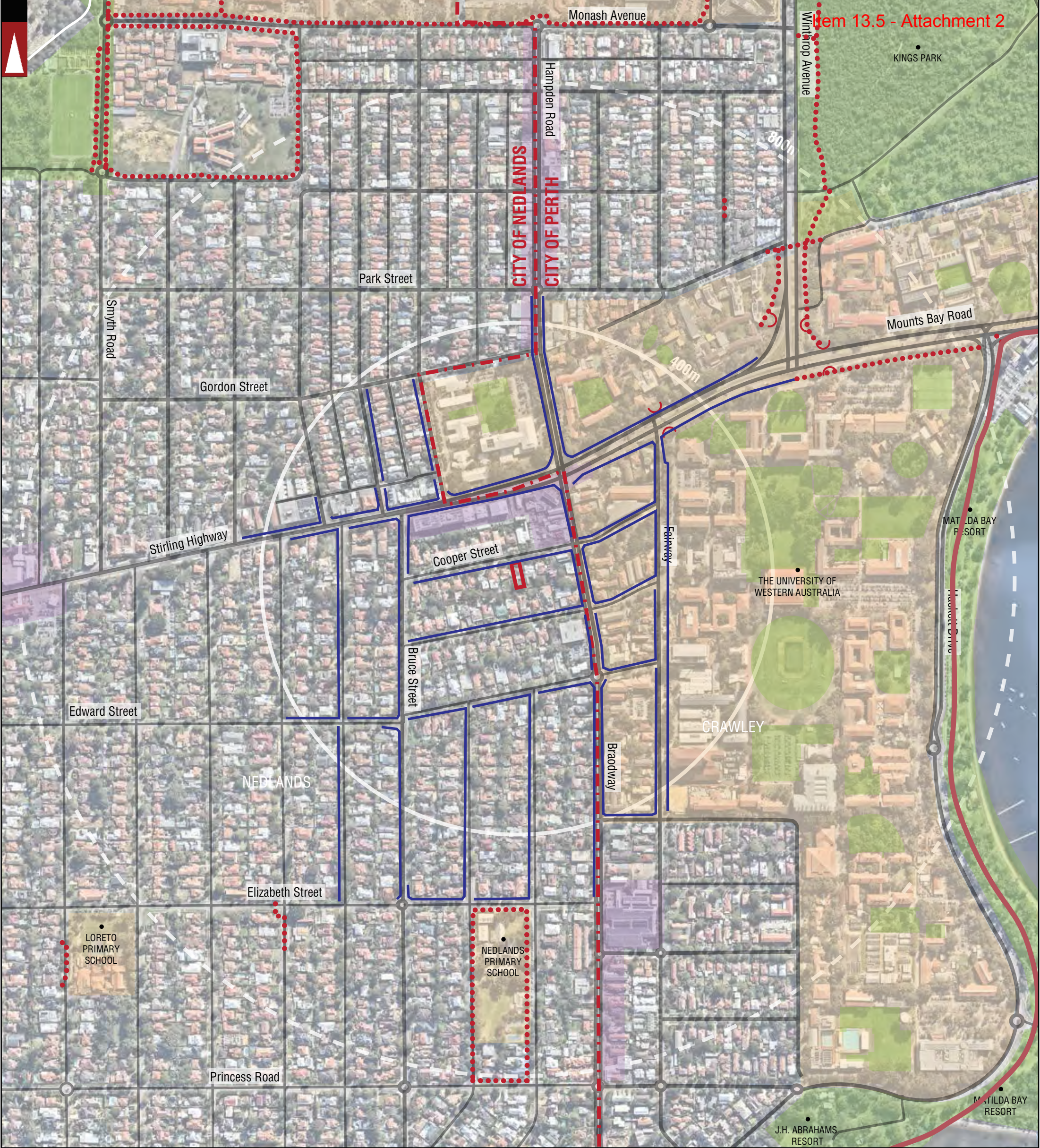
No	DATE	AMENDMENT
A	13-09-2019	ISSUED FOR REVIEW

PROJECT: 18 COPPER STREET, NEDLANDS	DRAWN BY: A.N.
TITLE: PUBLIC TRANSPORT PLAN - 800M RADIUS	
DRAWING NUMBER: KC01068.000_ S03	

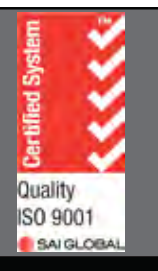
Civil & Traffic Engineering Consultants
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PH: 08 9441 2700
WEB: www.kctt.com.au





	PARKS AND RECREATION		ROAD		DISTANCE FROM LOCATION		HIGH QUALITY SHARED PATH
	WATERWAYS		STREET NAME		CITY OF NEDLANDS LOCAL GOVERNMENT NAME		OTHER SHARED PATH (SHARED BY PEDESTRIANS & CYCLISTS)
	PUBLIC PURPOSE		UNDERPASS		LOCAL AUTHORITY BOUNDARY		PEDESTRIAN PATH
	SHOPPING AREA		LOCATION BOUNDARY		NEDLANDS SUBURB		WALKING TRAIL



LEGEND

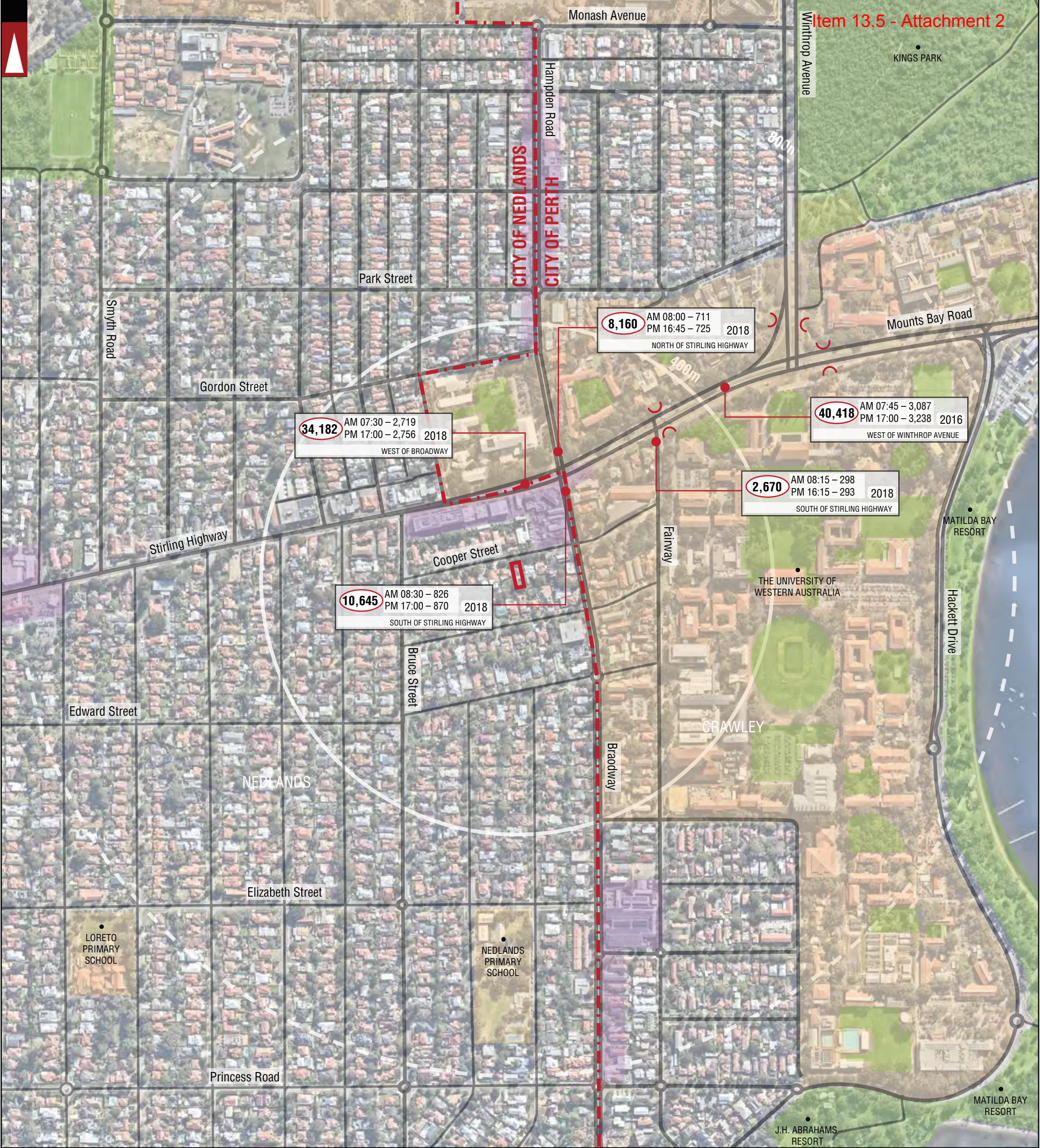
No	DATE	AMENDMENT
A	13-09-2019	ISSUED FOR REVIEW

PROJECT:	18 COPPER STREET, NEDLANDS
TITLE:	PEDESTRIAN PATHS PLAN - 800M RADIUS
DRAWING NUMBER:	KC01068.000_S04

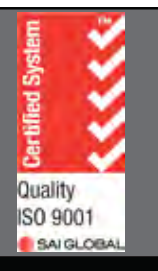
DRAWN BY: Civil & Traffic Engineering Consultants
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A.N.

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	PARKS AND RECREATION		ROAD		DISTANCE FROM LOCATION		NUMBER OF VEHICLES PER DAY
	WATERWAYS		STREET NAME		LOCAL GOVERNMENT NAME		NUMBER OF VEHICLES PER AM PEAK HOUR NUMBER OF VEHICLES PER PM PEAK HOUR
	PUBLIC PURPOSE		UNDERPASS		LOCAL AUTHORITY BOUNDARY		YEAR
	SHOPPING AREA		LOCATION BOUNDARY		NEDLANDS SUBURB		LOCATION









LEGEND

			PROJECT: 18 COPPER STREET, NEDLANDS	DRAWN BY: Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021
			TITLE: EXISTING TRAFFIC COUNTS - 800M RADIUS	A.N.
A	13-09-2019	ISSUED FOR REVIEW	DRAWING NUMBER: KC01068.000_S05	PH: 08 9441 2700 WEB: www.kctt.com.au
No	DATE	AMENDMENT		





	LOCATION BOUNDARY		Total Expected Traffic Generation from the proposed development		Traffic Flow IN Direction
	ROAD (VARIED WITH ROAD WIDTH)		Total Expected Traffic Generation from Subject Site on the specific section of road - IN and OUT direction		Traffic Flow OUT Direction
Lewis Road	ROAD NAME				









LEGEND

			PROJECT: 18 COOPER STREET, NEDLANDS	DRAWN BY: Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021
			TITLE: TRAFFIC FLOW DIAGRAM	A.N. PH: 08 9441 2700 WEB: www.kctt.com.au
A	13-09-2019	ISSUED FOR REVIEW	DRAWING NUMBER: KC01068.000_ S06	
No	DATE	AMENDMENT		





	LOCATION BOUNDARY		Total Expected Traffic Generation from the proposed development - PM peak		Traffic Flow IN Direction
	ROAD (VARIED WITH ROAD WIDTH)		Total Expected Traffic Generation from Subject Site on the specific section of road - IN and OUT direction - PM peak		Traffic Flow OUT Direction
Lewis Road	ROAD NAME				



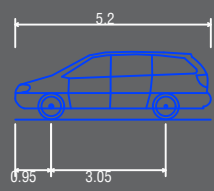
LEGEND

			PROJECT: 18 COOPER STREET, NEDLANDS	DRAWN BY: Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021
			TITLE: TRAFFIC FLOW DIAGRAM - PM PEAK	A.N. PH: 08 9441 2700 WEB: www.kctt.com.au
A	13-09-2019	ISSUED FOR REVIEW	DRAWING NUMBER: KC01068.000_ S06	
No	DATE	AMENDMENT		



Appendix 3

Vehicle Turning Circle Plan



Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)



LEGEND

NO	DATE	AMENDMENT
A	12-09-2019	ISSUED FOR REVIEW

PROJECT:
 18 Cooper Street, Beechboro

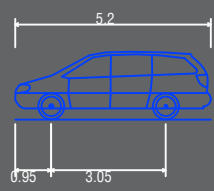
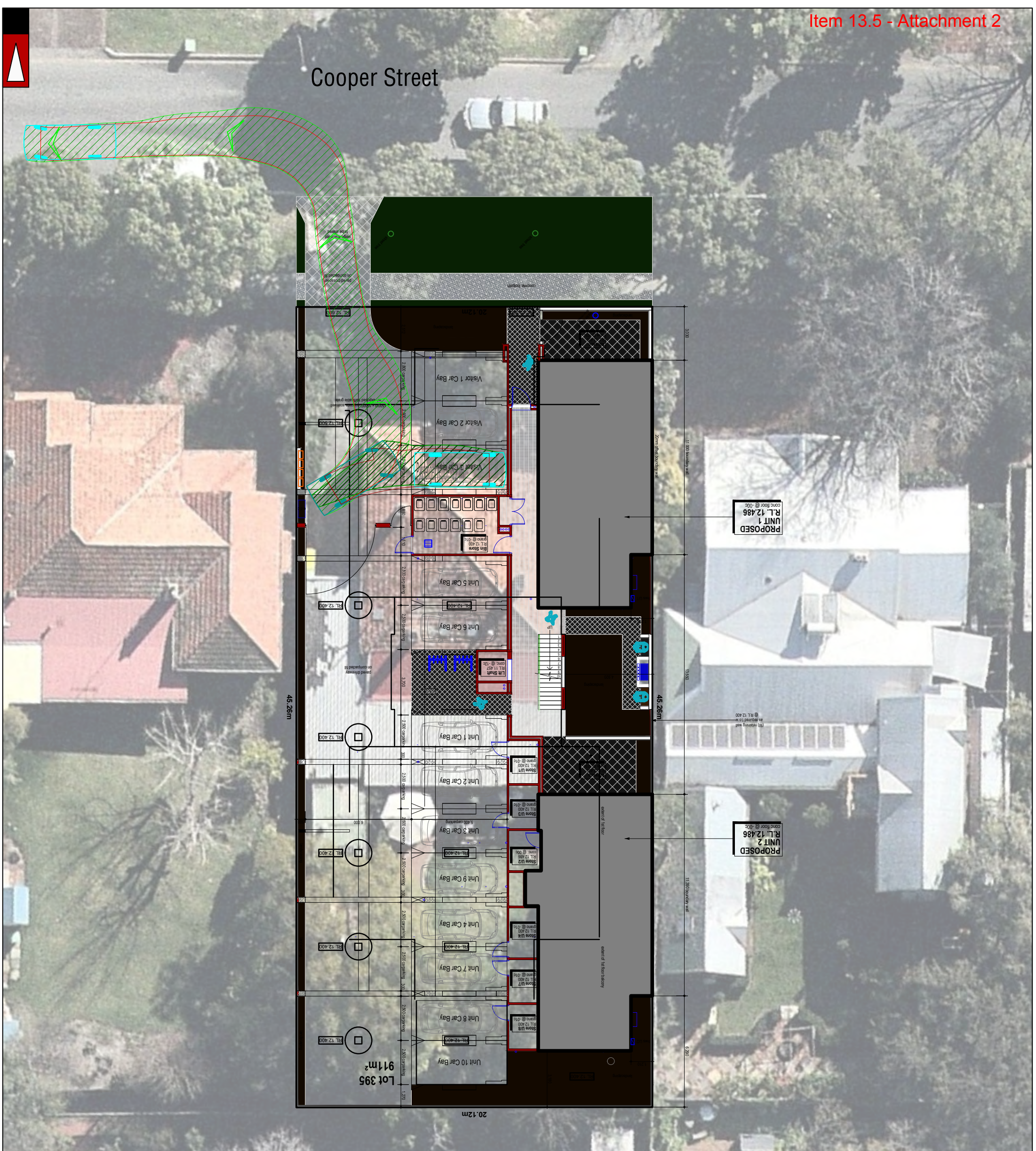
TITLE:
 Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)

DRAWING NUMBER:
 KC01068.000_S20

DRAWN BY:
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N.M.

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Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)



LEGEND

NO	DATE	AMENDMENT
A	12-09-2019	ISSUED FOR REVIEW

PROJECT:
 18 Cooper Street, Beechboro

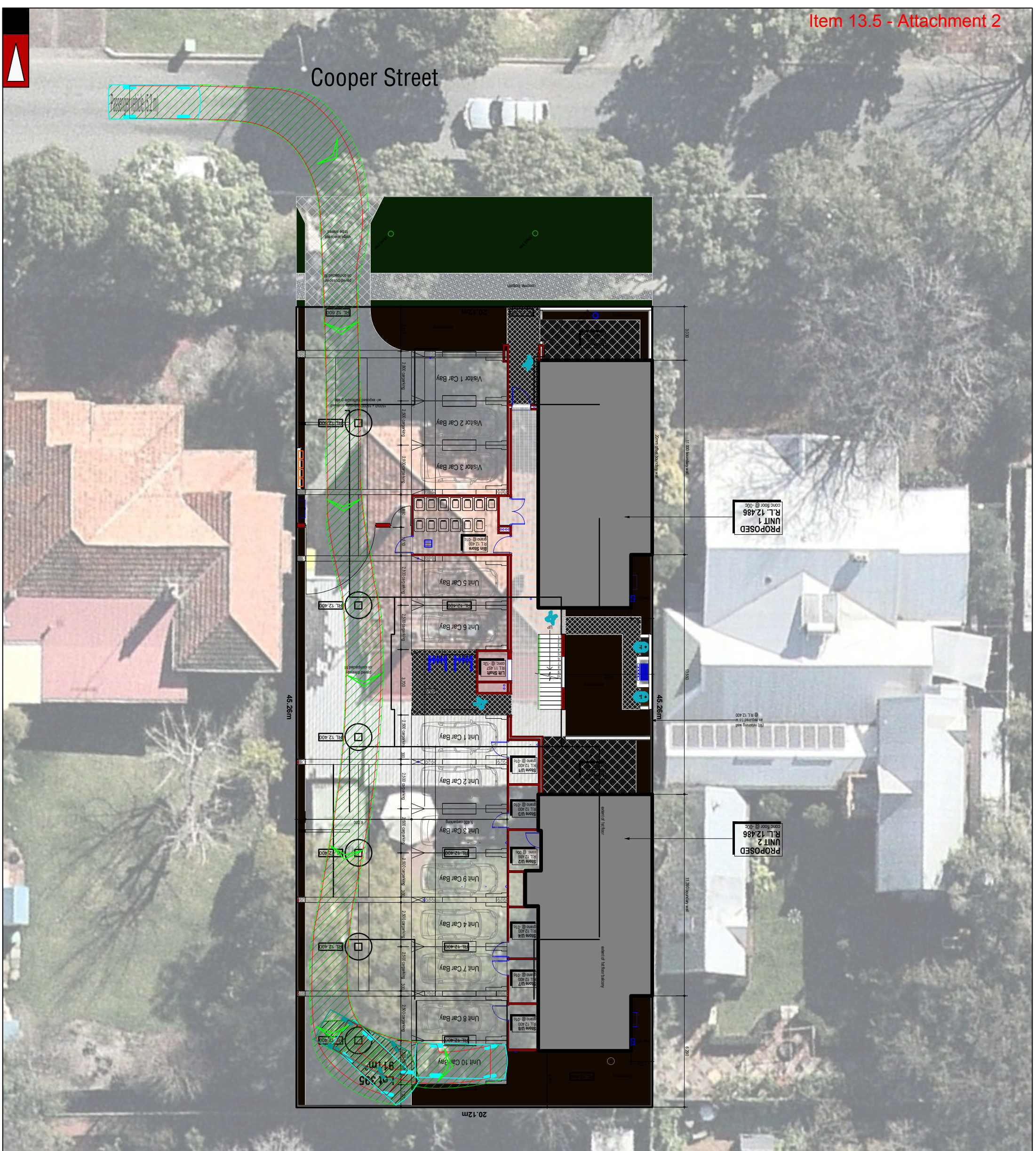
TITLE:
 Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)

DRAWING NUMBER:
 KC01068.000_S21

DRAWN BY:
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 Suite 7 No 10 Whipple Street Balcatta WA 6021

N.M.

PH: 08 9441 2700
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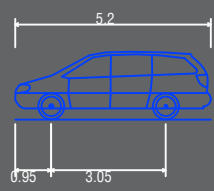


	Passenger vehicle (5.2 m) Overall Length 5.200m Overall Width 1.940m Overall Body Height 1.804m Min Body Ground Clearance 0.295m Track Width 1.840m Lock to Lock Time 4.00s Kerb to Kerb Turning Radius 6.300m	--- Lot boundary --- Wheel Path (Forward Vehicle Motion) --- Vehicle Chassis Envelope (Forward Vehicle Motion) --- Wheel Path (Reverse Vehicle Motion) --- Vehicle Chassis Envelope (Reverse Vehicle Motion)
--	---	--

LEGEND

			PROJECT: 18 Cooper Street, Beechboro	DRAWN BY: Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	N.M.
			DRAWING NUMBER: KC01068.000_S22	
A	12-09-2019	ISSUED FOR REVIEW		
NO	DATE	AMENDMENT		

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Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)



LEGEND

NO	DATE	AMENDMENT
A	12-09-2019	ISSUED FOR REVIEW

PROJECT:
 18 Cooper Street, Beechboro

TITLE:
 Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)

DRAWING NUMBER:
 KC01068.000_S23

DRAWN BY:
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Hewshott

Acoustics

International

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ACOUSTICS

INFORMATION TECHNOLOGY

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Australia
India

1922a/CC

28 October 2019

Urbanista Town Planning

Lot 395 (#18) Cooper Street, Nedlands – Acoustic Report

Acoustic Report for Development Application Rev. B

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1. Executive Summary

Hewshott International has been engaged by Urbanista Town Planning to undertake the acoustic consultancy services for Development Application for the proposed development at Lot 395, 18 Cooper Street, Nedlands.

This desktop review has identified key aspects of the acoustic design of the development.

The key aspects are:

- Environmental noise emission from the development,
- Internal indoor ambient noise levels,
- Reverberation time,
- Walls, floors, ceilings and services separation,
- Mechanical services and waste unit noise and vibration.

In response to the City of Nedlands 'Attachment 3 - Internal Referral – 18 Cooper Street', comment 1, regarding noise and vibration impact from mechanical services on neighbours, mitigation measures of mechanical services noise emission and vibration have been provided and have been summarised in section 4.5.

The City of Nedlands further comment regarding noise sensitive premises: *'The Acoustic report completed by Hewshott Acoustics International discusses residential neighbours and nearby properties, with consideration of 20 Cooper St (the adjacent block). Each individual unit on the development at 18 Cooper St is to be classified as a noise sensitive premises in its own right, and as such all mechanical plant is required to comply with the Environmental Protection (Noise) Regulations 1997 in relation to noise generated between units. (e.g. AC units). The 'Indoor Ambient Noise Criteria' is not considered a demonstration of compliance for mechanical plant noise between individual units/dwellings'*, has been incorporated into the report.

The Development Application approval is subject to the following condition provided by the City of Nedlands: *'All mechanical equipment is required to comply with the Environmental Protection (Noise) Regulations 1997, in relation to noise. The waste compactor and compliance with the assigned levels of the EPNR will need to be addressed within the acoustic report prepared by a suitably qualified acoustic consultant'*. The estimated noise emission of the unit has been provided and has been summarised in section 4.6.

To ensure that the final design of the building achieves the recommended acoustic design criteria, we recommend that a further acoustic assessment is undertaken at subsequent phases of the project (e.g. detailed design).

2. Design and Test Standards

Australian Standards (AS) are now equivalent of International Standards (ISO), although some additional Australian Standards are referenced in this briefing document which have not yet been introduced into an ISO version. Note that British and European Standards are now being merged with ISO Standards.

2.1. Noise

2.1.1 Internal Noise

- AS 2021-2015, "Acoustics - Aircraft Noise Intrusion-Building Siting and Construction".
- AS 2107-2016, "Acoustics - Recommended design sound levels and reverberation times for building interiors".

2.1.2 External Noise Emission

- AS 1055-1997 "Acoustics - Description and measurement of environmental noise-general procedures"

The above standard is similar to ISO 1996:2016 "Acoustics - Description, measurement and assessment of environmental noise".

- Environmental Protection (Noise) Regulations 1997

2.1.3 Room Acoustics

- AS ISO 354-2006 "Acoustics - Measurement of sound absorption in a reverberation room"
 - AS ISO 11654-2002 "Acoustics - Rating of sound absorption - Materials and systems"
- Also refer to AS 2107 above.

2.1.4 Sound Insulation (Speech Privacy)

- National Construction Code 2016 (NCC 2016) Building Code of Australia
- AS ISO 140-2006 "Acoustics – Measurements of sound insulation in building and of building elements"
- AS/NZS ISO 717-1:2013 "Acoustics - Rating of Sound Insulation in Buildings and of Building Elements-Airborne Sound Insulation".
- AS 2822-1985 "Acoustics-Methods of Assessing and Predicting Speech Privacy and Speech Intelligibility".
- BS EN 12354-3:2017 Part 3: Building Acoustics – Estimation of acoustic performance of buildings from the performance of elements – Part 3: Airborne sound insulation against outdoor sound.

2.2. Vibration

2.2.1 Human Response

These standards relate to the response of humans within a building, when subjected to continuous or intermittent vibration (e.g. footfall, transportation), or transient vibration (e.g. piling during construction). The excitation frequency considered is between 1Hz and 80Hz.

- AS 2670-2001 “Evaluation of human exposure to whole-body vibration”

Equivalent to ISO 2631-2003 “Mechanical vibration and shock - Evaluation of human exposure to whole-body vibration”.

Where resonance of a building structure results from wind excitation with a resonance frequency less than 1Hz, the following standard is relevant:

- ISO 6897-1984 “Guidelines for the evaluation of the response of occupants of fixed structures, especially buildings and off-shore structures, to low-frequency horizontal motion (0.063 to 1Hz)”

2.2.2 Machinery

These standards relate to allowable vibration limits for machinery installed within a building.

- ISO 10816:2015 “Mechanical vibration - Evaluation of machine vibration by measurements on non-rotating parts”

2.2.3 Structures

These standards refer to compromise of the integrity of structures subject to vibration from ground-borne sources such as construction, demolition and transportation.

- ISO 4866:2010: Mechanical vibration and shock - Vibration of fixed structures (equivalent to BS ISO 4866:2010)

Other standards for consideration include DIN 4150-3 (1999-02): “Structural vibration - Effects of vibration on structures”. The Australian Standard AS 2187-2006 “Explosives-Storage and Use of explosives” also provides guidance.

3. Project Location

Lot 395, 18 Cooper Street, Nedlands WA is located in Residential Zone, according to Local Planning Scheme 3, City of Nedlands. It is surrounded by single storey residential buildings and located in close proximity to Mixed Use Zone with the majority of buildings designated as commercial type buildings.

As per City of Nedlands's comment: *'each individual unit on the development at 18 Cooper St is to be classified as a noise sensitive premises'* the nearest noise sensitive receiver (NSR) has been reviewed and it is located at:

- 18 Cooper Street, to the west of the development.

Perth Airport is located approximately 14km to the east of the proposed development, therefore the proposed site falls outside the ANEF Contours stated in AS 2021-2015. The proposed development is not expected to require additional sound insulation for aircraft noise.

Figure 3.1: Aerial view of site and its surroundings – source: Google Maps



4. Environmental Noise Impact Criteria

In Western Australia, the noise emissions from a development to a receiver are assessed in accordance with the Environmental Protection (Noise) Regulations 1997 (EPNR 1997). The noise emissions from the development are compared with calculated assigned noise levels at a given noise sensitive receiver.

4.1. EPNR 1997 Assigned Noise Levels Table

The Western Australian Department of Environmental Protection Noise Regulations (EPNR 1997), operate under the Environmental Protection Act 1986. The Regulations specify maximum noise levels that can be received at noise sensitive premises, including industrial, commercial and residential premises.

EPNR 1997 provides a methodology and stipulates clear procedures relating to noise assessments and control. The regulations provide limits for three types of assigned noise level:

- L_{Amax} assigned noise level which cannot be exceeded at any time;
- L_{A1} assigned noise level that cannot be exceeded for more than 1% of the time;
- L_{A10} assigned noise level that cannot be exceeded for more than 10% of the time.

The resulting assigned noise levels are displayed in Table 4.1.1 below.

Table 4.1.1: Assigned noise levels

Type of premises receiving noise	Time of day	Assigned noise level (dBA)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises at locations within 15 metres of a building directly associated with a noise sensitive use	07:00 to 19:00 Monday to Saturday	45+IF	55+IF	65+IF
	09:00 to 19:00 Sunday and Public holidays	40+IF	50+IF	65+IF
	19:00 to 22:00 All days	40+IF	50+IF	55+IF
	22:00 to 07:00 All days	35+IF	45+IF	55+IF
Noise sensitive premises at locations further than 15 metres from a building directly associated with a noise sensitive use	All hours	60	75	80
Commercial premises	All times	60	75	80
Industrial and utility premises	All times	60	75	80

The “influencing factor” (IF) is calculated for each of noise-sensitive premises receiving noise. It takes into account the amount of industrial and commercial land and the presence of major roads within a 450m radius around the noise receiver.

4.2. EPNR 1997 Noise Character Adjustments

It is a requirement of EPNR 1997 that the noise character of any breakout noise from a development be free of annoying characteristics, namely –

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

According to EPNR 1997, “if these characteristics cannot be reasonably and practicably removed, e.g. in the case of an emission like music, then a series of adjustments to the measured levels are set out, and the adjusted level must comply with the assigned level”. The adjustments are set out below.

Table 4.2.1: EPNR 1997 noise character adjustments

Adjustment where noise emission is not music These adjustments are cumulative to a maximum of 15 dB			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

4.3. Nearest Noise Sensitive Receiver (NSR)

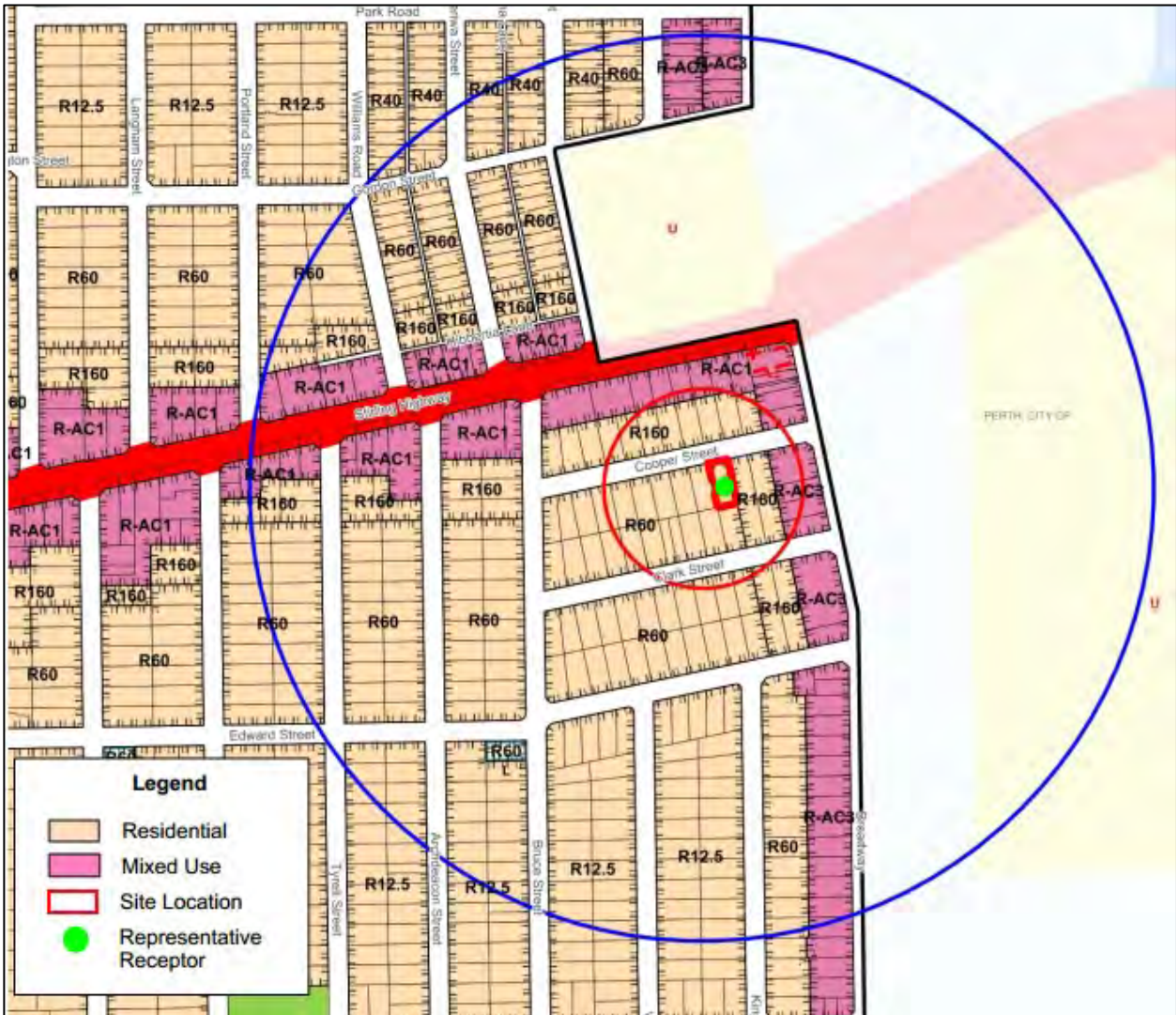
The assigned noise levels defined in the regulations have been calculated for the following nearest noise sensitive receiver (NSR) below:

- 18 Cooper Street, Nedlands.

4.4. Calculation of Assigned Noise Levels

Based on the regulations set out in the WA Environmental Protection (Noise) Regulations 1997, the maximum allowable noise levels are determined using the assigned noise level base values and the influencing factor (IF). The influencing factor takes into account zoning and road traffic around the receiver of interest within a 100 and 450m radius. In figure 4.4.1, the red circle is the 100m radius circle, and the blue circle is the 450m radius circle. Their centre is the noise-sensitive receiver under consideration (18 Cooper Street).

Figure 4.4.1: Composite map showing zoning around proposed development – source: City of Nedlands Intramaps



4.4.1 100-Metre-Radius Circle

Based on the available information the percentage of commercial use within the 100-metre-radius circle is 9%, and 0% industrial activity has been identified within this area.

4.4.2 450-Metre-Radius Circle

Based on the available information, the percentage of commercial use within the 450-metre-radius circle is 1%, and 0% industrial activity has been identified within this area.

4.4.3 Traffic/Transport Factor

There are no major (more than 15,000 vehicles per day) or secondary (6,000 – 15,000 vehicles per day) roads within the 100m radius area. There is one major road and two secondary roads within the 450m radius area.

From information provided by Main Roads WA, which is summarised in table below, the transport factor is 2.

Table 4.4.3.1: Traffic Volume in the Area.

Road	Vehicles per day	Classification
Stirling Highway	34182	Major
Broadway	10645	Secondary
Hampden Road	8160	Secondary

4.4.4 Influencing Factor

Based on calculations, and taking into account the percentage of commercial, industrial and residential areas as well as secondary and major roads in the 100 and 450 metre radius circles, the influencing factor is 3 dB.

4.4.5 EPNR 1997 Assigned Noise Levels Table – NSR

The resulting assigned noise levels for the NSR are displayed in Table 4.4.5.1 below.

Table 4.4.5.1: Assigned Noise Levels at Cooper Street

Type of premises receiving noise	Time of the day	Assigned Noise Level (dB)		
		LA10	LA1	LAm _{ax}
Noise sensitive premises at locations within 15 metres of a building directly associated with a noise sensitive use	07.00 to 19.00 hrs Monday To Saturday	48	58	68
	09.00 to 19.00 hrs Sunday and Public holidays	43	53	68
	19.00 to 22.00 hrs All days	43	53	58
	22.00 to 07.00 hours all days	38	48	58
Commercial premises	All times	60	75	80
Industrial and utility premises	All times	65	80	90

The most sensitive period is highlighted in bold.

L_{A10} is an acoustic descriptor which corresponds to the noise level exceeded for ten per cent of the time period under consideration; this may be considered to represent an “average maximum level” and is often used for the assessment of road traffic noise. The L_{A1} is the level exceeded for one per cent of the time; this is representative of the maximum levels recorded during the sample period. The L_{Amax} is the absolute maximum recorded level, which is most useful for assessing sounds of short duration.

4.5. Noise emissions – Mechanical Services

The mechanical services noise emissions must be kept to a level that is not exceeded at any nearby neighbours’ boundary. The night-time assigned noise level is 38 dB, L_{A10} and has been calculated in Table 4.4.5.1.

All noise from condenser units and exhaust fans must not exceed this value at the boundary of any nearby residential neighbour.

Due to the close proximity to residential neighbours, the noise from condenser units must be mitigated using the following options:

- All condenser units should be either roof or garage located, facing away from nearby residents. If the intention is to mount units on walls, compliance with the assigned noise levels may be difficult to achieve and a detailed mechanical noise assessment should be undertaken.

- Vibration from any condenser units would also need to be controlled appropriately to minimise structure borne noise. Guidance has been provided on how to mitigate vibration in Section 4.6.

For exhaust fan outlets that are proposed to be located in the external walls, it is the responsibility of the installer that noise at the outlet must be kept to a sound pressure level of 45 dBA or less at one metre, subject to the final location. This can be achieved by using internally lined ducts. As far as practicable, noise from mechanical services including condenser units and exhaust fans should be free from tonality and impulsiveness.

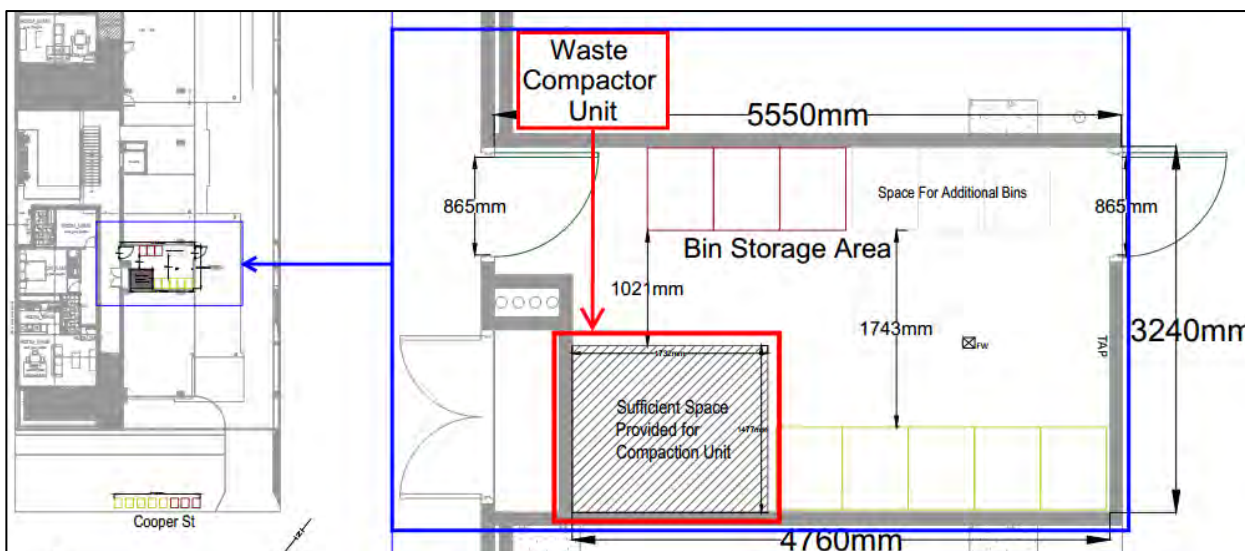
Provided that condenser units and exhaust fans are carefully selected and mitigated, assigned noise levels will not be exceeded at nearby properties.

4.6. Noise emission – Waste Compactor Unit

All waste services noise emissions must be kept to a level that is not exceeded at any nearby neighbours’ boundary. The night-time assigned noise level is 38 dB, L_{A10} and has been calculated in Table 4.4.5.1.

The proposed waste compactor unit will be located in ground level bin storage area, as presented on Figure 4.6.1. below.

Figure 4.6.1: Waste Compactor Unit location.



The bin storage area will be fully enclosed, for minimum noise transmission. The noise emission level has been estimated based on available information about the bin storage enclosure and the waste unit location in the storage area. It is the responsibility of the unit provider that noise emission will be kept to a sound pressure level of 60 dBA or less at one metre.

Due to early stage of the project the exact noise emission from the unit is not known. It is highly recommended the noise emission data of the unit is reviewed once detailed technical information is available. Further calculations can be provided by Hewshott throughout the design process and specific design recommendations for noise attenuation can be issued where required to ensure compliance with the EPNR 1997.

4.7. Vibration mitigation

It is the responsibility of the installer to ensure that any rotational equipment or pumps do not cause objectionable vibration. In order to minimise the transmission of vibration and noise from rotating reciprocating or vibrating equipment to building elements, it is necessary to provide vibration control comprising vibration isolators and inertia bases where necessary to limit building vibrations in occupied areas as follows:

Table 4.7.1: Maximum allowable RMS velocity levels

Equipment	Allowable rms velocity level mm/s
Pumps	3.3
Centrifugal compressors	3.3
Fans (vent sets, centrifugal, axial)	2.3

Isolator selection: Select mounts with static deflections to limit building vibration allowing for span, stiffness and mass of supporting structure, and mass, imbalance, and operating speed range of equipment.

All equipment must be balanced to minimise vibration.

Rotating and reciprocating machinery – within evaluation zone A measured in accordance with *ISO 10816-3:1998* and *AS 2625.4:2003*.

Vibration mounts are required except for external equipment which is not connected to the structure of any building, support rotating, reciprocating or vibrating equipment on vibration isolating mounts.

5. Indoor Ambient Noise Criteria

AS/NZS 2107 has been used to derive the indoor noise criteria.

The 'houses and apartments near major roads' category in AS/NZS 2107 has been considered appropriate due to the proximity of Stirling Highway.

Table 5.1: Recommended indoor noise levels summary according to AS/NZS 2107

Type of occupancy/activity	Recommended Design Sound Level Range L _{Aeq} (dB)		Recommended reverberation time (RT), s
	Minimum	Maximum	
RESIDENTIAL BUILDINGS			
Houses and apartments near major roads:			
Sleeping areas	35	40	-
Living areas	35	45	-
Common areas (e.g. foyer, lift lobby)	45	50	-
Dining rooms	40	45	See Note 2
Recreation areas	45	50	See Note 2
Enclosed car park	-	< 65	-

NOTES:

1. The recommended indoor design sound levels are for a fully fitted out and completed building. Attention is drawn to the additive noise effect of many machines within the same area and adjacent areas. Allowance for the total number and type of noise sources should therefore be made in the selection of equipment and in the design of building spaces. A building owner or developer may consider an allowance of 3-5 dBA to be appropriate.
2. Reverberation time should be minimised as far as practicable for noise control.

Any mechanical services must be selected and installed so that the resultant indoor ambient noise levels in the proposed development do not exceed the values shown in Table 5.1.

6. Residential Internal Sound Insulation

6.1. NCC 2016 F5 Requirements

The minimum sound insulation criteria for Class 2 buildings are set in NCC 2016 and have been summarised in Table 6.1.1 below. An SOU is a single occupancy unit i.e. an apartment.

Table 6.1.1: Summary of NCC 2016 Part F5 requirements (Class 2 buildings) - dB

Construction	R_w	$R_w + C_{tr}$	$L_{n,w} + C_i$	Discontinuous Required?
Walls separating habitable rooms in adjoining SOUs	-	≥ 50	-	-
Walls separating kitchens, toilets, bathrooms and laundries in adjoining SOUs	-	≥ 50	-	-
Walls between a bathroom, toilet, laundry or kitchen and a habitable room (other than a kitchen) in adjoining SOUs	-	≥ 50	-	Yes
Walls between a SOU and a public corridor, public lobby, stairway or the like or parts of a different classification	≥ 50	-	-	-
Walls between a SOU and a plant room or lift shaft	≥ 50	-	-	Yes
Walls or ceilings separating a duct, soil, waste or water supply pipe or storm water pipe from a habitable room	-	≥ 40	-	-
Walls or ceilings separating a duct, soil, waste or water supply pipe or storm water pipe from a kitchen or other non-habitable room	-	≥ 25	-	-
Floors between SOUs and between a SOU and a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification	-	≥ 50	≤ 62	-

Discontinuous construction means a wall having a minimum 20 mm cavity between two separate leaves, and:

- for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and
- for other than masonry, there is no mechanical linkage between leaves except at the periphery.

6.2. Walls

Party walls between tenancies must achieve BCA minimum requirement of $R_w + C_{tr} 50$.

Mark-ups showing NCC Part 5F requirements for walls are available in Appendix B.

Please note, no acoustic mark-up for ground floor has been presented, as there are no separation requirements for areas adjoining to Unit 1 or Unit 2.

6.3. Floors

In order to comply with the requirements of NCC 2016, the floors separating SOUs from other SOUs must achieve an airborne sound insulation rating of $R_w + C_{tr} \geq 50$; and an impact sound insulation rating of $L_{n,w} + C_i \leq 62$.

6.4. Doors

According to NCC 2016, all entry doors separating apartments from common areas to be minim 44 mm solid core timber (or equivalent performing to be approved by Hewshott) and tightly fit to the frame with acoustic seals to achieve the R_w 30 minim requirement of NCC 2016.

The preliminary design shows all entry doors lead to outdoor areas, therefore there are no requirements in terms of acoustic separation.

6.5. Internal Services

According to Part F5.6 of NCC 2016, if a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one single-occupancy unit, the duct or pipe must be separated from the rooms of any single-occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than:

- (i) 40 if the adjacent room is a habitable room (other than s kitchen); or
- (ii) 25 if the adjacent room is a kitchen or non-habitable room.

7. Internal Design Criteria

7.1. Internal Background Noise and Reverberation Time

The acoustic requirements of the building with reference to the descriptors of performance in Section 5 and 6 are nominated in Table 7.1.1 below.

Table 7.1.1: Indoor Noise levels & Reverberation Time Design Criteria for the Project

Location	Design Sound Level Range L_{eq} , dBA		Reverberation Time (seconds)
	Minimum	Maximum	
Sleeping Area – all levels	35	40	-
Living Area – all levels	35	45	-

8. External Sound Insulation

8.1. Existing Noise Levels

A noise survey was undertaken in the vicinity of the proposed development in peak traffic afternoon hours to assess noise levels which are to be incident upon the façade of the development.

Sample measurements were undertaken on Wednesday 3rd July 2019, approximately 4 meters from the side of the road on Cooper Street at the boundary of the proposed development.

The wind speed for the measurement duration was always below 5m/s; the weather was sunny, 21°C, with no rain.

Table 8.1.1: Measurement equipment and settings used in survey

Item	Description
Sound level meter	RION NA-28 Type 1 Sound Level Meter
Calibrator	RION NC-74 Sound Calibrator
Real time analysis	One-third octave band and octave band frequencies
Frequency weighting	Unweighted and A-weighted

The sound level meter was calibrated both before and after the survey and did not deviate from the calibration level of 94dB.

Traffic counts for Cooper Street at site location are not available on Main Road online mapping service, therefore manual counting has been undertaken on site during sample measurements. No heavy vehicles have been identified on Cooper Street during measurements.

Results of the noise survey are given in table 8.1.2 for the measurement location, along with the traffic counts and the corresponding L_{Aeq} spectral data.

Table 8.1.2: Sample measurement spectra L_{Aeq} [dB]

Location	Time	Vehicles per hour	Duration of sample measurement	L_{Aeq} [dB]	Octave band centre frequency [Hz]				
					125	250	500	1k	2k
18 Cooper Street	16:30 – 17:30	92	15 min	54	58	49	47	50	46
			15 min	55	57	52	50	52	48
			15 min	54	58	50	49	50	46
			15 min	55	55	50	49	52	48

The measured on-site results have been used to determine noise levels breaking into the façade of the development.

8.2. External Façade Construction

The external construction of the building will consist of brick walls and standard glazing with Trimdek steel roof. Based on the architectural drawings, the following building elements have been used to determine indoor noise levels from external sources (traffic noise), presented in table 8.2.1.

Table 8.2.1: Proposed façade construction

Building element	Sound Reduction Index (R) dB					R _w
	Octave band centre frequency [Hz]					
	125	250	500	1k	2k	
230mm brickwork	38	45	52	60	65	56
6mm glazing	19	24	28	32	31	31

It is essential that the airspace between roof and ceiling is packed with at least R2.0 insulation. To ensure that the final design of the roof achieves the design criteria for internal noise levels, we recommend that a further acoustic assessment is undertaken at subsequent phases of the project (e.g. detailed design).

8.3. Indoor Ambient Noise Level Associated with External Sources

The indoor ambient noise levels within the development will be directly associated with the external noise environment and the external envelope of the building. For mechanical ventilation, the following internal ambient noise levels should be maintained and an accounted for the cumulative effect of the mechanical noise and the intrusive noise. Prediction are based on noise ingress from external sources and not services within the building.

Table 8.3.1 presents the predicted indoor ambient noise levels along with the specific design criteria for indoor ambient noise for typical living room and bedroom areas within units situated on the perimeter of the development, facing Cooper Street. The glazing system used in the calculation is also presented. Typical bedroom areas have a volume of approximately 35m³.

All calculations have been undertaken in accordance with BS EN 12354-3:2017 Part 3: *Building Acoustics – Estimation of acoustic performance of buildings from the performance of elements – Part 3: Airborne sound insulation against outdoor sound*. Reverberation times used in calculation are based on a normalised level of 0.5 seconds.

Table 8.3.1: Estimated indoor ambient noise levels

Room/ Area	Predicted Indoor Ambient Noise Level L _{Aeq} (dB)	Specific Design Criteria L _{Aeq} (dB)	Glazing System
Ground Floor			
Living/ Meals Area	35	45	6 mm glazing
First Floor			
Bedroom	38	40	6 mm glazing
Living/ Meals Area	37	45	6 mm glazing
Second Floor			
Bedroom	38	40	6 mm glazing
Living/ Meals Area	37	45	6 mm glazing

All apartment areas achieve compliance with design criteria for all levels using 6mm glazing configuration. The predicted internal noise levels will have a safety factor of approximately 2-8 dB. This will take into account increased future traffic flows or any other factors in construction detailing that may occur. Using a safety factor will subsequently offer additional protection to the amenity of residents.

Glazing frames and seals of insufficient sound insulation can compromise the performance of the building element. We recommend that doors with glazing, window frames and all seals are selected to match the acoustic performance of the glazing within it.

8.4. Sliding Doors

Laboratory airborne sound insulation data (R_w) for specific glazed door systems include the performance of the frame. We recommend that acoustic data for the proposed sliding door system is provided in order to confirm that the R_w value is adequate. Glazed sliding door frames must be selected ensuring that the composite sound insulation performance of the frame system and the glazed pane is not lower than the values in table 8.2.1.

Special attention must be taken during installation of any sliding doorset. It must be ensured that they are well fitted, with a robust closing mechanism to avoid introducing acoustically weak transmission paths for noise to enter through the façade.

Balcony doorsets and frames should be supplemented with compressible neoprene seals at both jambs, and a continuous double brush seal at the threshold and head to minimise transmission of noise into living areas. Any voids or gaps in the frame are recommended to be fully sealed, or the full extent of the sound transmission performance will not be achieved.

9. External Sound Insulation – General Advice

9.1. Road Traffic Noise

The extent of road traffic noise intrusion is dependent on the volume and proximity of traffic on nearby roads, the percentage of heavy vehicles, the type of road surface, the topography of the site, and the orientation and construction of the development.

9.2. Aircraft Noise

The proposed site location falls outside ANEF 20 zone of Perth Airport. In accordance with AS 2021-2015, this is “acceptable”; there is usually no need for the building construction to provide protection specifically against aircraft noise.

9.3. Rain Noise

Noise generated from rainfall is dependent on the intensity of rainfall which is given by the velocity and size of water drops. The ISO Standard for the measurement of rain noise in the laboratory is at the draft stage (current draft is ISO 140-18). Rainfall consists of drops of different sizes where the drop size depends on rainfall intensity as well as on temperature and humidity. In temperate climates, the upper size limit for rain drops is 5 to 6 mm (above this size the drops break up into smaller drops). In tropical climates, where the temperature and humidity are higher, larger drop sizes can occur. During a rain storm the rainfall rate is rarely constant, with the most intense rain falling for only a few minutes followed by more gentle rain. Even when the rainfall rate is approximately constant, the short-term intensity will vary because the larger drops will fall fastest.

The rainfall rate normally accepted in Australia for sensitive areas in subtropical regions is 30mm/hr, and this rate shall be used to determine appropriate roof and façade constructions to comply with the design criteria.

9.4. Roof

The construction of the roof shall ensure internal noise criteria are achieved with regard to incident airborne noise, impact noise from rainfall, and noise from thermal or wind induced loads. Airborne noise emissions include but are not limited to transportation (aircraft, traffic, etc.), as well as thermal plant. The interface of the roof with the façade shall be carefully detailed.

9.5. Façade

The construction of the facade shall ensure internal noise criteria are achieved with regard to incident airborne noise (including noise from adjoining mechanical plant floors), impact noise from rainfall, and noise from thermal or wind induced loads.

The interface of the façade with the adjoining structure and internal partitions and ceilings shall be carefully considered to ensure flanking noise is controlled.

9.6. External Elements

External elements such as sun shades, curtain wall framing and the like shall be designed to ensure that wind flow does not excite any acoustic resonances that will affect internal or external noise criteria.

10. Mechanical Services – General Advice

10.1. New Duct-work

New duct-work should be lined internally with 25-50mm acoustic insulation where necessary. Insulation will be faced to prevent the erosion of fibres. Any new flexible duct-work will provide acoustic attenuation (with or without an unperforated inner core) which will be considered when analysing noise transmitted down-duct from fans.

When duct-work penetrates internal partitions, it will be isolated from the partition, with standard penetration details as required. Duct-work layout must be considered to avoid introducing unexpected system effects on fans, and turbulence within ducts, which may increase sound power levels above manufacturer's claims.

Particular attention shall be given to potential flanking noise via duct-work between noise sensitive spaces, or between noise sensitive spaces and adjoining public spaces. Potential paths include return and relief air duct-work.

10.2. Fans, Air-Handling Units, Fan-Coil-Units, Variable-Air-Volume Units

Sound power levels for fan powered units (AHU, FCU, Fans, Fan assisted VAV's) or pressure break-down boxes (eg. VAV's) must be specified. Sound power levels from a range of manufacturers must be considered during the design process to ensure they are achievable. System resistance for powered units must be sized to allow for further resistance from sound attenuators if considered necessary.

10.3. Diffusers, Grilles and Dampers

Noise from diffusers and grilles is related to airflow across the louvres/grille and is subject to the air velocity across the face of the diffuser/grille. Manufacturer's test data (in the form of NC ratings based on air-flow) will be reviewed to ensure compliance with the Schematic Design.

11. Conclusions

11.1. Internal Sound Insulation

A review of the internal sound insulation requirements between rooms has been undertaken to establish appropriate partition construction requirements between horizontal and vertical spaces.

11.2. Internal Noise Levels & Mechanical Services

Any new mechanical services installations should be designed to comply with recommended internal noise levels detailed in Table 7.1.1.

11.3. External Sound Insulation

The construction of the facade shall ensure internal noise criteria is achieved with regard to incident airborne noise (including noise from adjoining mechanical plant floors), and noise from thermal or wind induced loads.

A. Glossary

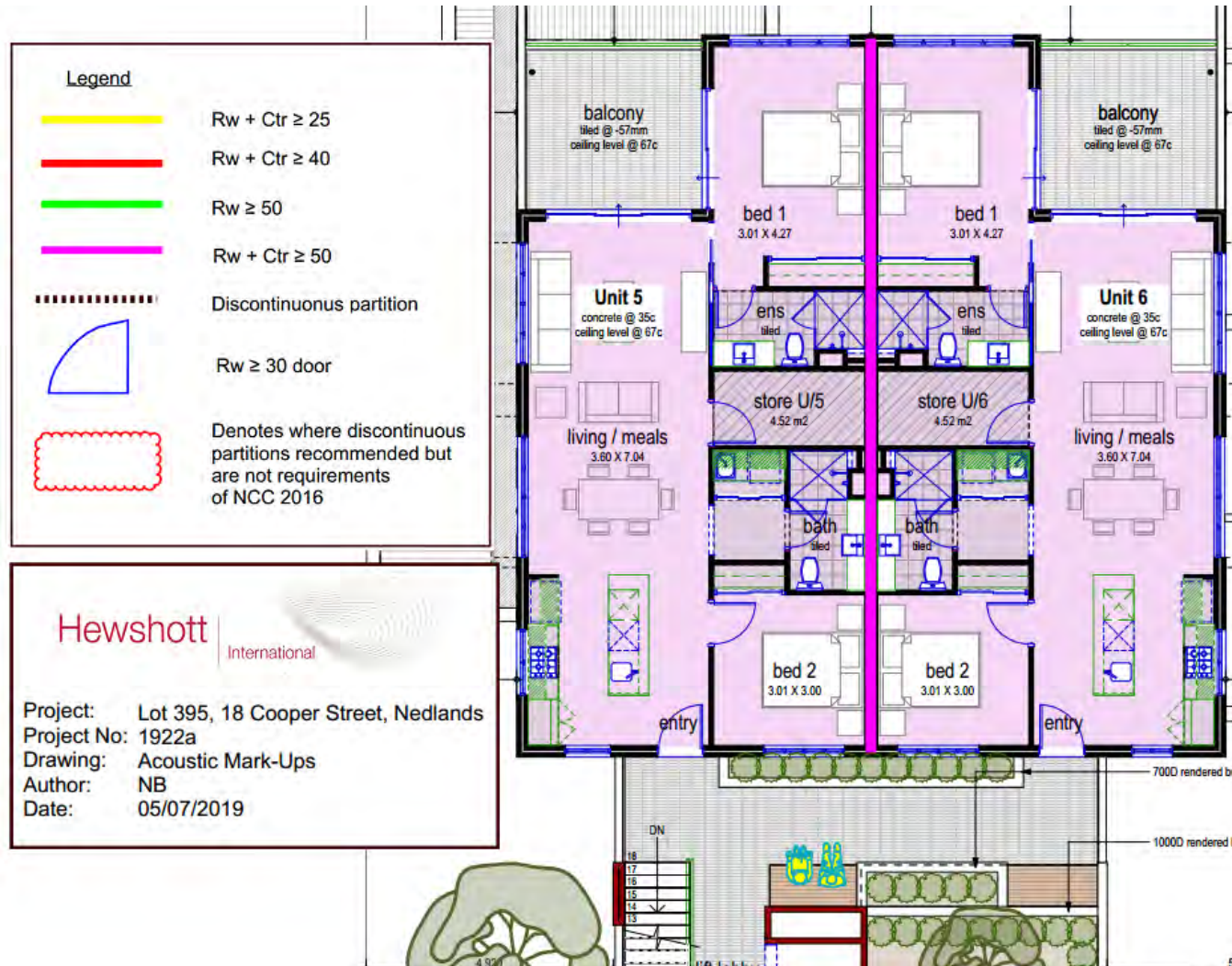
Term	Description
A-weighting:	Refers to a standardised frequency response used in sound measuring instruments, specified in Australian Standard AS 1259.1. Historically it was developed to model human ear response at low-level sounds. However A-weighting is now frequently specified for measuring sounds irrespective of level, and studies have shown a relationship between the long term exposure to A-weighted sound pressure levels and hearing damage risk.
Airborne sound:	Sound waves propagate within a construction (structure-borne sound) and are radiated into the air where their propagation continues (airborne sound).
AS:2107	AS/NZS 2107:2016 Acoustics -Recommended design sound levels and reverberation times for building interiors
Impact noise	Noise resulting from the direct impact on a building element (e.g. footfall, furniture movement on a floor).
C_{tr} , C_i	Spectrum adaptation term
D:	This value, in decibels, is the difference in sound pressure level values between two rooms.
dB:	Means the abbreviation for decibel.
dBA :	A-weighted sound pressure level in decibels.
D_{nT} :	The 'normalized level difference', in decibels, compares the sound pressure level values between two rooms by referring the result to a standard reverberation time value, typical in most residential rooms and office spaces.
$D_{nT,w}$:	The 'weighted standardized level difference' is a single-number value which is determined by applying <i>ISO 717-1</i> to the D_{nT} results obtained in the field measurements. It is used to describe the ability to isolate noise. Higher values represent a better performance. This value is usually between 5 to 8 dB lower than the laboratory tests for a certain type of construction (R_w).
$D_{nT,w}$ (C; C_{tr}):	This is the complete expression that covers all values obtained from the test. If the result is 20 (-2; -3), it means the $D_{nT,w}$ is 20 dB, the $D_{nT,A}$ is 20-2=18, and the value of the equivalent D_{nT} related to traffic noise or other similar sources is 20-3=17.
$L_{Aeq,T}$:	The equivalent continuous A-weighted sound pressure level in dBA. It is often accompanied by an additional subscript suffix "T" such as $L_{Aeq,15min}$, which means it is evaluated over 15 minutes.
$L_{A10,T}$:	A-weighted sound pressure level in decibels which is not surpassed for more than 10% of the measurement time. This value is often similar to that of the L_{Aeq} for the same period of time.
$L_{A1,T}$:	A-weighted sound pressure level in decibels which is not surpassed for more than 1% of the measurement time. This value is often used to have a reference of the highest levels of the measured noise and is used to evaluate the presence of occasional impulsiveness in the noise.
$L_{A90,T}$:	A-weighted sound pressure level in decibels which is not surpassed for more than 90% of the measurement time. This value is often used to have a certain reference of the constant floor background noise level.
L_{Amax} :	Maximum A-weighted sound pressure level over a certain period of evaluation.
L_w	Impact sound level reduction L_w is an acoustic descriptor quantifying the improvement in impact noise isolation as a result of the installation of a floor covering or floating floor on a test floor in a laboratory (<i>ISO717.2:1997</i>)
$L_{n,w}$	The lower the $L_{n,w}$ rating the better the performance of a building element at insulating impact noise.
Perception of noise level differences:	Generally, a variation of 2-3 dB in a sound pressure level cannot be detected by most of the population; a 5 dB difference is perceived as a louder noise, and a 10 dB variation is perceived as a sound which is twice as loud.

