



City of Nedlands

AGENDA

Council Meeting

Tuesday, 26 September 2023

Notice of Meeting

Mayor & Councillors

A Council Meeting of the City of Nedlands is to be held on Tuesday, 26 September 2023 in the Council chambers at 71 Stirling Highway Nedlands commencing at 6pm.

This meeting will be livestreamed [Livestreaming Council & Committee Meetings » City of Nedlands](#)

Bill Parker | Chief Executive Officer

22 September 2023



Information

Council Meetings are run in accordance with the City of Nedlands *Standing Orders Local Law 2016*. If you have any questions in relation to the agenda, procedural matters, addressing the Council or attending these meetings please contact the Executive Officer on 9273 3500 or council@nedlands.wa.gov.au

Public Question Time

Public question time at a Council Meeting is available for members of the public to ask a question about items on the agenda. Questions asked by members of the public are not to be accompanied by any statement reflecting adversely upon any Council Member or Employee.

Questions should be submitted as early as possible via the online form available on the City's website: [Public question time | City of Nedlands](#)

Questions may be taken on notice to allow adequate time to prepare a response and all answers will be published in the minutes of the meeting.

Addresses by Members of the Public

Members of the public wishing to address Council in relation to an item on the agenda must complete the online registration form available on the City's website: [Public Address Registration Form | City of Nedlands](#)

The Presiding Member will determine the order of speakers to address the Council and the number of speakers is to be limited to 2 in support and 2 against any particular item on a Special Council Meeting Agenda. The Public address session will be restricted to 15 minutes unless the Council, by resolution decides otherwise.

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.



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1. Declaration of Opening

The Presiding Member will declare the meeting open at 6.00 pm and will draw attention to the disclaimer on page 2 and advise that the meeting is being livestreamed.

2. Present and Apologies and Leave of Absence (Previously Approved)

Leave of Absence Nil.

(Previously Approved)

Apologies None as at distribution of this agenda.

3. Public Question Time

Questions received from members of the public will be read at this point.

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

4. Addresses By Members of the Public

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

5. Requests for Leave of Absence

Any requests from Council Members for leave of absence will be dealt with at this point.

6. Petitions

Petitions to be tabled at this point.



7. Disclosures of Financial / Proximity Interest

The Presiding Member to remind Council Members 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.

8. Disclosures Affecting Impartiality

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

Council Members 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). This association is (nature of the interest).

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.

9. 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.



10. Confirmation of Minutes

10.1. Ordinary Council Meeting Minutes

The minutes of the Ordinary Council Meeting held 22 August 2023 are to be confirmed.

11. Announcements of the Presiding Member without discussion.

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

12. Members Announcements without discussion

Written announcements by Council Members to be tabled at this point. Council Members may wish to make verbal announcements at their discretion.

13. Matters for Which the Meeting May Be Closed

For the convenience of the public, the following Confidential items are identified to be discussed behind closed doors, as the last items of business at this meeting.

24.1. PD44.09.23 CONFIDENTIAL - Legal Opinion Received on Judicial Review Prospects for JDAP Decision for 97-105 Stirling Highway, Nedlands

24.2. CPS41.09.23 CONFIDENTIAL - Desktop Computer Refresh

14. En Bloc Items

That the officer recommendations for Items 15.1, 16.1, 16.2, 16.3, 17.1, 17.2, 17.3, 18.1, 18.2, 18.3, 19.1, 19.2, 21.1, 21.2, 24.1 and 24.2, be adopted en bloc and all remaining item will be dealt with separately.



15. Minutes of Council Committees and Administrative Liaison Working Groups

15.1. Minutes of the following Committee Meetings (in date order) are to be received:

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) be received:

Lake Claremont Advisory Committee Meeting Unconfirmed, circulated to Councillors on 24 August 2023	17 August 2023
Audit & Risk Committee Meeting Unconfirmed, circulated to Councillors on 1 September 2023	21 August 2023
WALGA Central Metropolitan Zone Meeting Unconfirmed, circulated to Councillors on 8 September 2023	24 August 2023
Workforce Plan Implementation Committee Meeting Unconfirmed, circulated to Councillors on 14 September 2023	30 August 2023



16. Divisional Reports - Planning & Development Reports

16.1. PD41.09.23 Consideration of Development Application - Residential - Amendment to Single House at 21A Cross Street, Swanbourne

Meeting & Date	Council Meeting - 26 September 2023
Applicant	Russell Stewart
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free, Director Planning & Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans 3. Amended Plans Received 19 September 2023 4. CONFIDENTIAL ATTACHMENT - Submissions

Purpose

The purpose of this report is for Council to consider an amendment to a previous development approval for a single house at 21A Cross Street, Swanbourne. The applicant seeks an amendment to:

- Raise the finished floor level of the alfresco.

Prior to the receipt of the revised Development Plans on 19 September, Council was also requested to consider raise the finished ground levels along the western boundary of the site which were a maximum height of 0.75m above the natural ground level (clause 5.3.7 of the R-Codes). The revised plans shown in Attachment 3 reflect increases in the height of the ground level of less than 0.5metre, thus making the plans deemed to comply in relation to site works.

The proposal is being presented to Council for consideration due to the proposal receiving an objection within the consultation period. The proposed development is seeking a design principle assessment pathway for open space and site works.

A revised officer recommendation is contained within the Additional Information section of the report, reflecting the revised plans.



Recommendation

That Council:

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the amended development application in accordance with the plans date stamped 19 July 2023 for the single house at 21A Cross Street, Swanbourne, subject to the following conditions:

This approval relates only to the development as indicated on the approved plans dated 19 July 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the original decision notice being 24 May 2023.

1. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.
2. Prior to the issue of a Building Permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City of Nedlands.
3. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:
 - a. Face brick;
 - b. Painted render;
 - c. Painted brickwork; or
 - d. Other clean finish as specified on the approved plans.

And are to be thereafter maintained to the satisfaction of the City of Nedlands.

4. Prior to occupation, one tree shall be planted within the lot and shall have a minimum planting area of 2m x 2m, to the satisfaction of the City of Nedlands. The tree is to be maintained for the life of the development.
5. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.
6. Prior to occupation, any redundant crossovers shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Nedlands.



- 7. **Prior to occupation, new or modified vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Nedlands.**
- 8. **All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.**

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights 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.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R35
Land area	288m2
Land Use	Single House
Land Class	'P' - Permitted Use



The site is located at 21A Cross Street, Swanbourne. The site is orientated north-south and is bound by Cross Street to the south and Maritima Lane to the north. The lot is regular in shape, with a 9.4m frontage and a total area of 288m². The site is sloped, with a 1.1m slope from south to north and 0.5m from east to west. The lot is currently vacant.

Application Details

The previous approval for a single house at 21A Cross Street, Swanbourne was approved on 24 May 2023.

This application seeks an amendment to raise the finished floor levels of the alfresco and relative levels at the rear of the site only. This amendment is seeking a design principle assessment pathway for open space and site works.

Discussion

Assessment of Statutory Provisions

If a proposal does not satisfy the deemed to-comply provisions of the State Planning Policy 7.3: Residential Design Codes (R-Codes), Council is required to exercise a judgement of merit to determine the proposal against the design principles of the R-Codes. The R-Codes require the assessment to consider the relevant design principle only and to not apply the corresponding deemed-to-comply provisions. It is recommended that the application be approved by Council as it is considered to satisfy the design principles of the R-Codes. Further, it is considered unlikely that the development will have a significant adverse impact on the local amenity and character of the locality.

Local Planning Scheme No. 3

Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, particularly in regard to height, scale, bulk and appearance, and the potential impact it will have on the local amenity.

State Planning Policy 7.3 - Residential Design Codes – Volume 1

The R-Codes apply to all single and grouped dwelling developments. An approval under the R-Codes can be obtained in one of two ways. This is by either meeting the deemed-to-comply provisions or via a design principle assessment pathway.



Clause 5.1.4 Open Space

The development proposes 37% open space. The design principles for open space consider the impact of building bulk, provision of adequate sun and ventilation and ability to use external spaces for outdoor pursuits and recreation. The proposed open space is considered to meet the design principles for the following reasons:

- Reduced open space on site is the result of the alfresco floor level being raised 0.6m above natural ground level. Were the alfresco's finished floor level less than 0.5m, it would qualify as open space. The alfresco does not contribute significantly to building bulk as it is open on two sides.
- The development's scale is considered to reflect the existing and desired future character of Cross Street, being two storey in design with an undercroft and matching the established street setbacks.
- The proposed dwelling is considered to maximise access to natural light through the northern aspect of the site through the outdoor living area at the rear facing north, north facing primary living area and master bedroom.
- Building bulk has been reduced through the design with height, street setbacks and lot boundary setbacks achieving the deemed-to-comply provisions. Therefore, the level of open space is not considered to result in undue building bulk or an overdevelopment of the lot.
- The primary street frontage is appropriately landscaped through the use of soft landscaping, permeable pavers and the addition of a tree.
- The proposed outdoor living area provides opportunities for residents to use external space for outdoor pursuits, including covered and uncovered entertaining area in the alfresco and pool area.
- Adequate space remains on site for external fixtures and essential facilities.

Consultation

The application is seeking assessment under the design principles of the R-Codes for open space.

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to one adjoining property. The application was advertised via informal advertising. On 10 August 2023 an objection was received from the adjoining property.



The following is a summary of the concerns/comments raised and the Administration's response and action taken in relation to each issue.

1. Reduced open space results in additional building bulk.

Building bulk has been minimised through street setbacks, lot boundary setbacks and building height all achieving the deemed-to-comply provisions. Open space is considered to achieve the design principles for Clause 5.1.4 (see discussion above).

2. Significant length of boundary walls on western elevation will impact natural light and ventilation.

The proposal achieves the deemed-to-comply provisions for boundary walls along the western lot boundary. Natural light and ventilation are maintained to the western property through the remainder of the ground floor and upper floor setbacks.

3. Lack of meaningful landscaping provided within the front setback area and on site.

The development achieves the deemed-to-comply provisions for landscaping. Sufficient soft landscaping has been provided within the front setback area along with the provision of one tree with adequate planting area.

4. Overall height of development is imposing on the streetscape.

The proposal achieves the deemed-to-comply provisions for building height. The dwelling proposes a two storey with undercroft design. The style and design of the building is consistent with the established streetscape.

5. Vehicle access via the primary street is a negative outcome.

Vehicle access was approved through the previous approval with no changes proposed as part of this application. Obtaining vehicle access via Cross Street is consistent with the established streetscape.

6. Fill on the site does not respond to the natural slope of the site.

The site slopes approximately 1.1m from north to south and 0.5m from east to west. The proposal is considered to respond to the natural slope of the land by providing varying levels along the western boundary, whilst still maintaining a useable area for the residents. Site works are meet the deemed to comply provisions of the R-Codes following the receipt of the Amended Plans dated 19 September, see Attachment 3.



Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values **Great Natural and Built Environment**

We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

Priority Area

Urban form - protecting our quality living environment.

Budget / Financial Implications

Nil.

Legislative / Policy Implications

Council is requested to make a decision in accordance with clause 68(2) of the Deemed Provisions. Council may determine to approve the development without conditions (cl.68(2)(a)), approve with development with conditions (cl.68(2)(b)), or refuse the development (cl.68(2)(c)).

Decision Implications

If Council resolves to approve the proposal, development can proceed after receiving a Building Permit and necessary clearances.

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the R-Codes as a State Planning Policy. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.



Conclusion

The application for an amendment to a single house has been presented for Council consideration due to an objection being received. The proposal is considered to meet the key amenity related elements of the R-Codes Volume 1 and, as such, is unlikely to have a significant adverse impact on the local amenity of the area. The proposal has been assessed and satisfies the design principles of the R-Codes in relation to being consistent with the immediate locality and streetscape character.

Accordingly, it is recommended that the application be approved by Council, subject to conditions of Administration's recommendation.

Further Information

Question

Councillor Youngman – can the heights of the screens be provided?

Answer

The revised Development Plans (Attachment 3) indicate privacy screening being provided, which is a requirement of the R-Codes. In practice this privacy will be achieved via the boundary fence of 1.8 metres along the western boundary of the site.

Question

Councillor Amiry – could additional clearer drawings be provided for the council meeting?

Answer

The revised Development Plans are shown in Attachment 3.

Question

Councillor McManus – can officers meet with the applicant and the neighbour before the Council meeting to discuss the application?

Answer

Officers met in the office and then on site with the landowner to the west and the applicant on 19 September, where the interface between the two properties was discussed including the level differences, the options available to the respective parties and the impacts on what is proposed. As a result of the meeting revised plans have been submitted which have reduced the proposed ground level between the proposed swimming pool and the western boundary of the site from RL10.32 to 10.07 (see Attachment 3). The increase in the height of the ground level is now less than 0.5 metres along the western boundary, thus meeting the deemed to comply provisions of the R-Codes.

As a result of the revised plans an alternative officer recommendation is provided as follows:



That Council:

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the amended development application in accordance with the plans date stamped 19 September 2023 for the single house at 21A Cross Street, Swanbourne, subject to the following conditions:

This approved relates only to the development as indicated on the approved plans dated 19 September 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the original decision notice being 24 May 2023.

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3. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in;
 - a. Face brick;
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 - d. Other clean finish as specified on the approved plans.

And are to be thereafter maintained to the satisfaction of the City of Nedlands.

4. Prior to occupation, one tree shall be planted within the lot and shall have a minimum planting area of 2m x 2m, to the satisfaction of the City of Nedlands. The tree is to be maintained for the life of the development.
5. The street tree(s) within the verge in front of the lot are to be protected and maintained throughout the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.
6. Prior to occupation, any redundant crossovers shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Nedlands.
7. Prior to occupation, new or modified vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Nedlands.

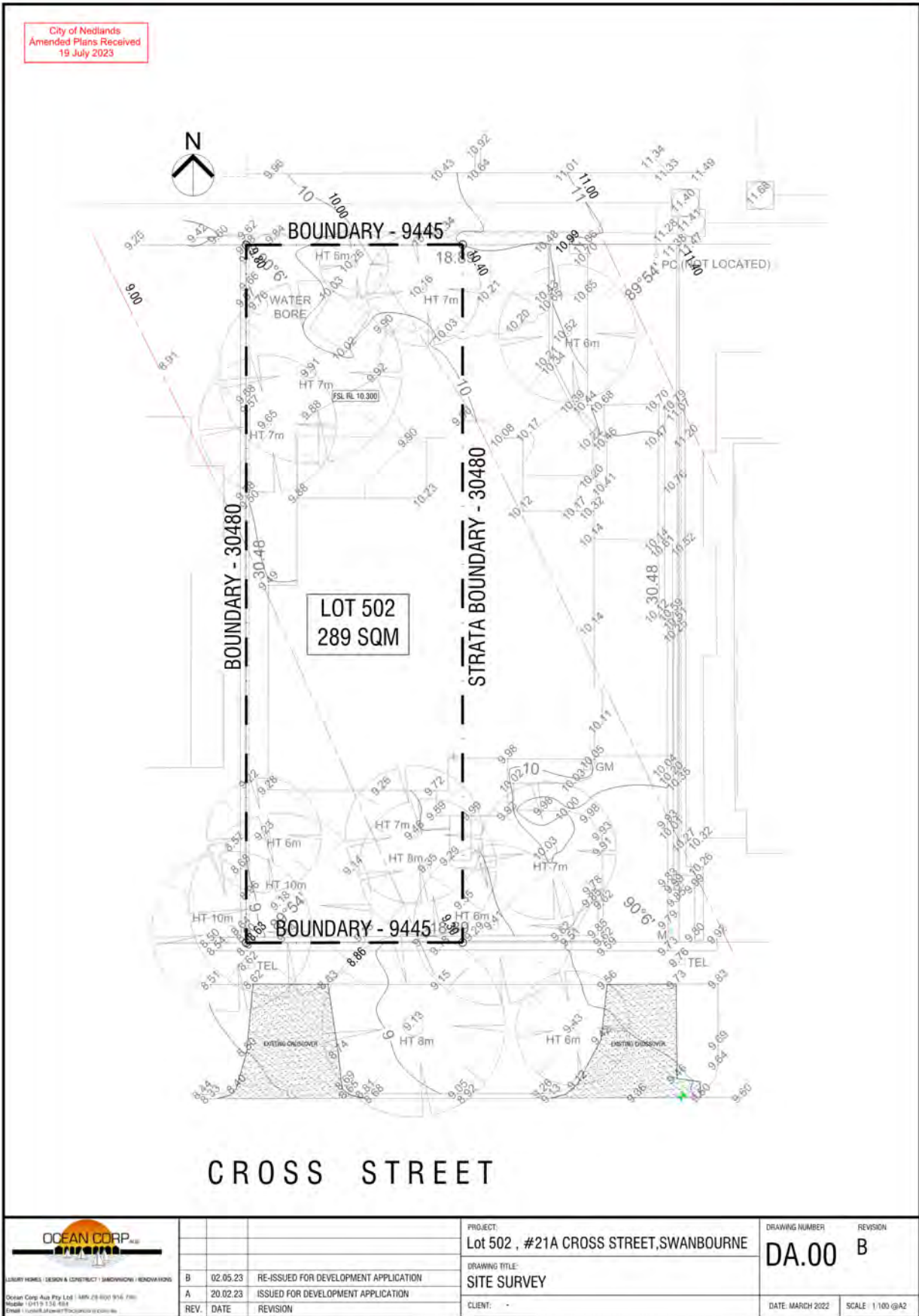



8. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.



PD41.09.23 Attachment 1





			PROJECT: Lot 502, #21A CROSS STREET, SWANBOURNE		DRAWING NUMBER DA.00		REVISION B	
OCEAN CORP. LUXURY HOMES DESIGN & CONSTRUCT SHOWHOMES RENOVATIONS			DRAWING TITLE: SITE SURVEY		DATE: MARCH 2022		SCALE: 1:100 @A2	
REV.	DATE	REVISION	CLIENT:					
B	02.05.23	RE-ISSUED FOR DEVELOPMENT APPLICATION						
A	20.02.23	ISSUED FOR DEVELOPMENT APPLICATION						
Ocean Corp Aus Pty Ltd MN 29 600 914 780 Mobile 081 9 132 684 Email info@oceancorp.com.au								



City of Nedlands
Amended Plans Received
19 July 2023



MARITIMA LANE



AREA OF OVERSHADOWING
AT WINTER SOLSTICE TO
ADJACENT STRATA LOT - 7sqm
ADJACENT LOT AREA - 290sqm
PERCENTAGE AREA - 2.5%.

SITE PLAN
SCALE 1:100 @ A2

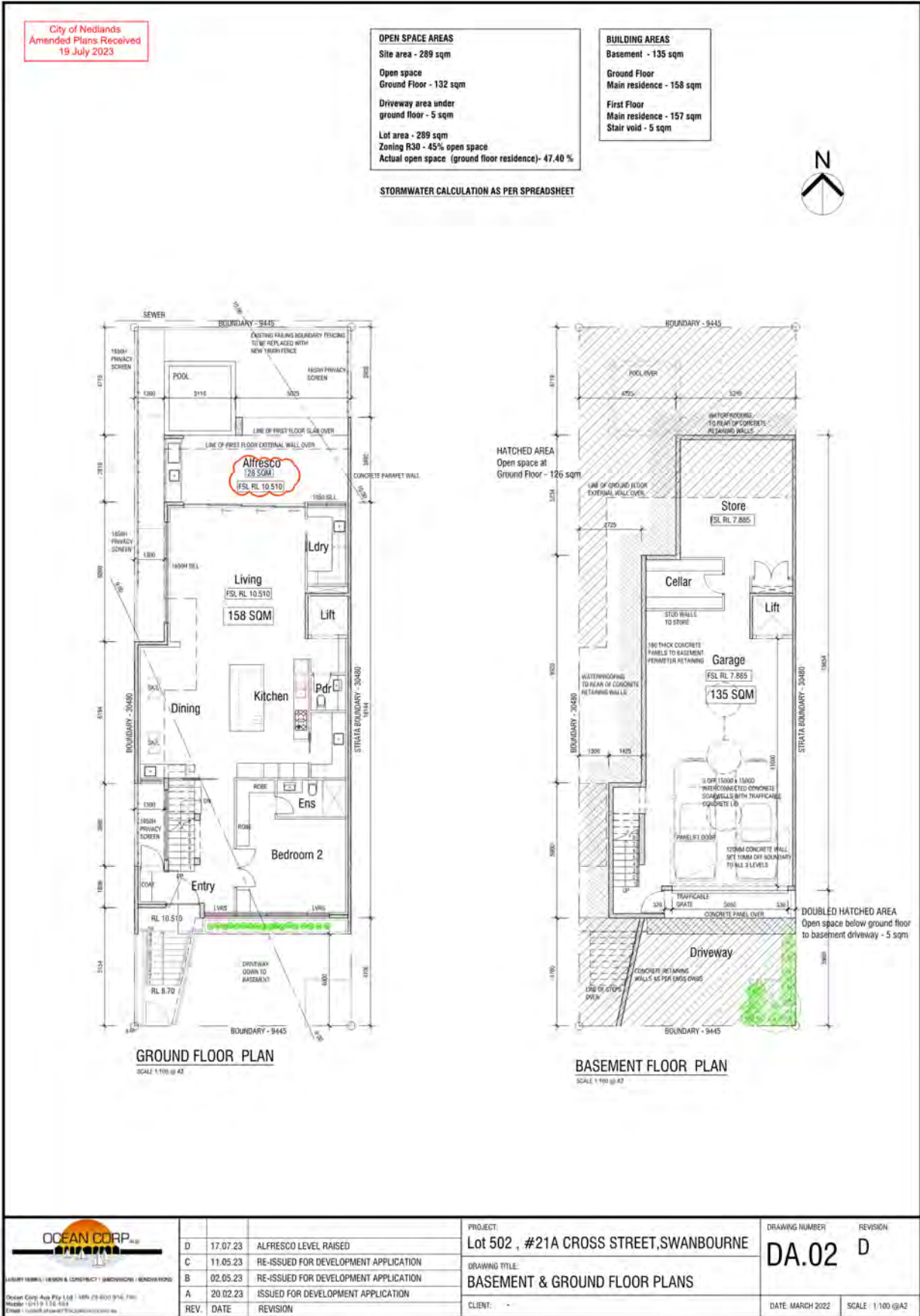
OCEAN CORP
LUXURY HOMES | DESIGN & CONSTRUCT | SHOWHOMES | RENOVATIONS
Ocean Corp Asia Pty Ltd | AMN 29 600 934 780
Mobile | 0419 134 684
Email | info@oceancorp.com.au

REV.	DATE	REVISION	PROJECT	CLIENT
D	17.07.23	ALFRESCO AND REAR GROUND LEVELS RAISED	Lot 502 , #21A CROSS STREET, SWANBOURNE	-
C	16.05.23	REAR BOUNDARY RETAINING WALL		
B	02.05.23	RE-ISSUED FOR DEVELOPMENT APPLICATION		
A	20.02.23	ISSUED FOR DEVELOPMENT APPLICATION		

DRAWING NUMBER	REVISION	DATE	SCALE
DA.01	D	MARCH 2022	1:100 @A2



PD41.09.23 Attachment 2





PD41.09.23 Attachment 2

City of Nedlands
Amended Plans Received
19 July 2023

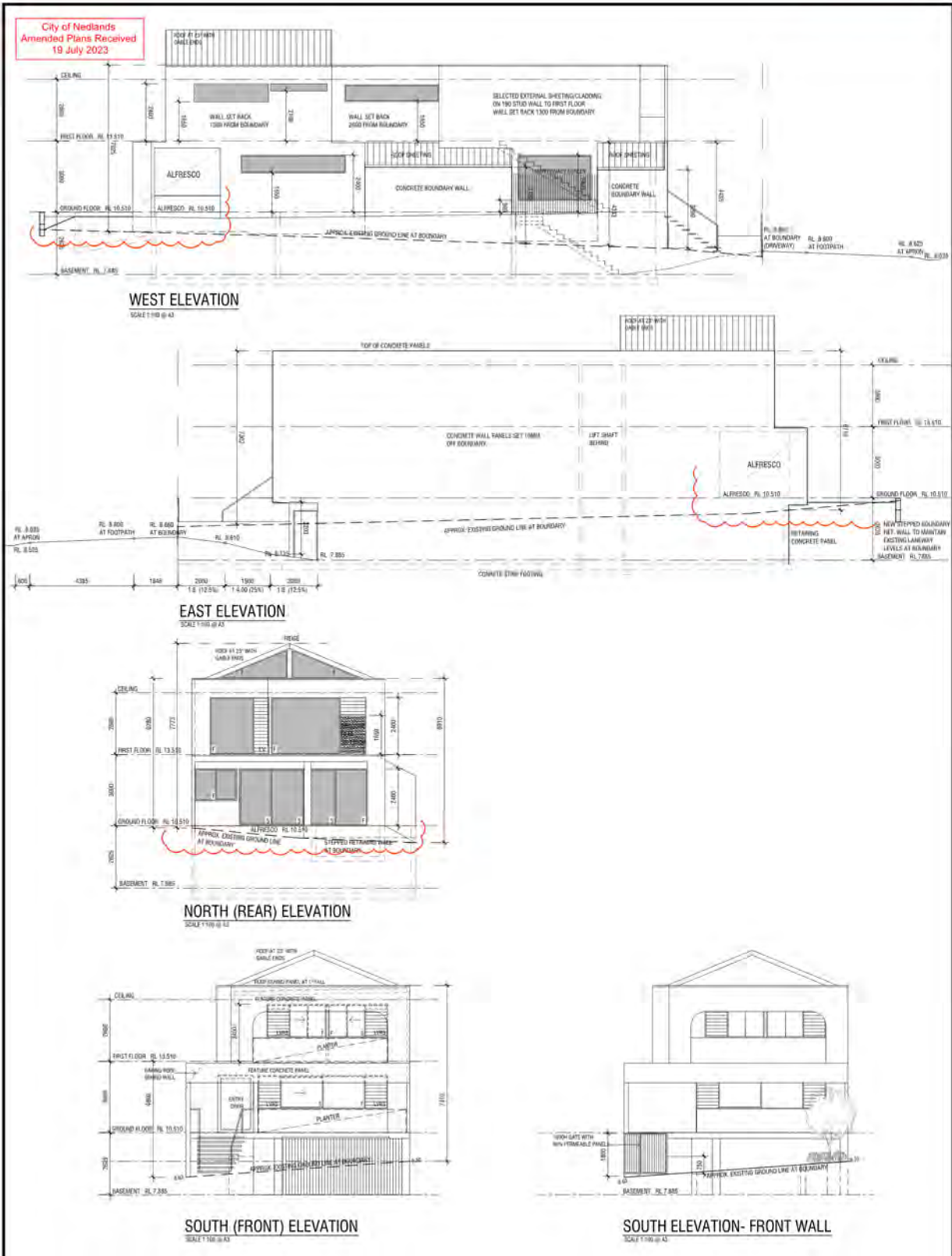


ROOF PLAN
SCALE 1:100 @ A2

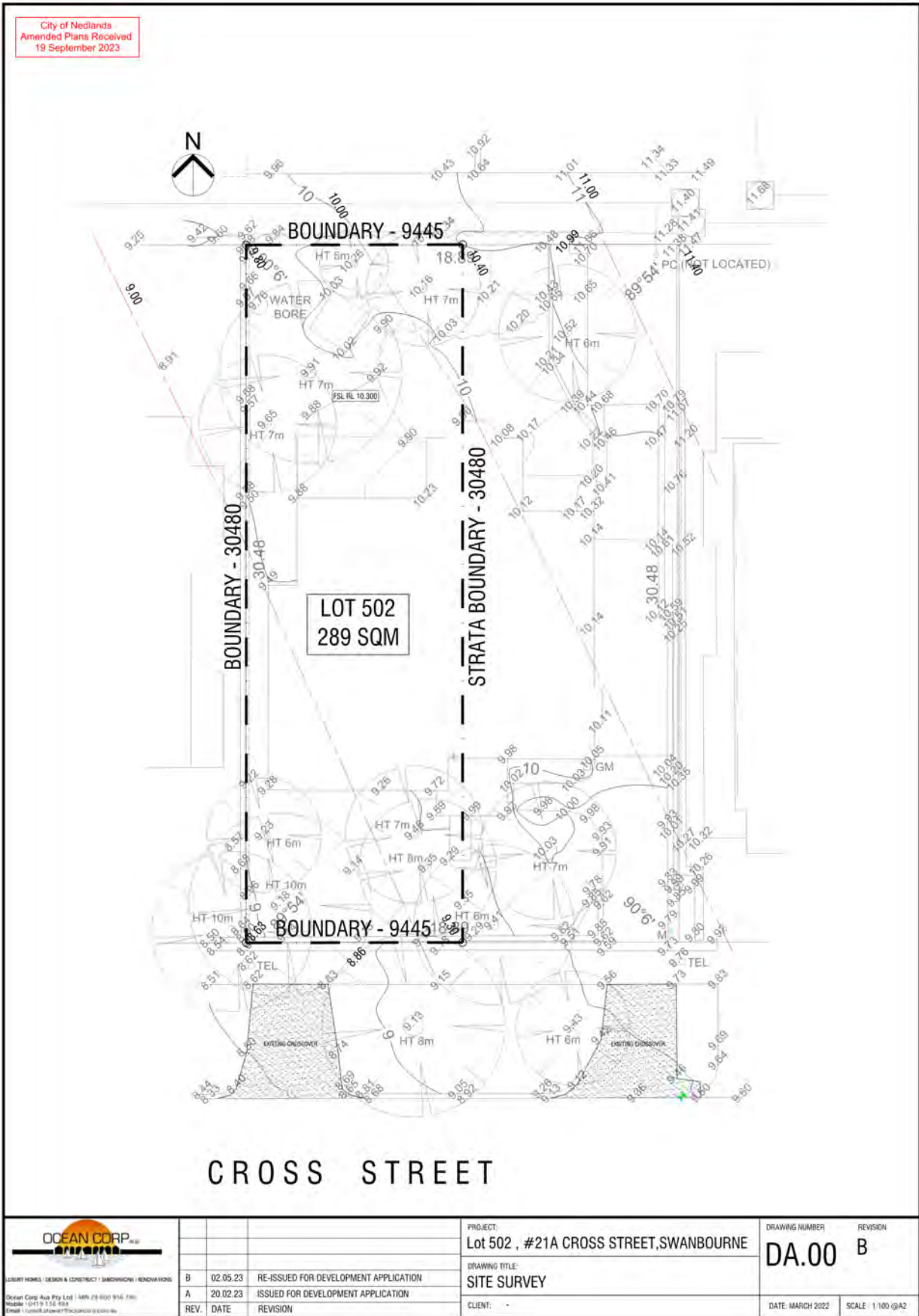


FIRST FLOOR PLAN
SCALE 1:100 @ A2

			PROJECT Lot 502, #21A CROSS STREET, SWANBOURNE	DRAWING NUMBER DA.03	REVISION B
OCEAN CORP ARCHITECTURE			DRAWING TITLE FIRST FLOOR & ROOF PLANS	DATE: MARCH 2022	SCALE: 1:100 @A2
REV. DATE REVISION	B 02.05.23 RE-ISSUED FOR DEVELOPMENT APPLICATION A 20.02.23 ISSUED FOR DEVELOPMENT APPLICATION	CLIENT:			



			PROJECT Lot 502 , #21A CROSS STREET, SWANBOURNE	DRAWING NUMBER DA.04	REVISION D
D 17.07.23 C 11.05.23 B 02.05.23 A 20.03.23	ALFRESCO AND REAR GROUND LEVELS RAISED RE-ISSUED FOR DEVELOPMENT APPLICATION RE-ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION	REV. DATE REVISION	DRAWING TITLE BUILDING ELEVATIONS	CLIENT:	DATE: MARCH 2022 SCALE: 1:100 @A2



			PROJECT: Lot 502, #21A CROSS STREET, SWANBOURNE	DRAWING NUMBER DA.00	REVISION B
OCEAN CORP. <small>LIBERTY HOMES DESIGN & CONSTRUCT SHEDDING RENOVATIONS</small>			DRAWING TITLE: SITE SURVEY	DATE: MARCH 2022 SCALE: 1:100 @A2	
Ocean Corp Asia Pty Ltd MN 29 600 934 780 Mobile 0419 132 684 Email info@oceancorp.com.au	REV. DATE REVISION B 02.05.23 RE-ISSUED FOR DEVELOPMENT APPLICATION A 20.02.23 ISSUED FOR DEVELOPMENT APPLICATION				



City of Nedlands
Amended Plans Received
19 September 2023



OCEAN CORP
LUXURY HOMES | DESIGN & CONSTRUCT | SHOWHOMES | RENOVATIONS

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REV.	DATE	REVISION
F	19.09.23	REAR RL LOWERED FROM 10.20 TO 10.07 TOP OF WEST BOUNDARY WALL
E	15.09.23	REAR RL LOWERED FROM 10.32 TO 10.20
D	17.07.23	ALFRESCO AND REAR GROUND LEVELS RAISED
C	16.05.23	REAR BOUNDARY RETAINING WALL
B	02.05.23	RE-ISSUED FOR DEVELOPMENT APPLICATION

PROJECT:
Lot 502 , #21A CROSS STREET, SWANBOURNE

DRAWING TITLE:
SITE PLAN

CLIENT: -

DRAWING NUMBER: **DA.01**

REVISION: **F**

DATE: MARCH 2022

SCALE: 1:100 @A2



City of Nedlands
Amended Plans Received
19 September 2023

OPEN SPACE AREAS
 Site area - 289 sqm
 Open space
 Ground Floor - 132 sqm
 Driveway area under
 ground floor - 5 sqm
 Lot area - 289 sqm
 Zoning R30 - 45% open space
 Actual open space (ground floor residence)- 47.40 %

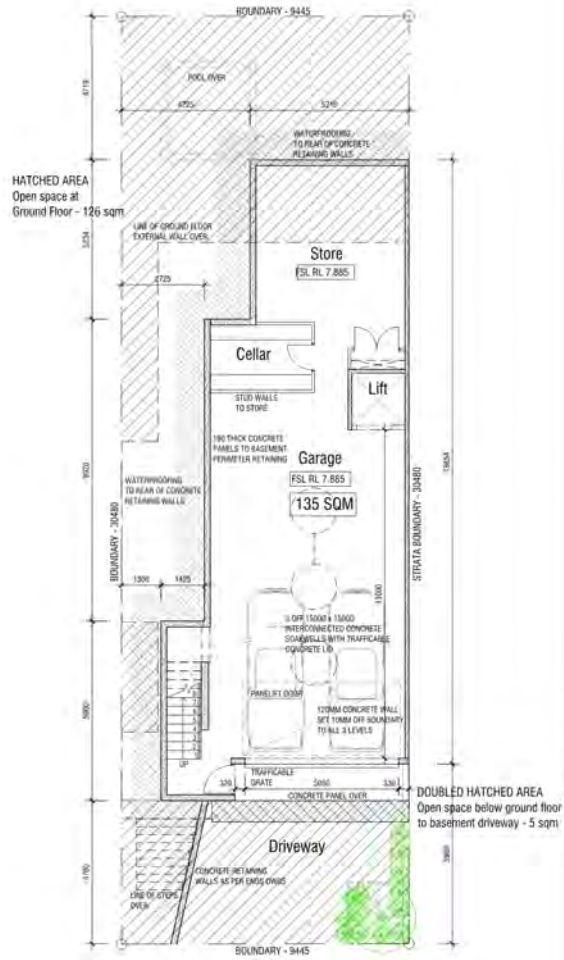
BUILDING AREAS
 Basement - 135 sqm
 Ground Floor
 Main residence - 158 sqm
 First Floor
 Main residence - 157 sqm
 Stair void - 5 sqm

STORMWATER CALCULATION AS PER SPREADSHEET



GROUND FLOOR PLAN

SCALE 1:100 @ A2



BASEMENT FLOOR PLAN

SCALE 1:100 @ A2



REV.	DATE	REVISION
D	17.07.23	ALFRESCO LEVEL RAISED
C	11.05.23	RE-ISSUED FOR DEVELOPMENT APPLICATION
B	02.05.23	RE-ISSUED FOR DEVELOPMENT APPLICATION
A	20.02.23	ISSUED FOR DEVELOPMENT APPLICATION

PROJECT:	Lot 502, #21A CROSS STREET, SWANBOURNE
DRAWING TITLE:	BASEMENT & GROUND FLOOR PLANS
CLIENT:	-

DRAWING NUMBER	REVISION
DA.02	D
DATE	SCALE
MARCH 2022	1:100 @ A2



PD41.09.23 Attachment 3

City of Nedlands
Amended Plans Received
19 September 2023



ROOF PLAN
SCALE 1:100 @ A2



FIRST FLOOR PLAN
SCALE 1:100 @ A2

OCEAN CORP
ARCHITECTS

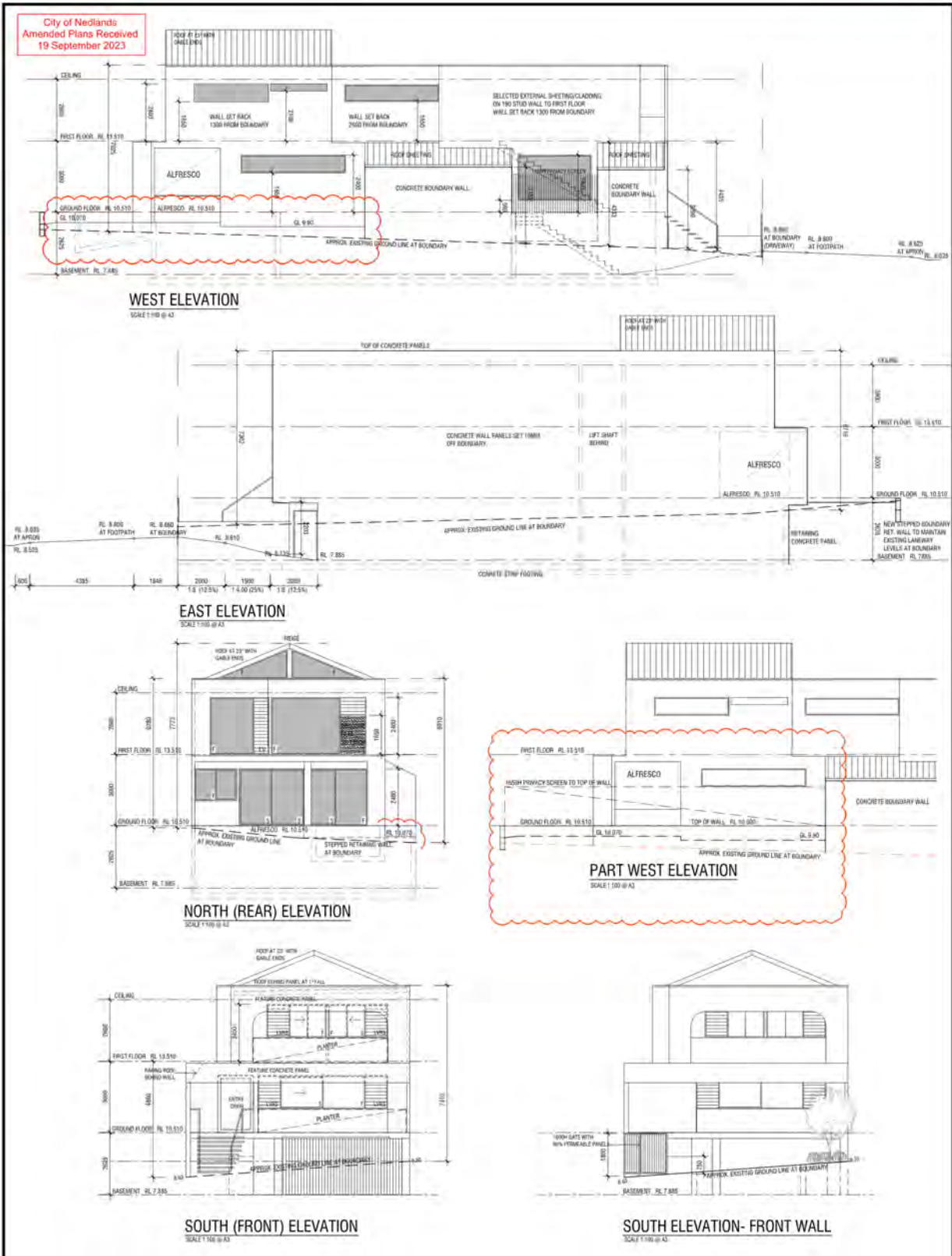
ASSIST: HOMER, DESIGN & CONCEPT | INTERIOR | RENOVATIONS

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REV.	DATE	REVISION
B	02.05.23	RE-ISSUED FOR DEVELOPMENT APPLICATION
A	20.02.23	ISSUED FOR DEVELOPMENT APPLICATION

PROJECT	Lot 502, #21A CROSS STREET, SWANBOURNE
DRAWING TITLE	FIRST FLOOR & ROOF PLANS
CLIENT	-

DRAWING NUMBER	DA.03	REVISION	B
DATE	MARCH 2022	SCALE	1:100 @ A2



<p>Ocean Corp: Design & Construct Innovations Renovations</p> <p>125511 Hillside Drive Perth WA 6000 Ph: 9447 1111</p> <p>Website: www.oceancorp.com.au Email: info@oceancorp.com.au</p>	F	19.09.23	REAR RL LOWERED FROM 10.20 TO 10.07 WEST BOUNDARY WALL & PRIVACY SCREEN SHOWN	PROJECT:	Lot 502 , #21A CROSS STREET, SWANBOURNE	DRAWING NUMBER	REVISION
	E	15.09.23	REAR RL LOWERED FROM 10.32 TO 10.20			DA.04	F
	D	17.07.23	ALFRESCO AND REAR GROUND LEVELS RAISED	DRAWING TITLE:	BUILDING ELEVATIONS		
	C	11.05.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	CLIENT:			
	B	02.05.23	RE-ISSUED FOR DEVELOPMENT APPLICATION	DATE:	MARCH 2022	SCALE:	1:100 @ A2
REV.	DATE	REVISION					



16.2. PD42.09.23 Consideration of Development Application - 3 Multiple Dwellings at 43 Napier Street, Nedlands

Meeting & Date	Council Meeting - 26 September 2023
Applicant	M Rendell Architect
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free, Director Planning & Development
Attachments	1. Zoning and Location Plan 2. Development Plans 3. Architectural Perspectives and Design Statement 4. Landscaping Plans 5. R-Codes Volume 2 Assessment 6. Arboricultural Report 7. CONFIDENTIAL Submissions

Purpose

The purpose of this report is for Council to consider a development application for the construction of three multiple dwellings (apartments) at 43 Napier Street, Nedlands. The matter is tabled for Council consideration as objections have been received.