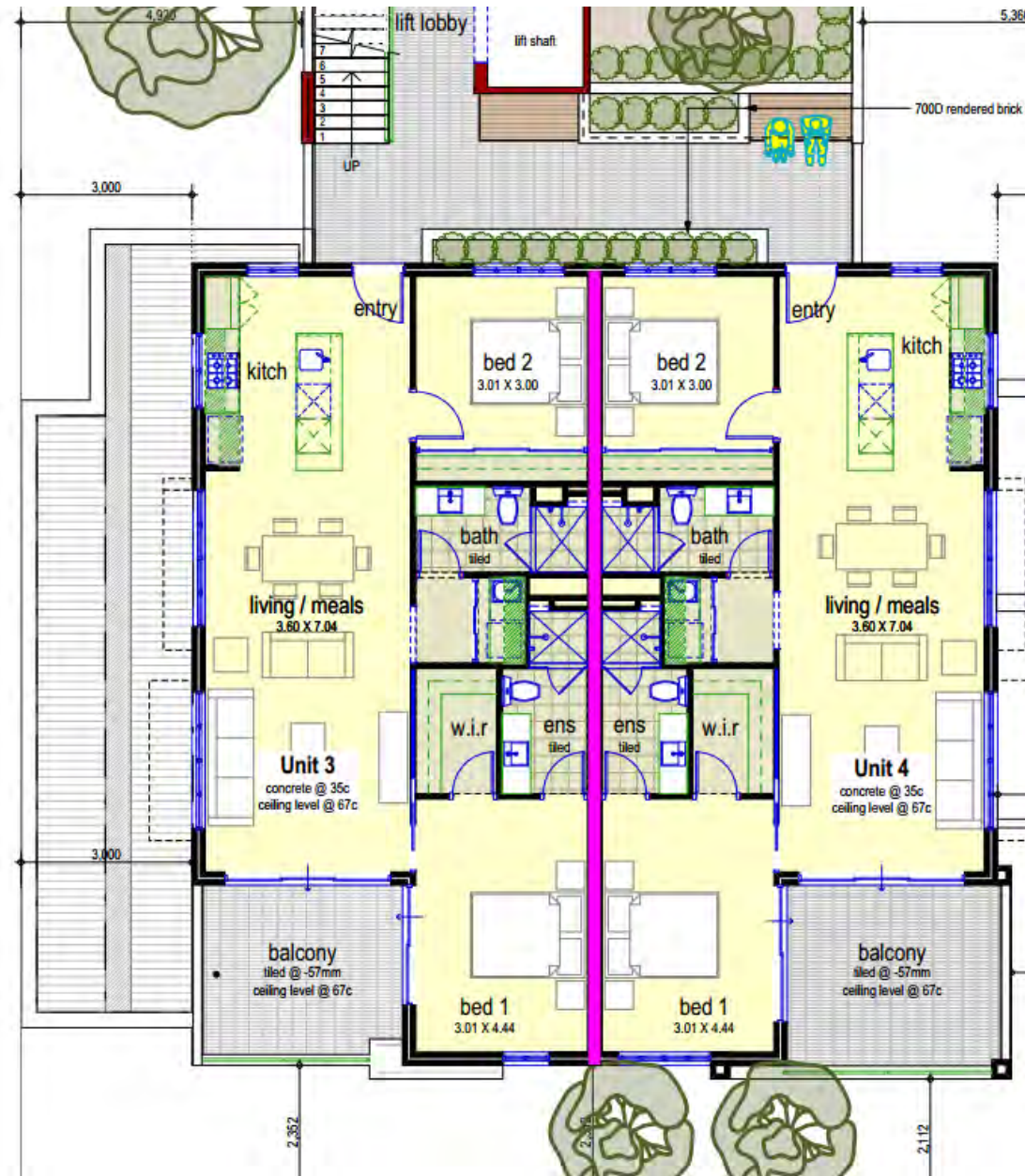


Term	Description
Reverberation time:	RT, or T_{60} is the time that would be required for a sound to decrease by 60 dB after the source has stopped emitting sound. Rooms with high reverberation time values are reverberant or acoustically “live”. If a room has a low reverberation time value, it is considered to be a quiet or “dead” space.
R_w :	The insulation of walls and doors against airborne sound is described by way of the sound reduction index R. This index specifies the number of decibels by which the sound is weakened as it passes through the component. The sound reduction index is therefore a component-related variable. As the sound insulation of components depends on frequency, the sound reduction index is also specified depending on the frequency, at least in one-third octave bands between 100 and 3150 Hz. For simplicity, a single value, the weighted sound reduction index R_w , is derived from the frequency-related values. R_w values provided by manufacturers must comply with standard international test regulation <i>ISO 140-3</i> .

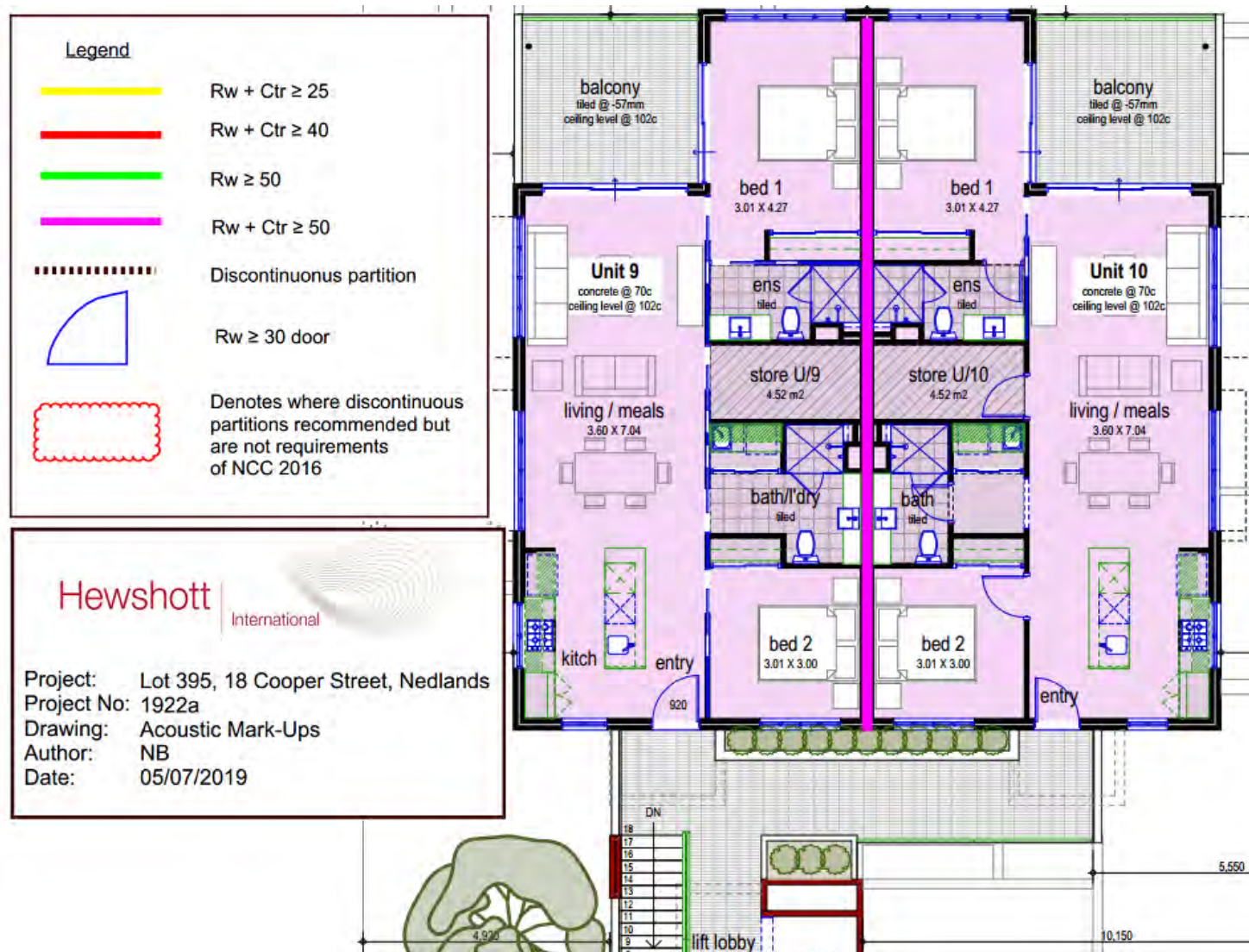
B. Acoustic Mark-ups

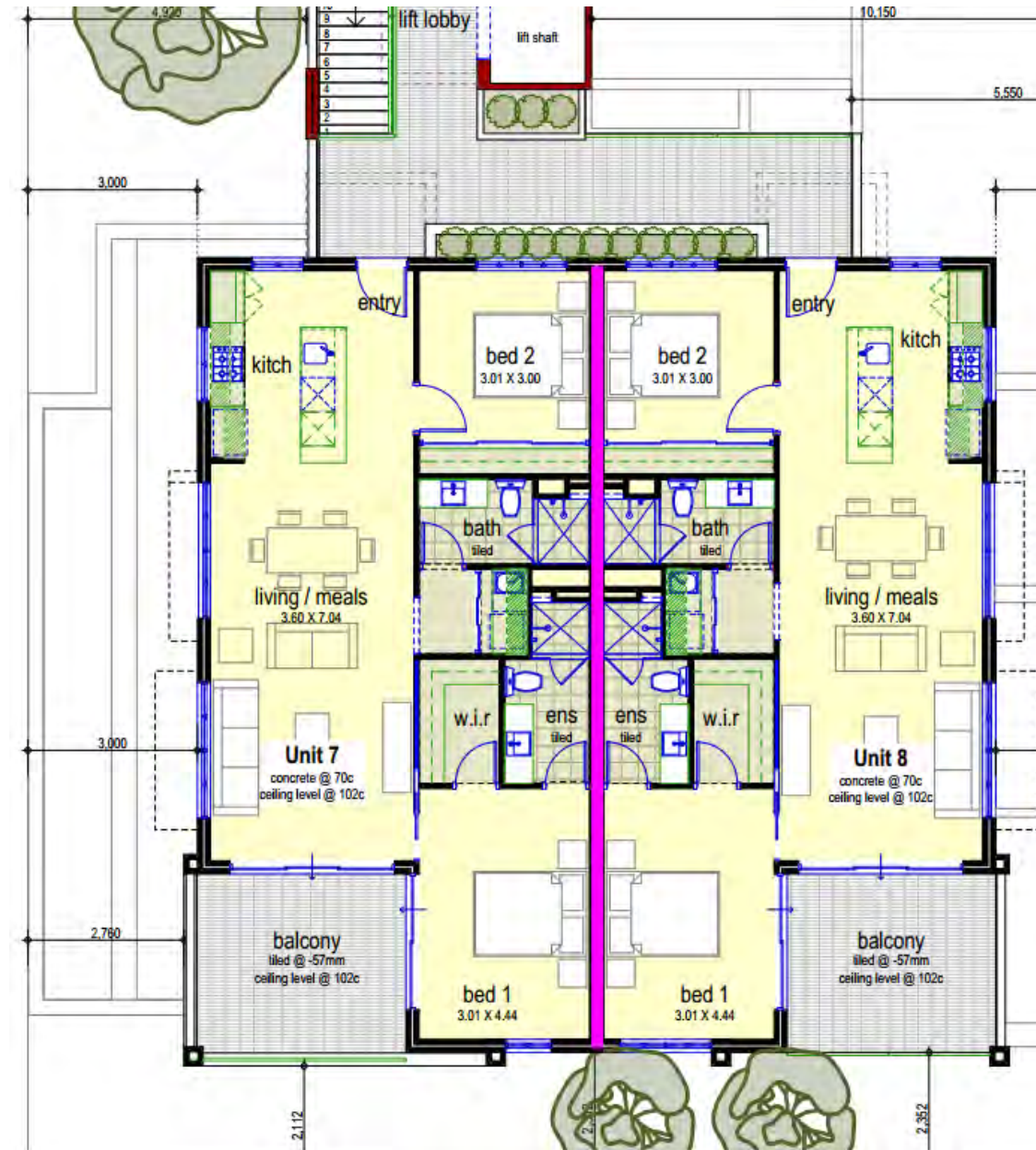
B.1. 1st Floor Plan





B.2. 2nd Floor Plan







Assets | Engineering | Environment | Noise | Spatial | Waste

Waste Management Plan

18 Cooper Street, Nedlands

Prepared for Yuki Yama Pty Ltd

October 2019

Project Number: TW19089



DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer
0a	Internal Review	02/10/19	RH	JW
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Approval for Release

Name	Position	File Reference
Ronan Cullen	Director and Waste Management Section Leader	TW19089 - Waste Management Plan.1b

Signature



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Executive Summary

Yuki Yama Pty Ltd is seeking development approval for the proposed residential development located at 18 Cooper Street, Nedlands WMP (the Proposal).

To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Yuki Yama Pty Ltd has engaged Talis Consultants (Talis) to prepare this WMP to satisfy the City’s requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Bin Storage Area					
Refuse	1,200	240	3	Once each week	City of Nedlands
Recycling	1,200	240	5	Fortnightly	City of Nedlands

The City will collect refuse and recyclables from the Proposal utilising its kerbside collection service. The City’s waste collection vehicle will service the bins from the Bin Presentation Area on Cooper Street.

A caretaker will oversee the relevant aspects of waste management at the Proposal.



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Table 2-1: Estimated Waste Generation

Table 3-1: Typical Bin Dimensions

Table 3-2: Bin Requirements for Bin Storage Area



Figures

Figure 1: Locality Plan

Figure 2: Bin Storage Area

Figure 3: Bin Presentation Area

Appendices

Appendix A : Example of 240L Bin Compactors

1 Introduction

Yuki Yama Pty Ltd is seeking development approval for the proposed residential development located at 18 Cooper Street, Nedlands (the Proposal).

To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Yuki Yama Pty Ltd has engaged Talis Consultants (Talis) to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by Cooper Street to the north and residential properties to the east, south and west, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage all waste (refuse and recyclables) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated quantities of waste to be generated;
- Provide suitable Bin Storage Area including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

2 Waste Generation

The following sections show the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volumes of waste to be generated is based on the ten (10) two bedroom residential apartments at the Proposal.

2.2 Waste Generation Rates

The estimated amount of refuse and recyclables is based on the waste generation rates provided directly by the City.

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

2.3.1 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 2-1. It is estimated that the residential apartments at the Proposal will generate 1,200L of refuse and 1,200L of recyclables each week.

Table 2-1: Estimated Waste Generation

Residential Apartments	Number of Apartments	Waste Generation Rate (L/week)	Waste Generation (L/Week)
Refuse			
Two bedroom apartments	10	120	1,200
Total			1,200
Recyclables			
Two bedroom apartments	10	120	1,200
Total			1,200

3 Waste Storage

To ensure that waste is managed appropriately at the Proposal, it is important to allow for sufficient space to accommodate the required quantity of bins within the Bin Storage Area. The procedures and bins to be used at the Proposal are described in the following sections.

3.1 Internal Bins

To promote positive recycling behaviour and maximise diversion from landfill, the Proposal will have a minimum of two kitchen type bins within each residential apartment to facilitate the separation of refuse and recyclables by residents. Purchase and maintenance of the apartment internal bins will be the responsibility of the resident.

Waste from these internal bins will be transferred by the residents, or their authorised representative, to the Bin Storage Area and deposited into the appropriate communal bins. The communal bins in the Bin Storage Area will be appropriately signed to assist residents in selecting the correct bin.

3.2 Compactor

In direct discussions with the City, the City has confirmed that both refuse and recyclables may be compacted prior to collection, however require detailed specifications on the type of compactor used. A stand-alone compaction unit will be utilised to compact refuse and recyclables, and will have ability to compact directly into a 240L bin. Detailed specifications of the compactor unit cannot be provided to the City until the proposal is operational. Examples of the types of compaction unit that may be utilised is shown in Appendix A.

As contingency in the event of breakdown of the compactor the strata company will enter into a maintenance contract with the supplier to repair or replace the compactor within 24 hours of breakdown or alternative equipment to be supplied. This will mitigate bins becoming overfull and overflowing bins being presented to the verge.

Refuse and recyclables will only be compacted to maximum compaction of 2:1 to reduce damage to bins, mechanical damage to the compactor and to mitigate OHS risks. Bins shall not exceed 70kg on each 240L. Any damage caused to the communal bins from use of the compaction will be the responsibility of the strata company/management who will be liable for bin repair/replacement costs.

To mitigate any excessive noise transfer to residents the compactor will be located within the Bin Storage Area, refer Figure 2, and will only be operated between 7am to 7pm Monday to Saturday and 9am - 7pm on Sundays and Public Holidays.

The caretaker will be responsible for operation and day to day maintenance of compactor. A key start mechanism can be fitted to the compactor to allow only the caretaker to operate the unit. The caretaker will monitor bins and apply compaction as required.

The caretaker will liaise with the compactor provider to ensure regular maintenance is undertaken. A closed circuit camera (CCTV) may be utilised within the Bin Storage Area to allow regular monitoring.

3.3 Bin Storage Area

Waste materials generated within the Proposal will be collected in the bins located in the communal Bin Storage Area shown in Figure 2.

3.3.1 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions	Bin Sizes		
	240L	660L	1,100L
Depth (mm)	730	780	1,070
Width (mm)	585	1,260	1,240
Height (mm)	1060	1,200	1,300
Area (mm ²)	427	983	1,327

Reference: SULO Bin Specification Data Sheets

3.3.2 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Bin Storage Area was modelled utilising the bin sizes in Table 3-1, assuming a compaction rate of 2:1 and collection of refuse once each week and recyclables fortnightly from the Proposal. Based on the results shown in Table 3-2 the Bin Storage Area has been sized to accommodate:

- Three 240L refuse bins; and
- Five 240L recyclable bins.

Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse (compacted at 2:1)	1,200	3	1	1
Recycling (compacted at 2:1)	1,200	5	2	2

The configuration of these bins within the Bin Storage Area is shown in Figure 2. It is worth noting that the quantity of bins shown in Figure 2 represents the maximum requirements, based on one collection each week of refuse and fortnightly collections of recyclables. Increased collection frequencies would reduce the required amount of bins.

3.3.3 Bin Storage Area Design

The design of the Bin Storage Area will take into consideration:

- Easy accessibility to allow for the removal of all bins;
- Smooth impervious floor sloped to a drain connected to the sewer system;
- A permanent water supply and drainage facility for washing of bins and the Bin Storage Area;
- Provision for collection that limits pedestrian and vehicle disruption;
- Adequate aisle width and circulation space for easy manoeuvring of bins;
- No double stacking of bins;
- Doors to the Bin Storage Area that are self-closing and vermin proof;

- Doors to the Bin Storage Area that are wide enough to fit bins through;
- Ventilated to a suitable standard;
- Appropriate signage to assist residents;
- Undercover where possible and be designed to not permit stormwater to enter into the drain;
- Located behind the building setback line;
- Bins not to be visible from the property boundary or areas trafficable by the public; and
- Bins are reasonably secured from theft and vandalism.

Bin numbers and storage space within the Bin Storage Area will be monitored by the caretaker during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

The City will service the Proposal and provide the residential apartments with three 240L bins for refuse and five 240L bins for recyclables.

The City will collect refuse once each week and recyclables once each fortnight utilising the City's side arm waste collection vehicle.

The City's side arm waste collection vehicle will service the bins from the Bin Presentation Area on the Cooper Street verge at the front of the Proposal, as shown in Figure 3. Note, Figure 3 shows the maximum amount of bins that would put to the verge on collection day.

Bins will be presented to the verge for collection with the wheels and handles facing away from the street where they do not obstruct pedestrians, street furniture or bike lanes. Bins will be lined up neatly and in a single row along the verge, with adequate space between each bin to facilitate collection by the City's side arm waste collection vehicle.

The caretaker will ferry the bins via the carpark entrance to and from the Bin Presentation Area on collection days. The travel path between the Bin Storage Area and the Bin Presentation Area will be of flat surface and kept free of obstacles. The caretaker will return the bins to the Bin Storage Area as soon as possible on the same day following collection.

In direct discussion with the City, the City advises that the maximum number of 240L bins allowed on the verge for collection is eight (refuse and recycling combined) and that residents are entitled to apply to the City for a free second recycling bin. However, due to the limited services that can be provided by the City the Proposal is limited in the amount of bins that can be accommodated in the Bin Storage Area, and therefore owners will be unable to keep any additional bins within the Bin Storage Area, or present any additional bins to the verge for collection.

4.1 Bulk Waste and Greenwaste Collection

The City provides two bulk rubbish collections each financial year. This collection enables hard waste, greenwaste, mattresses, metal and e-waste on the verge for collection. Details of collection services provided by the City can be found on the City's website.

Each apartment has an allocated storage room of approximately 4m² at the Proposal and an additional storage area of 5m² has been allowed for on the ground floor for the temporary storage of bulk waste. This dedicated bulk waste store is located in close proximity to the lift for easy access for residents. This will assist with the reduction of illegal dumping of bulky wastes at the Proposal.

Bulk waste will be stored by residents until the week of collection, where they will place waste in a neat pile within a designated collection point on the verge. Removal of bulk waste will be monitored by the caretaker, who will liaise with residents to assist with the removal of bulk waste and maintain a neat collection point, as required.

Landscaping greenwaste collection services will be provided by external contractors, as required. The caretaker will liaise with service providers to ensure an efficient and effective service is maintained. In addition, space is available within the communal Bin Storage Area for the placement of greenwaste bins, should they be required in the future.

5 Waste Management

A caretaker will be engaged to complete the following tasks and to regularly engage with residents on waste minimisation, as shown below, which will assist to mitigate bins becoming overfull and overflowing bins being presented to the verge:

- Monitoring and maintenance of bins, waste equipment and the Bin Storage Area;
- Monitoring of residents use of the Bin Storage Area;
- Compaction of waste, as required;
- Cleaning of bins and Bin Storage Area, as required;
- Day to day maintenance of the compactor and organisation of regular servicing, as required;
- Ferrying of bins to and from the Bin Presentation Area from the Bin Storage Area on collection days;
- Ensure all residents at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor resident behaviour and identify requirements for further education/signage ;
- Monitor bulk and greenwaste accumulation and assist residents with its removal, as required;
- Regularly engage with residents to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City to ensure efficient and effective waste service is maintained.

The Strata Management Statement for the Strata Title will incorporate this WMP and will continue to be applied in perpetuity across the life of the development.

6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation and a suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

- Three 240L refuse bins, collected once each week; and
- Five 240L recycling bins, collected fortnightly.

The City will collect refuse and recyclables from the Proposal utilising its kerbside collection service. The City's waste collection vehicle will service the bins from the Bin Presentation Area on Cooper Street.

A caretaker will oversee the relevant aspects of waste management at the Proposal.




Figures

Figure 1: Locality Plan

Figure 2: Bin Storage Area

Figure 3: Bin Presentation Area

Appendix A: Example of 240L Bin Compactors




120-240 LITRE BIN COMPACTOR

SPECIFICATIONS

- Machine Size: 240 Litre bins W900 x D860 x H2400mm
- Compaction Ratio: 2:1

FEATURES & BENEFITS

- 240 Volt power, standard power point required with a "D" type circuit breaker
- 12 Months warranty with reliable after sale service
- Fully automatic compaction
- 40 Second cycle time
- Manufactured in Australia using quality local parts
- All Elephants Foot equipment complies with Australian Safety Standards



Q WastePac 240L Bin Press compacts waste efficiently and into standard 240L wheelie bins which are suitable to use for garage forecourts, retail outlets, offices and small hospitality establishments.

FEATURES

- High compaction force ratio 5:1
- Suitable for both wet & dry kitchen waste materials
- Top loading
- Uses standard 240L wheelie bin
- Bin fully enclosed for safe compaction
- Low operating height
- Insert to compact waste into a bag is also available



Description

COMPACT GENERAL WASTE IN 240 L BINS IN OUR NEW WASTE COMPACTOR FLEX 4240!

It is a robust and reliable machine with a compact and lightweight design. Thanks to the small footprint, it takes up little floor space. The 4240 is easy, safe and convenient to use! The multiple-chamber unit offers a top-loading setup, while the single-chamber version is based on the principle "Roll in! Compact! Roll out!"

IDEAL FOR GENERAL WASTE

The 4240 is perfect for the hotel and restaurant sector, where general waste needs to be disposed of in waste bins. The in-bin compactor provides impressive volume reduction, contributing to valuable space-saving and a more profitable waste management.

ORWAK BENEFITS

MORE PRODUCTIVE USE OF TIME
Less time spent on waste handling, more time for your core activities!

MORE SPACE & ORDER
Our balers rapidly minimizes the space the waste takes up, keeping aisles free and tidy.

LESS COSTS, MORE VALUE
More compaction = less waste volume to transport. Fewer transports required results in lower transportation costs and reduced CO2 emissions. Sorting at source yields a higher quality of waste material for recycling.



LEGEND

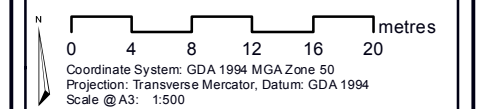
- Site Boundary
- Cadastre

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LOCALITY
18 Cooper Street
Nedlands WA 6009

Urbanista Town Planning

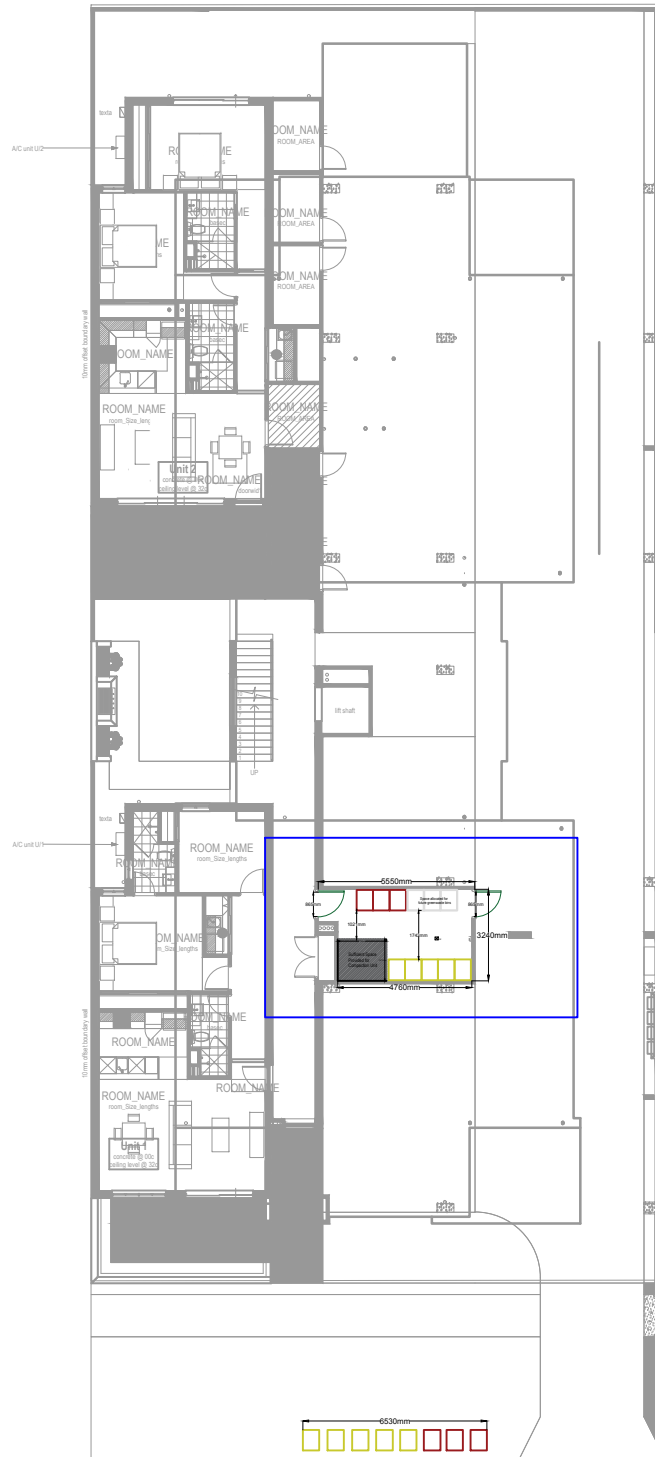


Prepared: F Walker	Date: 19/09/2019
Checked: J Wroe	Project No: TW19089
Reviewed: R Hayton	Revision: A



Figure 01

Bin Storage Area



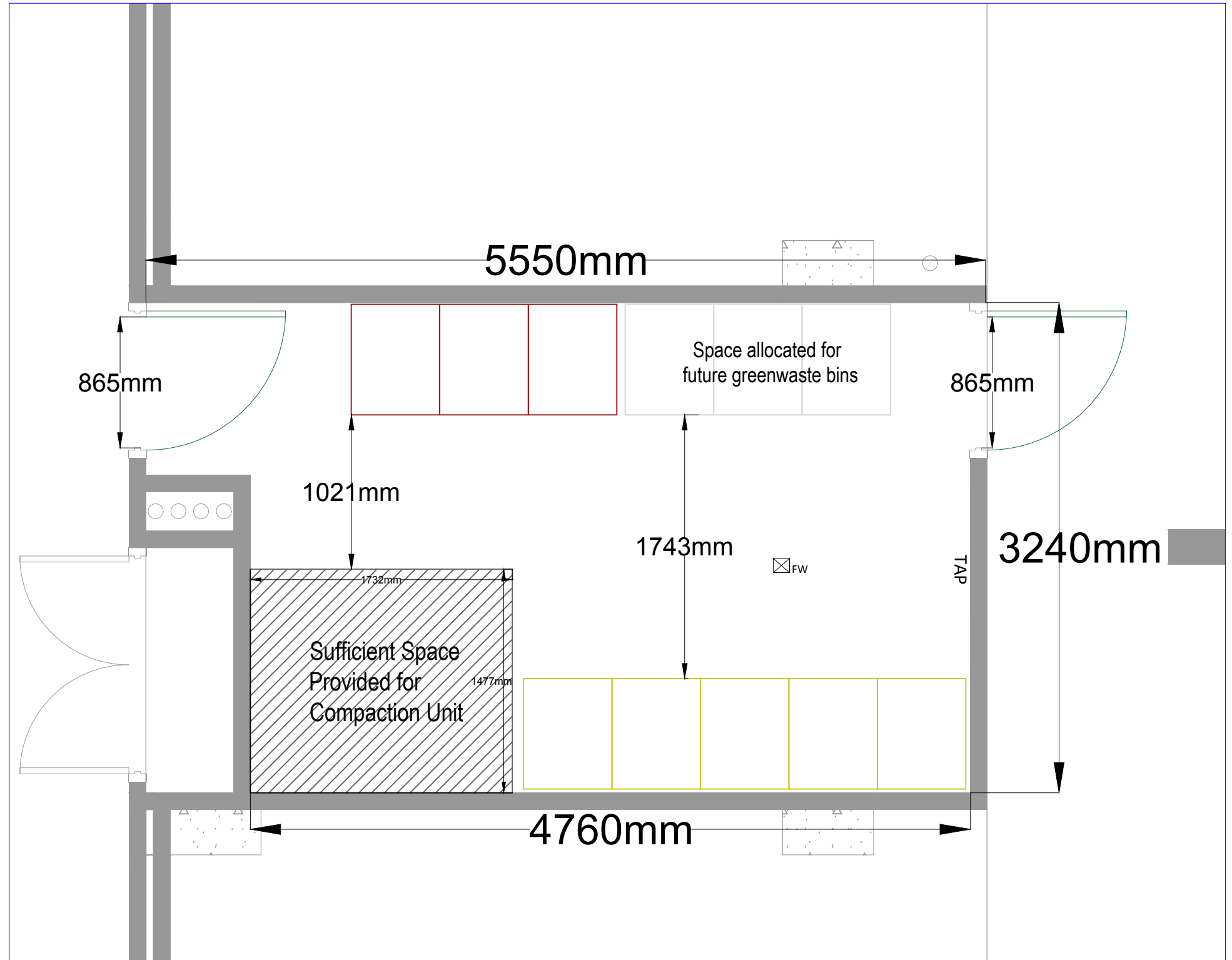
Cooper St

Legend:

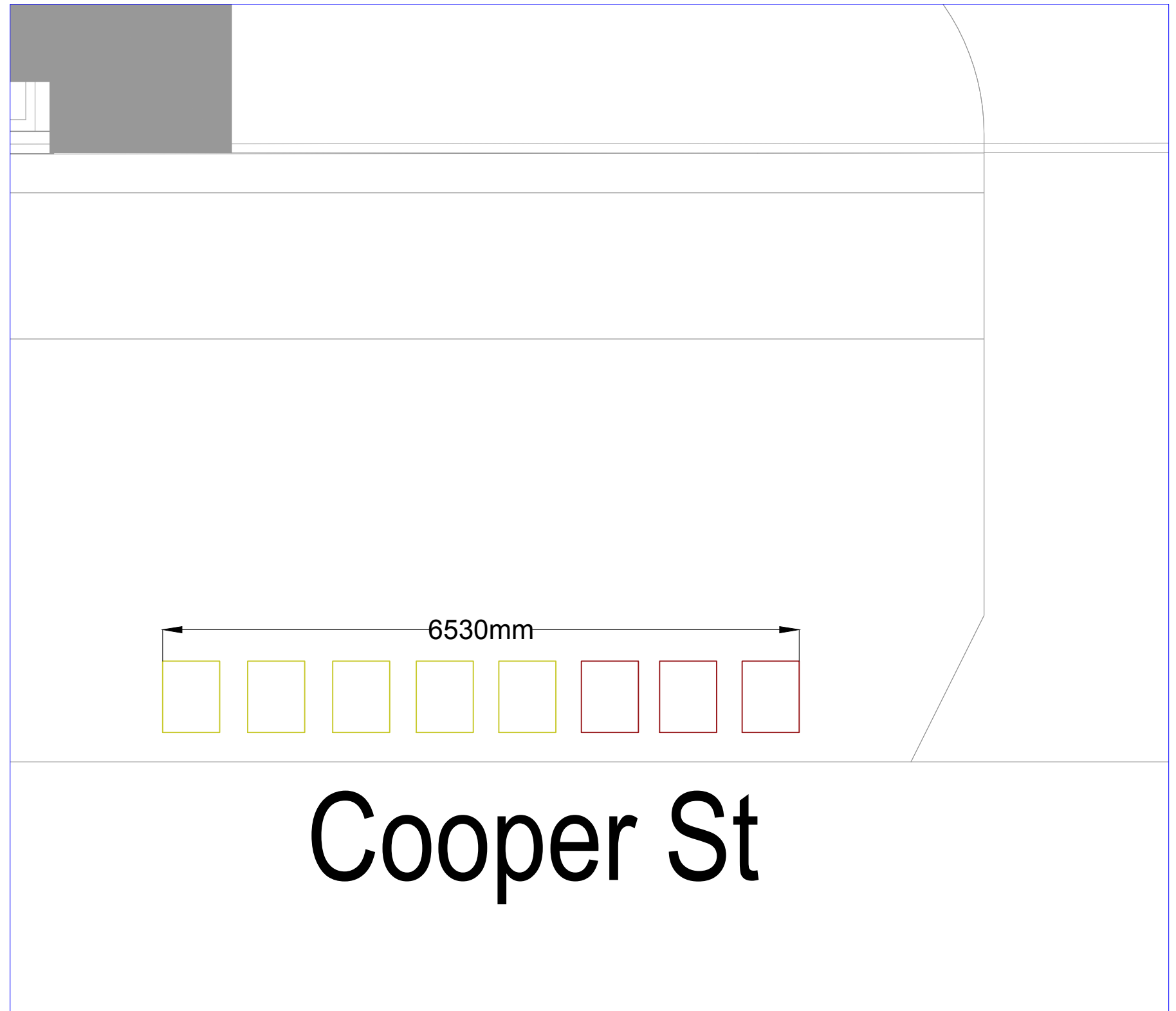
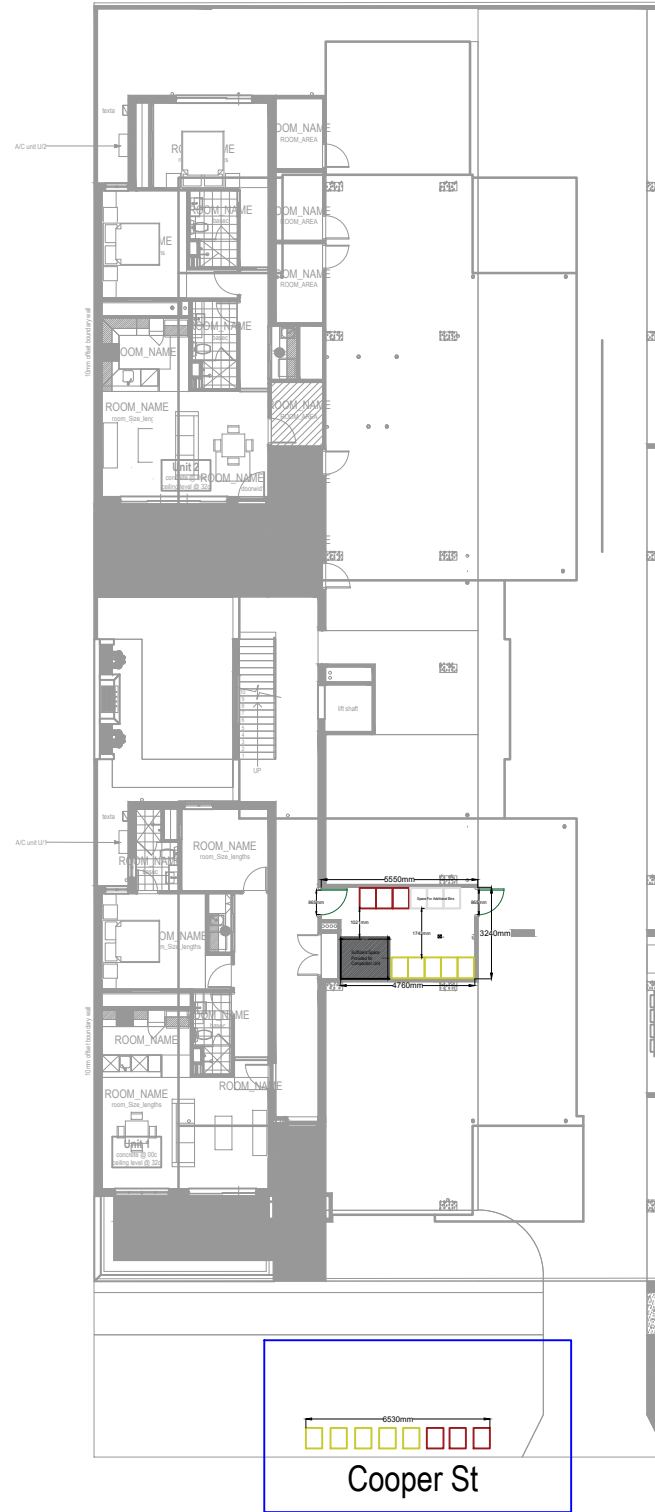
Bin Storage Area

3 x 240L refuse (585mm x 730mm)

5 x 240L recycling (585mm x 730mm)



Bin Presentation Area



Legend:

Bin Presentation Area

- 3 x 240L refuse (585mm x 730mm)
- 5 x 240L recycling (585mm x 730mm)

Talis Consultants

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Site Survey Report

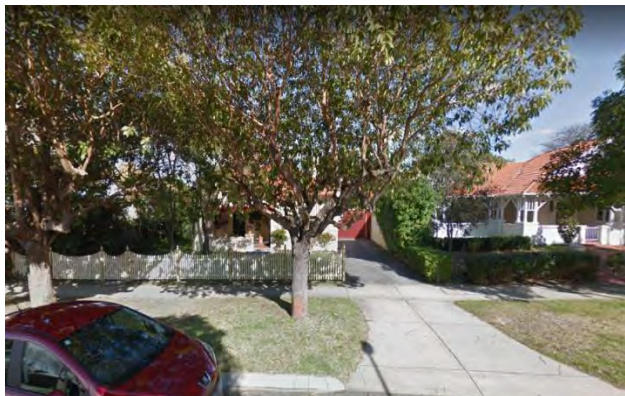
7 October 2019

Prepared for Urban Forrest Care



Prepared by Arborite Tree
Management Solutions

Consulting Arborist
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18 Cooper street, Nedlands

Impact Assessment Report

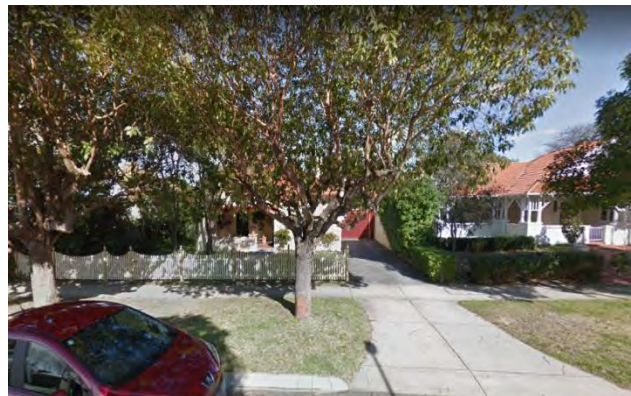
26 September 2019

Prepared for Urban Forrest Care



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18 Cooper street, Nedlands

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1. Summary

The purpose of this report is to provide an independent impact assessment report to determine the viability of retaining a Semi mature tree on the proposed development site 18 Cooper Street, Nedlands. Arborite Tree Management Solutions has been employed to conduct a site inspection and evaluate plans in order to provide aboricultural information pertaining to the retention of the subject tree.

2. Key objectives

- Identify the subject trees scientific and common names.
- Identify the trees dimensions.
- Provide an assessment of the tree regarding health and structure.
- Outline considerations regarding trees and construction.
- Determine tree retention viability.
- Provide recommendations for managing the tree for the duration of construction.

3. Methodology

- The subject tree was assessed from observations made from ground level on the 23rd September 2019.
- Field notes were taken and the information documented was an accurate account of the subject tree on the above specified date.
- The height and spread of the tree was estimated.
- A tape measure was used to determine the diameter at breast height (DBH) and all other calculations have been based on this measurement.
- An android phone (OPPO AX7) was used at ground level to gather photographic evidence.
- Information pertaining to the development of 18 Cooper Street has been obtained from 'Mark Anthony Design' sites plans supplied by Urban Forest Care (Appendices 10.1).

4. Site details

4.1 Site Map

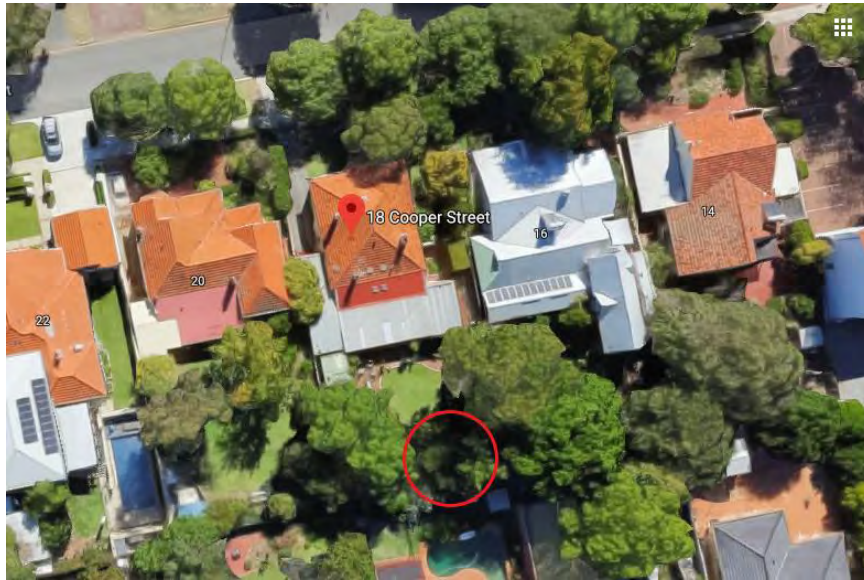


Fig. 1 – Site map indicating the subject tree at the proposed development site 18 Cooper Street, Nedlands.

4.2 Site development

Yuki Yama Apartments has a proposed development plan (Appendices 10.1) for multiple dwellings at 18 Cooper Street, Nedlands. Part of the proposal is to achieve landscape objectives including the retention of the subject tree (Appendices 10.2).

5. Tree details & Visual Tree Assessment (VTA)

The proposed tree for retention as per 'Mark Anthony design' site plans has been identified as a *Melia azaderach* (Cape Lilac) (Fig. 2 & 3).

Cape Lilacs are native to Australia and South East Asia. Its natural distribution is from around Cooktown in north Queensland through to the south coast of New South Wales but it has also become naturalised in other areas of Australia, including the Kimberley region of Western Australia and southern parts of South Australia.

Cape Lilac belongs to the mahogany family Meliaceae. It is a deciduous shade tree with a rounded crown. The tree can reach 12 metres high at maturity (sometimes up to 30 metres in favourable natural environments) and a width of 6–8 metres. The plant has an average lifespan around 20 years.



Fig. 2 – Indicating the subject (Cape Lilac) tree from the view of the existing house.



Fig. 3 – Cape lilac and its proximity to the neighbouring property.

5.1 Tree Details

Scientific name – *Melia azaderach*

Common name – Cape Lilac

Height – 10m

Width – 4m

Diameter at breast height (DBH) – 35cm

Structural root zone (SRZ) – 2.25m

Tree protection zone (TPZ) – 4.2m

Age Class – Semi mature

Tree significance – Low

5.2 Visual Tree Assessment

The subject tree is generally in average condition. It has a sparse canopy and poor structure due to previous hard pruning. Several large branches bordering the neighbours on the southern side have been lopped resulting in epicormic growth from cut locations (Fig.4). Competition from adjacent trees has likely contributed to the narrow growth habit and lack of a developed sub-canopy. However, the tree appears to have good vitality represented by new growth and wound compartmentalisation.



Fig. 4 – Indicating previous pruning wounds and resulting epicormic growth.

6. Discussion

The importance of a tree's root system to its health, vitality and stability is often overlooked. A tree's fibrous root system occupies a large volume of soil extending well beyond the drip line of the tree's canopy and are found close to the soil surface making them particularly vulnerable. As well as supplying nutrients, oxygen and water, a tree's root system anchors the tree to the ground.

Construction work causing damage or destruction of a tree's root system can have a detrimental effect on the tree's health and value as well as the safety of people or property around the tree.

The best way to protect a tree during construction is by establishing a tree protection zone (TPZ).

6.1 Tree Protection Zone (TPZ)

A TPZ is calculated in accordance with Australian Standard '4970-2009 Protection of trees on development sites'. A TPZ aims to; protect the tree roots from high traffic and soil disturbance, provide root space to sustain a tree's health, minimise interruption to the tree's growing environment and prevent vehicle damage to the tree trunk and branches.

6.2 TPZ Guidelines

1. A Tree Protection Zone (TPZ) shall be established for the duration of any works near a tree.
2. The tree protection distance method outlined in the current Australian Standard will be used for the allocation of tree protection zones. The TPZ for individual trees is calculated based on trunk (stem) diameter (DBH), measured at 1.4 metres up from ground level. The radius of the TPZ is calculated by multiplying the tree's DBH by 12. TPZ distances are measured as a radius from the centre of the trunk at ground level.
3. A qualified arborist must approve any modification to a tree protection zone.

The following are not permitted within a tree protection zone:

1. Mechanical excavation on the road, footpath or any public space
2. Stockpiling of building materials, debris or soil
3. Vehicular traffic except on existing paved surfaces
4. Installation of service pits or hatches
5. Vehicular crossings
6. Severing of tree roots with a diameter greater than 30mm
7. Alteration of soil levels and structure

6.3 TPZ Signage

A prohibition sign complying with AS4970:2009 stating "NO ENTRY – TREE PROTECTION ZONE" (Fig. 5) and including contact details of the site foreman is to be attached to the fence to be visible from all sectors of the site, and remain in place until all construction has been completed.



Fig. 5 – TPZ signage to be placed on fencing and visible to construction workers.

6.4 Structural Root Zone (SRZ)

SRZ refers to an area around the trunk of the tree that relates to the structural stability of the tree. If larger roots within this area are damaged it is highly likely the tree's structure will be compromised, possibly causing whole tree failure. The SRZ primarily relates to structure as opposed to tree health.

6.5 Possible effects of construction around trees

6.5.1 Smothering Roots by Adding Soil

Raising the grade or soil level over existing roots can have a significant effect on the future growth and survival of existing trees. When soil or any type of fill is placed over the existing root system, it causes a reduction in the oxygen supply to the tree roots and slows down the rate of gas exchange between the roots and the air in the soil pore space.

A Lack of oxygen in the soil may result in accumulation of noxious gases and chemicals detrimental to good growth and have a negative impact on soil biodiversity (rhizosphere). Furthermore, the trees feeder roots fail to develop, resulting in the above-ground portion of the tree to decline. Initial symptoms generally include; delayed bud break, reduced growth, stunted light green to yellow leaves, necrosis, crown thinning and leaf abscission. Tree mortality may take anywhere from several months to several years to occur.

6.5.2 Soil Compaction

An ideal soil for root growth and development contains about 50 per cent pore space for water and air movement. Heavy construction equipment can compact soil and dramatically reduce pore space. Compaction inhibits root growth, limits water penetration, and decreases oxygen needed for root survival.

6.5.3 Mechanical damage

When equipment or machinery makes contact with a tree it can crush the cambium layer or tear off bark and break branches. Damage to the cambium layer through repeated contact with the trunk can interrupt sap that may result in dieback. Mechanical damage also opens the tree to pathogens, disease and pests that may have deleterious effects on the future health of the tree.

The severity of the symptoms and the rate at which the tree declines depend on; the extent of the grade change, any associated soil and root disturbances, tree species, the age, size and initial vigour of the tree.

7. Tree retention viability

The main factor influencing tree retention viability is the level of incursion into the trees TPZ. Incursion includes excavation, compacted fill and machine trenching and is classified as minor or major.

Minor incursion: If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ.

Major: If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ.

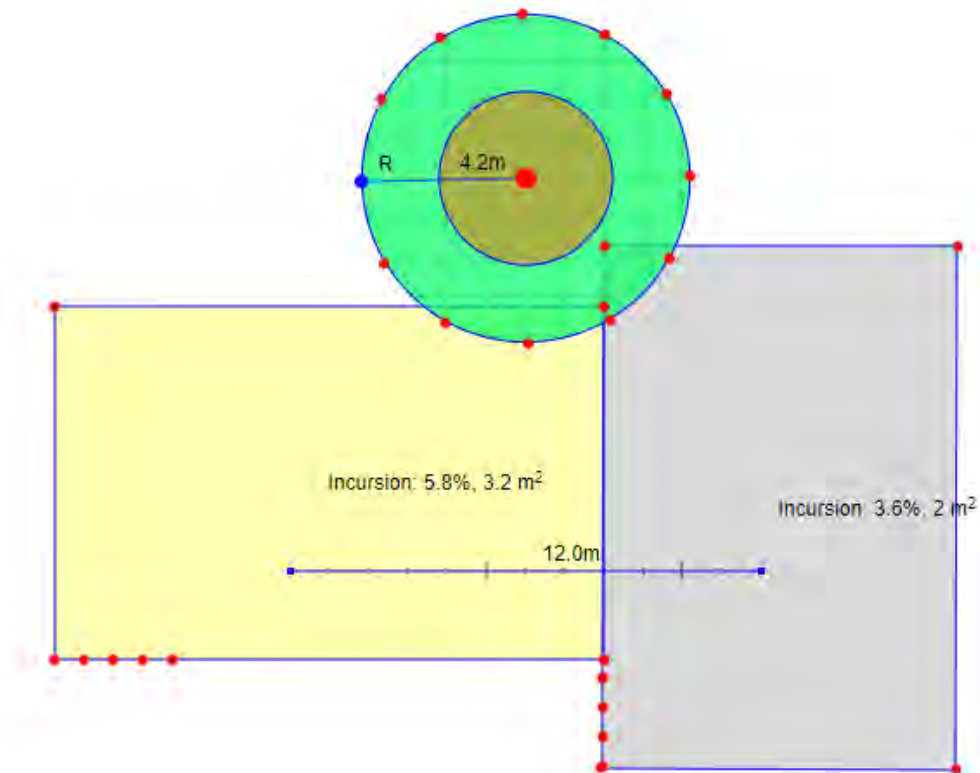
The SRZ of the subject tree has been calculated at 2.25m. Site plans do not indicate works to encroach into the SRZ.

Retention of the subject tree has been deemed viable due to a **MINOR** incursion (<10%) into the TPZ (Fig. 6). However, should works encroach into the SRZ then the classification should be changed to **MAJOR** and a consulting arborist should be notified to reassess the TPZ and incursion.

Tree protection zone & incursion

TPZ radius = 4.2m
SRZ radius = 2.25m
TPZ area = 55.4m²

TPZ incursion = 9.4%
SRZ incursion = NO
Incursion classification = **MINOR**



8. Recommendations

1. Erect temporary fencing to comply with TPZ guidelines stated above. As a minimum requirement, the fence should reach the extremities of the trees drip line.
2. Make sure appropriate signage is placed on the fence and visible for people to see. A phone number should be included of someone to call should there be any need to enter the TPZ.
3. Install a root barrier to protect surrounding hardscapes. A root barrier is a physical barrier built underground to prevent a tree's roots from undermining or threatening the integrity of a building or structure.
4. Apply an adequate layer of mulch to cover the entire area of the TPZ to a depth of 100mm making sure that mulch is kept off the trees trunk. Mulching will; reduce soil compaction, protect roots from mechanical damage, improve soil structure, increase soil fertility, conserve soil moisture, moderate soil temperatures and act as a PH buffer.
5. Prune any branches that are likely to be affected by the construction process prior to commencement of works
6. Keep the tree well irrigated during the construction process and periodically apply Seasol to assist in the establishment and maintenance of a healthy root system.
7. Any excavation that is necessary within the TPZ should be supervised by a qualified arborist.
8. Store any construction materials in a designated zone that is outside the TPZ
9. Site inspection every 4-6 weeks to ensure site works are in compliance with the TPZ

9. Disclaimer

The conclusions and recommendations contained in this report refer to the tree's condition on the day of inspection only. The report should be read and considered in its entirety. All care has been taken using the most up to date arboricultural information in the preparation of this report. The report is based on visual inspection only. No guarantee can be given nor can it be predicted that branch failure or uprooting (windthrow) would not occur as a result of high winds and /or excessive rainfall and other unpredictable events. Tree health and environmental conditions can change at any time due to unforeseen circumstances.