The proposal is assessed under the Residential Design Codes Volume 2, which is a performance-based policy. Applications for development approval need to demonstrate that the design achieves the objectives of each design element. While addressing the Acceptable Outcomes is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in the context of the entire design solution to ensure the Objectives are achieved. Proposals may also satisfy the Objectives via alternative means or solutions. The acceptable outcomes of the NSHAC Residential Local Planning Policy have been considered in lieu of the R-Codes for Elements relating to Building Height, Street Setbacks and Side and Rear Setbacks.

The key elements of the proposal which require consideration by Council are:

- Plot Ratio
- Orientation (overshadowing to the south)
- Visual privacy (to the north)



Recommendation

That Council in accordance with Clause 24(1) of the Metropolitan Region Scheme and Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 approves the development application in accordance with the plans date stamped 6 July 2023 for three multiple dwellings at 43 Napier Street, Nedlands, subject to the following conditions:

General

1. This approval relates only to the development as indicated on the approved plans dated 6 July 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.
2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.

Construction

3. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.
4. Prior to the issue of a building permit and the commencement of excavation works, a Dilapidation Report shall be submitted to the City of Nedlands and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and rights of ways), including ancillary structures located upon these properties:
 - a. Lot 87 (No. 41) Napier St, Nedlands
 - b. Lot 85 (No. 45) Napier St, Nedlands
 - c. Lot 128 (No. 42) Loftus St, Nedlands
 - d. Lot 129 (No. 44) Loftus St, Nedlands
 - e. Lot 130 (No. 46) Loftus St, Nedlands

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the City of Nedlands that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.



Engineering and Design

5. Prior to the issue of a building permit on-site stormwater retention plans shall be submitted showing all stormwater discharge from the development being contained and disposed of on-site unless otherwise approved by the City of Nedlands.
6. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.
7. Prior to the issue of a building permit, a minimum of 20% units are to be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented prior to occupation to the satisfaction of the City of Nedlands.
8. Clothes drying areas shall be located and/or screened to not be visible from the street or adjoining properties to the satisfaction of the City of Nedlands.
9. Prior to occupation, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment placed on the roof of the building shall be located or screened to the satisfaction of the City of Nedlands.
10. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:
 - a. Face brick;
 - b. Painted render;
 - c. Painted brickwork; or
 - d. Other clean finish as specified on the approved plans.

And are to be thereafter maintained to the satisfaction of the City of Nedlands

11. Prior to occupation, all screening devices and obscure windows must be installed and thereafter maintained in perpetuity to the satisfaction of the City of Nedlands.

Landscaping

12. Prior to the issue of a building permit, an Arborist report is to be prepared and submitted to the City identifying tree protection strategies for the retained trees on site and neighbouring vegetation within 3m of the development site. The recommendations contained within the report must be complied with at all times to the satisfaction of the City of Nedlands.



13. Prior to occupation, landscaping shall be completed in accordance with the approved Landscape Concept Package prepared by Basis Stuido dated 23 August 2023 to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.
14. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.
15. Prior to occupation, all communal and private open space areas with landscaping shall include a tap connected to an adequate water supply for the purpose of irrigation.
16. Prior to occupation, the applicant is to plant a minimum of one (1) x 30L tree located on the Napier Street verge, at the expense of the applicant and to the satisfaction of the City of Nedlands.

Acoustics and Visual Privacy

17. Prior to the issuing of a building permit the applicant is to lodge with the City an acoustic report prepared by a suitably qualified and licensed acoustic consultant demonstrating compliance of the development with the requirements of the Environmental Protection (Noise) Regulations 1997 to the satisfaction of the City of Nedlands.
18. The two north-facing windows in the Dining area for Apartments 2 and 3 are to be obscure glaze or solid below 1.2m above the finished floor level of the relevant apartment to the satisfaction of the City of Nedlands.

Sustainability

19. Prior to occupation, the recommendations contained within the LBS Sustainable Design Assessment dated 8 June 2023, or any approved modifications, are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.

Waste

20. Prior to the issue of a building permit, a Waste Management Plan is to be prepared and approved to the satisfaction of the City of Nedlands. The Waste Management Plan is to be observed for the lifetime of the development.



Parking

21. Prior to occupation of the development, all car parking bays are to be clearly line marked, drained and with visitor car parking clearly marked or signage provided, and maintained thereafter by the landowner to the satisfaction of the City of Nedlands.
22. All car parking dimensions (including associated wheel stops and headroom clearance), maneuvering areas, ramps, crossovers and driveways shall comply with Australian Standard 2890.1-2004 - Off-street car parking and Australian Standard 2890.6:2009 - Off-street parking for people with disabilities (where applicable) to the satisfaction of the City of Nedlands.
23. Prior to occupation, all bicycle racks shall be provided and installed to the satisfaction of the City of Nedlands and maintained for the lifetime of the development.

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights 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.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and policies applicable to the matter and given such weight in making the decision as the relevant laws and policies permit them to be given.

Background

The application proposes the construction of three multiple dwellings (apartments) on the 696m² lot at 43 Napier Street, Nedlands. The site is zoned 'Residential' by City of Nedlands Local Planning Scheme No.3 (the Scheme) and 'Urban' by the Metropolitan Region Scheme. The density code applicable to the site is R60, with the land use of 'residential (multiple dwelling)' permitted in the zone.



The proposal before Council is for a three storey apartment building with basement car parking. Each of the three apartments will occupy a full storey of the building and are approximately 180m² each. The site is relatively flat and currently developed with a single house and associated landscaping. It is proposed to retain two trees in the rear of the site, with other trees introduced or transplanted to establish landscaping after construction is concluded.

The site is located approximately 220m north of Stirling Highway and 120m south of Bedford Street on the west side of Napier Street. All surrounding properties have the same zoning and density code as the subject site (i.e. Residential R60). A Zoning and Location Plan is included at **Attachment 1**. Most surrounding properties remain developed for single housing, with one property on the opposite side of Napier Street having been recently subdivided to create two lots.

The development, architectural perspectives and design statement and landscape plans are included at **Attachments 2, 3 and 4** respectively.

A previous development approval for four multiple dwellings was granted on 23 August 2022. Whilst this approval remains in effect over the land, it is not related to this current proposal. The application subject to this report has been lodged as a stand-alone proposal and has been assessed without reference to the previous approval accordingly.

Discussion

Matters to be Considered

Clause 67(2) of the Deemed Provisions identifies those matters that are required to be given due regard to the extent relevant to the application. These matters are reflected in the assessment of the application against the R-Codes Volume 2 given this state planning policy (SPP 7.3) is intended to have regard to all relevant planning matters associated with residential development. In addition to the matters covered by the R-Codes, this assessment has had due regard to the following:

- NSHAC Residential Local Planning Policy
- Design Review Advice; and
- Submissions received.

NSHAC Residential Local Planning Policy

The NSHAC Residential Local Planning Policy (LPP) includes a future desired character statement that new development is to address:



The NSHAC Residential Precinct shall facilitate a transition from the high density development on the Highway to the low density residential neighbourhoods of Nedlands. The NSHAC Residential Precinct will spread north and south from Stirling Highway, creating a place for people around a busy urban corridor. The NSHAC Residential Precinct will consist of local, leafy streets designed for walking, providing respite from the traffic and busyness of the Highway. Future development will encourage public realm interfaces that provides comfortable and attractive pedestrian journeys through the neighbourhood.

Local streets will function as the green 'ribs' of the NSHAC Precinct. Trees, especially well-established, mature trees, will be valued and preserved wherever possible. Trees are a critical part of the material heritage and identity of place in the NSHAC Residential Precinct, and their presence is highly valued by the local community. A variety of endemic and water-wise plants will be planted throughout the private realm to safeguard the natural biodiversity within the City.

Environmental and cultural sustainability is important in the establishment of quality built forms. New development will be of a form and scale that is appropriate to the contemporary vision for the NSHAC Residential Precinct as a medium-rise and higher density residential, near-City urban neighbourhood. It will exhibit quality design that reflects the existing, traditional patterns of development. Through these measures the future form of development and growth in the NSHAC Residential Precinct will create distinctive places which will support a local neighbourhood feel.

In order to implement the design future character, the LPP includes a series of acceptable outcomes that replace those in the R-Codes Volume 2 for a range of elements. Currently, the LPP is effective for those acceptable outcomes that relate to the "primary controls" (Part 2 of the R-Codes Volume 2). Other acceptable outcomes that affect Parts 3 and 4 of the R-Codes Volume 2 require Western Australian Planning Commission (WAPC) approval prior to coming into effect. Consequently, only the LPP acceptable outcomes relating to height, setbacks and boundary walls have been considered in this assessment. These have been considered as appropriate in the R-Codes Volume 2 assessment below.

The LPP includes provisions relating to facades and materials. These provisions provide for facades and materials to reference existing facades and materials of the surrounding areas and obtain a maximum solar absorbance rating of 0.4 for a flat roof. The referencing of existing facades and materials is also covered by the R-Codes Volume 2 and is a consideration of context and character in the design review. Both of these are detailed elsewhere in this report. In relation to solar absorbance, the Sustainable Design Assessment provided with the application identifies the roof will use "Surfmist" Colorbond(R) material, with a solar absorbance rating of less than or equal to 0.32.

In conclusion, the proposal addresses the LPP appropriately, given implementation of the Policy is currently limited.

Design Review Panel

This proposal was reviewed twice prior to being formally lodged as a development application. Early review of a development proposal is encouraged by the City's Design Review Panel Local Planning Policy and allowed for a range of design elements to be improved prior to lodgment. The Panel reviewed the proposal against the 10 principles of design contained in State Planning Policy 7.0 Design of the Built Environment. The table below outlines the results of the two reviews:

DRP Design Quality Evaluation		
	Supported	
	Further Information Required	
	Not supported	
SPP 7.0 Principles	DRP 1 – 11 May 2023	DRP 2 – 12 June 2023
1. Context and Character		
2. Landscape Quality		
3. Built Form and Scale		
4. Functionality and Built Quality		
5. Sustainability		
6. Amenity		
7. Legibility		
8. Safety		
9. Community		
10. Aesthetics		

In the second review, the Panel noted that the proposal had responded favourably to the comments of the first review and improved markedly. The strengths of the proposal identified by the Panel included the orientation of the apartments to maximise the northern aspect, a softer architectural language, better streetscape activation and the good use of local materiality, including contemporary references to white picket fences and limestone.

Residential Design Codes Volume 2

The key elements of the proposal which require consideration by Council relate to plot ratio, orientation (overshadowing to the south) and visual privacy to the north. The complete R-Codes assessment is included at **Attachment 5**. The following is an overview of the assessment conducted.

Building Height

The building proposes three storeys and a maximum height of 11.2m. The basement level falls outside of the definition of a 'storey' and is excluded from the storey count. The City's NSHAC Residential LPP (the LPP) provides for an acceptable outcome of three storeys and 12m height. This proposal is consistent with the acceptable outcome.



Street Setback

The LPP provides for an acceptable outcome for street setback of 4m for the first two storeys and 6m for the third storey. Provision is made in the LPP for the minimum primary street setback to be reduced by up to 50% for a porch, verandah, unenclosed balcony or equivalent (i.e. 2m for the first two storeys and 3m for the third storey). The front terraces for the apartments are defined as "unenclosed balconies" for the purposes of the LPP and are subject to the discount. The proposal provides an 8.4m street setback to the main wall and 4.5m to the terraces for each of the three storeys. This exceeds the minimum acceptable outcomes for street setback.

Side / Rear Setback

The minimum side and rear acceptable outcome setbacks of the LPP have been achieved by this development. A minimum 3m setback is achieved to the northern boundary, with setbacks to the southern boundary varying from 3m at the terraces to 3.9m to the main side wall. The rear setback is proposed at 8.1m to the ground floor and 8.3m to the first and second floors. The use of boundary walls has been limited to a single storey height wall of 10.9m, which equates to 29% of the boundary excluding front and rear setbacks, which is consistent with the LPP acceptable outcome.

Plot Ratio

The plot ratio for this development is calculated at 0.83, or 21m² above the acceptable outcome. The plot ratio area of this development reflects the employment of a single apartment on each floor, rather than a number of units with larger common space areas, such as lobbies and circulation corridors, which are excluded from the plot ratio calculation. The actual bulk and scale of the building is in keeping with the other external settings of the City's LPP and the R-Codes, particularly setbacks and height. The plot ratio proposed for the development does not manifest itself into a "larger" building, rather one that is consistent with the bulk and scale envisaged by the LPP and R-Codes.

Orientation

Orientation considers how the development responds to the street and overshadows neighbouring properties to the south. In the case of this development, the impact of overshadowing of the property to the south (45 Napier Street) is a relevant consideration. The acceptable outcome provides for up to 50% of the adjoining property being in shadow at midday on 21 June. The proposed development is calculated to overshadow by 52%, which is equivalent to 14m² of shadow over and above acceptable outcome on the 696m² property. The adjoining property is currently developed with a single storey house setback approximately 1-1.5m from the common boundary. There is a solar collector "Solarhart" hot water system located on the roof approximately 1.5m from the common boundary.



Given its location and height, this solar hot water system would most likely be impacted by construction on the subject site of any building higher than a single storey.

The element objective for overshadowing requires building form and orientation to minimise overshadowing of the habitable rooms, open space and solar collectors of neighboring properties during mid-winter. The main impact the proposed development will have is in relation to the solar collector on the roof of 45 Napier Street.

The proposed building has sought to minimise overshadowing by providing a 3.9m side boundary setback to the south for the majority of the upper floors of the building. This exceeds the 3m acceptable outcome and provides additional separation to the southern property at Levels 1 and 2. The overall height of the building is 11.2m for the 2.7m long lift overrun. The remainder of the building has a maximum height on the southern elevation of approximately 10.5m, which is 1.5m lower than the acceptable outcome.

Tree Canopy and Deep Soil Areas

In relation to tree canopy, landscaping will provide a mix of small and medium trees as detailed in the Landscaping Plan. Two large existing trees will be located at the rear of the site. These trees (an English oak and a jacaranda) will be retained within a deep soil area of approximately 125m². The R-Codes do not require as an acceptable outcome the deep soil areas and dimensions that are applicable to new trees. Instead, the R-Codes recommend that design testing should seek to retain trees and provide protection for adjacent trees. Arboricultural advice should be obtained on the design of deep soil areas and management requirements to preserve the trees during and after construction. This includes the determination of the tree and root protection area. This has been undertaken through an Arboricultural Report (**Attachment 6**), with the finding that the proposed rear deep soil area and building setbacks are appropriate to allow for the two remaining trees to be protected. Tree protection zones (TPZ) of 4.4m and 4.6m are recommended for the oak and jacaranda respectively. The basement will be situated inside the TPZ of the jacaranda by 3.8%, with this encroachment equating to 2.5m² of the total 65m² TPZ for this tree. It should be noted that the a significant portion of the TPZ is contained within the adjacent property to the north and a portion of the TPZ being under the dwelling on the property to the north. In relative terms, the encroachment the proposed dwelling on the TPZ is very minor, with the arboricultural report stating that the encroachment is "unlikely to cause significant root damage to the tree". Condition 12 addresses the recommendations of the arboricultural report.

The landscaping plan includes the transplant into the verge of a poinciana that is currently being maintained at a plant nursery. This tree was originally located in the front yard of the existing property and has been maintained pending transplant into the verge, which is currently unvegetated in front of the subject site. Landscaping and deep soil located on the verge has not been considered in determining how the proposed landscaping addresses the acceptable outcomes or element objectives.



Total deep soil within the subject site is 149m², or 21% of the 696m² property. This is predominantly located at the rear as described above. In addition to the front and rear deep soil areas, the development incorporates planters above the basement slab. The acceptable outcome for deep soil is 7% or 49m². The relatively large areas set aside for landscaping allow for the planting of small and medium trees that exceed the acceptable outcome of "1 medium and small trees to suit area".

Visual Privacy

Visual privacy meets acceptable outcomes for privacy setbacks (i.e. cone of vision) with the exception of the Dining / Kitchen / Scullery windows on the upper storeys (Apartments 2 and 3). These north-facing windows have "cones of vision" that extend into the neighbouring property at 41 Napier Street. The dining/kitchen/scullery windows of Apartments 2 and 3 are predominantly overlooking the garage of the adjoining property, although there is potential for some overlooking of habitable room windows behind the garage and to the swimming pool in the front setback area. The element objective of the R-Codes requires windows and balconies to minimise direct overlooking of the habitable rooms and private outdoor living areas of neighbouring properties. The design has sought to minimise overlooking by employing obscure glazing in the bottom parts of each of the windows to reduce downwards views from within the building and to direct the views across the garage and front yard of the neighbouring property. The window to the scullery is located where overlooking behind the garage is possible. Overlooking has been minimised by designing the scullery so that users will normally be standing with their backs to the window rather than looking into it. The scullery is intended as a service area only, with the main kitchen where occupation will be over longer periods of time.

All other windows in the building meet the acceptable outcome setbacks of 3m to bedrooms and 4.5m to other habitable rooms.

Privacy to the terraces of the upper storey apartments has been provided by screening of the northern and southern sides. The open eastern elevations of the terraces are facing the street and located in front of the building setback line. The rear balconies are also provided with privacy screening to ensure acceptable outcome visual privacy setbacks of 6m are achieved.

It is recommended that the two north-facing windows in the Dining area for Apartments 2 and 3 incorporate obscure glazing or solid material up to a height of 1.2m above finished floor level of the apartment the window relates to. Condition 18 has been recommended to achieve this. The purpose of the condition is to ensure any persons sitting in the dining area do not have a downwards view into the swimming pool area in the absence of the acceptable outcome 4.5m setback.



Car and Bicycle Parking

The subject site is assessed as "Location B" for the purposes of identifying the acceptable outcome car parking requirement as the subject site is located approximately 275m from the nearest bus stop on Stirling Highway. The acceptable outcome of 1.25 spaces per dwelling has been exceeded, with each apartment having 2 spaces.

The acceptable outcome for visitor parking is 1 space for the proposed number of dwellings. There is no visitor space shown on the plans. The option is available to not require a visitor parking space given the relatively low number of dwellings. An alternative is to convert the 'flexi bay' shown on the plans into a visitor bay.

The acceptable outcomes for bicycle parking allow for 2 resident bike spaces and a visitor space. No visitor space is currently shown on the development plans. Whilst there is no dedicated rack provided, there is sufficient space available for informal parking of visitors' bikes. This is considered appropriate given the relatively low number of dwellings and consequent demand for visitor bike parking.

Storage

The acceptable outcome for storage normally envisages a single storage room of 5m² and minimum dimension of 1.5m. In this case, the development provides a storage room and storage shelves for Apartment 1 and a series of storage shelves along the periphery of the garages for Apartments 2 and 3. The R-Codes requires storage to be well-designed, functional and conveniently located. The proposed storage shelves for Apartments 2 and 3 are assessed as meeting these criteria given their location in the garage and the capacity of the space to accommodate storage requirements appropriate for a three-bedroom dwelling.

Energy Efficiency

A Sustainable Design Assessment has been submitted. This outlines a range of energy and water efficiency measures that will be incorporated into the development. These initiatives include solar electricity collection and provision for battery storage and electric vehicle charging. A condition requiring implementation of the initiatives outlined in the assessment is recommended in the event of approval.

Waste Management

Provision for a communal bin storage room capable to accommodating 9 bins is included in the design. This bin storage area is located on the ground floor and screened from view of the street and neighbouring properties. Rubbish collection will be from the Napier Street verge. The bin storage area is designed to accommodate the City's FOGO 3-bin arrangement. In order to meet acceptable outcomes, it is recommended that a Waste



Management Plan be required as a condition of any approval granted. The Plan will identify the management regime for bin storage, collection and maintenance.

Consultation

The development application was advertised in accordance with the City’s Local Planning Policy - Consultation of Planning Proposals to all properties located within a 200m radius of the subject site. The application was advertised for a period of 28 days from 21 July 2023 until 18 August 2023. At the close of the advertising period, four submissions had been received.

A total of three objections and one support were received, which have been considered as follows:

Issue Raised	Officer Comments
<p>Street Setback</p> <p>The setback to the street does not satisfy the Acceptable Outcome and therefore does not satisfy the City’s NSHAC Residential Local Planning Policy objectives</p>	<p>The City's NSHAC Residential LPP (the LPP) provides for an acceptable outcome for street setback of 4m for the first two storeys and 6m for the third storey. The proposal provides an 8.4m street setback to the main wall for each of the three storeys. The LPP allows for 'unenclosed balconies' to be located within the street setback as an acceptable outcome. The acceptable outcome for unenclosed balconies, such as the proposed terraces, is 50% of the applicable building setback. In this case, the terraces are setback 4.1m (ground) and 4.5m (upper storeys), whereas the acceptable outcome is 2m for ground and Level 1 and 3m for Level 2.</p>
<p>Visual Privacy</p> <p>The windows of the main habitable rooms on the upper levels facing north should be setback or screened</p>	<p>Visual privacy meets acceptable outcomes for privacy setbacks (i.e. cone of vision) with the exception of the Dining / Kitchen / Scullery windows on the upper storeys which predominately overlook an existing garage of the adjoining property. Please refer to ‘Visual Privacy’ for further details.</p>



Issue Raised	Officer Comments
The windows on the first and second floor facing west (rear) and balconies should be screened.	
<p>Plot Ratio</p> <p>Plot Ratio does not achieve the acceptable outcome and is attributed by a reduced primary street setback</p>	The plot ratio for this development is calculated at 0.83, or 21m ² above the acceptable outcome. Please see 'Plot Ratio' in the report for further discussion.
<p>Height</p> <p>The development's height and bulk are excessive and are not consistent with the established character of the area.</p>	Overall, the development is consistent with the NSHAC LPP desired future character statement and is the type of development that is typical and expected for the R60 code in an infill area.
<p>Tree Canopy and Deep Soil Areas</p> <p>Proposed Rear Setback on Tree Protection, Tree-Dedicated Deep Soil Area and Root Protection Area/Zone Concerns</p>	<p>An arboricultural report has been prepared for the two remaining trees, with the findings that the proposed rear deep soil area and building setbacks are appropriate with tree protection methods provided.</p> <p>Total deep soil within the subject site is 149m², or 21% of the 696m² property, with the acceptable outcome for deep soil is 7% or 49m². The relatively large areas set aside for landscaping allow for the planting of small and medium trees that exceed the acceptable outcome of "1 medium and small trees to suit area".</p>
<p>Construction</p> <p>Dilapidation Reports, noise mitigation during construction and setback of the basement and structural implications</p>	Dilapidation Reports & Construction Management Plans have been recommended as a two separate conditions in the event of approval being granted (see recommended Conditions 3 and 4).
<p>Traffic</p> <p>Impacts for cars parking in the street</p>	The net increase in traffic volumes in Napier Street will be the equivalent of two additional dwellings, with peak hour increases of 1-2 vehicles in the morning and evening peak hours. Consequently, traffic



Issue Raised	Officer Comments
	impact of the development will not be considerable.
<p>Acoustics</p> <p>Impacts from the location of the basement parking</p>	<p>The basement parking is fully enclosed. In the event of approval an acoustic report is recommended as a condition to ensure plant and equipment meet noise regulations (see recommended Condition 17).</p>
<p>Utilities</p> <p>Location of air conditioning units are on the side and should be re-located</p>	<p>All air conditioning units are located on the roof. A condition is recommended in the event approval being granted (see recommended Condition 9).</p>

Strategic Implications

This item relates to the following elements from the City’s Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Great Natural and Built Environment

We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

Priority Area

- Urban form - protecting our quality living environment.
- Encouraging sustainable building.

Budget / Financial Implications

Nil.



Legislative / Policy Implications

Council is requested to make a decision in accordance with clause 68(2) of the Deemed Provisions. Council may determine to approve the development without conditions (cl.68(2)(a)), approve with development with conditions (cl.68(2)(b)), or refuse the development (cl.68(2)(c)).

Any approval granted in accordance with the City's Local Planning Scheme No.3 will construe approval by the Metropolitan Region Scheme.

Decision Implications

If Council resolves to approve the proposal, development can proceed after receiving a Building Permit and necessary clearances.

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the R-Codes as a State Planning Policy. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

Conclusion

The proposed three apartment development at 43 Napier Street, Nedlands is consistent with the operational parts of the City's NSHAC Residential Local Planning Policy and the Residential Design Codes Volume 2. Many of the concerns raised by the submissions received are able to be addressed through the design proposed and the imposition of appropriate conditions on any approval granted. Conditional approval of the development is recommended.

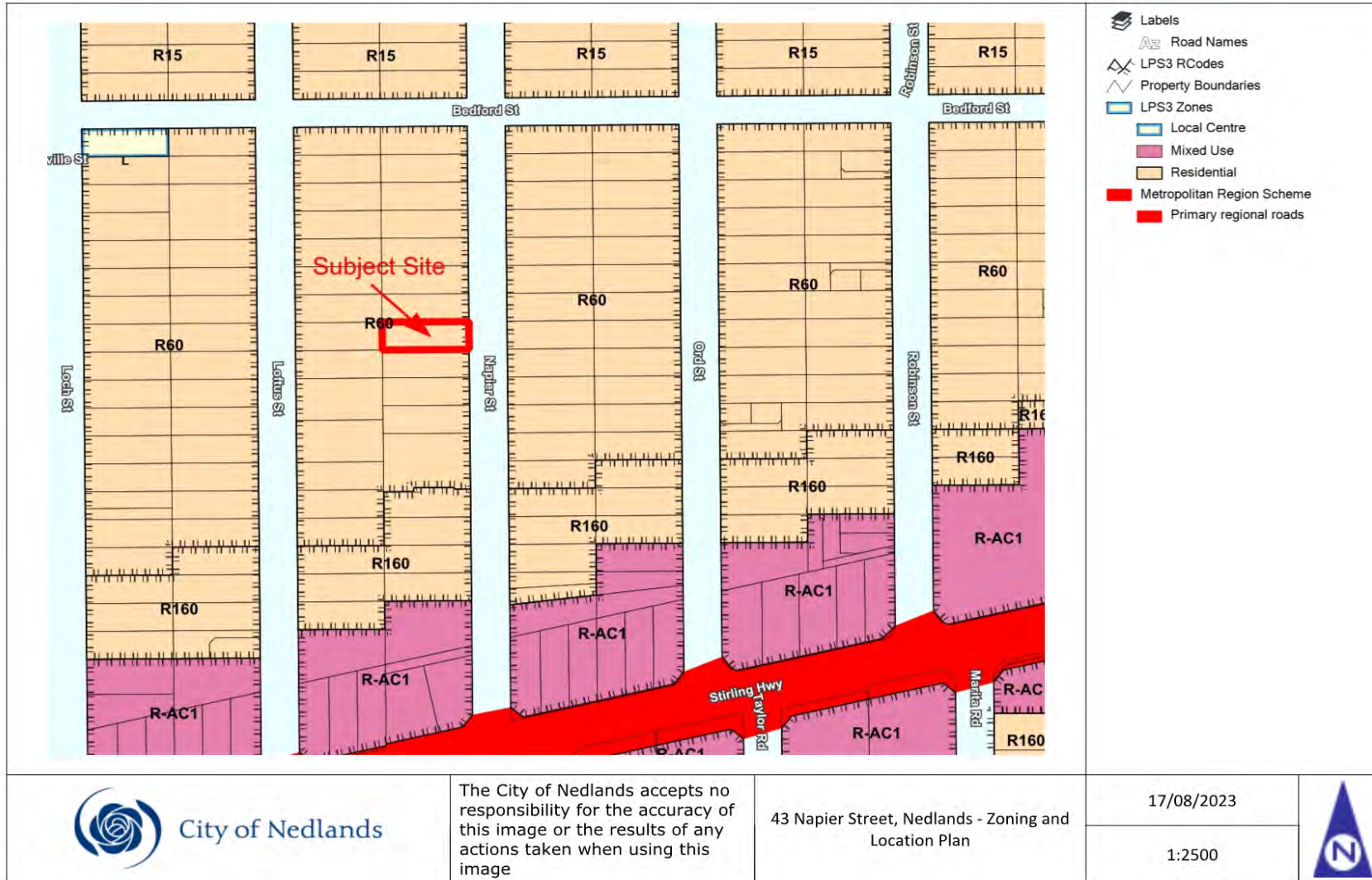
Further Information

Question

Cr Hodsdon – how much deep soil area is being provided?

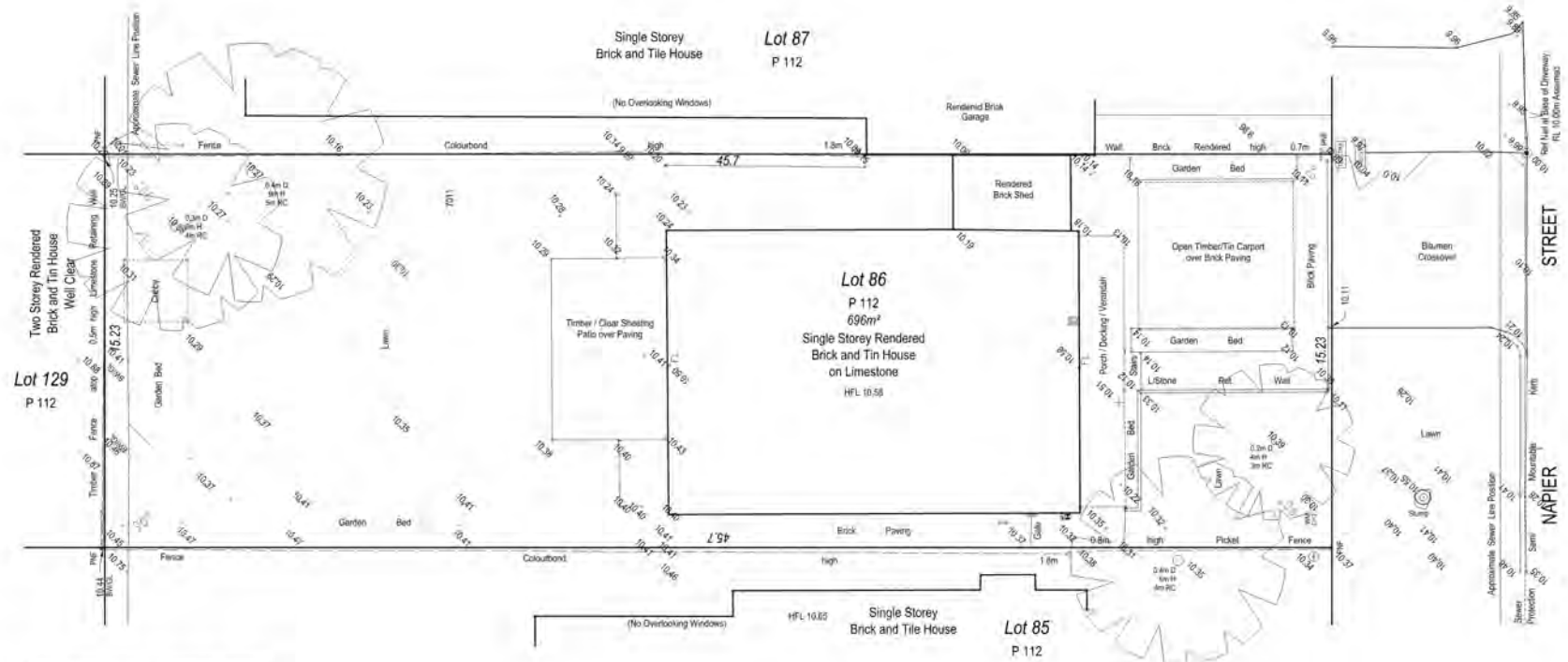
Answer

Total deep soil within the subject site is 149m², or 21% of the 696m² property. Approximately 125m² of which is located at the rear as described above. In addition to the front and rear deep soil areas, the development incorporates planters above the basement slab. The acceptable outcome for deep soil is 7% or 49m².