10. Appendices

10.1 Sites plans



Unit Area Schedule

Unit	Type	Plot Ratio Area	Athlecco	Bakony	Stone	Total
1	A	85.29m ²	18.89m ²		4.17m ²	108.35m ²
2	B	90.77m ²	20.39m ²		4.12m ²	115.28m ²
3	C	86.29m ²		11.66m ²	4.36m ²	102.31m ²
4	C	88.27m ²		13.36m ²	4.97m ²	106.60m ²
5	D	82.39m ²		12.47m ²	4.52m ²	99.38m ²
6	D	82.47m ²		12.47m ²	4.52m ²	99.46m ²
7	C	86.29m ²		13.36m ²	4.52m ²	104.17m ²
8	C	88.27m ²		11.66m ²	4.16m ²	104.09m ²
9	D	82.47m ²		12.15m ²	4.52m ²	99.14m ²
10	D	82.47m ²		12.15m ²	4.52m ²	99.14m ²
Total						1032.57m ²

Unit Type Schedule

Code	Type	Combination	Total
A	A	2B x 2B	1
B	B	2B x 2B	1
C	C	2B x 2B	4
D	D	2B x 2B	4
Total			10

On-Site Parking

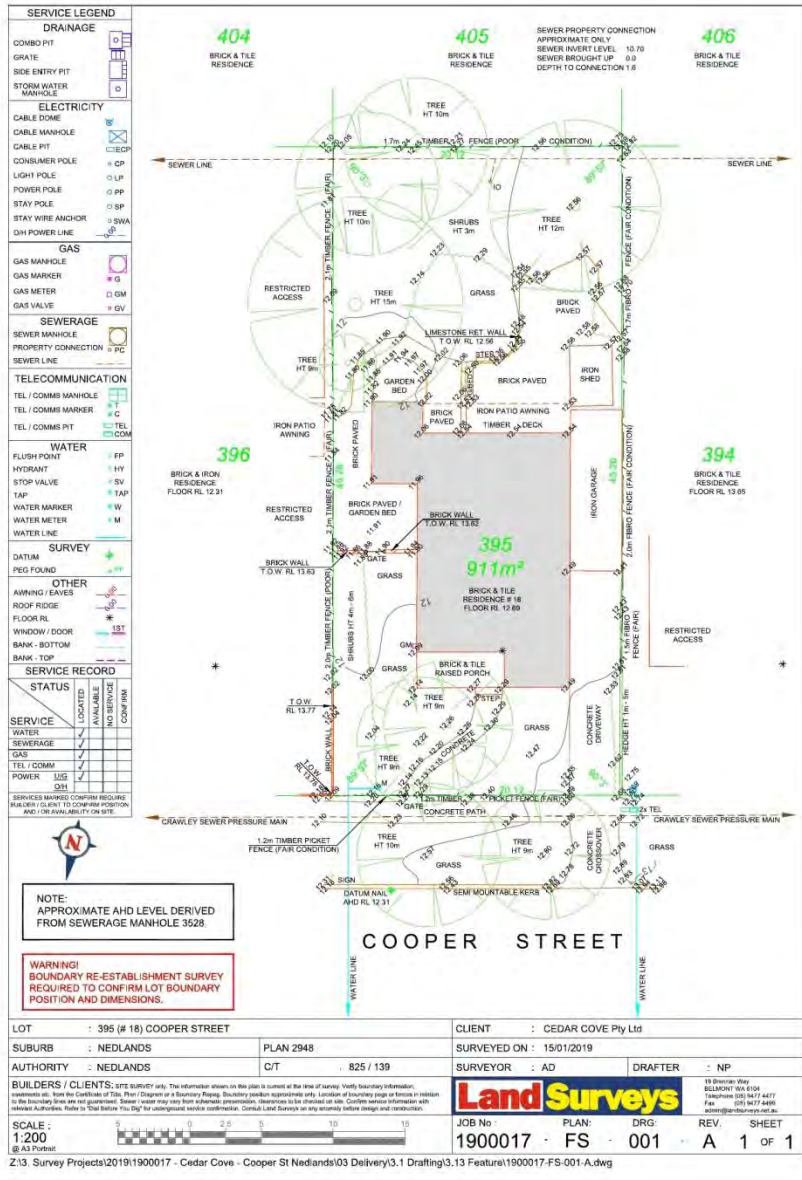
Location	Count
Vehicle Parking - Residential	10
Vehicle Parking - Visitors	3
Motorcycle Parking	0
Total	13
Bicycle Parking - Residential	4
Bicycle Parking - Visitors	4
Total	8

Building Size

Lot Area	911m ²
Residential Zoning	R63
Max. Plot Ratio	3
Max. Plot Ratio Area	728.58m ²
Calculated Plot Ratio	329
Calculated Plot Ratio Area	855.77m ²

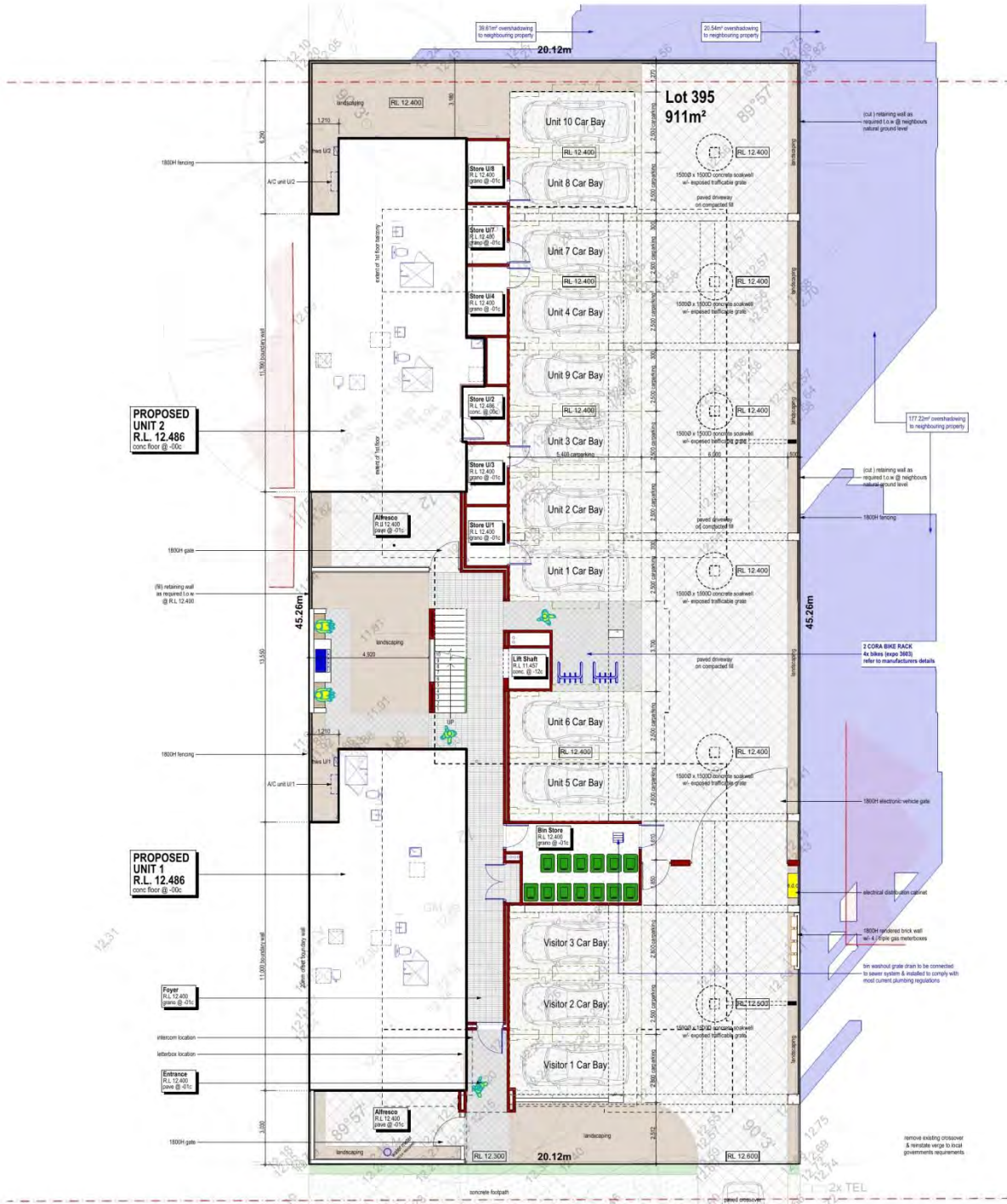
Yuki Yama Pty Ltd Apartments

Proposed Multi Dwellings at Lot 395 (#18) Cooper Street, Nedlands



Existing Site Survey
scale:1:100
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Site Plan
scale 1:100

Client: Yuki Yama Pty Ltd Apartments
Site Address: Proposed Multi Dwellings at Lot 395 (#18) Cooper Street, Nedlands

MEMBER BDWA

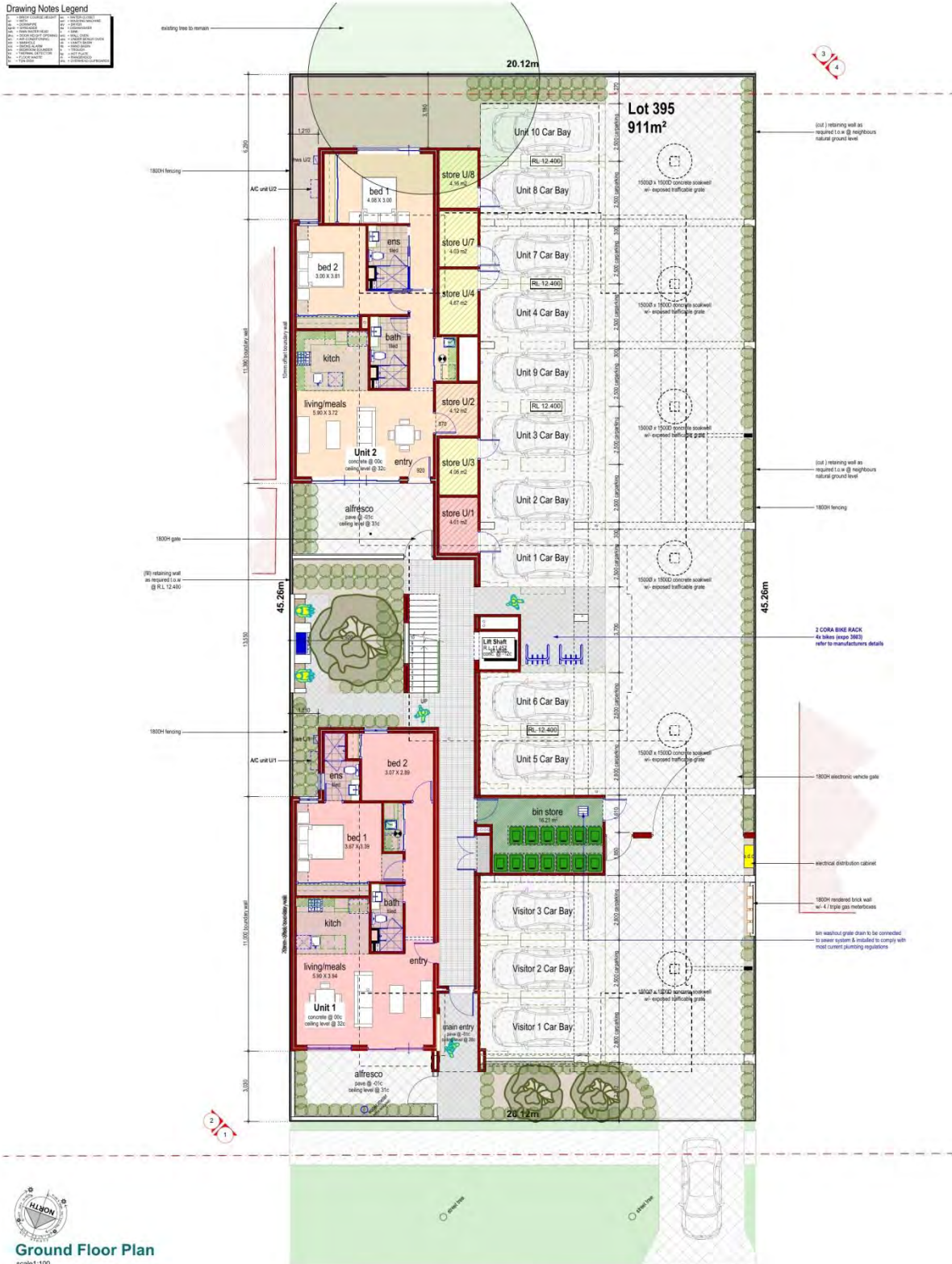
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Scale: 1:100 (A2)
Date: 21.08.2019
Issued for: Planning Approval

JOB No: 2233
SHEET No: 02 of 09

REV No: Rev A 11.07.2019
Rev B 21.08.2019



Ground Floor Plan

scale 1:100

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				Issued for Planning Approval	SHEET No. 03 of 09		

Drawing Notes Legend

1. All work to be done in accordance with the relevant Australian Standards.	11. All work to be done in accordance with the relevant Australian Standards.
2. All work to be done in accordance with the relevant Australian Standards.	12. All work to be done in accordance with the relevant Australian Standards.
3. All work to be done in accordance with the relevant Australian Standards.	13. All work to be done in accordance with the relevant Australian Standards.
4. All work to be done in accordance with the relevant Australian Standards.	14. All work to be done in accordance with the relevant Australian Standards.
5. All work to be done in accordance with the relevant Australian Standards.	15. All work to be done in accordance with the relevant Australian Standards.
6. All work to be done in accordance with the relevant Australian Standards.	16. All work to be done in accordance with the relevant Australian Standards.
7. All work to be done in accordance with the relevant Australian Standards.	17. All work to be done in accordance with the relevant Australian Standards.
8. All work to be done in accordance with the relevant Australian Standards.	18. All work to be done in accordance with the relevant Australian Standards.
9. All work to be done in accordance with the relevant Australian Standards.	19. All work to be done in accordance with the relevant Australian Standards.
10. All work to be done in accordance with the relevant Australian Standards.	20. All work to be done in accordance with the relevant Australian Standards.

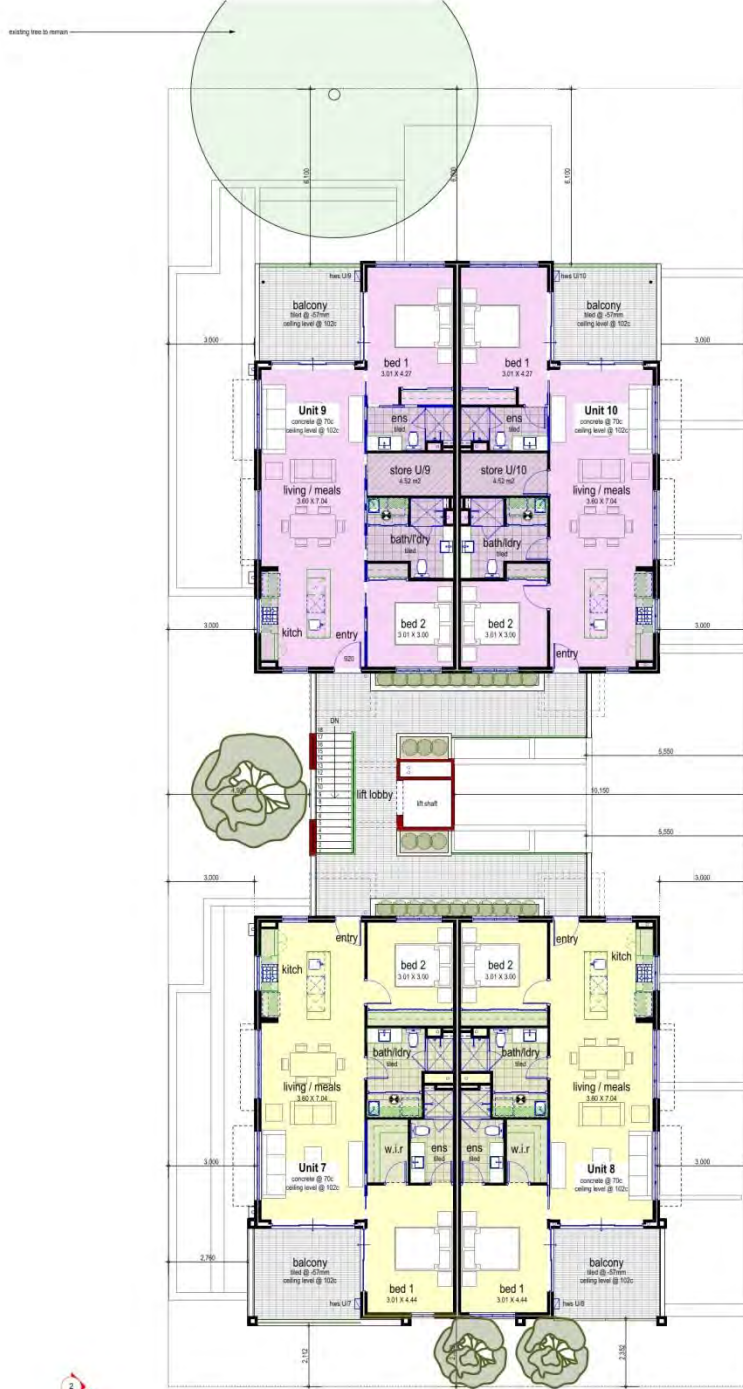


1st Floor Plan
scale: 1:100

Client Yuki Yama Pty Ltd Apartments 1st + address Proposed Multi Dwellings at Lot 395 (#18) Cooper Street, Nedlands			P 8228 7577 M 9411 105 059 E info@markanthonydesign.com.au A 918 Brisbane Street (on Bulwer) Perth WA 6000 www.markanthonydesign.com.au	Designer M.A.	Date 21.08.2019	JOB No. 2233	REV No. Rev A 11.07.2019 Rev B 21.08.2019
				Issued for Planning Approval	Scale 1:100 (AG)		

Drawing Notes Legend

1. Existing trees to remain	2. Existing trees to be removed
3. New trees to be planted	4. New trees to be removed
5. Existing trees to be retained	6. Existing trees to be removed
7. New trees to be planted	8. New trees to be removed
9. Existing trees to be retained	10. Existing trees to be removed
11. New trees to be planted	12. New trees to be removed
13. Existing trees to be retained	14. Existing trees to be removed
15. New trees to be planted	16. New trees to be removed
17. Existing trees to be retained	18. Existing trees to be removed
19. New trees to be planted	20. New trees to be removed
21. Existing trees to be retained	22. Existing trees to be removed
23. New trees to be planted	24. New trees to be removed
25. Existing trees to be retained	26. Existing trees to be removed
27. New trees to be planted	28. New trees to be removed
29. Existing trees to be retained	30. Existing trees to be removed
31. New trees to be planted	32. New trees to be removed
33. Existing trees to be retained	34. Existing trees to be removed
35. New trees to be planted	36. New trees to be removed
37. Existing trees to be retained	38. Existing trees to be removed
39. New trees to be planted	40. New trees to be removed
41. Existing trees to be retained	42. Existing trees to be removed
43. New trees to be planted	44. New trees to be removed
45. Existing trees to be retained	46. Existing trees to be removed
47. New trees to be planted	48. New trees to be removed
49. Existing trees to be retained	50. Existing trees to be removed
51. New trees to be planted	52. New trees to be removed
53. Existing trees to be retained	54. Existing trees to be removed
55. New trees to be planted	56. New trees to be removed
57. Existing trees to be retained	58. Existing trees to be removed
59. New trees to be planted	60. New trees to be removed
61. Existing trees to be retained	62. Existing trees to be removed
63. New trees to be planted	64. New trees to be removed
65. Existing trees to be retained	66. Existing trees to be removed
67. New trees to be planted	68. New trees to be removed
69. Existing trees to be retained	70. Existing trees to be removed
71. New trees to be planted	72. New trees to be removed
73. Existing trees to be retained	74. Existing trees to be removed
75. New trees to be planted	76. New trees to be removed
77. Existing trees to be retained	78. Existing trees to be removed
79. New trees to be planted	80. New trees to be removed
81. Existing trees to be retained	82. Existing trees to be removed
83. New trees to be planted	84. New trees to be removed
85. Existing trees to be retained	86. Existing trees to be removed
87. New trees to be planted	88. New trees to be removed
89. Existing trees to be retained	90. Existing trees to be removed
91. New trees to be planted	92. New trees to be removed
93. Existing trees to be retained	94. Existing trees to be removed
95. New trees to be planted	96. New trees to be removed
97. Existing trees to be retained	98. Existing trees to be removed
99. New trees to be planted	100. New trees to be removed



2nd Floor Plan
scale 1:100

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				Issued for: Planning Approval	SHEET No: 05 of 09	



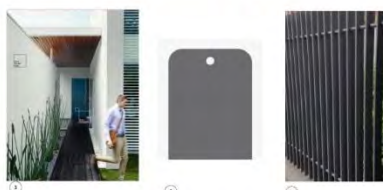
Client: Yuki Yama Pty Ltd Apartments
Proposed Multi Dwellings at Lot 395 (#18) Cooper Street, Neildands

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Project No.	2233
Issue No.	06 - 09
Issue Date	21/09/2019
Issue Description	Planning Approval



Material and Finishes Schedule

Ref	Description
1	Concrete below level
2	Reserve Modern Concrete Cladding
3	Reserve Brickwork w/ Tuckered Joint - White color
4	Reserve Brickwork w/ Tuckered Joint - Black color
5	Paints and Sealants: Gates Hill Paints - Powdercoated Steel Flat Bars
6	Tri High Performance Resinoid - Clear Glass
7	Shades and Door Frames: Black Color
8	Shelving: Silver Slim - Powder Coat
9	Paint: Resinoid Lacquer Powder coated - Black color



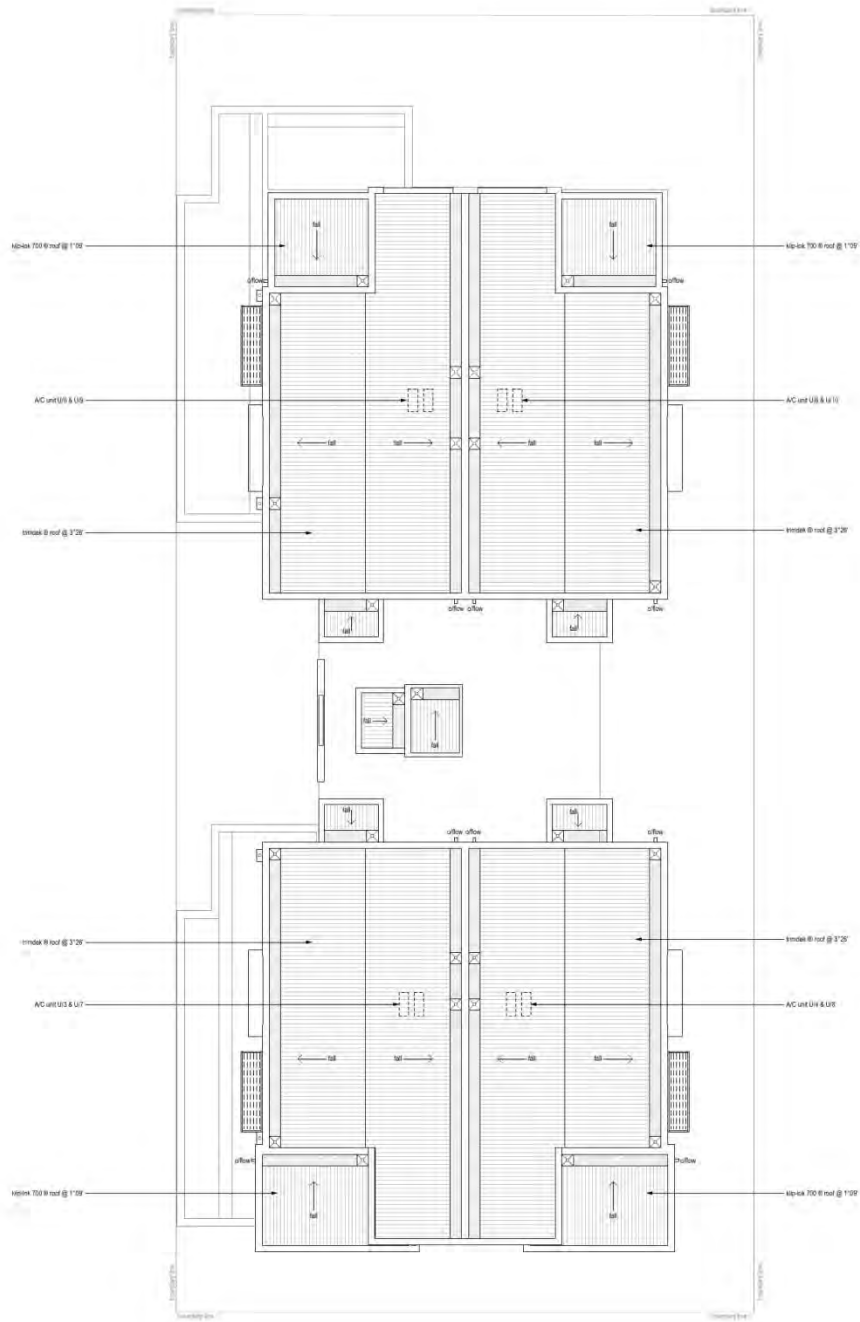
Client: Yuki Yama Pty Ltd Apartments
Proposed Multi Dwellings at Lot 395 (#18) Cooper Street, Neildands

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Project No.	2233
Issue No.	07 - 09
Issue Date	21/09/2019
Issue Description	Planning Approval

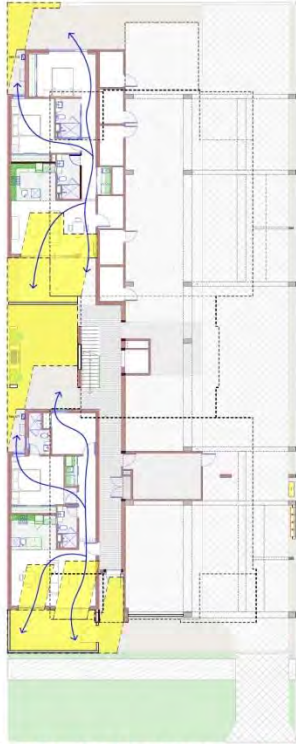


Roof Plan

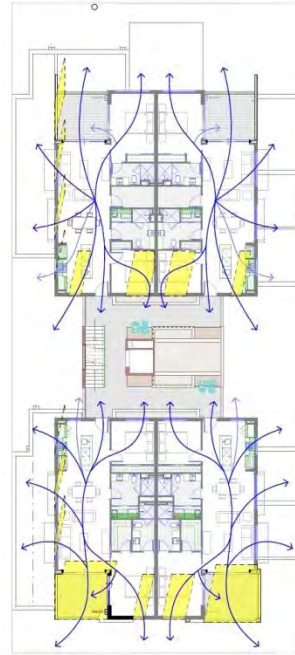
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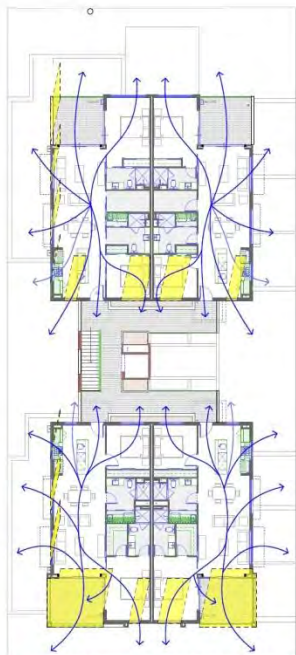
Yuki Yama Pty Ltd Apartments Proposed Multi Dwellings at Lot 395 (#18) Cooper Street, Nedlands			P 8028 7577 M 9411 105 069 E info@markanthonydesign.com.au A 918 Brisbane Street (off Bulwer) Perth WA 6000 www.markanthonydesign.com.au		Date: 21.08.2019 Scale: 1:100 (A3)	Job No.: 2233 SHEET No.: 08 of 09	Rev A 11.07.2019 Rev B 21.08.2019
			Issued for: Planning Approval				



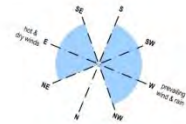
Sun Study & Ventilation Diagram (Ground Floor)
scale 1:200



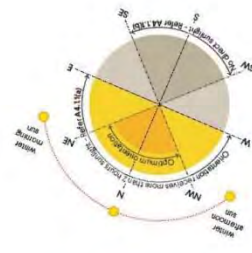
Sun Study & Ventilation Diagram (Upper Floor)
scale 1:200



Sun Study & Ventilation Diagram (Second Floor)
scale 1:200



Prevailing Wind Direction



Sunlight Diagram
as per Figure 4.1b

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			Issued for Planning Approval	SHEET No. 09 of 09				

10.2 Development Objectives

Objective/Response

O2.4.3

The proposed setbacks allow for the retention of a mature tree to the rear lot boundary of this property. The design achieves all of the element objectives (and acceptable outcomes) which relate deep soil areas and landscaping (with the exception of tree retention). Nonetheless the design still proposes to retain one tree, where any tree retention is not the norm for development of this type in the Perth area.

O3.3.2

Despite the proposed removal of some existing mature trees, in the long term it is considered that the impact of the removal of these trees will be reduced by a thoughtfully considered landscaping design which will improve the amount of greenery on the site. It is also noted that the proposed development achieves acceptable outcomes tree, landscaping, and deep soil area requirements of design element 3.3.

O3.3.3

All deep soil areas and the predominant proportion of other landscaped areas will be reticulated, in addition to being mulched, and maintained for the life of the development to minimise water evaporation. All landscaped areas are also suitably shaded, and when the tree canopy establishes, will be further shaded and protected from harsh weather to encourage healthy growth.

1. Summary

Arborite Tree Management Solutions has been employed to conduct a tree survey at 18 Cooper Street Nedlands to identify and provide information for the mature/semi-mature trees on site.

2. Key objectives

- Identify the subject trees' scientific and common names.
- Identify the tree's dimensions.
- Provide a brief assessment of the trees' regarding health and structure.
- Determine the trees' retention value.

3. Methodology

- The subject trees' were assessed from observations made from ground level on the 3rd of October 2019.
- Field notes were taken and the information documented was an accurate account of the subject trees' on the above-specified date.
- An android phone (OPPO AX7) was used at ground level to gather photographic evidence and can be supplied upon request.
- Information pertaining to the development of 18 Cooper Street has been obtained from 'Mark Anthony Design' site plans supplied by Urban Forest Care.

4. Site details

Seven semi-mature/mature trees' have been identified at 18 Cooper Street and have been labelled 1 – 7 (Fig. 1)

4.1 Site Map



Fig. 1 – Site map indicating the mature/semi-mature trees at the proposed development site 18 Cooper Street, Nedlands.

5. Tree Species

1. *Melia azedarach* (Cape Lilac)

Cape Lilac is native to Australia and Southeast Asia. Its natural distribution is from around Cooktown in north Queensland through to the south coast of New South Wales but it has also become naturalised in other areas of Australia, including the Kimberley region of Western Australia and southern parts of South Australia.

Cape Lilac belongs to the mahogany family Meliaceae. It is a deciduous shade tree with a rounded crown. The tree can reach 12 metres high at maturity (sometimes up to 30 metres in favourable natural environments) and a width of 6–8 metres. The plant has an average lifespan of around 20 years.

CAUTION: CAPE LILAC IS A PROLIFIC SEED PRODUCER AND CAN BE A WEED!

Although Cape Lilac is a native Australian plant, care should be taken in its cultivation and propagation as it has weedy properties. It is considered as a weed in the south-eastern United States of America, parts of the Pacific, and in New Zealand. While it is native in large parts of northern and eastern Australia, the species has also become naturalised outside of its range in many states and is especially invasive in the Northern Territory and Western Australia. Cape Lilac can easily invade and naturalise in both disturbed and undisturbed areas. The plant is capable of producing large amount of bird-dispersed seeds, thus enabling it to colonise an area if left unchecked (Government of Australia, 2012)

2. *Tipuana Tipu* (Tipuana)

Tipuana is a tree growing up to 10 m in height in Australia, with a main trunk and branches forming a distinct elevated crown. It has a large canopy cover, often greater than its height, and is consequently favoured as a shade tree. It has reddish-brown fissured bark and opposite leaves along the leaf stalk.

The distinctive winged fruit is sometimes referred to as a 'helicopter', due to its spinning propeller-like action as it falls. Depending on the wind velocity and distance above the ground, Tipuana seeds can be carried considerable distances away from the parent plant.

Tipuana is reported as being invasive, noxious and naturalised in South Africa. With a similar climate and soils to South Africa, Australia needs to be concerned with the potential of the tree to become an even more widespread weed than it currently is. There is no legislation to control Tipuana but it is on the Federal Government's Alert List for Environmental Weeds, meaning that it is marked for eradication and should not be imported into Australia or used as a street or garden plant (CRC Weed Management, 2003).

3. *Jacaranda mimosifolia* (Jacaranda)

Jacaranda is a deciduous or evergreen tree reaching 5-15 m tall. Its main distinguishing feature is its lavender-blue bloom which has led to its popularity as an ornamental tree. Jacaranda is fast-growing and re-sprouts easily if damaged.

Its bark is thin and grey-brown in colour, smooth when the tree is young though it eventually becomes finely scaly. The twigs are slender and slightly zigzag; they are a light reddish-brown in colour.

Jacaranda is regarded as an invasive species in parts of South Africa and Queensland, Australia, where it can out-compete native species. It can form thickets of seedlings beneath planted trees from which the species may expand and exclude other vegetation.

Jacaranda has been listed as a Category 3 invader in South Africa, no further planting is allowed - except with special permission - nor is trade in propagative material. Existing plants must be prevented from spreading (BioNET-EAFRINET, 2011).

4. *Hymenosporum flavum* (Native Frangipani)

In tropical areas of its natural habitat some trees grow to 25 metres with a stem diameter of 30 cm or more, but further south it is often much smaller. In cultivation, it is usually only a small, very slender and upright tree up to 10 metres high. Bark is grey and roughish, and the branches are sparse, radiating in whorls from the main stem. The deep lustrous green leaves, which resemble those of *Pittosporum*, are alternately grouped at the ends of the twiggy branchlets, oval-oblong in shape, and 7-15 cm long.

Native frangipani is one of the most popular Australian plants in cultivation as it is a hardy plant and because of its generally narrow habit of growth, the plant can be recommended for small gardens (Holliday I, 1998)

5. *Melaleuca bracteata* (Black Tea Tree)

Black Tea Tree is a bushy-foliaged, small to medium tree, normally 5–8 m tall but occasionally taller and it usually flowers and sets seed by the time it is 5–8 m. The leaves are narrow, lance-shaped to linear and its bark is rough and dark grey in colour.

Black Tea Tree occurs in Western Australia, the Northern Territory, and from north-east Queensland southwards to the Macleay River in New South Wales. It grows near the coast and inland, along stream banks and in wet sites

This species is classified as "not threatened" in Western Australia by the Government of Western Australia Department of Parks and Wildlife (PlantNET, n.d.)

6. Tree Survey & Retention Value

1. Tree Id: 1

Species: *Melaleuca bracteata* (Black Tea Tree)

Age class: Semi mature/mature

Condition: Good

Retention value: low

Comments: Whilst this species is an Australian native, it is not endemic to Western Australia. The tree is of good condition however relatively small in height and canopy spread and is not a remarkable feature of the surrounding landscape.

2. Tree Id: 2
Species: *Melaleuca bracteata* (Black Tea Tree)
Age class: Semi mature/mature
Condition: Good
Retention value: low
Comments: Whilst this species is an Australian native, it is not endemic to Western Australia. The tree is of good condition however relatively small in height and canopy spread and is not a remarkable feature of the surrounding landscape.
3. Tree Id: 3
Species: *Hymenosporum flavum* (Native Frangipani)
Age class: Semi mature
Condition: Good
Retention value: low
Comments: This condition of this tree is good however it is small and contributes a minor canopy cover. It is a juvenile tree and a replacement could achieve a similar canopy in a small number of years.
4. Tree Id: 4
Species: *Melia azaderach* (Cape Lilac)
Age class: Mature
Condition: Good
Retention value: Medium/Low
Comments: This tree is the largest mature tree on site. It is of good condition and sound structure. Whilst large, it has a medium/low retention based on its weed species category and future maintenance costs being a large tree in a confined urban environment.
5. Tree Id: 5
Species: *Tipuana Tipu* (Tipuana)
Age class: Semi-Mature
Condition: Average
Retention value: Low
Comments: This is of average condition and poor structure. It contributes little to the landscape and has a low retention value based on its 'Weed species' category.
6. Tree Id: 6
Please refer to the impact assessment report dated 26th September 2019.
7. Tree Id: 7
Species: *Jacaranda mimosifolia*
Age class: Mature
Condition: Good
Retention value: Medium/Low

Comments: This is a mature Jacaranda that appears to be in good health. It provides good canopy cover however it will likely prove to be a nuisance in the future based on its size and proximity to structures. Its propensity to rapidly regrow after pruning will result in high maintenance costs that may outweigh the amenity value.

7. Disclaimer

The conclusions and recommendations contained in this report refer to the tree's condition on the day of inspection only. The report should be read and considered in its entirety. All care has been taken using the most up to date arboricultural information in the preparation of this report. The report is based on visual inspection only. No guarantee can be given nor can it be predicted that branch failure or uprooting (windthrow) would not occur as a result of high winds and /or excessive rainfall and other unpredictable events. Tree health and environmental conditions can change at any time due to unforeseen circumstances.

8. References

1. Government of Australia, 2012, Australian National Botanic Gardens and Centre for Australian National Biodiversity Research, Accessed 4 October 2019, <https://www.anbg.gov.au/gnp/interns-2008/melia-azedarach.html>
2. CRC weed management, 2003, *Rosewood or Tipuana tree (Tipuana Tipu)*, Natural heritage trust, accessed 4 October 2019, <https://www.environment.gov.au/biodiversity/invasive/weeds/publications/guidelines/alert/pubs/t-tipu.pdf>
3. BioNET-EAFRINET, 2011, *Jacaranda mimosifolia (Jacaranda)*, Accessed 6 October 2019, [https://keys.lucidcentral.org/keys/v3/eafri-net/weeds/key/weeds/Media/Html/Jacaranda_mimosifolia_\(Jacaranda\).htm](https://keys.lucidcentral.org/keys/v3/eafri-net/weeds/key/weeds/Media/Html/Jacaranda_mimosifolia_(Jacaranda).htm)
4. Holliday I, 1998, *Australian Plants*, Journal of the Australian Native Plants Society (Australia)
5. PlantNET, n.d., *Melaleuca bracteata* F.Muell., accessed 6 October 2019, <http://plantnet.rbgsyd.nsw.gov.au/cgi-bin/NSWfl.pl?page=nswfl&lvl=sp&name=Melaleuca~bracteata>



18 COOPER ST NEDLANDS

Design Advisory Input

21 October 2019

CONTEXT + CHARACTER

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place



Suburban quarter acre block heritage. Generous block sizes with large amounts of open vegetated spaces.

Dominated by traditional free standing single houses but with a densification of medium density housing around Broadway.

Green verges and tree lined streets

Limited palette of materials.

Typically no street fences creating a strong presence of buildings to the street

Close proximity University and commercial precinct with associated activity



LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system with a broader ecological context



Green suburban streetscape.

Majority of built form view through green space and established trees.

Typically all private property has landscape front yards as part of the entry arrival experience.

Green verges and tree lined streets



BUILT FORM

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area



Simple and restrained use of material

Houses

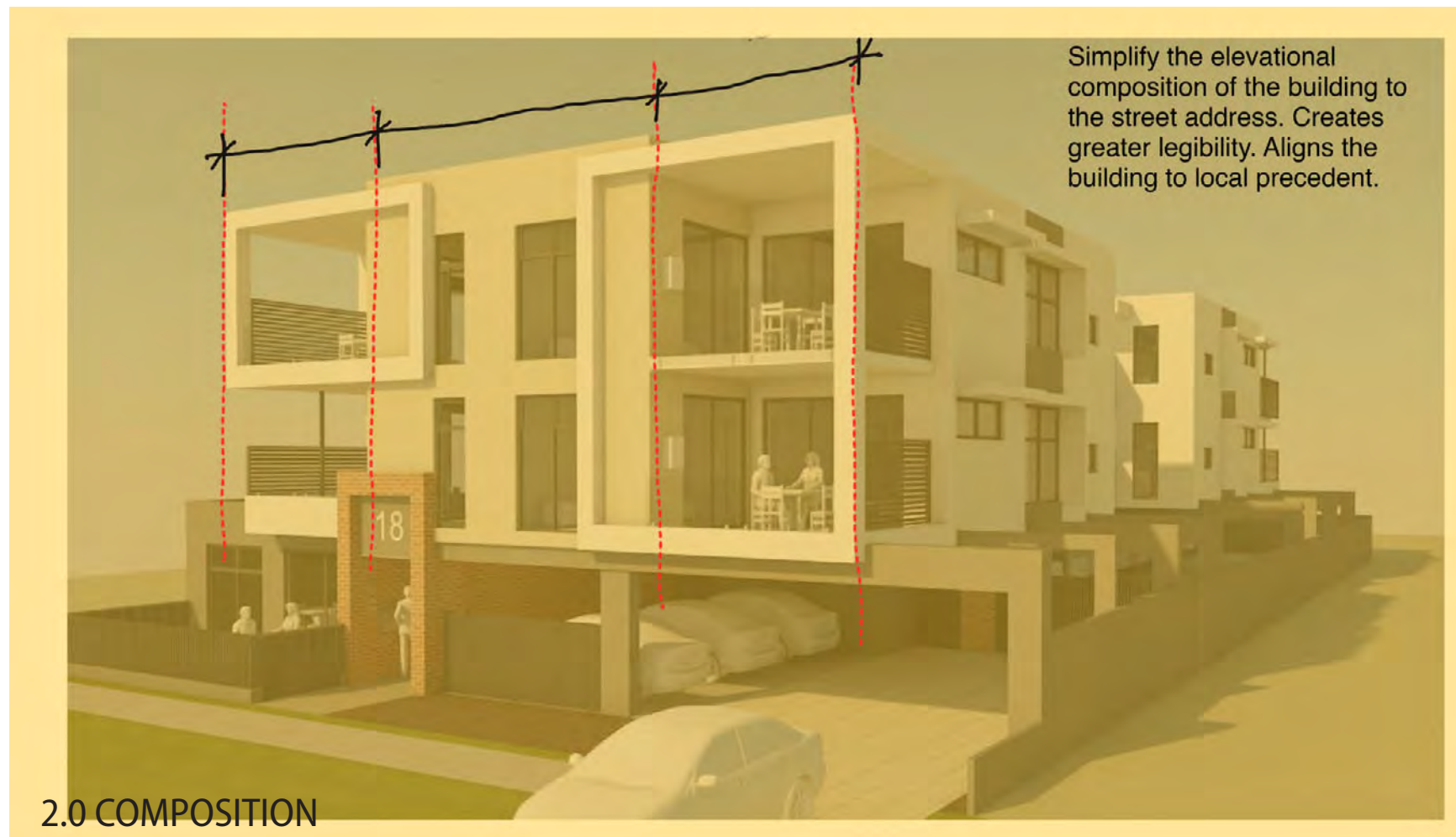
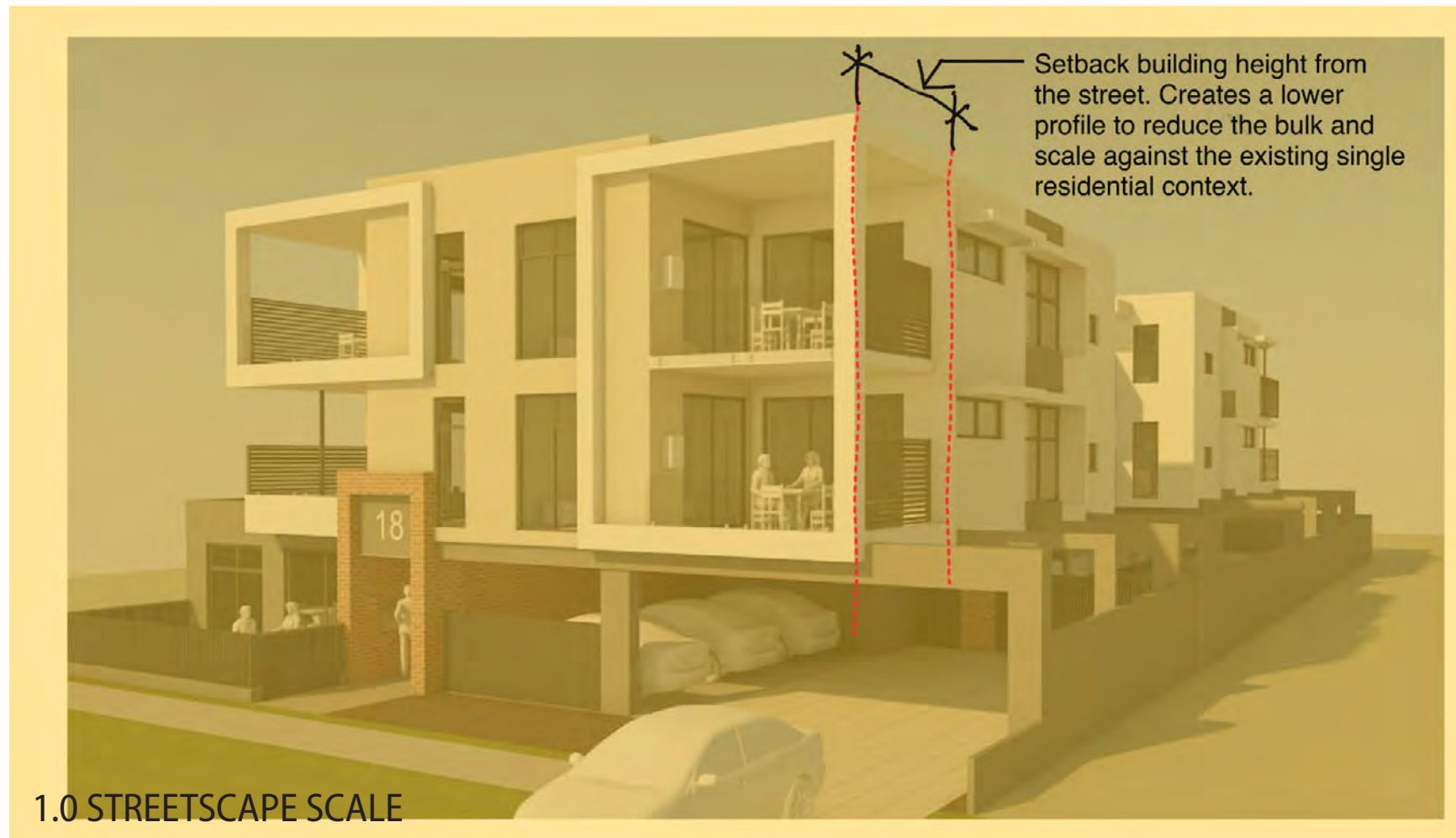
- typically masonry walls of one colour.
- Use of masonry to introduce texture
- simple visible roof form.
- formal clarity.

Apartments

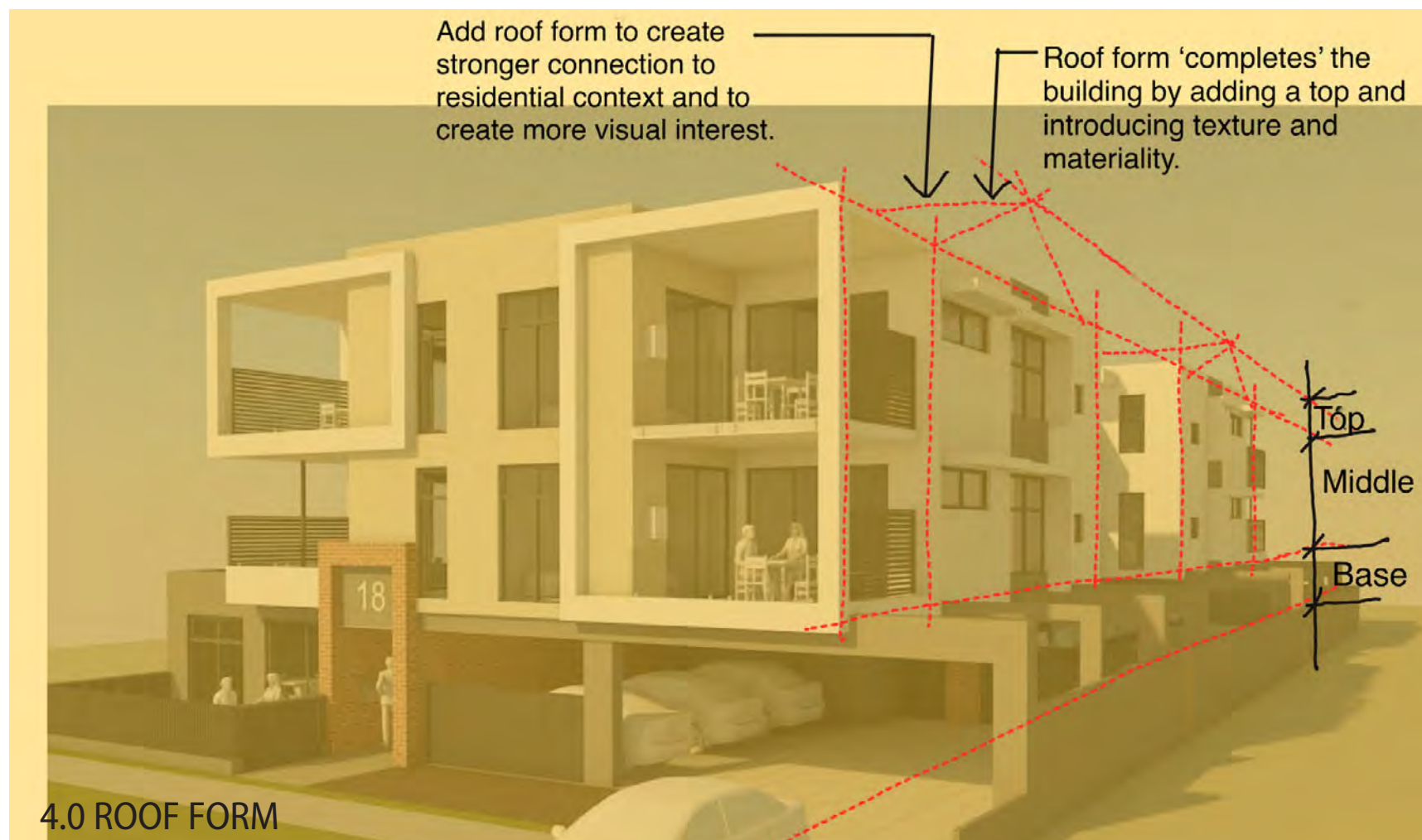
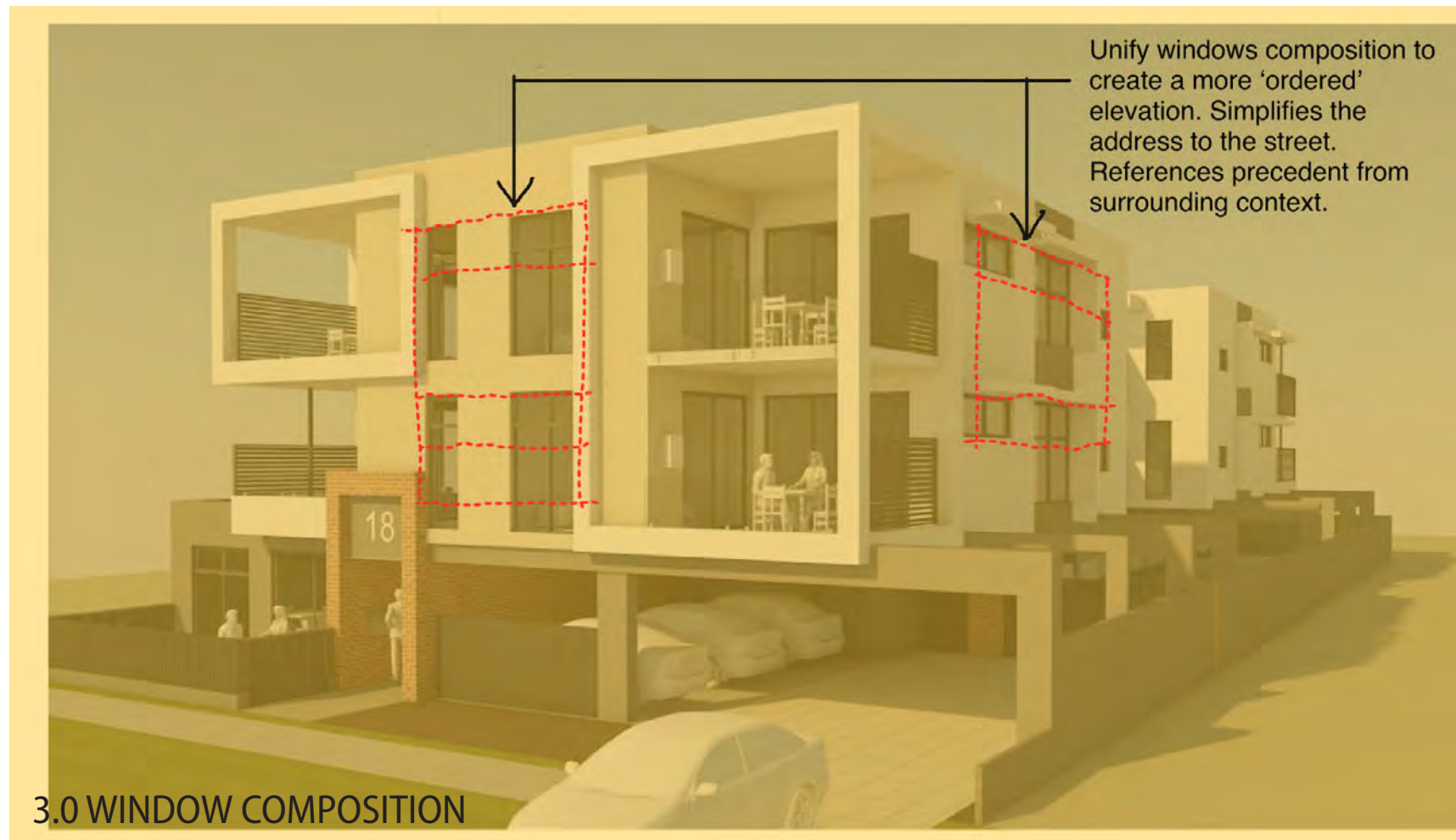
- simple 'house' type apartments
- set back roof forms to reduce scale at the street.
- low pitched or low profile living areas addressing the street



DESIGN ADVICE



DESIGN ADVICE



DESIGN OVERLAY

Add set back roof form. Could be tiles or sheeting. Tiles to be terracotta to match surround. If sheet to be silver/grey in colour.

Rendered masonry front elevation. Off white finish with texture. Allow low pitch roof. Simplify street elevation. Simple awnings over windows would be acceptable

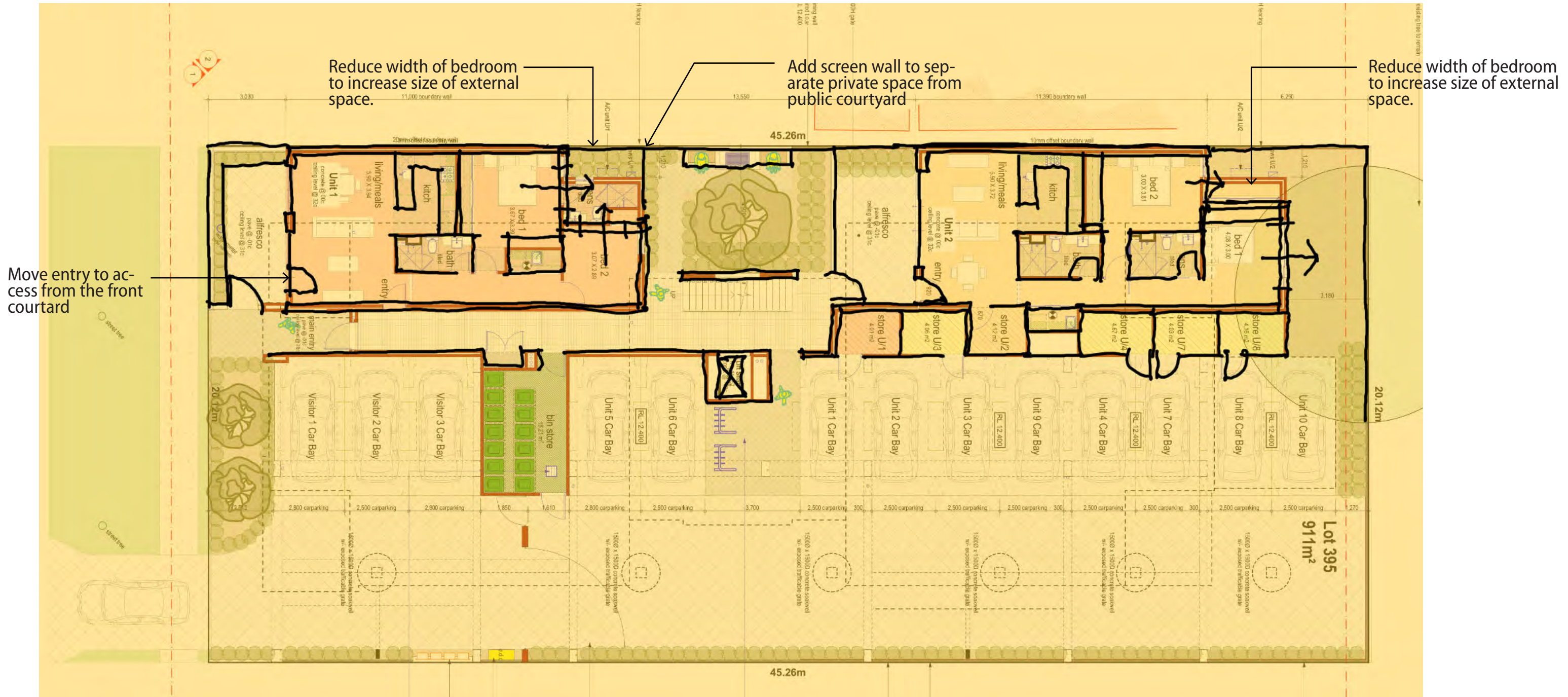
Introduce side full height screening to create simpler elevations to and to more clearly define balcony space facing the street

Increased landscape design on street front. Allowance for deep root zone to allow trees and larger shrubs

Retain masonry base but simplify its form against the built elements over. Good to have texture at ground level.



GROUND FLOOR PLAN



Multi-Unit Development

Lot 395 (#18) Cooper Street, Nedlands

ENERGY EFFICIENCY REVIEW

REFERENCE: 120787

DATE: 18 July 2019

Document History and Revision Details

Date	Completed by	Reviewed by	Approved by	Revision Number
9/07/2019	Lauren Batson	Evan Logan	Evan Logan	1
18/07/2019	Evan Logan	Evan Logan	Evan Logan	2

Distribution of Copies

Copy No.	Source	Issued to
1	Electronic	Urbanista Planning

Sources of Information

Drawing No.	Drawing Title	Revision No.
2233	Concept Design	Revision B

This thermal review has been undertaken using the documents and information noted above. CADDs Group has no control on the accuracy of the source data/information provided and has accepted this in good faith and used it accordingly.

Confidentiality

The contents of the report are confidential. This report is for the purpose of a thermal review related to Section J and Design WA 4.15.

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Disclaimer

The contents of this report have been based of the documentation and plans provided by the Client to CADDs Group.

It is the responsibility of the designer, consultant team and the builder to ensure that any or all of the specifications provided in this documentation are adhered to.

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EXECUTIVE SUMMARY

This report contains the results of a thermal review of the proposed multi-unit development at Lot 395 (#18) Cooper Street, Nedlands designed by Mark Anthony Design. The purpose of the report is to identify solutions to meet the NCC Section J Energy provisions and further Design WA requirements Section 4.15 Energy Efficiency of Design for the Class 2 building.

CADDS has provided the below recommendations to achieve compliance with the relevant standards:

1. NCC SECTION J

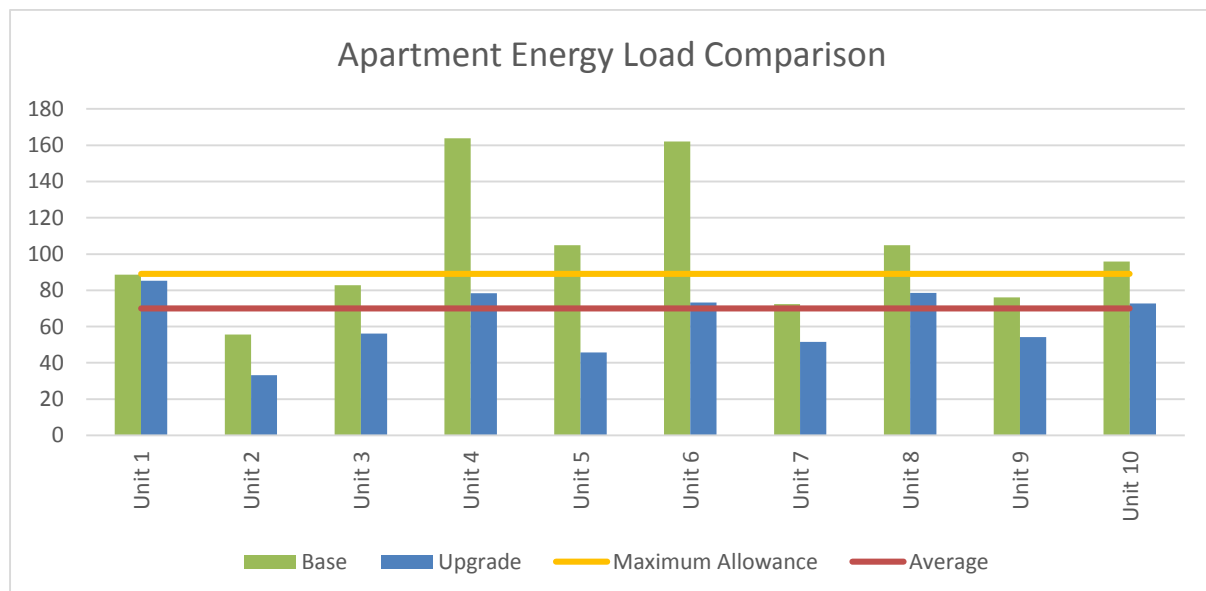
- **Upgrade 1** - 25mm Kingspan K10 Soffit Insulation (R1.2) to apartments with areas of exposed slab to carpark below
- **Upgrade 2** – Aircell Permi-Cav (or similar) to external cavity brick walls as noted on plans

2. DESIGN WA

- **Upgrade 3** – A 30% reduction on lighting energy use based minimum NCC requirements. This could be achieved by LED lighting, motion detectors in corridors etc.

The comparison of energy loads between the Base rating of the apartments and updated models including proposed Upgrades for compliance is demonstrated in Figure 1 below.

Figure 1 - Apartment Energy Load Comparison



The specification has been provided based on no design changes. If cost prohibitive a reduction in glass can be an alternative consideration CADDS can provide feedback on.

As the design progresses there are a number of factors that may affect the performance of the apartments and would require adjustment to the specification, these include:

- Changes in Construction method/materials
- Adjustment to slab thickness
- Change of floor coverings
- Changes to glazing size and locations
- Changes to glazing operability

1 INTRODUCTION

This report contains the results of a energy efficiency review of the proposed 10 residential apartments at Lot 395 (#18) Cooper Street, Nedlands designed by Mark Anthony Design. The purpose of the report is to identify solutions to meet the NCC Section J Energy provisions and 4.15 Energy Efficiency of Design WA for the Class 2 building.

Table 1 Compliance Overview

Building	Class	Verification
10 x Sole Occupancy Units	2	NatHERS

2 SCOPE OF WORKS

2.1 NCC Requirements

The assessment has been conducted is in compliance with JV protocol as specified in the NCC 2016. The required targets are outlined in part J0.2 heating and cooling loads of sole-occupancy units of a class 2 building and state:

- (a) for reducing the heating and cooling loads-*
 - a. collectively achieve an average energy rating of not less than **6 stars**; and*
 - b. individually achieve an energy rating of not less than **5 stars**,*
 - c. using a calculation method that complies with the ABCB Protocol for House Energy Rating Software;*

2.1.1 Thermal Calculation Method

The thermal calculation method for the development has been carried out in accordance with ABCB House Energy Rating Protocols using First Rate 5 (5.2.10) NatHERS Accredited Software.

Refer to Appendix 1 for details on the NatHERS thermal calculation method.

2.2 Design WA 4.15 Compliance

To comply with Section 4.15 Energy Efficiency of Design WA, the project needs to include one of the following:

- a) Incorporation of at least one significant energy efficiency initiative within the development that exceeds the practice or
- b) All dwellings exceed the minimum NatHERS requirement for apartments by 0.5 Stars

3 THERMAL REVIEW

3.1 Base Results

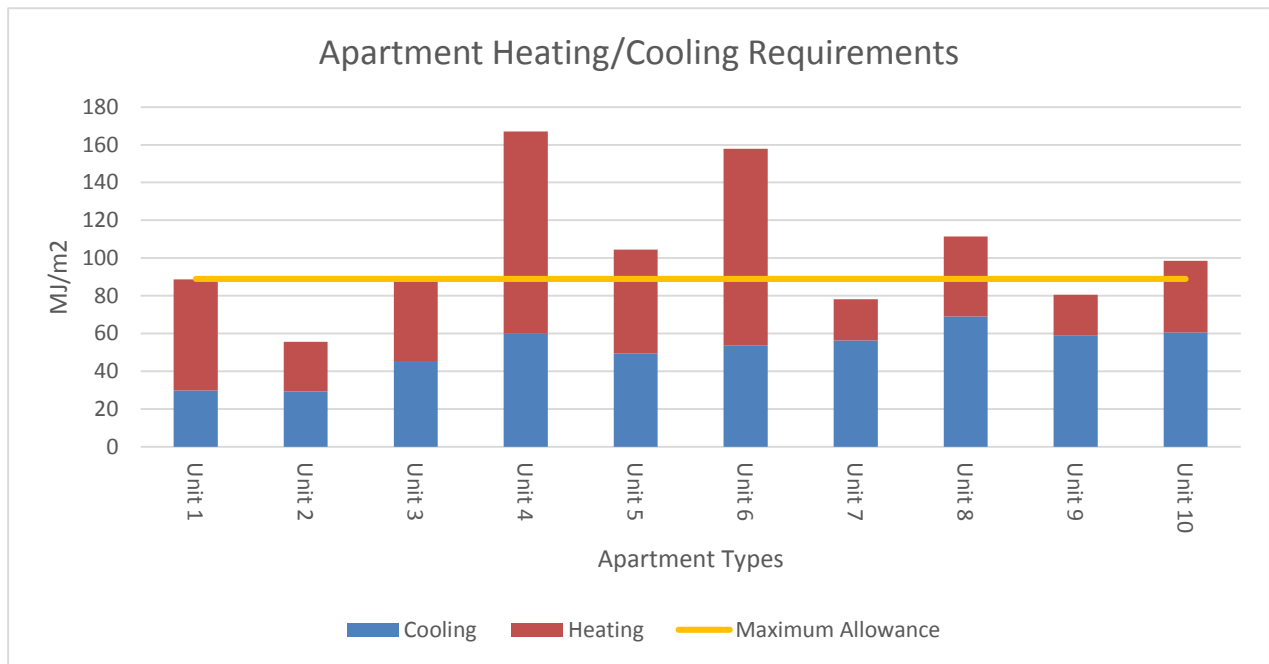
The results of the analysis are outlined in table 2 below. The table highlights the heating and cooling loads for each apartment and associated star rating.