PD42/06/23 Attachment 2



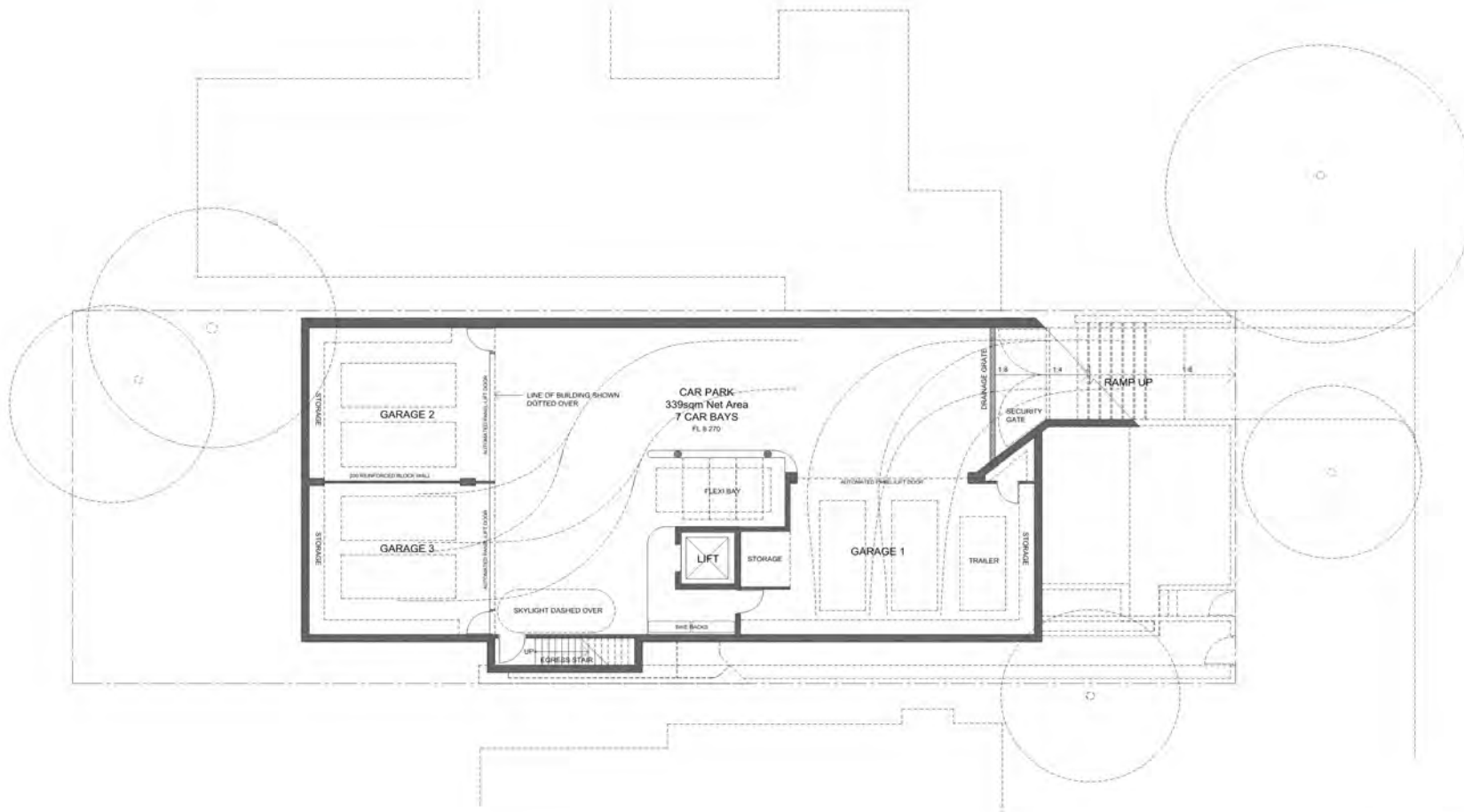
CLIENT	CITY OF NEDLANDS	SURVEYED ON	13/06/2023
AUTHORITY	CITY OF NEDLANDS	PROCESSED BY	J.S. & M.
MAP REF.	N/A	SURVEYED BY	J.S. & B.
SURVEY COMMENTS			
SCALE 1:100			
LOT 85 (44) NAPIER STREET			
TOWNSHIP NEDLANDS CT 21 2418			
BLOCK CAPITAL INDUSTRIES P 112			
DENADA SURVEYING			
BUILDER REF No.	JOB No.	DWG No.	REV.
	22289	22082401	A

1/1000	1/2000	1/3000	1/4000	1/5000	1/6000	1/7000	1/8000	1/9000	1/10000
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NOTE	CENTROLINE INTERVAL 0.5m
HEIGHT DATUM - SITE	ORIGN - MSL AT DRIVEWAY RL 10.00m
1.00m	
2.00m	
3.00m	
4.00m	
5.00m	
6.00m	
7.00m	
8.00m	
9.00m	
10.00m	



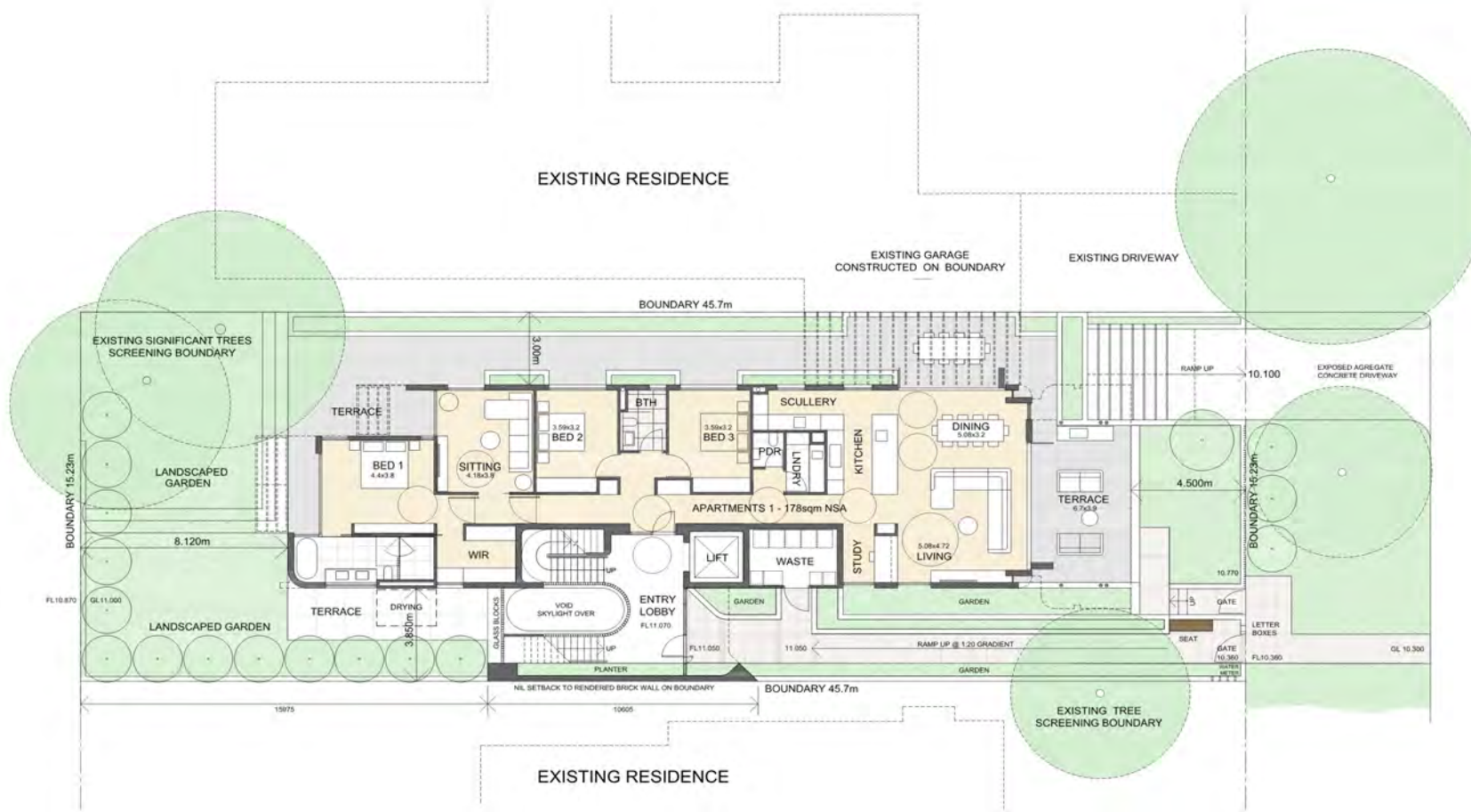
BASEMENT FLOOR PLAN
43 NAPIER STREET APARTMENTS
 30052023



BASEMENT FLOOR PLAN
43 NAPIER STREET APARTMENTS
30052023

1:100@A2



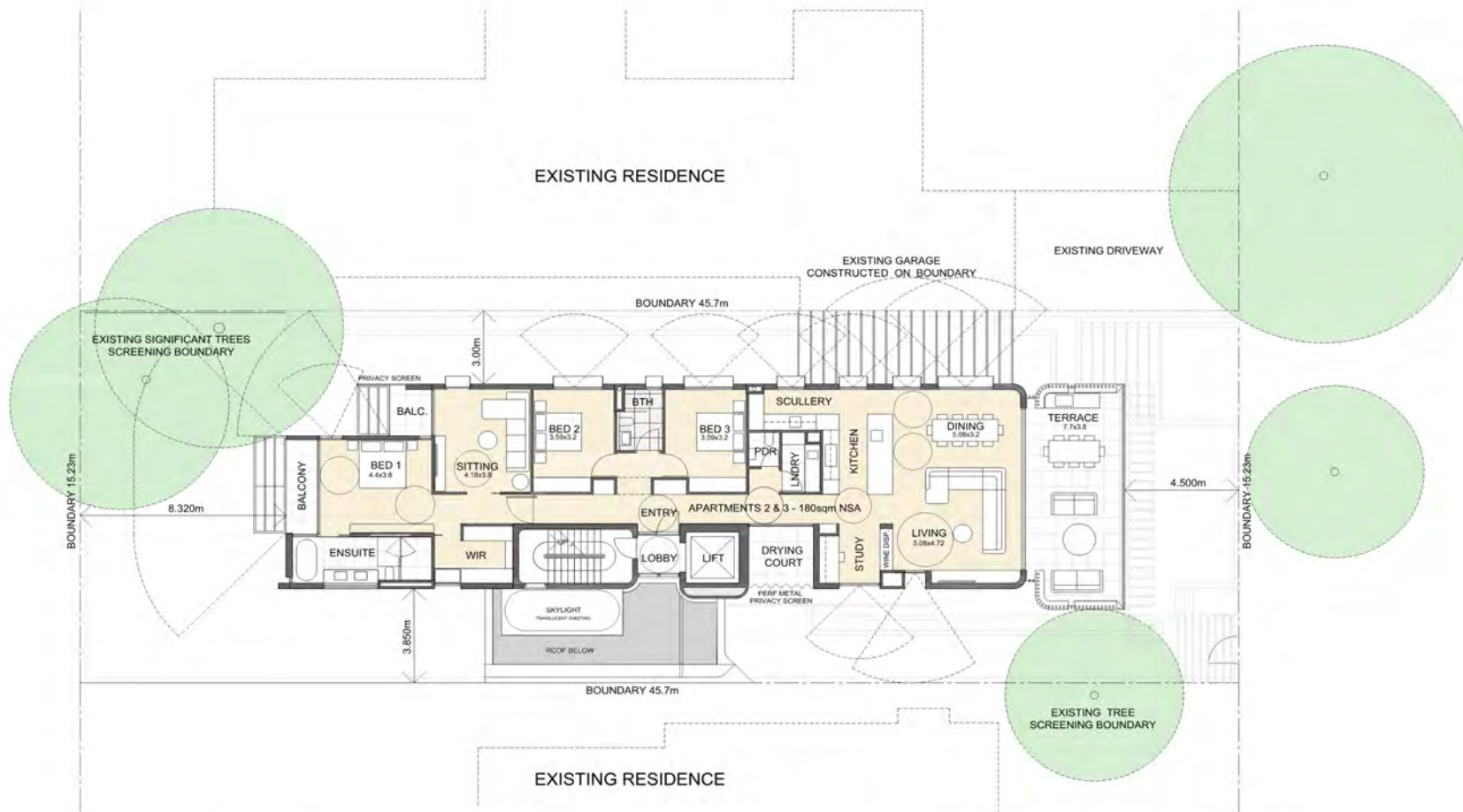


GROUND FLOOR PLAN

43 NAPIER STREET APARTMENTS
18062023

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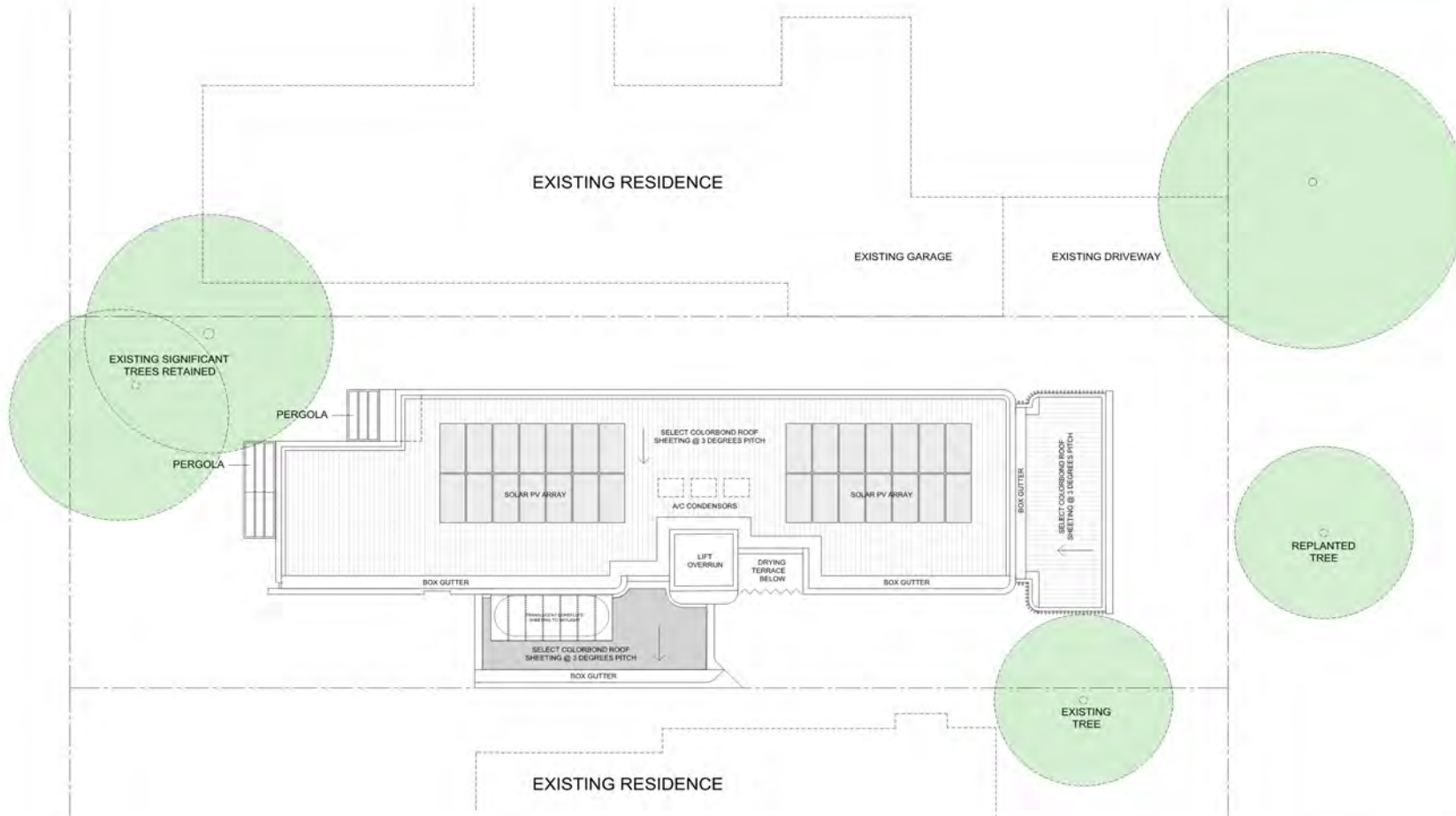
FIRST / SECOND FLOOR PLAN

43 NAPIER STREET APARTMENTS

18062023

1:100@A2





ROOF PLAN
43 NAPIER STREET APARTMENTS
30052023

1:100@A2





EAST ELEVATION

WEST ELEVATION

Materiality

The proposed concept will integrate a simple material palette (stone cladding, glazed and rendered brickwork, timber and steel) and landscape elements to establish an elegant composition imbued with warmth and texture.

The use of coastal limestone references local vernacular traditions combined with brickwork for texture and white battens frame elements referencing traditional timber detailing.

- 1 LIMESTONE CLADDING
- 2 INTEGRAL PAINT RENDER (WHITE)
- 3 GLAZED BRICKWORK (OFF WHITE)
- 4 VERTICAL SLAT SCREENING (WHITE)
- 5 TIMBER SOFFIT LINING
- 6 STEEL FRAMED TIMBER PERGOLA
- 7 SLATTED METAL FENCING
- 8 METAL PLATE WINDOW SHADES & FACING
- 9 SCREENING & ARBOUR (WHITE)



MATERIALS PALETTE

ELEVATIONS

43 NAPIER STREET APARTMENTS
30052023

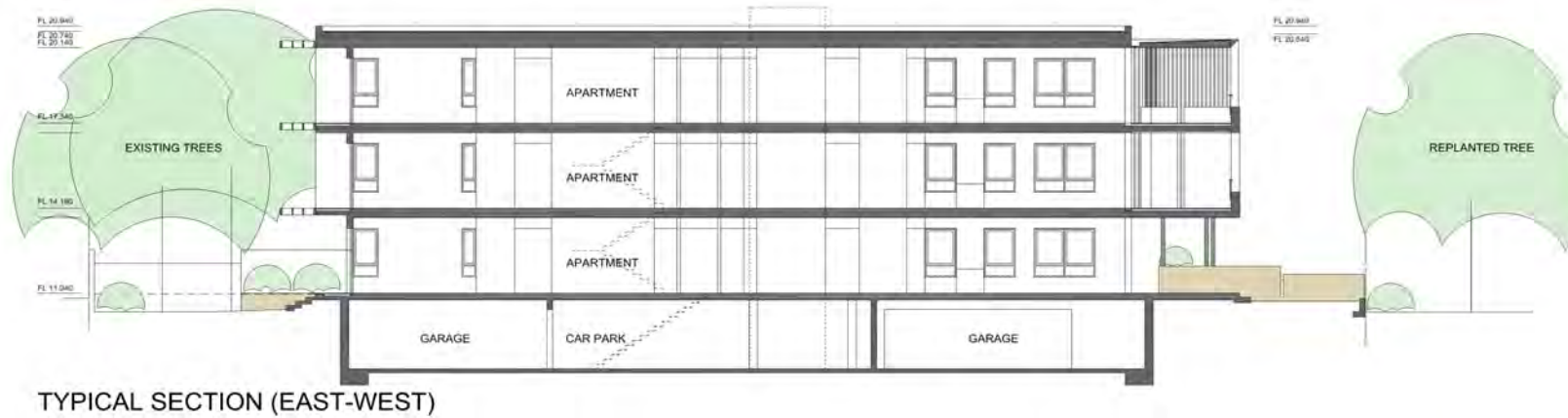
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ELEVATIONS

43 NAPIER STREET APARTMENTS
18062023

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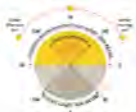
TYPICAL SECTIONS

43 NAPIER STREET APARTMENTS
30052023

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SUN STUDIES



SUSTAINABILITY - NATURAL DAYLIGHT

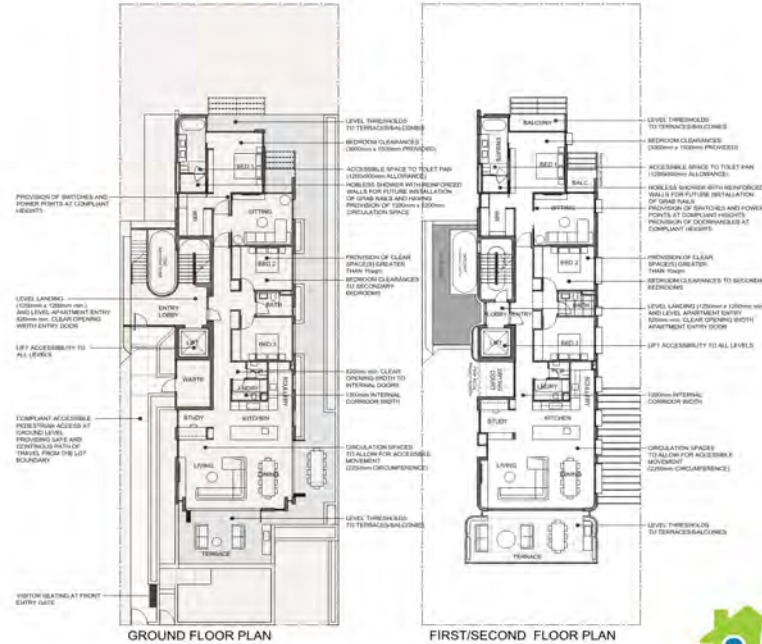
43 NAPIER STREET APARTMENTS

30052023





BREEZE PATH DIAGRAMS



ACCESSIBILITY / ADAPTABILITY DIAGRAMS

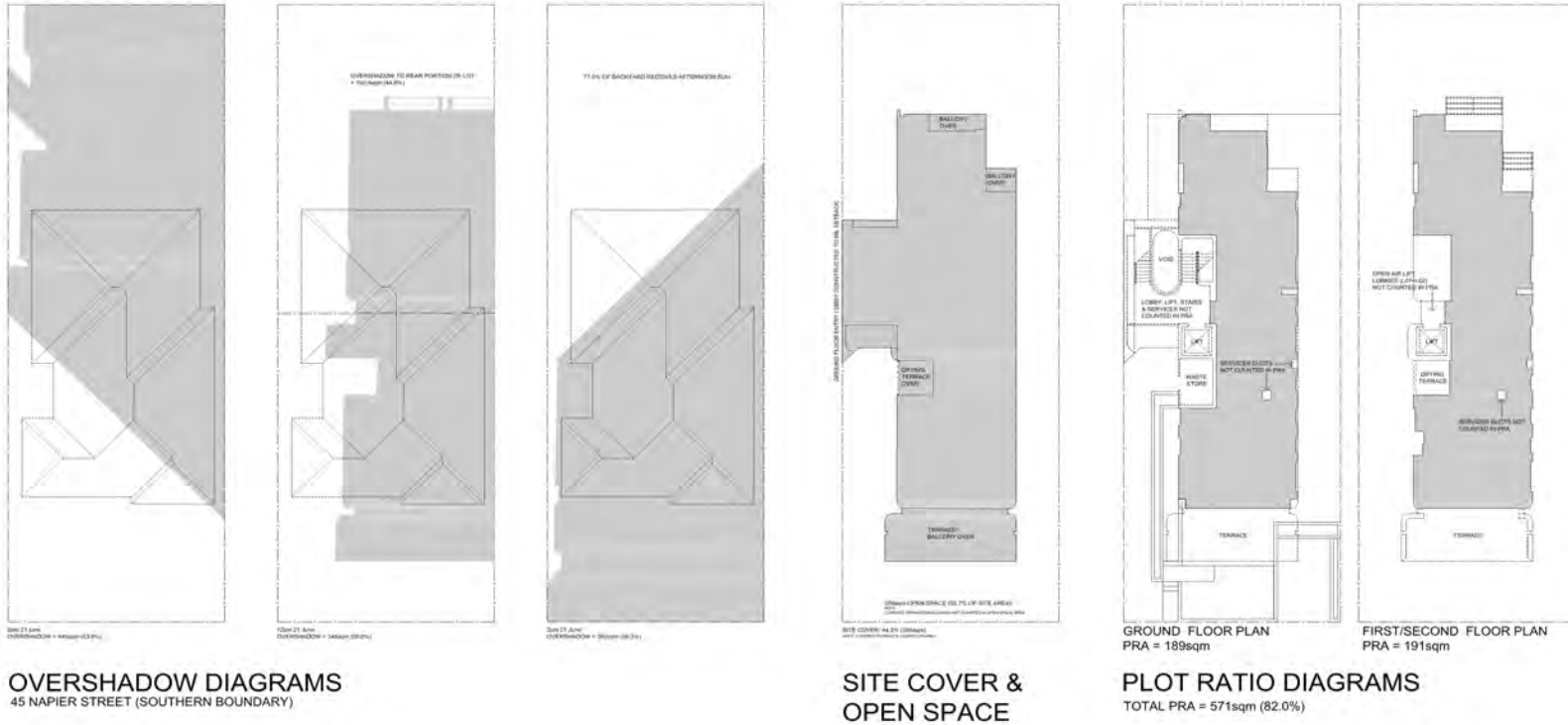
- ALL APARTMENTS ACHIEVE SILVER LHA GUIDELINE STANDARDS
- ALL APARTMENTS ACHIEVE ADDITIONAL ELEMENTS OF GOLD/PLATINUM STANDARDS
- LIFT ACCESSIBILITY TO ALL LEVELS
- COMPLIANT GFL PEDESTRIAN ACCESS
- LEVEL THRESHOLDS TO BALCONY/TERRACES
- GENEROUS SPATIAL ALLOWANCES



- The number of stars indicates the level of LHA compliance achieved in this area and is based on:
- 1. All elements are achieved to the minimum standard.
 - 2. All elements are achieved to the minimum standard, but some elements are not achieved to the maximum standard.
 - 3. All elements are achieved to the minimum standard, but some elements are not achieved to the maximum standard.
 - 4. All elements are achieved to the minimum standard, but some elements are not achieved to the maximum standard.

SUSTAINABILITY

43 NAPIER STREET APARTMENTS
30052023



COMPLIANCE DIAGRAMS
43 NAPIER STREET APARTMENTS
30052023





43 NAPIER STREET APARTMENTS
30052023



Design Statement

Having lived on site for a number of years the client is motivated to provide an appropriate development that responds to both the recently introduced town planning parameters and local context.

The client is excited to have an opportunity to develop 43 Napier Street as a high standard exemplar residential option for local resident purchasers wanting to transition from single residential to apartment living but not wanting to live within the significantly larger apartment developments that are more widely available within more urban settings.

As such the proposed development provides an alternative to both large scale apartment developments and grouped dwelling development - providing a more appropriate downsizing, accessible and aging in place alternative that will be attractive to those living within the immediate vicinity and wanting to maintain neighbourhood social networks within a more intimate suburban neighbourhood setting.

The concept design aims to cater to a recognised need whilst providing an appropriate response to the transitioning higher density suburban context.

DESIGN STATEMENT

43 NAPIER STREET APARTMENTS

30052023



Built Form and Scale

The proposed concept looks to establish a dynamic formal response that activates and engages with its Napier Street context and minimises impacts to adjacent property amenity.

In keeping with the R60 zoning character the proposed development provides 3 whole-floor residential apartments over 3 levels - predicated on providing a low key alternative to the single house on a suburban block.

The concept invests in a basement car park - freeing up the site and allowing for a significant provision of deep soil landscape space and retention of significant trees on site.

The proposed design establishes an understated contemporary expression - a polite interface with the prevalent single storey residential building forms immediately surrounding the site. It is noted that the streetscape will transition to a more varied context over time - providing the more varied built form context anticipated within the recent planning amendment.

The built form expression is modulated by changes in materiality and detailing - establishing a comfortable residential scale and expression with well-balanced proportions.

BUILT FORM & SCALE

43 NAPIER STREET APARTMENTS

30052023



USE OF LIMESTONE WAS PREVALENT IN FORMAL/CIVIC BUILDINGS AND AFFLUENT RESIDENTIAL
 BRICK, LIMESTONE & RENDERED WALLS WERE UTILISED AS FORMAL BUILDING ELEMENTS
 USE OF LIMESTONE HAS BEEN CONSISTENT ACROSS EVOLVING STYLES

- 1 SUBIACO LODGE - SUBIACO
- 2 SUNSET HOSPITAL - DALKEITH
- 3 CONGREGATIONAL CHURCH HALL - CLAREMONT
- 4 CHRIST CHURCH - CLAREMONT

CONTEXT & CHARACTER - LOCAL MATERIALITY CONTEXT - USE OF LIMESTONE

43 NAPIER STREET APARTMENTS

30052023

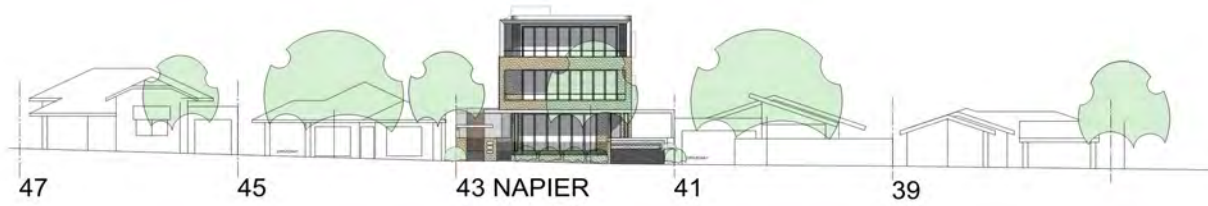


LIMESTONE FENCING AND BUILDING BASE (USE OF LIMESTONE TO SIGNIFICANT SCALE BUILDINGS)
BRICK, LIMESTONE & RENDERED WALLS
MANICURED GARDEN SETTINGS
WHITE VERTICAL TIMBER DETAILING - FENCING, BALUSTRADES, FRETWORK, SCREENING

CONTEXT & CHARACTER - LOCAL RESIDENTIAL VERNACULAR CONTEXT (SURROUNDING STREETS)

43 NAPIER STREET APARTMENTS

30052023



47
EXISTING STREETSCAPE - WEST



43 NAPIER (existing)



41



39



40
EXISTING STREETSCAPE - EAST



44



46



48

CONTEXT & CHARACTER - EXISTING STREETSCAPE CONTEXT

43 NAPIER STREET APARTMENTS
30052023



SUMMARY

In summary the proposed development for 43 Napier is committed to achieving a high standard built form and landscape outcome providing an appropriate response to the transitioning suburban context premised on the key Principles of Good Design set out within SPP7.0:

- _ Responding to both the context and character of place*
- _ Provision of a high standard of landscape - both hard and soft that integrates with the surrounding context and delivers a high standard of green space amenity*
- _ Establishes a distinctive built form outcome appropriate to the setting and location*
- _ Provides a sustainable development that exceeds business as usual thresholds*
- _ Delivers a high standard amenity for the residents and visitors*
- _ Considers safety, legibility and accessibility as core design drivers*
- _ Provides a high quality aesthetically considered outcome that responds to the place and context*

SUMMARY

43 NAPIER STREET APARTMENTS



R042-08-23 Attachment 4

43 NAPIER STREET, NEDLANDS LANDSCAPE CONCEPT PACKAGE

Burston Property
23/08/2023





23 AUGUST 2023
BA012
PREPARED FOR NICK AND ALI BURSTON

43 NAPIER STREET, NEDLANDS

Report Number_01 REV F





LANDSCAPE CONCEPT - DESIGN ELEMENT OBJECTIVES

The landscape concept design for 43 Napier Street will employ a range of materials and planting areas to define its spaces, offering opportunities for gathering and creating a sequence of different landscape and visual experiences.

The importance of human scale and resident comfort is central to the vision for the landscape.

The landscape design will help to enhance the identity, and sense of place for residents and provide the setting for social gathering.

Consideration of the following landscape objectives have been incorporated into the design response as follows:

- Reflect and strengthen local identity
- Employ landscape themes that strengthen visual character.
- Ensure the development improves the amenity of the surrounding area.
- Retain and reuse existing vegetation where possible.

0 4.12.1

The landscape design enhances the streetscape aesthetics, functionality, and overall quality of the development.

- The choice of plants, materials, and design elements contribute to a distinct character and provide attractive outlook for residents.
- The Poinciana Transplant together with ground floor tree and shrub planting can provide shade and reduce the heat island effect, making the streetscape

more comfortable for pedestrians and residents.

- The property fencing treatment together with trees and shrubs can help buffer noise from traffic and provide a sense of privacy for residents.

0 4.12.2

Plant Species selection and placement responds to the orientation of the site and assists in contributing to comfort and outlook for residents. The local climate conditions and micro-climate within the development also influence the species selection.

- North-facing gardens will receive a lot of sunlight and species will be provide shade where appropriate and be suitable to the hot conditions.
- South-facing gardens located between the built form and boundary fence will have less sunlight. In these locations shade-tolerant plant species are selected.
- Evergreen trees are selected to provide outlooks and contribute to the design aesthetic.
- Deciduous trees will assist in providing good shade coverage in the summer months and allowing sunlight in during the cooler periods.

0 4.12.3

Water-efficient irrigation systems are selected as part of the irrigation strategy to assist in conserving water while maintaining a healthy landscape.

Due to the sensitivity of the immediate surrounds and aesthetics associated with the landscape design a scheme water supply is proposed.

All external irrigated areas will be controlled from a central smart controller utilising weather data and sensors to adjust watering schedules and deliver the appropriate amount of water to plants, minimizing water waste and promoting sustainability.

External irrigated areas will be irrigated through a combination of spray pop-up type of sprinklers for coverage and drip irrigation to reduce water wastage by minimizing evaporation and runoff.

0 4.12.4

Landscape design considers the architectural style, materials, and design elements of the building to create a seamless transition between indoor and outdoor spaces.

External spaces are designed as an extension of the interior to accommodate the building's functions and occupants lifestyle.

The external spaces are designed to enhance views to green spaces and frame views from within the development. Subtle tones are proposed through the hardscape elements to compliment the built form and allows the soft landscaping elements to become the focus of the external areas.





MATERIAL SELECTION

All paving materials and furniture would be subject to relevant Australian Standards and be of high quality and finishes.

- Paving will consist of contrasting finishes, textures and materials (stone, and concrete) providing a seamless connections throughout the site.
- Seating elements will be of high quality. A combination of concrete and timber contrasting elements will be used across the site.
- Lighting will be provided to meet all Australian standards and feature lights will highlight distinguished interest areas & landscape elements.

Materials will be selected to complement the built form and allow the planting scheme to be the dominant landscape feature on site.

Materials and landscape furniture elements will be selected with consideration for maintenance and robustness of materials.

The following imagery is indicative of the desired character of the development and is subject to further design development to confirm appropriateness and availability of materials to be used.



PROPOSED MATERIAL SELECTION



Granite Paving - Atlantic Stone - Exfoliated



Granite Paving - Atlantic Stone - Honed



Granite Cobblestone - Raven



Precast Concrete - Grey



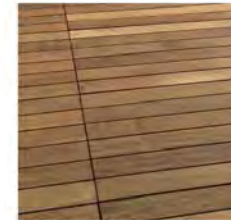
Exposed Aggregate Concrete - Halcim Boob



Bluestone Steppers



Scala Split - Stone Cladding



Spotted Gum Timber -



SPECIES SELECTION

Planting design and plant selection considers the following factors;

- location and role of planting beds;
- irrigation and maintenance requirements;
- design aesthetic interest and diversity;
- growing conditions on the site (shade, wind, etc), and maintenance.

PLANTING SCHEME

A diverse plant palette will create a landscape of identity and scale and will contribute to the character and amenity of the development. Planting beds are used to:

- offer structure, marking key locations;
- define edges, paths and spaces;
- enhance amenity, and interest,
- accommodate water sensitive urban design; and
- provide seasonal change.

The plant stock will be installed in a range of sizes depending on species type, location, and availability and will include the following:

- Mature Tree Transplant – The existing Poinciana located within the verge of 43 Napier can be transplanted and will provide an immediate aesthetic benefit.
- Advanced Tree Stock – Advanced tree stock will comprise the bulk of the tree planting within the development and will include tree stock sized from 100L litres depending on species availability.

- Shrub and under-story species will be installed at 400mm, 5litre, and 15litre size within mass-planted areas to promote root development and ensure longevity of the selected species.

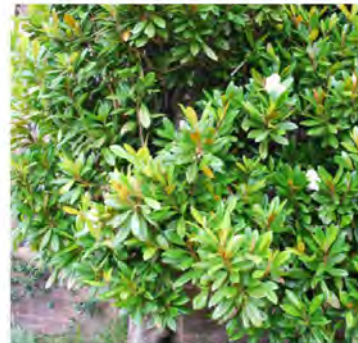
EXISTING VEGETATION

The existing trees within the rear garden are a valued asset to the site. Design resolution will be required to ensure retention and protection. The existing tree on the fence line of the neighbouring property to the south will also require care to ensure its retention.

ELEVATED GARDENS

Elevated gardens are hostile spaces. The combination of elevated temperatures, wind exposure and high light provide challenging conditions for plant growth. Plant selection requires careful consideration of site, micro-climate, substrate and maintenance factors, linked to the desired aesthetic, functional and management outcomes for the project. Elevated gardens must allow deep set downs for tree planting on the structural slab. The raised planters provide a simple, low maintenance solution to introduce green space.

- Cascading plants are selected for the perimeter of the elevated gardens where they are located to provide a green edge.





CONCEPT PLAN - GROUND FLOOR



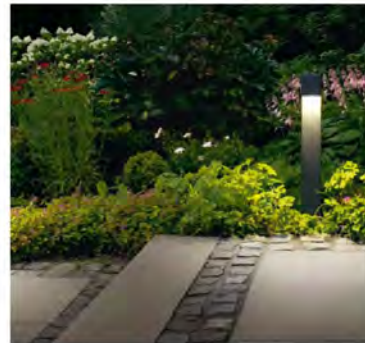
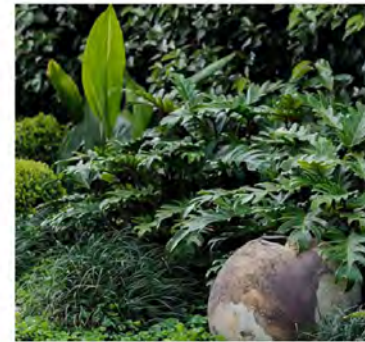
LEGEND:

LEGEND - CONCEPT PLAN GROUND FLOOR

- | | | |
|--|---|---|
| 1 POINCIANA - STREET TREE TRANSPLANT | 9 FEATURE TREE - REFER PLANTING PLAN | 17 PLANTING IN POTS |
| 2 FOOTPATH ENTRY PAVING | 10 GROUND FLOOR TERRACE - EXTERNAL FURNITURE | 18 INSITU CONCRETE (CLASS 1) ACCESS STEPS |
| 3 RESPITE SPACE WITH INTEGRATED SEATING | 11 COURTYARD PAVING | 19 ALFRESCO DINING WITH BBQ AREA |
| 4 MATURE TREE PLANTING | 12 TRELLIS SHELTER / SCREEN - CLIMBING VINES | 20 LOW MAINTENANCE PLANTING |
| 5 EXPOSED AGGREGATE CONCRETE - VEHICLE ENTRY | 13 STONE CLADDING TO PROPOSED BOUNDARY WALL | |
| 6 STEPPING STONE GARDEN | 14 BORDER PLANTING STEEL EDGE | |
| 7 ENTRY - TURF AREA | 15 REAR GARDEN - TURF AREA | |
| 8 VIEW FILTER GARDEN | 16 PROPOSED TIMBER FENCE TO RETAINED MATURE TREES | |



PD42.09.23 Attachment 4



Prepared by Basis Studio Pty Ltd 7



INDICATIVE IMAGERY

FRONT GARDEN

Large flexible-use entry to the property. Lawn treatment to verge. Provides separate pedestrian and vehicle access surrounded by boundary wall planters with mass planting. Mature tree transplant and additional plantings within private space.

LANDSCAPE ELEMENTS

- Consider transplant of existing Poinciana within lawn.
- Consider species selections for garden (lush full foliage species).
- Consider raised planters to southern boundary.
- Provide timber fence treatment to boundary near neighbouring tree to be retained.
- Confirm vehicle entry/pedestrian access to include trellis/shelter.
- Gentle grading of turf to assist with level change.
- Install steel edge (corten) surrounding turf to assist with maintenance.
- Wide variety of plant species for year round colour.
- Bollard lighting to follow pedestrian entry path
- Spot light to Poinciana tree transplant.





INDICATIVE IMAGERY

REAR GARDEN

Primary external gathering space. Ensure views to green along boundary. Significant retained trees provide substantial shade to garden.

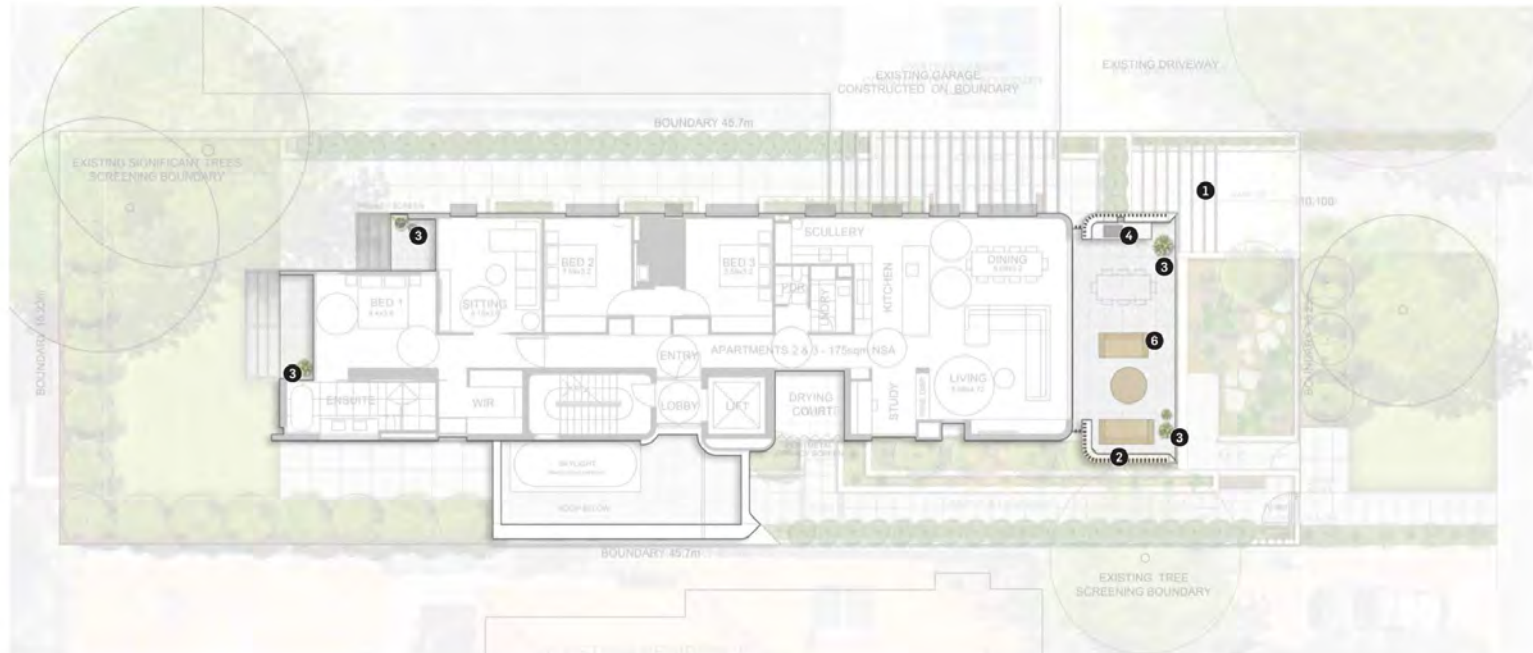
LANDSCAPE ELEMENTS

- Provide lawn to allow for external gathering.
- Selected lawn will high level of shade tolerance (Palmetto Buffalo).
- Install steel edge (corten) surrounding turf to assist with maintenance.
- Consider species selections for garden (lush full foliage species).
- Introduce shady seating location and formalise planting to surround lawn space.
- Provide timber fence treatment to western/northern boundary near existing trees to be retained.
- Pot planting to introduce green space within alfresco dining area.
- Introduce climbing plants to western and southern boundary to enhance view.
- Install up-lighting to base of significant trees.