Table 2 Preliminary NatHERS Ratings – Class 2

Apartment Type	Level	Cooling (MJ/m ²)	Heating (MJ/m ²)	Total (MJ/m ²)	Star Rating
Unit 1	1	29.9	58.8	88.7	5.0
Unit 2	1	29.3	26.3	55.6	6.9
Unit 3	2	45.4	42.3	87.6	5.1
Unit 4	2	59.9	107.2	167	2.9
Unit 5	2	49.6	54.9	104.5	4.4
Unit 6	2	53.6	104.2	157.8	3.2
Unit 7	3	56.3	21.9	78.1	5.5
Unit 8	3	69.1	42.3	111.3	4.2
Unit 9	3	58.8	21.8	80.7	5.4
Unit 10	3	60.6	37.9	98.4	4.6

Figure 2 illustrates the thermal requirements for each apartment type to maintain a comfortable internal temperature. This is broken down into heating and cooling requirements and is compared to the benchmark of required total energy load to achieve compliance. This demonstrates that a number of apartments are significantly over the minimum benchmark.

Figure 2 - Apartment Heating and Cooling Requirements Overview



4 COMPLIANCE SOLUTION

CADDS has provided the below recommendations to achieve compliance with the relevant standards:

NCC SECTION J

- **Upgrade 1** - 25mm Kingspan K10 Soffit Insulation (R1.2) to apartments with areas of exposed slab to carpark below
- **Upgrade 2** – Aircell Permi-Cav (or similar) to external cavity brick walls as noted on plans

DESIGN WA

- **Upgrade 3** – A 30% reduction on lighting energy use based minimum NCC requirements. This could be achieved by LED lighting, motion detectors in corridors etc.

Refer to marked up plans in appendix 2 detailing extent of requirements.

5 SUMMARY

5.1 Compliance Strategy

5.1.1 NCC

The performance review in Table 3 below gives a comparison between the original thermal performance of the apartments and the updated results including Compliance solutions noted in Section 5.

Table 3 Performance Overview

Apartment Type	Cooling (MJ/m ²)	Heating (MJ/m ²)	Total Energy (MJ/m ²)	Base Star Rating	Required Upgrade BCA Compliance	Proposed Star Rating
Unit 1	29.9	58.8	88.7	5.0		5.0
Unit 2	29.3	26.3	55.6	6.9	Upgrade 2	8.0
Unit 3	45.4	42.3	87.6	5.1	Upgrade 1, 2	6.8
Unit 4	59.9	107.2	167	2.9	Upgrade 2	5.5
Unit 5	49.6	54.9	104.5	4.4	Upgrade 1, 2	7.4
Unit 6	53.6	104.2	157.8	3.2	Upgrade 1, 2	5.8
Unit 7	56.3	21.9	78.1	5.5	Upgrade 2	7.0
Unit 8	69.1	42.3	111.3	4.2	Upgrade 2	5.5
Unit 9	58.8	21.8	80.7	5.4	Upgrade 2	6.9
Unit 10	60.6	37.9	98.4	4.6	Upgrade 2	5.8
Average Star Rating				4.72		6.37

5.2 DESIGN WA

A 30% reduction on lighting energy use based minimum NCC requirements. This could be achieved by LED lighting, motion detectors in corridors etc.

5.3 Specification for Compliance

Table 4 BCA Compliance Specification

Construction		Materials
<u>External Walls</u>	Brick Cavity	External Cavity Brick Wall + internal Plasterboard lining <i>Insulation as per plans</i>
<u>Internal Walls</u>	Single Brick	90mm Single Skin Brick
<u>Floors</u>	Concrete Slab	257mm thick Concrete Slab
	Insulation	<i>25mm K10 Soffit insulation (R1.2) where noted on plans*</i>
	Covering	No floor coverings specified; defaults used
<u>Ceilings/ Roof</u>	Metal Deck Roof with dropped ceiling	<i>195mm R4.0 Insulation Batts or R4.0 Rigid Board to ceiling</i>
	Concrete with dropped ceiling	<i>195mm R4.0 Insulation Batts or R4.0 Rigid Board to ceiling</i>

Glazing Specification		U-Value	SHGC
Glass Type 1 Awning	Single Clear Glazing in Aluminium Frame	6.57	0.63
Glass Type 2 Sliding/ Fixed	Single Clear Glazing in Aluminium Frame	6.70	0.74

APPENDIX 1 - NATHERS THERMAL CALCULATION

When calculating a star rating, NatHERS software models expected indoor temperatures based on data specific to that dwelling. The software will then model how much cooling or heating occupants may need to stay comfortable during a typical year.

For the purpose of assessing a building under NatHERS, the software allocates functions to each space, along with a period of time during which the space is likely to be used and required to be kept at a comfortable thermal range.

CADDS has identified the assumptions the software uses to model the thermal performance of the building.

Table 5 Zone Assumptions

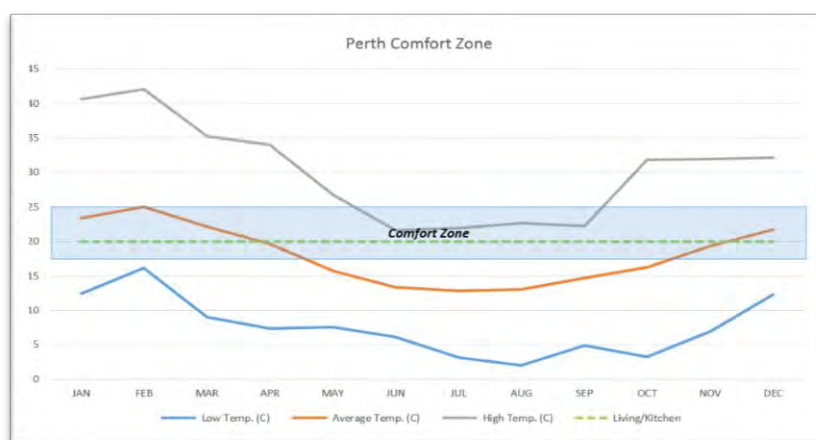
Zone type	Assumptions	Cooling (° Celsius)	Heating (° Celsius)	Comments
Living	Conditioned from 0700 - 2400. Daytime occupancy	25	20	No cooking heat gains.
Bedroom	Conditioned from 2400 - 700	25	15	Night-time occupancy.
	Conditioned from 700 - 900 and from 1600 to 2400		18	
Living/Kitchen	Conditioned from 0700 - 2400. Daytime occupancy.	25	20	Cooking heat gains included.

The project is located in BCA Climate Zone 5 (warm temperate climate), NatHERS Climate Zone 13.

General Overview:

- 50% of the time require heating, 25% of the time is within comfortable conditions and 25% of the time require cooling.
- Moderate diurnal (day–night) temperature range near coast to high diurnal range inland.

Figure 3 Perth Climate Overview

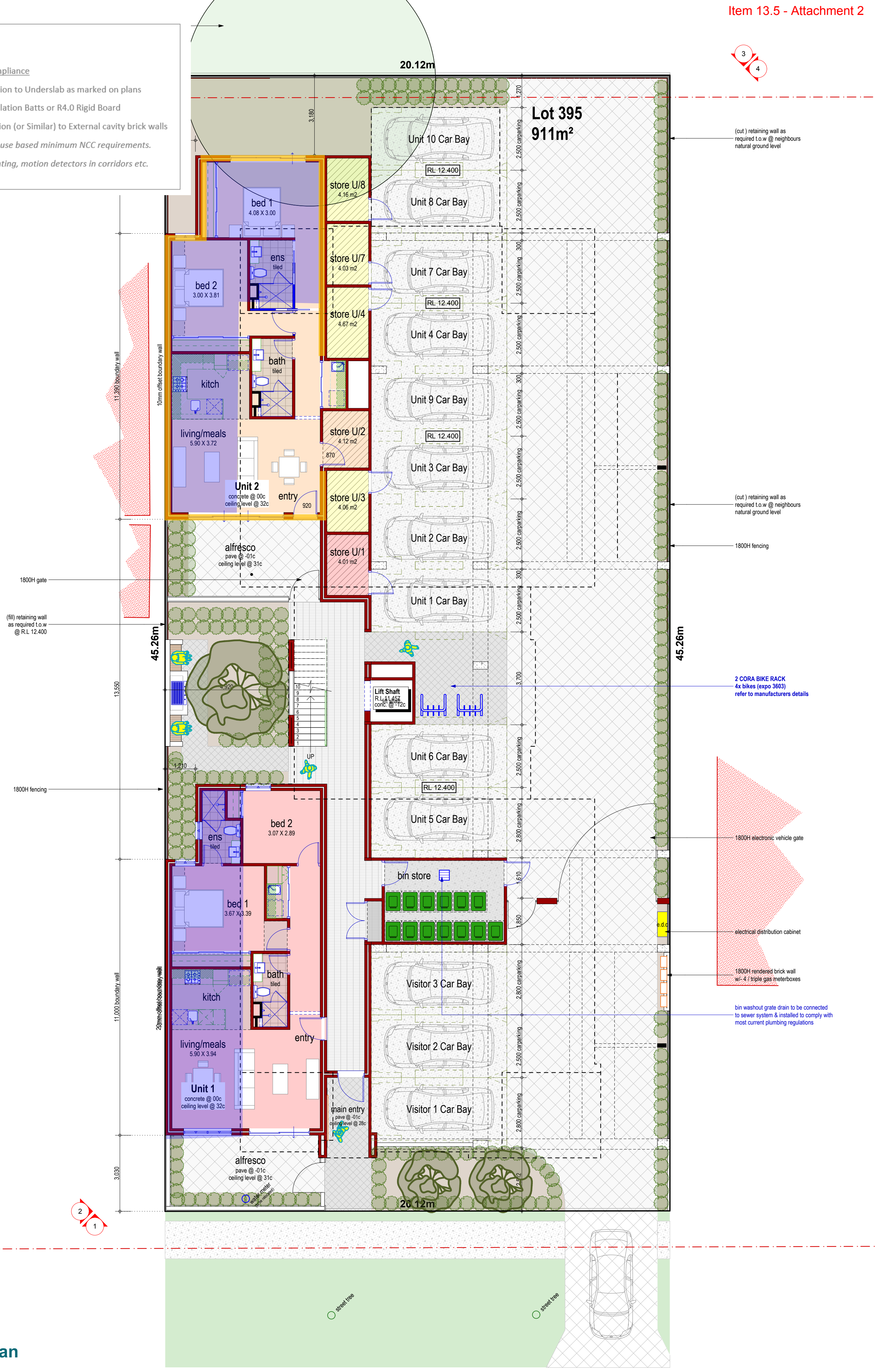


APPENDIX 2 - MARKED UP PLANS BCA COMPLIANCE



Options for Energy Efficiency Compliance

- 25mm R1.2 Soffit Insulation to Underslab as marked on plans
 - 195mm R4.0 Ceiling Insulation Batts or R4.0 Rigid Board
 - Aircell Permi-Cav Insulation (or Similar) to External cavity brick walls
- 30% reduction on lighting energy use based minimum NCC requirements.
This could be achieved by LED lighting, motion detectors in corridors etc.
- P: 9418 7725 E: energy@cadds.com.au



Ground Floor Plan

scale 1:100

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Yuki Yama Pty Ltd Apartments
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Proposed Multi Dwellings at Lot 395
(#18) Cooper Street, Nedlands



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scale 1:100 (A2) date 11.07.2019
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SHEET No. 03 of 07

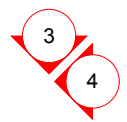
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CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TIME WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEER'S DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

Drawing Notes Legend

c	= BRICK COURSE HEIGHT	wc	= WATER CLOSET
bc	= BATH	wm	= WASHING MACHINE
dp	= DOWNPIPE	dy	= DRYER
sp	= SPREADER	dw	= DISHWASHER
rwh	= RAIN WATER HEAD	s	= SINK
dh	= DOOR HEIGHT OPENING	wc	= WALL OVEN
ac	= AIR-CONDITIONING	ub	= UNDER BENCH OVEN
mb	= MANGROVE	hb	= HAND BASIN
sa	= SMOKE ALARM	tp	= TROUSER
bs	= BEDROOM SCANDER	hp	= HOT PLATE
td	= THERMAL DETECTOR	fr	= FANHOOD
fw	= FLOOR WASTE	ohc	= OVERHEAD CUPBOARDS
td	= TUN-DISH		

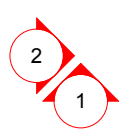
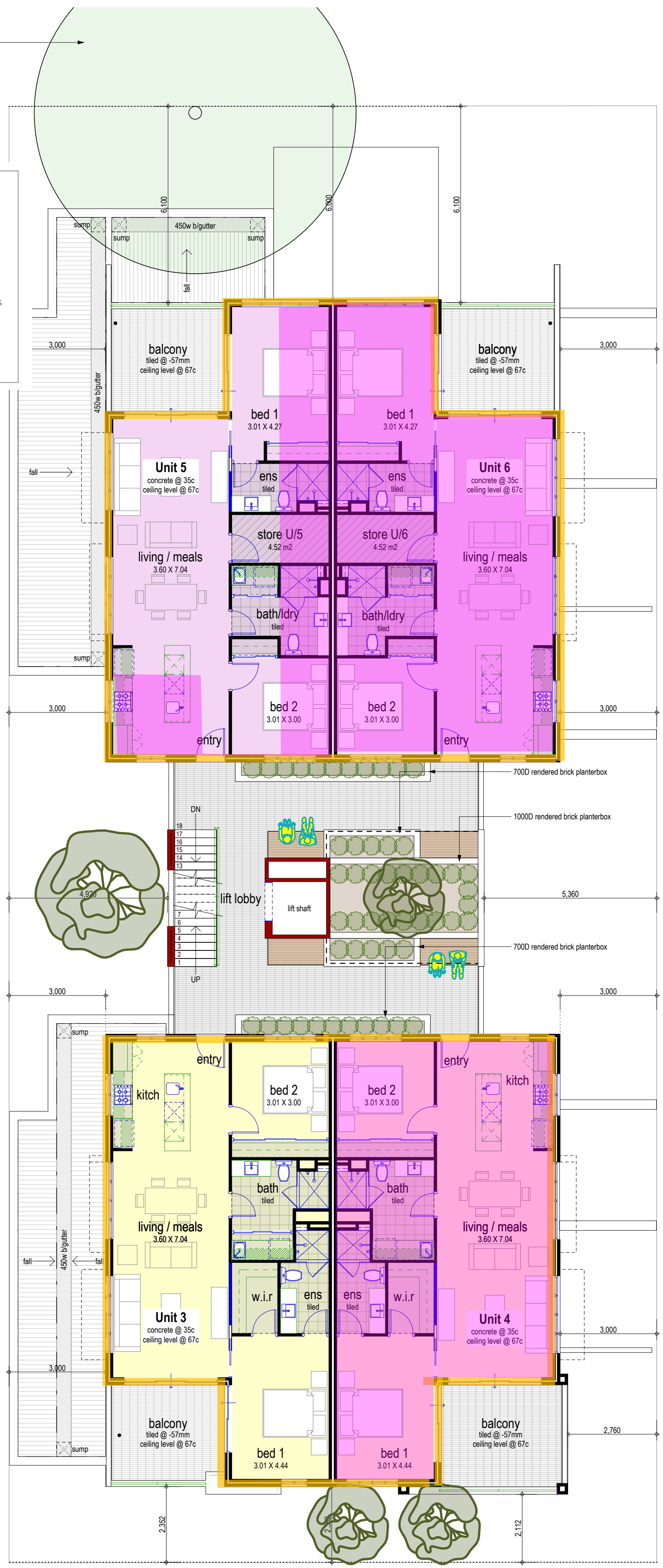
existing tree to remain



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1st Floor Plan

scale 1:100

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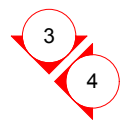
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ac	= AIR-CONDITIONING	uo	= UNDER BENCH OVEN
mb	= MANGROVE	vb	= VANITY BASIN
sa	= SMOKE ALARM	hb	= HAND BASIN
rs	= BEDROOM SCANDER	tr	= TROUSER
td	= THERMAL DETECTOR	hp	= HOT PLATE
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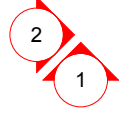
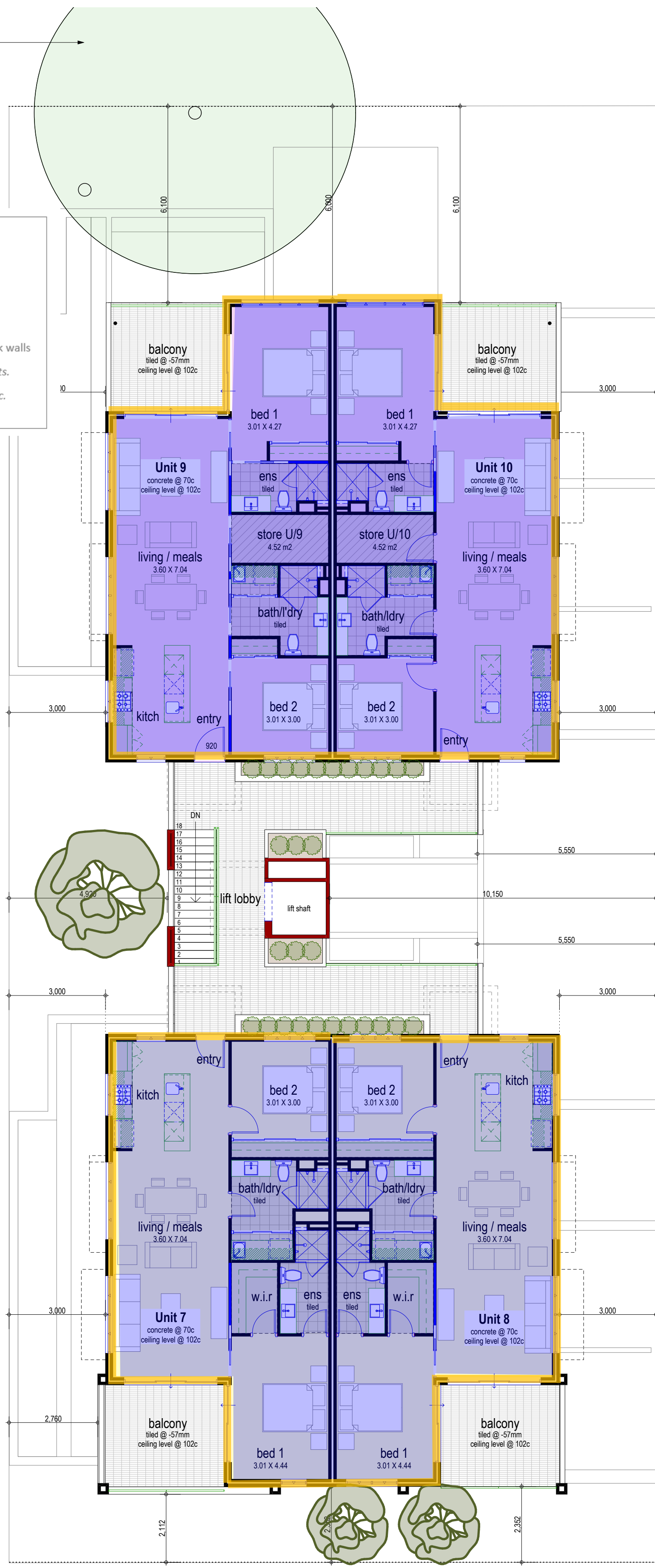
existing tree to remain



Options for Energy Efficiency Compliance

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2nd Floor Plan

scale 1:100

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 SHEET No. **05 of 07**

REV No. Rev-A 11.07.2019

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Comments received in support	Officer Response	Applicant Response
<ol style="list-style-type: none"> 1. We have reviewed the provided plans and support the ten-unit development at 18 Cooper St, Nedlands. The design is a modern design that will enhance the streetscape, and the bulk has been reduced with the open garden in the centre. 2. We are aware that the applicant is seeking a higher plot ratio, given it is on the boundary of R160 it will provide a nice transition from R160 to R60 zoning. 	Noted	Noted

Comments received in conditional support	Officer Response	Applicant Response
<ol style="list-style-type: none"> 1. Supports the development subject to the architectural style of the development being modified to be more in keeping with the surrounding area. 	Administration is of the opinion that while still a contemporary looking building, the modified design addresses this request.	Noted. The design has been modified to incorporate changes to make it more in keeping with the surrounding area.

Comments received in objection	Officer Response	Applicant Response
<i>Parking and Access</i>		
<ol style="list-style-type: none"> 1. Concern regarding the significant increase in vehicular traffic on the street from the potential influx of an extra 10 to 30 cars. 2. Objects to the additional traffic generated by the proposal, given that the area is already congested. 3. Concerned with the availability of parking. 	<p>The Applicant has provided a TIS which has found that the development will not adversely affect the surrounding road network.</p> <p>Refer to comment above.</p> <p>The Applicant satisfies the Default Parking standard of the R-Codes. This cannot not form a reason for refusal.</p>	TIS has been submitted highlighting that parking/traffic generated by the development will have a negligible effect on the area.

<p>4. Objects to the lack of Transport Impact Assessment, given that the development comprises 10 dwellings, the WAPC Transport Impact Assessment (TIA) Guidelines Volume 4: Individual Developments, dated August 2016. Within this document, Table 1 identifies that developments with 10 or more dwellings require a TIA.</p>	<p>The Applicant has provided a TIS which has found that the development will not adversely affect the surrounding road network.</p>	
<p>5. Concerned about parking, as there is potential for 20-40 residents occupying the development, and the area already experiences a shortage of parking.</p>	<p>While the City acknowledges the parking shortages in this area, the Applicant satisfies the Default Parking standard of the R-Codes. This cannot not form a reason for refusal.</p>	
<p>6. Concerned about the increase in traffic caused by the development, given the traffic issues experienced on Cooper Street and Broadway.</p>	<p>The Applicant has provided a TIS which has found that the development will not adversely affect the surrounding road network.</p>	
<p>7. Concerned about the traffic generated by the proposal, given the traffic constraints experienced in the surrounding area.</p>	<p>Refer to comment above.</p>	
<p>8. Concerned about the traffic and parking congestion</p>	<p>Refer to comments above.</p>	
<p><i>Tree Canopy and Deep Soil Areas</i></p>		
<p>1. Objects to the Deep Soil Area and Tree retention, as the development does not meet the Element Objectives</p>	<p>Whilst Administration acknowledges that more landscaping, tree canopy and deep soil areas would provide a better outcome for the site, the applicant has provided an adequate amount for a development of this type and scale. The development is afforded with two areas of landscaping that supports medium trees, retains one large tree and proposes several smaller trees.</p>	<p>Arborist report has been provided, which addresses the comments raised in the submission.</p>
<p>2. Objects to the removal of four trees (onsite), as no Arboriculture Report has</p>	<p>The development proposes medium trees and proposes several smaller trees and retains one large tree. This is considered to</p>	

been provided that substantiates the removal of the trees.	adequately offset the removal of existing trees.	
3. Concern for the viability of the tree during construction.	In the event that the application is approved, the City will recommend a condition of approval that will address this.	
4. Concerned that the applicant has not provided a drip line of the tree, to substantiate that development could occur that would be consistent with AS 4970-200007 or 2009: Protection of Trees on Development Sites. Requests that an Arboricultural Report includes this information to justify a shortfall in the deep soil zone.	In the event that the application is approved, the City will recommend a condition of approval that will address this.	
5. Objects to the proposed deep soil zone area, which may not be of sufficient size to ensure the viability of the tree.	A condition of approval will ensure that the tree is retained.	
6. Objects to the amount of green space proposed.	Administration is of the view that the amount of green space provided is adequate for a development of this type and scale.	
Objects to loss of green spaces between lots.	Redevelopment does remove green space; however, the proposed areas of landscaping are considered to meet the element objectives.	
Bulk/Scale		
1. Concerned about the visual impact of a structure that is considerably out of character with the neighbourhood and appears to be designed to maximise profit for the owner without regard for the neighbourhood. It is our experience that buildings designed primarily for financial gain for the owners inevitably becomes degraded through absence of pride and consequent neglect.	The setback of the development has been increased, plot ratio decreased, and the overall design aesthetic modified to address this concern.	The three-storey height of the building is acceptable under a Residential R60 code. It is consistent with the height of buildings that are envisaged under the zonings of LPS3.

<p>2. Objects to the proposal on the basis the development is not consistent with the area.</p>	<p>Whilst it is noted that the development may not be consistent with the existing single dwellings, this is to be expected given the pre-existing density coding. The development is consistent with the R-60 density code to which it relates.</p>	
<p>3. Concerned about the bulk and scale of the development and its inconsistency with the existing streetscape.</p>	<p>The setback of the development has been increased, plot ratio decreased and the overall design aesthetic modified to address this concern.</p>	
<p>4. Objects to the bulk and scale of the development, in terms of height, setbacks and the number of dwellings.</p>	<p>The development is considered consistent with all element objectives for these elements.</p>	
<p>5. Objects to the bulk of the development.</p>	<p>The development is considered consistent with the expected bulk and scale of the R60 density code.</p>	
<p><i>Plot Ratio/Number of dwellings</i></p>		
<p>1. Requests the development to be reduced to 8 dwellings, given the size of the lot, and to provide for more onsite parking, as the area already experiences parking shortages.</p>	<p>The development is consistent with the expected bulk and scale of the R60 density Code. The development is provided with the expected number of parking bays.</p>	<p>Apartment 1 has been reduced in size from a two-bedroom unit to a one-bedroom unit. The plot ratio of the development has been reduced as a result of the change.</p>
<p>6. Objects to the proposed plot ratio as it does not meet the element objective due to the development's proposed height, street setback, side setbacks and landscape character, and its inconsistency with the single houses that are unlikely to be developed.</p>	<p>Refer to previous comments regarding, height, street setback, side setbacks and landscaping.</p>	
<p>2. Requests that the development be changed to grouped dwellings, or alternatively reduced to six multiple dwellings.</p>	<p>The City must assess the application that has been lodged on its merits.</p>	

3. Excessive plot ratio of 0.934:1.	The plot ratio has been reduced to 0.9 and is considered to satisfy the element objectives	
<i>Side/Rear Setbacks</i>		
1. Objects to the proposed boundary wall on the eastern lot boundary, given that the R-Codes provide for a minimum average side and rear setback of 3.5m where building lengths exceed 16m.	The development is considered to be consistent with the expected building envelope for the R60 density code.	The proposed building boundary setbacks are considered appropriate for a Residential R60 site with Residential R160 zoned lots directly east of the site. The design also considers the transitional nature of development in the area at present, and respects the established low-density single house streetscape, while responding to the need for urban infill which has been enabled and is wholly permissible by the Residential R60 zoning. The proposed design is consistent with the desired and permitted streetscape character enabled by the new City of Nedlands Local Planning Scheme, as it achieves the objectives and design intent of the relevant planning frameworks, and proposes a thoughtful design which respects and respond to both the established and future character of the area.
2. Objects to the side setbacks as they do not meet the Acceptable Outcome A2.4.1 and do not meet the element objectives as four trees are being removed and is not consistent with the setbacks of the single houses within the surrounding area.	While some trees are being removed, a large tree to the rear, which will provide some screening is being retained. The setbacks are considered consistent with the R60 density code.	
3. Concerned that the proposed street, side and rear setbacks do not provide the landscape character of the existing streetscape.	Refer to comment above.	
4. Objects to the side setbacks		
<i>Noise Management</i>		
1. Concerned about the lack of open space, and tree retention.	While some trees are being removed, a large tree to the rear, which will provide some screening is being retained. The setbacks are considered consistent with the R60 density code. The City has not yet reassessed the common areas. A comment on this will address this in the RAR.	An acoustic report has been submitted with the application to address noise emission. No notable issues have been identified in the acoustic report.

<p>2. Concerned at the potential for considerable noise pollution, initially from the demolition and construction phases, and from the future occupants - potentially 40 to 50 residents, air-conditioning noise or parties.</p>	<p>Development must comply with the Noise Regulations.</p> <p>It is also noted that the applicant has provided an Acoustic Report, which outlines the measures necessary for the development to comply. If the application is approved, a condition of approval will ensure that the developer undertakes those measures.</p>	
<p>3. Concerned, that the no provision for air conditioning has been included, requests that all air conditioners be incorporated into the design of the building.</p>	<p>Air-conditioners are shown on the amended plans.</p>	
<p>4. Concern regarding the management of noise, given that the application does not detail the location of the air conditioners</p>	<p>All air conditioners are subject to the Noise Regulations, if they exceed the acceptable levels, compliance action can be taken.</p>	
<p>5. Concerned about noise management.</p>	<p>The acoustic report has included recommendations that the landowner will be required to adhere to.</p>	
<p><i>Visual Privacy</i></p>		
<p>1. Concerned for the visual impact of a large imposing building overlooking the adjoining property and the rear garden, entertainment area and verandah.</p>	<p>The development is consistent with the element objectives for Visual Privacy.</p>	<p>The development complies with the visual privacy provisions of the Residential Design Codes.</p>
<p>2. Views over neighbour's yards need to be screened better.</p>	<p>The setback of the development has been increased slightly, and the retained tree will provide a degree of screening. However, as noted above, the development is consistent with the element objectives.</p>	
<p>3. Objects to the street facing openings of the developments, property. And the perceived overlooking of their property.</p>	<p>The R-Codes Vol 2 encourages street facing balconies. The setback of the development from the street and the distance from this development to the adjoining properties to the</p>	

	north, far exceeds the default visual privacy setbacks.	
4. Concerned about the loss in privacy.	Whilst the City acknowledges that redevelopment will change the current level of privacy experienced, the City is of the view that the development strikes the right balance between the need for outlook and overlooking.	
<i>Street setback</i>		
1. Objects to the street setback, given the average street setback is 7m.	The setback of the development from street has been increased from 2.1m to 4m, which is almost double the default standard. In the absence of a local planning policy, the proposed 4m setback is considered to be a marked improvement. The prevailing 7m street setback is appropriate for low density codes, but is not considered to be appropriate for the medium-density development.	The street setback has been increased. Unit 1 was previously setback 3m from the primary street and is now 4.5m to make it more in keeping with adjoining properties.
2. Objects to the 2m-3m street setback for all three levels on the basis that it doesn't satisfy element Objective O2.3.1, which requires the street setback of the development to reinforce and/or compliment the landscape character of the street, which in this streetscape is characterised by homes with average 7m street setback and includes spacious areas of landscaping.		
3. Concerned that the proposed setback is not in-keeping with the desired streetscape, setback and street alignment.		
4. Objects to the street setback.		
<i>Clause 67 of the Deemed Provisions</i>		
1. Does not satisfy the clause 67 of the Deemed Provisions	An assessment of the cl 67 of the Deemed Provisions will form part of the RAR.	It is considered that the development satisfies Clause 67 provisions of the Planning and Development Regulations, as explained in the planning report submitted with the development.
2. In terms of Cl 67 of the Deemed Provisions, concerned that the development does not satisfy the objectives of the scheme.		
3. In terms of cl 67, objects to the adverse impact of the development on traffic and		

<p>parking, given the existing constraints experienced in this locality.</p>		
<p>4. In terms of Clause 67(a) of the Deemed Provisions, Objects to the development on the basis that it does not satisfy the objectives of the Scheme and Residential Zone.</p>		
<p>5. In terms of cl67(b) of the Deemed Provisions, the proposal is not consistent with the requirements of orderly and proper planning.</p>		
<p>6. In terms of cl 67(c) of the Deemed Provisions, the development is not consistent with element objectives of SPP7.3 Residential Design Codes Volume 2.</p>		
<p>7. In terms of cl 67(e) of the Deemed Provisions, no Transport Impact Assessment has been provided.</p>		
<p>8. In terms of cl 67(m) of the Deemed Provisions, the proposal is not considered compatible with its setting, due to the proposed building envelope.</p>		
<p>9. In terms of cl 67(n), the proposal has the potential to adversely affect the amenity of the location dire to the impact of the proposal on the character of the locality, due to the proposed scale and building envelope.</p>		
<p>10. In terms of cl 67(p) of the Deemed Provisions, the applicant has not provided an Arboricultural report in relation to the trees to be removed and retained.</p>		

11. In terms of cl 67(q) of the Deemed Provisions, the applicant has not provided a TIA.		
12. In terms of cl 67(r) of the Deemed Provisions, the applicant has not provided a TIA.		
<i>Loss of Character, Heritage</i>		
1. Concerned about the loss of heritage homes and streetscape.	The subject property is not listed in the Scheme and so is not afforded any statutory weight.	No comment.
2. Concerned about the demolition of the character homes.		
3. Objects to the loss of heritage and community.		
<i>Streetscape</i>		
1. Requests that the parking area at basement level rather than at ground level.	There is no requirement to have parking at basement level. Basement parking is generally included in larger higher density developments.	Parking for the development is compliant. There is no need to move parking to a basement level.
2. Objects to the impact of the proposal on the streetscape, which is not consistent with the prevailing development context.	The City took this objection into account and requested an increase in setback and modifications to the design. The applicant has adequately addressed this objection.	
3. Concerned that the development is not consistent with the existing streetscape character and rejects the assertion that many of the single houses in the surrounding area will change over time.		
<i>Building Height</i>		
1. Building Height. Objects to the proposed height as it does not achieve Element Objective O2.2.1, which requires development to respond to the desired future scale and character of the street and local area including the existing buildings that are unlikely to change. Given that most homes are unlikely to	The development is consistent with the default Building height for R60. The changes to the design are considered to address the City's previously held concerns and the development does respond to the character of the area. It is further noted that under the previous TPS 2, the previous maximum overall height for single dwellings was 10.5m,	The three-storey height of the building is acceptable under a Residential R60 code. It is consistent with the height of buildings that are envisaged under the zonings of LPS3.

change, the development does not adequately take into account the existing scale and character of the street.	which is consistent with the overall height of the proposal. The development is consistent with the overall height of many single houses built under the previous Scheme.	
2. Requests that the development be reduced to 2 storeys.	The City must assess the application on its merits in its submitted form. This request is noted.	
<i>Scheme Objectives</i>		
1. Does not satisfy the Scheme objectives and Residential Objectives.	An Assessment of the R-code Objectives will form part of the RAR.	Multiple dwellings are a permitted use under a Residential R60 zone in LPS3 and therefore the Scheme objectives are satisfied.
2. Believes that the development and more particularly, the street setback does not satisfy the objectives of the Residential Zone.	An assessment of the scheme objectives is typically undertaken when discretion is sought for the land use. Residential is a permitted use and so is not considered necessary in this instance.	
<i>Solar Access/Overshadowing</i>		
1. Concerned about the loss of solar access.	This element has not been assessed. However, the applicant report states that the extent of overshadowing has been reduced from 177.22m ² to 87m ² . This is the same level of overshadowing experienced on many east-west oriented lots with single storey houses.	The development complies with the solar access provisions of the Residential Design Codes.
<i>Dwelling diversity</i>		
1. Objects to the lack of dwelling diversity.	The ground floor flat has been converted to a 1-bedroom apartment, providing a degree of diversity amongst the development.	Unit 1 has been converted to a one-bedroom apartment from a two-bedroom apartment, therefore improving the dwelling diversity of the area.
<i>Open space</i>		
1. 93.4% of the site is has some form of construction on it.	Open space provisions only apply to single houses, not multiple dwellings.	Noted.
<i>Building Separation</i>		
1. Objects to the proposed 8.5m Building separation between the two onsite building elements, which does not meet either the	The internal separation provided is considered acceptable given the scale of building and	Building separation for the development is appropriate and provides a suitable distance for

Acceptable Outcomes nor the element objectives as it does not support the desired future streetscape character with spaces between the buildings, and more generally reflects an overdevelopment of the site.	provides ventilation and separation commensurate with the building's height.	ventilation between the building and also for landscaping to grow and provide cover.
Energy Efficiency		
1. Solar PV panels and battery energy storage. No provision has been made for these.	A CADDs report has been provided but not assessed. The assessment will form part of the RAR.	Noted.
Waste Management		
2. Concerned about waste collection and the number of potential bins presented on the street.	The applicant has provided a waste management plan that has been approved by the City's Waste Services.	The City's waste management department has approved the waste management plan submitted.
Damage to Construction		
1. Concerned for any potential damage to our property during construction, especially to our walled garden at the front of our home.	Construction is building issue. Aside from a condition of approval, the City is not able to use this as a reason for refusal.	A condition of approval is typically applied by the Local Government for a construction management plan to be provided, which addresses such things as the impact of construction on the adjoining property.
Miscellaneous		
1. Requests that the City provide an image of the likely appearance of the area after development.	This may occur during the precinct planning of the area.	Noted.
2. Many of the dwellings within the street are unlikely to be developed due to the extensive additions and renovations.	This is not a valid planning consideration.	
3. Requests that the concerns raised in this submission be considered and addressed.	The City has given due regard to the submission as per clause 76(y) of the Deemed Provisions and used this feedback to get material changes to the development.	
4. Concerned about the lack of demand for 10 multiple dwellings.	This is not a valid planning consideration.	

<p>5. Rejects the applicant assertion that the area is undergoing change, that the character of the existing area has less importance given the urban densification objectives established by the new local planning scheme.</p>	<p>The role of the Administration is to try and get the best possible outcome for the site, in accordance with the planning framework. Simply refusing development would mean that larger and</p>	
<p>6. Requests that a precinct plan be prepared for Cooper Street, before development take place.</p>	<p>The City has a legal obligation to assess the application on its merits in accordance with the planning framework at the time of lodgement.</p>	

Architectural Review Comment based on plans Dated 26 July 2019	City Response
The current design is not supported due to its mass and scale.	Modification would help address the element objectives of: 2.2 – Building height 2.5 – Plot Ratio
The architecture is highly repetitive the scale, proportion, solids and voids are not considered in context.	Modification would help address the element objectives of: 2.2 – Building height 2.3 – Side/Rear Setbacks 2.3 – Street Setback 2.5 – Plot Ratio 3.6 – Public Domain Interface 4.10 – Façade Design
The dominant element to the street is the undercroft. The undercroft disrupts the street continuity. The main entry is a recessed single door identified by a post and beam element. This combination delivers a poor outcome.	Modification would help address the element objectives of: 3.8 – Vehicle Access
The southern balconies may be problematic (privacy) to adjoining properties.	Modification would help address the element objectives of: 3.5 – Visual Privacy
The front courtyard (courtyard to Unit 1) is the only element that address to the street (ground). That courtyard offers very little privacy to the occupant.	Modification would help address the element objectives of: 3.6 – Public Domain Interface.
The applicant needs to consider: 1. Increasing the front set back to a minimum of 4.5m. 2. Needs to consider retaining the well-established trees south/south/east.	Modification would help address the element objectives of: 1. 2.3 – Street Setback 2. 3.3- Tree Canopy and Deep Soil Areas 3. 2.4 – Side and Rear Setbacks

<p>3. Needs to review its approach to site planning in particular to the undercroft parking. The aim is to free up the ground level for landscaping and providing amenity to the occupants.</p> <p>4. Needs to consider the architecture of the building, the current solid framing, beams and overhangs adds to the mass and scale of the development.</p> <p>5. The applicant needs to consider locating courtyards and balconies to enjoy the northerly aspect.</p>	<p>3.3 - Tree Canopy and Deep Soil Areas.</p> <p>4. 4.10 – Façade Design</p> <p>5. 3.2 – Orientation</p>
<p>The central common area level 1 is predominantly circulation space and offers a poor amenity to the occupants.</p>	<p>Modification would help address the element objectives of:</p> <p>4.5 – Circulation and common spaces</p> <p>3.4 - Communal Open Space</p>
<p>The applicant should consider providing purposeful setbacks that allows for landscaping, light, shade and provide linkages to living areas.</p>	<p>Modification would help address a number of element objectives.</p>
<p>Provide a variety of plan options to create more interesting facades.</p>	<p>Modification would help address the element objectives of:</p> <p>4.10 – Façade design</p>
<p>Conclusion: The current design is not supported due to its mass and scale, lack of context, the dominance of the undercroft on the street scape and lack of meaningful external communal spaces.</p>	



Unit Area Schedule

Unit	Type	Plot Ratio Area	Alfresco	Balcony	Store	Total
1	A	85.26m ²	19.09m ²		4.01m ²	108.36m ²
2	B	90.77m ²	20.36m ²		4.12m ²	115.25m ²
3	C	86.26m ²		11.66m ²	4.06m ²	101.98m ²
4	C	86.27m ²		13.36m ²	4.67m ²	104.30m ²
5	D	82.39m ²				99.38m ²
6	D	82.41m ²		12.47m ²	4.52m ²	99.40m ²
7	C	86.26m ²		13.36m ²	4.03m ²	103.65m ²
8	C	86.27m ²		11.66m ²	4.16m ²	102.09m ²
9	D	82.41m ²		12.15m ²	4.52m ²	99.08m ²
10	D	82.41m ²		12.15m ²	4.52m ²	99.08m ²
Total		850.71m²				1032.57m²

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Unit Type Schedule

Code	Type	Combination	Total
	A	2B x 2B	1
	B	2B x 2B	1
	C	2B x 2B	4
	D	2B x 2B	4
Total			10

On-Site Parking

Location	A
Vehicle Parking - Residential	10
Vehicle Parking - Visitors	3
Motorbike Parking	0
Total	13
Bicycle Parking - Residential	4
Bicycle Parking - Visitors	4
Total	8

Building Size

Lot Area	911m ²
Residential Zoning	R60
Max. Plot Ratio	.8
Max. Plot Ratio Area	728.88m ²
Calculated Plot Ratio	.929
Calculated Plot Ratio Area	850.71m ²

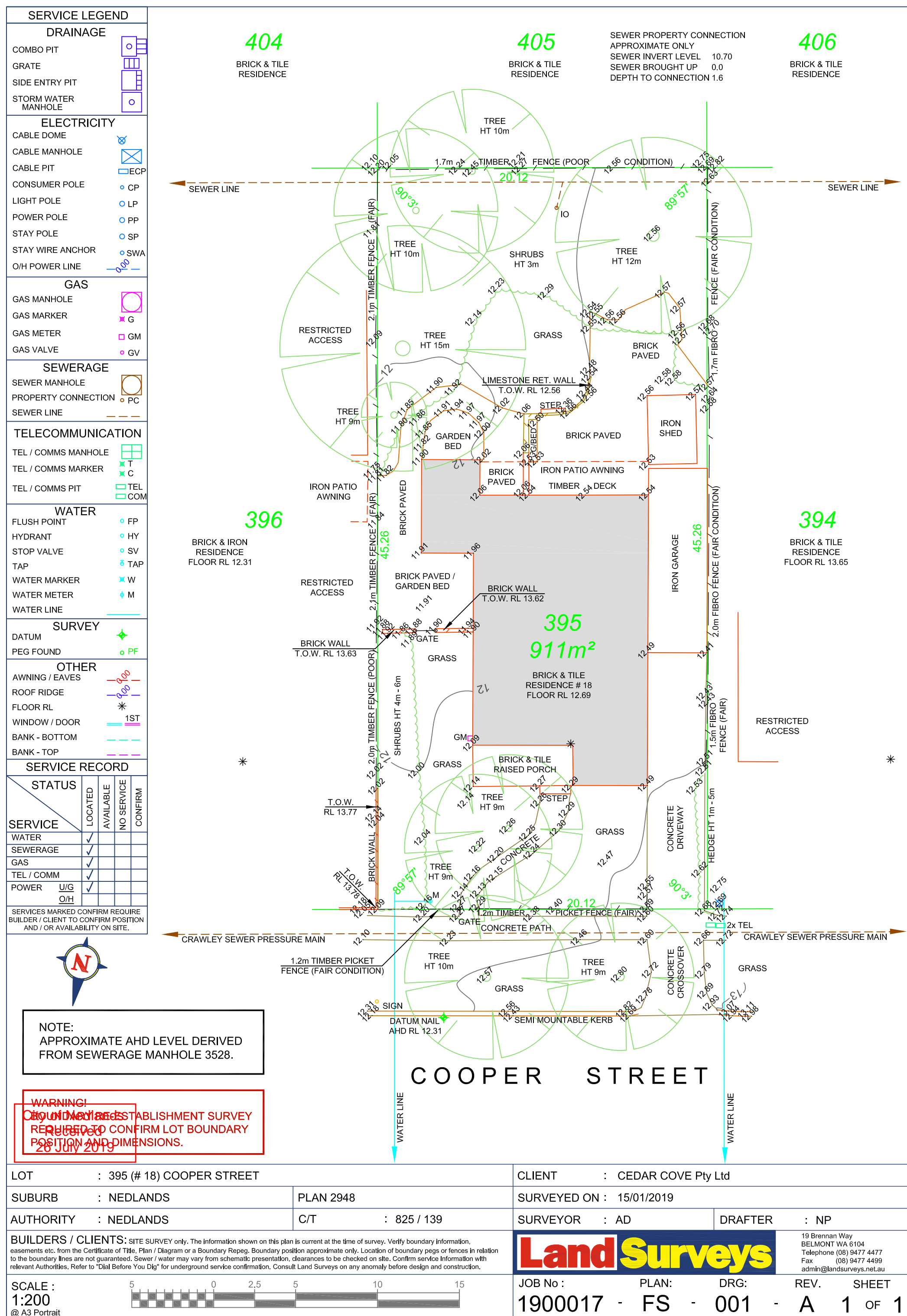


Yuki Yama Pty Ltd Apartments

Proposed Multi Dwellings at Lot 395 (#18) Cooper Street, Nedlands



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Existing Site Survey

scale 1:100

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Yuki Yama Pty Ltd Apartments
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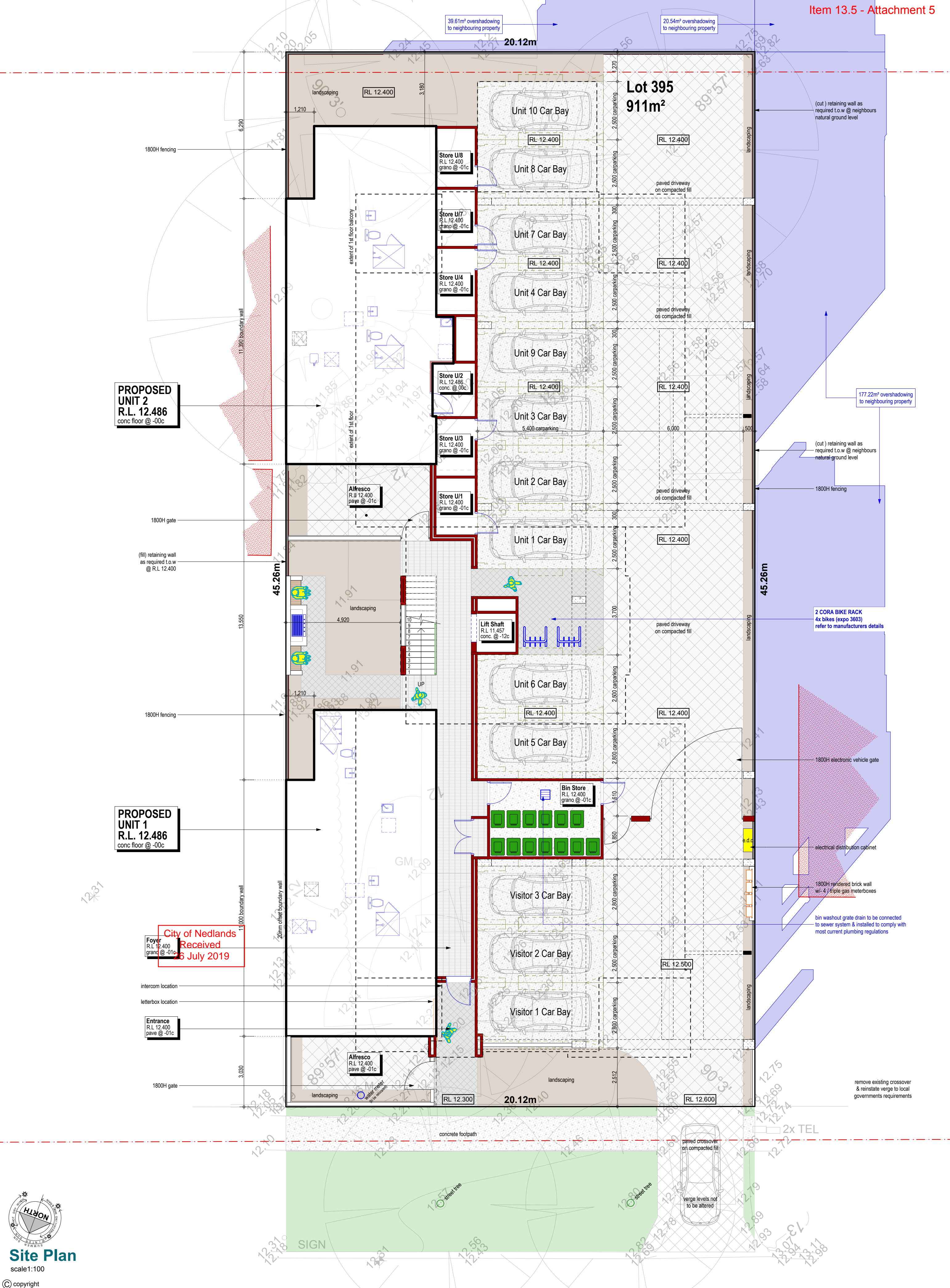
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PROPOSED UNIT 2
R.L. 12.486
conc floor @ -00c

PROPOSED UNIT 1
R.L. 12.486
conc floor @ -00c

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Site Plan
scale 1:100

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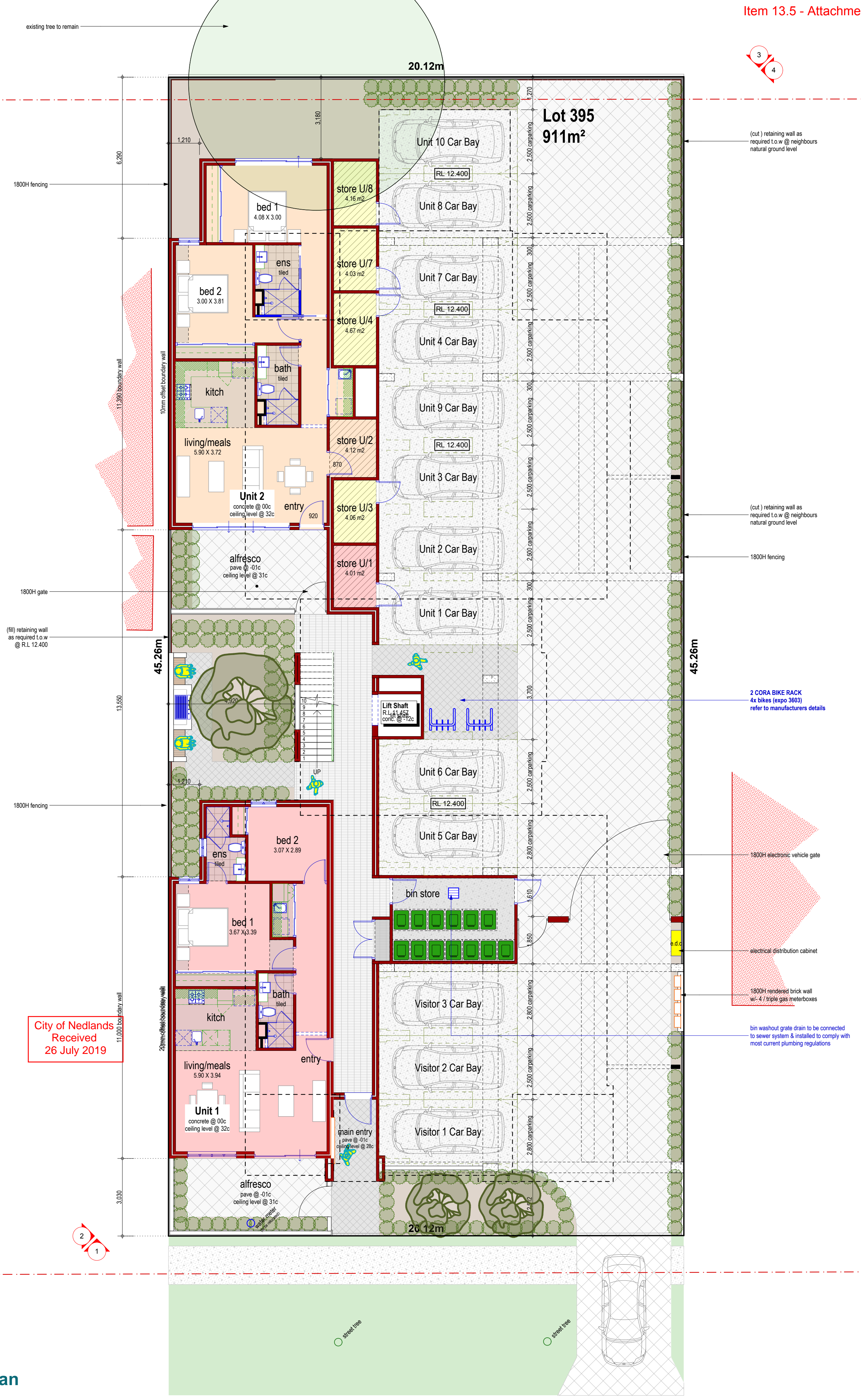
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Drawing Notes Legend

c	= BRICK COURSE HEIGHT	wc	= WATER CLOSET
bc	= BATH	wm	= WASHING MACHINE
dp	= DOWNPIPE	dy	= DRYER
sp	= SPREADER	dw	= DISHWASHER
rwh	= RAIN WATER HEAD	s	= SINK
do	= DOOR HEIGHT OPENING	wc	= WALL OVEN
ac	= AIR-CONDITIONING	ubo	= UNDER BENCH OVEN
mb	= MANGROVE	hb	= HAND BASIN
sa	= SMOKE ALARM	tr	= TROUSER
rs	= BEDROOM SCANDER	hp	= HOT PLATE
lf	= FLOOR WASTE	fr	= FRIDGE
td	= TUN-DISH	ohc	= OVERHEAD CLIPBOARDS



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Ground Floor Plan
scale 1:100

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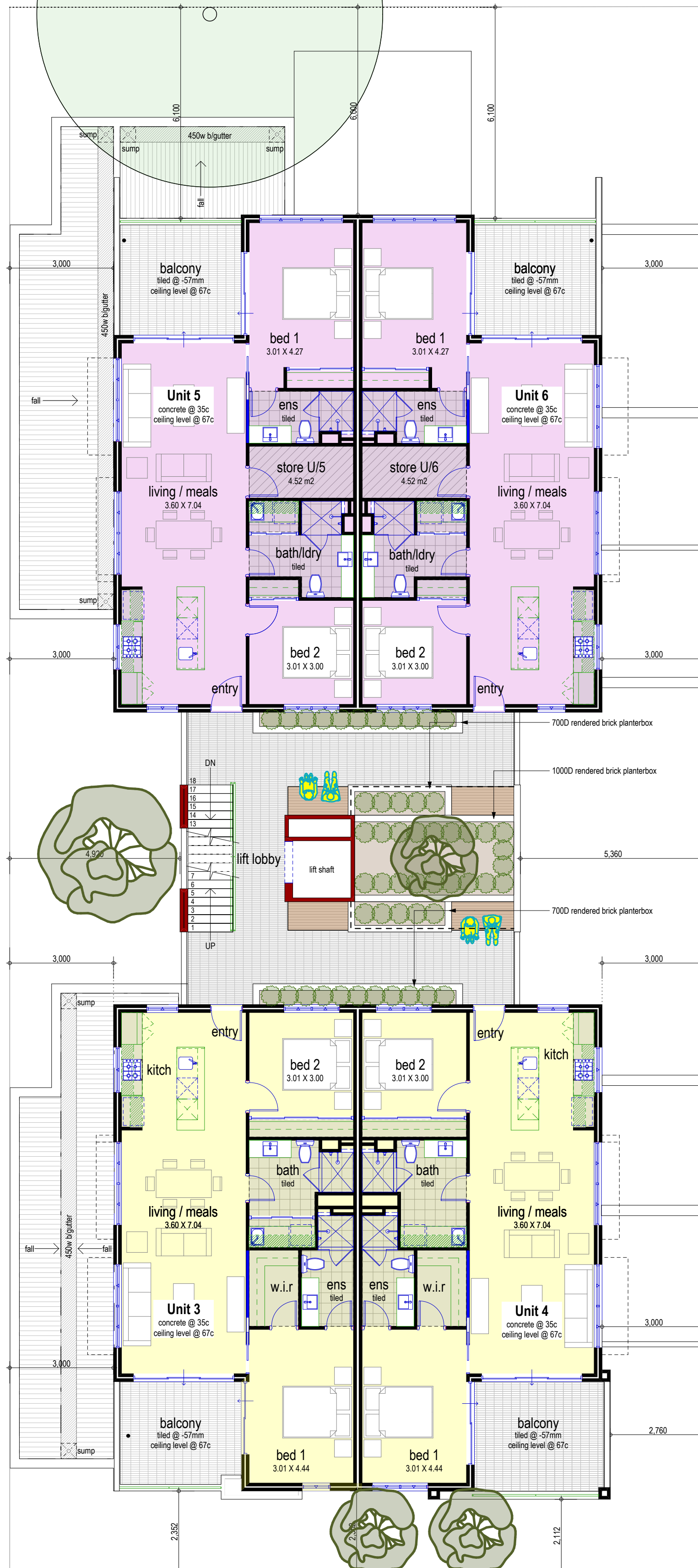
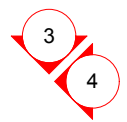
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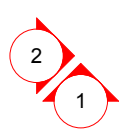
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sa	= SMOKE ALARM	tr	= TROUSER
bs	= BEDROOM SCANDER	hp	= HOT PLATE
td	= THERMAL DETECTOR	rs	= RANGESHOOD
fw	= FLOOR WASTE	ohc	= OVERHEAD CLIPBOARDS
td	= TUN-DISH		

existing tree to remain



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1st Floor Plan

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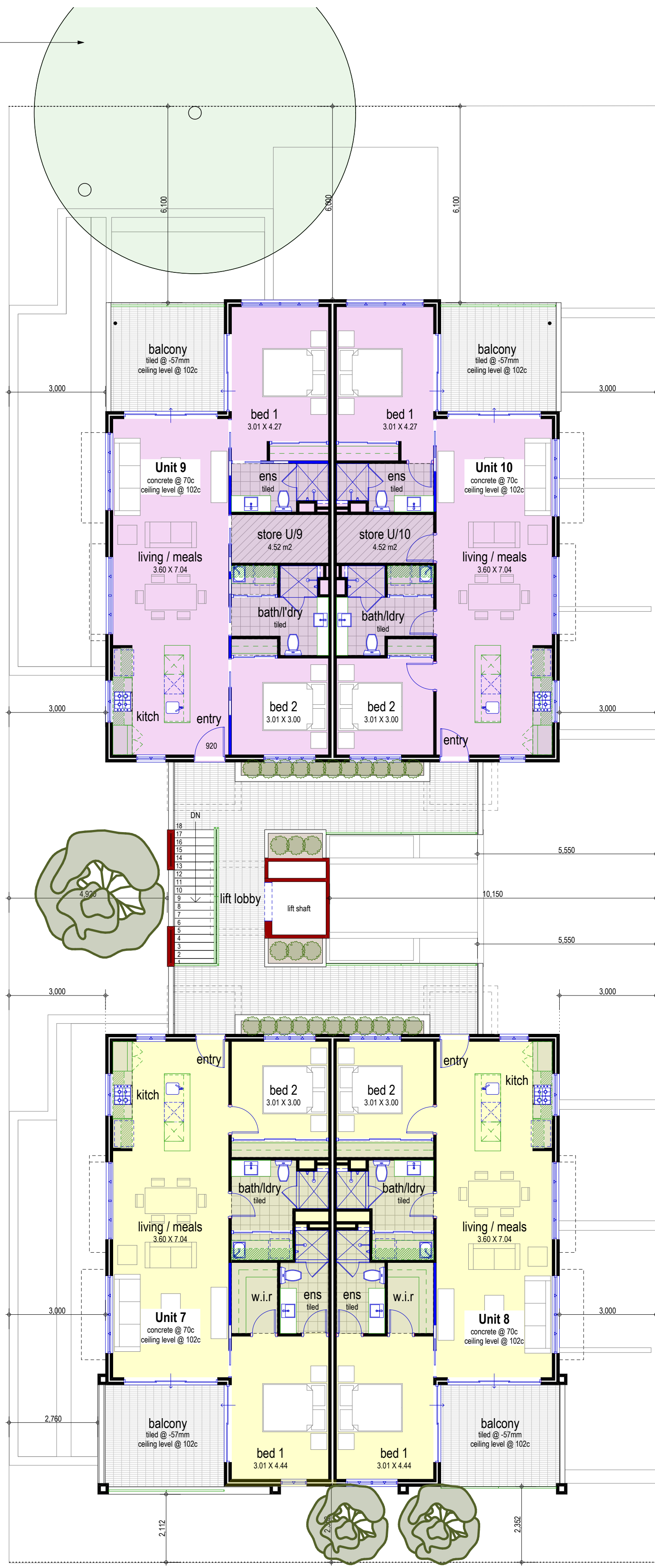
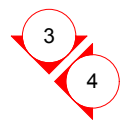
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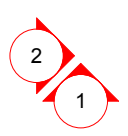
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td	= THERMAL DETECTOR	rs	= RANGEROOD
fw	= FLOOR WASTE	ohc	= OVERHEAD CLIPBOARDS
tl	= TUN-DISH		

existing tree to remain



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2nd Floor Plan

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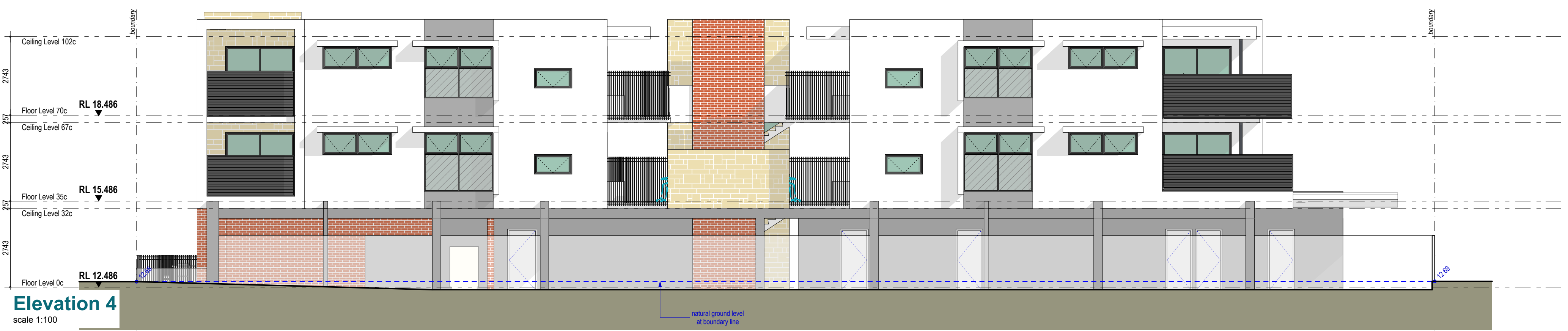
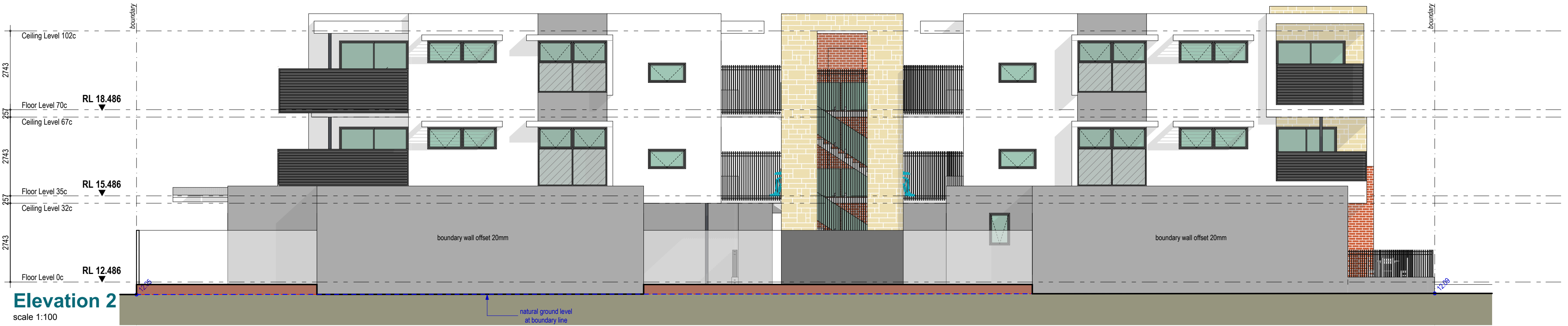
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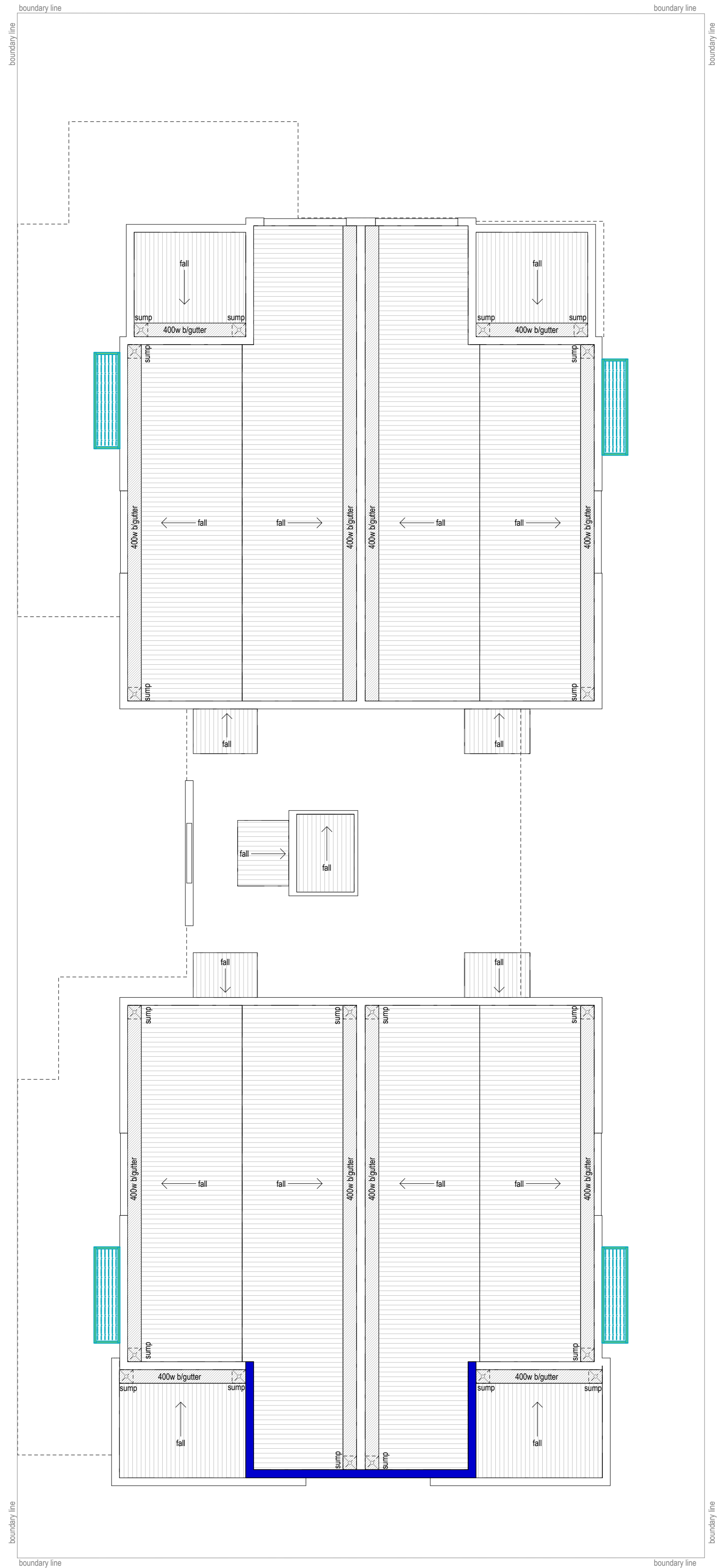