CONCEPT PLAN - LEVEL ONE

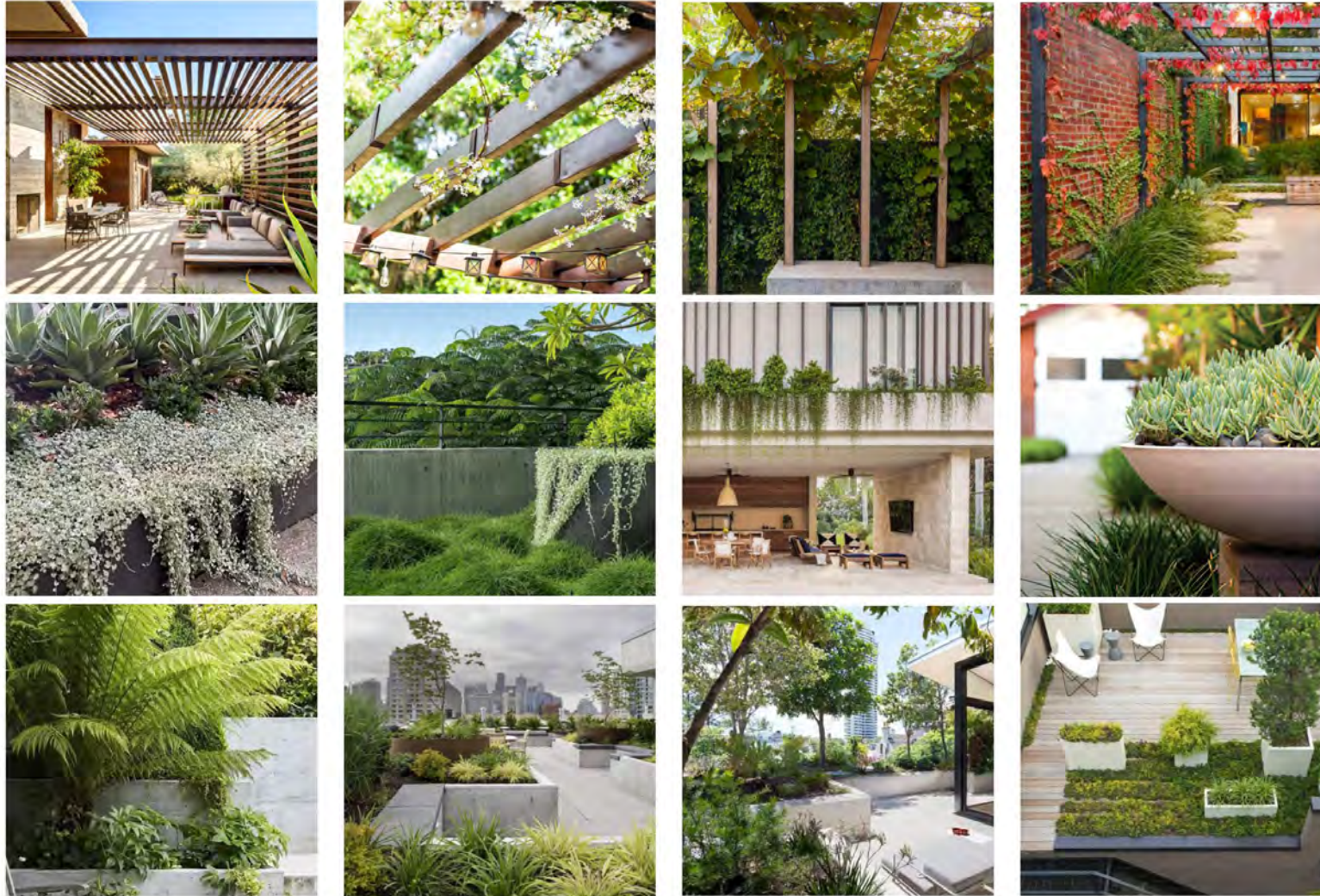


LEGEND:

- LEGEND - CONCEPT PLAN LEVEL ONE
- 1 SHADE STRUCTURE ABOVE VEHICLE ENTRY
 - 2 BALCONY SCREENING
 - 3 POT PLANTERS
 - 4 BBQ
 - 5 RAISED PLANTING BED
 - 6 EXTERNAL FURNITURE



PD42.09.23 Attachment 4





INDICATIVE IMAGERY

ELEVATED GARDEN

Flexible use entertaining area. Balcony planters with mass planting. View to surrounding tree provides the focal point.

LANDSCAPE ELEMENTS

- Integrated planters to balcony
- Maximise views to borrowed landscape and established trees
- Courtyard arrangement to enhance usable area.
- Pot planters to be provided in smaller courtyards where integrated planted are not available.
- Raised planters to incorporate cascading plants at planter perimeter.





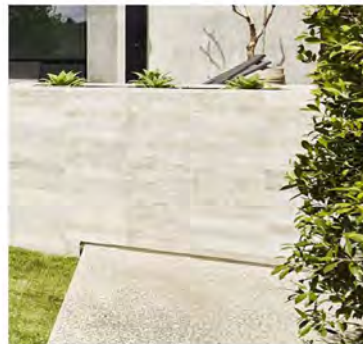
INDICATIVE IMAGERY

BOUNDARY TREATMENT

Hierarchy of surface treatments to surrounding house and assist with way-finding. Materials selected to complement architectural design.

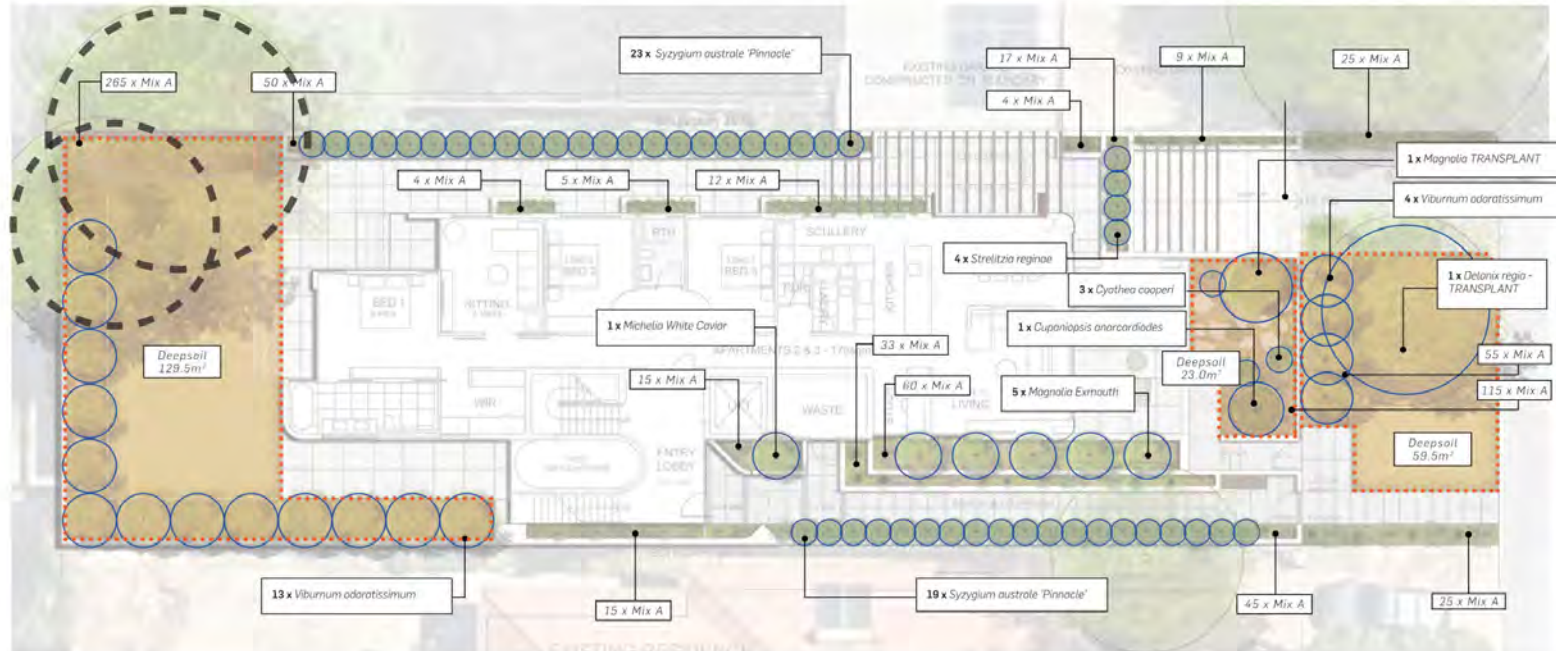
LANDSCAPE ELEMENTS

- Stone cladding to boundary walls. Cladding to incorporate honed and split face stone to add interest.
- Wall lighting set within perimeter walls.
- Boundary walls to incorporate integrated shelter/trellis
- Climbing species planted along boundary wall.
- Vehicle access defined through unique treatment.
- Planting mix surrounds entry footpath provides year-round colour and interest.





PLANTING PLAN



TREES TO BE RETAINED - - - - -

TREE TYPE	TREE SPECIES	R-CODES PLANT TYPE	HEIGHT	CANOPY	DBH	APPROXIMATE TPZ - DBH METHOD
RETAINED TREE A	Quercus Species - Oak Tree	LARGE TREE	9m	5m	40CM	TPZ is approximately 4.8m radius
RETAINED TREE B	Jacaranda mimosifolia - Blue Jacaranda	LARGE TREE	6m	4m	30CM	TPZ is approximately 3.6m radius
TREE TRANSPLANT	Delonix regia - Poinciana	MEDIUM TREE	5m	4m	20CM	Root Ball has been prepared for transplant.

NOTE: REFER INDICATIVE SPECIES SCHEDULE (PAGE 15) FOR PROPOSED PLANT SPECIES, PLANTING POT SIZES AND MATURE TREE HEIGHTS

Landscaping

Overall In-ground Planting Area	158m ²
Turf Areas	124m ²
Deep Soil Areas	212m ²
Advanced Plant Species	71
Planting Mix A - Pots @ 5p/sqm	754 Pots



INDICATIVE SPECIES

SUGGESTED PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	R-CODES PLANT TYPE	POT SIZE	MATURE SIZE (HXW)
TREES					
PYR cal	<i>Cupaniopsis anacardioides</i>	Tuckeroo	MEDIUM TREE	100L	8mx3m
FRA pen	<i>Delonix regia</i>	Royal poinciana	MEDIUM TREE	TRANSPLANT	10mx10m
MAG gra	<i>Magnolia Grandiflora 'Emmouth'</i>	Southern Magnolia	MEDIUM TREE	100L	8mx8m
MIC cav	<i>Michelia White Covair</i>	White Covair	SMALL ORNAMENTAL	45L	4mx2m

LARGE SHRUBS AND HEDGES (TO BE SELECTED FROM)

SYZ aus	<i>Syzygium australe 'Pinnacle'</i>	Express Lilly Pilly	SMALL TREE	45L	5mx1.5m
STR reg	<i>Strelitzia reginae</i>	Bird of Paradise	SHRUBS	5L	1.5mx1.5m
CYA coo	<i>Cyathea cooperi</i>	Australian Tree Fern	SMALL ORNAMENTAL	5L	3mx2m
VIB ord	<i>Viburnum odoratissimum</i>	Sweet viburnum	SMALL ORNAMENTAL	30L	4mx4m

SHRUBS/GROUND COVER (TO BE SELECTED FROM)

ACA cog	<i>Acacia cognata</i>	Limelight	SHRUBS	5L	0.5mx1m
ALO mac	<i>Alcornoque macrorrhiza</i>	Elephant Ears	SHRUBS	5L	1.5mx2m
ALP zer	<i>Alpinia zerumbet variegated</i>	Variegated Ginger	SHRUBS	200mm	3mx1.5m
ART cir	<i>Arthropodium cirratum</i>	New Zealand Rock Lily	SHRUBS	5L	1.0mx0.7m
BLE sil	<i>Blechnum Silver Lady</i>	Silver Lady Fern	SHRUBS	5L	0.4mx0.6m
CAS gla	<i>Casuarina glauca Cousin It</i>	Cousin It	GROUND COVER	200mm	2mx1m
Lir mus	<i>Liriope Muscari - Evergreen Giant</i>	Lilyturf	SHRUBS	200mm	0.5mx0.5m
DIC per	<i>Dichandra repens - Perfect Path</i>	Kidney Plant	GROUND COVER	5L	0.1m0.3m
DIC rep	<i>Dichandra repens</i>	Silver Falls	GROUND COVER	5L	0.1m0.5m
WES fru	<i>Westringia fruticosa</i>	Coastal Rosemary	SHRUBS	5L	1.0mx1.0m
PIT mis	<i>Pittosporum Miss Muffet</i>	Dwarf Pittosporum	SHRUBS	5L	1.0mx0.2m
PHI lit	<i>Philodendron 'PHILOI'</i>	Little Phil	GROUND COVER	5L	0.3mx0.15m
PHI lit	<i>Philodendron xanadu</i>	Xanadu	SHRUBS	5L	0.5mx0.5m
PEP obt	<i>Peperomia obtusifolia</i>	Peperomia Jade	SHRUBS	5L	0.5mx0.3m
CAN gen	<i>Canna x generalis 'Orange Beauty'</i>	Canna Lily	SHRUBS	5L	1.0mx0.5m
SEN man	<i>Senecio mandraliscae</i>	Blue Chalk Sticks Dwarf	GROUND COVER	5L	0.3mx0.3m
ZAM zam	<i>Zamioculcas zamiifolia</i>	ZZ PLANT	GROUND COVER	200mm	0.3mx0.15m
CLIMBERS					
TRA jas	<i>Trachelospermum jasminoides</i>	Climbing Star Jasmine	GROUND COVER	200mm	Spreading
FIC pum	<i>Ficus pumila</i>	Climbing fig	GROUND COVER	200mm	Spreading
PHI car	<i>Philodendron cordatum</i>	Sweetheart Vine	GROUND COVER	200mm	Spreading



Syzygium australe 'Pinnacle'



Peperomia obtusifolia



Strelitzia reginae



Blechnum Silver Lady



Trachelospermum jasminoides



Liriope Muscari - Evergreen Giant



Delonix regia



Magnolia Grandiflora 'Ermouth'



Cupaniopsis anacardioides



Acacia cognata



Alocasia macrorrhiza



Alpinia zermumbet variegated



Canna x generalis 'Orange Beauty'



Philodendron xanadu



Dichandra repens



Arthropodium cirratum



Pittosporum Miss Muffett



Senecio mandraliscae



1-P042.09-23 Attachment 4





Attachment 5: 43 Napier Street, Nedlands – R-Codes Volume 2 Assessment – 3 Multiple Dwellings – DA23/87426

ELEMENT 2.2 BUILDING HEIGHT	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>
<p>O2.2.1 – 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.</p>	<p>The desired future character statement in the NSHAC Residential Policy states in part: <i>...New development will be of a form and scale that is appropriate to the contemporary vision for the NSHAC Residential Precinct as a medium-rise and higher density residential, near-City urban neighbourhood. It will exhibit quality design that reflects the existing, traditional patterns of development...</i></p> <p>The subject site is located towards the middle of the R60 “block” that runs southwards from Bedford Street to the R160 area closer to Stirling Highway. The current proposal is the first of its type in the street. However, over time the density coding and proximity to the highway make it reasonable to assume that other similar development will take place.</p> <p>The height of the proposal is considered to be appropriate in the context of the above character statement, as well as the acceptable outcome settings of both the LPP and the R-Codes.</p> <p>In relation to existing buildings that are unlikely to change, it is noted that the housing stock in the area is in the main well maintained. However, the impact of height from this development on these buildings is not likely to impact them given the proposed setback settings, and the location of surrounding housing on relatively large lots and setbacks.</p> <p>Objective achieved</p>
<p>O2.2.2 – The height of buildings within a development responds to changes in topography.</p>	<p>The subject site is relatively flat with the fall from south to north of approximately 200-300mm and the fall from west (rear) to east (front) of 100-200mm.</p> <p>The finished floor level of the ground floor will be 11.07m, which is approximately 500mm more than the existing floor level of the house on the site. However, this has been made necessary to accommodate a basement into the design, which has a number of advantages than providing at grade car parking. Furthermore, the total building height of the development remains lower than the 12m acceptable outcome.</p> <p>The height of the building takes advantage of the relatively flat topography so that no part of the building exceeds the acceptable outcome. However, the impact of the height on overshadowing needs to be considered elsewhere in this assessment.</p> <p>Objective achieved.</p>



<p>O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.</p>	<p>There is no communal open space or roof top terraces on this building. Although a relatively flat roof to reduce overall height, the design incorporates some articulation, including the sculptured lift overrun, and breaking up of the roof into smaller sections.</p> <p>Objective achieved.</p>																																															
<p>O2.2.4 – 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.</p>	<p>Daylight and solar access to the residential property to the south is the main consideration of this objective given the site configuration. This consideration is addressed at Element 3.2.</p> <p>Refer to Element 3.2 Orientation</p>																																															
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>																																																
<p>A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.</p> <p><i>(Excerpt from table 2.1)</i></p> <table border="1" data-bbox="239 735 1350 973"> <thead> <tr> <th rowspan="2">Streetscape contexts and character <i>refer A2</i></th> <th colspan="2">Low-rise</th> <th colspan="2">Medium-rise</th> <th colspan="2">Higher density residential</th> <th>Neighbourhood centre</th> <th>Mid-rise urban centres</th> <th colspan="2">High density urban centres</th> <th>Planned areas</th> </tr> <tr> <th>R40</th> <th>R50</th> <th>R60</th> <th>R80</th> <th>R100</th> <th>R160</th> <th>R-AC4</th> <th>R-AC3</th> <th>R-AC2</th> <th>R-AC1</th> <th>R-AC0</th> </tr> </thead> <tbody> <tr> <td>Site R-Coding</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building height (storeys) <i>refer 2.2</i></td> <td>2</td> <td>3</td> <td>3</td> <td>4</td> <td>4</td> <td>5</td> <td>3</td> <td>6</td> <td>7</td> <td>9</td> <td></td> </tr> </tbody> </table>	Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	Site R-Coding												Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9		<p>R-Codes acceptable outcome replaced by local planning policy (see below).</p>
Streetscape contexts and character <i>refer A2</i>		Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas																																				
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Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9																																						
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>																																															
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>LPP 5.12 NSHAC Residential Precinct</p> <p>Acceptable outcome of 3 storeys and maximum building height of 12m. This is similar to the R-Codes Vol.2, although the "indicative" height becomes an acceptable outcome in the LPP.</p> <p>Three storeys proposed with maximum building height of 11.2m</p> <p>LPP Achieved</p>																																															



ELEMENT 2.3 STREET SETBACKS	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	<p>The prevailing setback on the street is approximately 9m, illustrating the former density and development settings in the locality. The existing character of the street provides for landscaping of front setback areas. Consequently, any redevelopment in the street is to provide an appropriately landscaped interface.</p> <p>The development proposes a 4.1m setback to the outer edge of the terraces (unenclosed balconies). The front walls on each level are setback 8.4m, which is not dissimilar to that of the existing dwellings in the vicinity.</p> <p>Objective achieved.</p>
O2.3.2 – The street setback provides a clear transition between the public and private realm.	<p>The development proposes a combination of landscaping and front fencing to delineate the private realm.</p> <p>Objective achieved.</p>
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	<p>Each apartment fronts the street with a terrace area providing separation between the street and the apartments. Use of fencing and landscaping in the front setback will assist in privacy protection.</p> <p>Objective achieved.</p>
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	<p>Each apartment is elevated from the street with the main living areas located at the front of the apartments. Whilst privacy has been provided, passive surveillance is still afforded.</p> <p>Objective achieved.</p>
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument <i>(Excerpt from table 2.1)</i>	R-Codes acceptable outcome replaced by local planning policy (see below).



Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Minimum primary and secondary street setbacks <i>refer 2.3</i>	4m ⁴	2m		2m		2m	2m or Nil ⁵	2m or Nil ⁵	2m or Nil ⁶		
(4) Minimum secondary street setback 1.5m (5) Nil setback applicable if commercial use at ground floor											
LOCAL PLANNING FRAMEWORK							REQUIREMENT				
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>							LPP 5.12 NSHAC Residential Precinct Acceptable Outcome: Ground floor: 4m to wall, 2m to 'unenclosed balcony' terrace (8.4m to wall and 4.1m to terrace provided) Level 1: 4m to wall, 2m to 'unenclosed balcony' terrace (8.4m to wall and 4.5m to terrace provided) L2 – 6m to wall, 3m to 'unenclosed balcony' terrace (8.4m to wall and 4.5m to terrace provided) The ground floor and Level 1 are setback behind the 4m acceptable outcome. The terraces on each level meet the definition of an "unenclosed balcony". The minimum primary street setback may be reduced by up to 50% to accommodate an "unenclosed balcony". This allows for the terrace on Level 2, located in front of the 6m setback line, to have a minimum setback of 3m (4.5m provided). LPP achieved				



ELEMENT 2.4 SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	<p>Minimum 3m side and 8m rear setbacks are provided. These exceed those seen for the existing single storey dwellings in the vicinity, and take into account the extra height of the building. The rear setback in particular allows for the provision of a "back yard" in keeping with the surrounding properties.</p> <p>The use of boundary walls has been minimised when compared to other multiple dwelling and grouped dwelling development in the R60 density area.</p> <p>Objective achieved.</p>
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.	<p>The development presents as a detached building when viewed from the street. The boundary wall is located beyond the half-way point of the building on one side only, which provides the sense of separation on both sides when viewed from the street. This is consistent with the existing streetscape pattern.</p> <p>Objective achieved.</p>
O2.4.3 – 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.	<p>The majority of deep soil area is provided in the rear setback area. This provides for two trees to be retained. Sufficient space is available down both sides of the building for landscaping.</p> <p>Objective achieved.</p>
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	<p>The surrounding properties are residential with the same density code of R60. Currently all surrounding properties are single houses reflective of the former R15 density. The side and rear setbacks have attempted to reduce the impacts on neighbouring properties by setting back further, particularly at the rear, so that there is a landscaped transition to the west.</p> <p>Objective achieved.</p>
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
<p>A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where:</p> <ul style="list-style-type: none"> a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument <p>AND /OR</p> <ul style="list-style-type: none"> b) a greater setback is required to address 3.5 <i>Visual privacy</i>. <p><i>(Excerpt from table 2.1)</i></p>	R-Codes acceptable outcome replaced by local planning policy (see below).



Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Boundary wall height (storeys) ^{1, 2} <i>refer 2.4</i>		1 ¹	1 ³	2 ³	2 ¹		2	3	4		
Minimum side setbacks ³ <i>refer 2.4</i>	2m	3m	3m		3m		Nil				
Minimum rear setback <i>refer 2.4</i>	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m <i>refer 2.4</i>	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		
<p>(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions</p> <p>(2) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code</p> <p>(3) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.</p> <p>Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.</p>											
<p>A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 <i>Building separation</i>, 3.3 <i>Tree canopy and deep soil areas</i>, 3.5 <i>Visual privacy</i> and 4.1 <i>Solar and daylight access</i>.</p>											
<p>The building achieves the element objectives for separation, deep soil area and solar and daylight access.</p> <p>In relation to visual privacy, the element objectives have been met, subject to additional screening.</p> <p>Acceptable Outcome achieved.</p>											
LOCAL PLANNING FRAMEWORK						REQUIREMENT					
<p>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</p>						<p>LPP 5.12 NSHAC Residential Precinct</p> <p>Acceptable Outcome:</p> <p>Side setback (all storeys) 3m</p> <ul style="list-style-type: none"> Development provides a 3m setback to the north side boundary. South side setbacks vary with a minimum of 3m, except wall on boundary – see below. 					



	<p>Rear setback (Ground floor and Level 1) Average 4m</p> <ul style="list-style-type: none">• An 8.1m rear setback is provided for the ground floor and 8.3m for Level 1. <p>Rear setback (Level 2) 5m</p> <ul style="list-style-type: none">• An 8.3m rear setback is provided for Level 2. <p>Boundary wall (1 storey (4m) maximum height, up to 50% of boundary excluding front and rear setbacks).</p> <ul style="list-style-type: none">• Maximum 1 storey• Maximum height of wall 3.7m• Length 10.9m (29% of 37.7m boundary outside of front and rear setbacks). <p>LPP achieved</p>
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ELEMENT 2.5		PLOT RATIO																																														
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		ASSESSOR COMMENT																																														
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.		<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p> <p><i>It is noted that the acceptable outcome is not achieved for this element. However, the R-Codes are a performance-based set of controls that do not rely on fully achieving the acceptable outcomes. Rather, these are default provisions to assist in satisfying the objectives. It is not intended that a development fails to achieve a given element objective due to not achieving the relevant acceptable outcome. The following is the assessment of the element objective in and of itself.</i></p> <p>The proposed building has a relatively high proportion of plot ratio area compared to gross floor area. This is caused by there being one apartment per level, reducing the common areas on each floor (which are excluded from plot ratio). Given the setbacks and height of the building are within those anticipated for the area, the bulk and scale of the “container” is consistent with the designed future character. It is likely that had the same building have a larger number of apartments, that the external settings would be the same, but the plot ratio reduced to accommodate larger common areas.</p> <p>The larger plot ratio is the result of the relatively large apartment size rather than due to external factors such as reduced setbacks or increased height. The scale of the development is relatively small when considering total number of dwellings, with a consequential reduction in development intensity.</p> <p>Element Objective achieved.</p>																																														
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																																																
<p>A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. (Excerpt from table 2.1)</p> <table border="1"> <thead> <tr> <th rowspan="2">Streetscape contexts and character refer A2</th> <th colspan="2">Low-rise</th> <th colspan="2">Medium-rise</th> <th colspan="2">Higher density residential</th> <th rowspan="2">Neighbourhood centre</th> <th rowspan="2">Mid-rise urban centres</th> <th colspan="2">High density urban centres</th> </tr> <tr> <th>R40</th> <th>R50</th> <th>R60</th> <th>R80</th> <th>R100</th> <th>R160</th> <th>R-AC4</th> <th>R-AC3</th> <th>R-AC2</th> <th>R-AC1</th> </tr> </thead> <tbody> <tr> <td>Site R-Coding</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plot ratio ⁷ refer 2.5</td> <td>0.6</td> <td>0.7</td> <td>0.8</td> <td>1.0</td> <td>1.3</td> <td>2.0</td> <td>1.2</td> <td>2.0</td> <td>2.5</td> <td>3.0</td> <td></td> </tr> </tbody> </table> <p>(6) Refer to Definitions for calculation of plot ratio</p>		Streetscape contexts and character refer A2	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	Site R-Coding												Plot ratio ⁷ refer 2.5	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0		<p>Acceptable outcome plot ratio for R60 is 0.8.</p> <p>Lot area is 696m², acceptable outcome plot ratio is 557m²</p> <p>Development plot ratio area is 578m², providing a plot ratio of 0.83 (21m² over).</p> <p>Acceptable outcome not achieved.</p>	
Streetscape contexts and character refer A2	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres			High density urban centres																																					
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LOCAL PLANNING FRAMEWORK		REQUIREMENT																																														



PD42.09.23 Attachment 5

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

N/A



ELEMENT 2.6 BUILDING DEPTH	
<p>ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i></p>	
<p>ASSESSOR COMMENT</p> <p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	
<p>O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.</p>	<p>Each of the three apartments occupies a full level of the building. This affords aspects to all four sides of the building for each apartment along an east-west axis. This will optimise solar access to north aspect, daylight into each room and natural ventilation of each apartment.</p> <p>Element Objective achieved.</p>
<p>O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.</p>	<p>The maximum depth of the building along the north-south axis is 8.4m. Articulation of the side elevations to the building are not considered necessary given the relatively narrow depth and that each apartment occupies a complete level with quadruple aspects.</p> <p>Element Objective achieved.</p>
<p>O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.</p>	<p>The apartment layouts are designed to afford northern light to all habitable rooms, including the open plan living/dining/kitchen. Daylight access into each room is consistent with Element 4.1 Solar and Daylight Access.</p> <p>A ceiling height of 2.7m is provided for all habitable rooms. The depth of bedrooms and sitting rooms is less than 2 x the height of the ceiling, consistent with achieving optimal room proportions.</p> <p>The open plan living areas are triple aspect (north, east, south). Providing morning sun, as well as northern light during the day.</p> <p>Element Objective achieved.</p>
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>	
<p>A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to 4.1 Solar and daylight access and 4.2 Natural ventilation.</p>	<p>No single aspect apartments proposed. Refer to 4.1 and 4.2 for merit assessment.</p> <p>Acceptable outcome achieved.</p>
<p>LOCAL PLANNING FRAMEWORK</p> <p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>REQUIREMENT</p> <p>N/A</p>





ELEMENT 2.7 BUILDING SEPARATION	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	Side and rear setbacks have been provided that ensure separation of this building from existing dwellings and any potential future development on adjoining properties. Employment of boundary walls has been minimised when compared to acceptable outcomes, with the remainder of the building a minimum of 3m from side boundaries and 8.1m from the rear boundary. Element Objective achieved.
O2.7.2 – Building separation is in proportion to building height.	The building height is consistent with the expectations of the R60 density code. The building separation for this three storey building is consistent with the side and rear setback element objectives, which take into account height. Element Objective achieved.
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	The building is separated to achieve visual privacy setbacks and screened appropriately where needed. Acoustic privacy is maintained by locating the air conditioner units on the roof and providing basement parking. Due to the orientation and design of the building, natural ventilation, sunlight and daylight access is maintained. Element Objective achieved.
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	Suitable areas have been provided for private open space and landscaping between adjoining buildings. This is attributed by the side and rear setbacks which further allow the retention of two mature trees. Element Objective achieved.
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A2.7.1 – Development complies with the separation requirements set out in Table 2.7.	As the development is less than 5 storeys, the acceptable outcome for separation to adjoining property boundaries is the acceptable outcomes for side/rear setbacks and visual privacy. The side and rear setbacks meet the acceptable outcome contained in the City's NSHAC Residential LPP, which replace those in Element 2.4 of the R-Codes Volume 2. The visual privacy acceptable outcomes have been addressed appropriately through a combination of setbacks, screening and location of windows away from



Table 2.7 Building separation				
	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)		12m

Distances apply from major openings of rooms, or the inside of balustrading of balconies.
Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.

windows and open space associated with adjoining properties – refer to Element 3.5.

Acceptable Outcome achieved.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>LPP 5.12 NSHAC Residential Precinct</p> <p>Acceptable Outcome:</p> <p>Side setback (all storeys) 3m</p> <ul style="list-style-type: none"> Development provides a 3m setback to the north side boundary. South side setbacks vary with a minimum of 3m, except wall on boundary – see below. <p>Rear setback (Ground floor and Level 1) Average 4m</p> <ul style="list-style-type: none"> An 8.1m rear setback is provided for the ground floor and 8.3m for Level 1. <p>Rear setback (Level 2) 5m</p> <ul style="list-style-type: none"> An 8.3m rear setbacks is provided for Level 2. <p>Boundary wall (4m maximum height, up to 50% of boundary excluding front and rear setbacks).</p> <ul style="list-style-type: none"> Maximum height of wall 3.7m Length 10.9m (29% of 37.7m boundary outside of front and rear setbacks). <p>LPP achieved</p>



ELEMENT 3.2 ORIENTATION	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>
<p>O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.</p>	<p>The development proposed one apartment per storey of the building. This allows for each of the three apartments to have direct frontage to the street and long northern aspect to maximise solar access.</p> <p>Element Objective achieved.</p>
<p>O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.</p>	<p>The adjoining single storey dwelling is located approximately 1-1.5m from the common boundary with the subject site. Given the location and height of the adjoining dwelling, overshadowing will have a significant impact where two or three storeys are proposed on the subject site.</p> <p>Elimination of overshadowing is not possible. Therefore, it is important to consider how the development seeks to <u>minimise</u> overshadowing of the property to the south. Of particular importance to the assessment is the location of the 'Solarhart' hot water system on the neighbouring dwelling roof. This unit is located approximately 1.5m from the common boundary to the subject site and sits low on the roof.</p> <p>Windows on the northern elevation of the adjoining property appear to experience current overshadowing from the relatively close separation between the two dwellings. Whilst the extent of overshadowing will increase due to the new development, overshadowing is unlikely to be a wholly new situation.</p> <p>The proposed building has sought to 'minimise' overshadowing by:</p> <ul style="list-style-type: none"> • providing a 3.9m setback from the southern boundary to the main walls on the upper floors (3m acceptable outcome); • utilisation of a flat, concealed roof; and • limiting height to approximately 10.5m for the main segments of the building wall and 11.2m for the 2.7m long lift overrun (12m acceptable outcome). <p>The proponents have advised that they intend to offer the owners of the adjoining property to relocate the solar hot water system to a location on the roof less impacted by shadow at the proponents' cost.</p> <p>Element Objective achieved</p>
<p>ACCEPTABLE OUTCOMES</p> <p><i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>	
<p>A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.</p>	<p>The building directly faces the street (public realm) and includes direct access for pedestrians and vehicles.</p> <p>Acceptable Outcome achieved.</p>



<p>A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.</p>	<p>N/A</p>
<p>A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed:</p> <ul style="list-style-type: none"> - adjoining properties coded R25 and lower – 25% of the site area¹ - adjoining properties coded R30 – R40 - 35% of the site area¹ - adjoining properties coded R50 – R60 – 50% of the site area¹ - adjoining properties coded R80 or higher – Nil requirements. <p>(1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)</p>	<p>This R60 property shares a common boundary with one property to the south (45 Napier Street).</p> <p>The acceptable outcome is 50% of 45 Napier Street being shaded at 12pm on 21 June. This equates to 348m².</p> <p>52% of 45 Napier Street is overshadowed by the development. This equates to 362m² of the 696m² property.</p> <p>The amount of overshadowing that exceeds acceptable outcomes is 14m².</p> <p>Acceptable Outcome not achieved.</p>
<p>A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.</p>	<p>N/A</p>
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A</p>



ELEMENT 3.3 TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O3.3.1 – Site planning maximises retention of existing healthy and appropriate trees and protects the viability of adjoining trees.	<p>The development has provided a relatively large deep soil area at the rear of the property to accommodate the retention of two large trees (English Oak and Jacaranda). The Oak has an estimated life of 40 years and a very high retention value with the Jacaranda 20-40 years with a high retention value.</p> <p>The tree protection zone (TPZ) for these trees has been based on Australian Standard AS4970-2009 <i>Protection of trees on development sites</i>. The TPZ is contained within the rear setback / deep soil area with minimal impact (3.8% or 2.5m²) of the basement wall on the TPZ for the Jacarandah.</p> <p>An arboricultural report has been provided that provides management and protection measures for the trees during construction.</p> <p>There are no substantial trees on adjoining properties within close proximity to common boundaries.</p> <p>Element Objective achieved.</p>
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	<p>Two mature trees are to be retained on the site. These will be augmented by the transplant and new planting of additional small and medium trees.</p> <p>Element Objective achieved.</p>
O3.3.3 – 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.	<p>Landscaping plans and an arboricultural report have identified that plantings of small and medium trees, as well as accommodation of the two existing large trees is supported by the combination of deep soil areas and on structure plantings. Species selection has been undertaken to suit the planting conditions.</p> <p>The front and rear deep soil areas accommodate two medium trees in the front yard (not verge area) and two large trees in the rear yard (existing). Additional small trees and shrubs are provided. This exceeds the acceptable outcome minimum number of trees for the site.</p> <p>The deep soil areas on the site equate to 21% of lot area. These are grouped in one large 127m² area at the rear and a smaller 22m² area at the front. The verge area has not been considered in this assessment. The landscape information identifies that the deep soil areas and planters are sufficient dimensions to support the species selected.</p> <p>Acceptable Outcome achieved.</p>
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	



<p>A3.3.1 – Retention of existing trees on the site that meet the following criteria:</p> <ul style="list-style-type: none"> - healthy specimens with ongoing viability AND - species is not included on a State or local area weed register AND - height of at least 4m AND/OR - trunk diameter of at least 160mm, measured 1m from the ground AND/OR - average canopy diameter of at least 4m. 	<p>Arborist report has identified the two trees to be retained (English Oak and Jacaranda) are in good health and have a high or very high retention value.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.</p>	<p>N/A</p>
<p>A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.</p>	<p>There are no substantial trees located on adjoining sites in close proximity to the common boundaries.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.</p>	<p>As trees are to be retained, the acceptable outcome is 7% of the 696m² site (49m²) to be deep soil.</p> <p>The development proposes a rear deep soil area of 127m² (18%) that incorporates the two trees proposed to be retained. An additional 22m² is provided in the front setback, with total deep soil of 149m² or 21% of total lot area.</p> <p>Acceptable outcome achieved.</p>



Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees ¹
Less than 700m ²		1 medium tree and small trees to suit area
700 – 1,000m ²	10% OR	2 medium trees OR 1 large tree and small trees to suit area
> 1,000m ²	7% if existing tree(s) retained on site (% site area)	1 large tree and 1 medium tree for each additional 400m ² in excess of 1000m ² OR 1 large tree for each additional 900m ² in excess of 1000m ² and small trees to suit area

¹ Minimum requirement for trees includes retained or new trees Refer Table 3.3b for tree sizes

Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m ²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m ²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

¹ Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

Site area of 696m² requires an acceptable outcome of a minimum of 1 medium tree and small trees to suit.

It is proposed to retain two established large trees, plus plant 2 x small and 6 x medium trees. 1 small and 5 medium trees are to be located on south side of the building in a non-DSA planter. One magnolia (medium tree) is to be located in front setback within a 22m² DSA with minimum width of 2.8m plus rootable soil zone of 1m under the pedestrian entry paving.

Acceptable Outcome not achieved (dimension).