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Roof Plan

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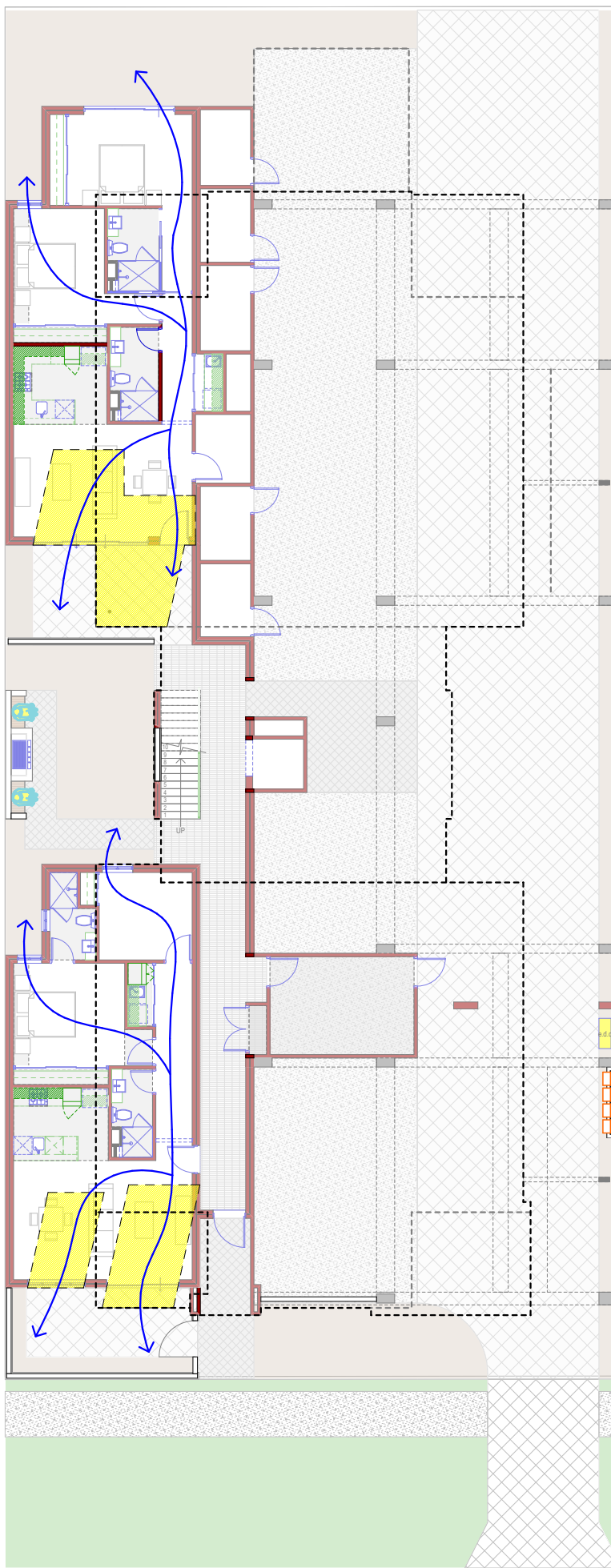
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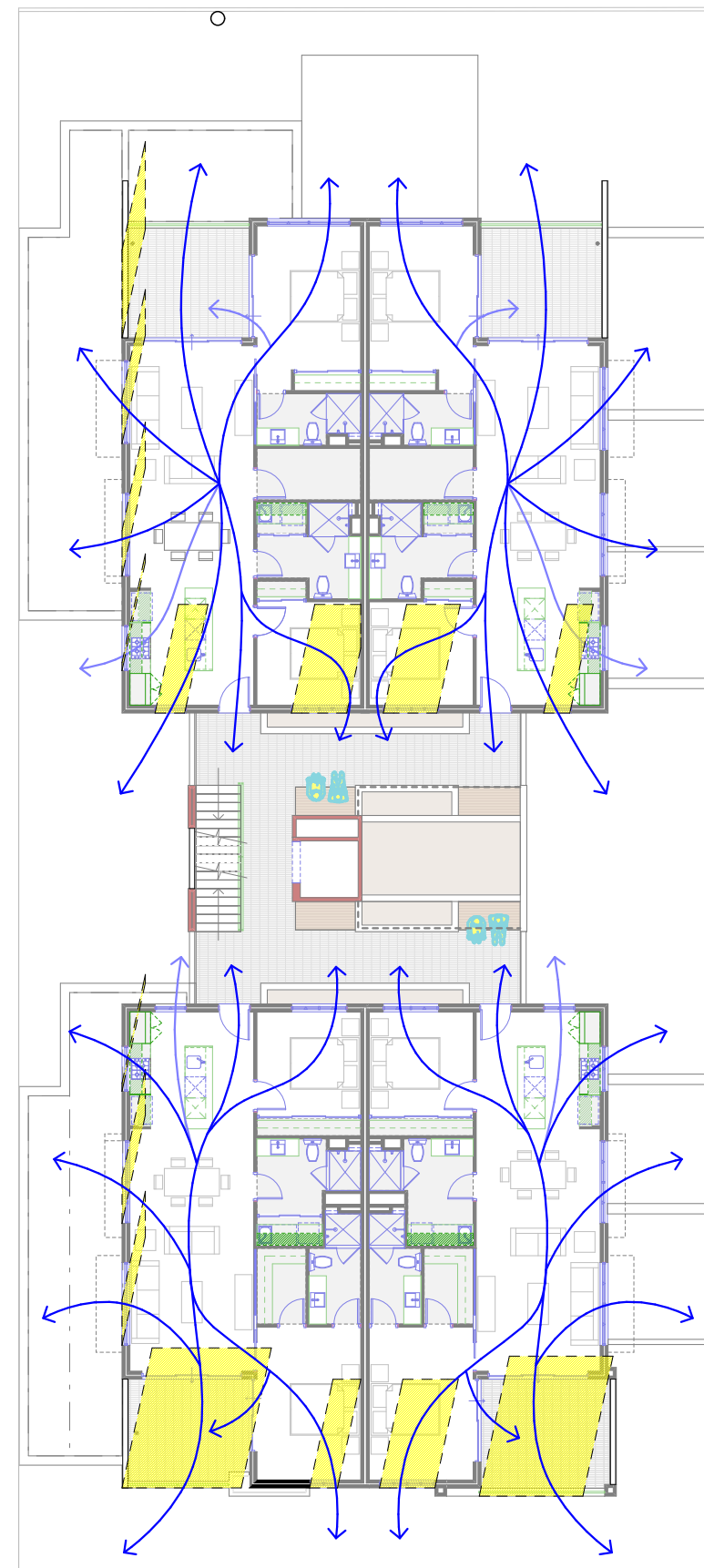
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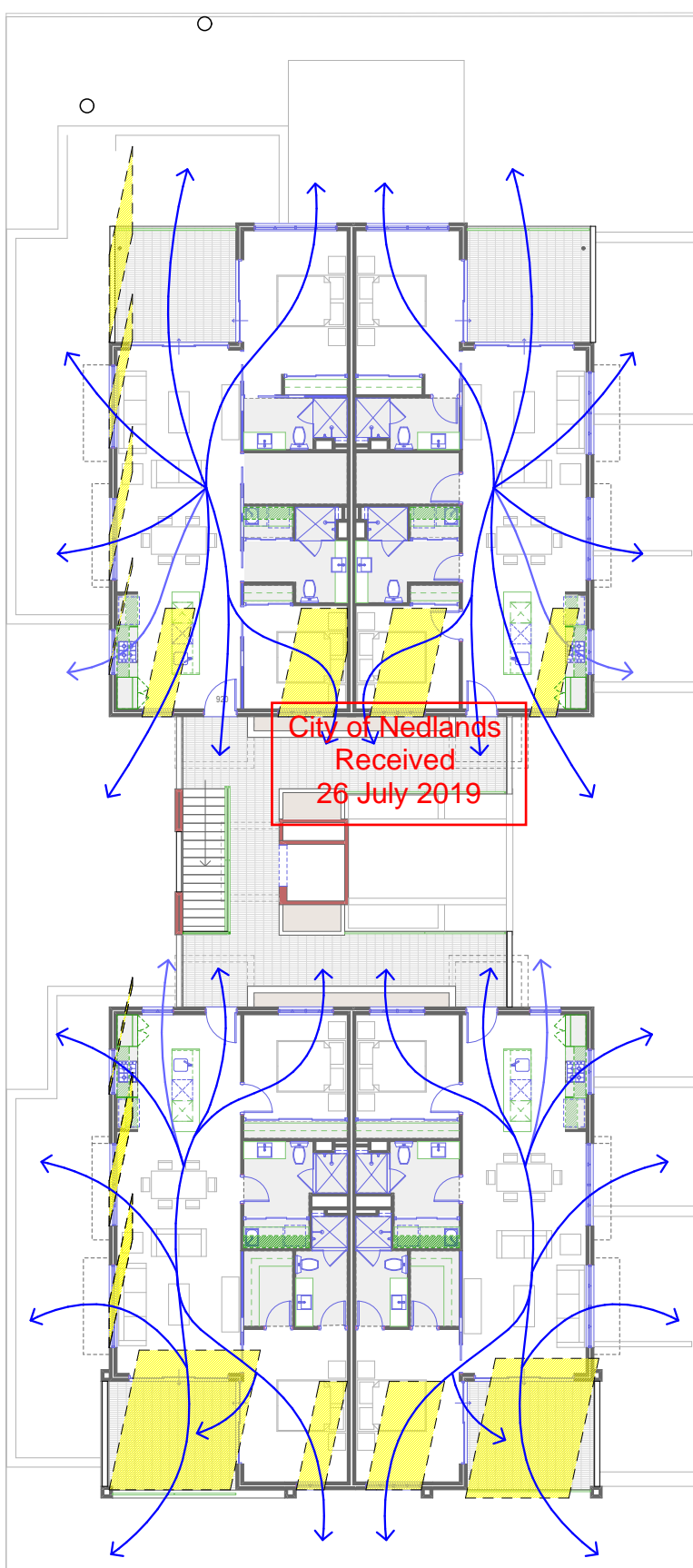
Sun Study & Ventilation Diagram (Ground Floor)

scale 1:200



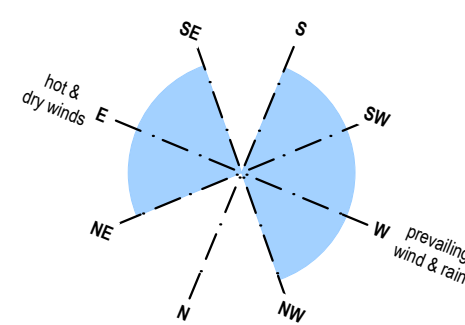
Sun Study & Ventilation Diagram (Upper Floor)

scale 1:200

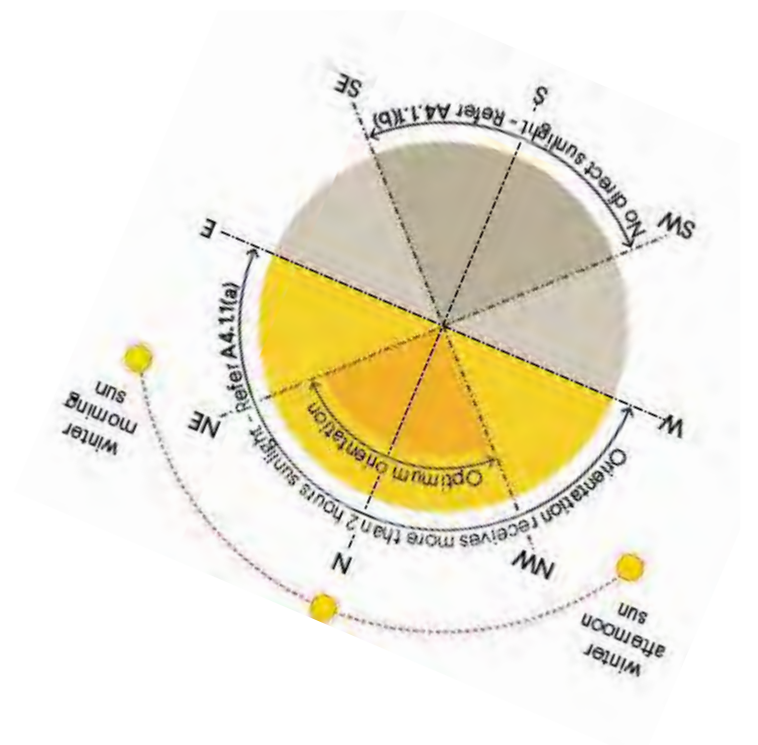


Sun Study & Ventilation Diagram (Second Floor)

scale 1:200



Prevailing Wind Direction



Sunlight Diagram

as per Figure 4.1b

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Client
Yuki Yama Pty Ltd Apartments
Site Address
Proposed Multi Dwellings at Lot 395
(#18) Cooper Street, Nedlands



P: 9328 7577 M: 0411 105 009
E: info@markanthonydesign.com.au
A: 9/18 Brisbane Street (cnr Bulwer) Perth WA 6000
www.markanthonydesign.com.au

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TIME WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

checked M.A. drawn m.stav
scale 1:200 (A2) date 11.07.2019

issued for
Planning Approval

JOB No.
2233

SHEET No.
08 of 08

REV No.
Rev-A 11.07.2019

13.6 RFP 2018-19.02 Consulting Services Panel Council Report

Council	26 November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Jim Duff – Director Technical Services
CEO	Mark Goodlet
Attachments	1. Evaluation Scoresheet - Confidential

Executive Summary

To appoint pre-qualified suppliers to a panel for consulting services.

Recommendation to Council

Council:

1. agrees to appoint the following contractors to the RFP 2018-19.02 Consulting Services Panel:

Landscape Architecture

- a. Tim Davies Landscaping Pty Ltd
- b. Emerge Associates
- c. Cardno (WA) Pty Ltd

Architectural Services

- a. Hodge Collard Preston Architects
- b. Bollig Design Group
- c. Holton Connor Architects & Planners

Surveying licenced cadastral

- a. Veris Australia Pty Ltd
- b. Land Surveys No Problems Just Solutions Pty Ltd
- c. Towntrek Pty Ltd trading as Brown McAllister Surveyors

Surveying General

- a. Veris Australia Pty Ltd
- b. Land Surveys No Problems Just Solutions Pty Ltd
- c. Brown McAllister Surveyors
- d. R.K.Roach

Transport Engineering;

- a. GHD Pty Ltd
- b. GTA Consultants (WA) Pty Ltd
- c. Cardno (WA) Pty Ltd

Structural Engineering

- a. Advisian Pty Ltd
- b. WGA WA Pty Ltd
- c. Pritchard Francis Consulting Pty Ltd

Electrical Engineering

- a. Alliance Power & Data Ltd
- b. Powerlyt Group Pty Ltd
- c. Underground Power Development Pty Ltd

Geotechnical Engineering

- a. Douglas Partners Pty Ltd
- b. Advisian Pty Ltd
- c. GHD Pty Ltd

Civil Drainage Engineering;

- a. GHD Pty Ltd
- b. McDowall Affleck Pty Ltd
- c. Porter Consulting Engineers

Hydrology

- a. GHD Pty Ltd
- b. Advisian Pty Ltd
- c. RPS Australia West Pty Ltd

Coastal/Marine Engineering

- a. BMT Western Australia Pty Ltd
- b. M P Rogers & Associates Pty Ltd
- c. GHD Pty Ltd; and

2. authorises the Chief Executive Officer to sign the acceptance of offers.

Discussion/Overview

In 2014, the City established a panel of pre-qualified suppliers for a range of consulting services, which expired in April 2018, in lieu of using the WALGA panel contractor service. The City has been seeking individual consulting services since this time, but now intends to establish a panel for a range of services which will support the delivery of the Nedlands Strategic Community Plan, Corporate Business Plan and Annual Budget.

Panel Tenders are advantageous to the City to secure providers, as they allow for a one-off assessment of the skills and capabilities of prospective consultants. As projects arise, works can be carried out based on the schedule of rates provided or on submission of a lump sum price. The Tenderer does not need to repeatedly demonstrate that they can satisfy the qualitative criteria, thus saving the City and the Tenderer time and cost while still complying with the Local Government Act 1995.

It is likely the combined expenditure on these services will exceed \$150,000. In order to comply with legislative requirements outlined in the *Local Government Act 1995* and ensure the best value for money for the City, the supply of these services must be tendered.

The City may still elect to select a Consultant not on the Panel of Consultants, subject to normal quotation and tendering requirements of the Local Government Act 1995.

Panel information

The *Local Government (Functions and General) Regulations 1996* allows for local governments to establish panels of pre-qualified suppliers.

Request for Panel 2018-19.02 was advertised on 16 January 2019 in the West Australian Newspaper and at www.tenderlink.com/nedlands. The Panel invitation ended on 14 February 2019 and submitted responses were opened by officers of the City at 10.00am on 18 February 2019.

Tenders were sought from Consultants experienced in a range of consultancy services and associated specialist expertise, for appointment to a Panel of Consultants from the date of award of the contract for three (3) years, with an option to extend the contract for two (2) further periods of 12 months, exercisable at the City's absolute discretion.

The disciplines sought were;

- Landscape Architecture
- Architectural Services
- Surveying – Licensed cadastral
- Surveying – General
- Transport Engineering

- Structural Engineering
- Electrical Engineering
- Geotechnical Engineering
- Civil Drainage Engineering
- Hydrology; flood estimation
- Coastal/Marine Engineering.

Sixty-Two (62) compliant submissions were received by the City, totalling One Hundred and Thirty (130) applications to the various disciplines, by the following companies;

1. 360 Environmental Pty Ltd
2. Acor Consultants (WA) Pty Ltd
3. Advisian Pty Ltd
4. Airey Taylor Pty Ltd t/a Airey Taylor Consulting
5. Alliance Power & Data Pty Ltd
6. Architectus Group Pty Ltd
7. ASPECT Studios Pty Ltd
8. BCE Surveying Pty Ltd
9. BHT Group Pty Ltd
10. Bollig Design Group
11. BMT Western Australia Pty Ltd
12. BPA Operations Pty Ltd
13. Brook and Marsh Pty Ltd
14. Brown McAllister Surveyors
15. Capital House Australasia
16. Cardno (WA) Pty Ltd
17. Construction Sciences Pty Ltd
18. Donald Veal Consultants Pty Ltd
19. Douglas Partners Pty Ltd
20. DWA Consulting Pty Ltd T/A David Wills and Associates
21. Edge Transport Solutions Pty Ltd
22. Emerge Associates
23. Engineering Technology Consultants
24. Focus Consulting WA Pty Ltd
25. Geotechnical and Geological Consultants
26. GHD Pty Ltd
27. Glen Flood Group Pty Ltd T/A GFG Consulting
28. GTA Consultants (WA) Pty Ltd
29. H.S.V. Nominees Pty Ltd
30. Hocking Planning and Architecture Trading as Hocking Heritage Studio
31. Hodge Collard Preston Pty Ltd
32. Holton Connor Architects & Planners
33. Hydro-Plan Pty Ltd

34. Land Surveys No Problems Just Solutions Pty Ltd
35. Level 5 Design Pty Ltd
36. Local Geotechnics
37. M P Rogers & Associates Pty Ltd
38. McDowall Affleck Pty Ltd
39. McMullen Nolan Group Pty Ltd
40. MGC Solutions Pty Ltd
41. Peak Consultants Pty Ltd
42. Place Laboratory Pty Ltd
43. Plan E Landscape Architects
44. Porter Consulting Services
45. Powerlyt Group Pty Ltd
46. Pritchard Francis Consulting Pty Ltd
47. R.K.Roach
48. RM Surveys Pty Ltd
49. RPS Australia West Pty Ltd
50. Serling Consulting (Australia) Pty Ltd
51. SMEC Australia Pty Ltd
52. Talis Consultants Pty Ltd
53. Tim Davies Landscaping Pty Ltd
54. Transcore Pty Ltd
55. UDLA Pty Ltd
56. Underground Power Development Pty Ltd
57. Urbaqua Ltd
58. Veris Australia Pty Ltd
59. W & G Engineers Pty Ltd
60. Water Technology Pty Ltd
61. Wood & Grieve Engineers Limited
62. WSP Australia Pty Ltd

Evaluation

Each discipline was independently evaluated by three (3) City officers in accordance with the qualitative criteria specified in the Panel documentation. The final evaluation scores were collated for each discipline and used to determine a ranking for each Consultant. These evaluation scores are published in Attachment 1 – Evaluation Scoresheet.

To ensure that agreements are compatible with the City's risk profile, negotiation has taken place with consultants who requested variations to the panel conditions.

A confidential evaluation and recommendation report was completed and approved by the evaluation panel, Purchasing and Tenders Coordinator, Manager Infrastructure Services and Director Technical Services. References were sought from appropriate sources for quality assurance purposes which backed up the findings of the evaluation panel.

Conclusion

After an assessment of the submitted tenders it is proposed that Council agrees to award RFP 2018-19.02, as per the schedules of rates submitted, for a period of three (3) years, to the Consultants detailed in the table supplied in the recommendations to Council. These Consultants have been assessed as having attained the highest scores in the evaluation and are ranked accordingly as providing the most cost-efficient outcome and best overall value for each discipline tendered for.

The final scores can be found in confidential Attachment 1.

Key Relevant Previous Council Decisions:

Nil.

Consultation

Nil.

Budget/Financial Implications

The City will utilise the services of the Consultants on an as-needed basis where budget provision has been made for their services.

13.7 Annual & Financial Reports 2018/19

Owner	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll - Director Corporate & Strategy
CEO	Mark Goodlet
Attachments	1. Annual Report 2018-19 2. Financial Report 2018-19 3. Audit Completion Report

Executive Summary

The Annual Report for the year ended 30 June 2019 is presented to Council for acceptance. The Annual Report is presented in two parts, being the Annual Report, and the Financial Report, a summary of income and expenditure is included in the highlights section of this report. Also included is a full set of audited annual financial statements and the Independent Auditor's report.

Once formally received and accepted by Council, the Annual Report can be referred for discussion at the Annual Electors' Meeting.

Recommendation to Council**Council:**

1. **accepts the Annual & Financial Reports of the City of Nedlands for the year ended 30 June 2019 in accordance with the provisions of section 5.54 of the Local Government Act 1995;**
2. **refers the Annual & Financial Reports for the year ended 30 June 2019 to the Annual General Meeting of Electors of the City of Nedlands to be held at 6.00pm, Thursday 12 December 2019 at the Adam Armstrong Pavilion; and**
3. **receives the 2019 Audit Completion Report.**

Discussion/Overview**Background**

Section 6.4 of the Local Government Act 1995 requires a Local Government to prepare an Annual Report in the manner and form prescribed and by 30 September submit to its Auditor the accounts balanced up to the last day of the preceding year and the annual financial report for each financial year.

Section 5.53 of the Local Government Act 1995 requires a Local Government to prepare an Annual Report for each financial year. The Annual Report is to contain a report from the Mayor, a report from the Chief Executive Officer, the Financial Report for the Financial Year, the Auditor's Report for the Financial Year, a number of other matters in relation to principal activities and such other information as may be prescribed.

Once received Council is then required by *Section 5.27 of the Local Government Act 1995* to hold a General Meeting of Electors once every financial year to discuss the contents of the Annual Report for the previous financial year and any other general business.

Key Relevant Previous Council Decisions:

Not applicable.

Consultation

Required by legislation:

Yes

No

Required by City of Nedlands policy:

Yes

No

Legislation/Policy

Sections 5.27, 5.29, 5.53, 5.54 and 6.4 of the Local Government Act 1995 respectively deal with the requirement for a General Meeting of Electors each financial year and the requirement for an Annual Financial Report.

Budget/Financial Implications

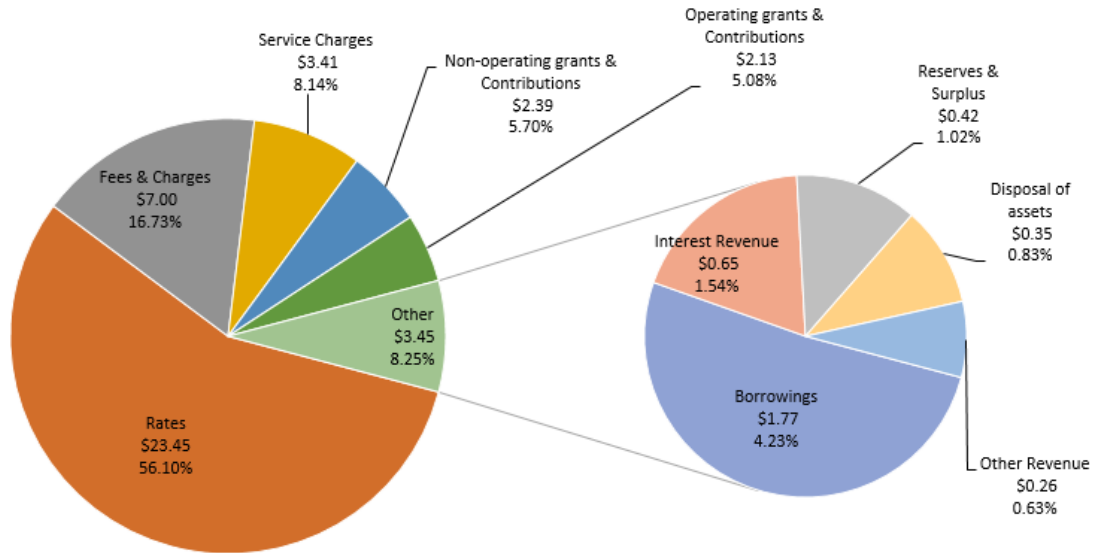
2018/19 Highlights

1. Local Planning Scheme No 3 was published in the Government Gazette on Tuesday, 30 April 2019 – a step that completes the approval process.
2. The City undertook more than 90 engagement projects in 2018/19 and achieved a participant membership of approximately 2,300 people through its online engagement hub Your Voice Nedlands. Your Voice Nedlands continued to be a major resource for our ratepayers with 30,938 visits compared to 25,000 in the previous year.
3. The City is leading the way with power-saving light emitting diode (LED) streetlight technology, being the first partnership between Local Government and Western Power to deliver the technology and program. Requiring less maintenance than traditional streetlights, the lights send messages when there is a fault, eliminating the need for physical inspections.

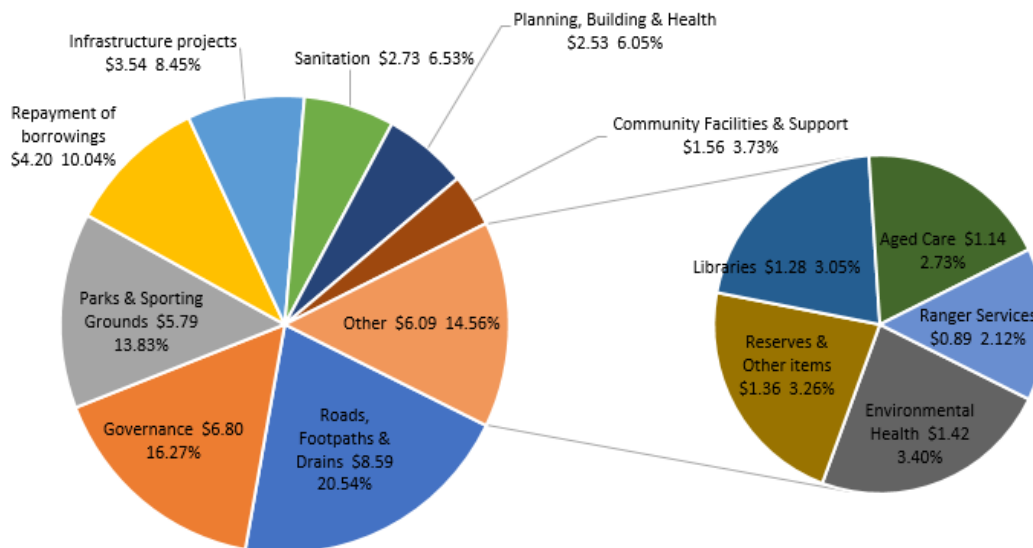
4. The City successfully completed the installation of underground power in the West Hollywood under-budget and ahead of schedule, also projects in Alfred Road, Mt Claremont triangle and Alderbury Street.
5. 3.2km of the City's roads and 3,200m² of footpath were renewed, with a further 417m² of new footpaths constructed, along with improving 1 blackspot area.
6. Sustainability remained a key focus with over 547 street trees and 23,000 native seedlings planted across the City.
7. The City completed a feasibility study report on potential introduction of a Food Organic Garden Organic (FOGO) services for the City's residents including how to integrate a FOGO service using the current infrastructure.
8. The building projects undertaken during the year include:
 - a. Construction of changing places accessible toilet at the Jo Wheatley All Abilities Play Space;
 - b. College Park Community Centre – complete renovation to the building including asbestos removal;
 - c. John XXIII Avenue – enhancements to improve operational efficiency and create resource sharing opportunities at the works depot; and
 - d. JC Smith Pavilion – replacement of the roof including removal of asbestos.
9. More than 8,400 people attended the City's major community events, including four Summer Concerts in the Park, Party in the Park to celebrate the City's 60th Anniversary, two Nedlands Going Place Tour, Anzac Day ceremony, Remembrance Day Ceremony and three Citizenship Ceremonies.

Snapshot of Financial Performance

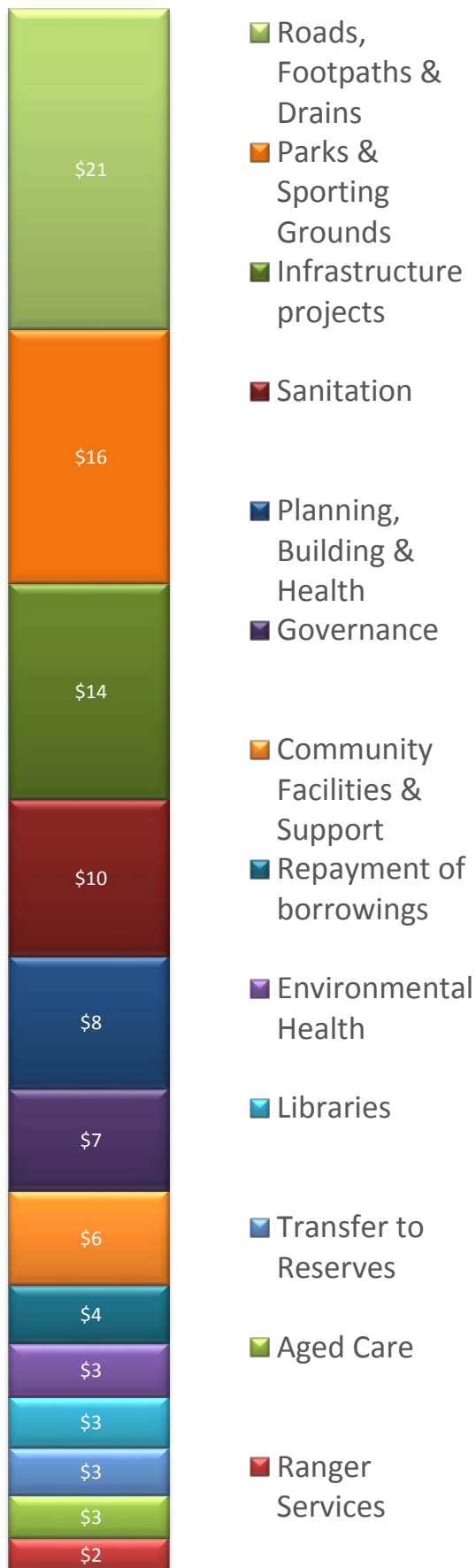
Revenue Source (\$'m) - Total \$41.83



Services Expenditure (\$'m) - Total \$41.83



How each \$100 is spent



Overview of 2018/19 Financial Performance

The City completed the 2018/19 financial year with a surplus net result in the Statement of Comprehensive Income of \$2,493,592 compared to the adopted budget deficit of \$594,370. The Statement of Comprehensive Income includes all operating revenues and expenses, both cash and non-cash and grants & contributions. In terms of setting its rates Council does not budget to raise rates to recover the non-cash costs of depreciation but does budget to generate sufficient operating revenue to fund its capital works program and financing activities. Any shortfall is covered by borrowings and/or transfers from reserves.

Key factors contributing to the variances by 'Nature or Type' between actual and adopted budget are provided in this report.

The significant reasons for the variances are:

1. Operating revenue for the year was \$36,900,467 compared to the budget of \$33,607,060, which represents an increase of \$3,293,407 (9.80%).
2. Rates levied were \$332,483 (1.44%) higher than budget due to increased revenue from interim rates.
3. Operating Grants & Contributions received was \$505,513 (31.18%) higher than budget. This was mainly due to the receipt of \$555,076 operating grants for 2019/20 which was received in advance in this financial year and therefore recorded as income in 2018/19.
4. Fees and Charges raised were higher than budget by \$441,836 (6.74%). The higher income was due to increased course fees, Point Resolute Child Care fees and Planning fees.
5. Service charges for the Hollywood underground power project were higher than budget by \$2,246,530 (193.68%) due to higher uptake of up-front payment and inclusion of revenue from future instalments receivable.
6. Interest income from investments were higher by \$65,924 (11.37%) than budget due to improved cashflow management during the year.
7. Other Revenue was lower than the budget by \$298,879 (53.21%). This was largely due to the certain WESROC Projects not undertaken and therefore less amounts were invoiced to the member local governments in 2018/19 financial year.

Operating Expenses

1. Operating expenses for the year were \$30,585,391 compared to the budget of \$34,843,085, a decrease of \$4,257,694 (12.22%).
2. Employee costs was lower by \$129,371 (0.96%) compared to the budget. This is mainly due to increased cost control measures by management and delay in replacing staff immediately upon resignation.
3. Materials and Contracts costs decreased by \$1,374,360 (11.13%) compared to the budget. This is due to the deferment of some operating projects due to factors outside the City's control and savings due to constant monitoring of expenses. The Hollywood underground power project cost was less than budgeted and Western Power subsequently refunded the City \$750,906.
4. Interest charges was lower by \$79,743 (21.05%) due to a higher uptake of up-front payments for the underground power project compared to instalments, thus reducing the borrowings to fund the project. Further due to a lower capital works completed the City did not require the budgeted borrowings of \$1 million for capital works.
5. Depreciation of non-current assets was lower by \$2,692,265 due to an infrastructure revaluation on 30th June 2018, in accordance with Department of Local Government, Sport and Cultural Industries review timetable and standard accounting practice.

Capital Income

During the financial year, the City received lower non-operating grants, subsidies and contributions by \$1,459,302 (37.94%) due to lower grants received for the following projects:

Projects	(\$)
Safe Active Street	530,000
Birdwood Parade	172,000
All Abilities Play Space	168,000
Various Parks Projects	255,500
Various Footpath Rehabilitation	148,619

Capital Works

During the financial year the City spent \$9,679,074 in carrying out its Capital Works program of which \$7,619,246 was spent on improving infrastructure assets – roads, footpaths, drainage, parks and gardens and \$2,059,828 was spent on upgrading and renovating the City's buildings and purchase of plant and equipment.

The 2018/19 capital budget was \$13,885,100, of which \$11,316,100, was for improving infrastructure assets and \$2,569,000 was for upgrading and renovating the City's buildings and purchase of plant and equipment.

The following project was completed below budget due to improved project management leading to cost savings

Project

All Abilities Play Space	\$178,000
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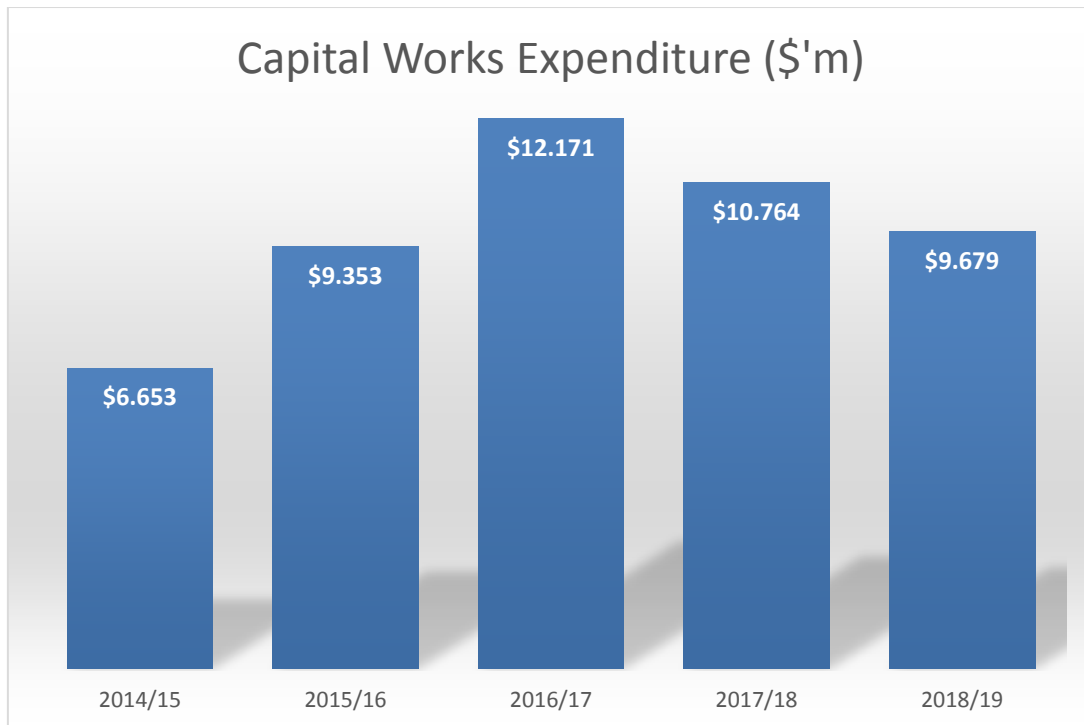
The following projects were not carried out in 2018/19 due to change in external factors:

Projects

Footpath Rehabilitation – Waratah Avenue	\$414,900
Hackett Hall Renovation	\$210,000
College Park Irrigation Upgrade	\$432,480
St John's Wood Blv – Playground	\$136,000

Of the total funds expended on capital works, \$2,386,090 were funded from grants and contributions and the balance of \$7,292,984 was funded from operating surplus, transfers from reserves and sale of plant.

The values of capital works completed in each of the past 5 years is shown in the following chart. It is to be noted that the major projects contributing to the high value of capital works in 2017/18 was due to All Abilities Play Space, Road works at Birkdale Street, Browne Street, Shann Street, Brockway Road and Brockway/Brookdale, whilst in 2016/17 it was due to All Abilities Play Space, Allen Park Lower Pavilion Renovations and Road Rehabilitation works at Gallop Road, Boronia Avenue, Leon Road and Princess Road.



Cash and Cash Equivalents

The cash and cash equivalent balance at 30 June 2019 was \$8,170,423 compared to \$5,097,698, an increase of \$3,072,725 (60.28%). This is due to bonds and retention amount of \$1,874,670 being accounted for as part of City's restricted funds and Term Deposits increased by \$2,296,460 due to change in classification of deposits placed for more than 90 days.

Receivables

The increase in Receivables in 2018/19 of \$2,208,421 compared to the previous year. This is mainly due to a refund receivable from Western Power of \$750,509, service charges on instalments of \$874,254 accounted for upfront in 2019 and increased GST receivable due to increase in trade payables. As a %, the rates outstanding compared to rates revenue for this financial year is 3.97% compared to 3.55% for the previous financial year, a slight increase due to interim rates being levied later in the financial year.

Payables

The increase in payables of \$2,695,742 was as a result of the change in the accounting treatment of bonds and deposits which in previous years were excluded from the financial statement but effective 2018/19 are being included in the financial statements. The amount of bonds and deposits held at year end was \$1,874,670. Furthermore, large amounts of capital works were completed towards the end of financial year which resulted in an increased sundry creditor of \$520,178. \$234,603 of the refund from Western Power was set aside as a liability as this amount is refundable to the affected owners.

Borrowings

The City had additional long term borrowing of \$806,734 for the underground power project. However, the City managed to finance all capital works without having to borrow the \$1 million budgeted for that purpose. As at 30 June 2019, the City had total borrowings of \$7,555,716 after principal repayment of \$1,597,168 compared to 2017/18 total borrowings of \$8,346,150.

The short-term borrowings of \$1,652,524 as at 30 June 2018 was fully repaid during 2018/19 financial year.

Financial Performance Indicators

The Financial Ratios in Note 37 to the accounts give an overview of the financial performance of the City in 2018/19 compared with the previous two years. All the ratios except for the Asset Consumption ratio are within recommended standard benchmarks set by the Department of Local Government.

Ratio	Target	2019	2018	2017
Liquidity - Current Ratio	>1.00	0.98	0.85	1.31
Debt Ratio - Debt Service Cover Ratio	>2.00	5.61	1.83	6.44
Coverage Ratio - Own Source Revenue Coverage	>40%	114%	84%	94%
Financial Performance -	>1%	18%	-12%	2%
Asset Management Ratios - Asset	>90-110%	233%	145%	165%
Asset Consumption Asset	>50%	58%	57%	67%
Asset Renewal Funding	75-95%	92%	86%	88%

The current ratio is slightly below the target of 1.00, however indicates a 13% improvement from the previous year.

Audit Report

The Auditor General has completed the audit of the Annual Financial Statements in line with current Australian Standards and have stated that they will give an Unqualified Opinion following the meeting with the Audit and Risk Committee.

The Auditor General has made the following comments in their Report on Other Legal and Regulatory Requirements:

- (i) The following material matters indicating non-compliance with Part 6 of the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996* or applicable financial controls of any other written law were identified during the course of my audit:

- (a) The City has continued to procure goods and services from two suppliers after the contract expiry, without a valid extension.
- (b) Although accounting journal entries are approved in a record-keeping system before being entered in the accounting system, there is no independent review of journals that have been input to the accounting system. This could result in unauthorised journals being posted in the accounting system without detection.

In relation to (a) above, further explanation is provided as follows:

- The City has continued to procure goods and services without a valid contract between 30th June 2018 and 26th February 2019. The goods and services related to maintenance of natural areas and the supplier was formally approved by Council on 26th February 2019, with a value of \$59,500.
- The second supply was with the City's Insurance Broker for a value of \$22,500 per annum. This contract was extended at a formal contract renewal meeting with the supplier, - all terms and formalities were agreed by both parties at this meeting.

In relation to (b) above, the City has subsequently amended the journal entry process to include a check by an independent officer on the journal entered in the accounting system.

Risk Management

Not applicable.

Annual Report 2018-2019



City of Nedlands

nedlands.wa.gov.au

Uniquely
Nedlands



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Message from the Mayor

Max Hipkins, Mayor

Another financial year has come and gone, and as we move from one to the next, it's an opportunity to look back on our successes while reflecting on any challenges. Council is constantly working to meet the needs of its community and I am pleased to present the annual report for 2018-19.

The City provides a true wealth of services and I strongly believe we offer our residents and businesses good value for money. There are many aspects of our City, from roads, reserves and playgrounds to Libraries and Community Centres. Our events remain an exciting part of our annual calendar, from Summer Concerts to Splashfest, Emerge Youth Art Awards and many more.

With a population of more than 22,000 residents, we are continuing to build and improve our roads, footpaths and sporting pavilions while delivering a wide range of services to cater for our diverse community – from young children to teenagers, young adults, seniors and families.

During 2018-19, Council continued to deliver against its 10-Year Financial Plan, a document that sets out the City's plans and strategies for the future.

A number of large-scale projects have been completed over the past year, including the final stage of the river wall at Beaton Park, the finishing touches on the Jo Wheatley All Abilities Play Space and continuing our work on the proposed development of the Tawarri site. Several footpaths have been replaced across the City, the West

Hollywood Underground Power Project was finalised and came in under budget, and a new roundabout was constructed on Smyth Road to improve safety and ease traffic congestion. More recently, landscaping work and the commissioning of public art has been underway for a new park on St Johns Wood Boulevard, Mt Claremont. This will soon be a vibrant neighbourhood park for the local community to enjoy.

Local Planning Scheme No.3 came into effect in April, marking a significant change across the zoning, land use permissions and development standards for the City.

Financial progress is monitored regularly to give us a good indication of how we are travelling and to ensure our various business units are on target. Elected members and staff work together to produce the best possible result for the community. Our positive record of achievement to date is due to a continued dedication to working together so we can all take pride in our accomplishments while looking to the future ahead.

In the coming financial year, we will be investing in works that will enhance our City's appeal to residents, businesses and visitors alike, regardless of age, lifestyle or background. Included in our plans for 2019-20 are a range of projects which reflect the priorities of our community, including the redevelopment of the Tawarri site, the Safe Active Streets project funded by the Department of Transport, design of underground power for the remaining lots in the City and upgrades to our parks and reserves.



We are continuing to build and improve our roads, footpaths and parks while delivering a wide range of services to cater for our diverse community.

The City will continue to renew community assets and infrastructure over the next decade, invest in sport and recreation and manage parking. The budget for 2019-20 includes funds to undertake a Strategic Recreation Plan to establish the local community's current and future needs for sporting and recreational facilities, infrastructure and services.

We are also making a conscious effort to increase our tree canopy to combat rising urban heat. I am pleased to say that over the past five years we have achieved a net increase in the number of established trees in road reserves.

A continued focus on sustainable building, appropriate urban development and retention of bushland areas will ensure the quality of our environment is protected. The provision of bikeways and off-road trails will soon be part of a comprehensive western suburbs network, linking Nedlands with adjoining local governments.

During 2018-19 we also farewelled our CEO of seven years; Greg Trevaskis and welcomed our new CEO, Mark Goodlet. I would like to place on record my appreciation of Greg Trevaskis and his great work in managing the affairs of the City. I look forward to this continuing through the leadership of Mark Goodlet.

As always, the City of Nedlands continues to consider its vision, values, aspirations and priorities while also accounting for the challenge of balancing community aspirations, service delivery levels, priorities and affordability. This allows us to form a clear direction to deliver the best results for our community.

In closing, I thank the elected members, the executive team, City staff and volunteers, for the achievements made throughout the year to ensure our City continues to be the place of choice to live, work and visit.

Your Council

City of Nedlands 2018-2019

Cr Max Hipkins, Mayor

Dalkeith	Coastal Districts	Hollywood	Melvista
Cr Bill Hassell AM (Deputy Mayor)	Cr Nikola Horley	Cr Cilla de Lacy	Cr Gordon Hay
Cr Ian Argyle	Cr Leo McManus	Cr Ben Hodsdon	Cr Toni James
Cr Andrew Mangano	Cr Kerry Smyth	Cr John Wetherall	Cr Nigel Shaw

Mayor, Councillors and City's executive staff members.





Cr Max Hipkins
Mayor



Cr Bill Hassell AM
Deputy Mayor
Dalkeith Ward



Cr Nikola Horley
Coastal Districts Ward



Cr Cilla de Lacy
Hollywood Ward



Cr Gordon Hay
Melvista Ward



Cr Ian Argyle
Dalkeith Ward



Cr Leo McManus
Coastal Districts Ward



Cr Ben Hodsdon
Hollywood Ward



Cr Toni James
Melvista Ward



Cr Andrew Mangano
Dalkeith Ward



Cr Kerry Smyth
Coastal Districts Ward



Cr John Wetherall
Hollywood Ward



Cr Nigel Shaw
Melvista Ward



Message from the CEO

Mark Goodlet, Chief Executive Officer

This is my first annual report as CEO of the City of Nedlands and I'm pleased to have the opportunity to report on a productive and successful year.

The Council has reinforced its desire to fulfil the priorities of the Strategic Community Plan, particularly the underground power program. Throughout the coming year, we will continue this initiative on the back of the highly successful project recently completed in partnership with Western Power. The works budget has been finalised, yielding a refund to residents and lower repayments for those on a payment plan. Once the defects liability period is complete in the first half of 2020, and any outstanding works are done, further refunds are expected to flow through to residents.

The City of Nedlands is leading the way with power-saving light emitting diode (LED) streetlight technology which requires less maintenance than traditional streetlights. Lights send messages when there is a fault, eliminating the need for physical inspections. This was the first partnership between Local Government and Western Power to deliver the technology and program,

which is now starting to be rolled out across the Perth metropolitan area.

Throughout the reporting period, I have continued to meet with clubs and groups supported by the City. I believe it is important to see and hear their stories, especially as they embody the connectedness and community spirit of the City. Each group is unique, but all can benefit through the master planning process which is a successful model for establishing how public open spaces will be used, preserved and developed for the highest overall benefit of residents and groups. The City will continue to use this model for other locations, as facilities come to the end of their useful lives and demands on the ovals need to be re-evaluated.

During 2018-19 Council undertook a broad look at sport and recreation, both formal and informal, and has initiated a study to establish how well the demands for sport and recreation in the community are aligning with the facilities and public open space available. This is an important issue, as last year, the competing demand for public open space led to community conflict. The sport and recreation

The City's Executive Management Team



Peter Mickleson
Director of Planning
& Development



Lorraine Driscoll
Director of Corporate
& Strategy



Jim Duff
Director of Technical
Services

study being carried out this financial year will aim to give the Council a better understanding of the relative needs of sporting groups and others, so it is better placed to decide on actions that achieve outcomes with the highest overall benefit for the community.

Recently, the planning landscape for the City changed. During the reporting period, there was a challenging time in which the Council found its voice and concerns being ignored at State Government level. The goal posts for density were shifted and a lack of State Government engagement meant some loss of control of the Council's intentions, along with a decrease of planning opportunities for the City. Nevertheless, the outcome has been a new Local Planning Scheme No. 3 resulting in zoning density increases for less than eight per cent of City properties, albeit some very significant changes to those affected along the main transport corridors and in the Waratah Avenue commercial area and immediate surrounds. Over 92 per cent of properties have retained pre-existing zoning densities. The City is working hard to adjust its policies and to work on the affected areas to bring about the best physical outcomes for the community, under the

parameters of the new Scheme and the new regulatory environment.

Council has also indicated it is keen for the City to continue managing roads and open spaces at a high standard, while keeping rates restrained. The City will achieve this by working with the community to gauge alignment between the various services and levels of services provided, and the affordability of those services. Economic and value-driven delivery models will continue to be explored for these products and services, as an ongoing journey. Where technological improvements can add value, the City will explore options in a manner that is more about financial responsibility than prematurely adopting unproven technologies.

The Strategic Community Plan speaks of preserving all that is good about Nedlands – its leafy environment and quality public land. The new Urban Forest Strategy is one way we will achieve this. I will listen to the community and work with Council, using efficient and effective strategy, management and practice, to make character retention and community infrastructure, high priorities befitting a liveable and thriving City.



Uniquely Nedlands

The City of Nedlands is an environmentally-sensitive, picturesque and inclusive location where its diverse community of people can live through different ages and stages of their lives. There is easy access to community hubs where parks, shops, community and sporting facilities bring people together, strengthening local relationships.



The City of Nedlands is dedicated to providing value-for-money and quality services to its community while being committed to maintaining the unique character of Nedlands – the beautiful parks and gardens, tree-lined streets and natural bushland.

Our focus is well-maintained urban infrastructure (roads, cycle-paths, parks, community and sporting facilities), nurturing our natural environment, supporting City events, arts and cultural activities and facilitating social programs to create an active, safe, and inclusive community. This enables lively community hubs where people can come together and interact.

We strive for our City to be easy to get around by preferred mode of travel – whether car, public transport, cycle or foot – and for it to be an active, safe, inclusive community enjoying a high standard of local services and facilities.

The City is dedicated to serving the needs of the community by understanding the community's views, needs and aspirations to achieve the desired results, while balancing social, economic and environmental aspirations.

To achieve this, we value:

- Accountability, by conducting our business and all our services in an open, transparent and financially responsible manner
- Partnerships, by working together for a better community
- Fairness, by providing consistent, fair and unbiased treatment for the whole community.

Opportunities are available for the community to participate in the City's activities and decision-making, from being active on committees and advisory groups that range from arts to governance, youth and accessibility, to participating in community engagement activities, voting in Council elections, and even nominating to become a Councillor.



A harmonious community where residents can enjoy living, working and socialising together remains the key goal for the City of Nedlands.



Integrated Strategic Planning

The previous 10-year Strategic Community Plan identified community infrastructure, such as roads and community facilities, were in urgent need of repair and renewal and would require significant investment over the next 10 years. Therefore, infrastructure has continued as the central theme for the new plan.

The 2018-19 financial year saw the continued priority of renewing infrastructure across the City, including more than three kilometres of roads renewed, the installation of 53 new drainage pits, more than two kilometres of new and renewed footpaths constructed. The percentage of road network in good condition has increased over the past five years. The aim is for an eventual target of 8.5 per

cent within the next decade. There are currently 69.5 per cent of roads rated as good or better, 21.5 per cent rated as satisfactory and only nine per cent rated poor.

In response to the City's strategic and corporate business planning, a 10-Year Financial Plan was approved by the Council which is supported by the Five-Year Capital Works Program. Although there has been significant work across the City, there are still instances where assets are in poor condition. The development of the initial Five-Year Capital Works Program was based on programs that would provide for all City assets to be at an average condition rating that is acceptable in the near future.



City Infrastructure Capital Works Program Goals and Achievements

Description	5-year Capital Works Program Goals	2018-19 end-of-year Goals	2018-19 Actual Achieved
Square metres of natural areas paths renewed ¹	2,285m ²	457m ²	900m ²
Square metres of greenway planted ²	5,860m ²	1,172m ²	1,700m ²
Number of street/reserve trees planted	2,050	410	547
Metres of river wall repaired	281m	56m	230m
Square metres of car park new or upgraded ³	13,240m ²	2,648m ²	2,068m ²
Number of bus shelters upgraded ⁴	16	3	2
Number of drainage pits installed	100	20	53
Metres of footpath renewed	12,793m ²	2,558m ²	3,200m ²
Metres of new footpath	1,223m ²	245m ²	417m ²
Number of Black Spot projects completed	8	2	1
Kilometres of road renewed	34.31km	6.86km	3.2km

Notes

¹ Construction of footpaths at the Hollywood Reserve

² Point Resolution Reserve greenway development

³ Maisonettes property, Stirling Highway was carried forward to 2019-20

⁴ PTA funding contribution limited to two bus shelters per year subject to bus alighting numbers.

All other projects exceed goals except for the Black Spot Funding where one project was not progressed but is scheduled for future years and the renewal of roads has reduced due to condition of roads.



Highlights

Keeping Nedlands cool and shady

Urban Forest Strategic Plan 2018-2023

An urban forest is a collection of green spaces growing within an urban area, on both public and private land, and provides a range of benefits that enrich the quality of urban life. Most importantly it provides shade which significantly reduces surface temperature.

One way that an urban forest is measured is the size of the tree canopy cover which includes the branches and leaves of a tree, not the number of trees. For an individual tree canopy to be included in the statistics it must exceed three metres in diameter. Parks Services officers are currently caring for 22,400 trees throughout the City.

The City of Nedlands is home to some of the most prestigious bushland in the metropolitan area and we pride ourselves on the care and maintenance of these unique assets.

The Urban Forest Strategic Plan is a five-year planning process designed to be reviewed annually. By the year 2023, we aim to have increased the City's urban canopy by 10 per cent towards the eventual target of 20 per cent.

In doing so, we undertake to:

- Replace all deceased public trees (road reserves and public open space)
- Provide street trees to all residents and ratepayers requesting them
- Provide infill street trees to all road rehabilitation projects
- Deliver on greenway and bushland management plans, and
- Progress with the development of Enviro-scape Master Plans for all public parks and reserves.

In the 2018-19 financial year, the City's Parks Services officers planted 547 trees at a cost of \$113,383, putting us on target to meet our objectives. The officers regularly analyse the health and condition of all public trees and assess and record this information for planning purposes. Of the 547 trees planted this year, only 30 trees did not survive. This represents a very high success rate of 94.5 per cent.

Watching your step

Keeping your City's roads and pathways safe

Maintaining and building infrastructure including roads and footpaths, is a priority for the City of Nedlands with every effort being made to ensure the safety and comfort of residents and visitors.

During the year in review, more than 3.2kms of road resurfacing and rehabilitation was completed along with 3,615 m² of new and repaired footpaths.

The City has progressed its annual footpath improvement plan by upgrading several footpaths from concrete slabs to insitu concrete and constructing a new footpath along Beatrice Road between Adelma Road and Wattle Avenue.

Underground power

Working towards underground power for all residents

The City continued to install underground power across the City with the completion of the West Hollywood area in January 2019, under budget and ahead of schedule. This landmark project was the first customer-funded joint projects between the City and Western Power and has been heralded as a great success.

Two other projects, Claremont Triangle and Alfred Road (Town of Claremont project) and Alderbury Street, Floreat (Town of Cambridge project) includes residents within the City. These progressed during the year and when completed, 78.5 per cent of the City will have underground power installed.

The City will continue to progress investigations to connect the remaining residents (1,707) to underground power in the East Hollywood, Floreat and Mt Claremont areas. To commence the investigations, Council at its meeting in February approved for Administration to set aside \$220,000 in the 2019-20 budget for the detailed design for these properties.

As a result of the excellent working partnership and sound project management skills between the City, Western Power and contractors on the West Hollywood Underground Power project, savings were realised. As a result, Nedlands ratepayers within the area of the West Hollywood Underground Power Project will have approximately \$250,000 distributed as a refund in the form of a reduced bill with their 2019-20 rates notice.

Another \$250,000 will be transferred back into the underground power reserve fund. Normal practice with projects of this size is that an amount is withheld to manage any defects that may occur within the defect liability period of 52 weeks post-project completion date. This means, if no issues arise during the defect liability period, further refunds may be passed on in early-mid 2020.

Changes to Local Planning Scheme No. 3

Creating a vibrant, contemporary Nedlands

Local Planning Scheme No. 3 was published in the Government Gazette on Tuesday, 30 April 2019 – a step that completes the approval process.

The changes to zoning, land use permissions, density codes and development standards for the City of Nedlands will allow residents and others to create a Nedlands for the future. Increased and improved amenities and a diverse range of accommodation options will be built to suit residents at all stages of life from young first-home owners through to empty nesters.

The approval of LPS3 will enable the City to commence developing its planning framework of policies and procedures. The City is busy preparing a local planning framework which includes a complete revision of Local Planning Policies, Local Precinct Plans, a Town Centre Precinct Plan and associated localised planning controls which work with the provision of the new LPS3, and the State Planning Policies suite of Design WA.

Some of the projects that are currently being worked on include:

- Nedlands Town Centre Precinct Planning Policy
- Waratah Village Precinct Planning Policy
- Broadway Precinct Policy
- Laneways Policy
- Waste Management Policy
- Special Purpose Dwellings Policy
- Transition Zone Medium Density Design Guidelines.

Following gazettal of the scheme, it is important for the City and the community to work together to develop the localised planning controls, in context with new zoning and new provisions for design through state planning policy.

We believe that through community engagement, we can set the vision for the development of the local area, in context with the provisions which have been established by the State Government.

We will assist the community in understanding these changes and opportunities through community engagement, thereby keeping ratepayers and residents well-informed every step of the way.

Community Engagement



Community and stakeholder engagement is a core activity within the City of Nedlands.

It is intrinsic to Council providing good governance and strong leadership and ensures the community is consulted about its needs and concerns, as part of the City's decision-making processes. This puts the City in a better position to deliver more effective outcomes to guide its priorities into the future.

The City acknowledges that successful engagement with its community increases participation in decisions that affect them. At the same time, the City aims to deliver services in a manner that best meets expectations.

Key initiatives

The City undertook over 90 engagement projects in 2018-19 and achieved a participant membership of approximately 2,300 people through its online engagement hub, Your Voice Nedlands. This equates to approximately 11 per cent of the population (at 2016 Census).

There were approximately 30,000 visits to the website with people viewing more than 78,000 pages. Consultation involved online and traditional methods that enable people to learn more, seek information and provide feedback.

Surveys and submissions were the most popular tools with 5,540 contributions to 333 surveys for a range of projects, along with 152 feedback items for 90 individual projects and updates. The community sourced information by downloading 393 separate documents (7,580 downloads in total) along with key decision dates, photos and frequently asked questions. 3,780 visitors to the site read 922 newsfeeds. The City also provided information sessions, public open days, and direct mail-outs to inform and invite community participation in projects.

Overall, the projects attracting the highest participation were:

- Mt Claremont Oval – Proposal from Westside Wolves
- Public Open Space Strategy
- Draft Local Planning Scheme No. 3
- Quintilian Road Traffic Management Proposal
- 2019 Library User Survey
- Asquith Street – Mt Claremont Shopping Village Parking
- Development Applications
- Underground Power
- Stay Updated/Community Updates.

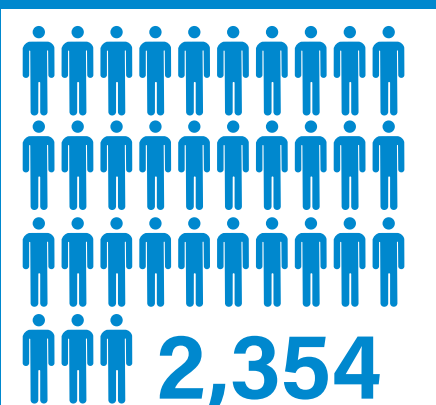
New initiatives included the introduction of a dedicated engagement site for all development applications and planning policies, along with dedicated engagement sites for any development application requiring approval from the State Government’s Joint Development Assessment Panel (JDAP).

Your Voice Nedlands was continually developed and promoted across the community using traditional methods of communications, while increasing use of social media, such as Facebook and Twitter. Regular email newsletters were also produced for registered participants.

Consultation involved a range of online and traditional methods that enable people to learn more, seek information and provide feedback.

Your Voice Nedlands

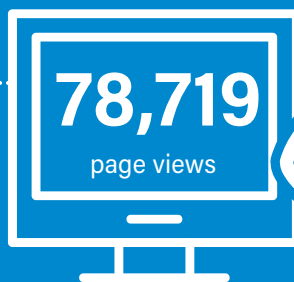
30,938  visits



visitors who actively participated in engagement activity



Your Voice Nedlands



9,468

informed visitors who visited a page or several pages

21,643

aware visitors who visited a page or project page

City Infrastructure

The City's infrastructure predominantly consists of roads, footpaths, drainage, community facilities, and includes a diverse range of assets civic buildings, river walls, park furniture and signage.



The planning process for the 2028 Strategic Community Plan identified that the City's infrastructure requires ongoing investment to maintain the infrastructure at an acceptable level and provide services to the community.

To prioritise the infrastructure improvements, a five-year rolling capital works program was developed. The City is on track to complete the majority of the works programmed for 2018-19. This plan aligns with the City's 10-year financial plan, approved by Council in May 2018. A summary of priorities follows:

Underground power

Underground Power for the West Hollywood Area was completed on 29 January 2019. The project was the first customer-funded joint project between the City of Nedlands and Western Power and was deemed a huge success. This project came in under budget and ahead of schedule. A total of 598 properties will receive a refund following final reconciliation of the project.

Building works

The building maintenance capital works schedule featured a number of upgrades and various enhancements to public and community buildings.

Projects undertaken during the year included:

- John XXIII Avenue: enhancements to improve operational efficiency and create resource sharing opportunities at the works depot
- Broome Street Works Depot: replacement of a demountable office with a fit-for-purpose built structure
- City of Nedlands Administration Building: replacement of external eaves including asbestos removal and painting
- Dalkeith Hall: installation of heating and cooling.
- College Park Community Centre: complete renovation to the building including asbestos removal
- JC Smith Pavilion: replacement of the roof including removal of all asbestos
- City Wide Building Security: upgrade of security to various buildings from key access to electronic swipe card system
- Jo Wheatley All Abilities Play Space: construction of changing places accessible toilet.



Road resurfacing and rehabilitation

Nearly 3.2kms of the City's roads were renewed during the year, representing approximately two per cent of the total road network (159km). This work improves amenity and road safety. It also included the installation of soakwells to reduce the impact of potential flooding and to replenish the groundwater system. The following roads were rehabilitated:

- Brockway Road (Stubbs Terrace to Alfred Road)
- Camelia Avenue (Mimosa Avenue to Pine Tree Lane)
- Goldsmith Road (Sherwood Road to Stone Road)
- Iolanthe Street (Greenville Street to Jameson Street)
- Heritage Lane
- Kathryn Crescent
- Leura Street
- Marlin Court
- Minora Road (Hynes Road to Victoria Avenue)
- Nandina Avenue
- Riverview Court
- John XXIII Avenue
- Smyth Road/Monash Avenue Intersection
- Underwood Avenue.



Safe Active Streets Program construction

Footpaths

The City progressed its annual footpath improvement and replacement plan by upgrading various footpaths from concrete slabs to insitu concrete. A new footpath was constructed along Beatrice Road between Adelma Road and Wattle Avenue.

Rehabilitation of the following sections of the footpaths along Stirling Highway was completed:

- Meriwa Street to Clifton Street
- Florence Road to Mountjoy Road
- Baird Avenue to Boronia Avenue
- Thomas Street to Bruce Street.

Riverwall

230 metres of the river wall was constructed from the Tawarri Reception Centre to the Nedlands Yacht Club. These works included rehabilitation and stabilisation works, new paths and the development of a new beach access which also connects the beach to the Jo Wheatley All Abilities Play Space.

Car parks

The Broadway foreshore carpark was resurfaced which included 1,568m² of new asphalt surface. The project incorporated improvements to the existing drainage system providing additional storage through swales.

A new 18 bay car park was constructed on the corner of Asquith Street and Rochdale Road to address parking shortages. This included 500m² of new asphalt and landscaping of the remaining park space.



Drainage improvements and storm water management

The Swan River gross pollutant-trapping program continued during the year which, when fully implemented, will result in all gross pollutants within the City's drainage system being captured before it enters the Swan River.

The installation of soakwells in road pavements are important for replenishing groundwater at its source and to protect the road pavement against water ingress. These continued to be a focus with 53 new units (251m³ of soakwell capacity) installed across the City.

Major drainage projects included the underground drainage system in Carrington Park and drainage improvements to the Broadway Foreshore car park. An additional 400m³ of storage has been provided by these two major projects in addition to the soakwells installed.

Planning and Engagement

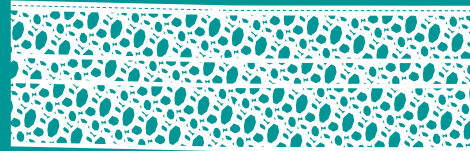
Significant work has been undertaken in planning and engagement of upcoming major projects including:

- Safe Active Street project along Elizabeth Street and Jenkins Avenue will commence with stage one in Elizabeth Street from Broadway in the later part of 2019
- Mt Claremont Shopping Village parking, improvements will continue. There are plans to progress with the development and improvement of existing park facilities at 25 Strickland Street and the Cottesloe Golf Course, subject to approval in future budgets
- Waratah Avenue Place Making Strategy: improvements to pedestrian access and safety, landscaping, street lighting, footpath and road improvements (including a roundabout at Alexander Street)
- A shared pathway on Brockway Road from Underwood Avenue to Quintilian Road
- Planning and application of funding for the replacement river wall between Nedlands Yacht Club and Jo-Jo's Jetty. Construction for the section from Nedlands Yacht Club to the exercise equipment at Bessell Avenue is planned for 2019-20.

The City is working towards an average road network condition target of 8.50 (good condition) over the next five years.

2,068m² of new or renewed carparks

230m of renewed riverwall



Extra **400m³** of underground drainage storage



53 soakwells installed

3,200m² footpaths renewed

417m² new footpaths constructed

Natural Environment

The City prides itself on its great natural environment and protection of biodiversity, along with placing an importance on the City's green spaces (parks and gardens, reserves and sports fields).

Key points

37

Parks capital improvement projects completed



469

Monthly parks maintenance programs completed



547

Trees planted in streets and parks

119

Verge development applications assessed

Development of public open space at St Johns Wood Boulevard, Mt Claremont

Completion of last stage of the Jo Wheatley All Abilities Play Space

Jones Park Enviro-scape Master Plan completed and major works commenced



The City is working in partnership with local bush care groups and sporting and recreation clubs to restore and protect its natural areas and green spaces.

Activities include continued upgrades to sporting and recreational facilities and maintenance to parks and reserves. In bushland, the City continues to address erosion, environmental weeds, plant diseases, feral animals and fire management.

The City's activities continue to underpin the Urban Forest Strategy by protecting and maintaining the natural environment, gardens, streets and parks. These green spaces serve as hubs for the community to use and enjoy.

Parks Services

Council adopted the City of Nedlands Urban Forest Strategy 2018-2023 in November 2018. The strategy along with the development of Enviro-scape Master Plans for each of the 67 parks, are key strategic documents underpinning the Nedlands 2018-2028 Strategic Community Plan. The objective is to ensure individual parks and precincts are fit-for-purpose and meet the communities needs at the most economic whole-of-life cost.

The most recent Enviro-scape Master Plan project works completed during 2018-19 were the development of the public open space (POS) at St Johns Wood Boulevard in Mt Claremont and the upgrading of Carrington Park in Nedlands.

The St Johns Wood Boulevard POS project transformed a previously barren tract of open space into a sympathetically designed parkland with the playground to follow in 2019-20. Carrington Park was upgraded to provide stormwater detention below the park and to improve park facilities in general. Major works also commenced at Jones Park, Swanbourne which included upgrading of irrigation, new garden kerbing and completing a missing link in a footpath. All enviro-scape master plans adopt the principles of water conservation, accessibility, sustainable amenity and supporting natural diversity.

The completion of capital improvement projects across 37 parks continued to renew parks assets in accordance with the endorsed Five-Year Capital Works Program.

The objective of program is to provide and maintain safe, functional and engaging parks facilities.

The final stage of the Jo Wheatley All Abilities Play Space was completed which included construction of accessible toilet facilities. The play space has won several state and national awards since completion.

The City planted 547 trees throughout the City. The City has now planted over 3,400 new trees in the last five years which is in excess of the target set in 2013 of 2,050 trees.

Environmental Conservation

To restore and protect the City's natural areas, the City works in partnership with local bush care groups, state government funding bodies and volunteers.

Greenways and bushland areas continued to be maintained – local provenance species were planted to improve biodiversity, conserve existing plant communities and allow for the migration of wildlife throughout the City. Large-scale greening projects included native plantings along the Swan River foreshore, Swanbourne coastal dunes and the railway reserve.

At Point Resolution Reserve, approximately 4,000 seedlings were planted as part of a joint project between the City of Nedlands and Department of Biodiversity, Conservation and Attractions with support from the Friends of Point Resolution.

The joint project also stabilised another section of Swan River foreshore with the installation of brush walling to protect existing vegetation and new seedlings. The works will protect the river reserve from exposure to high-energy waves and natural erosion processes.

A further 6,000 local provenance plant species were planted along the Swanbourne dunes with funding from the Western Australian Planning Commission's Coastwest Grants program. The Swanbourne Coastal Alliance community group partnered with the City to deliver the project.

5,700 seedlings were also planted along the railway reserve to extend the greenway along Stubbs Terrace and Railway Road.

Parks Services

- Completion of the last stage of the Jo Wheatley All Abilities Play Space
- Upgrade of path lighting at Allen Park heritage precinct and Birdwood Parade Reserve
- Replacement of drinking fountains at Brockman Reserve, College Park
- Completion of Carrington Park Enviro-scape Master Plan works
- Completion of St Johns Wood Boulevard Public Open Space Enviro-scape Master Plan works
- Commenced major works associated with Jones Park Enviro-scape Master Plan
- Upgrade of tennis court lighting at College Park
- Renovation of lower irrigation lake at Daran Park
- New bore and associated infrastructure at Harris Park
- Upgrading of paths at Hollywood Reserve
- Replacement of pine bollards with recycled plastic bollards at Melvista Park
- New path network and bushland conservation works at Point Resolution Reserve.

Environmental Conservation

- Coastwest and Riverbank grant projects undertaken in conjunction with state government funding bodies
- Bushcare programs with community groups, local school groups and Conservation Volunteers Australia
- Erosion control at Point Resolution Reserve, Birdwood Parade Reserve, Swanbourne Estate and Swanbourne dunes
- Feral animal control, including feral bees, foxes, cats and birds
- Quendas (native marsupials) were released at Shenton Bushland in conjunction with the Department of Biodiversity Conservation and Attractions.

23,000



Native seedlings were planted in the City's natural areas and greenways

2,800m²



of the railway reserve greenway extended along Stubbs Terrace and Railway Road

1,400m²



Natural area pathways upgraded at Hollywood Reserve



Health and Compliance



Overview

Environmental Health

The City is routinely involved in many aspects of preventative public health to ensure community safety is maintained through surveillance activities, including:

- Food premises
- Public buildings
- Public swimming pool and ocean monitoring
- Skin penetration premises.

Investigations were undertaken on a range of resident concerns throughout 2018-19, including issues related to environmental noise, asbestos, animals, pests and general nuisances. Numerous temporary events were assessed, approved and inspected throughout the year, including the Mount Claremont Farmers Market.

Compliance and enforcement activities were undertaken in relation to non-compliant food premises, on a proportionate and risk-based approach through the year.

Ranger Services

The City's Ranger Services enforce local parking laws, undertake bushfire risk mitigation, dog and cat control/licensing and is the after-hours emergency contact for the City. City Rangers focus on proactive amenity improvement and local law enforcement.

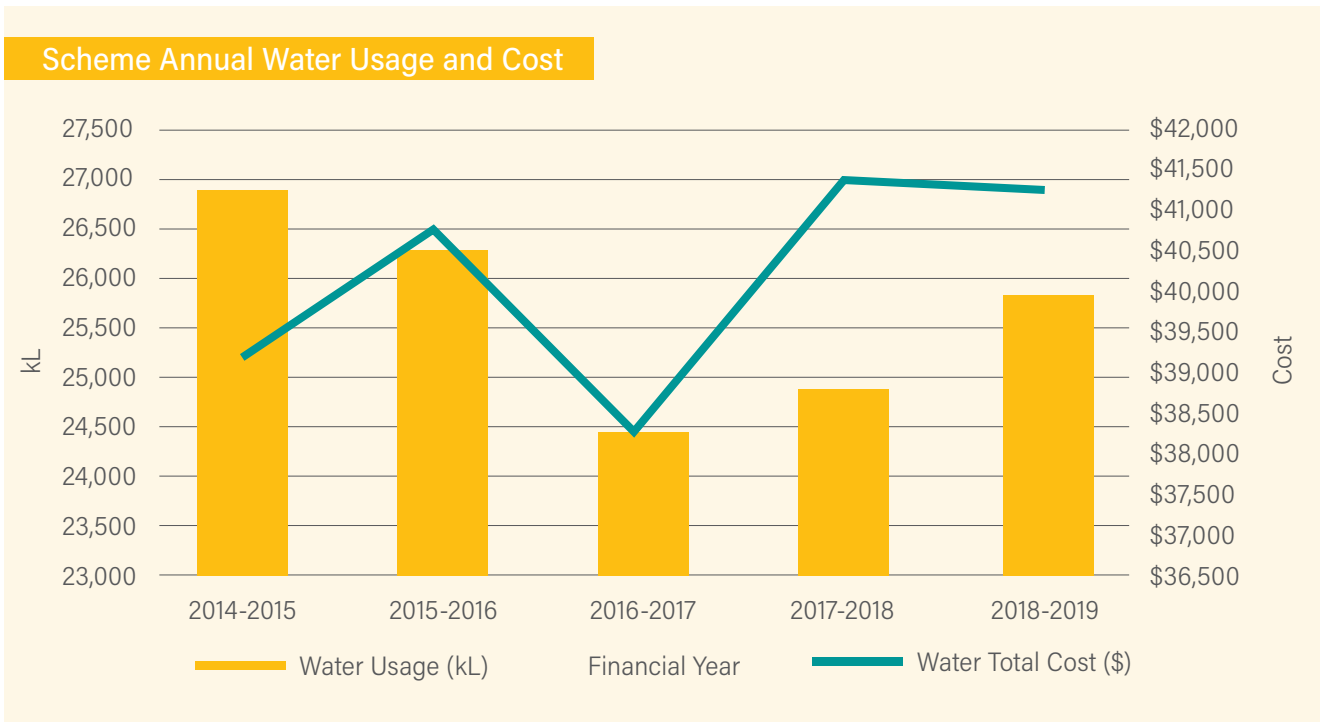
Sustainability

Water Conservation

The City is a Water Corporation endorsed Waterwise local government, committed to improving water efficiency and contributing to improved water quality throughout the City's operations. The City's bore water allocation with the Department of Water and Environmental Regulation (DWER) allows the City to source 709,300 kilolitres of groundwater per annum for 58 parks covering approximately 100 hectares of irrigated land.

The City's usage for the 2018-19 financial year was 703,081 kilolitres, 6,219 kilolitres (0.9 per cent) below the allocation. Water efficiency is achieved by undertaking regular reviews on usage, and identifying tools and techniques to improve conservation. The City has continued developing Enviro-scape Master Plans for parks and reserves to conserve and improve water quality. It is anticipated that water and energy savings will be achieved and improved through sustainable design and infrastructure upgrades.

Scheme water usage for 2018-19 increased slightly, primarily due to implementing a tree planting program in many streets to improve the City's tree canopy coverage. Scheme water was used as the best available option in all these instances. Due to the dry year (rainfall wise), existing small parks, verges and roundabouts on scheme water also used a small percentage more.



Electricity Consumption

The electricity consumption for 2018-19 was 1,285,612kWh which is a 35,601kWh decrease from 2017-18 (1,321,221kWh). This represents a saving of \$29,646. The steady general decrease in usage since 2014 can be attributed to upgrades, usage patterns and public education over the last five years.

Electricity consumption patterns are as follows:

- 2017/18 to 2018/19 was a decrease of 64 GJ or a one per cent reduction
- 2016/17 to 2018/19 was a decrease of 305 GJ or a six per cent reduction.

The City of Nedlands has embraced the development of LED technology which will see the manufacture of Mercury-based lighting become obsolete by December 2020.

Following the improvements in LED technology, the City of Nedlands has undertaken to upgrade street lighting to LED which includes electronic metering. To date, nine per cent of the City's street lighting has been changed (199 lights). A further 30 lights are planned to change by December 2019.

The reduced energy usage of 83 per cent will offer savings, and a cost recovery for initial implementation will take three years. The anticipated sustainable outcome from the implementation of LED lighting is an energy saving of 85 per cent between the 125W MV and the 20W LED. The removal of this hazardous waste from future waste streams is a positive outcome.

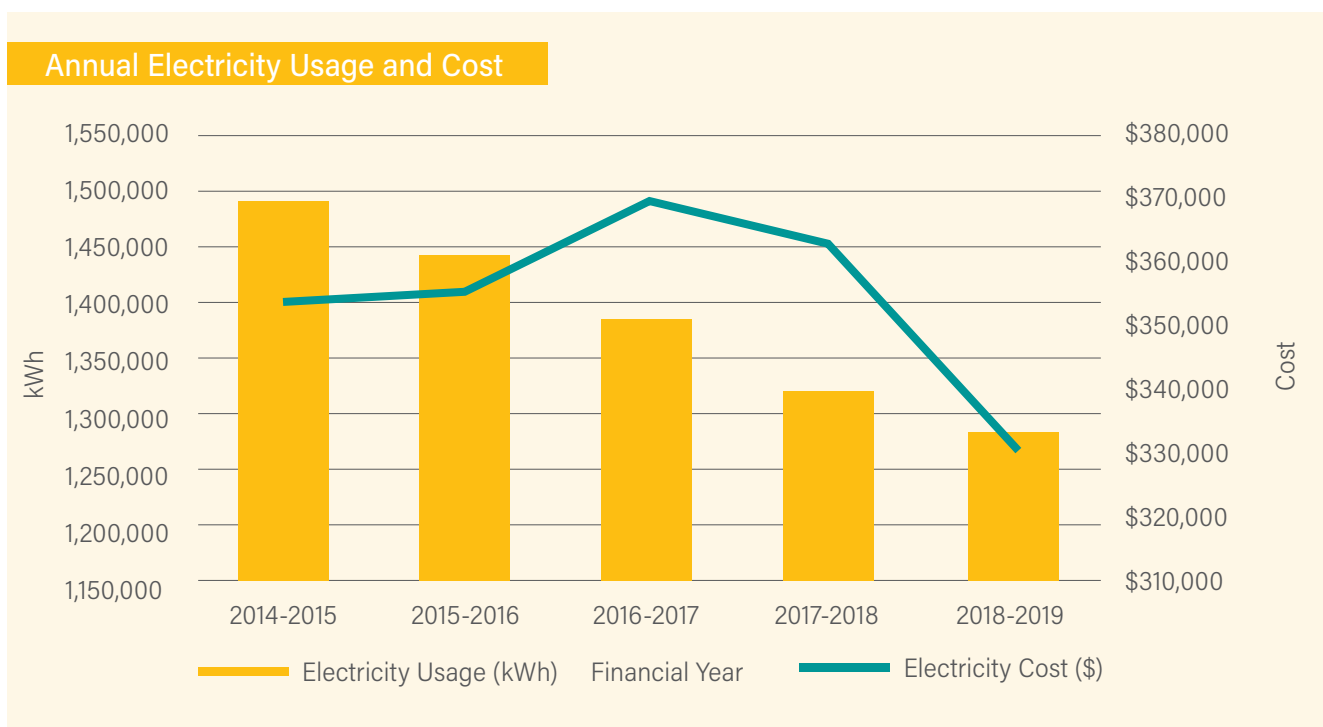
WESROC Projects

As lead council for Western Suburbs Regional Organisation of Councils (WESROC), the City undertook a range of environmental projects as follows:

- Native Plant Subsidy Scheme
- Groundwater aquifer recharge
- Whadjuk Trails
- Greening the Transit Reserve
- Feral animal control
- Urban Forest Plan
- Greening Plan.

Western Central Local Emergency Management

City Rangers were involved in the Western Central Local Emergency Management Committee in 2018-19. The committee undertakes planning for emergencies and recovery with other western suburbs local governments as well as agencies such as the Red Cross, WA Police and Department of Fire and Emergency Services. The City also reviewed its Local Emergency Recovery Plan which outlines arrangements for effectively managing recovery at a local level, including accountability and responsibility.





Key initiatives

- Rangers are now wearing body worn cameras to record interactions with the public in the course of their duties. These cameras can promote public reassurance, prevent harm and deter people from anti-social behaviour.
- The City has been working with the Department of Primary Industry and Regional Development to install Beach Emergency Number (BEN) signs along Swanbourne Beach. These unique BEN codes provide specific location information, vital when emergency services are deployed in the event of a shark sighting, attack or other beach emergency.
- The City has been working with neighbouring WESROC local governments to establish a mosquito trapping, monitoring and identification program called a Contiguous Local Authorities Group (CLAG). The CLAG enables a regional based coordinated approach to mosquito identification and control and also allows access to Department of Health funding and training initiatives.
- A new, free, online "Foodsafe" food handler training initiative was launched for food handlers. This program provides education and training on key aspects of food safety and handling.

378 Food premises inspections

58 Public building inspections

47 Noise complaints/investigations



52 Dog attacks investigated

4,341 Total parking infringements issued



331 Total warnings issued for parking

17,972 Native Plant Subsidy Scheme plants sold



208 

Inspections of public aquatic facilities

Groundwater savings

0.9%
(703,081kL)

less than the City's allocation

Scheme water consumption - rose by

4%
(989kL)

compared to 2017-18



Electricity consumption - decreased by

64GJ (1%)

compared to 2017-18

Free

online "Foodsafe" food handler training course

Waste Services

The City plans to achieve the State Government's target of diverting 65 per cent of waste from landfill by 2030 through initiatives outlined in the Waste Minimisation Strategy and Action Plan 2017-2020.



Key points

The City is a leading metropolitan local government using a three-bin system and verge collection with a diversion rate from landfill of:

54%



More than

80%

of residents use the standard bin service (120L rubbish bin). The remaining residents utilise the upgrade service (240L rubbish bin) or super service (two 240L rubbish bins).

More than 20%

of residents are using the complimentary second recycle bin option.



432

tonnes

less waste was collected in comparison to last financial year which resulted in decreased tonnage to landfill and cost savings in disposal fees.

Despite an increased landfill levy, waste charges have been maintained at the same level since 2013 due to financial efficiency gains in the contract and tender process.

Seeking ratepayers support and collaboration to reduce usage of single use plastic as it cannot be recycled.



Overview

The City aims to achieve the State Government's target of diverting 65 per cent of waste from landfill by 2030 through initiatives outlined in the Waste Minimisation Strategy and Action Plan 2017-2020.

The City of Nedlands is one of the top performers among local governments in WA in achieving high diversion rates, low waste costs and strong customer satisfaction levels. The City achieved an overall 54 per cent diversion rate from landfill – this means 54 per cent of the City's waste was either recycled, reused or recovered.

About 8,200 dwellings use the three-bin kerbside collection system for general, green and recycling collection services. In addition, 707 commercial waste services and 884 commercial recycling services are included in the City's kerbside collection system. The City also provides two combined residential bulk verge collections each year consisting of hard waste, green waste, metals, e-waste and mattresses.

In 2018-19, the City collected 11,240 tonnes of waste, 3,410 tonnes of green waste and 2,611 tonnes of recyclable material from the kerbside collections and bulk waste streams including household hazardous waste. The total of combined waste diverted from landfill was 54 per cent either recovered, reused or recycled. In comparison to 2017-18, 53 per cent diversion rate, the one per cent increase in recovery was predominantly due to residents producing less waste.



In its efforts to improve waste diversion and achieve the 65 per cent target by 2030 and beyond, the City (with community support) will explore possible consideration of inclusion of food waste into the existing residential kerbside greenwaste bin, otherwise known as Food Organics, Garden Organics (FOGO). The implementation of the service will be explored if significant improvements and financial savings can be achieved, especially associated with landfill levy charges.

Plastics in our waterways poses ingestion and entanglement risks to marine life. Changing habits to avoid using single use plastic bags is a great way to start reducing the amount of plastic entering the City.

Our approach is to implement effective environmental management practices that consider the most cost-effective outcomes for ratepayers while also diverting the maximum percentage of waste away from landfill.

Graffiti and vandalism

The City maintains 48-hour graffiti removal from public spaces. The City's graffiti and vandalism policy ensures all graffiti is removed within 48 hours of being reported. The City also passes on the reports to the central police database. Historically, prompt removal has proven to be the most effective deterrent. This service is available free of charge in almost all cases and community satisfaction rating in this area remains high.



Waste education workshops with Dalkeith Primary students



Key initiatives



Completed a feasibility study report on potential introduction of a FOGO service for the City's residents including how to integrate a FOGO service using the current infrastructure.

Completed residential waste audit on the City's Kerbside waste collection services (3 bin system).



The City delivered the waste education program to over 650 primary school students.



2,594

tonnes of recyclables diverted from landfill



17

tonnes of e-waste and mattresses diverted from landfill

3,410

tonnes of green waste diverted from landfill

11,240

tonnes of domestic waste collected

Built Environment

The City formulates, administers and enforces rules and regulations for its built environment. Responsibilities include land-use planning, development approvals and compliance, heritage and managing the leasing of City assets, as well as building and swimming pool control and compliance.

These activities ensure the City continues to develop and thrive in pursuit of its vision of being an environmentally sensitive, beautiful and inclusive place. High-quality built environments are healthy, have character and charm, enhance community connections and protect amenity.



Key points

- Gazettal of Local Planning Scheme No.3 in April 2019
- Gazettal of new SPP7.3 Residential Design Codes
- New Local Planning Policy for Exempt Development and Consultation for Planning Proposals
- Public Open Space Strategy community and stakeholder engagement
- New Local Planning Policies for Signs, Heritage, SAT Procedures, Fees and Charges (Waiving Fees), Planning, Compliance and Childcare Centres.

Strategic planning

The delivery of modifications requested by the Minister for Planning and Lands for Local Planning Scheme No.3 (LPS3) dominated the early part of 2019. This followed from previous months, the forwarding of the advertised version and modified LPS3 content to the WAPC in the second half of 2018. With the Minister adopting the Scheme and it being gazetted in April 2019, the City is now operating with a new planning scheme.

The City is busy developing the strategic and statutory framework to accommodate additional population and development in accordance with the LPS3 which includes precinct plans. These will provide further guidance for the City, the development industry and the local community on the development in key precincts within the City.

A Public Open Space (POS) Strategy is currently being developed. This follows an extensive engagement process which involved a community survey, open day events and specific public open space audits around the City. The City will continue to develop this strategy into the latter part of 2019 and will aim to finalise the strategy in the first quarter of 2020.

As part of implementing a new Local Planning Scheme, the City has revised its operational Local Planning Policy Framework and has introduced new policies in a wide range of areas including Parking, Heritage, Fees and Charges, Residential Built Form, Signage and many more. The City is modernising its policy framework to fit with the City's new Scheme and has involved the Community throughout the policy review process. Looking forward, the City is aiming to formulate an integrated transport strategy in 2020 which includes a car parking plan, active transportation and bike planning.

Statutory planning

Statutory Planning continues to innovate its assessment procedures and methods with the introduction of the new Local Planning Scheme, the 2019 State Planning Policy (SPP7.3), Residential Design Codes (Volume one and two). Processing of development applications and subdivision referrals remain a focus and a priority. Engaging, informing and involving the community in decisions relating to planning and development is also a focus.

Preliminary planning advice is being offered for assessments prior to development applications being lodged. With the introduction of Design WA, R-Codes (Volume 2) there is a greater emphasis on pre-lodgement advice being provided to inform the lodgement of complex development applications.

The City is also continuing to offer the “deemed-to-comply” check service for applicants wishing to receive confirmation of whether a proposal requires or does not require development approval. This remains a popular service.

During the reporting period 243 applications were determined by the City. Of those, 182 were determined under delegation and 42 were determined by Council. 17 were cancelled and the remaining 2 determined by the WAPC. Of the 182 determined applications under delegation by staff, all but one was determined within the required 60 or 90-day statutory timeframes.

Development compliance also formed a significant part of statutory planning resources in 2018-19, with complaints typically generated from neighbours concerned with unauthorised buildings or land uses. Complaints regarding traffic management around construction sites has also taken a considerable amount of time from statutory planning this year.



Building and compliance

Technological upgrades were completed this year, making the pool inspection program now fully electronic. Inspection reports are now being instantly emailed to owners during the inspection rather than relying on paper copies left at the property.

This year, the City also asked owners to be present during all pool inspections which improved communications and issues were able to be explained straight away.

The City has finalised its traineeship program for budding building surveyors and is looking forward to employing and training a new cadet to bring into the industry. This is something that is currently, crucially lacking for the industry.

This year the City saw the conclusion of its building permit and compliance shared service agreement with the Town of Claremont which has operated for the last four years with great success for both Councils. The City will continue to provide their pool inspection program.

The City also will be continuing its shared services with the Shire of Peppermint Grove providing building certification and advice as needed.

Key initiatives

Building and compliance

- Instigated new paperless pool inspections completing the pool program technology upgrade process
- Concluded a building permit shared service agreement with the Town of Claremont
- Continued the pool inspection shared service agreement with Town of Claremont
- Continued the building permit certification service agreement with the Shire of Peppermint Grove
- Finalised the cadet training program for new building surveyors.

Planning

- Administration and delivery of assessments in accordance with the City's new Local Planning Scheme No.3
- Consultation on the Draft Public Open Space Strategy
- Training and mentoring program, two student planners, one progressing to full time employment at the City and another employed by another local government
- Development of new local planning policy regarding consultation of planning applications, heritage, signs, exempt development, State Administrative Tribunal (SAT) appeals procedures, planning compliance, car parking, childcare centres and residential development.



99%

of building applications processed within 10 or 25-day statutory timeframe



1,882

pool barrier inspections conducted
- 1,499 in the City of Nedlands and
383 in the Town of Claremont



99%

of development applications processed within 60 or 90-day statutory timeframes



760

building applications approved

522 in the City of Nedlands and 238 in the Town of Claremont



Community Services

- Mt Claremont Community "hive" opened to provide more activities to members of the community from children to seniors, through library, aged care and positive ageing programs
- 235 Affinity Club Members (membership increased by 57% from previous year)
- 802 events provided at Nedlands and Mt Claremont libraries with 6,655 people attending
- 94,706 visits to Nedlands and Mt Claremont libraries
- High satisfactory rate for all services provided

Overview

Aged care services – Nedlands Community Care (NCC)

The Commonwealth Home Support Programme (CHSP) services are provided through Nedlands Community Care (NCC), jointly funded by the Australian Government's Department of Health and City of Nedlands. NCC provides services to assist eligible residents to remain living in their own homes for as long as safely possible. Many elderly residents have limited contact with people outside their home. NCC provides the support and social interaction needed for their wellbeing.

Services include:

- In-home support for personal care, medication prompting, wellbeing checks, light domestic and laundry assistance, shopping and bill paying support
- Garden maintenance
- Transport to medical appointments and local shopping centres
- The Waratah Club providing activities, exercise classes and meals as well as outings and events
- Social support activities including group bus outings around Perth, social get-together programs, a dinner club, book clubs, movie days and computer classes.

Positive ageing program

The Affinity Club promotes a can-do attitude to life. It offers stimulating, health-enhancing activities to encourage community interactions, at a nominal cost. Activities are held at NCC, Dalkeith Hall and at The Hive (Mt Claremont Community Centre).

Weekly activities include:

- | | | |
|-----------------------|-----------------|--------------------------|
| • Walking groups | • Line dancing | • Chair Zumba |
| • Table tennis | • Mah-jong | • Cooking Demonstrations |
| • Yoga for seniors | • Canasta | • Sing with us |
| • Pilates for seniors | • Chair Pilates | • Computer Support Cafe |
| • Zumba Gold | • Chair Yoga | |

Monthly activities include outings to the local cinema followed by a meal, Laughter Yoga and attending educational talks with afternoon tea included. There have been seasonal outings such as Christmas Shopping to the new DFO shopping Centre and a Friendship Day lunch at the Swan Valley French Patisserie. Community events were also held such as a High Tea with a show in October, Melbourne Cup Lunch in November, Christmas Party Sing-a-long, Chinese New Year lunch, a Mother's Day High Tea and the Biggest Morning Tea in May. Seniors are invited to try any activity at any time.

Customer Satisfaction Survey comments provided feedback indicating activities are always well organised, staff and helpers are welcoming, listen to any queries and there are opportunities for everyone to take part in different activities.



"I enjoy working with the Nedlands Council doing the bus run to the Nedlands Libraries on a Monday. It is well organised and the folk we pick up and get to know enjoy the service (and the chat and the cup of tea!) I find it very satisfying and it is a valuable service to our Nedlands community."

Peter Freitag,
Books on Wheels
Volunteer

Point Resolution Child Care Centre (PRCC)

In 2018-19, the centre continued to operate at a level that maintained its rating of exceeding National Quality Standards and National Regulations. The centre upheld a reputation as a trusted provider of high-quality care and education in a fun and stimulating environment for children aged up to six years. PRCC cared for more than 120 children each week.

The centre continues to ensure the care each child receives is an extension of the care they receive at home. The open-planned (mixed age groups) room creates an atmosphere for the children to socialise with their siblings and friends, which generates strong bonds and reinforces family connectedness and social development for the children.

With a focus on the Early Years Learning Framework, the program provides a range of experiences that help children grow socially, emotionally and physically, while being cared for and nurtured in a safe environment. PRCC has also liaised with local primary schools to ensure the centre provides opportunities that allow children the best start to formal schooling. This also creates connections with the wider community. Following the success of the lunch trial, all children's meals are now provided at the centre.



Item 13.7 - Attachment 1

Library services

The City has two libraries: Nedlands Library on Stirling Highway and Mt Claremont Library on Montgomery Avenue. There are 8,257 members and 93 per cent are residents.

The library collection includes a variety of books, magazines, talking books, DVDs, CDs, local history and electronic content (eBooks, eAudiobooks and eMagazines). Over the past year, 22,343 eAudiobooks were downloaded and listened to by library members. This is an increase of 5,259 downloads compared to last year. There were 17,703 eBook downloads. This is an increase of 3,342 compared to last year.

For the 2018 Roland Leach Poetry Prize we had 1,123 poems from 967 poets, our largest number of entries to date.

A successful library volunteer recognition sundowner was held in March 2019 in appreciation for the fabulous volunteers who assist in the Libraries to provide the community.

Statistics

17,200 hours of service provided by Nedlands Community Care staff to 220 eligible community members

100 percent of Affinity Club members surveyed would recommend a friend to join

Monthly average of 592 people attending Positive Ageing activities

235 Affinity Club Members (membership increased by 57% from previous year)

17 weekly classes and three-monthly activities to choose from for Affinity Club members within Dalkeith Hall, NCC and The Hive

Three new activities were introduced last year: Sing with us, Pilates with props and Movie and Pizza

802 events provided at Nedlands and Mt Claremont Libraries with 6,655 people attending

94,706 visits to Nedlands and Mt Claremont Libraries

97 per cent satisfaction rate for library events

100 per cent satisfaction rating achieved in Point Resolution Child Care Centre parent survey



22,343

downloads of library eAudiobooks

17,703

downloads of library eBooks

390,667

library transactions (includes loans, returns, reservations and renewals – increase of 36,943 from last year)

Key initiatives

Aged Care

- A variety of exercise classes successfully implemented at NCC to improve the overall wellbeing of clients and community members
- HACC funding limited to under 65's from the 1 July and funding provided by the WA Department of Health until transitioning clients over to the National Disability Insurance Scheme (NDIS)
- Commonwealth Home Support Funding started 1 July 2019 and Home and Community Care (HACC) changed to CHSP
- All Aged Care referrals now done through My Aged Care, an Australian Government web portal.

Positive Ageing

- Launched 'Sing with Us' which is a choir for all singing abilities and has been very popular amongst members
- Seated Exercises such as 'Chair Yoga', 'Chair Pilates' and 'Chair Zumba' have encouraged members to continue being active and social
- Due to their popularity, activities like Zumba Gold and Table Tennis are now available twice a week
- Introduced Movie and Pizza activities at NCC. Seasonal movies were shown such as Australiana movies ("Tracks) and Art movies such as "Loving Vincent". Movies generated interesting discussions and members enjoyed a social lunch
- New "Pilates with props" started in February. Using balls, weights and elastic bands, members were able to enjoy another dimension of Pilates
- New themed events were introduced: "Friendship day lunch" and "Mother's Day High tea with a movie" with both events well received.

Child Care

- Engaged children in sustainable practices including recycling. The children learnt how to be "waste warriors", originally inspired by the program being run at Dalkeith Primary Kindergarten, children recognise that everyone is responsible for reducing waste on a daily basis
- Liaising with the parents and enquiring about sustainable practices at home. Around 22 per cent of families reported to be engaging in approximately 25 sustainable practices in total and most of them related to reducing waste in some way. Families also indicated that they would like to learn more about sustainable practices
- Committed to supporting children, staff and families develop knowledge and respect towards Aboriginal and Torres Strait Islander history and culture.

The children participated in a range of hands-on learning experiences during Reconciliation Week and NAIDOC Week to explore real Aboriginal artefacts in a respectful way. The children used real clap sticks during their routine 'Acknowledgement of Country', as well as nestling their baby dolls in coolamons. Building knowledge, understanding and respect for Aboriginal and Torres Strait Islander history and culture is an ongoing journey for children, staff and families at PRCC

- PRCC successfully passed all audits conducted by the Education and Care Regulatory Unit and all Food Safety audits
- Implemented the revised National Quality Standards to the centre's program, documentation and policies
- Provided staff training and participation in forums for professional discussion, strengthening their capacity to deliver inspiring and engaging programs
- Community members and families attended events including a Meet and Greet Picnic, Mother's Day, Father's Day and Grandparent's Day
- Hosted a range of events including Storytime visits from the local library, mobile animal farms and an artist from Tresillian Arts Centre
- Worked with the local Bunnings Store to select and plant safe native flora and herbs in the centre's garden area
- Fostered strong partnerships and supported families with agencies such as Communicare, Telethon Speech and Hearing and local support services and specialists from the community.

Library

- Introduced Xpress Reads collection – one-week loan with no reservations and no renewals on some popular titles
- 2018 Roland Leach Poetry Prize – 1,123 entries from 112 from schools across the state – highest participation!
- The library's events at the Community Hive (since set up in November 2018), have been Spanish and German conversation groups, Kids' Chess Club, Tween Book Club, Inquisitive Little Minds (STEM base program for three to five year old children) and author talks
- Mt Claremont Library opening hours were extended in November 2018. The library is now open on Wednesdays and has a Baby Rhyme Time session on Wednesday mornings
- A weekly Mt Claremont Library Justice of the Peace signing service started in May 2019
- 114 book club sets have been hired in 2018-19.



Community Development

Throughout 2018-19, the City continued to work in partnership with the local community to celebrate and strengthen local relationships by providing a wide range of events in the following areas:

- sport and recreation
- community events
- youth development
- volunteers
- community groups
- local businesses
- disability access and inclusion
- Tresillian Arts Centre.

A major focus has continued on upgrading community facilities as these hubs strengthen local connections and help build a sense of local community.



Sport and recreation

The City works in close partnership with 34 local sporting clubs who offer the community a wide range of sporting options. Bookings for facilities are coordinated to ensure clubs have prioritised access to the City's seven major sporting reserves. As well as access to reserves, clubs are supported in securing funding to upgrade facilities to meet the needs of the clubs, community and sporting codes.

Community events

Council-provided events

More than 8,400 people attended the City's major community events, including:

- Four Summer Concerts in the Park
- Party in the Park, to celebrate the City's 60th Anniversary
- Two Nedlands "Going Places" tours
- Anzac Day ceremony
- Remembrance Day ceremony
- Three citizenship ceremonies.

Externally-provided events

An increasing number of people and organisations provided events in the City's parks and reserves. These externally-provided events included corporate, community-based and private events. Larger-scale events included the Up All Night Charity Walk by Ronald McDonald House Charities and the Hawaiian Walk for Woman's Cancer. Smaller-scale private events included wedding ceremonies and birthday parties.

Key Points

- A record 7,500 people attend Summer Concerts in the Park
- Council land used for an increasing number of events organised by the community (176 in 2018-19 compared to 157 in 2017-18)
- Record number of courses, studio artists and exhibition income at Tresillian Arts Centre
- Volunteers donate \$667,520 worth of time to extend Council services
- Jo Wheatly All Abilities Play Space generates positive user feedback.

The City approved 176 externally-provided events in 2018-19, up by 19 compared to the previous financial year. The community is organising an increasing number of its own events which results in a wide range of events being available. The City works with these groups to aim to ensure safety, compatibility with other activities to maximise positive impact.

It is pleasing to see the continued growth in events organised by the community, while attendance at Council-provided events also continues to grow. The City is truly a community that likes to celebrate!



Emerge Youth Art Awards

"Nedlands RSL Sub-Branch has enjoyed the ongoing support of the City of Nedlands for a number of years. This has allowed the conduct of the important community observances of ANZAC Day and Remembrance Day as joint activities of the City and the Sub-Branch. City support has allowed the Sub-Branch to grow and continue to commemorate and honour our veterans through – in particular – active involvement with local Primary Schools."



Barry Nunn, Nedlands RSL



Youth Development

Youth Advisory Council

The Nedlands Youth Advisory Council (YAC) is a team of young volunteers aged 12-21 who live, work or study in the City of Nedlands. The YAC continues to provide input to the youth program and helps plan and coordinate City of Nedlands' youth events.

Emerge Youth Art Awards

Since 2013, the annual Emerge: Youth Art Awards Exhibition has showcased the artwork of local young artists. The August 2018 exhibition attracted 101 entries from young people aged 12 - 25 years.

Youth Grants

Twelve local young people each received a \$250 grant from Council's Youth Grants Fund. The fund recognises and encourages socially positive initiatives that contribute to the community and support local young people in their development. Examples include participating in an Aboriginal Studies course in Broome with Fair Game Australia and travel to Naples, Italy to represent Australia at the World University Games in water polo.

The City also provided a grant of \$12,500 to the Shenton Christian Council to assist with the cost of providing chaplaincy services in local schools administered by YouthCARE. Local schools providing chaplaincy services include Shenton College, Swanbourne Primary, Mt Claremont Primary and Shenton College Centre for the Deaf.

Splashfest

Splashfest is an annual water-based event for children, young people and families held in March on Swanbourne Oval. The community event involves volunteers from the Nedlands Youth Advisory Council, as well as sporting clubs and community groups. Splashfest also showcases a range of performances from talented young musicians. The free event attracted over 2,000 people.

Volunteer services

The City's Volunteer Services matches volunteers with opportunities that suit their interests and availability. The service:

- referred 150 volunteers to roles in community organisations
- engaged 160 volunteers in roles within services provided by the City.

Volunteers in community organisations

Many of the 150 volunteers referred to community organisations went on to play a key role in those organisations, contributing to a more resilient and inclusive community. Many community organisations depended on volunteers to deliver their services and meet community needs.

Volunteers in Council-provided programs

The 160 volunteers who worked within the City of Nedlands programs gave their valued time to extend many of the services being delivered by the City. These included volunteering in:

- the Mt Claremont and Nedlands libraries
- Nedlands Community Care
- providing community transport
- assisting with bush care
- serving on many different committees and advisory groups.

Volunteers are important – their work allows the City to extend and enrich its services beyond those provided by staff. On average, each volunteer gives 8.8 hours per month, which is more than 16,000 volunteer hours per year.

According to the Australian Bureau of Statistics (May 2017 to 2018), the work of an average volunteer is valued at \$41.72 per hour. Therefore the 16,000 hours contributed by volunteers working in Council-provided programs in the 2018-19 financial year represents \$667,520 in donated benefit to the City.

Local businesses

The City of Nedlands hosted two Business Sundowners to provide local business owners, City staff and Councillors an opportunity to network together. The events were well-supported by local businesses and enjoyed by those who attended.

Tresillian Arts Centre

The Tresillian Arts Centre continued to provide a wide range of recreational courses, children's school holiday activities, art exhibitions and art studios. Tresillian's customers were highly satisfied with the services they received, expressing a satisfaction rating of 95 per cent across the financial year. Access has been improved, with new ACROD parking and more parking bays for members.

Tresillian courses

Art courses continued to be in strong demand, as well as language and lifestyle courses. Tresillian provided 224 term-based courses for adults in the 2018-19 financial year; and 40 school holiday courses for children. As well as an increase in the number of courses on offer, the financial year also saw an increase in the variety of courses. A significant number of courses delivered by new tutors brought fresh skills and creative opportunities to Tresillian's students.

New online booking system

Tresillian's reputation as an arts centre is well-established and sufficiently strong to attract City of Nedlands residents and people from other local government areas, including people from country areas. To facilitate the process of enrolling in courses, Tresillian introduced an online booking system which allows students to search and book courses online, from the comfort of their own home. This system has been very well received, with more than 65 per cent of our bookings created online in the first term of enrolments. Other more traditional forms of enrolment will continue to be provided while still preferred by some members.

Café

The Tresillian community was sad to farewell the much-loved café operator Carlos Soto after 15 years of providing wonderful coffee, food and music at Tresillian. An event was held to farewell him and wish him the best in his well-deserved retirement. Tresillian now has a new café operator, Nicky Ray, who has already introduced a fresh new look to the café and it is continuing its warm and welcoming hospitality. The café continues to function as the 'heart' of Tresillian and is highly valued by Tresillian's users.

Key initiatives

- Introduced online booking system at Tresillian Arts Centre
- Improved access at Tresillian Arts Centre
- Nedlands Tennis Club received a \$65,603 grant from Council and was supported in its successful application to receive a matching grant from the Department of Local Government, Sport and Cultural Industries, to convert two grass courts to hard courts with LED floodlighting
- The Department of Local Government, Sport and Cultural Industries approved a grant of \$78,227 towards the upgrade of the floodlights on the Allen Park Lower Oval. The City and Swanbourne Tigers Junior Football Club are contributing one third funding each to the project.

Studio Artists

Tresillian leases studios to artists, their creativity helping to provide a vibrant and interesting centre for community members. In the 2018-19 financial year, Tresillian provided eight art studios to seven individual artists and one arts organisation, the Printmakers Association of WA. Our studio artists contribute to Tresillian through teaching, exhibiting their work and their presence as working artists.

Exhibitions

Tresillian's Art Exhibition schedule has been very successful, with record numbers attending the annual Student and Tutor Exhibition in October and record artwork sales across all exhibitions held during the year.

176

externally provided events held on City land, up by 19 from 2017-18 (157)



34 sporting clubs used City reserves



More than 7,500 people attended four Summer Concerts in the Park

grants valued at \$7,745 provided from Council's Community Grants Fund for local events and street parties

11

satisfaction rating by the City's hall users

82%

82%

satisfaction rating by the City's community groups and organisations

satisfaction rating by Summer Concert attendees

87%



121 people were welcomed as Australian citizens

grants valued at a total of \$3,000 provided from Youth Grants Fund

12



101 entries in the Emerge: Youth Art Awards

Tresillian Arts Centre provided 224 courses with a

95%

satisfaction rating

Statutory Requirements



Elected Member Attendance

1 July 2018 – 30 June 2019

Elected Member	Council (11)	Special Council (3)	Committee (11)	Audit and Risk Committee (4)	Arts Committee (6)	CEO Recruitment & Selection Committee (5)	Captain Stirling Hub Committee (3)
Mayor RMC Hipkins	10	3	8	4	6	3	3
Cr IS Argyle	10	3	10	4	N/A	N/A	N/A
Cr WRB Hassell	9	3	9	N/A	5	5	N/A
Cr GAR Hay	10	2	9	3	N/A	N/A	N/A
Cr BG Hodsdon	9	3	9	2	2	N/A	N/A
Cr NBJ Horley	9	2	6	N/A	N/A	N/A	N/A
Cr TP James	10	3	10	N/A	6	N/A	3
Cr LJ McManus	9	1	10	3	N/A	5	1**
Cr NW Shaw	10	3	10	N/A	N/A	4	1
Cr KA Smyth	10	3	9	N/A	5	N/A	N/A
Cr JD Wetherall	11	2	11	N/A	N/A	5	3
Cr CM de Lacy	10	2	10	N/A	N/A	N/A	N/A
Cr AW Mangano	11	3	11	N/A	N/A	N/A	N/A

N/A

Elected members not required to attend

** Attended as an observer

Freedom of information

The *Freedom of Information Act 1992* gives the public a right to apply for access to documents held by the City of Nedlands. The City aims to make information available whenever possible, outside the freedom of information process.

The City received 12 valid freedom of information applications in 2018-19. Eleven were finalised internally. One was transferred to another agency.

The City of Nedlands information statement is available on the City's website at nedlands.wa.gov.au/access-information.

Official conduct of Elected Members - complaints register

Section 5.103 of the Local Government Act 1995 requires that every local government prepares a Code of Conduct to be observed by Elected Members.

Local Government (Rules of Conduct) Regulations 2007

The City's processes also support managing complaints in relation to the Local Government (Rules of Conduct) Regulations 2007, which deal with:

- Disclosure of confidential information
- Improper use of the position of Councillor to gain a personal advantage or cause detriment to the local government or others
- The misuse of local government resources
- Unauthorised involvement in administration matters
- Improperly directing, influencing or making offensive or objectionable statements about a local government employee
- Disclosure of 'impartiality' interests, and
- Notifiable and prohibited gifts.

Section 5.121 of the Local Government Act 1995 requires a local government to maintain a register of complaints that result in an action under s. 5.110(6)(b) or (c) of the Local Government Act 1995.

Under section 5.53(2) the Annual Report is required to disclose information regarding complaints.

Two complaints were received and reported to the Local Government Standards Panel in 2017-18. Prior to resulting in any actions, they were appealed and dismissed by the State Administrative Tribunal on 3 July 2019.

Employee remuneration

In accordance with s.19(b) of the Local Government (Administration) Regulations 1996, the number of City employees entitled to an annual salary of \$100,000 or more are:

Full-time employees

At the 30 June 2019, the City's full-time equivalent employee number was 149.16.

Salary range	Number of employees
\$100,000 to \$109,999	4
\$110,000 to \$119,999	
\$120,000 to \$129,999	
\$130,000 to \$139,999	8
\$140,000 to \$149,999	1
\$150,000 to \$159,000	
\$160,000 to \$169,999	
\$170,000 to \$179,999	
\$180,000-plus	4

Record-keeping statement

The City of Nedlands is committed to the reliable and systematic management of government records, in accordance with legislative requirements and best practice standards.

Record-keeping plan

The City's current record-keeping plan, RKP2018005, was submitted to the State Records Office in March 2018 and subsequently approved on 23 March 2018. In accordance with the State Records Act 2000, the plan is to be reviewed within the next five years and submitted to the State Records Office by 23 March 2023.

Information management systems

The City is continuing a review of its business processes and the various systems used to capture business intelligence across the organisation.

Training and awareness

Record-keeping inductions are held for all new employees on commencement. This includes their record-keeping responsibilities and desktop training using SharePoint.

Access and Inclusion

Disability Access and Inclusion Plan

The City of Nedlands' Disability Access and Inclusion Plan 2018-19 to 2023-24 is a key strategic document, outlining the City's approach to working towards a more accessible and inclusive community.

The City is required by legislation to:

- maintain a Disability Access and Inclusion Plan (DAIP)
- address seven specific outcome areas within the plan
- report to the Department of Communities – Disability Services annually on progress against actions within the plan.

While it is a statutory requirement for the City to maintain and implement a DAIP, direct community benefits also result from the City's commitment to access and inclusion.

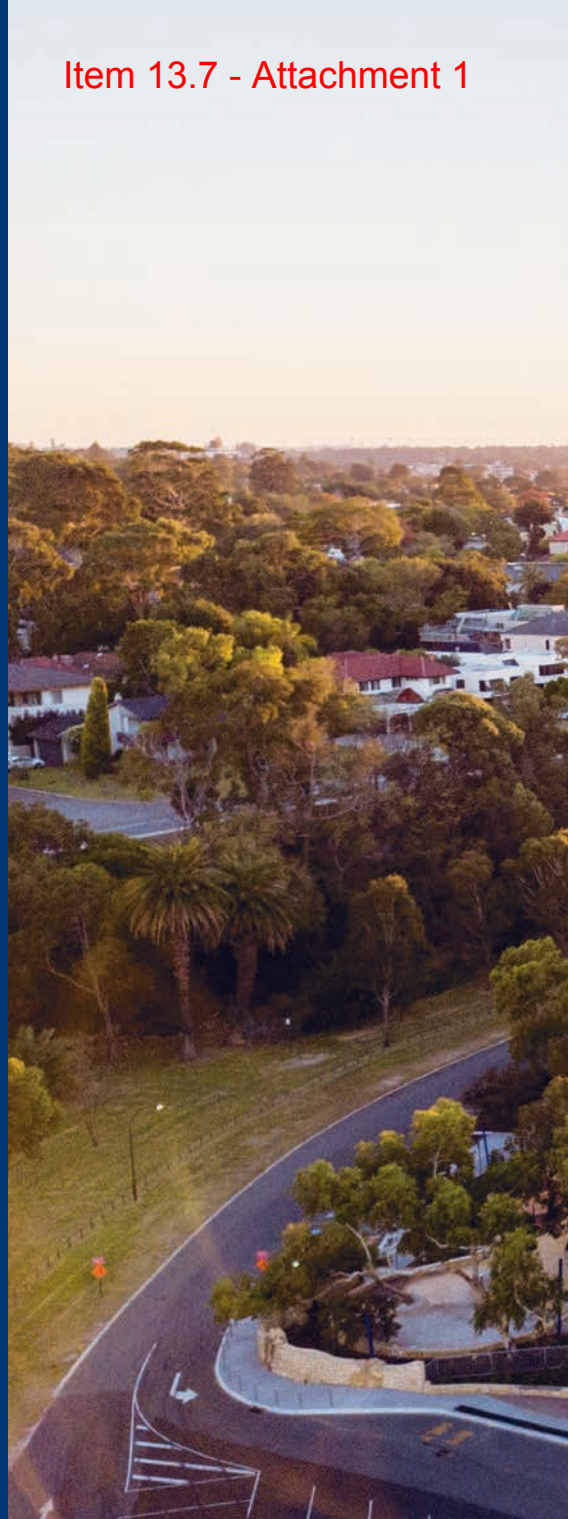
The table below indicates the outcome areas where strategies/initiatives were planned, as well as the strategies/initiatives completed for the financial year.