<p>A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.</p>	<p>N/A</p>
<p>A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.</p>	<p>N/A</p>
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A</p>



ELEMENT 3.4 COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	<p>Landscaping is provided predominantly in private gardens for Apartment 1. No formal communal open space is provided given the number of apartments. The communal pedestrian entry and vehicle access areas are to be landscaped.</p> <p>The private garden areas will afford direct amenity to the ground floor apartment, as well as an outlook for the apartments on Levels 1 and 2. The garden areas allow for deep soil and tree retention, which will enhance the amenity of the development, notwithstanding it is not communal.</p> <p>An informal seating area is provided near the pedestrian entry gate that will provide a waiting area for pick up and waiting for deliveries and the like.</p> <p>The development presents as a building located within significant landscaping, which meets the objective notwithstanding it is not held in communal ownership.</p> <p>Element Objective achieved.</p>
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	<p>This Element Objective has not been applied given the communal entry areas are addressed by other elements.</p> <p>Element Objective not applied.</p>
O3.4.3 – 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>This Element Objective has not been applied given the communal entry areas are addressed by other elements.</p> <p>Element Objective not applied.</p>
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A3.4.1 – Developments include communal open space in accordance with Table 3.4	<p>Three dwellings proposed requires no communal open space.</p> <p>Informal seating provided near entry gate.</p> <p>Acceptable outcome achieved.</p>



Table 3.4 Provision of communal open space			
Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA
More than 10 dwellings	Total: 6m ² per dwelling up to maximum 300m ²	At least 2m ² per dwelling up to 100m ²	4m
A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.			No communal open space required.
A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.			No communal open space required.
A3.4.4 – Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.			No communal open space required.
A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.			No communal open space required.
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.			No communal open space required.
A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.			No communal open space required.
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		N/A	



ELEMENT 3.5 VISUAL PRIVACY	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	ASSESSOR COMMENT
O3.5.1 – 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>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</p> <p>The development addresses visual privacy in the main by setbacks to boundaries. This is augmented by the use of screening and wall placement on terraces and balconies.</p> <p>The main area of concern for visual privacy is the dining and kitchen windows to the apartments on Levels 1 and 2. Whilst these living areas are also elevated on the ground floor, standard boundary fencing addresses this concern.</p> <p>The dining and kitchen windows facing north from Level 1 and Level 2 look out onto the garage and front setback area for the property next door. It is noted that the property to the north (41 Napier Street) has a swimming pool in the front setback area. Low level screening has been provided to all north facing windows. While sitting down at the dining table, any outlook is reduced, while the other windows are separated by a passage-like area, further reducing any outlook. Direct overlooking from the terraces is managed through screening of the northern (and southern) elevations of these balconies. Whilst views across the pool area are not eliminated, the open plan living space and terraces are designed to direct outlook towards the street.</p> <p>The balconies on the rear (western) elevation face the property to the west that includes a swimming pool area. This is partly screened by a large English Oak tree and will be setback by 8m from the common boundary.</p> <p>It is recommended that the north-facing Dining area windows (2) for Apartments 2 and 3 are modified to provide obscure glazing or solid material up to a height of 1.2m above the finished floor level of the apartment to which the windows relate. The purpose of the condition will be to ensure that persons sitting in the Dining area are unable to look downwards towards the swimming pool on the adjoining property.</p> <p>Element objective achieved with condition.</p>
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.	<p>Adjoining sites are coded R60, with the building 3 storeys in height.</p> <p>The apartments on Levels 1 and 2 have an identical layout, with visual privacy also the same for each.</p> <p>All major openings achieve the acceptable outcome setbacks with the exception of four</p>



Table 3.5 Required privacy setback to adjoining sites			
Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	
<p>north-facing windows for the Dining, Kitchen and Scullery.</p> <p>Screening is provided to the north and south side elevations for the terraces to remove the need for a 6m setback.</p> <p>Acceptable Outcome not achieved (dining/kitchen/scullery windows).</p>			
<p>A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).</p>			<p>GF Apartment 69% unscreened. Level 1 and 2 Apartments 35% unscreened.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.</p>			<p>Acceptable Outcome achieved.</p>
<p>A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.</p>			<p>Acceptable Outcome achieved.</p>
LOCAL PLANNING FRAMEWORK	REQUIREMENT		
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A		



ELEMENT 3.6 PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	A 4.5m wide front yard is proposed for this development. This will be fenced and gated with a visually permeable fence, with separate pedestrian and vehicle access points. The landscaping will seek to ensure there is an attractive interface between the street and the development. Element Objective achieved.
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	In addition to the landscaping of the front yard, the development proposed the placement of a street tree on the abutting verge. This tree is a mature Poinciana and would be integrated into the landscape maintenance for the development. The front yard area will be landscaped with two trees and landscaping. Element Objective achieved.
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.	One ground floor apartment proposed with direct access to the street via the terrace. Acceptable Outcome achieved.
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).	Car parking is not provided in the street setback and is located in a basement, screened from view of the street. Acceptable Outcome achieved.
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.	The terraces for Levels 1 and 2 apartments face the street. Acceptable Outcome achieved.
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.	Balustrading uses a mix of solid and visually permeable materials. Acceptable Outcome achieved.
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.	Maximum level difference between the street and the ground floor level of the building is approximately 1.0m. Acceptable Outcome achieved.



<p>A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.</p>	<p>Front fence is visually permeable above 0.7m with the section between the driveway and the northern boundary 1.1m.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.</p>	<p>Front setback area presents as an open landscaping arrangement with the driveway ramp sufficiently wide and located to reduce concealment opportunities.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.</p>	<p>Bins are to be located within a storage area within the building and not visible from the street.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.¹</p> <p>(1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.</p>	<p>Services will be standard-type connections given the small number of dwellings. These will be located as required to meet utility provider requirements. The standard water and power connections necessary will use equipment that is commonly seen in the locality.</p> <p>Acceptable Outcome achieved.</p>
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A</p>



ELEMENT 3.7 PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	The entry lobby and pathway are at grade and easily identifiable. Element Objective achieved.
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	The entries into the building are directly connected to the street. Alongside the front landscaping, an attractive street presence is intended. Element Objective achieved.
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.	A pathway is provided from the street to the building entry, with a separate path into Apartment 1 on the ground floor. Acceptable Outcome achieved.
A3.7.2 – Pedestrian entries are protected from the weather.	The entry lobby is protected by extension of the upper floor. Acceptable Outcome achieved.
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.	The lobby is glazed and lit. Acceptable Outcome achieved.
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.	N/A
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.	N/A
A3.7.6 – Bins are not located at the primary pedestrian entry.	Bins are located in an enclosed room adjacent to, but separate from the entry lobby and pedestrian pathway. Acceptable Outcome achieved.
LOCAL PLANNING FRAMEWORK	REQUIREMENT



PD42.09.23 Attachment 5

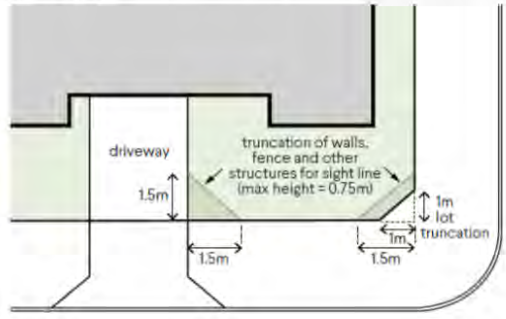
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

N/A



ELEMENT 3.8 VEHICLE ACCESS	
<p>ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i></p>	
<p>ASSESSOR COMMENT</p> <p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	
<p>O3.8.1 – 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.</p>	<p>The proposed driveway allows for vehicles to enter and exit in forward gear and is 3.75m wide to provide greater visibility for drivers, cyclists and pedestrians.</p> <p>Element Objective achieved.</p>
<p>O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.</p>	<p>The development will be served by a single vehicle access point located in a similar position to the existing driveway and crossover on the site. The driveway will ramp downwards from the road, which will reduce the visual impact of vehicle access on the streetscape and the front of the development.</p> <p>Element Objective achieved.</p>
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>	
<p>A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.</p>	<p>One access provided.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.</p>	<p>Basement ramp readily identifiable with basement entry integrated into the building.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.8.3 – Vehicle entries have adequate separation from street intersections.</p>	<p>The site is located mid-block.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.</p>	<p>All manoeuvring will take place within the basement, away from apartments.</p> <p>Acceptable Outcome achieved.</p>



<p>A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.</p>	<p>The driveway is 3.75m wide, which is considered appropriate given the presence of retaining walls on either side requiring consideration of concealment.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where:</p> <ul style="list-style-type: none"> - the driveway serves more than 10 dwellings - the distance from an on-site car parking to the street is 15m or more <p>OR</p> <p>the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.</p>	<p>The basement has been designed to allow for vehicles to enter the street in forward gear.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).</p>  <p>Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).</p>	<p>The solid portions of fences and retaining walls will be less than 0.75m high within the sight line truncation.</p> <p>Acceptable Outcome achieved.</p>

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</p>	<p>N/A</p>

ELEMENT 3.9 CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	ASSESSOR COMMENT



	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>
<p>O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.</p>	<p>Parking has been provided in a basement level for resident cycles.</p> <p>No visitor cycle parking space has been provided. Given the relatively small number of dwellings and the ability for bicycles to be parked in the entry lobby or individual apartments, the need for a stand-alone visitor cycle parking space is not considered necessary in order to promote non-motorised travel to and from the site.</p> <p>No motorcycle or scooter parking spaces are considered necessary given the scale of the development. It is noted that there is sufficient space available in the event motorcycles are to be stored on the site.</p> <p>Element Objective achieved.</p>
<p>O3.9.2 – 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.</p>	<p>A total of 2 residents bays are provided per dwelling. Apartment 1 is provided with an addition 'trailer bay' that is not readily accessible and is not considered a third bay.</p> <p>The site is located outside of the R-Codes-defined 'walkable catchment' to the high-frequency bus stops in Stirling Highway. Given this, a higher number of car parking bays is considered appropriate.</p> <p>Whilst no formal visitor bay is provided, there is sufficient space for visitors to use the 'flexi bay' depicted on the plans.</p> <p>Element Objective achieved with condition regarding visitor parking.</p>
<p>O3.9.3 – Car parking is designed to be safe and accessible.</p>	<p>The basement provides appropriate clearances and manoeuvring space for vehicles. Requiring the basement to be constructed to meet AS2890.1 as a condition of any approval is recommended.</p> <p>Element Objective achieved with condition regarding compliance with AS2890.1.</p>
<p>O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.</p>	<p>The car parking is located within a basement level fully integrated into the building.</p> <p>Element Objective achieved.</p>
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>	
<p>A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.</p>	<p>Acceptable outcome is 1.5 (2) resident bicycle spaces and 0.3 (1) visitor bicycle space.</p> <p>The development proposes 2 resident "bike racks" in the basement.</p> <p>Acceptable Outcome not achieved.</p>



Table 3.9 Parking ratio

Parking types		Location A	Location B
Car parking ¹	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking ¹	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking ²	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		

¹ Calculations of parking ratios shall be rounded up to the next whole number.
² For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:
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.
Location B: not within Location A.

A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.

The site is assessed at Location B as the closest high frequency transit (bus) stop is approximately 275m.
 Acceptable outcome is 1.25 bays per dwelling or 3.75 (4) in total for resident parking and 1 visitor parking bay.

The development proposes 2 bays per apartment, with an additional 'flexi bay', which could be made available to visitors.

Acceptable Outcome achieved with condition requiring provision of a visitor bay.

A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9.

A total of 6 residents parking bays are proposed, which is less than double the amount required by acceptable outcome (8).

Acceptable Outcome achieved.

A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.

This will be enforced by condition in the event of approval.

Acceptable Outcome achieved subject to condition.

A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.

Car parking is located in a basement behind the building line.

Acceptable Outcome achieved.



<p>A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.</p>	<p>Car parking is located in a basement area removed from direct interface with the apartments above.</p> <p>Acceptable Outcome achieved.</p>
<p>A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.</p>	<p>This will be enforced by condition in the event of approval.</p> <p>Acceptable Outcome achieved subject to condition.</p>
<p>A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.</p>	<p>N/A</p>
<p>A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.</p>	<p>N/A</p>
<p>A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.</p>	<p>The basement is screened from view, with protrusion of less than 1m.</p> <p>Acceptable Outcome achieved.</p>
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A</p>



ELEMENT 4.1 SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.1.1 – 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.	All three dwellings will receive winter sun to the main open plan living areas and the private open space terraces. Element Objective achieved.
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	Each habitable room is provided a minimum of one full-sized window. Where available, multiple aspects have been provided. Element Objective achieved.
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3.	Shading devices are proposed. Element Objective achieved.
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided.</i>	
A4.1.1 – In climate zones 4, 5 and 6 <u>only</u> : a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.	All three apartments have northern aspect and receive direct sunlight into the open plan living areas throughout the 9am-3pm period. The terraces for each apartment includes a northern aspect. Acceptable outcome achieved.
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.	All habitable rooms have a window in an external wall, visible from all parts of the room. The glazed areas of windows are at least 20% of the floor area of the room in which they are located. Maximum obscure glazing of windows is 20%. Acceptable outcome achieved.
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.	The primary source of daylight to all habitable rooms in this development is glazed windows and doors. Acceptable outcome achieved.



<p>A4.1.4 – The building is oriented and incorporates external shading devices in order to:</p> <ul style="list-style-type: none"> - minimise direct sunlight to habitable rooms: <ul style="list-style-type: none"> ▪ between late September and early March in climate zones 4, 5 and 6 only AND ▪ in all seasons in climate zones 1 and 3 <p>permit winter sun to habitable rooms in accordance with A 4.1.1 (a).</p>	<p>Window shades are proposed.</p> <p>Acceptable outcome achieved.</p>
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A</p>



ELEMENT 4.2 NATURAL VENTILATION	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives:</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.2.1 – Development maximises the number of apartments with natural ventilation.	All three apartments have natural ventilation. Element Objective achieved.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	All habitable rooms in all apartments can be naturally ventilated. Element Objective achieved.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	N/A
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.	Minimum straight-line distance for Bed 2 and 3 is 3.4m Study has not been counted as it is effectively an extension of the open plan living, although a 2.7m distance is achieved here. Acceptable outcome achieved.
A4.2.2 – (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building Single aspect apartments included within the 60 per cent minimum at (a) above must have: <ul style="list-style-type: none"> ▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND ▪ room depth no greater than 3 × ceiling height (a) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.	There is cross ventilation in all four aspects for each apartment given they occupy a full storey each. Acceptable outcome achieved.
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.	N/A



A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.		No lightwells proposed. Acceptable outcome achieved.
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A	



ELEMENT 4.3 SIZE AND LAYOUT OF DWELLINGS											
<p>ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i></p>											
<p>ASSESSOR COMMENT</p> <p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>											
<p>O4.3.1 – 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.</p>	<p>The apartments are relatively large at around 180m² each. There is a main open plan living space, as well as a secondary sitting room. Each room is well proportioned and provided with multiple aspects, where available.</p> <p>Element Objective achieved.</p>										
<p>O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.</p>	<p>The ceiling height throughout each apartment is 2.7m. This is considered the appropriate height for an apartment development and will work in conjunction with the multiple aspect nature of each apartment.</p> <p>Element Objective achieved.</p>										
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>											
<p>A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.</p> <p>Table 4.3a Minimum floor areas for dwelling types</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>37m²</td> </tr> <tr> <td>1 bed</td> <td>47m²</td> </tr> <tr> <td>2 bed + 1 bath¹</td> <td>67m²</td> </tr> <tr> <td>3 bed + 1 bath¹</td> <td>90m²</td> </tr> </tbody> </table> <p>¹An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.</p>	Dwelling type	Minimum internal floor area	Studio	37m ²	1 bed	47m ²	2 bed + 1 bath ¹	67m ²	3 bed + 1 bath ¹	90m ²	<p>Each apartment is 3 bed and 2 bath with separate toilet, acceptable outcome is 98m². Apartment 1 = 178m², Apartments 2 and 3 = 180m².</p> <p>Acceptable outcome achieved.</p>
Dwelling type	Minimum internal floor area										
Studio	37m ²										
1 bed	47m ²										
2 bed + 1 bath ¹	67m ²										
3 bed + 1 bath ¹	90m ²										
<p>A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.</p>	<p>Master bedrooms are 17m² and 3.5m minimum dimension. Other bedrooms are 13m² and 3.2m minimum dimension. Living rooms have a minimum dimension of 4.7m, which forms part of a larger open plan living/dining/kitchen area.</p> <p>Acceptable outcome achieved.</p>										



Table 4.3b Minimum floor areas and dimensions for habitable rooms		
Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m ²	3m
Other bedrooms	9m ²	3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
*Excluding robes		

<p>A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"> – Habitable rooms – 2.7m – Non-habitable rooms – 2.4m – All other ceilings meet or exceed the requirements of the NCC. 	<p>Ceiling height of 2.7m proposed throughout.</p> <p>Acceptable outcome achieved.</p>
<p>A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.</p>	<p>All living areas are multi-aspect.</p> <p>N/A</p>
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</p>	<p>N/A</p>



ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES											
<p>ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i></p>											
<p>ASSESSOR COMMENT</p> <p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>											
<p>O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.</p>	<p>Relatively large terrace areas are provided for each apartment that are integrated with the open plan living area.</p> <p>Element Objective achieved.</p>										
<p>O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.</p>	<p>The main open space areas have aspect to the north, east and south and are integrated into the open plan living area. An additional alfresco area for the ground floor apartment is located on the north side with direct connection into the dining area.</p> <p>The ground floor apartment is provided with landscaped gardens at the front and rear.</p> <p>Element Objective achieved.</p>										
<p>O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.</p>	<p>The front terraces are incorporated into the building and are roofed.</p> <p>Element Objective achieved.</p>										
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>											
<p>A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.</p> <p>Table 4.4 Private open space requirements</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum Area¹</th> </tr> </thead> <tbody> <tr> <td>Studio apartment + 1 bedroom</td> <td>8m²</td> </tr> <tr> <td>2 bedroom</td> <td>10m²</td> </tr> <tr> <td>3 bedroom</td> <td>12m²</td> </tr> <tr> <td>Ground floor / apartment with a terrace</td> <td>15m²</td> </tr> </tbody> </table> <p>¹ Services and fixtures located within private open space, including but not limited to air-conditioner units, are not included in the area calculation. Services and fixtures from the street and/or are integrated into the building design.</p>	Dwelling type	Minimum Area ¹	Studio apartment + 1 bedroom	8m ²	2 bedroom	10m ²	3 bedroom	12m ²	Ground floor / apartment with a terrace	15m ²	<p>The main private open space for each apartment is an east-facing terrace with direct connection into the open plan living area (living / dining / kitchen).</p> <p>For Apartment 1 (ground floor), the terrace is 25m², accessible from the living area, with an additional 20m² accessible from the dining area on the north side of the building.</p> <p>For Apartments 2 and 3, the east-facing terrace from the living room is 31m².</p> <p>Acceptable outcome achieved.</p>
Dwelling type	Minimum Area ¹										
Studio apartment + 1 bedroom	8m ²										
2 bedroom	10m ²										
3 bedroom	12m ²										
Ground floor / apartment with a terrace	15m ²										



<p>A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.</p>	<p>The upper level terraces require screening to the north and south sides. This allows the main outwards-facing aspect to the east to remain unscreened. The outlook from the internal living areas is focussed to the east over the street.</p> <p>Acceptable outcome achieved.</p>
<p>A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.</p>	<p>The terrace areas, as well as the secondary balcony areas at the rear, are integrated into the building design. Landscaping is similarly integrated, particularly on the ground floor where Apartment 1 is provided with front and rear gardens that are integrated into the terrace and alfresco areas.</p> <p>Acceptable outcome achieved.</p>
<p>A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.</p>	<p>Air conditioner units are proposed for the roof, in a central location that will not be readily visible from the street.</p> <p>Clothes drying for the ground floor apartment is located on the southern side towards the rear of the building. For the upper floor apartments, an integrated drying alcove is located in the southern elevation that is also not viewable from the street. This alcove will incorporate a screen to provide greater privacy and screen from the view of the neighbouring property.</p> <p>Acceptable outcome achieved.</p>
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>N/A</p>



ELEMENT 4.5 CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	The lobbies on each level are sufficiently wide to allow for furniture to exit the lift or stairwell. The lobbies are glazed and able to be viewed from within the adjoining apartment. Element Objective achieved.
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	The lobby spaces are provided with access to light, including a skylight over the stairwell into the basement. Due to there being only one apartment per level, opportunities for social interaction will be less than for a complex with multiple apartments per floor. Element Objective achieved.
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.5.1 – Circulation corridors are a minimum 1.5m in width.	No corridors are required with the exception of a lift lobby on each floor and the entry lobby on the ground floor. The minimum dimension of the lift lobby on Levels 1 and 2 is 1.6m. Acceptable outcome achieved.
A4.5.2 – Circulation and common spaces are designed for universal access.	Each apartment is at grade with the entry lobby or lift floor, with this level continued throughout. Acceptable outcome achieved.
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.	The entry for each apartment is glazed to allow for surveillance into the lobby areas. Given the relatively small size, there is no concealment risk within the lobbies. Acceptable outcome achieved.
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.	Acceptable outcome achieved.
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.	Acceptable outcome achieved.
LOCAL PLANNING FRAMEWORK	REQUIREMENT



PD42.09.23 Attachment 5

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

N/A



ELEMENT 4.6 STORAGE															
<p>ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i></p>															
<p>ASSESSOR COMMENT</p> <p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>															
<p>O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.</p>	<p>The storage solution for the development is based primarily on the provision of storage shelving along the periphery of the garages. These areas are sufficiently deep to allow for the placement of a wide range of objects, with the total floor area provided commensurate with the acceptable outcome storage room for 3 bedroom apartments.</p> <p>The storage shelving is complemented for Apartment 1 by a storage room that is accessible from the garage. The storage is designed for ease of access, even with vehicles parked in the garage. Lift access is provided for transport between apartment and storage.</p> <p>Located in the basement, the storage areas are secure from the outside of the building by the entry gate. Internal security between apartments is provided by each garage area being further secured from one another by doors.</p> <p>Element Objective achieved.</p>														
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>															
<p>A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.</p> <p>Table 4.6 Storage requirements</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage area¹</th> <th>Minimum dimension¹</th> <th>Minimum height¹</th> </tr> </thead> <tbody> <tr> <td>Studio dwelling</td> <td>3m²</td> <td rowspan="4">1.5m</td> <td rowspan="4">2.1m</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>3m²</td> </tr> <tr> <td>2 bedroom dwellings</td> <td>4m²</td> </tr> <tr> <td>3 bedroom dwellings</td> <td>5m²</td> </tr> </tbody> </table> <p>¹ Dimensions exclusive of services and plant.</p>	Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹	Studio dwelling	3m ²	1.5m	2.1m	1 bedroom dwelling	3m ²	2 bedroom dwellings	4m ²	3 bedroom dwellings	5m ²	<p>Apartment 1 has a combination of storage room and storage shelves that exceed the acceptable outcome storage area and dimension.</p> <p>Apartments 2 and 3 have storage shelves that exceed the acceptable outcome storage area, but not dimension.</p> <p>Acceptable Outcome not achieved.</p>
Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹												
Studio dwelling	3m ²	1.5m	2.1m												
1 bedroom dwelling	3m ²														
2 bedroom dwellings	4m ²														
3 bedroom dwellings	5m ²														



<p>A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.</p>	<p>Located in garage areas with secure access that is lit.</p> <p>Acceptable Outcome achieved.</p>
<p>A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space¹, is integrated into the design of the building or open space and is not readily visible from the public domain.</p> <p>Storage on/adjacent to private open space is additional to required open space area and dimensions.</p>	<p>Storage is integrated into the garage designs and forms part of the overall basement functionality.</p> <p>Acceptable Outcome achieved.</p>
<p>LOCAL PLANNING FRAMEWORK</p> <p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>REQUIREMENT</p> <p>N/A</p>



ELEMENT 4.7 MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.7.1 – 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>Given the size of the development and the layout of the apartments, it is considered likely that it can be operated in a manner that meets acoustic regulations. It is recommended that the following condition be placed on any approval:</p> <p><i>Prior to the issue of a Building Permit the applicant is to lodge with the City of Nedlands an acoustic report prepared by a suitably qualified and licensed acoustic consultant demonstrating compliance of mechanical plants with the requirements of the Environmental Protection (Noise) Regulations 1997 to the satisfaction of the City of Nedlands.</i></p> <p>Element Objective achieved subject to condition.</p>
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	<p>It is recommended that the following condition be placed on any approval:</p> <p><i>Prior to the issue of a Building Permit the applicant is to lodge with the City of Nedlands an acoustic report prepared by a suitably qualified and licensed acoustic consultant demonstrating compliance of mechanical plants with the requirements of the Environmental Protection (Noise) Regulations 1997 to the satisfaction of the City of Nedlands.</i></p> <p>Element Objective achieved subject to condition.</p>
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).	<p>Acoustic report required as a condition on any approval (see element objective assessment).</p> <p>Acceptable Outcome achieved subject to condition.</p>
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.	<p>Most noise-generating areas are located within the basement and are separated from habitable rooms. The exception is the bin store, which shares a common wall with the ground floor apartment study.</p> <p>Acceptable Outcome not achieved.</p>
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.	<p>Noise-generating equipment, such as air conditioner units and the garage door opener are located away from windows and doors into habitable rooms.</p>



		Acceptable Outcome achieved.
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A	



ELEMENT 4.8 DWELLING MIX	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	ASSESSOR COMMENT
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	<p>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</p> <p>This development proposes three apartments with a configuration of 3 bedrooms, 2 bathrooms. Given the size of the development, it is not practicable to require differing dwelling types.</p> <p>Each dwelling is intended to provide a similar level of amenity as a stand-alone house, with the ground for apartment having access to private garden areas. Notwithstanding the lack of dwelling mix, each apartment is designed to allow for various household types and 'aging in place'.</p> <p>Element Objective achieved.</p>
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.8.1 – a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument OR b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.	N/A (No housing strategy and 3 dwellings)
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.	N/A
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A



ELEMENT 4.9 UNIVERSAL DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	ASSESSOR COMMENT
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance. Each of the apartments has lift access or at-grade access from the outside. The apartment layouts have been designed to meet the silver level requirements of the Liveable Housing Design Guidelines. Element Objective achieved.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided.</i>	
A4.9.1 – a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) OR b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).	Silver level compliance proposed for all three apartments. Acceptable Outcome achieved.
LOCAL PLANNING FRAMEWORK <i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	REQUIREMENT N/A



ELEMENT 4.10 FAÇADE DESIGN	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	Limestone has been used in the façade of the building to provide a visual reference to its widespread use in the area. The location of the terraces on the frontage provides a breakup of the façade, as well as reduce the bulk as it presents to the street. Element Objective achieved.
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	The facades incorporate the main private open space areas for each apartment, which will be readily identifiable from the street. Behind the terraces is a glazed façade that contains the open plan living areas for each apartment. Element Objective achieved.
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.10.1 – Façade design includes: <ul style="list-style-type: none"> – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour. 	The façade is articulated by the location of the covered terraces that reduce the bulk of the building when viewed from the street. The use of limestone is in response to its widespread use in the area. Differing materials and finishes are employed to provide visual interest. Acceptable Outcome achieved.
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.	N/A
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.	This acceptable outcome cannot be achieved as the adjoining properties are single storey dwellings with there being no established streetscape of buildings of the scale proposed. Acceptable Outcome not achieved.
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.	Acceptable Outcome achieved.
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: <ul style="list-style-type: none"> – define and provide weather protection to entries 	N/A



<ul style="list-style-type: none">- are integrated into the façade design- are consistent with the streetscape character.	
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.	N/A
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A



ELEMENT 4.11 ROOF DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	<p>The roof design is concealed and accentuates the 'blocky' façade. The use of a concealed roof reduces the overall height of the building when compared to a pitched or gable design.</p> <p>The lift overrun provides some visual relief to the roofline and has been sculptured to integrate into the building design.</p> <p>Element Objective achieved.</p>
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	<p>Solar panels are proposed for the roof. No open space or communal use is intended.</p> <p>Element Objective achieved.</p>
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.	<p>The roof design is concealed and accentuates the 'blocky' façade. The use of a concealed roof reduces the overall height of the building when compared to a pitched or gable design. Whilst a pitched roof would reflect those seen on the surrounding houses, it would accentuate the height and bulk of the building.</p> <p>Acceptable Outcome achieved.</p>
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.	<p>Air conditioner units have been located in the centre of the roof adjacent to the lift overrun, where they will not be readily viewable from the street. The solar PV panels are shown to be angled slightly above the roofline, although not to a height that is readily visible from the street level.</p> <p>Acceptable Outcome achieved.</p>
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.	N/A
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A



ELEMENT 4.12 LANDSCAPE DESIGN	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.12.1 – 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.	A comprehensive landscaping plan has been prepared and reviewed by the Design Review Panel. Landscape Quality was assessed by the panel as 'green', with the concept supported. Element Objective achieved.
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	A comprehensive landscaping plan has been prepared and reviewed by the Design Review Panel. Landscape Quality was assessed by the panel as 'green', with the concept supported. Element Objective achieved.
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	A comprehensive landscaping plan has been prepared and reviewed by the Design Review Panel. Landscape Quality was assessed by the panel as 'green', with the concept supported. Element Objective achieved.
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	A comprehensive landscaping plan has been prepared and reviewed by the Design Review Panel. Landscape Quality was assessed by the panel as 'green', with the concept supported. Element Objective achieved.
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided.</i>	
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.	Landscape plan provided. Water wise design principles adopted. Acceptable Outcome achieved.
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.	Landscaping plan incorporates a relatively high number of trees reflective of the relatively large rear and front deep soil areas complemented by on structure planting. Apartments and terraces are oriented to look towards the front and rear landscaping. Acceptable Outcome achieved.



<p>A4.12.3 – Planting on building structures meets the requirements of Table 4.12. Table 4.12 Planting on structure: minimum soil standards for plant types and sizes</p>					<p>Magnolia 'Exmouth' nominated for on-structure planting on south side of building. This is a medium tree, requiring 1m depth and 36m³ volume for acceptable outcome. Approx 0.9m depth and 11m³ volume is provided.</p> <p>Acceptable Outcome not achieved.</p>
Plant type	Definition	Soil volume	Soil depth	Soil area	
Large tree	Over 12m high, crown spread at maturity	76.8m ³	1,200mm	64m ² with minimum dimension 7m	
Medium tree	8-12m high, crown spread at maturity	36m ³	1,000mm	36m ² with minimum dimension 5m	
Small tree	4-8m high, crown spread at maturity	7.2m ³	800mm	3m x 3m	
Small ornamentals	3-4m high, crown spread at maturity	3.2m ³	800mm	2m x 2m	
Shrubs	--	--	500-600mm	--	
Ground cover	--	--	300-450mm	--	
Turf	--	--	200mm	--	
<p>A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.</p>					<p>Water and electrical connections will be integrated into the landscaping and fencing design.</p> <p>Acceptable Outcome achieved.</p>
LOCAL PLANNING FRAMEWORK		REQUIREMENT			
<p>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</p>		<p>N/A</p>			



ELEMENT 4.13 ADAPTIVE REUSE	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	N/A
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	N/A
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.	
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A



ELEMENT 4.14 MIXED USE	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	N/A
O4.14.2 – 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.	N/A
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.	N/A
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.	N/A
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.	N/A
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements.	N/A
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.	N/A
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A



ELEMENT 4.15 ENERGY EFFICIENCY	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	ASSESSOR COMMENT
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance. Sustainable Design Assessment submitted. Solar arrays providing electricity to each of the three apartments is proposed. Provision for battery storage and EV charging proposed. Variety of passive sustainability initiatives outlined in the sustainability strategy. Element Objective achieved subject to condition.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.15.1 – a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars. ¹ <small>Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.</small>	Refer to Element Objective above. Acceptable Outcome achieved subject to condition.
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A



ELEMENT 4.16 WATER MANAGEMENT AND CONSERVATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.16.1 – Minimise potable water consumption throughout the development.	Sustainable Design Assessment submitted. Water efficient fixtures are proposed. Element Objective achieved.
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	Soak well design meets City requirements. Element Objective achieved.
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	Drainage of the driveway and basement entry has been accommodated. Soak well capacity is proposed in accordance with City requirements. Element Objective achieved.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.16.1 – Dwellings are individually metered for water usage.	Individual meter point shown on plans. Acceptable Outcome achieved.
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.	A soak well design capacity calculation has been undertaken and is within the requirements of the City. Acceptable Outcome achieved.
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.	Drainage will be required to meet City stormwater retention requirements. Acceptable Outcome achieved subject to condition.
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	N/A
ELEMENT 4.17 WASTE MANAGEMENT	



ELEMENT OBJECTIVES	ASSESSOR COMMENT	
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
04.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	The bin storage room is located in close proximity to the lift lobby, allowing easy access from all apartments. The bins will then be collected from the street. The bin store is enclosed and not visible from the street, entry lobby or neighbouring properties. Element Object achieved.	
04.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	The City's FOGO waste collection service will be used by the development. Element Objective achieved.	
ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> (or local government requirements where applicable).	A condition requiring a Waste Management Plan is recommended in the event of approval. Acceptable outcome achieved subject to condition.	
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Appendix 4A</i> (or equivalent local government requirements).	A condition requiring a Waste Management Plan is recommended in the event of approval. Acceptable outcome achieved subject to condition.	
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Level 1 Waste Management Plan (Design Phase)</i> (or local government requirements where applicable).	A bin storage area that accommodates the 3 bin FOGO system is provided. A condition requiring a Waste Management Plan is recommended in the event of approval. Acceptable outcome achieved subject to condition.	
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.	The bin storage room is screened from view of the street and dwellings. Acceptable Outcome achieved.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	The City's Waste Management Guidelines will apply to the Waste Management Plan required as a condition of any approval.	



ELEMENT 4.18 UTILITIES	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.18.1 –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.	Element Objective achieved.
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	Element Objective achieved.
O4.18.3 – 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.	Element Objective achieved.
O4.18.4 – 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.	Element Objective achieved.
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.	Acceptable Outcome achieved.
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.	Acceptable Outcome achieved.
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.	Acceptable Outcome achieved.
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.	Acceptable Outcome achieved.
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement.</i>	N/A



PD42.09.23 Attachment 6



Arboricultural Report - 43 Napier Street, Nedlands

August 28th, 2023
Total Tree Count: 2





PD42.09.23 Attachment 6

This consultant has been commissioned by Nick Burston to inspect and submit a report in respect of 2 trees located within the property of 43 Napier Street, Nedlands which is scheduled to undergo development works.

Trees were assessed in relation to their health, structure and suitability within the property. The trees were also assessed in relation to their position within the block and in relation to the position of the new apartment building footprint for viability and whether the trees were considered suitable for retention within the new development.

The survey scope requires:

- The identification of tree species.
- Measurement of the height & canopy spread of the trees.
- Measurement of trunk diameters.
- Tree age.
- Current health and structural condition of the trees.
- Problems identified and itemised.
- Retention Value (Low, Medium, High).
- ULE (Useful Life Expectancy).
- Tree Protection Zone Radius (TPZ).
- Structural Root Zone Radius (SRZ).
- Recommended works.

This consultant confirms that the site inspection was carried out on the 28th of August 2023 with a total of 2 trees audited.

The 2 trees inspected were found to be in good health and condition with the *Quercus robur* (English Oak) displaying new bud development due to spring. The trees are in close proximity to the rear fences and in review of the plans for the apartment complex & basement, the landscaping area will provide sufficient available root space and canopy development for the *Quercus robur* (English Oak). The *Jacaranda mimosifolia* (Jacaranda) has a TPZ radius of 4.5m and the basement was found to encroach by 3.8% (2.49m²) into a small portion of the TPZ radius of this tree. The basement is well clear of the SRZ radius. This encroachment of 3.8% into the TPZ radius is unlikely to cause significant root damage to the tree, however it is recommended to monitor the trees health and condition during demolition and construction. The species *Jacaranda mimosifolia* are known for their ability to be readily transplanted and are able to handle some root pruning. This tree is not exposed to strong winds and is recommended to be retained.

Tree Protection Fencing is to be installed around the trees as far out to the TPZ radius as possible to ensure no access into this area occurs (See diagram). It is to be an area of tree and root protection with no digging and no storage of equipment or tools. No filling, trenching or other earthworks shall be carried out unless there is written arborist approval. Soil is not to be lowered or raised within this zone and no washing of tools or cement/paint or chemicals is to be deposited in this zone. Roots greater than 50mm in diameter are not to be cut without authorisation of the project Arborist.

The TPZ and SRZ radius details for each tree provided in the report are based upon AS 4970-2009 *Protection of trees on development sites*.

Supplementary watering of the retained trees is likely to be required to minimise stress on the trees associated with site disruption and root loss. It is generally recommended to water once per week with a minimum of 600 liters per tree, however this may vary. Water is to be applied in a manner that minimizes runoff and it is recommended that the initial watering incorporates a wetting agent to assist water infiltration.

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Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. This report only covers identifiable defects present at the time of inspection. Paperbark Technologies accepts no responsibility and cannot be held liable for any structural defect or unforeseen event/situation or adverse weather conditions that may occur after the time of inspection. Paperbark Technologies cannot guarantee that the tree/s contained within this report will be structurally sound under all circumstances and is not able to detect every condition that may possibly lead to the structural failure of a tree. Paperbark Technologies cannot guarantee that the recommendations made will categorically result in the tree being made safe.

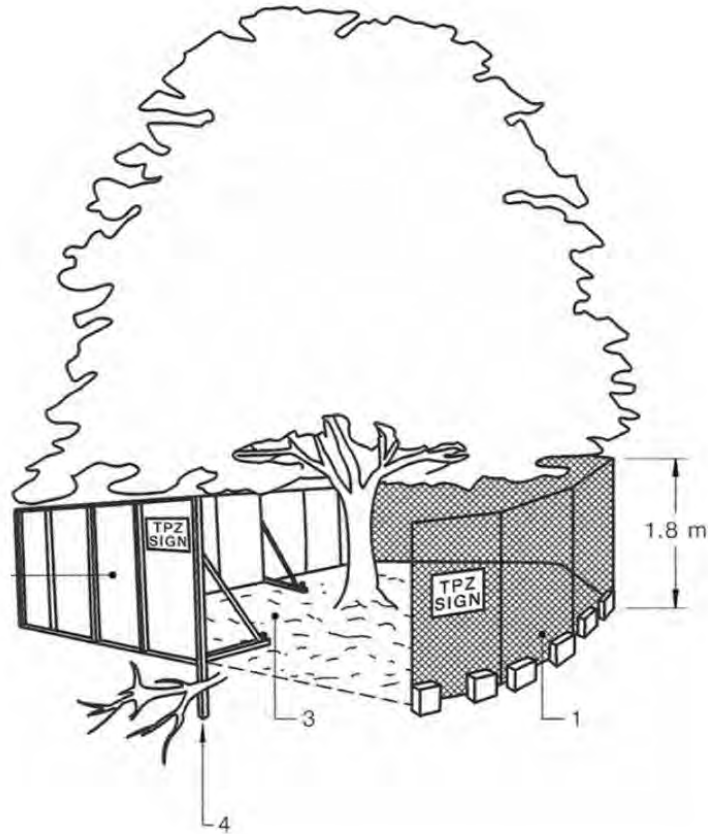


PD42.09.23 Attachment 6

Unless specifically mentioned this report will only be concerned with above ground inspections, as such all observations have been visually assessed from ground level. Trees are living organisms and as such cannot be classified as safe under any circumstances. Trees fall in ways that the arboriculture industry does not fully understand. The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore Paperbark Technologies accepts no liability for any recommendations made. All care has been taken to obtain information from reliable sources, however Paperbark Technologies can neither guarantee nor be responsible for the accuracy of information provided by others. In the event that reinspection of the tree is recommended it is the client's responsibility to make arrangements with Paperbark Technologies.

Tree Protection Fencing

(AS4970- 2009 Protection of trees on development sites)



LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.



PD42.09.23 Attachment 6



English Oak Tree ID #1
43 Napier Street

Tree Details	
Latin Name:	Quercus robur
Tree Height (Estimated) [m]:	7.9
Canopy Spread [m]:	9.1
DBH [cm]:	37
Health:	Good
Structure:	Good
Problems:	Included bark
Notes:	Do not change soil level around this tree. If any excavation for lighting, retic or services ensure trenches are hand dug and any roots over 30mm are not to be cut without authorisation from Paperbark Technologies.
Priority:	Not applicable
Tree Work:	No Works
Observation Comments:	High retention value, 2.2m from rear fence. Will have sufficient available root space to develop after reviewing plans.
Tree Protection Zone (TPZ) [m]:	4.44
Structural Root Zone (SRZ) [m]:	2.53
Useful Life Expectancy:	40+ years
Retention Value:	Very high

Photos Street View Map View


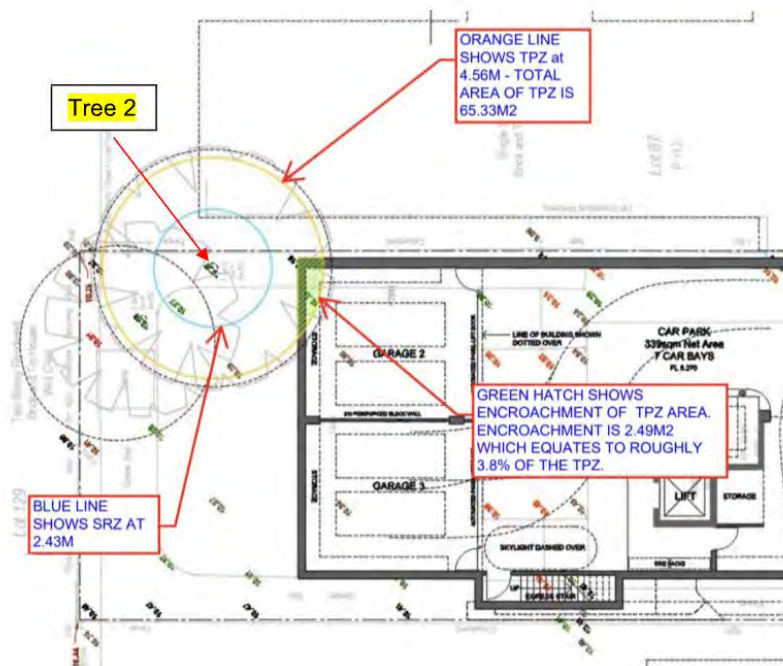




Jacaranda Tree ID #2
43 Napier Street

Tree Details	
Latin Name:	Jacaranda mimosifolia
Tree Height (Estimated) [m]:	9.2
Canopy Spread [m]:	8.9
DBH [cm]:	38
Health:	Good
Structure:	Fair
Problems:	Deadwood minor <50, Suppressed canopy
Notes:	Basement will be situated inside the TPZ radius of the tree by 3.8%. As this is less than 10% of the whole Tree protection area the extent of root loss appears to be minimal. Retain tree and ensure canopy is not damaged during the installation of sheet piling or machinery movements in proximity to tree.
Priority:	Not applicable
Tree Work:	No works
Observation Comments:	5.5m from rear fence. 40cm from side fence.
Tree Protection Zone (TPZ) [m]:	4.56
Structural Root Zone (SRZ) [m]:	2.43
Useful Life Expectancy:	20-40 years
Retention Value:	High

Photos
Street View
Map View

16.3. PD43.09.23 - West Melvista Parking Restrictions

Meeting & Date	26 September 2023 Council Meeting
Applicant	N/A
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this manner.
Report Author	Andrew Melville - Manager Health and Compliance
Director	Tony Free - Director Planning and Development
Attachments	<ol style="list-style-type: none">1. Pre-August West Melvista Parking Restrictions2. Proposed West Melvista Parking Restrictions3. Submitted proposal for Parking Restrictions

Purpose

Council is requested to approve the introduction of temporary parking restrictions for the area surrounding the Oryx 'The Melvista Nedlands' development at 16-18 Betty Street & 73-75 Doonan Road Nedlands. This is to alleviate parking impacts on residents, business, and sporting clubs in response to the construction activity around the development site.

It is noted that the parking restrictions are proposed to be for the period of the construction activity only at this stage.

It is acknowledged that Council passed a resolution of its August meeting in relation to this matter.

Recommendation

That Council:

1. **rescinds the following sections of its decision of 22 August 2023 (item 21.2) in relation to the West Melvista Parking Restrictions:**
 - (1) **the implementation of the West Melvista parking restrictions as adopted by Council for consultation purposes in June 2022; with the inclusion of the following:**
 - (a) **adds Granby Crescent 'No Parking 8am-5pm Monday to Saturday' to the MWPP and that Residential parking permit holders to be exempt;**

ABSOLUTE MAJORITY



2. **approves the proposed temporary parking restrictions as per Attachment 2; and**
3. **requests that the Chief Executive Officer consult with the local community when construction has finalised to determine the long-term requirements for the parking restrictions.**

SIMPLE MAJORITY

Voting Requirement

Paragraph 1 by absolute majority.

The remaining paragraphs by Simple Majority.

Background

Oryx Developments has commenced construction of 'The Melvista Nedlands', located at 16-18 Betty Street & 73-75 Doonan Road Nedlands.

The majority of on-street parking surrounding the development site is currently unrestricted and primarily used for residential purposes with very few commercial entities operating within the vicinity.

Council at its meeting of 28 June 2022, (item 16.7) resolved to consult with residents, businesses, and community/sporting organisations to introduce timed parking restrictions for the streets surrounding the development for 28 days.

The City initiated community consultation with a targeted letter drop and emails to residents, businesses, and sporting clubs surrounding the site the week of the 30 January 2023. The consultation welcomed submissions to the proposed parking plan through the City's YourVoice platform, opening 6 February 2023 and closing 10 March 2023.

Council at its meeting of 22 August 2023 resolved to approve:

1. the implementation of the West Melvista parking restrictions as adopted by Council for consultation purposes in June 2022; with the inclusion of the following:
 - a. adds Granby Crescent no parking Monday to Saturday 8 am until 5 pm to the MWPP and that Residential parking permit holders to be exempt;



2. a budget variation to increase the parking signs budget by \$54,000 with the source of funds to be listed for consideration in the Mid-Year Budget review.

Officers have implemented the following aspects of the resolution including installing the additional parking restriction signage along Betty Street, Doonan Road and Granby Crescent. The residents in these streets have been advised of the process of applying for residential parking permits.

Discussion

The City is proposing the implementation of temporary parking restrictions surrounding the development to alleviate parking impacts on residents, businesses, and sporting clubs.

The City and the developer have met several times to discuss parking solutions for the duration of the construction phase. It was outlined that onsite parking will accommodate a limited number of trades vehicles in the early stages of the construction, and the use of the College Park 'Authorised Vehicles Only' verge will be used more frequently in the later stages. It is proposed that parking restrictions to control the parking on the surrounding residential streets will those listed in Table 1 below.

As part of the monitoring and enforcement program by the Ranger Service, it is expected that officers will be patrolling the West Melvista area on a regular basis and attending specifically to reports of illegal parking. If trades vehicles are selectively parking in unrestricted parking areas outside of the proposed parking restrictions area, Council can consider additional parking restrictions in these isolated areas.

A section of verge at College Park on Melvista Avenue has been allocated to the construction company at a cost and designated as 'Authorised Vehicles Only.' This will ensure equitable use of the on-street parking surrounding the development. This reflects similar arrangements recently adopted by Council in February 2022 for the Broadway Precinct Parking Restrictions and the allocation of land on Bruce Street for trades vehicle parking.

In support, the City will offer parking permits to residents in accordance with the *City of Nedlands Parking and Parking Facilities Local Law*. This allows residents and their visitors to park over the two-hour time limitation and the 'No Parking City of Nedlands Permit holders Exempt' sections near their property when displaying a valid permit. If the temporary parking restrictions are adopted by Council, the local community will be advised of this resolution and how they can apply for a parking permit.



The City will also offer additional temporary parking permits to organisations such as Kidz Galore to accommodate staff parking to mitigate the impact these proposed parking restrictions will have on their services. These permits will allow the local business staff to park all day in this area which reflects their current unrestricted parking arrangements.

Officers recommend two changes to the advertised version to include:

- 1) 'No Parking City of Nedlands Permit Holders Exempt' on Granby Street, and
- 2) Where streets are proposed to be 'No Parking 8am-5pm Monday to Saturday' be changed to 'No Parking City of Nedlands Permit Holders Exempt' (except for Vincent Street and Adelma Road).

Changes to Granby Street based on the feedback received from a resident during the consultation process. Granby Street, being in close proximity to the construction site, could benefit from these parking restrictions.

The change from 'No Parking 8am-5pm Monday to Saturday' to 'No Parking City of Nedlands Permit Holders Exempt' was based on feedback received from a resident after the consultation period. Officers acknowledge the feedback that the 'No Parking 8am-5pm Monday to Saturday' prohibits residents from parking out the front of their property. The recommendation is to retain the 'No Parking' restriction but to allow for better access to parking for residents to include 'Permit Holders Exempt'. Vincent Street between Princess Road and Melvista Avenue, and Adelma Road between Melvista Avenue and Stephanie Street should be retained as 'No Parking 8am-5pm Monday to Saturday' to align with a resident's feedback and to ensure safe movement of traffic on a Local Distributor Road within the local area.

The parking restrictions for the West Melvista Precinct prior to August are illustrated in Attachment 1- Pre-August West Melvista Parking Restrictions. The recommended parking restrictions will be largely uniform from Monday to Saturday as per Attachment 2 - Proposed West Melvista Parking Restrictions

Tables following provide a list of pre- August and recommended parking restrictions.



Table 1: Pre-August and Recommended Parking Restrictions

Street	Section	Pre-August Restriction	Recommended Restriction (either side)
Bostock Road	Melvista Avenue – Princess Road	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon – Sat
Leopold Street	Melvista Avenue – Princess Road	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
Granby Crescent	Leopold Street - Betty Street	No Restriction	No Parking City of Nedlands Permit Holders Exempt No Parking Mon – Sat
Betty Street	Princess Road – Granby Street	No Parking	No Parking City of Nedlands Permit Holders Exempt No Parking (ongoing)
	Granby Street – Melvista Avenue	No Stopping	No Parking City of Nedlands Permit Holders Exempt No Stopping
Doonan Road	Princess Road – Melvista Avenue	No Parking	No Parking City of Nedlands Permit Holders Exempt No Parking
Vincent Street	Princess Road – Melvista Avenue	No Restriction	No Parking Mon – Sat



Street	Section	Pre-August Restriction	Recommended Restriction (either side)
Louise Street	Princess Road – Melvista Avenue	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
Stone Road	Melvista Avenue – Watkins Road	No Restriction	2P Mon - Sat (City of Nedlands side) No Restrictions (Town of Claremont side)
Sherwood Road	Melvista Avenue – Wakins Road	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
Hackett Road	Melvista Avenue - Watkins Road	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
Garland Road	Kathryn Crescent - Watkins Road	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
Sutcliffe Street	Melvista Avenue – Hotchin Street	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
Melvista Avenue	Loton Road – Stone Road	No Restriction	2P Mon – Sat (City of Nedlands side) No Restrictions (Town of Claremont side)



Street	Section	Pre-August Restriction	Recommended Restriction (either side)
	Stone Road – Bostock Road	No Restriction	No Parking – Auth Only No Parking City of Nedlands Permit Holders Exempt
	Bostock Road – Sherwood Road	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
	Sherwood Road – Sutcliffe Street	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat Bus Zone
Adelma Road	Melvista Avenue – Stephanie Street	No Restriction	No Parking Mon – Sat
Riley Road	Stone Road – Hackett Road	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
Goldsmith Road	Stone Road – Garland Street	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
Stephanie Street	Garland Street – Adelma Road	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat



Street	Section	Pre-August Restriction	Recommended Restriction (either side)
Kathryn Crescent	Hacket Road - Adelma Road	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat
Hotchin Street	Adelma Road - Sutcliffe Street	No Restriction	No Parking City of Nedlands Permit Holders Exempt 2P Mon - Sat

Consultation

The City consulted with residents, businesses, and sporting/community groups in the areas affected by letter and email to explain proposed parking restrictions along with the impacts if these parking measures are not in place. As part of the consultation residents were advised of the opportunity to apply for parking permits that would allow them or their visitors to park on the street where posted restrictions are proposed to be implemented.

The YourVoice platform was open for 33 days from the 6 February 2023 and closed 10 March 2023 in accordance with the Resolution by Council.

Further information regarding the changes to the parking restrictions was communicated directed to the Lisle Lodge (Melvista Lodge), UWA Nedlands FC, Westside Wolves Hockey Club, Western Suburbs Cricket Club, Aim Archery Group, Claremont Nedlands Cricket Club (Juniors) and Kidz Galore.

As part of the Council consideration of this matter in August, a proposal was submitted which suggested that the proposed restrictions be modified to change the majority of the residential streets to "No Parking 8am to 5pm Monday to Saturday" on both sides of the street with residents being able to park if they have a resident permit. This proposal is reflected in Attachment 3.

Whilst this would be an effective means of restricting the parking of vehicles associated with the Oryx development it may have unintended consequences associated with visitors to the residential properties in these streets. These visitors may range from friends, family relations, trades people attending houses in those streets, and house removalists. The intent of the restriction is acknowledged. The City is recommending 'No Parking City of Nedlands Permit Holders Exempt' on one side and '2 hour Parking 8am-5pm Mon-Sat' on the other side. This provides a balance towards the residents however, allowing other



vehicles to park in the two-hour restricted area without a permit. Parking permits for residents will allow any vehicles displaying a parking permit to park in the '2 hour Parking 8am-5pm Mon-Sat' and 'No Parking City of Nedlands Permit Holders Exempt' areas. This proposal is reflected in Attachment 2.

There were 46 total visits and 18 submissions through the City of Nedlands YourVoice platform. There were also three direct emails to City staff and one late submission. Submissions have been summarised with the identities removed below.

<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked 'No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be 'No stopping as well as 'No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident's driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City's preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be 'No Parking' at all times. 'No Stopping' will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>I agree with the proposed parking restrictions with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd between Melvista Avenue and Princess Rd currently has no parking signs. However, they are far part and visitors don't see them. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The eastern side of Doonan Road is proposed to be 'No Parking' at all times. 'No Stopping' will be applicable to areas within 10 meters of an intersection to ensure visibility.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked 'No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be 'No stopping as well as 'No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident's driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City's preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be 'No Parking' at all times. 'No Stopping' will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<ul style="list-style-type: none"> • The Council needs to paint a yellow line as they have done with other streets. • I believe that the parking restrictions should include both sides of Melvista Avenue between Vincent St and Betty St. During demolition large trucks parked in front of our house in Melvista Avenue white waiting to be loaded. Their size made it difficult to see on coming traffic when turning from Doonan Rd to Melvista Avenue. • The yellow no parking line should be extended into Melvista Avenue for 20 metres. 	<p>The City's preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>Melvista Avenue between Vincent Street and Betty Street is proposed to be '2 hour parking 8am-5pm, Mon to Sat' on the northern side with 'No Parking City of Nedlands Permit Holders Exempt' on the southern side. Parking will be available for non-residents/visitors for only 2 hours which will be monitored for compliance.</p> <p>It is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i> for a large commercial vehicle to be parked on a carriageway. Ranger Services will be active in this area to enforce this provision.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked ‘No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be ‘No stopping as well as ‘No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident’s driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City’s preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be ‘No Parking’ at all times. ‘No Stopping’ will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>I would like to see no parking between Betty and Leopold i.e.: All of Granby Crescent unless they are residents. The crescent is narrow and curves on both sides of the park and it would be chocked with overflow parking associated with the development.</p> <p>I would be against Granby Crescent being used by contractors. Only Betty Rd or Doonan Street access via Princess Rd or Melvista Ave.</p> <p>Under no circumstances is the Park at Granby Crescent be used for parking especially by site contractors.</p>	<p>The proposal recommends that Granby Crescent is ‘No Parking 8am-5pm, Mon to Sat’ and ‘No Parking City of Nedlands Permit Holders Exempt’. This will only allow vehicles when displaying a valid parking permit (residential or visitor) to park in the ‘No Parking City of Nedlands Permit Holders Exempt’ side of the street.</p> <p>The City is not recommending for Granby Crescent to be used by contractors. The City appreciates the small, quiet street in this area and it would not be appropriate to use as a contractor parking area.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked 'No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be 'No stopping as well as 'No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident's driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City's preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be 'No Parking' at all times. 'No Stopping' will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>Thank you for addressing the issue. I agree with the proposal to have time limit on one side and no parking on the other.</p> <p>I agree there should be appropriate provision for permit parking for residents for the affected streets to have unlimited hours of street parking.</p> <p>I would suggest Saturday morning (8-12pm) in the 2 hr parking restrictions given trades will work in these hours.</p> <p>There are families in the area accessing Masons Gardens from various areas within Nedlands and using both Betty and Doonan to walk/cycle through.</p> <p>An expected increase in vehicle traffic on Saturdays may result in possible accidents</p>	<p>The proposed parking restrictions as per Attachment 2 was considered to balance parking availability and flexibility for all road users. The 2 hour timed limited areas is from 8am-5pm Monday to Saturday. The inclusion of Saturday is to ensure that the vehicles associated with the construction who work on a Saturday are still restricted to the 2 hour time limit.</p> <p>The proposed parking restrictions as per Attachment 2 was considered to balance parking availability for all road users. It will also allow visitors to Masons Gardens to visit for 2 hours.</p> <p>In accordance with the <i>City of Nedlands Parking and Parking Facilities Local Law</i> it is an offence to park within 10m of an</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked ‘No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be ‘No stopping as well as ‘No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident’s driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City’s preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be ‘No Parking’ at all times. ‘No Stopping’ will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>if the roads are lined down one side with cars.</p> <p>I would also suggest have a ‘buffer’ of no parking at the T-intersection of Granby and Betty. Presently, cars are able to park on Betty Street within the intersection immediately in front of 12 and 14 Betty Street which reduces visibility for those entering and exiting Granby Crescent.</p>	<p>intersection. The proposed parking restrictions specifies intersections as ‘No Stopping’ as to ensure visibility at intersections.</p>
<p>Vincent Street between Princess Road and Melvista Avenue is a busy thoroughfare. Even with cars on one side it is difficult and dangerous for residents to reverse out of their drives. Parking should be limited to 2hours to reduce congestions and decreased the risk of accidents.</p>	<p>The proposed parking restrictions for Vincent Street between Princess Road and Melvista Avenue is ‘No Parking 8am – 5pm Mon – Sat on both sides. This is to ensure free flowing traffic of a Local Distributor road.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked 'No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be 'No stopping as well as 'No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident's driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City's preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be 'No Parking' at all times. 'No Stopping' will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>I agree with the proposed parking restrictions for Doonan Road.</p>	<p>Noted.</p>
<p>I am supportive of the proposal for parking restrictions generally. My support is on the basis that the following are addressed:</p> <ul style="list-style-type: none"> • The developer (Oryx) will not qualify to be "City of Nedlands Permit Holders". This is to ensure the developer/builder only uses the suggested parking facility as intended, Residential Permits and Visitor Permits must only be issued to individuals/residents who actually live in the relevant streets (in this case, Doonan Road or Betty Street, respectively) and not to Oryx or its contractors, sub-contractors, agents etc. 	<p>The 'No Parking City of Nedlands Permit Holders Exempt' is designated for residential and visitor parking permits. These permits can only be applied for by residential property owners/occupiers.</p> <p>The City recommending the proposed parking restrictions as per Attachment 2 during the construction phase. The City will consult with the local community after the construction phase on the long-term requirement for the parking restrictions.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked ‘No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be ‘No stopping as well as ‘No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident’s driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City’s preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be ‘No Parking’ at all times. ‘No Stopping’ will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<ul style="list-style-type: none"> • The City of Nedlands must commit to undertaking community engagement regarding the parking restrictions during the operational phase of this project, particularly as this will involve shift workers parking (and returning to cars) during the night, with the associated disruptions to the amenity of local residents. The City of Nedlands website indicates that the plan is only a temporary change for the period of construction and that further community engagement only “may be provided” (emphasis added) regarding future needs of parking restrictions in this precinct. 	



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked ‘No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be ‘No stopping as well as ‘No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident’s driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City’s preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be ‘No Parking’ at all times. ‘No Stopping’ will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<ul style="list-style-type: none"> • Each of items 1 and 2 above must be made clear in the West Melvista Precinct Parking Plan 	
<p>I am mostly supportive of the proposals to minimise parking for the construction phase which will be very disruptive on our quiet, narrow street.</p> <p>My concern is we are a five adult people family who need cars for work, as the public transport is not adequate for our working requirements. We regularly use car parking on the street, and even more so when we have visitors. I am concerned that our residence will not qualify for any car parking permits. I would like the policy adjusted for parking permits, where a residence does</p>	<p>The City acknowledges the impact of this construction work on the local community. To assist, Ranger Services will accommodate the extenuating circumstances and issue a number of parking permits for each property as per their request.</p> <p>Parking permits can only be applied for by residential property owners or occupiers.</p> <p>The City recommending the proposed parking restrictions as per Attachment 2 during the construction phase. The City will consult with the local community after the</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked 'No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be 'No stopping as well as 'No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident's driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City's preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be 'No Parking' at all times. 'No Stopping' will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>have onsite parking, to receive at least 1 parking permit per residence.</p> <p>In addition, I would like the West Melvista Precinct Parking Plan to be amended for the construction phase so that Oryx (the developer) will not qualify to have a City of Nedlands parking permit as they will not be living in anywhere on their Doonan Rd/Betty St property. The parking permits should only be issued to individuals and residents who live in Doonan Road or Betty Street and not to Oryx or any of the builders or contractors.</p> <p>After the Construction phase I believe the City of Nedlands needs to urgently review the parking restrictions with further community engagement. When Oryx opens this Aged Care facility (on Doonan Rd and Betty St) will involve constant increased</p>	<p>construction phase on the long-term requirement for the parking restrictions.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked ‘No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be ‘No stopping as well as ‘No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident’s driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City’s preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be ‘No Parking’ at all times. ‘No Stopping’ will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>traffic with shift workers, visitors, deliveries, rubbish removal, services etc. and will have a further massive impact on the traffic and parking pressures on all of the streets within the area amenity of local residents. These points need to be addressed by the City of Nedlands and the community - and need to be reflected in the West Melvista Precinct Parking Plan</p>	
<p>I am concerned over numerous points.</p> <p>Whilst parking restrictions will assist once development starts, I urge that they are not thrust upon us until that time. Until that is certain I do not want to have to have restrictions on our parking until absolutely necessary.</p>	<p>Construction has already started, and the implementation of parking restrictions is needed to control the parking of vehicles associated with this development.</p> <p>Parking permits can only be applied for by residential property owners or occupiers.</p> <p>The City acknowledges the impact of this construction work on the local community.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked ‘No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be ‘No stopping as well as ‘No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident’s driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City’s preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be ‘No Parking’ at all times. ‘No Stopping’ will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>I am also very concerned about the rules of visitor parking permits. I have spoken to Ranger Services regarding parking permit and was advised of discretionary permit may be available - like the majority of residents in Betty and Doonan we have a double carport and driveway, and this is considered parking for 4 cars and therefore not within the council rules for a visitor parking permit. We need a visitor permit for various regular contractors e.g., lawn mower man and we are looking at house maintenance this year e.g., painting that will have trades people on site intermittently.</p> <p>We would be a lot calmer if at least one visitor permit was guaranteed for all residents in Betty and Doonan.</p>	<p>To assist, Ranger Services will accommodate to the extenuating circumstance of this construction impact and issue a number of parking permits for each property as per their request.</p>



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<p>I do not want parking restrictions until absolutely necessary – Oryx cannot be trusted to start when it says, we need tangible proof of actual construction before we start making changes - construction impact is going to be long enough already without adding to it.</p> <p>I am also very concerned about the rules of visitor parking permits. My mother has spoken to Ranger Services regarding parking permit and was advised of discretionary permit may be available - like the majority of residents in Betty and Doonan we have a double carport and driveway, and this is considered parking for 4 cars and therefore not within the council rules for a visitor parking permit.</p>	<p>Construction has already started, and the implementation of parking restrictions is needed to control the parking of vehicles associated with this development.</p> <p>Parking permits can only be applied for by residential property owners or occupiers.</p> <p>The City acknowledges the impact of this construction work on the local community. To assist, Ranger Services will accommodate to the extenuating circumstance of this construction impact and issue a number of parking permits for each property as per their request.</p>



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<p>We need a visitor permit for various regular contractors e.g., lawn mower man and we are looking at house maintenance this year e.g., painting that will have trades people on site intermittently.</p> <p>We would be a lot calmer if at least one visitor permit was guaranteed for all residents in Betty and Doonan.</p>	
<p>With the amount of construction activity planned for Betty / Doonan St looking at parking arrangements is sensible.</p> <p>However, restricting parking just causes neighbouring properties a problem and moves congestion elsewhere. The council should be proactive in dealing with this and rather than only restricting parking make more parking available as this will be</p>	<p>The proposed parking restrictions is the most cost-effective method to control the parking of vehicles associated with this development.</p> <p>The parking bays on Hackett Road adjacent Masons Gardens is proposed to be 2hour parking which can accommodate for visitors to the park and Kidz Galore (with parking permits). Ranger Services will be enforcing</p>



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<p>required both during construction and ongoing normal business as the proposed nursing home has insufficient on-premises parking to accommodate all the staff, suppliers and visitors.</p> <p>There are a few parking pays on the corner of Hackett Rd and Melvista Ave which will now be used by construction workers preventing park users from accessing the adjacent park.</p> <p>Why isn't the council increasing the number of bays here, or putting more bays in along Melvista / corner of Melvista / Adelma so that restrictions are not required elsewhere, and the local community can still enjoy access to the park?</p>	<p>this 2hour timed area closely to ensure sufficient turnover of vehicles.</p> <p>The construction of additional bays at the Hackett Road parking area, or along Melvista Avenue and Adelma Road is not within the scope of this proposal.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked 'No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be 'No stopping as well as 'No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident's driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City's preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be 'No Parking' at all times. 'No Stopping' will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>Thank you for the opportunity comment. I support the proposed parking restrictions, subject to the developer (Oryx) not qualifying as a "City of Nedlands Permit Holder", as it has no residency/occupancy of any unit or dwelling in the relevant streets.</p> <p>This clarification is necessary to ensure that the proposed Melvista/Bostock parking facility is used as intended.</p> <p>Residential Permits and Visitor Permits must be issued only to individuals/residents who actually live in the relevant streets and not to Oryx or its agents or associates. Please could the City confirm that abuse of a permit, e.g. by passing a Visitor or Resident Permit on to a third party who uses the permit for reasons beyond 'the</p>	<p>Parking permits can only be applied for by residential property owners or occupiers.</p> <p>The City acknowledges the impact of this construction work on the local community. To assist, Ranger Services will accommodate to the extenuating circumstance of this construction impact and issue a number of parking permits for each property as per their request.</p> <p>The Ranger Service will be monitoring the use of parking permits closely. However, if any local community members witness the inappropriate use of parking permits, it should be reported.</p> <p>The proposed parking restrictions for Betty Street and Doonan Road as per Attachment</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked ‘No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be ‘No stopping as well as ‘No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident’s driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City’s preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be ‘No Parking’ at all times. ‘No Stopping’ will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>occasional use of visitor’ (as foreshadowed in the provision for visitor permits (cl 6.3)), constitutes grounds for revocation under cl 6.6 of the Parking and Parking Facilities Local Law.</p> <p>Otherwise again it would be possible for a resident, such as the Management of Melvista Lodge, to provide multiple permits to Oryx and its associates on an ongoing basis. This would be an abuse of the permit system and would defeat the purpose of the parking restrictions.</p> <p>We appreciate the City’s proactive steps in introducing restrictions during the construction phase of the Betty/Doonan Rd development.</p>	<p>2 which includes the current ‘No Parking’ and ‘No Stopping’ with the addition of ‘No Parking City of Nedlands Permit Holder Exempt’ on the opposite side.</p> <p>The City will consult with the local community after the construction phase on the long-term requirement for the parking restrictions.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked ‘No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be ‘No stopping as well as ‘No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident’s driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City’s preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be ‘No Parking’ at all times. ‘No Stopping’ will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>We consider it imperative to also retain the Betty/Doonan restrictions during the operational phase of this project. This is particularly a concern as the operational phase will involve shift workers parking and returning to cars overnight, with associated disturbance to resident amenity.</p> <p>I note in particular my support for the proposed restrictions on Doonan Road. This is imperative to allow clear passage for the bus route, which is needed to serve the needs of the ultimate residents of the development as well as the community.</p>	
<p>Our family are directly affected residents, as we own and live in a property directly opposite the development site.</p>	<p>The City will review the placement of signage as to comply with the Australian Standards.</p>



<p>Support the plan with the following comments:</p> <ul style="list-style-type: none"> • Eastern side of Doonan Rd marked 'No Parking (currently in place). Street signage is inadequate due to intermittent placement and visibility of the signs. Road surfaces needs to be additionally marked with yellow line. • Eastern side of Doonan Rd should be 'No stopping as well as 'No Parking (currently in place). During demolition of 73/75 Doonan Rd, the entrance/exit to/from our property and a section of the road was blocked by trucks stopping across resident's driveways. • During recent demolition trades were parking on the verge of 73/75 Doonan Rd blocking the footpath and access to street parking for residents. This needs to be monitored. 	<p>The City will review the placement of signage as to comply with the Australian Standards.</p> <p>The City's preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be 'No Parking' at all times. 'No Stopping' will be applicable to areas within 10 meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>
<p>I support the plan with the following comments to be considered for modification:</p> <ul style="list-style-type: none"> • The eastern side of Doonan Rd is marked as "No Parking", which is already the current restriction in place. The Council street signage is inadequate, as many occasional visitors are unaware that the restrictions apply to the length of the road between Princess and Melvista due to the intermittent placement and visibility of signs. The road surface needs to be additionally clearly marked with a yellow line. • The eastern side of Doonan Rd should be "No Stopping" as well as "No Parking". During the recent demolition 	<p>The City's preference is to install parking restrictions instead of yellow line marking on the road. These markings require more upkeep and budget allocation.</p> <p>The eastern side of Doonan Road is proposed to be 'No Parking' at all times. 'No Stopping' will be applicable to areas within 10meters of an intersection to ensure visibility.</p> <p>Footpath parking is an offence under the <i>City of Nedlands Parking and Parking Facilities Local Law</i>. Rangers will be monitoring and issuing infringement notices where an offence occurs.</p>



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<p>of 73 Doonan Rd and clearance of 75 Doonan Rd, the entrance/exit to/from our property (and our neighbour's) and a section of the road was frequently blocked by trucks stopping across our driveway to deliver equipment.</p> <ul style="list-style-type: none"> • During the recent demolition, trades were parking on the verge of 73/75 Doonan Rd, blocking both the footpath and access to street parking for residents, directing residents to not "park them in". This will also need to be monitored. 	



Submission overview	Administration's Comment
<p>Agree with the proposed parking restrictions. Conditions to include:</p> <ul style="list-style-type: none"> • Signs are temporary for the construction period, • Extension to the parking restrictions beyond the construction period is subject to community consultation, • Allocation to sufficient resources to enforce, • Verge allocation to Oryx should only be used for parking, protection of trees in and around College Park, • Bond requirement for this verge space, and • Sensitive placement of parking signage as to not damage trees, property, or amenity. 	<p>The City is proposing these parking signs to be installed on a temporary basis for the period of construction. The City can consult with the local community after construction on the long-term requirement for the parking restrictions.</p> <p>Current resourcing for the Ranger Service will be sufficient to monitor Monday to Friday and alternative Saturdays. It is expected construction will be from 7am-5pm Monday to Friday. Construction activities will occur on some Saturdays however, the workforce on Saturday will be significantly lesser than Monday to Friday. This workforce will be able to utilise onsite parking.</p> <p>Ranger Service enforcement activities will be prioritised for this construction site. Complaints reported after 7pm and before 7am on weekdays and during any time on weekends is available through the City's 24/7 afterhours service on 9273 3500. An increase to this level of service will require additional resourcing.</p> <p>The proposed 'Authorised Vehicles Only' will only be available for vehicle parking. No storage of materials will be permitted in this area.</p> <p>Payment will be required to reserve the proposed 'Authorised Vehicles Only' parking area as per the City's Schedule Fees and Charges 2023/24, with a requirement for the applicant to repair at their cost. Failure to repair at the direction of the City may result in further enforcement action under the <i>Local Government Act 1995</i>.</p>



Submission overview	Administration's Comment
	<p>Installation of parking restrictions signs will be placed in accordance with Australian Standards to ensure effective enforcement. Signs will not be placed on trees or within private property. The City will take amenity into consideration and minimise the number of parking signs where possible.</p>
<p>Clarity around which side of Bostock is 2hr parking.</p> <p>Verge allocation is a concern for the following reasons:</p> <ul style="list-style-type: none"> • Signage should be clear to avoid trades vehicles utilising other sections of verge adjacent College Park. • Bond is required for the verge allocation. • Verge trees need to be protected with barriers. • Photos should be taken before and after of the trees and verge area for claims of damages. • Does the 'Authorised Vehicles Only' areas have time limitations as to avoid noise disturbances in the morning and afterhours. • How will Council monitor rubbish and building debris. <p>I look forward to the Council taking a strong stance on our valuable assets and infrastructure.</p>	<p>Signage will be placed as to ensure clear delineation of the 'Authorised Vehicle Only' parking area.</p> <p>Payment will be required to reserve the proposed 'Authorised Vehicles Only' parking area as per the City's Schedule Fees and Charges 2023/24, with a requirement for the applicant to repair at their cost. Failure to repair at the direction of the City may result in further enforcement action under the <i>Local Government Act 1995</i>.</p> <p>As part of the 'Verge and Thoroughfare Permit' required for the 'Authorised Vehicle Only' area, required that verge trees are protected as a condition of the permit.</p> <p>If littering occurs outside the site, infringement notices may be issued in accordance with the <i>Litter Act 1976</i>.</p>
<p>This is good. Request for timber bollards around the perimeter of Granby Park as to avoid it being used as a parking area.</p>	<p>To place timber bollards around Granby Park is estimated to cost approximately \$8,000 which is not within the project scope.</p>



Submission overview	Administration's Comment
	Infringement notices can be issued where a vehicle parks on Granby Park.
<p>It's ridiculous. Granby Crescent parking should be "No Parking City of Nedlands Permit Holders Exempt". It is too small and quiet and bendy a street to encourage parking of any sort on the road verges.</p> <p>Poses an unnecessary driving risk. It is not a one-way roundabout but a two-way thoroughfare. I do not believe this proposal would be legally valid and I will be asking the local lawyers to have a look into this frankly ludicrous and dangerous proposal.</p>	<p>The proposed parking restrictions as approved in the Council Meeting held 28 June 2022 noted that Granby Crescent as '2 Hour Parking 8am-5pm Mon to Sat' on one side and 'No Parking 8am-5pm Mon to Sat' on the other.</p> <p>The suggested change to the proposed parking restrictions includes Granby Crescent being 'No Parking City of Nedlands Permit Holders Exempt' and 'No Parking 8am-5pm Mon to Sat'.</p> <p>This has been amended as per Table 1 and Attachment 2.</p>
<p>No parking on Vincent street may not stop tradies vehicles from parking on this street. Request regular Ranger inspections to ensure the rules are followed.</p>	<p>The Ranger Service will be monitoring this precinct to enforce compliance with the parking restrictions. Infringement notices will be issued as necessary.</p>
<p>Consideration to placing the parking signs on light poles where possible. The additional steel poles will add to visual pollution, less verge/reticulation degradation, less manpower and expenses.</p>	<p>The City will enquire with Western Power seeking their permission to utilise light poles where possible.</p>
<p>The College Park verges are used extensively by the players and families during game days and training. Request that "tradies" would be restricted to park in this area between 7:00 – 15:00 Monday – Friday and then afternoon on Saturday. This would provide a balance between giving the trades a spot to park and for families using the area to park for the club.</p>	<p>It is expected that trades vehicles using the 'Authorised Vehicles Only' parking area will arrive to site around 7am and will be finishing before 5pm Monday to Friday. Trades vehicles attending on Saturdays will likely be accommodated within the construction site. Notwithstanding, the 'Authorised Vehicles Only' parking area will be available on Saturdays to ensure trades vehicles are not utilising local streets impacting the parking availability for residents.</p>



Submission overview	Administration's Comment
	<p>Parking around the verge of College Park will continue to be available for the players and families during game days and training.</p> <p>The City does expect that there may be possible noise impacts on surrounding properties prior to 7am within this 'Authorised Vehicles Only' area as trades vehicles arrive for work before 7am. Ranger Services and Development Compliance will be available to monitor on selected mornings prior to 7am to ensure noise is kept to a minimum and in accordance with the noise regulations.</p>
<p>Vincent Street section between Princess Avenue and Melvista Avenue becoming a "rat run" and vehicles speeding along Vincent. Parked vehicles also causing short burst of impatience and acceleration. Improved flow of traffic would also be of benefit from some form of street parking restrictions.</p>	<p>The proposed parking restrictions for Vincent Street between Princess Road and Melvista Avenue is 'No Parking 8am – 5pm Mon – Sat' on both sides.</p>
<p>No permits for residents outside of Betty and Doonan will impact residents and their visitors. The proposed 2hr time limitation will see "car shuffling". Suggested change from 2hr time limitation on surrounding streets to 'No Parking 8am-5pm Mon-Sat City of Nedlands Permit Holders Exempt'. Concerns that the 2hr time limitation will be open to abuse and "car shuffling every 2hrs". 2hr time limit to remain around Mason Gardens for Day Care Drop off and park visitors. City to manage one off events as Day Care Xmas parties or Summer Concerts with restrictions lifted.</p>	<p>The proposed parking restrictions as per Attachment 2 was considered to balance parking availability and flexibility for all road users.</p> <p>Officers have considered this feedback and recommending a change from streets where 'No Parking 8am-5pm Mon-Sat' exists to be replaced with 'No Parking City of Nedlands Permit Holders Exempt' to allow residents to park out the front of their property.</p> <p>This parking recommendation is a change to the advertised proposal which residents have not been consulted on. Notwithstanding, the recommendation from 'No Parking 8am-5pm Mon-Sat' to 'No Parking City of Nedlands Permit Holders</p>



Submission overview	Administration's Comment
	<p>Exempt' will greatly benefit residents and their available parking.</p> <p>There may be situations whereby vehicles are parking on both sides of the road which may cause an obstruction for traffic. However, these will be rare and in isolation. Ranger Services can deal with this compliance issue and have a vehicle moved if necessary.</p> <p>All property owners and occupiers within this precinct will be entitled to parking permits. This will allow any vehicles displaying a permit to park over the time limitation within the 2hr parking area and in the area signposted as 'No Parking Permit Holders Exempt'. The 2hr time limitation area will also allow for any other vehicle (not displaying a parking permit) to park there for two hours.</p> <p>The City is providing a parking allocation for vehicles at College Park within 400m of the work site. It would be unlikely that drivers would stop work to move their vehicle every two hours when free and available parking is located close to the work site.</p> <p>Previous arrangements for allocated parking for building sites has been successful. In the Broadway example, the parking allocation was further away (500m+) and has still been utilised well, reducing the impact on residents.</p>

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.



Values

Great Natural and Built Environment

We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

Easy to Get Around

We strive for our City to be easy to get around by preferred mode of travel, whether by car, public transport, cycle or foot.

Priority Area

- Managing parking

Budget / Financial Implications

This project was allocated funds of \$54,000 as per item 21.2 in the Ordinary Council Meeting held 22 August 2023.

Officers have obtained a contribution of \$10,300 from the Builder of the development at 16-18 Betty Street & 73-75 Doonan Road Nedlands to assist with the parking restriction costs. This contribution is entirely voluntary.

The cost of the parking restrictions could also be reduced by removing or delaying installation of the parking restrictions along streets such as, Watkins, Goldsmith and Stephanie for example, without in the opinion of officers impacting upon the residents of those streets.

Legislative / Policy Implications

[City of Nedlands Parking and Parking Facilities Local Law 2013.](#)

Decision Implications

Should Council not approve the recommendation to implement the temporary parking restrictions in this location to include timed parking, No Parking, and No Stopping, any vehicle can park legally all day on the adjacent streets without limitation. Rangers would also not be able to issue infringement notices if there are no parking restrictions to enforce.