Outcome areas	Number of strategies/ initiatives planned	Number of strategies/initiatives completed (includes ongoing strategies)
Services and events	15	14
Buildings and Facilities	5	5
Information	6	6
Service from Employees	0	0
Feedback and Complaints	1	0
Public Consultation	3	2
Employment	2	2

Access Working Group

Members of the City's Access Working Group gave voluntary advice on matters related to disability access and inclusion, such as providing input as the City worked to develop its DAIP for 2018-19 to 2023-24.





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CITY OF NEDLANDS
FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2019

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COMMUNITY VISION

Our City will be an environmentally-sensitive beautiful and inclusive place.

Principal place of business:
71 Stirling Highway, Nedlands, WA 6009

**CITY OF NEDLANDS
FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2019**

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

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the City of Nedlands for the financial year ended 30 June 2019 is based on proper accounts and records to present fairly the financial position of the City of Nedlands at 30 June 2019 and the results of the operations for the financial year then ended in accordance with the Local Government Act 1995 and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards.

Signed on the 14th day of November 2019

Chief Executive Officer

Mark Goodlet

Name of Chief Executive Officer

CITY OF NEDLANDS
 STATEMENT OF COMPREHENSIVE INCOME
 BY NATURE OR TYPE
 FOR THE YEAR ENDED 30TH JUNE 2019

	NOTE	2019 Actual \$	2019 Budget \$	2018 Actual \$
Revenue				
Rates	28(a)	23,459,523	23,127,040	22,492,209
Operating grants, subsidies and contributions	2(a)	2,126,813	1,621,300	2,049,363
Fees and charges	2(a)	6,998,936	6,557,100	6,937,496
Service charges	28(c)	3,406,430	1,159,900	0
Interest earnings	2(a)	645,924	580,000	583,828
Other revenue		262,841	561,720	572,726
		36,900,467	33,607,060	32,635,622
Expenses				
Employee costs		(13,373,742)	(13,503,113)	(12,896,982)
Materials and contracts		(10,971,507)	(12,345,867)	(14,380,196)
Utility charges		(868,508)	(828,500)	(936,522)
Depreciation on non-current assets	11(b)	(3,999,335)	(6,691,600)	(5,988,203)
Interest expenses	2(b)	(299,062)	(378,805)	(275,890)
Insurance expenses		(334,926)	(311,000)	(304,537)
Other expenditure		(738,311)	(784,200)	(755,181)
		(30,585,391)	(34,843,085)	(35,537,511)
		6,315,076	(1,236,025)	(2,901,889)
Non-operating grants, subsidies and contributions	2(a)	2,386,090	3,845,392	2,609,259
Profit on asset disposals	11(a)	57,230	88,329	495,645
Loss on asset disposals	11(a)	(46,823)	(33,937)	(40,325)
Fair value adjustments to financial assets at fair value through profit or loss	8(b)	16,403	0	(11,942)
Loss on revaluation of Infrastructure - Parks, Gardens and Reserves	10(b)	0	0	(1,232,307)
		2,412,900	3,899,784	1,820,330
		8,727,976	2,663,759	(1,081,559)
Net result for the period				
Other comprehensive income				
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Changes on revaluation of non-current assets	12	0	0	(54,450,333)
		0	0	(54,450,333)
Total other comprehensive income for the period				
		8,727,976	2,663,759	(55,531,892)
Total comprehensive income for the period				

This statement is to be read in conjunction with the accompanying notes.

CITY OF NEDLANDS
STATEMENT OF COMPREHENSIVE INCOME
BY PROGRAM
FOR THE YEAR ENDED 30TH JUNE 2019

	NOTE	2019 Actual \$	2019 Budget \$	2018 Actual \$
Revenue				
	2(a)			
Governance		256,684	425,493	378,143
General purpose funding		25,000,040	24,210,140	23,931,487
Law, order, public safety		493,028	483,000	508,334
Health		63,204	59,000	90,478
Education and welfare		1,915,442	1,734,900	1,784,314
Community amenities		3,768,226	3,658,100	3,644,722
Recreation and culture		863,721	730,900	975,496
Transport		84,831	73,671	167,912
Economic services		980,971	1,001,500	1,007,763
Other property and services		3,474,321	1,230,356	146,973
		36,900,468	33,607,060	32,635,622
Expenses				
	2(b)			
Governance		(2,260,384)	(3,085,872)	(2,230,139)
General purpose funding		(692,359)	(372,678)	(384,077)
Law, order, public safety		(1,025,572)	(999,276)	(1,019,920)
Health		(659,400)	(708,336)	(692,569)
Education and welfare		(2,371,404)	(2,472,028)	(2,330,690)
Community amenities		(4,234,334)	(4,447,526)	(4,339,304)
Recreation and culture		(8,247,611)	(9,155,060)	(8,455,732)
Transport		(4,393,161)	(6,086,063)	(6,110,814)
Economic services		(5,094,579)	(5,001,238)	(4,911,487)
Other property and services		(1,307,526)	(2,136,203)	(4,786,889)
		(30,286,329)	(34,464,280)	(35,261,621)
Finance Costs				
	2(b)			
Community amenities		(104,454)	(175,807)	(40,515)
Recreation and culture		(151,740)	(157,539)	(186,114)
Transport		(42,868)	(45,459)	(49,261)
		(299,062)	(378,805)	(275,890)
		6,315,076	(1,236,025)	(2,901,889)
Non-operating grants, subsidies and contributions	2(a)	2,386,090	3,845,392	2,609,259
Profit on disposal of assets	11(a)	57,230	88,329	495,645
Loss on disposal of assets	11(a)	(46,823)	(33,937)	(40,325)
Fair value adjustments to financial assets at fair value through profit or loss	8(b)	16,403	0	(11,942)
Loss on revaluation of Infrastructure - Parks, Gardens and Reserves	10(b)	0	0	(1,232,307)
		2,412,900	3,899,784	1,820,330
		8,727,976	2,663,759	(1,081,559)
Net result for the period				
Other comprehensive income				
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Changes in asset revaluation surplus	12	0	0	(54,450,333)
		0	0	(54,450,333)
Total other comprehensive income for the period				
		8,727,976	2,663,759	(55,531,892)
Total comprehensive income for the period				

This statement is to be read in conjunction with the accompanying notes.

	NOTE	2019 \$	2018 \$
CURRENT ASSETS			
Cash and cash equivalents	3	8,170,423	5,097,698
Trade receivables	5	2,428,507	999,600
Other financial assets at amortised cost	8(a)	4,860,495	6,037,348
Other loans and receivables	8(a)	13,630	13,219
Inventories	6	15,727	31,936
Other current assets	7	170,830	186,333
TOTAL CURRENT ASSETS		15,659,612	12,366,134
NON-CURRENT ASSETS			
Trade receivables	5	1,227,236	447,722
Financial assets at fair value through profit and loss	8(b)	140,137	123,734
Other loans and receivables	8(b)	78,815	92,445
Property, plant and equipment	9	345,984,718	345,708,041
Infrastructure	10	87,638,048	82,571,683
TOTAL NON-CURRENT ASSETS		435,068,954	428,943,625
TOTAL ASSETS		450,728,566	441,309,759
CURRENT LIABILITIES			
Trade and other payables	13	4,782,262	2,086,520
Short term borrowings	14	0	1,652,524
Borrowings	15(a)	1,693,964	1,597,168
Employee related provisions	16	2,274,759	2,027,291
TOTAL CURRENT LIABILITIES		8,750,985	7,363,503
NON-CURRENT LIABILITIES			
Borrowings	15(a)	5,861,752	6,748,982
Employee related provisions	16	474,196	337,618
Other payables	13	54,001	0
TOTAL NON-CURRENT LIABILITIES		6,389,949	7,086,600
TOTAL LIABILITIES		15,140,934	14,450,103
NET ASSETS		435,587,632	426,859,656
EQUITY			
Retained surplus		75,945,610	67,275,653
Reserves - cash backed	4	6,095,369	6,037,350
Revaluation surplus	12	353,546,653	353,546,653
TOTAL EQUITY		435,587,632	426,859,656

This statement is to be read in conjunction with the accompanying notes.

	NOTE	RETAINED SURPLUS \$	RESERVES CASH BACKED \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2017		69,877,931	4,516,631	407,996,986	482,391,548
Comprehensive income					
Net result for the period		(1,081,559)	0	0	(1,081,559)
Other comprehensive income	12	0	0	(54,450,333)	(54,450,333)
Total comprehensive income		(1,081,559)	0	(54,450,333)	(55,531,892)
Transfers from/(to) reserves		(1,520,719)	1,520,719	0	0
Balance as at 30 June 2018		67,275,653	6,037,350	353,546,653	426,859,656
Comprehensive income					
Net result for the period		8,727,976	0	0	8,727,976
Transfers from/(to) reserves		(58,019)	58,019	0	0
Balance as at 30 June 2019		75,945,610	6,095,369	353,546,653	435,587,632

This statement is to be read in conjunction with the accompanying notes.

CITY OF NEDLANDS
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2019

	NOTE	2019 Actual \$	2019 Budget \$	2018 Actual \$
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts				
Rates		23,327,006	23,107,040	22,520,373
Operating grants, subsidies and contributions		2,126,813	1,657,633	2,128,475
Fees and charges		5,957,117	6,557,100	6,937,497
Service charges		2,959,234	1,159,900	0
Interest received		645,924	580,000	583,828
Goods and services tax received		1,496,613	0	2,037,872
Other revenue		262,841	561,720	572,725
		36,775,548	33,623,393	34,780,770
Payments				
Employee costs		(12,924,696)	(13,438,113)	(12,792,287)
Materials and contracts		(8,560,451)	(12,146,071)	(15,270,655)
Utility charges		(868,508)	(828,500)	(936,522)
Interest expenses		(297,770)	(378,805)	(267,831)
Insurance paid		(334,926)	(311,000)	(304,537)
Goods and services tax paid		(1,779,393)	0	(2,019,017)
Other expenditure		(738,311)	(784,200)	(755,181)
		(25,504,055)	(27,886,689)	(32,346,030)
Net cash provided by/(used in) operating activities	17	11,271,493	5,736,704	2,434,740
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for purchase of property, plant & equipment		(2,059,828)	(2,569,000)	(1,551,646)
Payments for construction of infrastructure		(7,619,246)	(11,316,100)	(9,212,125)
Payments for financial assets at amortised cost		1,176,852	0	(470,000)
Non-operating grants, subsidies and contributions		2,386,090	3,845,392	2,609,259
Proceeds from sale of property, plant & equipment		347,103	3,790,001	2,067,571
Net cash provided by/(used in) investment activities		(5,769,029)	(6,249,707)	(6,556,941)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of short term borrowings		(2,603,076)	(2,603,076)	0
Repayment of borrowings		(1,597,168)	(1,750,142)	(1,135,626)
Proceeds from new short term borrowings		950,552	950,552	1,652,524
Proceeds from new borrowings		806,734	3,468,009	3,233,761
Proceeds from self supporting loans		13,219	13,219	15,966
Net cash provided by (used in) financing activities		(2,429,739)	78,562	3,766,625
Net increase (decrease) in cash held		3,072,725	(434,441)	(355,577)
Cash at beginning of year		5,097,698	11,002,703	5,453,274
Cash and cash equivalents at the end of the year	17	8,170,423	10,568,262	5,097,698

This statement is to be read in conjunction with the accompanying notes.

	NOTE	2019 Actual	2019 Budget	2018 Actual
		\$	\$	\$
OPERATING ACTIVITIES				
Net current assets at start of financial year - surplus/(deficit)	29 (b)	2,201,758	1,352,512	2,965,451
		2,201,758	1,352,512	2,965,451
Revenue from operating activities (excluding rates)				
Governance		256,684	425,493	831,052
General purpose funding		1,556,920	1,083,100	1,439,279
Law, order, public safety		493,028	483,000	508,334
Health		63,204	59,000	90,478
Education and welfare		1,915,442	1,740,182	1,788,496
Community amenities		3,768,227	3,658,100	3,647,289
Recreation and culture		863,721	730,900	979,132
Transport		84,831	73,671	167,912
Economic services		980,971	1,001,500	1,012,672
Other property and services		3,531,551	1,313,403	174,418
		13,514,579	10,568,349	10,639,062
Expenditure from operating activities				
Governance		(2,260,384)	(3,087,343)	(2,242,082)
General purpose funding		(692,359)	(372,678)	(384,077)
Law, order, public safety		(1,025,572)	(999,276)	(1,019,920)
Health		(659,400)	(708,336)	(692,569)
Education and welfare		(2,371,404)	(2,472,029)	(2,330,690)
Community amenities		(4,338,788)	(4,623,333)	(4,379,819)
Recreation and culture		(8,399,351)	(9,312,718)	(8,642,119)
Transport		(4,436,029)	(6,131,522)	(6,169,692)
Economic services		(5,094,579)	(5,001,238)	(4,911,487)
Other property and services		(1,354,349)	(2,168,549)	(6,049,631)
		(30,632,215)	(34,877,022)	(36,822,086)
Non-cash amounts excluded from operating activities	29(a)	3,383,590	6,627,208	6,768,157
Amount attributable to operating activities		(11,532,288)	(16,328,953)	(16,449,416)
INVESTING ACTIVITIES				
Non-operating grants, subsidies and contributions		2,386,090	3,845,392	2,609,259
Proceeds from disposal of assets	11(a)	347,103	3,790,001	2,067,571
Purchase of property, plant and equipment	9(b)	(2,059,828)	(2,569,000)	(1,551,646)
Purchase and construction of infrastructure	10(b)	(7,619,246)	(11,316,100)	(9,212,125)
Amount attributable to investing activities		(6,945,881)	(6,249,707)	(6,086,941)
FINANCING ACTIVITIES				
Repayment of short term borrowings		(2,603,077)	(2,603,077)	0
Proceeds from short term borrowings		950,552	950,552	1,652,524
Repayment of borrowings	15(b)	(1,597,168)	(1,750,142)	(1,135,626)
Proceeds from borrowings	15(c)	806,734	3,468,009	3,233,761
Proceeds from self supporting loans	15(b)	13,219	13,219	15,966
Transfers to reserves (restricted assets)	4	(775,390)	(4,466,816)	(2,725,083)
Transfers from reserves (restricted assets)	4	717,369	3,245,505	1,204,364
Amount attributable to financing activities		(2,487,761)	(1,142,750)	2,245,906
Surplus/(deficit) before imposition of general rates		(20,965,931)	(23,721,410)	(20,290,451)
Total amount raised from general rates	28	23,459,523	23,127,040	22,492,209
Surplus/(deficit) after imposition of general rates	29(b)	2,493,592	(594,370)	2,201,758

This statement is to be read in conjunction with the accompanying notes.

1. BASIS OF PREPARATION

The financial report comprises general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

The *Local Government (Financial Management) Regulations 1996* take precedence over Australian Accounting Standards. Regulation 16 prohibits a local government from recognising as assets Crown land that is a public thoroughfare, such as land under roads, and land not owned by but under the control or management of the local government, unless it is a golf course, showground, racecourse or recreational facility of State or regional significance. Consequently, some assets, including land under roads acquired on or after 1 July 2008, have not been recognised in this financial report. This is not in accordance with the requirements of *AASB 1051 Land Under Roads paragraph 15* and *AASB 116 Property, Plant and Equipment paragraph 7*.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

In previous years, all bonds and deposits were held as trust money as stated in Note 31. From this year, all bonds and deposits not required by legislation to be held in trust are included in restricted cash in Note 3 and shown as current liability in Note 13.

2. REVENUE AND EXPENSES

(a) Revenue

Grant Revenue

Grants, subsidies and contributions are included as both operating and non-operating revenues in the Statement of Comprehensive Income:

	2019 Actual	2019 Budget	2018 Actual
	\$	\$	\$
Operating grants, subsidies and contributions			
Governance	48,027	10,000	3,816
General purpose funding	472,819	376,100	444,027
Law, order, public safety	28,678	30,000	27,420
Education and welfare	1,089,830	1,046,900	1,091,390
Community amenities	0	0	218
Recreation and culture	85,464	43,300	51,391
Transport	291,049	85,000	386,910
Economic services	110,946	30,000	44,191
	2,126,813	1,621,300	2,049,363
Non-operating grants, subsidies and contributions			
Recreation and culture	905,430	1,568,500	1,546,613
Transport	1,480,660	2,276,892	1,062,646
	2,386,090	3,845,392	2,609,259
	4,512,903	5,466,692	4,658,622

SIGNIFICANT ACCOUNTING POLICIES

Grants, donations and other contributions

Grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over

Grants, donations and other contributions (Continued)

a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed in Note 27. That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the local government's operations for the current reporting period.

2. REVENUE AND EXPENSES (Continued)

(a) Revenue (Continued)

Fees and Charges

	2019 Actual \$	2019 Budget \$	2018 Actual \$
Governance	80,305	77,100	82,028
General purpose funding	130,644	127,000	121,899
Law, order, public safety	464,350	453,000	480,414
Health	62,538	58,000	89,783
Education and welfare	823,612	686,000	689,123
Community amenities	3,754,179	3,658,100	3,647,286
Recreation and culture	748,703	679,300	904,152
Transport	84,869	77,000	69,676
Economic services	787,574	703,600	756,962
Other property and services	62,162	38,000	96,173
	6,998,936	6,557,100	6,937,496

There were no changes during the year to the amount of the fees or charges detailed in the original budget.

Interest earnings

Loans receivable - clubs/institutions	3,066	3,093	4,424
Reserve accounts interest	157,890	85,600	104,928
Rates instalment and penalty interest (refer Note 28(f))	205,459	191,000	197,972
Other interest earnings	279,509	300,307	276,504
	645,924	580,000	583,828

SIGNIFICANT ACCOUNTING POLICIES

Interest earnings

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

Interest earnings (Continued)

Interest income is presented as finance income where it is earned from financial assets that are held for cash management purposes

(b) Expenses

Auditors remuneration

	2019 Actual \$	2019 Budget \$	2018 Actual \$
- Audit of the Annual Financial Report	10,000	35,000	19,500
- Other services - Audit of Projects	2,180	3,000	2,850
	12,180	38,000	22,350

Interest expenses (finance costs)

Borrowings (refer Note 15(b))	299,062	378,805	275,890
	299,062	378,805	275,890

Rental charges

- Operating leases	65,676	84,854	87,106
	65,676	84,854	87,106

3. CASH AND CASH EQUIVALENTS

	NOTE	2019 \$	2018 \$
Cash at bank and on hand		3,849,110	3,072,845
Term deposits		4,321,313	2,024,853
		<u>8,170,423</u>	<u>5,097,698</u>
Comprises:			
- Unrestricted cash and cash equivalents		4,102,077	4,374,924
- Restricted cash and cash equivalents		4,068,346	722,774
		<u>8,170,423</u>	<u>5,097,698</u>
Cash at bank and on hand			
Comprises:			
- Unrestricted cash		1,015,638	2,350,071
The following restrictions have been imposed by regulations or other externally imposed requirements:			
- Restricted cash			
Unspent grants/contributions	27	958,802	336,489
Bonds and retentions funds	13	1,874,670	0
Unspent loans	15(d)	0	386,285
		<u>2,833,472</u>	<u>722,774</u>
Total cash at bank and on hand		<u>3,849,110</u>	<u>3,072,845</u>
Term deposits			
Comprises:			
- Unrestricted term deposits		3,086,439	2,024,853
The following restrictions have been imposed by regulations or other externally imposed requirements:			
- Restricted term deposits			
Reserves cash backed - North Street Reserve	4	760,606	0
Reserves cash backed - Service Reserve	4	67,324	0
Reserves cash backed - Building Replacement Reserve	4	406,944	0
		<u>1,234,874</u>	<u>0</u>
Total Term deposits		<u>4,321,313</u>	<u>2,024,853</u>

SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash

Cash and cash equivalents (Continued)

and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

4. RESERVES - CASH BACKED

	2019 Actual Opening Balance	2019 Actual Transfer to	2019 Actual Transfer (from)	2019 Actual Closing Balance	2019 Budget Opening Balance	2019 Budget Transfer to	2019 Budget Transfer (from)	2019 Budget Closing Balance	2018 Actual Opening Balance	2018 Actual Transfer to	2018 Actual Transfer (from)	2018 Actual Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Reserves cash backed - Plant Replacement Reserve	0	34,000	0	34,000	0	0	0	0	150,197	3,140	(153,337)	0
Reserves cash backed - City Development Reserve	456,580	50,488	(140,000)	367,068	455,970	51,399	(300,000)	207,369	544,970	11,610	(100,000)	456,580
Reserves cash backed - North Street Reserve*	765,464	20,142	(25,000)	760,607	649,233	16,231	(425,000)	240,464	747,734	17,730	0	765,464
Reserves cash backed - Welfare Reserve	479,887	10,022	(5,000)	484,909	475,554	11,889	(43,000)	444,443	485,555	15,360	(21,028)	479,887
Reserves cash backed - Service Reserve*	202,591	4,977	0	207,567	205,660	5,142	0	210,802	1,107,960	24,631	(930,000)	202,591
Reserves cash backed - Insurance Reserve	62,547	1,552	0	64,099	62,766	1,569	0	64,335	61,266	1,281	0	62,547
Reserves cash backed - Waste Management Reserve	842,548	120,135	0	962,682	844,547	121,114	0	965,661	580,548	262,000	0	842,548
Reserves cash backed - Building Replacement Reserve*	689,120	103,937	(75,000)	718,057	475,636	97,891	(75,000)	498,527	527,137	161,983	0	689,120
Reserves cash backed - Swanbourne Development Reserve	129,140	2,868	0	132,008	129,441	3,236	0	132,677	126,241	2,899	0	129,140
Reserves cash backed - Public Art Reserve	126,894	83,972	0	210,866	127,111	83,178	0	210,289	85,012	41,882	0	126,894
Reserves cash backed - Business System Reserve	102,229	193,195	0	295,424	106,313	52,658	(50,000)	108,971	100,013	2,216	0	102,229
Reserves cash backed - All Abilities Play Space	94,900	98,362	0	193,262	94,900	98,373	(60,000)	133,273	0	94,900	0	94,900
Reserves cash backed - Underground Power Projects	485,450	12,085	(127,369)	370,166	485,450	565,136	(692,505)	358,081	0	485,450	0	485,450
Reserves cash backed - Major Projects	1,600,000	39,655	(345,000)	1,294,654	1,600,000	3,359,000	(1,600,000)	3,359,000	0	1,600,000	0	1,600,000
	6,037,350	775,390	(717,369)	6,095,369	5,712,581	4,466,816	(3,245,505)	6,933,892	4,516,631	2,725,083	(1,204,364)	6,037,350

All of the reserve accounts are supported by money held in financial institutions and match the amount shown as:

	2019 Actual \$	2018 Actual \$
Restricted Term deposit (Note 3)	1,234,874	0
Financial assets at amortised cost (Note 8(a))	4,860,495	6,037,348
	6,095,369	6,037,348

* These reserves comprise of Restricted Term deposits and Financial assets at amortised cost - term deposits, as follows:

Reserves cash backed - North Street Reserve	760,607	765,464
Comprises:		
- Term deposits (Note 3)	760,606	0
- Financial assets at amortised cost (Note 8(d))	0	765,464
Reserves cash backed - Service Reserve	207,567	202,591
Comprises:		
- Term deposits (Note 3)	67,324	0
- Financial assets at amortised cost (Note 8(d))	140,243	202,591
Reserves cash backed - Building Replacement Reserve	718,057	689,120
Comprises:		
- Term deposits (Note 3)	406,944	0
- Financial assets at amortised cost (Note 8(d))	311,113	689,120

4. RESERVES - CASH BACKED (continued)

In accordance with Council resolutions in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

Name of Reserve	Anticipated date of use	Purpose of the reserve
Reserves cash backed - Plant Replacement Reserve	On-going	To fund replacement of plant and equipment so that the cost is spread over to a number of years.
Reserves cash backed - City Development Reserve	On-going	To fund improvement and purchase of property, plant and equipment.
Reserves cash backed - North Street Reserve	On-going	To fund operational and capital costs of community and recreational facilities at Mt Claremont and Swanbourne, and infrastructure generally.
Reserves cash backed - Welfare Reserve	On-going	To fund the operational and capital costs to welfare services.
Reserves cash backed - Service Reserve	On-going	To fund purchase of property, purchase of land and for parking areas, expense of streets depots, town planning schemes, valuation and legal cost, items of works of an urgent nature such as drainage.
Reserves cash backed - Insurance Reserve	On-going	To fund any excess that may arise from having a performance based workers compensation premium.
Reserves cash backed - Waste Management Reserve	On-going	To fund replacement of rubbish bin stock so that the cost is spread over number of years.
Reserves cash backed - Building Replacement Reserve	On-going	To fund the upgrade and/or replacement of council buildings.
Reserves cash backed - Swanbourne Development Reserve	On-going	To fund capital works in the Swanbourne area associated with the Swanbourne Masterplan. Set-up in with proceeds of the insurance claim arising from the fire of council property in Swanbourne.
Reserves cash backed - Public Art Reserve	On-going	To fund works of art in the City of Nedlands.
Reserves cash backed - Business System Reserve	On-going	To fund council's business system.
Reserves cash backed - All Abilities Play Space	On-going	To fund the annual operating and maintenance cost of the All Abilities Play Space
Reserves cash backed - Underground Power Projects	On-going	To fund Underground Power Projects
Reserves cash backed - Major Projects	On-going	To fund capital works from proceeds from sale of major assets

5. TRADE RECEIVABLES

Current

Rates receivable	
Sundry receivables	
GST receivable	
Allowance for impairment of receivables	
Service charges receivable	

Non-current

Pensioner's rates and ESL deferred	
Service charges receivable	

The following movements in impairment of receivables occurred during the year:

Carrying amount at 1 July

Additional impairment

Carrying amount at 30 June

	2019	2018
	\$	\$
	440,333	351,530
	1,319,546	396,582
	539,456	256,674
	(9,282)	(5,186)
	138,454	0
	2,428,507	999,600
	491,436	447,722
	735,800	0
	1,227,236	447,722
	(5,186)	(1,170)
	(4,096)	(4,016)
	(9,282)	(5,186)

SIGNIFICANT ACCOUNTING POLICIES

Trade and other receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectible amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Impairment and risk exposure

Information about the impairment of trade receivables and their exposure to credit risk and interest rate risk can be found in Note 30.

Previous accounting policy: Impairment of trade receivables

In the prior year, the impairment of trade receivables was assessed based on the incurred loss model. Individual receivables which were known to be uncollectible were written off by reducing the carrying amount directly. The

Previous accounting policy: Impairment of trade receivables (continued)

other receivables were assessed collectively to determine whether there was objective evidence that an impairment had been incurred but not yet identified. For these receivables the estimated impairment losses were recognised in a separate provision for impairment.

Classification and subsequent measurement

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Trade receivables are held with the objective to collect the contractual cashflows and therefore measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the carrying value and fair value is considered immaterial.

6. INVENTORIES

	2019	2018
	\$	\$
Current		
Fuel & Oil	15,727	31,936
	15,727	31,936
Carrying amount at 1 July	31,936	14,231
Inventories expensed during the year	(189,170)	(154,858)
Additions to inventory	172,961	172,563
Carrying amount at 30 June	15,727	31,936

The following movements in inventories occurred during the year:

SIGNIFICANT ACCOUNTING POLICIES

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

7. OTHER ASSETS

	2019	2018
	\$	\$
Other assets		
Prepayments	170,830	186,333
	170,830	186,333

SIGNIFICANT ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

8. OTHER FINANCIAL ASSETS

	2019	2018
	\$	\$
(a) Current assets		
Other financial assets at amortised cost (Note 8(d))	4,860,495	6,037,348
Other loans and receivables (Note 8(c))	13,630	13,219
	<u>4,874,125</u>	<u>6,050,567</u>
Other financial assets at amortised cost		
- Financial assets at amortised cost - term deposits	4,860,495	6,037,348
	<u>4,860,495</u>	<u>6,037,348</u>
(b) Non-current assets		
Financial assets at fair value through profit and loss	140,137	123,734
Other loans and receivables (Note 8(c))	78,815	92,445
	<u>218,952</u>	<u>216,179</u>
Financial assets at fair value through profit and loss		
- <i>Unlisted equity investments</i>		
Financial assets at fair value through profit and loss - Interest in Local Government House Trust	140,137	123,734
	<u>140,137</u>	<u>123,734</u>
During the year, the following gains/(losses) were recognised in profit and loss	16,403	(11,942)
	<u>16,403</u>	<u>(11,942)</u>

This represents the equity the City of Nedlands has in the Local Government House Trust as a consequence of a contribution towards the cost of purchasing Local Government House. The total contribution by all Councils towards the cost of the WALGA building was \$582,000 of which the City of Nedlands contributed \$8,000. There are 620 units in the Local Government House Trust, 8 of which are held by the City of Nedlands.

(c) Financial assets previously classified as loans and receivables

- Current Loans receivable - clubs/institutions - self-supporting loan	13,630	13,219
- Non-current Loans receivable - clubs/institutions - self-supporting loan	78,815	92,445
	<u>92,445</u>	<u>105,664</u>

Loans receivable from clubs/institutions have the same terms and conditions as the related borrowing disclosed in Note 15(b) as self supporting loans.

8. OTHER FINANCIAL ASSETS (continued)

(d) The following restrictions over other financial assets have been imposed by regulations or other externally imposed requirements:

	NOTE	2019 \$	2018 \$
Reserve accounts			
Reserves cash backed - Plant Replacement Reserve	4	34,000	0
Reserves cash backed - City Development Reserve	4	367,068	456,580
Reserves cash backed - North Street Reserve	4	0	765,464
Reserves cash backed - Welfare Reserve	4	484,909	479,886
Reserves cash backed - Service Reserve	4	140,243	202,591
Reserves cash backed - Insurance Reserve	4	64,099	62,547
Reserves cash backed - Waste Management Reserve	4	962,682	842,548
Reserves cash backed - Building Replacement Reserve	4	311,113	689,120
Reserves cash backed - Swanbourne Development Reserve	4	132,008	129,140
Reserves cash backed - Public Art Reserve	4	210,866	126,893
Reserves cash backed - Business System Reserve	4	295,424	102,229
Reserves cash backed - All Abilities Play Space	4	193,262	94,900
Reserves cash backed - Underground Power Projects	4	370,166	485,450
Reserves cash backed - Major Projects	4	1,294,654	1,600,000
	8(a)	4,860,495	6,037,348

SIGNIFICANT ACCOUNTING POLICIES

Other financial assets at amortised cost

The City classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at fair value through profit and loss

The City classifies the following financial assets at fair value through profit and loss:

- debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- equity investments which the City has not elected to recognise fair value gains and losses through other comprehensive income.

Impairment and risk

Information regarding impairment and exposure to risk can be found at Note 30.

SIGNIFICANT ACCOUNTING POLICIES (Continued)

Previous accounting policy: available for sale financial assets

Available-for-sale financial assets were non-derivative financial assets that were either not suitable to be classified as other categories of financial assets due to their nature, or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

Previous accounting policy: Loans and receivables

Non-derivative financial assets with fixed or determinable payments that were not quoted in an active market and are solely payments of principal and interest were classified as loans and receivables and are subsequently measured at amortised cost, using the effective interest rate method.

Refer to Note 33 for explanations regarding the change in accounting policy and reclassification of available for sale financial assets to financial assets at fair value through profit and loss.

9 (a) PROPERTY, PLANT AND EQUIPMENT

	2019	2018
	\$	\$
Land and buildings		
Land - freehold land at:		
- Independent valuation 2017	137,993,000	137,993,000
Land - vested in and under the control of Council at:		
- Independent valuation 2017	167,231,000	167,231,000
Total land	305,224,000	305,224,000
Buildings - non-specialised at:		
- Independent valuation 2017	1,330,000	1,330,000
- Additions after valuation - cost	21,211	0
Less: accumulated depreciation	(95,131)	(47,696)
	1,256,080	1,282,304
Buildings - specialised at:		
- Independent valuation 2017	51,995,080	51,995,080
- Additions after valuation - cost	1,880,657	520,001
Less: accumulated depreciation	(17,662,087)	(16,879,542)
	36,213,651	35,635,539
Total buildings	37,469,731	36,917,843
Total land and buildings	342,693,731	342,141,843
Furniture and equipment at:		
- Management valuation 2016	2,404,597	5,186,217
- Additions after valuation - cost	445,080	215,386
Less: accumulated depreciation	(2,093,414)	(4,745,715)
	756,263	655,888
Plant and equipment at:		
- Management valuation 2016	5,659,502	7,570,025
- Additions after valuation - cost	764,575	316,310
Less: accumulated depreciation	(3,889,353)	(4,976,025)
	2,534,724	2,910,310
Total property, plant and equipment	345,984,718	345,708,041

9. PROPERTY, PLANT AND EQUIPMENT

(b) Movements in Carrying Amounts

Movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the previous financial year and current financial year.

	Land - freehold land	Land - vested in and under the control of Council	Total land	Buildings - non- specialised	Buildings - specialised	Total buildings	Total land and buildings	Furniture and equipment	Plant and equipment	Total property, plant and equipment
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance at 1 July 2017	139,147,000	167,231,000	306,378,000	1,330,000	35,894,620	37,224,620	343,602,620	774,597	3,045,552	347,422,769
Additions	0	0	0	0	520,001	520,001	520,001	130,296	901,349	1,551,646
Disposals	(1,154,000)	0	(1,154,000)	0	0	0	(1,154,000)	(14,617)	(443,633)	(1,612,250)
Depreciation (expense)	0	0	0	(47,696)	(779,082)	(826,778)	(826,778)	(234,388)	(592,958)	(1,654,124)
Carrying amount at 30 June 2018	137,993,000	167,231,000	305,224,000	1,282,304	35,635,539	36,917,843	342,141,843	655,888	2,910,310	345,708,041
Additions	0	0	0	21,211	1,360,656	1,381,868	1,381,868	229,695	448,265	2,059,828
Disposals (Note 11(a))	0	0	0	0	0	0	0	(4,031)	(332,665)	(336,696)
Depreciation (expense)	0	0	0	(47,435)	(782,545)	(829,980)	(829,980)	(125,288)	(491,186)	(1,446,454)
Carrying amount at 30 June 2019	137,993,000	167,231,000	305,224,000	1,256,080	36,213,651	37,469,731	342,693,731	756,263	2,534,724	345,984,718

9. PROPERTY, PLANT AND EQUIPMENT (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Date of Last Valuation	Inputs Used
Land and buildings				
Land - freehold land	Level 2	Market Approach	30 June 2017	Sales evidence of similar assets
Land - freehold (unique)	Level 3	Cost Approach	30 June 2017	Estimates of replacement cost, residual value, useful life, pattern of consumption and asset condition and relationship to the assessed level of remaining service potential of the depreciable amount.
Land - vested in and under the control of Council	Level 3	Cost Approach	30 June 2017	Estimates of replacement cost, residual value, useful life, pattern of consumption and asset condition and relationship to the assessed level of remaining service potential of the depreciable amount.
Buildings - non-specialised	Level 2	Market Approach	30 June 2017	Sales evidence of similar assets
Buildings - specialised	Level 3	Cost Approach	30 June 2017	Estimates of replacement cost, residual value, useful life, pattern of consumption and asset condition and relationship to the assessed level of remaining service potential of the depreciable amount.
Furniture and equipment	Level 2	Market Approach	30 June 2016	Make, size, year of manufacture and condition
Plant and equipment	Level 2	Market Approach	30 June 2016	Make, size, year of manufacture and condition

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs.

10 (a) INFRASTRUCTURE

	2019	2018
	\$	\$
Infrastructure - Roads		
- Independent valuation 2018	74,821,487	74,821,486
- Additions after valuation - cost	3,859,227	0
Less: accumulated depreciation	<u>(32,183,155)</u>	<u>(31,151,711)</u>
	46,497,559	43,669,775
Infrastructure - Drainage		
- Independent valuation 2018	27,404,144	27,404,144
- Additions after valuation - cost	342,898	0
Less: accumulated depreciation	<u>(14,329,548)</u>	<u>(13,946,627)</u>
	13,417,494	13,457,517
Infrastructure - Footpath		
- Independent valuation 2018	19,435,555	19,435,555
- Additions after valuation - cost	963,927	0
Less: accumulated depreciation	<u>(8,607,965)</u>	<u>(8,227,649)</u>
	11,791,517	11,207,906
Infrastructure - Parks, Gardens and Reserves		
- Independent valuation 2018	18,483,191	18,483,191
- Additions after valuation - cost	2,262,379	0
Less: accumulated depreciation	<u>(7,042,762)</u>	<u>(6,441,524)</u>
	13,702,808	12,041,667
Infrastructure - Street Furniture		
- Independent valuation 2018	3,374,189	3,374,189
- Additions after valuation - cost	190,815	0
Less: accumulated depreciation	<u>(1,336,334)</u>	<u>(1,179,371)</u>
	2,228,670	2,194,818
Total infrastructure	<u>87,638,048</u>	<u>82,571,683</u>

10. INFRASTRUCTURE

(b) Movements in Carrying Amounts

Movement in the carrying amounts of each class of infrastructure between the beginning and the end of the previous financial year and current financial year.

	Infrastructure - Roads	Other infrastructure - Drainage	Other infrastructure - Footpath	Other infrastructure - Parks, Garden and Reserves	Other infrastructure - Street Furniture	Total Infrastructure
	\$	\$	\$	\$	\$	\$
Balance at 1 July 2017	79,887,259	23,799,477	16,765,260	11,727,384	1,196,897	133,376,277
Additions	3,290,581	152,484	2,113,179	3,393,884	261,997	9,212,125
Revaluation increments / (decrements) transferred to revaluation surplus	(36,568,880)	(10,193,661)	(7,463,016)	(1,020,300)	795,524	(54,450,333)
Revaluation (loss) / reversals transferred to profit or loss	0	0	0	(1,232,307)	0	(1,232,307)
Depreciation (expense)	(2,939,185)	(300,783)	(207,517)	(826,994)	(59,600)	(4,334,079)
Carrying amount at 30 June 2018	43,669,775	13,457,517	11,207,906	12,041,667	2,194,818	82,571,683
Additions	3,859,227	342,898	963,927	2,262,379	190,815	7,619,246
Depreciation (expense)	(1,031,443)	(382,921)	(380,316)	(601,238)	(156,963)	(2,552,881)
Carrying amount at 30 June 2019	46,497,559	13,417,494	11,791,517	13,702,808	2,228,670	87,638,048

10. INFRASTRUCTURE (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Date of Last Valuation	Inputs Used
Infrastructure - Roads	Level 3	Cost Approach	01 June 2018	Estimates of replacement cost, residual value, useful life, pattern of consumption and asset condition and relationship to the assessed level of remaining service potential of the depreciable amount.
Other infrastructure - Drainage	Level 3	Cost Approach	01 June 2018	Estimates of replacement cost, residual value, useful life, pattern of consumption and asset condition and relationship to the assessed level of remaining service potential of the depreciable amount.
Other infrastructure - Footpath	Level 3	Cost Approach	01 June 2018	Estimates of replacement cost, residual value, useful life, pattern of consumption and asset condition and relationship to the assessed level of remaining service potential of the depreciable amount.
Other infrastructure - Parks, Garden and Reserves	Level 3	Cost Approach	01 June 2018	Estimates of replacement cost, residual value, useful life, pattern of consumption and asset condition and relationship to the assessed level of remaining service potential of the depreciable amount.
Other infrastructure - Street Furniture	Level 3	Cost Approach	01 June 2018	Estimates of replacement cost, residual value, useful life, pattern of consumption and asset condition and relationship to the assessed level of remaining service potential of the depreciable amount.

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

11. PROPERTY, PLANT AND EQUIPMENT (INCLUDING INFRASTRUCTURE)

SIGNIFICANT ACCOUNTING POLICIES

Fixed assets

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Change in accounting policy - asset capitalisation threshold

In accordance with the amendment to *Local Government (Financial Management) Regulation 1996*, the City is required to capitalise assets in excess of \$5,000 only. The City made a retrospective assessment in respect of previously capitalised assets costing less than \$5,000 at the date of acquisition. Based on the assessment performed, the City recognised a loss on disposal of assets with a total written down value of \$4,031. This was reflected in the Statement of Comprehensive Income for the year given that the amount was considered immaterial to restate the retained surplus as at 1 July 2018.

Initial recognition and measurement between mandatory revaluation dates

All assets are initially recognised at cost where the fair value of the asset at date of acquisition is equal to or above \$5,000. All assets are subsequently revalued in accordance with the mandatory measurement framework.

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Individual assets acquired between initial recognition and the next revaluation of the asset class in accordance with the mandatory measurement framework, are recognised at cost and disclosed as being at fair value as management believes cost approximates fair value. They are subject to subsequent revaluation at the next anniversary date in accordance with the mandatory measurement framework.

Revaluation

The fair value of fixed assets is determined at least every three years and no more than five years in accordance with the regulatory framework. At the end of each period the valuation is reviewed and where appropriate the fair value is updated to reflect current market conditions. This process is considered to be in accordance with *Local Government (Financial Management) Regulation 17A (2)* which requires property, plant and equipment to be shown at fair value.

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus; the City was required to include as an asset are recognised in profit or loss.

AUSTRALIAN ACCOUNTING STANDARDS - INCONSISTENCY

Land under control

In accordance with *Local Government (Financial Management) Regulation 16(a)(ii)*, the City was required to include as an asset (by 30 June 2013), Crown Land operated by the local government as a golf course, showground, racecourse or other sporting or recreational facility of State or Regional significance.

Upon initial recognition, these assets were recorded at cost in accordance with AASB 116. They were then classified as Land and revalued along with other land in accordance with the other policies detailed in this Note.

Land under roads

In Western Australia, all land under roads is Crown Land, the responsibility for managing which, is vested in the local government.

Effective as at 1 July 2008, Council elected not to recognise any value for land under roads acquired on or before 30 June 2008. This accords with the treatment available in *Australian Accounting Standard AASB 1051 Land Under Roads* and the fact *Local Government (Financial Management) Regulation 16(a)(i)* prohibits local governments from recognising such land as an asset.

In respect of land under roads acquired on or after 1 July 2008, as detailed above, *Local Government (Financial Management) Regulation 16(a)(i)* prohibits local governments from recognising such land as an asset.

Whilst such treatment is inconsistent with the requirements of AASB 1051, *Local Government (Financial Management) Regulation 4(2)* provides, in the event of such an inconsistency, the *Local Government (Financial Management) Regulations* prevail.

Consequently, any land under roads acquired on or after 1 July 2008 is not included as an asset of the City.

11. PROPERTY, PLANT AND EQUIPMENT (INCLUDING INFRASTRUCTURE) (Continued)

(a) Disposals of Assets

	2019 Actual Net Book Value	2019 Actual Sale Proceeds	2019 Actual Profit	2019 Actual Loss	2019 Budget Net Book Value	2019 Budget Sale Proceeds	2019 Budget Profit	2019 Budget Loss	2018 Actual Net Book Value	2018 Actual Sale Proceeds	2018 Actual Profit	2018 Actual Loss
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Land - freehold land	0	0	0	0	3,036,000	3,036,000	0	0	1,154,000	1,600,000	446,000	0
Buildings - specialised	0	0	0	0	297,877	303,000	5,123	0	0	0	0	0
Furniture and equipment	4,031	0	0	(4,031)	0	0	0	0	14,617	5,000	0	(9,617)
Plant and equipment	332,665	347,103	57,230	(42,792)	401,732	451,001	83,206	(33,937)	443,633	462,571	49,645	(30,708)
	336,696	347,103	57,230	(46,823)	3,735,609	3,790,001	88,329	(33,937)	1,612,250	2,067,571	495,645	(40,325)

The following assets were disposed of during the year.

	2019 Actual Net Book Value	2019 Actual Sale Proceeds	2019 Actual Profit	2019 Actual Loss
Plant and Equipment				
Other property and services				
Plant and Equipment	152,600	209,830	57,230	0
Plant and Equipment	180,065	137,273	0	(42,792)
	332,665	347,103	57,230	(42,792)
Furniture and equipment				
Other Property and Services				
Furniture and equipment	4,031	0	0	(4,031)
	4,031	0	0	(4,031)
	336,696	347,103	57,230	(46,823)

11. PROPERTY, PLANT AND EQUIPMENT (INCLUDING INFRASTRUCTURE) (Continued)

(b) Depreciation

	2019 Actual	2019 Budget	2018 Actual
	\$	\$	\$
Buildings - non-specialised	47,435	95,300	47,696
Buildings - specialised	782,545	734,600	779,082
Furniture and equipment	125,288	289,300	234,388
Plant and equipment	491,186	680,700	592,958
Infrastructure - Roads	1,031,443	3,194,200	2,939,185
Other infrastructure - Drainage	382,921	308,400	300,783
Other infrastructure - Footpath	380,316	215,900	207,517
Other infrastructure - Parks, Garden and Reserves	601,238	1,130,600	826,994
Other infrastructure - Street Furniture	156,963	42,600	59,600
	3,999,335	6,691,600	5,988,203

SIGNIFICANT ACCOUNTING POLICIES

Depreciation

The depreciable amount of all fixed assets including buildings but excluding freehold land and vested land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

When an item of property, plant and equipment is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

(a) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset. For example, the gross carrying amount may be restated by reference to observable market data or it may be restated proportionately to the change in the carrying amount. The accumulated depreciation at the date of the revaluation is adjusted to equal the difference between the gross carrying amount and the carrying amount of the asset after taking into account accumulated impairment losses; or

(b) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Depreciation rates

Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Buildings	
- Structure	3 to 47 yrs
- Fit-outs	1 to 9 yrs
- Mechanical	2 to 14 yrs
- Roof Cladding	3 to 47 yrs
Furniture and equipment	4 to 10 yrs
Plant and equipment	5 to 15 yrs
Roads	
- Pavement	20 to 210 yrs
- Sub Grade	Not depreciated
- Top Surface	35 to 50 yrs
Footpaths	25 to 50 yrs
Stormwater	
- Pipes	60 to 80 yrs
- Pits	60 to 80 yrs
- Plant	30 to 80 yrs
Transport	
- Bus Shelters	30 yrs
- Roundabouts	20 to 80 yrs
- Street Lights	10 to 50 yrs
Parks	10 to 100 yrs
Parks Reticulation	25 to 50 yrs

12. REVALUATION SURPLUS

	2019 Opening Balance	2019 Revaluation Increment	2019 Revaluation (Decrement)	Total Movement on Revaluation	2019 Closing Balance
	\$	\$	\$	\$	\$
Revaluation surplus - Land - freehold land	121,100,418	0	0	0	121,100,418
Revaluation surplus - Land - vested in and under the control of Council	167,231,000	0	0	0	167,231,000
Revaluation surplus - Buildings - non-specialised	140,384	0	0	0	140,384
Revaluation surplus - Buildings - specialised	23,004,320	0	0	0	23,004,320
Revaluation surplus - Plant and equipment	732,800	0	0	0	732,800
Revaluation surplus - Infrastructure - Roads	28,141,668	0	0	0	28,141,668
Revaluation surplus - Other infrastructure - Drainage	8,401,646	0	0	0	8,401,646
Revaluation surplus - Other infrastructure - Footpath	3,998,893	0	0	0	3,998,893
Revaluation surplus - Other infrastructure - Parks, Garden and Reserves	0	0	0	0	0
Revaluation surplus - Other infrastructure - Street Furniture	795,524	0	0	0	795,524
	353,546,653	0	0	0	353,546,653

	2018 Opening Balance	2018 Revaluation Increment	2018 Revaluation (Decrement)	Total Movement on Revaluation	2018 Closing Balance
	\$	\$	\$	\$	\$
Revaluation surplus - Land - freehold land	121,100,418	0	0	0	121,100,418
Revaluation surplus - Land - vested in and under the control of Council	167,231,000	0	0	0	167,231,000
Revaluation surplus - Buildings - non-specialised	140,384	0	0	0	140,384
Revaluation surplus - Buildings - specialised	23,004,320	0	0	0	23,004,320
Revaluation surplus - Plant and equipment	732,800	0	0	0	732,800
Revaluation surplus - Infrastructure - Roads	64,710,548	0	(36,568,880)	(36,568,880)	28,141,668
Revaluation surplus - Other infrastructure - Drainage	18,595,307	0	(10,193,661)	(10,193,661)	8,401,646
Revaluation surplus - Other infrastructure - Footpath	11,461,909	0	(7,463,016)	(7,463,016)	3,998,893
Revaluation surplus - Other infrastructure - Parks, Garden and Reserves	1,020,300	0	(1,020,300)	(1,020,300)	0
Revaluation surplus - Other infrastructure - Street Furniture	0	795,524	0	795,524	795,524
	407,996,986	795,524	(55,245,857)	(54,450,333)	353,546,653

Movements on revaluation of property, plant and equipment (including infrastructure) are not able to be reliably attributed to a program as the assets were revalued by class as provided for by AASB 116 Aus 40.1.

13. TRADE AND OTHER PAYABLES

Current

Sundry creditors	2,286,980
Service charge refund	234,603
Accrued salaries and wages	341,845
Accrued interest on borrowings	44,164
Bonds and retentions funds (2019 - Note 3, 2018 - Note 31)	1,874,670

Non-current

Service charge refund	54,001
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2019	2018
\$	\$
2,286,980	1,766,802
234,603	0
341,845	276,846
44,164	42,872
1,874,670	0
4,782,262	2,086,520
54,001	0
54,001	0

SIGNIFICANT ACCOUNTING POLICIES

Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect

Trade and other payables (Continued)

of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

14. SHORT-TERM BORROWINGS

Unsecured

Short term borrowings	0
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Particulars/Purpose

Underground Power Project

2019	2018
\$	\$
0	1,652,524

15. INFORMATION ON BORROWINGS

(a) Borrowings

	2019	2018
	\$	\$
Current	1,693,964	1,597,168
Non-current	5,861,752	6,748,982
	7,555,716	8,346,150

(b) Repayments - Borrowings

Particulars	Loan Number	Institution	Interest Rate	30 June 2019	30 June 2019	30 June 2019	30 June 2019
				Actual Principal	Actual New Loans	Actual Principal repayments	Actual Interest repayments
				1 July 2018			
				\$	\$	\$	\$
Community amenities							
Waste Bins	178	WATC	6.01%	48,688	0	48,688	409
Underground Power Project	187	WATC	2.64%	3,081,977	0	617,218	73,959
Underground Power Project	188	WATC	3.07%	0	645,499	0	12,487
Underground Power Project	189	WATC	3.07%	0	94,279	0	1,824
Underground Power Project	190	WATC	3.07%	0	66,956	0	1,295
Recreation and culture							
Buildings & Infrastructures	181	WATC	5.91%	727,240	0	228,339	36,294
Buildings & Infrastructures	182	WATC	4.67%	888,398	0	239,274	36,853
Buildings & Infrastructures	183	WATC	2.80%	1,187,478	0	155,871	30,713
Buildings & Infrastructures	184	WATC	3.12%	1,047,100	0	125,920	30,418
Buildings & Infrastructures	185	WATC	3.12%	495,569	0	59,595	14,396
Buildings & Infrastructures	186	WATC	3.07%	105,664	0	13,219	3,066
Buildings & Infrastructures	191	WATC		0	0	0	0
Transport							
Road Infrastructures	179	WATC	6.04%	764,036	0	109,044	42,868
Road Infrastructures	191	WATC		0	0	0	0
				8,240,486	806,734	1,583,949	281,516
Self Supporting Loans							
Recreation and culture							
Buildings & Infrastructures	186	WATC	3.07%	105,664	0	13,219	3,066
				105,664	0	13,219	3,066
				8,346,150	806,734	1,597,168	284,582

Self supporting loan is financed by payments from third parties. Waste Bins # 178 is financed by community amenities revenue. All other loan repayments are financed by general purpose revenue.

15. INFORMATION ON BORROWINGS (continued)

(b) Repayments - Borrowings (Continued)

Particulars	Loan Number	Institution	Interest Rate	Budget	30 June 2019	30 June 2019	30 June 2019	30 June 2019
				Principal 1 July 2018	Budget New Loans	Budget Principal repayments	Budget Interest repayments	Budget Principal outstanding
				\$	\$	\$	\$	\$
Community amenities								
Waste Bins	178	WATC	6.01%	48,688	0	48,688	1,100	0
Underground Power Project	187	WATC	2.64%	3,081,977	0	617,218	75,287	2,464,759
Underground Power Project	188	WATC	3.07%	0	2,043,957	126,690	60,060	1,917,267
Underground Power Project	189	WATC	3.07%	0	191,550	11,873	5,628	179,677
Underground Power Project	190	WATC	3.07%	0	232,502	14,411	6,832	218,091
Recreation and culture								
Buildings & Infrastructures	181	WATC	5.91%	727,240	0	228,339	37,987	498,901
Buildings & Infrastructures	182	WATC	4.67%	888,399	0	239,274	37,338	649,125
Buildings & Infrastructures	183	WATC	2.80%	1,187,478	0	155,871	31,396	1,031,607
Buildings & Infrastructures	184	WATC	3.12%	1,047,101	0	125,920	31,206	921,181
Buildings & Infrastructures	185	WATC	3.12%	495,569	0	59,595	14,769	435,974
Buildings & Infrastructures	191	WATC		0	500,000	0	1,750	500,000
Transport								
Road Infrastructures	179	WATC	6.04%	764,036	0	109,044	43,709	654,992
Road Infrastructures	191	WATC		0	500,000	0	1,750	500,000
				8,240,488	3,468,009	1,736,923	348,812	9,971,574
Self Supporting Loans								
Recreation and culture								
Buildings & Infrastructures	186	WATC	3.07%	105,664	0	13,219	3,093	92,445
				105,664	0	13,219	3,093	92,445
				8,346,152	3,468,009	1,750,142	351,905	10,064,019

Particulars	Loan Number	Institution	Interest Rate	Actual	30 June 2018	30 June 2018	30 June 2018	30 June 2018
				Principal 1 July 2017	Actual New Loans	Actual Principal repayments	Actual Interest repayments	Actual Principal outstanding
				\$	\$	\$	\$	\$
Community amenities								
Waste Bins	178	WATC	6.01%	141,813	0	93,125	5,128	48,688
Underground Power Project	187	WATC	2.64%	0	3,233,761	151,784	27,976	3,081,977
Underground Power Project	188	WATC	3.07%	0	0	0	0	0
Underground Power Project	189	WATC	3.07%	0	0	0	0	0
Underground Power Project	190	WATC	3.07%	0	0	0	0	0
Recreation and culture								
Buildings & Infrastructures	181	WATC	5.91%	942,568	0	215,328	49,401	727,240
Buildings & Infrastructures	182	WATC	4.67%	1,116,817	0	228,419	47,730	888,398
Buildings & Infrastructures	183	WATC	2.80%	1,339,090	0	151,612	34,991	1,187,478
Buildings & Infrastructures	184	WATC	3.12%	1,169,167	0	122,067	34,295	1,047,100
Buildings & Infrastructures	185	WATC	3.12%	553,340	0	57,771	16,231	495,569
Buildings & Infrastructures	186	WATC	3.07%	118,485	0	12,821	3,465	105,664
Buildings & Infrastructures	191	WATC		0	0	0	0	0
Transport								
Road Infrastructures	179	WATC	6.04%	866,735	0	102,699	49,261	764,036
Road Infrastructures	191	WATC		0	0	0	0	0
				6,129,530	3,233,761	1,122,805	265,014	8,240,486
Self Supporting Loans								
Recreation and culture								
Buildings & Infrastructures	186	WATC	3.07%	118,485	0	12,821	3,465	105,664
				118,485	0	12,821	3,465	105,664
				6,248,015	3,233,761	1,135,626	268,479	8,346,150

15. INFORMATION ON BORROWINGS (Continued)

(c) New Borrowings - 2018/19

Particulars/Purpose	Loan Number	Institution	Loan Type	Term Years	Interest Rate	Amount Borrowed		Amount (Used)		Total Interest & Charges	Actual Balance Unspent
						2019 Actual	2019 Budget	2019 Actual	2019 Budget		
					%	\$	\$	\$	\$	\$	\$
Community amenities											
Underground Power Project	188	WATC	Fixed Term	9	3.07%	645,499	2,043,957	645,499	2,043,957	12,487	0
Underground Power Project	189	WATC	Fixed Term	9	3.07%	94,279	191,550	94,279	191,550	1,824	0
Underground Power Project	190	WATC	Fixed Term	9	3.07%	66,956	232,502	66,956	232,502	1,295	0
Recreation and culture											
Buildings & Infrastructures	191	WATC	Fixed Term	10		0	500,000	0	500,000	0	0
Transport											
Road Infrastructures	191	WATC	Fixed Term	10		0	500,000	0	500,000	0	0
						806,734	3,468,009	806,734	3,468,009	15,606	0

(d) Unspent Borrowings

Particulars	Date Borrowed	Unspent Balance 1 July 2018	Borrowed During Year	Expended During Year	Unspent Balance 30 June 2019		
						\$	\$
Underground Power Project	187	WATC	06 Mar 18	386,285	0	(386,285)	0
				386,285	0	(386,285)	0

(e) Undrawn Borrowing Facilities

	2019	2018
	\$	\$
Credit Standby Arrangements		
Bank overdraft limit	0	500,000
Bank overdraft at balance date	0	0
Credit card limit	130,000	130,000
Credit card balance at balance date	(725)	(19,987)
Total amount of credit unused	129,275	610,013
Loan facilities		
Loan facilities - current	1,693,964	1,597,168
Loan facilities - non-current	5,861,752	6,748,982
Total facilities in use at balance date	7,555,716	8,346,150

SIGNIFICANT ACCOUNTING POLICIES

Financial liabilities

Financial liabilities are recognised at fair value when the City becomes a party to the contractual provisions to the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and the fair value of the consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Borrowing costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Risk

Information regarding exposure to risk can be found at Note 30.

16. EMPLOYEE RELATED PROVISIONS

Employee Related Provisions

	Provision for Annual Leave	Provision for Long Service Leave	Provision for Employment On-costs	Total
	\$	\$	\$	\$
Opening balance at 1 July 2018				
Current provisions	947,923	884,027	195,341	2,027,291
Non-current provisions	0	298,850	38,768	337,618
	947,923	1,182,877	234,109	2,364,909
Additional provision	1,037,387	417,294	167,288	1,621,970
Amounts used	(931,745)	(216,795)	(89,384)	(1,237,924)
Balance at 30 June 2019	1,053,565	1,383,376	312,014	2,748,955
Comprises				
Current	1,053,565	967,949	253,245	2,274,759
Non-current	0	415,427	58,769	474,196
	1,053,565	1,383,376	312,014	2,748,955

Annual Leave Liabilities

Classified as current as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period.

Assessments indicate that actual settlement of the liabilities is expected to occur as follows:

	2019	2018
	\$	\$
Less than 12 months after the reporting date	811,245	782,414
More than 12 months from reporting date	242,320	165,509
	1,053,565	947,923

Long Service Leave Liabilities

Unconditional long service leave provisions are classified as current liabilities as the City does not have an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period.

Pre-conditional and conditional long service leave provisions are classified as non-current liabilities because the City has an unconditional right to defer settlement of the liability until the employee has completed the requisite years of service.

Assessments indicate that actual settlement of the liabilities is expected to occur as follows:

	2019	2018
	\$	\$
With 12 months of the end of the reporting period	693,133	598,453
More than 12 months after the end of the reporting period	690,243	584,424
	1,383,376	1,182,877

16. EMPLOYEE RELATED PROVISIONS (continued)

Employment On-Cost Provision

The settlement of annual leave and long service leave liabilities give rise to the payment of employment on-costs including workers' compensation insurance. The provision is the present value of expected future payments.

Employment on-costs, including workers' compensation insurance, are not employee benefits and are recognised separately as liabilities and expenses when the employment to which they relate has occurred. Employment on-costs are included as part of 'Employee Costs' in the Statement of Comprehensive Income. The related liability is included in 'Employment On-Costs' provision.

	2019	2018
	\$	\$
Carrying amount at start of period	234,109	245,689
Additional/(reversal of) provisions recognised	77,905	(11,580)
	312,014	234,109

Timing of the payment of current leave liabilities is difficult to determine as it is dependent on future decisions of employees. Expected settlement timings are based on information obtained from employees and historical leave trends and assumes no events will occur to impact on these historical trends.

SIGNIFICANT ACCOUNTING POLICIES

Employee benefits

Short-term employee benefits

Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits

The City's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

Other long-term employee benefits (Continued)

The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Provisions

Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employment On-cost Provision

The settlement of annual leave and long service liabilities give rise to the payment of employment on-cost. The provision is the present value of expected future payments.

Employment on-costs are not employee benefits and are recognised separately as liabilities and expenses when the employment to which they relate has occurred. Employment on-costs are included as part of 'Employee Costs' in the Statement of Comprehensive Income. The related liability is included in 'Employment On-costs' provision.