Conclusion

The Administration recommends Council approve the proposed parking restrictions as per Attachment 2 to the surrounding streets. Further community consultation will start at the conclusion of the development regarding the ongoing requirement for the parking restrictions in the area.

Further Information

Question

Councillor Hodsdon – how many parking permits is each resident permitted?

Answer

The issuing of parking permits is in accordance with the *City of Nedlands Parking and Parking Facilities Local Law Part 6*. The number of permits an eligible person may receive is dependant on how many on-site parking bays at the property. For example: if a property has no on-site parking bays, an eligible person can receive 4 permits. Most properties will have a double garage which will entitle a person to have 2 parking permits. Notwithstanding, the City acknowledges the impact of the construction in this residential area and is prepared to accommodate additional parking permits under the discretionary authority provision.

Question

Councillor Coghlan – could attachment numbering and labelling to be corrected?

Answer

Attachment 2 and 3 are now marked in the agenda.

Question

Councillor Coghlan – could all submissions to be included in the council agenda?

Answer

There were 46 total visits and 18 submissions through the City of Nedlands YourVoice platform. There were also three direct emails to City staff and one late submission. Submissions have been summarised in the Consultation of the report.

Question

Councillor Coghlan - can an amendment be prepared to limit parking from 7am?

Answer

The approach of starting parking restrictions at 8am is applied generally across the City. The 8.00am start time allows for property owners/occupiers and their visitors who don't



have parking permits, to park on the road outside business hours without the concern of not displaying a permit.

Question

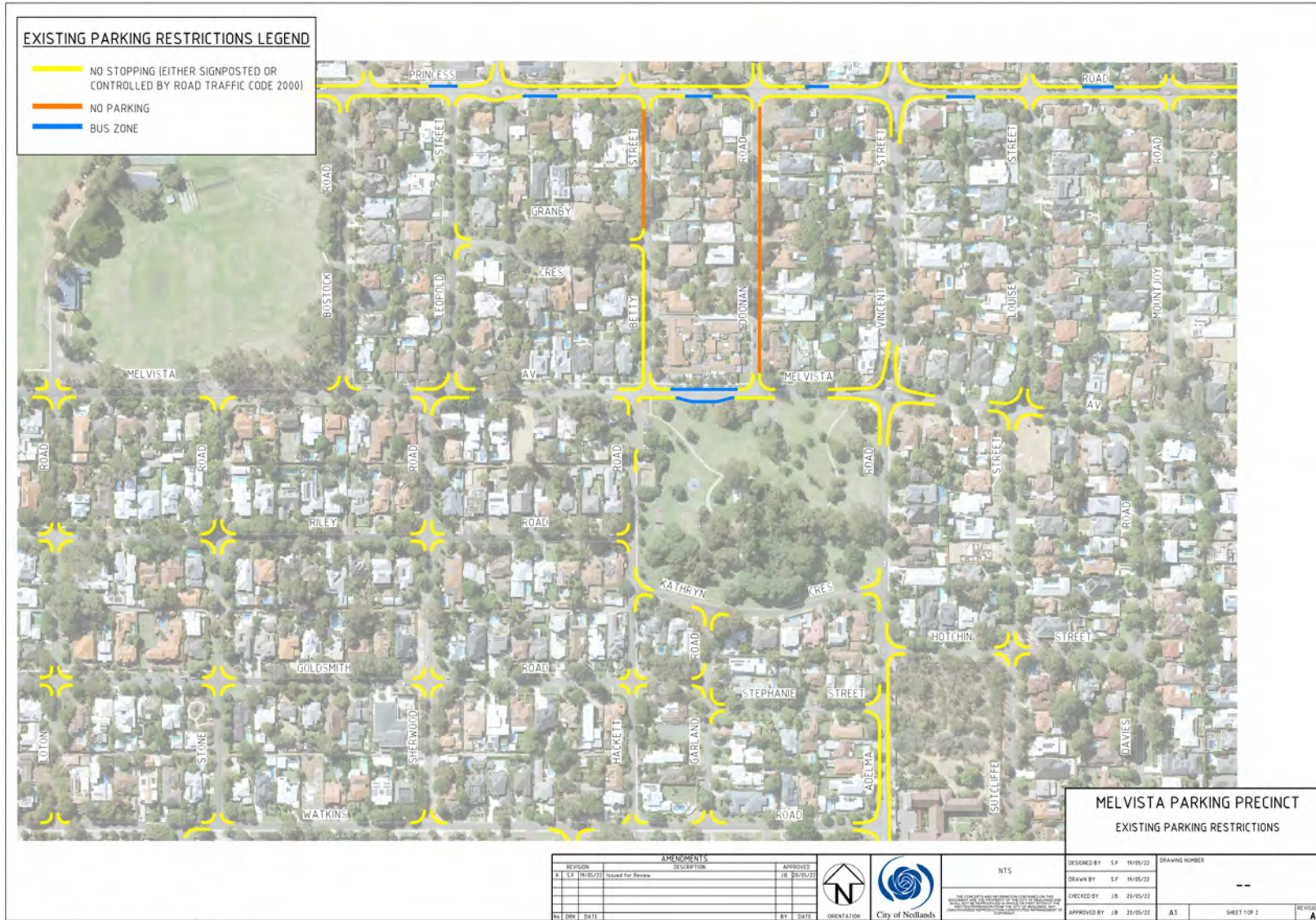
Councillor Coghlan – why has the City not provided no parking/stopping as well as no parking and line marking on Betty Street and Doonan Road?

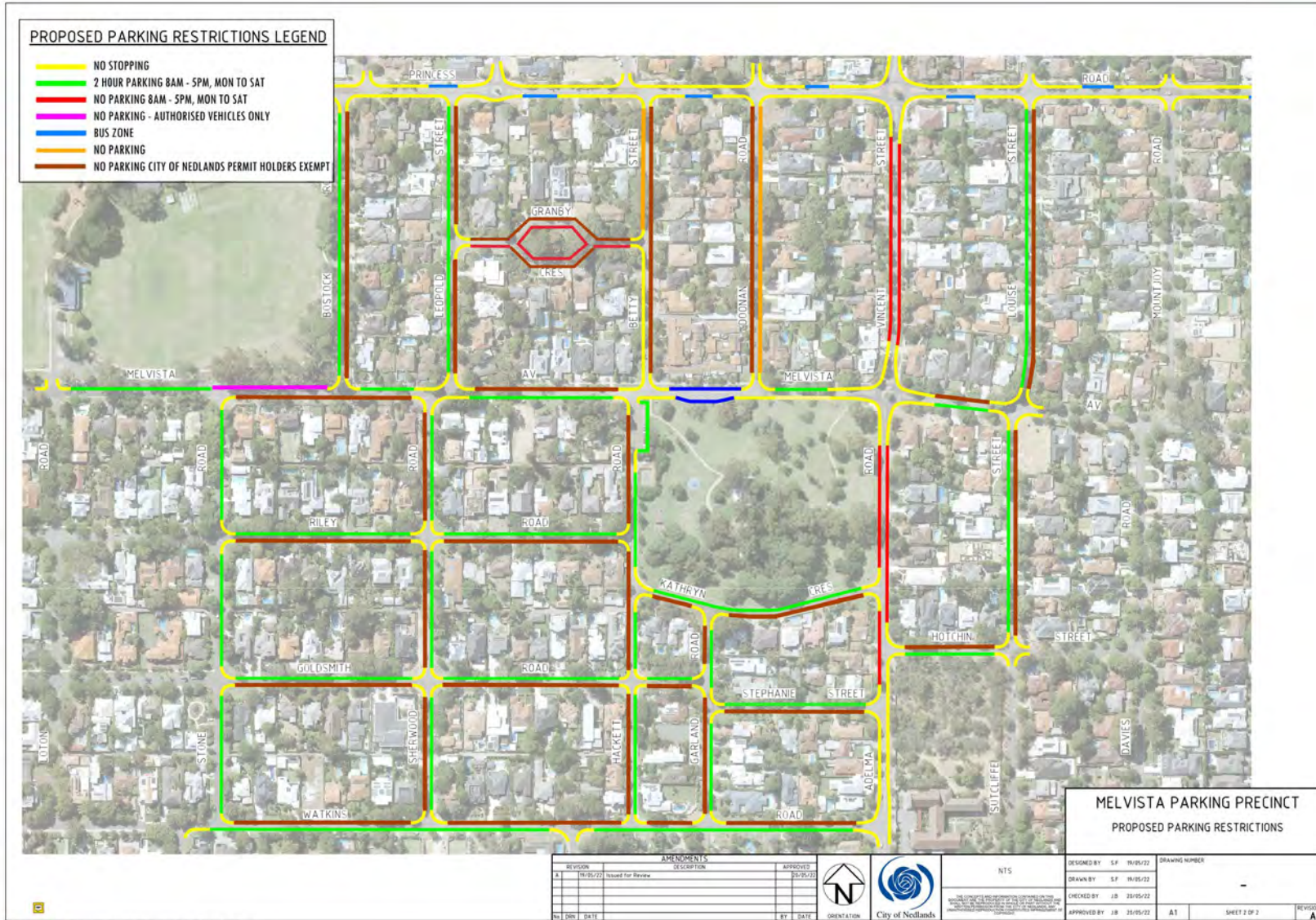
Answer

The proposed parking restrictions as per Attachment 2 incorporates the existing yellow road marking on Betty Street from Melvista Avenue to Granby Crescent. The ‘No Stopping’ signs in this section compliments the yellow line marking.

The City is recommending not to mark additional yellow lines on Betty Street or Doonan Road. Yellow line marking is a more permanent method of controlling parking that can last more than five years. As the City is implementing temporary parking restrictions for the construction phase, it is more cost effective to install signs. When the construction phase is complete and the ‘The Melvista’ transitions into operational, it would then be appropriate for the City to consult with the community about the more long-term and permanent parking restrictions which could include a combination of parking signs and yellow line marking. At the current stage, the City is utilising existing yellow line marking on Betty Street to control the parking.

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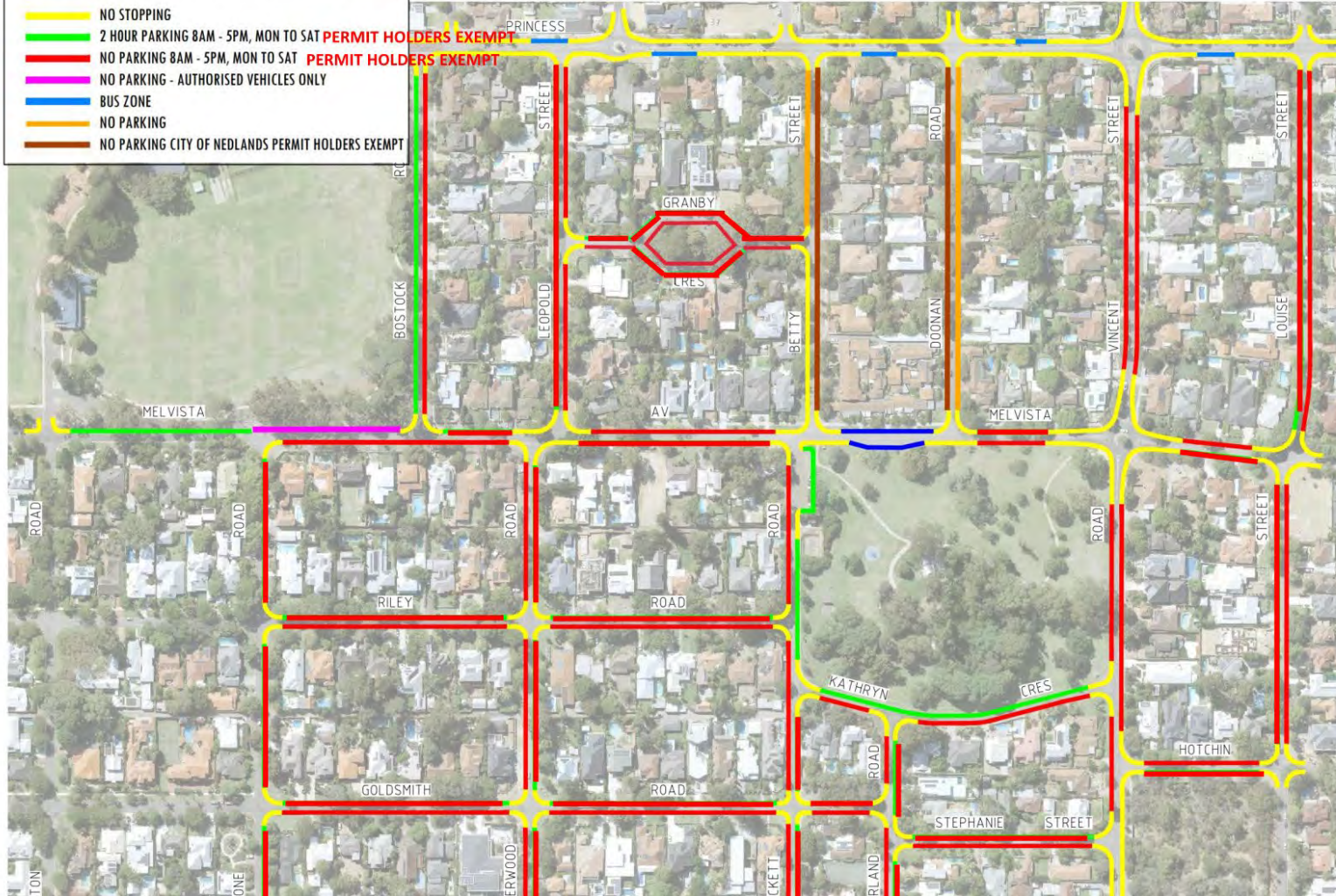




PROPOSED PARKING RESTRICTIONS LEGEND

- NO STOPPING
- 2 HOUR PARKING 8AM - 5PM, MON TO SAT **PERMIT HOLDERS EXEMPT**
- NO PARKING 8AM - 5PM, MON TO SAT **PERMIT HOLDERS EXEMPT**
- NO PARKING - AUTHORISED VEHICLES ONLY
- BUS ZONE
- NO PARKING
- NO PARKING CITY OF NEDLANDS PERMIT HOLDERS EXEMPT

Suggested Change





17. Divisional Reports - Technical Services Reports

17.1. TS10.09.23 - Bulk Collection and Disposal Tender

Meeting & Date	12 September 2023
Applicant	City of Nedlands (unless otherwise)
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Chaminda Mendis - Waste Minimisation Coordinator
Director	Matthew MacPherson - Director Technical Services
Attachments	1. CONFIDENTIAL - City of Nedlands RFT 2022-23.09 Bulk Collection and Disposal Tender Assessment Report

Purpose

The purpose of this report is for Council to award the contract for Bulk Waste Collection and Disposal Services for the City.

This process has now been finalised and Council is requested to accept the evaluation and recommendation for award of the new contract to West Tip Waste Control Pty Ltd ATF Stefna Family Trust ABN 22 537 497 634. The attached RFT 2022-23.09 Tender Evaluation and Recommendation Report is provided to assist you in your decision.

Recommendation

That Council:

1. **approves the award of the contract for Bulk Collection and Disposal services to West Tip Waste Control Pty Ltd ATF Stefna Family Trust ABN 22 537 497 634. In accordance with the City’s Request for Tender number 2022-23.09 and comprising of that request, the City’s Conditions of Contract, the West Tip Control Pty Ltd tender submissions inclusive of the Schedule of Rates and all post tender clarifications and negotiations;**
2. **instructs the CEO to arrange for a Letter of Acceptance and a Contract document to be sent to West Tip Control Pty Ltd to be executed a contract for the initial three (3) year term;**



3. subject to performance to the satisfaction of the Chief Executive Officer, authorises the Chief Executive Officer to renew the contract for each of the two renewal terms of the contract; and
4. instructs the CEO to arrange for all other tender respondents to be advised of the tender outcome.

Voting Requirement

Simple Majority.

Background

Core Business Australia has been appointed to conduct the procurement process on behalf of the City due to resourcing constraints at within the City's procurement team during the tender preparation period..

On Wednesday, 21st June 2023, the City of Nedlands called tenders from suitability licensed and experienced contractors for the provision of Bulk Waste Collection and Disposal Services. The scope of the tender includes Collection of Bulk Waste (hardwaste, greenwaste, e-waste, and mattresses), Transport of Bulk Waste, Disposal of Bulk Waste, and Diversion from Landfill.

The aim of the service is to collect bulk waste with minimal impact on the community (e.g., noise disruption, etc.) and dispose of it in an environmentally sensitive manner with the aim of maximising diversion from landfill. Tenderers were able to submit proposals for collection only, disposal only, or both sections of the contract. With this tender, the City sought to test the market for different waste collection and disposal methods to find a solution that would be both convenient for residents and cost-effective for the City.

Discussion

The provision of waste management services is an essential City service and is high value contract with many components.

The tenders received covered three collection bulk waste collection services (**BWCS**) methods;

1. Scheduled Loose on Verge Bulk Waste Collection,



- 2. On-Demand Loose on Verge Bulk Waste Collection, and
- 3. On-Demand Containerised Bulk Waste Collection.

For disposal services, tenderers have submitted their pricing for the following Principal's disposal facilities. The financial analysis has been conducted based on the collection tenderers' pricing considering the Principal's disposal facilities options.

- Bibra Lake.
- Malaga.
- Jandakot.
- Shenton Park.

At the closing date for tender, (4) submissions were received. It should be noted that (1) one tender submission was a non-confirming tender.

	Section 1 Collection Contractor			Section 2 Disposal Contractor			
	Option 1	Option 2	Option 3	Option 1	Option 2	Option 3	Option 4
	Scheduled Loose on Verge	On-Demand Loose on Verge	On-Demand Containerised	Compacted Hardwaste	Compacted Greenwaste	Non-Compacted Hardwaste	Non-Compacted Greenwaste
Veolia				✓	✓	✓	✓
West Tip	✓	✓	✓	✓	✓	✓	✓
Western Maze		✓					
WMRC		✓*		✓*	✓*		

Note that the tender received from WMRC was an alternative tender. Despite being a non-confirming tender, the submission was still evaluated against the qualitative criteria on its merits as a submission. Therefore, the price comparison provided is indicative only and does not fully align with the requested services outlined in the Request for Tender (RFT).

The tender assessment was conducted separately by two (2) officers from the City's Administration and one (1) consultant from the Core Business Australia. All tenders were evaluated in accordance with the section criteria documented in the Request for Tender.



A transparent process was ensured at all stages through the provision of oversight and guidance to the Evaluation Panel by Core Business's Project Support Officer, who was an independent advisor on probity and equity throughout the process from beginning to end. The results of the Evaluation Panel members assessment and subsequent recommendation for award is the purpose of this report.

Consensus Scores

This tender comprised of two provisioned services; the collection of bulk waste, and waste disposal services with further options under each service detailed below.

Tenderers could submit for any or all of these options for each service.

The tender assessment team reached to the following overall consensus scores;

Collection of Bulk waste

Consensus Score Summary						
Tenderer	Capacity/ Resources 20%	Demonstrated Experience 35%	Demonstrated Understanding 35%	Environmental Management 10%	Rank	Total Score Out of 10
West Tip Waste Control ATF Stefna Family Trust	1.20	2.45	2.10	0.50	1	6.25
Western Maze WA Pty Ltd T/A WA Recycling Service	1.00	1.40	1.40	0.30	3	4.10
Western Metropolitan Regional Council	1.00	1.75	1.75	0.40	2	4.90

Waste Disposal

Consensus Score Summary						
Tenderer	Capacity/ Resources 20%	Demonstrated Experience 35%	Demonstrated Understanding 35%	Environmental Management 10%	Rank	Total Score Out of 10
Veolia Recycling and Recovery (Perth) Pty Ltd	1.60	1.75	2.10	0.70	1	6.15
West Tip Waste Control ATF Stefna Family Trust	1.20	2.10	2.10	0.50	2	5.90
Western Metropolitan Regional Council	0.80	1.05	1.05	0.30	3	3.20

The Tender Assessment Panel concluded that West Tip's tender for Option 1- Scheduled Loose on Verge Bulk Waste Collection, offered the best value for money. West Tip also submitted the best disposal tender with a diversion rate of 50-78%, the highest of all the tenders and no restrictions on processing/disposal. Additionally, there are significant logistical advantages to having one contractor responsible for both collection and disposal.



A discussion on Tender Assessment details is presented in the Confidential Attachment 1.

Consultation

Not Required.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Healthy and Safe

Our City has clean, safe neighbourhoods where public health is protected and promoted.

High standard of services

We have local services delivered to a high standard that take the needs of our diverse community into account.

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Priority Area

- Urban form - protecting our quality living environment.

Budget / Financial Implications

Waste Management Services are an essential service and are budgeted for each financial year.

After completing the financial analysis, the Administration has reached the following conclusion:



Option 1: Scheduled Loose on Verge BWCS - Current Collection Model

The previous contract had an approximate expenditure of \$1,515,000.

The total cost for collection, transport, and disposal is \$1,664,331, which represents a potential \$6.15 price increase per property compared to the previous contract. It is also important to note that some tendered sites only guarantee a recovery rate of 25-35%, whereas West Tips disposal tender offered a higher recovery rate of 50-78%.

A discussion on financial details is presented in the Confidential Attachment 1.

Legislative / Policy Implications

[City of Nedlands Procurement of Goods and Services Policy](#)
[Local Government \(Functions & General\) Regulation 1996](#)

Decision Implications

Based on the officer's recommendation, the methodology for collection and disposal services provided to residents will remain unchanged. However, supporting this recommendation would lead to an annual cost increase of \$49,777, in contrast to the previous contract. As a result, this increase in service cost would subsequently be passed on as an estimated additional charge of \$6.15 per property to recover the costs.

The proposed supplementary expenditure is planned to be included in the budget for the upcoming 2024/25 financial year.

Conclusion

Option 1, Scheduled Loose on Verge BWCS (the current collection model) is the most cost-effective collection and disposal option for the City.. The recommendation is that Council award the works under both the Collection and the Disposal section of the contract under Tender RFT 2022-23.19 Bulk Waste Collection and Disposal Services to West Tip Waste Control Pty Ltd, and delegate authority to the CEO for renewal of the contact for two one-year extensions (based on satisfactory performance).

Further Information

Nil.



17.2. TS11.09.23 - RFT 2022-23.09 - Feature Survey Tender

Meeting & Date	Council Meeting - 26th September 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Daniel Kennedy-Stiff - Manager City Projects and Programs
Director	Matthew MacPherson - Director Technical Services
Attachments	1. CONFIDENTIAL - Evaluation and Recommendation Report - Award RFT 2022-23.09 - Feature Survey

Purpose

The purpose of the report is for Council to accept the evaluation and recommendation for the award of RFT 2022-23.09 Feature Survey to Towntrek Pty Ltd, trading as Brown McAllister Surveyors for an initial term of 3 years with a further 2 extensions of one year each.

Recommendation

That Council:

1. approves the award of the contract for "Feature Survey" in accordance with the City's request for tender number RFT 2022-23.09 and comprising of that request, the City's conditions of Contract and Towntrek Pty Ltd trading as Brown McAllister Surveyors submission;
2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document to be sent to Towntrek Pty Ltd trading as Brown McAllister Surveyors execution; and
3. instructs the CEO to arrange for all other quote respondents to be advised of the outcome.

Voting Requirement

Absolute Majority.



Background

The City has a requirement to maintain and provide trafficable road network assets and quality Public Open Space (POS) areas within the public realm. In order to undertake the design of Capital Works Projects the City requires feature survey data, a capability the City does not have in-house. During the design phase, feature survey data is critical in providing a contextual understanding of the site and determining the extent of site works required during the construction phase.

The City has an ongoing requirement for a contractor to undertake Feature Surveys in order to inform the design phase of both current and future Capital Works projects.

Due to the specialised skills set and equipment requirements needed to undertake this function, the City is required to engage the services of an experienced contractor to undertake such works.

The Administration undertook a request for tender process for the procurement of Feature Survey via RFT 2022-23.09 during the period 8th April 2023 to 27th April 2023. The City received a total of five (5) submissions.

Discussion

After the closure of the tender period, the evaluation panel members completed the analysis and evaluation of the submissions from AAM PTY LTD, BCE Surveying Pty Ltd, McMullen Nolan Group Pty Ltd, Towntrek Pty Ltd trading as Brown McAllister Surveyors and Veris Australia Pty Ltd. The submission was rated against the following criteria:

- Relevant Experience (40%)
- Key Personnel Skills and Experience (30%)
- Traffic Management (30%)

Upon completion of the tender evaluation the Panel nominated Towntrek Pty Ltd, trading as Brown McAllister Surveyors as the preferred tenderer. The respondent provided information on similar works that they have recently undertaken, successfully demonstrating an ability to complete the requirements of this tender.

Key personnel listed were experienced, suitably skilled and have experience delivering similar works.



Towntrek Pty Ltd, trading as Brown McAllister Surveyors along with Veris Australia Pty Ltd were sent a Post Tender Clarification request to provide additional information on the application of Traffic Management where applicable.

Towntrek Pty Ltd, trading as Brown McAllister Surveyors provided a well-constructed response to the request identifying that implementation of Traffic Management was included in the original submission while Veris Australia Pty Ltd responded that works could be undertaken between gaps in traffic or under a site-specific Traffic Management Plan.

Site specific Traffic Management Plans are expensive to produce and time consuming to endorse and as such does not represent good value for money to the City.

The Respondent's resources were detailed and provided good information on contingency planning to ensure the feature survey works would be delivered.

Following the due diligence processes that the City has undertaken, the City is confident that Towntrek Pty Ltd, trading as Brown McAllister Surveyors can complete the scope of work to the required standards, and that their offer represents good value for money to the City within the market.

Consultation

Not Required.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Healthy and Safe

Our City has clean, safe neighbourhoods where public health is protected and promoted.

High standard of services

We have local services delivered to a high standard that take the needs of our diverse community into account.



Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Priority Area

- Renewal of community infrastructure such as roads, footpaths, and parks as part of the Capital Works Program.

Budget / Financial Implications

Council provides funding for the rehabilitation of the road and park network within the City's annual Capital Works budget. Each Capital project has a planning component of its budget, which covers the Investigation and Design component of each project. The works covered by this contract would be undertaken within the annual Capital budget allocation for Road Rehabilitation and Enviroscape Master Planning.

Legislative / Policy Implications

[City of Nedlands Procurement of Goods and Services Policy](#)

[Local Government \(Functions & General\) Regulation 1996](#)

Decision Implications

If Council endorses the recommendation, City staffs can make progress to proceed with the procurement process and carry out the feature survey works as planned.

If Council doesn't endorse the recommendation, then the planned works for the project will be postponed and result in delays in designing and planning future Capital Works Projects for the coming financial years.



Conclusion

By endorsing the officer recommendation, a contractor will be appointed to provide the required services to enable the City to deliver the ongoing improvements associated with road and park rehabilitation.

By not endorsing the recommendation, ongoing road and park assets will be unable to be effectively rehabilitated, negatively impacting the City's asset renewal burden and ability to successfully deliver future capital works projects.

Further Information

Nil.



17.3. TS12.09.23 - Register for WALGA RoadWise Council

Meeting & Date	Council Meeting
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Aaron MacNish - Coordinator Transport and Development
Director	Matthew MacPherson - Director Technical Services
Attachments	Nil.

Purpose

Council is requested to consider the invitation from WALGA to register as a RoadWise Council, this will demonstrate leadership towards initiatives and actions to improve road safety outcomes for our communities.

Recommendation

That Council accepts WALGA's invitation to register as a RoadWise Council and commits to:

- 1. work towards best practice road safety with available resources;**
- 2. recognising that it has the opportunity to influence road safety outcomes on the local road network through its role in building, maintaining, and managing roads; and**
- 3. demonstrate action in road safety by working towards identifying and implementing measures to improve road safety outcomes on the local road network.**

Voting Requirement

Simple Majority.



Background

Correspondence has been received from WALGA inviting the City to sign up to a new initiative and register as a RoadWise Council.

The new RoadWise Councils Framework informs the approach WALGA's road safety team takes in supporting Local Governments in working towards delivering best-practice road safety. The Framework takes into account the elements which determine the level of safety of the road transport system within the context of Local Governments.

To register, Local Governments can accept the invitation by providing a Council resolution or a written declaration of commitment to road safety and nominating at least two personnel to be the primary point of contact for road safety matters.

The benefits for Local Governments that register as RoadWise Councils include:

- use of the RoadWise logo,
- priority access to WALGA's road safety services and products,
- exclusive quarterly meetings and support from a Road Safety Advisor,
- priority access to participate in WALGA's road safety policy development, training, professional development forums and knowledge-sharing workshops offered by WALGA,
- access to incentives and sponsored programs, and
- participation in the new RoadWise Recognised initiative.

The Roadwise Recognised aspect of being a RoadWise Council provides formal recognition for, and enables benchmarking and monitoring of road safety management, actions and interventions.

RoadWise Recognised will assist Local Governments with continuous improvement in road safety actions and outcomes through regular support, monitoring and sharing of information.

Local Governments are encouraged to remain registered RoadWise Councils to ensure they have access to specialist advice and assistance in managing road safety at a local level to the best of their capacity and capability.



Discussion

The City is already working towards continuous improvements in road safety across its network. Each year the City is involved in preparing various submissions to State and Federal bodies to fund road safety projects as part of programs such as Black Spot and Metropolitan Regional Road Group - Improvements.

Joining as a RoadWise Council will allow the City of Nedlands to access additional expertise and experience in the road safety space that we would otherwise have to pay consultants to deliver. Becoming a RoadWise Council does not alter the City's strategic aspirations or direction in this space. Instead, it compliments the work already occurring day-to-day across the City.

It also gives the City a fantastic opportunity to showcase the improvements, hard work, and commitment of the Council and Staff in ensuring the City of Nedlands' road network continue to be safe and efficient.

Consultation

No consultation has occurred on this item to date. Some future initiatives or outcomes may require community consultation which will occur when and if required.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Healthy and Safe

Our City has clean, safe neighbourhoods where public health is protected and promoted

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.



Easy to Get Around

We strive for our City to be easy to get around by preferred mode of travel, whether by car, public transport, cycle or foot.

Priority Area

- Urban form - protecting our quality living environment
- Renewal of community infrastructure such as roads, footpaths, community and sports facilities
- Working with neighbouring Councils to achieve the best outcomes for the western suburbs as a whole.

Budget / Financial Implications

There are no budget implications to register as a RoadWise Council.

Legislative / Policy Implications

Road authorities owe all road users a duty of care and must do what is reasonable to be aware of deficiencies in the transport system, to assess and prioritise them, and have a system for remedying them.

Austrroads (2021) Guide to Road Safety Part 1: Introduction and the Safe System.

Decision Implications

Should Council decide to endorse the recommendation the City officers will have access to further expertise and resources in road safety planning, design, and policy-making as well as an additional platform to showcase the City of Nedlands continued efforts and achievements in this space.

If Council decides not to endorse the recommendation then City officers will continue a BAU approach and engage relevant external experts as required and when the budget allows.



Conclusion

City officers registered their interest in becoming a RoadWise Council recognising the benefits to the delivery of the City's continued road safety improvement programs. WALGA has since formally invited the City to become a RoadWise Council, this invitation requires a resolution of Council to enable the City to successfully join the RoadWise Council program.

City officers have recommended that the Council accept WALGA's offer as it provides benefits to the City at no financial cost.

Further Information

Nil.



18. Divisional Reports – Reports from Corporate Services

18.1. CPS38.09.23 - Monthly Financial Report - August 2023

Meeting & Date	Council Meeting - 26 September 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham - Manager Financial Services
Director	Michael Cole - Director Corporate Services
Attachments	<ol style="list-style-type: none"> 1. Statement of Financial Activity – 31 August 2023 2. Statement of Net Current Assets – 31 August 2023 3. Statement of Comprehensive Income – 31 August 2023 4. Statement of Financial Position – 31 August 2023 5. Reserve Movements – 31 August 2023 6. Borrowings – 31 August 2023 7. Capital Works Program – 31 August 2023

Purpose

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. Material variances are highlighted to Council in the attached Monthly Financial Report.

Recommendation

That Council receive the Monthly Financial Report for 31 August 2023.

Voting Requirement

Simple Majority.

Background

Nil.



Discussion

The monthly financial management report meets the requirements of regulation 34(1), 34(3), and 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The attached report shows the month end position as at the end of August 2023. Please note that the opening position is a preliminary result for the year ended 30 June 2023 as the Financial Statements for 2022/23 are still being finalised and as a result will be subject to change. The municipal closing surplus as at 31 August 2023 is \$27,817,738 which is a \$3,779,672 favourable variance, compared to a budgeted surplus for the same period of \$24,038,066.

The operating revenue at the end of August 2023 was \$31,667,716 which represents a \$2,968,739 favourable variance compared to the year-to-date budget of \$28,698,977, primarily in fees and charges.

The operating expense at the end of August 2023 was \$6,138,216, which represents a \$944,844 favourable variance compared to the year-to-date budget of \$7,083,059, primarily in materials and contracts.

The attached Statement of Financial Activity compares Actuals with Amended Budget by Nature or Type as per regulation 34 (3) of the *Local Government Financial Management Regulations 1996*. Material variances, as defined by a previous decision of Council, from the budget of revenue and expenditure are detailed below.

Operating Activities

Operating grants, subsidies, and contributions

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Fees and charges

Favourable variance of \$3,356,203 primarily due to allocation of budget phasing for the month.

Service charges

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Interest earnings

Unfavourable variance of \$42,125 primarily due to timing of reserve interest received.



Other revenue

Unfavourable variance of \$32,217 primarily due to less sundry income received compared to budget.

Employee costs

No variance analysis required as variance to budget is less than 10%.

Materials and contracts

Favourable variance of \$1,022,779 primarily due to timing differences.

Utility charges

Favourable variance of \$57,057 primarily due to timing of water and electricity bills.

Depreciation and amortisation

No variance analysis required as variance to budget is less than 10%.

Insurance expenses

No variance analysis required as variance to budget is less than \$20,000.

Interest expenses

No variance analysis required as variance to budget is less than \$20,000.

Other expenditure

No variance analysis required as variance to budget is less than \$20,000.

Loss on disposal of assets

No variance analysis required as variance to budget is less than \$20,000.

Investing Activities

Non-operating grants, subsidies, and contributions

No variance analysis required as variance to budget is less than \$50,000 and 10%.

Proceeds from disposal of assets

No variance analysis required as variance to budget is less than \$50,000.



Purchase of property, plant, and equipment

No variance analysis required as variance to budget is less than \$50,000.

Purchase and construction of infrastructure

No variance analysis required as variance to budget is less than \$50,000.

Payments for intangible assets

No variance analysis required as variance to budget is less than \$50,000.

Financing Activities

Repayment of borrowings

Unfavourable variance of \$110,454 primarily due to timing of repayments.

Recoup from self-supporting loans

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Payment for principal portion of lease liability

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Transfer to reserves

No variance analysis required as variance to budget is less than \$20,000 and 10%

Transfer from reserves

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Rates

No variance analysis required as variance to budget is less than 10%.

Outstanding rates debtors are \$32,153,326 as at 31 August 2023 compared to \$29,480,000 as at 31 August 2022. Breakdown as follows:

Receivable	31-Aug-23 (\$)	31-Aug-22 (\$)	Variance (\$)
Rates & UGP	23,790,644	21,754,000	2,036,644
Rubbish & Pool	3,308,090	2,852,000	456,090



Receivable	31-Aug-23 (\$)	31-Aug-22 (\$)	Variance (\$)
Pensioner Rebates	1,219,456	1,161,000	58,456
ESL	3,835,136	3,713,000	122,136
Total	32,153,326	29,480,000	2,673,326

Employee Data

Description	31 Aug 2023
Budgeted FTE (1 July 2023)	165
Budgeted FTE (30 June 2024)	162
Headcount (Active Employees including FT, PT & Casual)	181
Occupied FTE (FT & PT)	146
Occupied FTE (Casual)	11
No. of Contract Employees (Temporary/Agency)	9
No. of Resignations (excluding Casual)	6

The figures reported are as at the end of the calendar month of August 2023.

Consultation

N/A.

Strategic Implications

This item relates to the following elements from the City’s Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.



Values

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

The 2023/24 approved budget is in line with the City's strategic direction and was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control. The budget was based on a zero-based budgeting concept which requires all income and expenses to be thoroughly reviewed against data and information available to perform the City's services at a sustainable level. Our operations and capital spend, and income is undertaken in line with and measured against the budget. This ensures that there is an equitable distribution of benefits in the community.

Budget / Financial Implications

At the Special Council Meeting on 11 August 2022, item CPS36.08.22, Council adopted the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports:

- a. Operating items – Greater than 10% and a value greater than \$20,000
- b. Capital items – Greater than 10% and a value greater than \$50,000

pursuant to regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and *Australian Accountings Standard AASB 1031 Materiality*.

Legislative / Policy Implications

[Local Government Act 1995, Local Government \(Financial Management\) Regulations 1996,](#)

Australian Accounting Standards.

Decision Implications

Nil.



Conclusion

The municipal surplus as at 31 August 2023 is \$27,817,738 which is favourable, compared to a budgeted surplus for the same period of \$24,038,066.

The operating revenue at the end of August 2023 was \$31,667,716 which represents a \$2,968,739 or 10% favourable variance compared to the year-to-date budget of \$28,698,977, primarily in fees and charges.

The operating expense at the end of August 2023 was \$6,138,216, which represents a \$944,844 or 13% favourable variance compared to the year-to-date budget of \$7,083,059, primarily in materials and contracts.

Further Information

Nil.