17. NOTES TO THE STATEMENT OF CASH FLOWS

Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	2019 Actual	2019 Budget	2018 Actual
	\$	\$	\$
Cash and cash equivalents	8,170,423	10,568,262	5,097,698

Reconciliation of Net Cash Provided By Operating Activities to Net Result

Net result	8,727,976	2,663,759	(1,081,559)
Non-cash flows in Net result:			
Depreciation	3,999,335	6,691,600	5,988,203
(Profit)/loss on sale of asset	(10,407)	(54,392)	(455,320)
Provision of impairment of other financial assets	0	0	11,942
Loss on revaluation of fixed assets	0	0	1,232,307
Increase in fair value of financial asset	(16,403)	0	0
Changes in assets and liabilities:			
(Increase)/decrease in receivables	(2,208,421)	16,333	126,130
(Increase)/decrease in other assets	15,503	0	0
(Increase)/decrease in inventories	16,211	0	(17,705)
Increase/(decrease) in payables	2,695,742	214,796	(647,734)
Increase/(decrease) in provisions	438,048	50,000	(112,264)
Grants contributions for the development of assets	(2,386,090)	(3,845,392)	(2,609,259)
Net cash from operating activities	11,271,493	5,736,704	2,434,740

18. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY

	2019	2018
	\$	\$
Governance	309,522,255	309,383,585
Education and welfare	7,861,730	7,882,953
Community amenities	2,084,291	2,114,867
Recreation and culture	35,351,500	34,017,223
Transport	73,935,239	70,530,015
Other property and services	21,884,217	19,203,132
	<u>450,639,231</u>	<u>443,131,775</u>

19. CONTINGENT LIABILITIES

The City of Nedlands is not aware of any legal claims against the City which would require disclosure as contingent liabilities.

20. CAPITAL AND LEASING COMMITMENTS

(a) Capital Expenditure Commitments

Contracted for:

- capital expenditure projects
- plant & equipment purchases

	2019	2018
	\$	\$
	692,158	716,312
	329,657	6,105
	<u>1,021,815</u>	<u>722,417</u>

(b) Operating Lease Commitments

Non-cancellable operating leases contracted for but

Payable:

- not later than one year
- later than one year but not later than five years

	2019	2018
	\$	\$
	69,174	702
	40,352	0
	<u>109,526</u>	<u>702</u>

SIGNIFICANT ACCOUNTING POLICIES

Leases

Leases of fixed assets where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the City, are classified as finance leases.

Finance leases are capitalised recording an asset and a liability at the lower of the fair value of the leased property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Leases (Continued)

Leased assets are depreciated on a straight line basis over the shorter of their estimated useful lives or the lease term.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses on a straight line basis over the lease term.

Lease incentives under operating leases are recognised as a liability and amortised on a straight line basis over the life of the lease term.

21. EMPLOYEE NUMBERS

	2019 Actual	2018 Actual
The number of full-time equivalent employees at 30 June	149.16	146

22. RELATED PARTY TRANSACTIONS

Elected Members Remuneration

The following fees, expenses and allowances were paid to council members, Mayor and deputy Mayor.

	2019 Actual	2019 Budget	2018 Actual
	\$	\$	\$
Meeting Fees	306,838	306,800	300,117
Mayor's allowance	62,725	62,700	62,725
Deputy Mayor's allowance	15,682	15,600	15,682
Telecommunications allowance	45,504	48,300	43,566
	430,749	433,400	422,090

Other Key Management Personnel (KMP) Compensation Disclosure

The total of remuneration of KMP of the City during the year are as follows:

	2019 Actual	2018 Actual
	\$	\$
Short-term employee benefits	2,545,319	2,511,611
Post-employment benefits	256,188	264,813
Other long-term benefits	56,533	55,948
	2,858,040	2,832,372

Short-term employee benefits

These amounts include all salary, fringe benefits and cash bonuses awarded to KMP except for details in respect to fees and benefits paid to elected members which may be found above.

Post-employment benefits

These amounts are the current-year's estimated cost of providing for the City's superannuation contributions made during the year.

Other long-term benefits

These amounts represent long service benefits accruing during the year.

Termination benefits

These amounts represent termination benefits paid to KMP (Note: may or may not be applicable in any given year).

22. RELATED PARTY TRANSACTIONS (Continued)

Transactions with related parties

Transactions between related parties and the City are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guaranties exist in relation to related parties at year end.

The following transactions occurred with related parties:	2019 Actual \$	2018 Actual \$
Sale of goods and services	0	0
Purchase of goods and services	0	0
Amounts outstanding from related parties:		
Trade and other receivables	0	0
Loans to associated entities	0	0
Loans to key management personnel	0	0
Amounts payable to related parties:		
Trade and other payables	0	0
Loans from associated entities	0	0

Related Parties

The City's main related parties are as follows:

i. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any elected member, are considered key management personnel.

ii. Other Related Parties

The associate person of KMP was employed by the City under normal employment terms and conditions.

iii. Entities subject to significant influence by the City

An entity that has the power to participate in the financial and operating policy decisions of an entity, but does not have control over those policies, is an entity which holds significant influence. Significant influence may be gained by share ownership, statute or agreement.

23. JOINT ARRANGEMENTS

The City of Nedlands has no interest in any Joint Ventures.

24. INVESTMENT IN ASSOCIATES

The City of Nedlands has no interest in any Associated Entities.

25. MAJOR LAND TRANSACTIONS

The City of Nedlands did not participate in any major land transactions during the 2018/19 financial year.

26. TRADING UNDERTAKINGS AND MAJOR TRADING UNDERTAKINGS

The City of Nedlands did not participate in any trading undertaking or major trading undertakings during the 2018/19 financial year.

27. CONDITIONS OVER GRANTS/CONTRIBUTIONS

Grant/Contribution	Opening	Received ⁽²⁾	Expended ⁽³⁾	Closing	Received ⁽²⁾	Expended ⁽³⁾	Closing
	Balance ⁽¹⁾			Balance ⁽¹⁾			Balance
	1/07/17	2017/18	2017/18	30/06/18	2018/19	2018/19	30/06/19
	\$	\$	\$	\$	\$	\$	\$
Recreation and culture							
DSR-Kdsports Program	3,801	0	(3,801)	0	0	0	0
HACC Transition Fund	0	25,500	(9,268)	16,232	0	(8,921)	7,311
Transport							
Roads to Recovery Grants	182,000	141,419	(255,228)	68,191	0	(68,191)	0
Safe Active Street	0	0	0	0	720,000	0	720,000
Abedare Road Project	0	0	0	0	30,000	(11,030)	18,970
Other property and services							
Riverwall Project	550,293	0	(298,227)	252,066	0	(39,545)	212,521
Total	736,094	166,919	(566,524)	336,489	750,000	(127,687)	958,802

Notes:

(1) - Grants/contributions recognised as revenue in a previous reporting period which were not expended at the close of the previous reporting period.

(2) - New grants/contributions which were recognised as revenues during the reporting period and which had not yet been fully expended in the manner specified by the contributor.

(3) - Grants/contributions which had been recognised as revenues in a previous reporting period or received in the current reporting period and which were expended in the current reporting period in the manner specified by the contributor.

28. RATING INFORMATION

(a) Rates

RATE TYPE	Rate in \$	Number of Properties	2018/19 Actual Rateable Value \$	2018/19 Actual Rate Revenue \$	2018/19 Actual Interim Rates \$	2018/19 Actual Back Rates \$	2018/19 Actual Total Revenue \$	2018/19 Budget Rate Revenue \$	2018/19 Budget Interim Rate \$	2018/19 Budget Back Rate \$	2018/19 Budget Total Revenue \$	2017/18 Actual Total Revenue \$
Differential general rate / general rate												
Gross rental valuations												
Residential	0.057333	6,538	304,663,720	16,974,130	114,669	4,893	17,093,691	16,943,285	10,000	3,000	16,956,285	16,441,225
Residential Vacant	0.081341	128	6,753,080	533,561	12,867	5,850	552,278	529,444	10,000	3,000	542,444	513,327
Non Residential	0.071220	388	45,432,215	3,143,001	101,139	114,267	3,358,407	3,143,001	2,000	0	3,145,001	3,116,518
Sub-Total		7,054	356,849,015	20,650,692	228,675	125,009	21,004,376	20,615,730	22,000	6,000	20,643,730	20,071,070
Minimum payment												
Gross rental valuations												
Residential	1,484	1,497	32,222,840	2,158,674	(17,466)	(1,286)	2,139,922	2,167,326	0	0	2,167,326	2,110,793
Residential Vacant	1,968	41	767,740	78,392	(5,286)	(1,209)	71,897	72,656	0	0	72,656	95,143
Non Residential	1,957	128	2,286,055	243,328	0	0	243,328	243,328	0	0	243,328	215,203
Sub-Total		1,666	35,276,635	2,480,394	(22,751)	(2,495)	2,455,147	2,483,310	0	0	2,483,310	2,421,139
Discounts/concessions (refer Note 28(d))							0				0	0
Total amount raised from general rate							23,459,523	23,099,040	22,000	6,000	23,127,040	22,492,209

SIGNIFICANT ACCOUNTING POLICIES

Rates

Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

28. RATING INFORMATION (Continued)

(b) Specified Area Rate

No specified area rates were imposed by the City of Nedlands during the year ended 2019.

(c) Service Charges

Service Charges		Amount of Charge	2018/19 Actual Revenue Raised	2018/19 Actual Charges Applied to Costs	2018/19 Actual Charges Set Aside to Reserve	2018/19 Actual Reserve Applied to Costs	2018/19 Budget Revenue	2018/19 Budget Charges Applied to Costs	2018/19 Budget Charges Set Aside to Reserve	2018/19 Budget Reserve Applied to Costs	2017/18 Total Actual Revenue
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Alfred Road/Claremont Triangle UGP	60/1	2,116	38,085	38,085	0	0	11,884	11,884	0	0	0
Alfred Road/Claremont Triangle UGP	60/2	2,626	10,503	10,503	0	0	3,277	3,277	0	0	0
Alfred Road/Claremont Triangle UGP	60/3	2,913	209,755	209,755	0	0	85,453	85,453	0	0	0
Alfred Road/Claremont Triangle UGP	60/4	3,423	20,539	20,539	0	0	10,682	10,682	0	0	0
Alfred Road/Claremont Triangle UGP	60/5	4,443	97,741	97,741	0	0	40,204	40,204	0	0	0
Alfred Road/Claremont Triangle UGP	60/8	345	68,389	68,389	0	0	0	0	0	0	0
Alfred Road/Claremont Triangle UGP	60/9	406	17,598	17,598	0	0	0	0	0	0	0
Alfred Road/Claremont Triangle UGP	60/10	527	31,676	31,676	0	0	0	0	0	0	0
Alderbury Street UGP	61/1	4,533	67,991	67,991	0	0	28,785	28,785	0	0	0
Alderbury Street UGP	61/2	5,109	15,328	15,328	0	0	6,489	6,489	0	0	0
Alderbury Street UGP	61/3	6,263	92,163	92,163	0	0	47,726	47,726	0	0	0
Alderbury Street UGP	61/4	537	27,701	27,701	0	0	0	0	0	0	0
Alderbury Street UGP	61/5	606	5,204	5,204	0	0	0	0	0	0	0
Alderbury Street UGP	61/6	742	44,653	44,653	0	0	0	0	0	0	0
West Hollywood UGP	62/1	1,337	15,698	15,698	0	0	7,622	7,622	0	0	0
West Hollywood UGP	62/2	1,610	26,121	26,121	0	0	9,177	9,177	0	0	0
West Hollywood UGP	62/3	1,766	15,907	15,907	0	0	7,830	7,830	0	0	0
West Hollywood UGP	62/4	2,619	4,704	4,704	0	0	3,317	3,317	0	0	0
West Hollywood UGP	62/5	3,331	29,885	29,885	0	0	10,549	10,549	0	0	0
West Hollywood UGP	62/6	4,071	361,253	361,253	0	0	161,146	161,146	0	0	0
West Hollywood UGP	62/7	4,282	115,113	115,113	0	0	52,878	52,878	0	0	0
West Hollywood UGP	62/8	4,546	179,227	179,227	0	0	74,861	74,861	0	0	0
West Hollywood UGP	62/9	5,497	1,097,606	1,097,606	0	0	523,906	523,906	0	0	0
West Hollywood UGP	62/10	5,626	5,038	5,038	0	0	3,563	3,563	0	0	0
West Hollywood UGP	62/11	7,542	6,749	6,749	0	0	4,777	4,777	0	0	0
West Hollywood UGP	62/12	8,967	16,043	16,043	0	0	5,679	5,679	0	0	0
West Hollywood UGP	62/13	11,013	9,848	9,848	0	0	3,487	3,487	0	0	0
West Hollywood UGP	62/14	12,438	11,121	11,121	0	0	15,755	15,755	0	0	0
West Hollywood UGP	62/15	17,955	48,143	48,143	0	0	22,743	22,743	0	0	0
West Hollywood UGP	62/16	18,430	0	0	0	0	5,836	5,836	0	0	0
West Hollywood UGP	62/17	19,380	17,321	17,321	0	0	12,274	12,274	0	0	0

28. RATING INFORMATION (Continued)

(c) Service Charges

Service Charges	Amount of Charge	2018/19	2018/19	2018/19	2018/19 Budget Reserve Applied to Costs	2018/19	2018/19	2018/19	2017/18 Total Actual Revenue
		Actual Revenue Raised	Actual Charges Applied to Costs	Actual Charges Set Aside to Reserve		Budget Charges Applied to Costs	Budget Charges Set Aside to Reserve	Budget Reserve Applied to Costs	
	\$	\$	\$	\$	\$	\$	\$	\$	\$
West Hollywood UGP 62/18	159	6,257	6,257	0	0	0	0	0	0
West Hollywood UGP 62/19	191	0	0	0	0	0	0	0	0
West Hollywood UGP 62/20	209	6,612	6,612	0	0	0	0	0	0
West Hollywood UGP 62/21	310	4,902	4,902	0	0	0	0	0	0
West Hollywood UGP 62/22	395	0	0	0	0	0	0	0	0
West Hollywood UGP 62/23	483	99,060	99,060	0	0	0	0	0	0
West Hollywood UGP 62/24	508	36,064	36,064	0	0	0	0	0	0
West Hollywood UGP 62/25	539	34,038	34,038	0	0	0	0	0	0
West Hollywood UGP 62/26	652	412,959	412,959	0	0	0	0	0	0
West Hollywood UGP 62/27	667	5,265	5,265	0	0	0	0	0	0
West Hollywood UGP 62/28	894	7,059	7,059	0	0	0	0	0	0
West Hollywood UGP 62/29	1,063	0	0	0	0	0	0	0	0
West Hollywood UGP 62/30	1,306	0	0	0	0	0	0	0	0
West Hollywood UGP 62/31	1,475	34,923	34,923	0	0	0	0	0	0
West Hollywood UGP 62/32	2,129	16,804	16,804	0	0	0	0	0	0
West Hollywood UGP 62/33	2,185	17,249	17,249	0	0	0	0	0	0
West Hollywood UGP 62/34	2,298	18,138	18,138	0	0	0	0	0	0
		3,406,430	3,406,430	0	0	1,159,900	1,159,900	0	0

Nature of the Service Charge	Objects of the Charge	Reasons for the Charge	Area/Properties Charge Imposed
Underground Power Project	Provision of underground power to the project areas.	Owners' contribution of cost of underground power project.	Alfred Rd & Claremont Triangle Alderbury St West Hollywood

(d) Discounts, Incentives, Concessions, & Write-offs

Rates Discounts

The City of Nedlands offered no discounts or incentives for the early payment of rates or any other debts of ratepayers unless specifically approved by the Council.

(e) Waivers or Concessions

The City of Nedlands offers those residents who hold a current valid seniors or pensioners concession card, a concession in respect of the following services:

- (i) Rates & Charges
- (ii) ESL
- (iii) Dogs and Cats Registration

28. RATING INFORMATION (Continued)

(f) Interest Charges & Instalments

Instalment Options	Date Due	Instalment Plan Admin Charge \$	Instalment Plan Interest Rate %	Unpaid Rates Interest Rate %
Option One				
Single full payment	27 Aug 2018			11.00%
Option Two				
First instalment	27 Aug 2018	0.00	5.50%	11.00%
Second instalment	29 Oct 2018	16.00	5.50%	11.00%
Third instalment	28 Jan 2019	16.00	5.50%	11.00%
Fourth instalment	25 Mar 2019	16.00	5.50%	11.00%

	2019 Actual \$	2019 Budget \$	2018 Actual \$
Interest on unpaid rates	81,272	86,000	76,811
Interest on instalment plan	116,161	105,000	102,654
ESL interest income	8,026	0	8,082
Deferred Rates interest	0	0	10,424
	<u>205,459</u>	<u>191,000</u>	<u>197,972</u>

29. RATE SETTING STATEMENT INFORMATION

		2018/19 Budget	2018/19
	2018/19 (30 June 2019 Carried Forward)	(30 June 2019 Carried Forward)	(1 July 2018 Brought Forward)
Note	\$	\$	\$
(a) Non-cash amounts excluded from operating activities			
<p>The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Rate Setting Statement in accordance with <i>Financial Management Regulation 32</i>.</p>			
Adjustments to operating activities			
Less: Profit on asset disposals	11(a)	(57,230)	(88,329)
Movement in pensioner deferred rates (non-current)		(43,714)	0
Movement in service charge receivable (non-current)		(735,800)	0
Movement in employee benefit provisions (non-current)		136,578	(10,000)
Movement in payables (non-current)		54,001	0
Add: Fair value adjustments to financial assets at fair value through profit or loss		(16,403)	0
Add: Loss on disposal of assets	11(a)	46,823	33,937
Add: Loss on revaluation of fixed assets	10(b)	0	0
Add: Depreciation on assets	11(b)	3,999,335	6,691,600
Non cash amounts excluded from operating activities		3,383,590	6,627,208
(b) Surplus/(deficit) after imposition of general rates			
<p>The following current assets and liabilities have been excluded from the net current assets used in the Rate Setting Statement in accordance with <i>Financial Management Regulation 32</i> to agree to the surplus/(deficit) after imposition of general rates.</p>			
Adjustments to net current assets			
Less: Reserves - restricted cash	4	(6,095,369)	(6,933,892)
Less: - Financial assets at amortised cost - self supporting loans	8(a)	(13,630)	(13,629)
Less: Land held for resale		0	(3,036,000)
Add: Short term borrowings		0	0
Add: Borrowings	15(a)	1,693,964	1,804,084
Total adjustments to net current assets		(4,415,035)	(8,179,437)
Net current assets used in the Rate Setting Statement			
Total current assets		15,659,612	14,716,900
Less: Total current liabilities		(8,750,985)	(7,131,833)
Less: Total adjustments to net current assets		(4,415,035)	(8,179,437)
Net current assets used in the Rate Setting Statement		2,493,592	(594,370)

30. FINANCIAL RISK MANAGEMENT

The City's activities expose it to a variety of financial risks including price risk, credit risk, liquidity risk and interest rate risk. The City's overall risk management focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the City.

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance area under policies approved by the Council.

The City held the following financial instruments at balance date:

	Carrying Value		Fair Value	
	2019	2018	2019	2018
	\$	\$	\$	\$
Financial assets				
Cash and cash equivalents	8,170,423	5,097,698	8,170,423	5,097,698
Financial assets at amortised cost - term deposits	4,860,495	6,037,348	4,860,495	6,037,348
Receivables	3,655,743	1,447,322	3,655,743	1,447,322
	16,686,661	12,582,368	16,686,661	12,582,368
Financial liabilities				
Payables	4,782,262	2,086,520	4,782,262	2,086,520
Short term borrowings	0	1,652,524	0	1,621,552
Long term borrowings	7,555,716	8,346,150	7,993,561	8,576,156
	12,337,978	12,085,194	12,775,823	12,284,228

Fair value is determined as follows:

Cash and cash equivalents, receivables, payables - estimated to the carrying value which approximates net market value.

Borrowings, held to maturity investments, estimated future cash flows discounted by the current market interest rates applicable to assets and liabilities with similar risk profiles.

30. FINANCIAL RISK MANAGEMENT (Continued)

(a) Cash and Cash Equivalents

Financial assets at amortised cost - Term Deposit

The City's objective is to maximise its return on cash and term deposits whilst maintaining an adequate level of liquidity and preserving capital. The finance area manages the cash and term deposits portfolio with the assistance of independent advisers (where applicable). Council has an investment policy and the policy is subject to review by Council. An Investment Report is provided to Council on a monthly basis setting out the make-up performance of the portfolio.

Cash and term deposits are subject to interest rate risk - the risk that movements in interest rates could affect returns.

Another risk associated with cash is credit risk - the risk that a contracting entity will not complete its obligations under a financial instrument resulting in a financial loss to the City.

The City manages these risks by diversifying its portfolio and only investing in investments authorised by *Local Government (Financial Management) Regulation 19C*. Council also seeks advice from independent advisers (where considered necessary) before placing any cash and investments.

	2019	2018
Impact of a 1% ⁽¹⁾ movement in interest rates on cash and term deposits	\$	\$
- Equity	130,309	111,350
- Statement of Comprehensive Income	130,309	111,350

Notes:
⁽¹⁾ Sensitivity percentages based on management's expectation of future possible interest rate movements.

30. FINANCIAL RISK MANAGEMENT (Continued)

(b) Receivables

The City's major receivables comprise rates and annual charges and user charges and fees. The major risk associated with these receivables is credit risk – the risk that the debts may not be repaid. The City manages this risk by monitoring outstanding debt and employing debt recovery processes.

Credit risk on rates and annual charges is minimised by the ability of the City to recover these debts as a secured charge over the land, that is, the land can be sold to recover the debt. The City is also able to charge interest on overdue rates and annual charges at higher than market rates, which further encourages payment.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance. The City makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

The City applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

The expected loss rates are based on the payment profiles of rates and fees and charges over a period of 36 months before 1 July 2018 or 1 July 2019 respectively and the corresponding historical losses experienced within this period. Historical credit loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors such as the ability of ratepayers and residents to settle the receivables. There are no material receivables that have been subject to re-negotiation of repayment terms.

No expected credit loss was forecast on 1 July 2018 or 30 June 2019 for rates receivable as penalty interest applies to unpaid rates and properties associated with unpaid rates may be disposed of to recover unpaid rates.

The loss allowance as at 30 June 2019 and 1 July 2018 (on adoption of AASB 9) was determined as follows for sundry receivables.

	Current	More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
Sundry Receivables					
30 June 2019					
Sundry Receivables					
Expected credit loss	0.00%	0.00%	0.00%	0.05%	
Gross carrying amount	893,424	218,956	14,583	192,583	1,319,546
Loss allowance	0	0	0	9,282	9,282
01 July 2018					
Sundry Receivables					
Expected credit loss	0.00%	0.00%	0.00%	0.05%	
Gross carrying amount	152,481	51,840	12,160	180,102	396,582
Loss allowance	0	0	0	9,005	9,005

*The amount of receivables exclude the GST recoverable from the ATO (statutory receivable).

30. FINANCIAL RISK MANAGEMENT (Continued)

(c) Payables and borrowings

Payables and borrowings are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required.

The contractual undiscounted cash flows of the City's Payables and Borrowings are set out in the Liquidity Sensitivity Table below:

	Due within 1 year \$	Due between 1 & 5 years \$	Due after 5 years \$	Total contractual cash flows \$	Total Carrying values \$
2019					
Payables	4,782,262	0	0	4,782,262	4,782,262
Long term borrowings	1,926,583	5,350,209	968,184	8,244,976	7,555,716
	<u>6,708,845</u>	<u>5,350,209</u>	<u>968,184</u>	<u>13,027,238</u>	<u>12,337,978</u>
2018					
Payables	2,086,520	0	0	2,086,520	2,086,520
Short term borrowings	1,652,524	0	0	0	1,652,524
Long term borrowings	1,873,048	6,172,356	1,142,715	9,188,119	8,346,150
	<u>5,612,092</u>	<u>6,172,356</u>	<u>1,142,715</u>	<u>11,274,639</u>	<u>12,085,194</u>

Borrowings are also subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs. The City manages this risk by borrowing long term and fixing the interest rate to the situation considered the most advantageous at the time of negotiation.

The following tables set out the carrying amount, by maturity, of the financial instruments exposed to interest rate risk:

	<1 year \$	>1<2 years \$	>2<3 years \$	>3<4 years \$	>4<5 years \$	>5 years \$	Total \$	Weighted Average Effective Interest Rate %
2019								
Borrowings								
Fixed rate								
Long term borrowings	1,691,065	1,750,166	1,405,492	1,136,520	647,117	925,355	7,555,715	9.12%
Effective interest rate	13.93%	10.08%	8.29%	6.51%	6.80%	4.63%		
2018								
Borrowings								
Fixed rate								
Short term borrowings	1,652,524	0	0	0	0	0	1,652,524	
Long term borrowings	1,597,169	1,607,488	1,669,045	1,321,880	1,050,341	1,100,227	8,346,150	8.42%
Effective interest rate	8.49%	13.42%	9.24%	7.32%	5.41%	3.86%	9,998,674	

31. TRUST FUNDS

In previous years, all bonds and deposits were held as trust money. From this year, all bonds and deposits not required by legislation to be held in trust are included in restricted cash in Note 3 and shown as current liability in Note 13.

	1 July 2018	Amounts Received	Amounts Paid	Reclassified to restricted assets	30 June 2019
	\$	\$	\$	\$	\$
Footpath Bonds	1,161,801	469,100	(556,925)	(1,073,976)	0
Hall & Key Bond	49,875	4,940	(2,967)	(51,848)	0
Tresillian Bond & Miscellaneous	6,792	808	(300)	(7,300)	0
Retention for Non Compliance	42,580	82	0	(42,662)	0
Construction Training Bond	73,277	266,722	(279,582)	(60,417)	0
Building Construction Bond	218,311	216,928	(222,376)	(212,863)	0
Unclaimed Money	50,784	0	0	(50,784)	0
Tresillian Artist Sales	749	12,198	(12,198)	(749)	0
Crossover Bond	36,219	0	(30,000)	(6,219)	0
Miscellaneous	64,407	206,417	(12,471)	(258,353)	0
DAP Application Levy	7,639	51,355	(58,994)	0	0
Adelma	100,000	0	0	(100,000)	0
Supplier Retention	9,465	0	0	(9,465)	0
Staff Funds	118	5,729	(5,811)	(36)	0
	1,822,016	1,234,278	(1,181,624)	(1,874,670)	0

32. EVENTS OCCURRING AFTER THE END OF THE REPORTING PERIOD

There have been no significant events after the reporting period that are required to be reported in the 2018/19 Annual Financial Report.

33. INITIAL APPLICATION OF AUSTRALIAN ACCOUNTING STANDARDS

During the current year, the City adopted all of the new and revised Australian Accounting Standards and Interpretations which were compiled, became mandatory and which were applicable to its operations.

Whilst many reflected consequential changes associated with the amendment of existing standards, the only new standard with material application is AASB 9 *Financial Instruments*.

AASB 9 Financial instruments

AASB 9 *Financial Instruments* replaces AASB 139 *Financial Instruments: Recognition and Measurement* for annual reporting periods beginning on or after 1 January 2018, bringing together all three aspects of the accounting for financial instruments: classification and measurement; impairment; and hedge accounting.

The City applied AASB 9 prospectively, with an initial application date of 1 July 2018. The adoption of AASB 9 has resulted in changes in accounting policies but the adjustments required to the amounts recognised in the financial statements was immaterial.

(a) Classification and measurement

Under AASB 9, financial assets are subsequently measured at amortised cost, fair value through other comprehensive income (fair value through OCI) or fair value through profit or loss (fair value through P/L). The classification is based on two criteria: the City's business model for managing the assets; and whether the assets' contractual cash flows represent 'solely payments of principal and interest' on the principal amount outstanding.

The assessment of the City's business model was made as of the date of initial application, 1 July 2018. The assessment of whether contractual cash flows on financial assets are solely comprised of principal and interest was made based on the facts and circumstances as at the initial recognition of the assets.

33. INITIAL APPLICATION OF AUSTRALIAN ACCOUNTING STANDARDS (Continued)

(a) Classification and measurement (continued)

The classification and measurement requirements of AASB 9 did not have a significant impact on the City. The following are the changes in the classification of the City's financial assets:

- Trade receivables and Loans and advances (i.e. Other debtors) classified as Loans and receivables as at 30 June 2018 are held to collect contractual cash flows and give rise to cash flows representing solely payments of principal and interest. These are classified and measured as Financial assets at amortised cost beginning 1 July 2018.

In summary, upon the adoption of AASB 9, the City had the following required (or elected) reclassifications as at 1 July 2018:

AASB 139 category	AASB 9 category			AASB 139 value
	Financial asset at amortised cost	Fair value through OCI	Fair value through P/L	
	\$	\$	\$	\$
Loans and receivables				
Trade receivables (b)	1,190,648	1,190,648	0	0
Loans and advances	105,664	105,664	0	0
Financial assets	123,734	0	0	123,734
	1,420,046	1,296,312	0	123,734

(b) Impairment

The adoption of AASB 9 has fundamentally changed the City's accounting for impairment losses for financial assets by replacing AASB 139's incurred loss approach with a forward-looking expected credit loss (ECL) approach. AASB 9 requires the City to recognise an allowance for ECLs for all financial assets not held at fair value through profit or loss. Upon adoption of AASB 9, the City recognised an additional impairment on the City's Trade receivables of \$3,819. This was reflected in profit and loss for the year, given that the amount was considered immaterial to restate the retained surplus as at 1 July 2018.

34. NEW ACCOUNTING STANDARDS AND INTERPRETATIONS FOR APPLICATION IN FUTURE YEARS

The AASB has issued a number of new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods, some of which are relevant to the City. The Standards and Interpretations that were issued but not yet effective for the year ended 30 June 2019 are listed below. At the date of authorisation of the financial statements, the City has not fully assessed the impact of these new or amended standards and interpretations, to the extent relevant.

Standard/Interpretation	Issued/Compiled	Applicable	Impact
<i>AASB 15 Revenue from Contracts with Customers</i>	December 2014	1 January 2019	This Standard establishes principles for entities to apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from a contract with a customer.
<i>AASB 16 Leases</i>	February 2016	1 January 2019	Under AASB 16 there is no longer a distinction between finance and operating leases. Lessees will now bring to account a right-of-use asset and lease liability into the statement of financial position for all leases. Effectively this means the vast majority of operating leases as defined by the current AASB 117 Leases which currently do not impact the statement of financial position will be required to be capitalised on the statement of financial position when AASB 16 is adopted.
<i>AASB 1058 Income for Not-for-Profit Entities</i>	December 2016	1 January 2019	These Standards are likely to have a significant impact on the income recognition for Not-for-Profit Entities. Key areas for consideration are: <ul style="list-style-type: none"> - Assets received below fair value; - Transfers received to acquire or construct non-financial assets; - Grants received; - Prepaid rates; and - Leases entered into at below market rates

35. OTHER SIGNIFICANT ACCOUNTING POLICIES

a) Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification

The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the City's intentions to release for sale.

c) Rounding off figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the City applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) statement of financial position as at the beginning of the preceding period in addition to the minimum comparative financial statements is presented.

e) Budget comparative figures

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation

The City contributes to a number of Superannuation Funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

g) Fair value of assets and liabilities

Fair value is the price that the City would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

35. OTHER SIGNIFICANT ACCOUNTING POLICIES (continued)

h) Fair value hierarchy

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The City selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the City are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach

Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the City gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

i) Impairment of assets

In accordance with Australian Accounting Standards the City's cash generating non-specialised assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

For non-cash generating specialised assets that are measured under the revaluation model, such as roads, drains, public buildings and the like, no annual assessment of impairment is required. Rather AASB 116.31 applies and revaluations need only be made with sufficient regulatory to ensure the carrying value does not differ materially from that which would be determined using fair value at the ends of the reporting period.

36. ACTIVITIES/PROGRAMS

City operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME AND OBJECTIVES	ACTIVITIES
GOVERNANCE To provide a decision making process for the efficient allocation of scarce resources.	Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.
GENERAL PURPOSE FUNDING To collect revenue to allow for the provision of services.	Rates, general purpose government grants and interest revenue.
LAW, ORDER, PUBLIC SAFETY To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.
HEALTH To provide an operational framework for environmental and community health.	Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance.
EDUCATION AND WELFARE To provide services to disadvantaged persons, the elderly, children and youth.	Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home and community care programs and youth services.
HOUSING To provide and maintain elderly residents housing.	Provision and maintenance of elderly residents housing.
COMMUNITY AMENITIES To provide services required by the community.	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.
RECREATION AND CULTURE To establish and effectively manage infrastructure and resource which will help the social wellbeing of the community.	Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.
TRANSPORT To provide safe, effective and efficient transport services to the community.	Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.
ECONOMIC SERVICES To help promote the shire and its economic wellbeing.	Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control.
OTHER PROPERTY AND SERVICES To monitor and control City of Nedlands's overheads operating accounts.	Private works operation, plant repair and operation costs and engineering operation costs.

37. FINANCIAL RATIOS

	2019 Actual	2018 Actual	2017 Actual
Current ratio	0.98	0.85	1.31
Asset consumption ratio	0.58	0.57	0.67
Asset renewal funding ratio	0.92	0.86	0.88
Asset sustainability ratio	2.33	1.45	1.65
Debt service cover ratio	5.61	1.83	6.44
Operating surplus ratio	0.18	(0.12)	0.02
Own source revenue coverage ratio	1.14	0.84	0.94

The above ratios are calculated as follows:

Current ratio	$\frac{\text{current assets minus restricted assets}}{\text{current liabilities minus liabilities associated with restricted assets}}$
Asset consumption ratio	$\frac{\text{depreciated replacement costs of depreciable assets}}{\text{current replacement cost of depreciable assets}}$
Asset renewal funding ratio	$\frac{\text{NPV of planned capital renewal over 10 years}}{\text{NPV of required capital expenditure over 10 years}}$
Asset sustainability ratio	$\frac{\text{capital renewal and replacement expenditure}}{\text{depreciation}}$
Debt service cover ratio	$\frac{\text{annual operating surplus before interest and depreciation}}{\text{principal and interest}}$
Operating surplus ratio	$\frac{\text{operating revenue minus operating expenses}}{\text{own source operating revenue}}$
Own source revenue coverage ratio	$\frac{\text{own source operating revenue}}{\text{operating expense}}$



Certified Practising Accountants



City of Nedlands

Audit Completion Report to the
Audit Committee
For the Year Ended 30 June 2019

14 November 2019

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1. Executive Summary

Under the requirements of Australian Auditing Standard ASA 260: “*Communication with Those Charged with Governance*”, we are required to communicate audit matters arising from the audit of financial statements to those charged with governance of an entity. This Annual Audit Completion Report together with our previous External Audit Plan discharges the requirements of the Auditing Standard.

This report has been prepared for the Council via its Audit Committee to summarise the significant matters that have arisen from our year-end audit of the City of Nedlands for the year ended 30 June 2019.

1.1 Status of Audit

Our audit fieldwork at the City of Nedlands for the financial year ended 30 June 2019 has been completed.

1.2 Deliverables

Output	Timing
External Audit Plan	22 February 2019
Interim Audit Management Letter	17 July 2019
Present the Audit Completion Report to the Audit Committee	14 November 2019
Provide Independent Auditor’s Report on the Financial Report	After recommendation of Financial Report by the Audit Committee

2. Financial Statements and Audit Opinion

Audit Opinion

We have completed the audit of the City of Nedlands' accounts in line with current Australian Auditing Standards and we will be recommending to the Office of the Auditor General (OAG) an **Unqualified Opinion** [subject to subsequent events procedures] that the financial report of the City of Nedlands

- (i) Is based on proper accounts and records; and
- (ii) Fairly represents, in all material respects, the results of the operations of the City for the year ended 30 June 2019 and its financial position at the end of that period in accordance with *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Under "Report on Other Legal and Regulatory Requirements" of the Audit Report, we have reported that the following material matters indicating non-compliance with Part 6 of the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996* or applicable financial controls of any other written law were identified during the course of our audit.

- (a) The City has continued to procure goods and services from two suppliers after the expiry of the contract, without a valid extension.
- (b) Although accounting journal entries are approved in a record – keeping system before being entered in the accounting system, there was no independent review of journals that have been input to the accounting system. Consequently, unauthorised journals may be posted in the accounting system without detection.

3. Current Year Areas of Audit Focus

Our audit procedures were focused on those areas of City of Nedlands' activities that are considered to represent the key audit risks identified in our external audit plan and through discussions with management during the course of our audit.

	Risk Area	Audit Response
1	Revenue Recognition	<p>Accounting Standards for Revenue and Contributions recognition prevent Councils from recording unexpended untied grants as a liability instead of revenue (grants and contributions received in advance)</p> <p>Audit procedures included substantiation and verification of cut – off procedures and assessment of whether treatment of revenue is consistent with Accounting Standards AASB 118 <i>Revenue</i> and AASB 1004 <i>Contributions</i>.</p>
2	Contingent Liabilities	<p>Audit procedures included discussions with management, review of council minutes and solicitor's representation letters to identify the possible existence of contingencies which may require disclosure in the financial statements.</p> <p>At this date, we are satisfied with the current disclosure in the financial report.</p>
3	Related Party Disclosures	<p>AASB 2015-6 Amendments to Australian Accounting Standards – Extends Related Party Disclosures to Not – for – Profit Public Sector Entities. The objective of this Standard was to extend the scope of AASB 124 <i>Related Party Disclosures</i> to include not – for-profit sector entities.</p> <p>Audit procedures included discussions with management and review of related party disclosure forms completed by the key management personal which includes Councillors.</p>
4	Changes to Local Government (<i>Financial Management</i>) Regulations	<p>As a result of an amendment to the Local Government (<i>Financial Management</i>) Regulations 1996 that became applicable to the 2018-19 financial year, the City was required to expense assets with a fair value of less than \$ 5,000 at the time of acquisition. This resulted in a change in accounting policy and therefore, adjustments to the Annual Financial Report had to be made with retrospective effect.</p> <p>At this date, we are satisfied with the adjustments and the relevant disclosures the City has made in the Annual Financial Report in this regards.</p>

5	New Accounting Standards that became applicable in the 2018-19 financial year.	<p>AASB 9 – Financial Instruments became applicable for the first time in the 2018-19 financial year.</p> <p>Audit procedures included discussions with management as to its impact on the Annual Financial Report as well as the calculations performed in order to comply with requirements of the new standard. We have verified the calculations performed by the City and at this date, we are satisfied that the City has complied with the requirements of AASB 9 – Financial Instruments.</p>
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We are satisfied that these key areas of focus have been addressed appropriately based on our audit procedures and are properly reflected in the City of Nedlands' financial report.

4. Assessment of Internal Controls

Our interim phase of the audit indicated that the current internal control systems and processes are reasonable. They are designed adequately for City of Nedlands' current business operations.

However, a separate Interim Audit Management Letter has been provided to management following our interim audit which provides details of the internal control and compliance matters raised.

Our follow up indicates that the management comments for the interim audit visit conducted during the financial year ended 30 June 2019 have been implemented. A copy of the interim audit letter issued by the Office of the Auditor General is attached.

5. Key Findings during Final Phase of Audit

During our audit planning procedures and risk identification process, we identified a few key focus areas as outlined in Section 3 above. No other accounting and audit issues were noted during the course of our year-end fieldwork.

6. Specific Required Communications

The Australian Auditing Standard ASA 260: “*Communication with Those Charged with Governance*” requires the auditor to communicate certain matters to the Audit Committee that may assist them in overseeing management’s financial reporting and disclosure process. Below we summarise these required communications as they apply to your organisation.

Reporting Requirement	Detailed Comments
Changes to Audit Approach Outlined in External Audit Plan	<ul style="list-style-type: none"> ➤ There were no changes to the audit approach outlined in the External Audit Plan.
Significant accounting policies	<ul style="list-style-type: none"> ➤ Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Nedlands including new pronouncements adopted during the year, are appropriately described in the financial statements. ➤ There were no significant changes in the application of existing policies during the year ended 30 June 2019 other than the policy on Financial Instruments which had to be amended to fall in line with the requirements of AASB 9 which replaced AASB 139 effective for reporting periods beginning 1 July 2018, and the policy on asset capitalisation threshold which is described below. The impact of AASB 9 on the financial position of the City was considered immaterial. Consequently, no adjustments were made to the retained surplus at 1 July 2018.
Sensitive Accounting Estimates and Disclosures	Refer to “Current Year of Audit Focus” section
Misstatements and significant audit adjustments	<ul style="list-style-type: none"> ➤ We are required to report to you all unadjusted misstatements which we have identified during the course of our audit, other than those of a trivial nature. ➤ A few disclosure adjustments to the financial statements have been discussed and amended during the course of our audit. ➤ A few financial adjustments were raised through our audit work which have been addressed.

Significant Weaknesses in Internal Controls	<ul style="list-style-type: none"> ➤ A few significant weaknesses in internal control were identified during our interim phase of the audit. Refer to our Interim Audit Management Letter.
Disagreements with management	<ul style="list-style-type: none"> ➤ There have been no significant disagreements with management during the course of the audit.
<p>Serious Difficulties Encountered in Dealing with Management when Performing the Audit such as:</p> <ul style="list-style-type: none"> • Significant delays in management providing required information • An unnecessarily brief time within which to complete the audit • Extensive unexpected effort required to obtain sufficient appropriate audit evidence • The unavailability of expected information • Restrictions imposed on the auditor by management 	<ul style="list-style-type: none"> ➤ There were no serious difficulties encountered in dealing with management when performing the audit.
Fraud and Illegal Acts	<ul style="list-style-type: none"> ➤ We are not aware of any matters that require communication. ➤ We would request that the Audit Committee members raise with us any areas of risk not addressed in our communications and that they inform us of their knowledge of any actual or suspected fraud.
Compliance with laws and regulations	<ul style="list-style-type: none"> ➤ In performing our audit procedures, we have not become aware of any non-compliance with applicable laws or regulations. ➤ We have also received representations from management confirming that the Council is in compliance with all laws and regulations that impact the Council.

Threshold to Capitalise Assets	<ul style="list-style-type: none"> ➤ With effect from 1 July 2018 in accordance with the amendment to the Local Government (Financial Management) Regulations 1996, which was gazetted on 26 June 2018, the Council should capitalise assets in excess of \$ 5,000 only. <p>Therefore, it needed to make a retrospective adjustment in the 2018/19 financial year in respect of capital assets costing less than \$ 5,000 which had been capitalised in the past as this change of accounting treatment resulted in a change in accounting policy. However, no retrospective adjustment was made as the total amount was \$ 4,031 and it was considered immaterial as disclosed in Note 11 to the Annual Financial Statement.</p>
Books and records and conduct of the audit	<ul style="list-style-type: none"> ➤ We have been presented with all the necessary books and explanations requested of management to support the amounts and disclosures contained in the financial statements in a timely and efficient manner other than certain information requested pertaining to asset reconciliations as disclosed under Key Findings during Final Phase of Audit.
Other Information in Documents Containing Audited Financial Statements	<ul style="list-style-type: none"> ➤ The financial statement audit opinion relates only to the financial statements and accompanying notes. ➤ However, we also review other information in the Annual Report, such as Management’s Discussion and Analysis, for consistency with the audited financial statements. Once the annual report is prepared and provided to us, we will review the Annual Report for consistency between the audited financial statements and other sections of that document.
Related Party Transactions	<ul style="list-style-type: none"> ➤ None of which we are aware other than what is disclosed in Note 22 to the financial statements.
Major Issues Discussed with Management in Connection with Initial or Recurring Retention	<ul style="list-style-type: none"> ➤ Refer to “Threshold to Capitalise Assets” under reporting requirement.
Going concern	<ul style="list-style-type: none"> ➤ As part of our audit, we have assessed and agreed with the conclusions reached by the management concerning the application of the going concern concept.
Independence	<ul style="list-style-type: none"> ➤ We confirm that, as the date of this report, we are independent having regard to professional rules and relevant statutory requirements regarding auditor independence. ➤ During the year ended 30 June 2019, our office has not provided any non-audit services to the City of Nedlands.

7. Disclaimer

This report has been prepared for the Audit Committee and management of City of Nedlands only. It should not be quoted or referred to, in whole or in part, without our prior written consent. No warranty is given to, and no liability will be accepted from, any party other than the City of Nedlands.

13.8 Appointment of Community Member – Audit & Risk Committee

Council	26 November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act	Nil
Director	Lorraine Driscoll – Director Corporate & Strategy
CEO	Mark Goodlet
Attachments	1. Paul Setchell's CV - Confidential

Executive Summary

The Purpose of this report is for Council to consider the appointing of a community member to the Audit & Risk Committee as recommended by the Audit & Risk Committee.

Recommendation to Committee

Council appoints Mr Paul Setchell as Community Member on the Audit & Risk Committee.

Discussion/Overview**Background**

At the Ordinary Council Meeting of 24 October 2017, Council resolved to appoint up to two community members to the Audit & Risk Committee. An advertisement calling for nominations to the Committee was advertised in the local press.

Discussion

In response to an advertisement in the local press, Administration received one expression of interest from Residents.

The following nomination from residents is presented for consideration:

- Mr Paul Setchell.

A copy of Mr Setchell's CVs has been provided to Council Members under confidential cover.

Legislative Requirement

Local Government Act 1995 sets out the requirements for the establishment of the Audit Committee and provides for community members.

Consultation

The Audit and Risk Committee has been consulted prior to formal consideration by Council and now recommends that Mr Paul Setchell be appointed as the Community Member for the Audit & Risk Committee.

Budget/Financial Implications

Not Applicable.

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

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

14.1 Councillor Mangano – Monthly Reporting of Staff Numbers

On the 7th November 2019 Councillor Mangano gave notice of his intention to raise the following at this meeting:

That the Chief Executive Officer report the following at each Council Meeting:

- 1. the number of employees (total of full-time, part-time and casual employees) as of the last day of the previous month;**
- 2. the number of contract staff (temporary/agency staff) as of the last day of the previous month; and**
- 3. the FTE (Full Time Equivalent) count as of the last day of the previous month.**

Justification

Employee and contract staff costs represent a significant amount of Council's budget. Employee and contract staff require accommodating vehicles and other costs in addition to salaries. Elected Members are entitled to be provided with any information pertaining to the performance of their roles as per section 5.92 of the Local Government Act 1995.

Administration Comment

The requested information can be provided within the monthly Finance report.

End of month reconciliation of head count staff numbers across the various employment categories (full time permanent and contract, part time permanent and contract, temporary agency and casual), and entry of the data, will cost \$2,200 per year.

Council should consider the value of this information for its decision-making. Curtailing or dictating the terms under which staff are engaged will eliminate cost-saving opportunities which is a core consideration for the organisation, and this will force higher costs into other service delivery mechanisms such as consultants. This will lead to higher overall costs to the City.

15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 17 December 2019

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 November 2019 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

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

Any urgent business to be considered at this point subject to approval by the Presiding Member.

16.1 Options for Council Governance of LPS3 Policy Framework

Council	26 November 2019
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Peter Mickleson
CEO	Mark Goodlet
Attachments	1. Terms of Reference - Planning and Infrastructure Committee 2. Term of Reference - Community Advisory Group

Executive Summary

Council asked for a report on the most appropriate governance structure to deliver the policy framework for LPS 3. In line with the key assumption that Council wants Precinct Plans completed as quickly as possible Administration have concluded that the most appropriate structure is the status quo (Committee consideration and Council decision). This governance structure will deliver Precinct Plans quickly and at least cost but may not meet other objectives of Council.

Recommendation to Council

Council determines that, for the time being, the most appropriate governance structure to deliver a policy framework for LPS3 is the current arrangement of the Committee of Council making recommendations to Council on all planning matters encountered by the City.

Overview

What is the most appropriate governance structure to meet Council's planning objectives for the City of Nedlands?

Council should note that the existing planning framework for the City is made up of the:

- Local Planning Strategy;
- Local Planning Scheme No. 3 (LPS3);
- State Planning Policy 7.3;
- Residential Design Codes (R-Codes); and
- Local Planning Policies (LPP's).

The main policy work of the Council is focused on Precinct Plans for "up-coded" areas of the City and other LPP's to ensure that an appropriate planning framework is in place to guide decision making on Development Applications by either Council, the Joint Development Assessment Panel (JDAP) or the State Administrative Tribunal (SAT).

Council will recall that approximately 7-8% of lots in the City have been up coded by the new scheme. Those fringing residents near or adjacent to the up-coded lots are also potentially directly affected, while others may be impacted by the changing character of the City in these up-coded locations. There are also a proportion of businesses and residents in the up-coded areas who welcome lot value increases and/or future increase in customer trade.

Key Assumptions

1. That Precinct Plans are developed for up-coded areas of the City in the shortest time possible in accordance with the priority resolved and/or discussed by Council (currently Town Centre, Waratah Ave, Broadway, Transition Areas, remainder of Stirling Highway, Hampton, other)
2. That Council is seen to be and acknowledged by the Community as taking a leadership role in addressing community concerns resulting from increased density allowed under LPS3. (Note this assumption is not addressed in this report).
3. Precinct Planning cannot resolve all issues. "Character" is being addressed in the Precinct Plans (as Local Planning Policies) noting that the legislation has not yet been finalised but where the Council hopefully will shortly have jurisdiction and the ability to influence the

outcomes. Council has no ability to affect changes to the new Local Planning Scheme for matters such as height, which the Western Australian Planning Commission has indicated will not permit to be included in Precinct Plan policies. Putting planning resources into this effort will waste City funds.

4. The normal Council decision making process for most ordinary items is a minimum of 7 weeks from report completion - where the Committee agenda aligns with the Council meeting agenda. This allows for the report to go through internal checking and Executive approval, inclusion on the Committee agenda and then Council agenda and minutes. Publishing of the minutes is usually the stage at which the decision is deemed to have been made.

These assumptions are based on Administration's interpretation of what the Council wants. Council may wish to debate and change these assumptions however they have been used as a basis for the subsequent discussion, conclusion and recommendation.

Discussion

Three options for the Council governance structure have been identified below:

1. Status quo (Council)
2. Planning and Infrastructure Committee (name can be varied)
3. Community Advisory Group (name can be varied)

1. Status quo

This is the default option and the governance structure that currently exists. This has the Council (or CEO under delegation) as the decision maker for development applications based on recommendations from the Committee of Council (noting that some decisions are required to be made by the JDAP or the SAT). This option has seen work on the Town Centre and Waratah Ave Precinct Plans progressing relatively quickly. For example, the stakeholder pre-consultation for the Town Centre occurred within 6 weeks including sourcing and engaging expert consultation advice, preparing the consultation plan and delivering a draft Precinct Plan to a formal meeting of Council for consideration.

In terms of community engagement each project undertaken, including Precinct Plans, involves the development of a community engagement plan tailored to the project and the community. The City works within the IAP2 framework and Council's policy. The City's develops an engagement plan and engagement events against this framework and policy. Proposals are contextualised, scoped and the purpose of the engagement is identified. A detailed stakeholder analysis is undertaken to identify the stakeholders, their level of impact/potential impact from the project and their level of influence on the engagement events. The City provides information to create awareness and increase the level of understanding of the proposal along with assessing risks associated with community outrage/aggressive behaviour (including monitoring media).

Engagement planning also addresses elements of the proposal which are fixed (e.g. legislative requirements) and those elements that the community can have an influence over.

The precinct planning has followed the above process where directly affected businesses, residents, property owners (stakeholders) were engaged with to contribute to the development of the draft plan. The next phase will be the broader community engagement on the draft plan and the key parts of the plan. This involves a number of events to encourage participation from a range of demographics and feedback will be received via a number of mechanisms, instead of the traditional written submission approach.

Feedback to date from the two pre-consultation exercises undertaken has been generally positive with many participants finding the exercise worthwhile in terms of a greater understanding of the process including timeframes, what can and cannot be achieved with Precinct Plans and having some input/influence into the development of the draft Precinct Plans to be presented to Council.

This option is the simplest and quickest method identified by staff for developing Precinct Plans in that Council determines what is required and the CEO uses whatever resources he has available to determine how the Precinct Plans are developed. As Council gets into more detail in specifying *what* and more particularly *how* the CEO should carry out some action the more likely it is that the process will take longer and use more resources all other things being equal.

2. Planning and Infrastructure Committee

This option would see a separate Committee of Council established to oversee and presumably “get more involved” in the development of Precinct Plans and other matters. This may include discussing options, helping to select expert advisors, approving consultation plans and who should be consulted etc. Some pros and cons of such a Committee are list below.

Pros	Cons
Elected members with specialist technical knowledge/interest could consider issues prior to Council consideration and add value to subsequent Council deliberations.	Elected members could consider information provided by professional staff/consultants at Tuesday workshops which allow for informal feedback that may shape draft documents.
Could streamline subsequent Council deliberations by having matters considered by a Precinct Committee. i.e. some options could be debated and discarded before draft documents are produced.	All of Council would need to acknowledge the work of the Committee and not attempt to re-litigate matters that had already been addressed.
A number of Precinct Plans could be considered simultaneously thereby saving time.	Only generic matters could be treated this way and any unique

	characteristics would still need to be addressed individually.
Community may perceive that Council is placing a high importance on Precinct Planning by establishing such a Committee.	Unless Committee are empowered to make binding recommendations (which they currently are not), the Committees work could be seen as a duplication of Council’s role.
	Community may view Committee recommendations as the “Council’s” position when it may be subject to further consideration.
	Depending on the make-up of the Committee (Elected members and/or members of the public) a “power” imbalance may exist whereby some members dominate others.
	The Committees recommendation may be considered professional technical advice, but members may not be technically qualified.
	Generally, any recommendations from the Committee will not have the benefit of feedback from the community as it would usually be “pre-consultation”.
	Council and Committee meetings cycles will create delays in the Precinct Plan workflows that cumulatively will lead to long delays in the final Plan.

As noted, because a Committee is a formal part of the Council governance processes the normal formality around process would apply such as developing a Terms of Reference, agendas being developed and circulated, notice of meetings given, formal procedures at meetings including the taking of minutes and decisions or recommendations being referred to Council for final approval. This Committee meeting cycle may or may not coincide with the Council meeting cycle risking additional delays.

A possible draft Terms of Reference has been attached to this report as Attachment 1.

3. Community Advisory Group (CAG)

This is a governance structure where a significant proportion or all of the “Group” are non-elected representatives. The idea is to draw on the expertise and enthusiasm in the community and have these representatives make recommendations to Council on, in this case, Precinct Plans and other LPP’s that are being developed in the City. The make-up of the Group is critical in that a broad cross section of expert (or even life experience) individuals is

represented and in this case that may be experts in, for example, planning, traffic, architecture, landscape, history of the area etc.

It is vitally important not to have the group “captured” by single issue advocates. Therefore, group membership by people who have no direct link with the location (i.e. landowners), while somewhat counter intuitive, may be desirable.

Some pros and cons of CAG’s are listed below:

Pros	Cons
Ability to tap into community expertise	Group can be captured by single issue interests
Strong facilitator can bring out best in Group	Funding of facilitator required
Community may feel they are more involved/engaged in the process	May not get a broad representation of the community
Group may be able to influence the decision	Will the feedback really influence the decision?
	Information overload for the Group
	Bad behaviours can be disruptive to the functioning of the Group

Some of the key matters to be resolved with a CAG include:

- Its’ role – Terms of Reference are required
- Membership – who should be represented?
- Meetings – how often and where?
- Resourcing – facilitator, minute taker, meeting space?
- Effectiveness – what are they actually empowered to achieve?

A possible draft Terms of Reference for a CAG is attached as Attachment 2.

Key Relevant Previous Council Decisions:

At the Special Council meeting of 5 November, the Council resolved as follows:

“Council Resolution

Council instructs the Chief Executive Officer to provide a report to Council in November 2019 as part of the Resourcing Plan to deliver a policy framework for LPS3, which considers options for appropriate Council governance (including a formal Committee, advisory group or other mechanisms), and proposed Terms of Reference.”

Consultation

N/A

Budget/Financial Implications

Option 1 – no additional cost for this governance structure.

Option 2 – the following are some indicative costs for the preparation of a Committee agenda assuming 3 reports per agenda. This is the additional governance cost per meeting.

Activity	No.	Hours	Hourly Rate	Total Hours	Amount
Report Preparation	3	15.2	\$100	45.6	\$4,560
Report Proof, edit, finalize	3	2	\$ 80	6	\$480
Report Approval	3	1	\$150	3	\$450
Agenda Preparation	1	2	\$80	2	\$160
Public Notice	1	1	\$180		\$180
Meeting Setup and dismantle	1	1	\$ 80	1	\$80
Meeting Attendance Minute taker	1	2	\$80	2	\$160
Meeting Attendance Senior Officer	1	2	\$100	2	\$200
Meeting Attendance Report Officer	1	2	\$150	2	\$300
Drafting Minutes	1	1	\$80	1	\$80
Minutes Approval	1	0.5	\$150	0.5	\$75
Minutes Distribution	1	0.5	\$ 80	0.5	\$40
Minutes through Council	1	1.5	\$100	1.5	\$150
			Total	67.1	\$6,915

Option 3 – Costs would be similar to option 2 in that reports would have to be prepared for the CAG to consider; however, additional costs would be facilitator and meeting venue costs. There is possibly a saving in meeting advertising costs if members of the public were excluded from the meetings.

Conclusion

The most appropriate governance structure to meet assumption 1 is the status quo whereby Council determines what it wants the CEO to achieve and provides the necessary resources for this to happen. This is working well for the Precinct Planning done to date in that Council has determined what it wants and has provided the CEO with the necessary resources. The CEO has then used the skills and experience of staff and, where necessary, other experts to progress the desired outcome.

This governance structure may not give effect to assumption 2 to the degree desired by Council and that is acknowledged. However, this report is not addressing that assumption and may be the subject of a further report to Council. In the meantime, plenty of thought and consideration is being given to that matter by the CEO and his senior staff who are investigating various options that could address assumption 2.



Terms of Reference

Planning and Infrastructure Committee

Purpose

The purpose of the Planning and Infrastructure Committee is to advise Council on the risks and opportunities relating to the planning of land uses and infrastructure provision within the City of Nedlands.

Objectives

To strengthen the Council's effectiveness in protecting the unique character of Nedlands by:

1. Facilitating a greater understanding within the community of land use and infrastructure issues facing the City.
2. To ensure that the State Government understands, considers and takes actions to facilitate good land use outcomes and infrastructure provision that protects and where possible enhances the character of Nedlands.

Roles and Responsibilities

The core responsibilities of the Committee are to:

1. Assist the Council in undertaking strategic planning and monitoring directed at achieving:
 - Orderly and efficient development within the City of Nedlands; and
 - High levels of integration of land use planning and transport and other infrastructure.
2. Provide advice to Council in relation to the extent to which Council's strategic land use planning and development policies accord with the Local Planning Strategy, Local Planning Scheme No. 3 and Strategic Community Plan.
3. Provide comments to Council on draft area specific Local Planning Policies, Local Development Plans, Precinct Plans and local infrastructure plans referred to it by Council.
4. Provide comment to Council on State Government proposals, white papers and other discussion documents referred to it by Council.



Terms of Reference

Community Advisory Group – Precinct Plans and other Local Planning Policies

Purpose of the Community Advisory Group (CAG)

The purpose of the Community Advisory Group is to assist the City of Nedlands in the preparation of Precinct Plans and other Local Planning Policies in the following ways:

- Ensure we hear from all voices in the community, aiming for a balanced outcome;
- Provide feedback on the community engagement approach; and
- Assist the project team by providing feedback on key issues, opportunities and ideas as part of developing the Precinct Plans and other Local Planning Policies.

Project Governance Hierarchy

- Community Advisory Group
- Project Team Leader
- City of Nedlands (Administration)
- Council

Term of the Community Advisory Group

The Community Advisory Group will operate until the Precinct Plans and other Local Planning Policies have been endorsed by the City of Nedlands. However, there may be the opportunity to extend the term of this group to assist with further tasks required.

Membership

- Membership is voluntary and shall be drawn from the following sources:
- Ward Councillor (number)
- Precinct Residents (number)
- Precinct Businesses (number)
- Professional experts (number and discipline)

Membership Selection

Members will be determined through an expression of interest process and will represent a cross section of demographics and interests.



Responsibilities of Members

Members are required to:

- Attend meetings and participate in discussions;
- Represent the interests and views of their local community, or in the case of individuals, to present their own views where appropriate;
- Inform interest groups and others about the project status and direction, and convey feedback at meetings;
- Advise the chairperson/facilitator if they are unable to attend meetings;
- Discuss issues relevant to the project;
- Restrict debate to relevant issues and items;
- Be open and honest in their dealings at CAG meetings and with CAG members and project representatives;
- Declare any vested interests, and
- Respect any confidentiality requirements requested by the members, guests, officers or elected members present.

Responsibilities of the Precinct Plan and other Local Planning Polices Project Team

Project Team members are required to:

- Ensure members of the CAG are informed with relevant project information;
- Ensure meetings are scheduled to maximise participation;
- Be responsible for taking meeting minutes, and;
- Be responsible for circulation agendas, minutes and any other relevant project information.

Meetings

- Meetings will be held at the (location).
- Meetings will be facilitated by (CoN/consultant)
- A schedule of meetings will be provided; however, it is expected that the Group would need to meet on 3 – 4 separate occasions during the preparation of each Precinct Plan or Local Planning Policy.

Community Reference Group – Selection Process

Personal Information

The rationale behind requesting personal information relating to age is to gain an appreciation of views from young through to older people. By requesting information around occupation, we can gain insight into work arrangements, income indirectly and work patterns. Also how long have you lived in the Nedlands area to get a balance between those that have strong connection and history as well as fresh new ideas.



Why would the respondent like to be part of the Group?

The question is asked to gain an appreciation of people's motives in wanting to actively participate in the Group. It is important to select community members who will add value to the process.

Group Availability

The proposed Group is made up of approximately (number) people including a mix of residents and representatives from community groups and local businesses. It is important that they are able to attend the Group meetings and therefore it is important to gauge availability to satisfy everyone.

17. Confidential Items

Any confidential items to be considered at this point.

Declaration of Closure

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