City of Nedlands
Statement of Financial Activity

By Nature or Type
For the Period 01-Jul-2023 to 31-Aug-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	1,636,540	1,636,540	1,636,540	1,636,540	0	0%
Revenue						
Operating grants, subsidies, and contributions	728,830	728,830	209,586	211,012	1,426	1%
Fees and charges	8,245,665	8,245,665	1,399,741	4,755,945	3,356,203	240%
Service charges	0	0	0	75,735	75,735	No Budget
Interest earnings	910,824	910,824	151,804	109,679	(42,125)	-28%
Other revenue	516,045	516,045	46,618	14,401	(32,217)	-69%
Profit on disposal of assets	73,761	73,761	12,294	0	(12,294)	-100%
	10,475,125	10,475,125	1,820,042	5,166,771	3,346,729	184%
Expenses						
Employee costs	(17,476,533)	(17,476,533)	(2,848,070)	(3,024,224)	(176,154)	6%
Materials and contracts	(13,890,787)	(13,890,787)	(2,793,971)	(1,771,192)	1,022,779	-37%
Utility charges	(939,500)	(939,500)	(156,583)	(99,525)	57,057	-36%
Depreciation and amortisation	(6,537,872)	(6,537,872)	(1,089,646)	(1,057,812)	31,834	-3%
Insurance expenses	(536,291)	(536,291)	(89,382)	(76,202)	13,180	-15%
Interest expenses	(64,060)	(64,060)	(10,677)	(23,852)	(13,176)	123%
Other expenditure	(633,138)	(633,138)	(94,731)	(85,407)	9,324	-10%
Loss on disposal of assets	0	0	0	0	0	No Budget
	(40,078,181)	(40,078,180)	(7,083,059)	(6,138,216)	944,844	-13%
Non-cash amounts excluded from operating activities	6,464,111	6,464,111	1,077,353	1,057,812	(19,541)	-2%
Amount attributable to operating activities	(21,502,405)	(21,502,404)	(2,549,124)	1,722,908	4,272,032	-168%
Investing Activities						
Non-operating grants, subsidies, and contributions	1,592,667	1,592,667	0	0	0	No Budget
Proceeds from disposal of assets	351,300	351,300	20,000	15,455	(4,545)	-22.73%
Purchase of property, plant, and equipment	(1,838,669)	(1,838,669)	(45,000)	(50,937)	(5,937)	13.19%
Purchase and construction of infrastructure	(6,239,510)	(6,239,510)	(23,000)	(27,038)	(4,038)	17.56%
Purchase of right of use assets	(615,000)	(615,000)	0	0	0	No Budget
Purchase of intangible assets	(1,433,632)	(1,433,632)	(105,000)	(116,168)	(11,168)	10.64%
Amount attributable to investing activities	(8,182,844)	(8,182,844)	(153,000)	(178,688)	(25,688)	16.79%
Financing Activities						
Repayment of borrowings	(647,117)	(647,117)	(107,853)	(218,307)	(110,454)	102.41%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	0	0	0	0	No Budget
Recoup from self supporting loans	15,404	15,404	0	0	0	No Budget
Payments for principal portion of lease liability	(259,109)	(259,109)	(43,185)	(9,120)	34,065	-78.88%
Transfers to reserves	(1,354,743)	(1,354,743)	0	0	0	No Budget
Transfers from reserves	3,030,287	3,030,287	0	0	0	No Budget
Amount attributable to financing activities	784,722	784,722	(151,038)	(227,427)	(76,389)	50.58%
Surplus/(deficit) before imposition of general rates	(28,900,527)	(28,900,526)	(2,853,162)	1,316,793	4,169,955	-146.15%
Total amount raised by general rates	26,891,228	26,891,228	26,891,228	26,500,945	(390,283)	-1.45%
Surplus/(deficit) after imposition of general rates	(2,009,299)	(2,009,298)	24,038,066	27,817,738	3,779,672	15.72%



City of Nedlands Net Current Assets

	Balance As At 1-Jul-23	Balance As At 31-Aug-23
Current Assets		
Cash and cash equivalents	15,614,802	13,475,633
Other Financial Assets	(147)	(147)
Trade and other receivables	2,053,452	33,802,464
Inventories	56,650	63,622
Total Current Assets	17,724,757	47,341,572
Current Liabilities		
Trade and other payables	(4,903,610)	(8,388,647)
Lease Liabilities	(8,468)	652
Borrowings	0	222,631
Provisions	(2,412,578)	(2,093,181)
Other liabilities	15,406	(668,512)
Total Current Liabilities	(7,309,250)	(10,927,058)
Adjustments to NCA		
Less: Reserves	(8,787,586)	(8,373,644)
Less: Restricted Cash	4	4
Less: Self Supporting Loans	147	147
Add: Borrowings	0	(222,631)
Add: Leases	8,468	(652)
Total Adjustments	(8,778,967)	(8,596,776)
Net Current Assets	1,636,540	27,817,738



City of Nedlands
Statement of Comprehensive Income

By Nature or Type
For the Period 1-Jul-23 to 31-Aug-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Revenue						
Rates	26,891,228	26,891,228	26,891,228	26,500,945	(390,283)	-1%
Operating grants, subsidies and contributions	728,830	728,830	209,586	211,012	1,426	1%
Fees and charges	8,245,665	8,245,665	1,399,741	4,755,945	3,356,203	240%
Service charges	0	0	0	75,735	75,735	No Budget
Interest earnings	910,824	910,824	151,804	109,679	(42,125)	-28%
Other revenue	516,045	516,045	46,618	14,401	(32,217)	-69%
	<u>37,292,592</u>	<u>37,292,592</u>	<u>28,698,977</u>	<u>31,667,716</u>	<u>2,968,739</u>	<u>10%</u>
Expenses						
Employee costs	(19,514,865)	(19,514,865)	(2,848,070)	(3,032,412)	(184,342)	6%
Materials and contracts	(13,928,824)	(13,928,824)	(2,793,971)	(1,771,192)	1,022,779	-37%
Utility charges	(939,500)	(939,500)	(156,583)	(99,525)	57,057	-36%
Depreciation and amortisation	(6,537,872)	(6,537,872)	(1,089,646)	(1,057,812)	31,834	-3%
Insurance expenses	(541,124)	(541,124)	(32,266)	(76,202)	(43,936)	136%
Other expenditure	(533,138)	(533,138)	(94,731)	(86,407)	9,324	-10%
Interest expenses	(64,060)	(64,060)	(10,677)	(23,852)	(13,176)	123%
Overhead costing	1,384,700	1,384,700	230,783	8,188	(222,595)	-96%
Activity Based Costings	0	0	104	0	(104)	-100%
	<u>(40,674,684)</u>	<u>(40,674,684)</u>	<u>(6,795,056)</u>	<u>(6,138,216)</u>	<u>656,840</u>	<u>-10%</u>
Net Operating	<u>(3,382,092)</u>	<u>(3,382,092)</u>	<u>21,903,921</u>	<u>25,529,500</u>	<u>3,625,580</u>	<u>17%</u>
Non-operating grants, subsidies and contributions	1,592,667	1,592,667	0	0	0	No Budget
Profit on Disposal of Assets	73,761	73,761	12,294	0	(12,294)	-100%
	<u>1,666,428</u>	<u>1,666,428</u>	<u>12,294</u>	<u>0</u>	<u>(12,294)</u>	<u>-100%</u>
Net Result for the Period	<u>(1,715,664)</u>	<u>(1,715,664)</u>	<u>21,916,214</u>	<u>25,529,500</u>	<u>3,613,286</u>	<u>16%</u>
Other Comprehensive Income	0	0	0	0	0	No Budget
Total Other Comprehensive Income	0	0	0	0	0	No Budget
Total Comprehensive Income for the Period	<u>(1,715,664)</u>	<u>(1,715,664)</u>	<u>21,916,214</u>	<u>25,529,500</u>	<u>3,613,286</u>	<u>16%</u>



City of Nedlands Statement of Financial Position

	Balance As At 1-Jul-23	Balance As At 31-Aug-23
Assets		
Current Assets		
Cash and cash equivalents	(15,200,860)	(13,475,633)
Other Financial Assets	147	4,473
Trade and other receivables	(2,053,452)	(33,802,464)
Inventories	(56,650)	(63,622)
Total Current Asstes	(17,310,815)	(47,337,246)
Non Current Assets		
Trade and other receivables	(1,249,172)	(1,249,172)
Other Financial Assets	(195,875)	(195,875)
Property, plant and equipment	(108,324,341)	(108,041,489)
Infrastructure	(93,449,131)	(92,736,691)
Right of Use Assets	(76,033)	(76,033)
Intangible assets	(1,721,378)	(1,837,546)
Total Non Current Assets	(205,015,930)	(204,136,807)
Total Assets	(222,326,745)	(251,474,052)
Liabilities		
Current Liabilities		
Trade and other payables	4,903,610	8,388,647
Lease Liabilities	8,468	(652)
Borrowings	0	(222,631)
Grant and contract liabilities	216,558	701,238
Provisions	2,412,578	2,093,181
Other liabilities	(41,470)	(56,707)
Clearing accounts	(190,493)	23,981
Total Current Liabilities	7,309,251	10,927,058
Non Current Liabilities		
Trade and other payables	78,905	78,905
Borrowings	1,572,473	1,572,473
Lease Liabilities	159,945	159,945
Provisions	364,244	364,244
Total Non Current Liabilities	2,175,567	2,175,567
Total Liabilities	9,484,818	13,102,625
Equity		
Retained surplus	88,131,701	113,661,201
Reserves - cash backed	8,373,644	8,373,644
Revaluation surplus	116,336,582	116,336,582
Total Equity	212,841,927	238,371,427



City of Nedlands Reserve Movements

For the Period 1-Jul-2023 to 31-Aug-2023

Reserve	Actual Budget			Approved Budget			Actual YTD					
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	284,544	0	0	284,544	284,544	0	0	284,544	246,511	0	0	246,511
City Development Reserve	1,439,166	0	0	1,439,166	1,439,166	0	0	1,439,166	1,718,279	0	0	1,718,279
North Street Reserve	136,868	0	0	136,868	136,868	0	0	136,868	139,373	0	0	139,373
Welfare Reserve	827,286	0	0	827,286	827,286	0	0	827,286	726,151	0	0	726,151
Service Reserve	12,794	0	0	12,794	12,794	0	0	12,794	12,846	0	0	12,846
Insurance Reserve	65,452	0	0	65,452	65,452	0	0	65,452	66,766	0	0	66,766
Underground Power Projects	2,191,096	0	0	2,191,096	2,191,096	0	0	2,191,096	2,596,193	0	0	2,596,193
Waste Management Reserve	1,291,004	0	0	1,291,004	1,291,004	0	0	1,291,004	1,091,398	0	0	1,091,398
Building Replacement Reserve	563,328	0	0	563,328	563,328	0	0	563,328	562,570	0	0	562,570
Swanbourne Development Reserve	135,429	0	0	135,429	135,429	0	0	135,429	138,088	0	0	138,088
Public Art Reserve	73,227	0	0	73,227	73,227	0	0	73,227	43,837	0	0	43,837
Business System Reserve	243,276	0	0	243,276	243,276	0	0	243,276	65,001	0	0	65,001
All Abilities Play Space	413,452	0	0	413,452	413,452	0	0	413,452	421,827	0	0	421,827
Major Projects	589,682	0	0	589,682	589,682	0	0	589,682	704,501	0	0	704,501
Lawler Park Infrastructure Reserve	4	0	0	4	4	0	0	4	0	0	0	0
Public Open Space Reserve	0	0	0	0	0	0	0	0	110,500	0	0	110,500
PRCC Reserve	143,746	0	0	143,746	143,746	0	0	143,746	143,746	0	0	143,746
Reserve Total	8,410,354	0	0	8,410,354	8,410,354	0	0	8,410,354	8,787,586	0	0	8,787,586



City of Nedlands Borrowings

For the Period 1-Jul-2023 to 31-Aug-2023

Loan Description	Loan Number	Institution	Interest Rate	Approved Budget				Actuals YTD			
				Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest
Road Infrastructure	179	WATC	6.04%	285,748	(147,155)	138,593	(14,159)	147,156	(35,966)	111,190	(2,222)
Building Infrastructure	183	WATC	2.80%	537,226	(179,029)	358,197	(13,130)	363,088	(44,293)	318,795	(2,523)
Building Infrastructure	184	WATC	3.12%	619,065	(147,090)	371,975	(14,537)	376,476	(53,546)	322,930	(2,937)
Building Infrastructure	185	WATC	3.12%	245,662	(69,614)	176,048	(6,880)	178,178	0	178,178	(1,380)
Dalkeith Bowling Club	186	WATC	3.07%	50,272	(15,404)	34,868	(1,372)	35,332	0	35,332	
Underground Power - City of Nedlands	187	WATC	2.64%	512,598	0	512,598	(6,781)	0	0	0	
Underground Power - West Hollywood	188	WATC	3.07%	448,816	(71,072)	375,744	(13,717)	377,860	(71,072)	306,788	(11,600)
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	65,261	(10,381)	54,880	(2,003)	55,189	(10,381)	44,808	(1,694)
Underground Power - Alderbury	190	WATC	3.07%	46,346	(7,372)	38,974	(1,423)	39,195	(7,372)	31,822	(1,203)
				2,708,994	(647,117)	2,061,877	(74,002)	1,572,473	(222,631)	1,349,842	(23,570)



City of Nedlands Capital Works Program

For the Period 1-Jul-2023 to 31-Aug-2023

Project Description	Adopted Budget	Amended Budget	Actuals YTD
Education Buildings			
PRCC Cabinetry and storage	50,351	50,351	0
Total	50,351	50,351	0
Recreation			
Allen Park Cottage Stage 2 Building upgr	281,968	281,968	0
Swanbourne Surf Life Saving Ext SNSLSC b	0	0	31,963
Total	281,968	281,968	31,963
Other Buildings			
City wide air-conditioning program	40,595	40,595	0
City wide flooring program	53,183	53,183	18,973
City wide painting program	58,218	58,218	0
Total	151,996	151,996	18,973
Park Development Renewal			
Allen park - Upgrade floodl 2 game stand	125,877	125,877	0
Greenway - Foreshore Reserve 28307	78,673	78,673	0
Groundwater Bore Renewal	118,064	118,064	0
Urban Forest Strategy	188,815	188,815	0
College Park- Renew Central Capable Cab	9,575	9,575	0
Total	521,004	521,004	0
Drainage Renewel			
Drainage Renewal	62,938	62,938	0
Flood Mitigation Design	251,754	251,754	0
City wide drainage pipe program	71,062	71,062	0
City wide drainage soakwell program	62,938	62,938	0
Total	448,692	448,692	0
Road Improvements			
Investigation and Design	358,749	358,749	4,800
Total	358,749	358,749	4,800
Road Rehabilitation			
Smyth Road Rehabilitation	0	0	20,932
Rochdale Road Rehabilitation	1,659,439	1,659,439	1,307
Total	1,659,439	1,659,439	22,238
Footpath Constructllon			
Whadjuck Trail Footpath	176,228	176,228	0
Total	176,228	176,228	0
Parks Plant			
1DWC369:Hino Mowing Unit 1	75,000	75,000	0
1DWC370: Hino Mowing Unit 2	75,000	75,000	0
Total	150,000	150,000	0
Other Plant & Equipment			



1GJZ462:Subaru Forester Wagon-L	39,000	39,000	0
Total	39,000	39,000	0
IT capital			
OneCouncil Solution	1,373,632	1,373,632	116,168
Azure Migration	25,000	25,000	0
Councilor Chambers Upgrade	200,000	200,000	0
The Client Alternative	15,000	15,000	0
WiFi Upgrade	5,000	5,000	0
LMS Software	20,000	20,000	0
Total	1,638,632	1,638,632	116,168
Not Applicable			
Tresillian Art Cntr-F&F Renewal, Power Improvermer	125,877	125,877	0
Councilor Chambers Upgrade	125,877	125,877	0
PRCC - Roof renewal	83,796	83,796	0
ICT Equipment (1)	75,000	75,000	0
ICT Equipment (2)	50,000	50,000	0
ICT Equipment (3)	6,000	6,000	0
ICT Equipment (4)	6,000	6,000	0
Furniture & Equipment (1)	110,000	110,000	0
Alfred Road / West Coast Highway	18,882	18,882	0
Smyth Road / Stirling Highway - Black Spot-Signal r	18,883	18,883	0
Broadway Road renewal of northbound carriageway	837,169	837,169	0
Lemnos Street Road renewal from Brockway Road to	1,257,358	1,257,358	0
Carrington Street Road renewal from Weld Street to	362,978	362,978	0
Vincent Street Safety Upgrade	377,630	377,630	0
Intangibles (1)	60,000	60,000	0
Minor Parks Furniture Renewal Program	62,938	62,938	0
Bird Waterers for Black-cockatoos	24,546	24,546	0
Waste Recycling Stations	50,000	50,000	0
Right of Use asset	615,000	615,000	0
Placeholder Capital - Fleet	541,356	541,356	0
Placeholder Capital - Plant & Equipment	10,000	10,000	0
Total	4,819,290	4,819,290	0
<hr/>			
Capital Work Program Total	10,295,349	10,295,349	194,143



18.2. CPS39.09.23 - Monthly Investment Report - August 2023

Meeting & Date	Council Meeting - 26 September 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham - Manager Financial Services
Director	Michael Cole - Director Corporate Services
Attachments	1. Investment Report for the period of 31 August 2023

Purpose

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

Recommendation

That Council receive the Investment Report for the period ended 31 August 2023.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

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

The Investment Policy is structured 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.

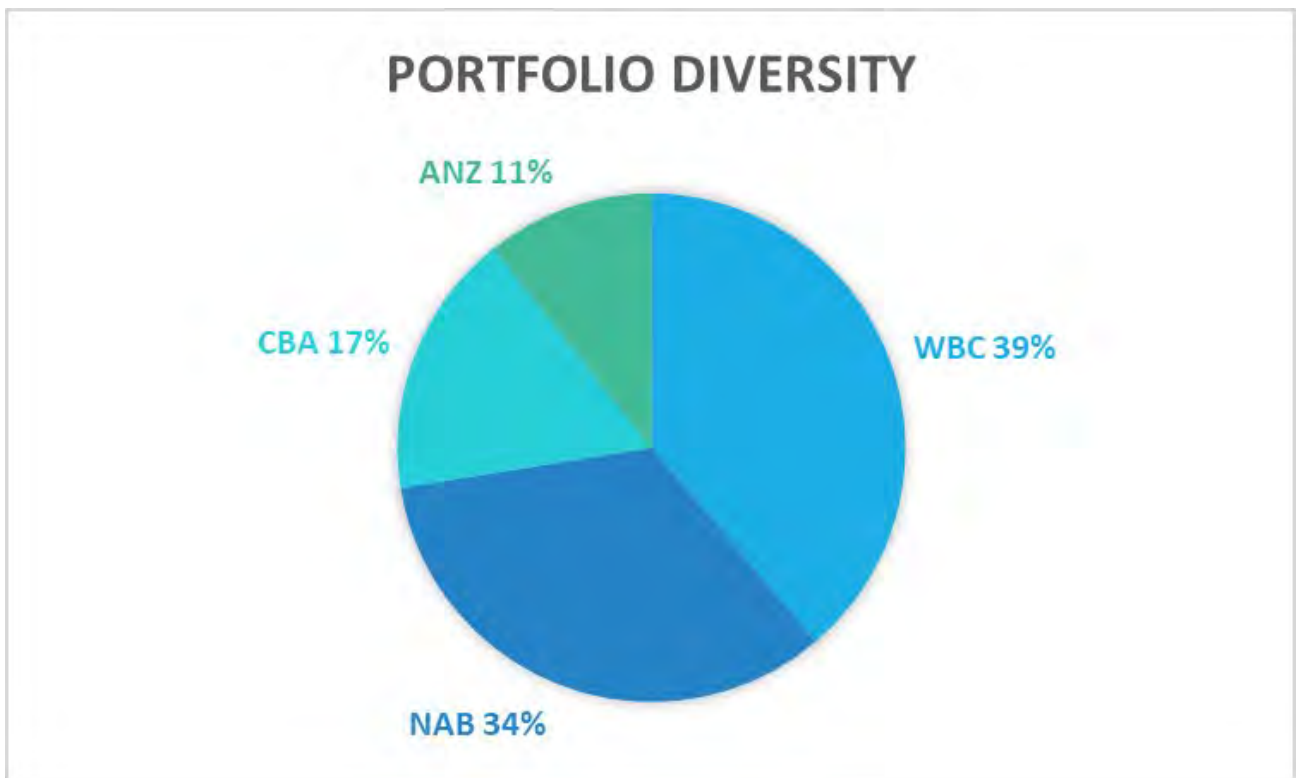


The Investment Summary shows that as at 31 August 2023 and 31 August 2022 the City held the following funds in investments:

Funds	31-Aug-23 (\$)	31-Aug-22 (\$)
Municipal	1,907,421	10,340,259
Reserve	8,808,989	2,728,039
Total Investments	10,716,410	14,179,299

The total interest earned from investments as at 31 August 2023 was \$51,922, comprising of \$11,884 received at maturity and \$40,038 accrued.

The Investment Portfolio comprises holdings in the following institutions:



Consultation

N/A.

Strategic Implications

This item relates to the following elements from the City’s Strategic Community Plan.



Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget / Financial Implications

The August 2023 YTD Actual interest income from investments is \$51,922.

Legislative / Policy Implications

[Investment of Council Funds Policy](#)

Decision Implications

N/A.

Conclusion

The Investment Report is presented to Council.

Further Information

Nil



City of Nedlands Investments

For the Period 1-Jul-2022 to 31-Aug-2023

Bank	Code	Interest Rate	Investment Date	Maturity Date	Term (Months)	Invested Amount	Accrued Interest
Westpac Banking Corporation	WBC	1.45%	23/08/2023	22/11/2023	2	142,160	45
Westpac Banking Corporation	WBC	1.45%	23/08/2023	22/11/2023	2	71,661	23
Westpac Banking Corporation	WBC	1.45%	23/08/2023	22/11/2023	2	144,480	1,794
Westpac Banking Corporation	WBC	3.55%	4/08/2023	2/01/2024	4	612,263	1,608
Westpac Banking Corporation	WBC	4.54%	10/07/2023	9/10/2023	2	2,075,957	13,685
Westpac Banking Corporation	WBC	1.05%	30/06/2023	31/07/2023	1	1,112,741	0
National Australia Bank	NAB	4.95%	14/08/2023	13/11/2023	2	97,234	224
National Australia Bank	NAB	4.95%	14/08/2023	13/11/2023	2	705,695	1,627
National Australia Bank	NAB	4.95%	14/08/2023	13/11/2023	2	9,428	22
National Australia Bank	NAB	4.95%	14/08/2023	13/11/2023	2	413,237	953
National Australia Bank	NAB	4.95%	14/08/2023	13/11/2023	2	295,371	681
National Australia Bank	NAB	4.90%	21/08/2023	20/11/2023	2	193,872	260
National Australia Bank	NAB	4.90%	21/08/2023	20/11/2023	2	1,418,441	1,904
National Australia Bank	NAB	4.90%	21/08/2023	20/11/2023	2	259,738	349
National Australia Bank	NAB	4.90%	21/08/2023	20/11/2023	2	194,551	261
National Australia Bank	NAB	4.90%	21/08/2023	20/11/2023	2	18,808	25
Commonwealth Bank Australia	CBA	4.74%	16/08/2023	14/11/2023	2	36,091	70
Commonwealth Bank Australia	CBA	4.86%	18/06/2023	18/09/2023	3	68,462	675
Commonwealth Bank Australia	CBA	4.74%	16/08/2023	14/11/2023	2	147,534	287
Commonwealth Bank Australia	CBA	4.74%	16/08/2023	14/11/2023	2	33,177	65
Commonwealth Bank Australia	CBA	4.94%	20/07/2023	19/10/2023	2	332,975	1,938
Commonwealth Bank Australia	CBA	4.74%	16/08/2023	14/11/2023	2	366,035	713
Commonwealth Bank Australia	CBA	4.86%	18/06/2023	18/09/2023	3	16,321	161
Commonwealth Bank Australia	CBA	4.74%	16/08/2023	14/11/2023	2	638,628	1,244
Commonwealth Bank Australia	CBA	4.94%	20/07/2023	19/10/2023	2	140,628	818
Commonwealth Bank Australia	CBA	4.86%	18/06/2023	18/09/2023	3	27,117	267
Australia & New Zealand Banking Group	ANZ	3.05%	12/07/2023	11/10/2023	2	119,937	511
Australia & New Zealand Banking Group	ANZ	3.05%	19/07/2023	18/10/2023	2	82,151	302
Australia & New Zealand Banking Group	ANZ	3.05%	19/07/2023	18/10/2023	2	147,037	541
Australia & New Zealand Banking Group	ANZ	3.05%	19/07/2023	18/10/2023	2	794,680	2,922
Total						10,716,410	33,976

18.3. CPS40.09.23 - List of Accounts - August 2023

Meeting & Date	Council Meeting
Applicant	Council Meeting - 26 September 2023
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham - Manager Financial Services
Director	Michael Cole - Director Corporate Services
Attachments	1. Creditor Payment Listing - August 2023; and 2. Credit Card and Purchasing Card Payments - August 2023

Purpose

The purpose of this report is to present list of accounts paid for the month of August 2023.

Recommendation

That Council receives the List of Accounts Paid for the month of August 2023.

Voting Requirement

Simple Majority.

Background

Regulation 13 of the Local Government (Financial Management) Regulations 1996 requires a list of accounts paid to be prepared each month, showing each account paid since the last list was prepared. This list is to include the following information:

1. the payee's name;
2. the amount of the payment;
3. the date of the payment; and
4. sufficient information to identify the transaction.



Discussion

The accounts payable procedures ensure that risk is managed, and no fraudulent payments are made by the city, and these procedures are strictly adhered to by the officers. These include the final vetting of approved invoices by the Coordinator Revenue and the Manager Financial Services (or designated alternative officers).

Consultation

Nil.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget / Financial Implications

The payments are made in accordance with the approved budget.

Legislative / Policy Implications

In accordance with regulation 13 of the [Local Government \(Financial Management\) Regulations 1996](#) administration is required to present the List of Accounts Paid for the month of August 2023 to Council.



Decision Implications

Nil.

Conclusion

The List of Accounts Paid for the months of August 2023 complies with the relevant legislation and can be received by Council (see attachments).

Further Information

Nil.



CPS40.09.23 - Attachment One



City of Nedlands - List of Accounts Paid

For the Period 01-Aug-2023 to 31-Aug-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				2,578,935.03
104295	2/08/2023	10001	Australian Taxation Office	138,815.00
FORTNIGHT 30/07/2023	Withholding Tax (PAYG)		131,285.00	
FORTNIGHT 30/07/2023	Extra Tax		970.00	
FORTNIGHT 30/07/2023	HELP		1,860.00	
FORTNIGHT 30/07/2023	TSL		3,954.00	
FORTNIGHT 30/07/2023	Withholding Tax (PAYG)		440.00	
FORTNIGHT 30/07/2023	TSL		46.00	
FORTNIGHT 04/08/2023	Withholding Tax (PAYG)		260.00	
104296	2/08/2023	10002	Child Support Registrar	755.86
FORTNIGHT 30/07/2023	Child Support Agency		755.86	
104297	2/08/2023	10003	Australian Services Union	226.50
FORTNIGHT 30/07/2023	Australian Services Union		226.50	
104298	2/08/2023	10004	City of Nedlands - Social Club	436.00
FORTNIGHT 30/07/2023	Social Club		436.00	
104299	2/08/2023	10005	Easi	6,720.46
FORTNIGHT 30/07/2023	Novated Lease Easifleet - Pre Tax		3,678.97	
FORTNIGHT 30/07/2023	Novated Lease Easifleet- Post Tax		3,041.49	
104300	2/08/2023	10006	Westpac Banking Corporation	80,660.49
FORTNIGHT 30/07/2023	Employee Additional Contrib Pre Tax (\$)		2,870.00	
FORTNIGHT 30/07/2023	Employee Additional Contrib Pre Tax (%)		10,542.98	
FORTNIGHT 30/07/2023	Employee Additional Contrib Post Tax (%)		225.65	
FORTNIGHT 30/07/2023	SGC Employer Contribution		2,284.99	
FORTNIGHT 30/07/2023	SGC Employer Contribution		491.62	
FORTNIGHT 30/07/2023	SGC Employer Contribution		2,073.64	
FORTNIGHT 30/07/2023	SGC Employer Contribution		356.72	
FORTNIGHT 30/07/2023	SGC Employer Contribution		1,273.74	
FORTNIGHT 30/07/2023	SGC Employer Contribution		2,720.81	
FORTNIGHT 30/07/2023	SGC Employer Contribution		909.62	
FORTNIGHT 30/07/2023	SGC Employer Contribution		595.88	
FORTNIGHT 30/07/2023	SGC Employer Contribution		3,926.06	
FORTNIGHT 30/07/2023	SGC Employer Contribution		1,075.58	
FORTNIGHT 30/07/2023	SGC Employer Contribution		1,542.02	
FORTNIGHT 30/07/2023	SGC Employer Contribution		600.28	



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 30/07/2023			SGC Employer Contribution	565.77
FORTNIGHT 30/07/2023			SGC Employer Contribution	2,202.06
FORTNIGHT 30/07/2023			SGC Employer Contribution	3,138.15
FORTNIGHT 30/07/2023			SGC Employer Contribution	2,792.50
FORTNIGHT 30/07/2023			SGC Employer Contribution	860.35
FORTNIGHT 30/07/2023			SGC Employer Contribution	177.73
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,148.69
FORTNIGHT 30/07/2023			SGC Employer Contribution	568.83
FORTNIGHT 30/07/2023			SGC Employer Contribution	355.17
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,192.39
FORTNIGHT 30/07/2023			SGC Employer Contribution	2,583.69
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,682.36
FORTNIGHT 30/07/2023			SGC Employer Contribution	3,305.89
FORTNIGHT 30/07/2023			SGC Employer Contribution	2,777.74
FORTNIGHT 30/07/2023			SGC Employer Contribution	460.28
FORTNIGHT 30/07/2023			SGC Employer Contribution	2,130.20
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,283.53
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,015.14
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,370.87
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,617.40
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,564.94
FORTNIGHT 30/07/2023			SGC Employer Contribution	5,270.49
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,594.84
FORTNIGHT 30/07/2023			SGC Employer Contribution	2,496.21
FORTNIGHT 30/07/2023			SGC Employer Contribution	440.59
FORTNIGHT 30/07/2023			SGC Employer Contribution	800.71
FORTNIGHT 30/07/2023			SGC Employer Contribution	1,374.78
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	71.94
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	89.38
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	298.56
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	61.54
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	152.36
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	76.92
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	377.57
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	90.89
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	109.14
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	41.76
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	56.71
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	344.81
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	104.42
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	152.94
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	67.57
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	57.95
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	176.77
FORTNIGHT 30/07/2023			Employer Contribution (Additional)	178.91



CPS40.09.23 - Attachment One

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 30/07/2023	Employer Contribution (Additional)			454.83
FORTNIGHT 30/07/2023	Employer Contribution (Additional)			214.88
FORTNIGHT 30/07/2023	Employer Contribution (Additional)			49.14
FORTNIGHT 30/07/2023	Employer Contribution (Additional)			170.77
FORTNIGHT 30/07/2023	Employer Contribution (Additional)			70.16
FORTNIGHT 30/07/2023	Employer Contribution (Additional)			366.09
FORTNIGHT 30/07/2023	Employer Contribution (Additional)			127.50
FORTNIGHT 30/07/2023	Employer Contribution (Additional)			86.73
FORTNIGHT 30/07/2023	Employer Contribution (Additional)			66.97
FORTNIGHT 30/07/2023	SGC Employer Contribution			256.72
FORTNIGHT 04/08/2023	SGC Employer Contribution			25.67
104301	2/08/2023	10007	Beclarwise	1,639.17
FORTNIGHT 30/07/2023	Novated Lease Beclarwise - Pre Tax			763.05
FORTNIGHT 30/07/2023	Novated Lease Beclarwise- Post Tax			876.12
104302	2/08/2023	10019	Environmental Health Aust WA Inc	550.00
76338	Food Safe Online Course			550.00
104303	2/08/2023	10316	Irrigation Australia Ltd	3,890.50
19979	Certification III in Irrigation training			2,905.50
19966	Irrigation Efficiency Course			985.00
104304	2/08/2023	10483	Drainflow Services Pty Ltd	22,792.51
00014459	City wide educating			2,345.71
00014445	City Wide Sweeping			20,446.80
104305	2/08/2023	11607	Catalyse Pty. Ltd.	61,187.50
INV-1346	Strategic Community Plan Major Review			61,187.50
104306	4/08/2023	10013	Alinta Energy	93.55
552359310	20 Jun 2023 to 18 Jul 2023			93.55
104307	4/08/2023	10034	Chubb Fire & Security Pty Ltd	7,280.45
3307239	Replace Fire Panel - NCC			7,280.45
104308	4/08/2023	10116	St John Ambulance Western Australia Ltd.	4,300.00
STKINV00044780	Heartsine 360p Defibrillator			4,300.00
104309	4/08/2023	10183	Water Corporation	4,502.02
9001489187	Bill ID - 0107			5.42
9001470689	Bill ID - 0069			372.90
9001474399	Bill ID - 0137			256.51
9001474401	Bill ID - 0135			156.85
9001480836	Bill ID - 0138			5.42



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
9022779458	Bill ID - 0034			1,513.30
9001450303	Bill ID - 0116			10.84
9001463139	Bill ID - 0115			5.62
9001449345	Bill ID - 0156			240.47
9001442389	Bill ID - 0212			72.39
9001444608	Bill ID - 0144			306.01
9001474380	Bill ID - 0135			51.30
9001458743 - JULY	Bill ID - 0114			13.56
9001442397	Bill ID - 0142			556.43
9001453432	Bill ID - 0146			535.85
9001453731	Bill ID - 0143			241.86
9001458444	Bill ID - 0124			16.27
9001458620	Bill ID - 0120			40.68
9001459017	Bill ID - 0120			8.14
9014764862	Bill ID - 0064			5.42
9016515501 - JULY	Bill ID - 0076			73.22
9001448625	Bill ID - 0116			13.56
104310	4/08/2023	10185	Western Chainwire	1,232.00
00005947	Jo Wheatley AAPS gate repairs			1,232.00
104311	4/08/2023	10199	Hays Specialist Recruitment Aust Pty Ltd	4,739.24
51724316	Temporary Recruitment - Payroll Officer			2,413.69
51724315	Agency Staff Cover			2,325.55
104312	4/08/2023	10223	Local Government Professionals Australia	1,026.00
33028	Full Membership			531.00
35815	Time Management Courses			495.00
104313	4/08/2023	10255	Cr B G Hodsdon	2,056.58
AUGUST 2023	Meeting Fees			2,044.05
AUGUST 2023	Travel and accommodation			12.53
104314	4/08/2023	10304	Synergy	6,867.05
380380600	Invoice 2081856144			824.70
380380410	Invoice 2081856143			1,985.73
380380790	Invoice 2081856145			1,151.56
392417010	Invoice 2005892343			401.96
380380220	Invoice 2081861153			2,117.53
844348590	Invoice 2097827871			243.82
653311790	Invoice 2053875358			141.75
104315	4/08/2023	10329	Flexipole Industries Pty Ltd	914.98
00002891	Replace bollards at Paul Hasluck			914.98



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104316 INV-AU-5998	4/08/2023 PC Res renewal 23/24	10371	Envision Ware Pty Ltd	3,124.61
104317 8045049	4/08/2023 Department of Transport	10374	Dept of Transport - Information Fees Application	1,000.40
104318 AUGUST 2023 AUGUST 2023	4/08/2023 Meeting Fees Travel and accommodation	10379	Cr V R Senathirajah	2,056.58
104319 INV-2662	4/08/2023 Golden Crown Beard eradication	10419	Sustainable Outdoors	1,067.00
104320 AUGUST 2023 AUGUST 2023 AUGUST 2023	4/08/2023 Deputy Mayor Allowance Meeting Allowance Travel and accommodation	10455	Deputy Mayor L McManus	3,384.21
104321 5509306446	4/08/2023 Impound of Vehicle NED216	10474	Manheim Pty Ltd	242.00
104322 696432	4/08/2023 Balance of DAP Fees for Lot 337	10506	Dept of Planning, Lands and Heritage - DAP Application Fee	50.00
104323 AUGUST 2023 AUGUST 2023	4/08/2023 Meeting Fees Travel and accommodation	10516	Cr K A Smyth	2,056.58
104324 227	4/08/2023 Various Furniture and Fencing Repairs	10570	Newton-Burriss Carpentry	953.70
104325 HD 425511474	4/08/2023 Melvista Park Playground Inspection	10576	Play Check	495.00
104326 12562	4/08/2023 The Buzz printing - Term 3	10612	Data Documents	631.40
104327 48313	4/08/2023 Advertisement The Post	10636	Marketforce Omnicom Media Group Australia Pty Ltd	2,367.53
104328 NEDLAN-567127	4/08/2023 Tenderlink Advert for Cleaning contract	10689	Illion Australia Pty Ltd	184.80
104329 48303 48359	4/08/2023 Supply and replace light in toilet Relocate GPO	10693	The Fauntleroy Family Trust & The Mihevc Family Trust Boyan Electri	550.59



CPS40.09.23 - Attachment One

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
48381			Re fix lights to ceiling changerooms	121.19
104330	4/08/2023	10735	WINC Australia Pty Ltd (Previous name	60.46
9042852550			Goods & Consumables	5.92
9042877936			Stationery Admin/CouncilChambers FY23/24	54.54
104331	4/08/2023	10742	Cr A W Mangano	2,056.58
AUGUST 2023			Meeting Fees	2,044.05
AUGUST 2023			Travel and accommodation	12.53
104332	4/08/2023	10817	Mowmentum	130.00
195			Annie Dorrington Servicing	130.00
104333	4/08/2023	10934	Erutan Pty Ltd - Nature Playground	3,410.00
00002205			Brockman Reserve Playground Repair	3,410.00
104334	4/08/2023	10977	Watertight Plumbing & Gas	286.00
14627			Backflow testing - John Leckie	286.00
104335	4/08/2023	10979	Active Pest Management WA Pty Ltd	121.00
1846APM			NCC - Station Checks - Monthly 22-23	121.00
104336	4/08/2023	11016	Cr R A Coghlan	1,956.58
AUGUST 2023			Meeting Fees	1,944.05
AUGUST 2023			Travel and accommodation	12.53
104337	4/08/2023	11021	Cr F Bennett	2,056.58
AUGUST 2023			Meeting Fees	2,044.05
AUGUST 2023			Travel and accommodation	12.53
104338	4/08/2023	11184	Cr N R Youngman	2,056.58
AUGUST 2023			Travel and accommodation	12.53
AUGUST 2023			Meeting Fees	2,044.05
104339	4/08/2023	11268	Kyocera Document Solutions Pty Ltd	479.60
INV-97409-C1W0G3			Principal repayment of lease - Plotter	479.60
104340	4/08/2023	11270	Mayor F E Argyle	8,327.86
AUGUST 2023			Mayor Allowance	5,574.30
AUGUST 2023			Meeting Allowance	2,741.03
AUGUST 2023			Travel and accommodation	12.53
104341	4/08/2023	11307	Liveable Group Pty Ltd T/A Professional	2,310.00
414			Lawler Rear scout hall 20cm 45 cmx2 50cm	2,310.00
104342	4/08/2023	11352	Cr Olinka Combes	2,056.58
AUGUST 2023			Meeting Fees	2,044.05



CPS40.09.23 - Attachment One

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
AUGUST 2023	Travel and accommodation			12.53
104343	4/08/2023	11369	Cr Blane Brackenridge	2,056.58
AUGUST 2023	Travel and accommodation			12.53
AUGUST 2023	Meeting Fees			2,044.05
104344	4/08/2023	11370	Cr H Amiry	2,056.58
AUGUST 2023	Meeting Fees			2,044.05
AUGUST 2023	Travel and accommodation			12.53
104345	4/08/2023	11576	Perth Tactiles Pty Ltd	1,462.09
2567	Depot - Supply and install Tac Tiles			1,462.09
104346	4/08/2023	11639	Telstra Limited	20.00
3043361421 - JULY	Bill ID - T 311			20.00
104347	4/08/2023	11673	Nola Britton	80.00
17	Life Drawing Social			80.00
104348	4/08/2023	11718	Robert Walters Pty Ltd	2,781.98
2104126	Staff Wages Payment			2,781.98
104349	4/08/2023	11734	WESTERN AUSTRALIAN SHIRE COUNCILS	22.00
FORTNIGHT 30/07/2023	LGRCEU Union			22.00
104350	4/08/2023	11739	APV VALUERS AND ASSET MANAGEMENT	17,190.80
465	Valuation Infrastructure Assets			17,190.80
104351	4/08/2023	11740	Brian Burke Homes/Refined Edge KATRINE INVESTMENTS PTY LTD	2,000.00
11740	Infrastructure Bond - Esplanade Nedland			2,000.00
104352	4/08/2023	11758	Cynthia Forrest	80.00
025	Life Drawing Social			80.00
104353	4/08/2023	11759	Rare Fruit Club WA	100.00
102	Nedlands adult local stock			100.00
104357	10/08/2023	10013	Alinta Energy	81.30
531000688	1 May 2023 to 26 Jul 2023			81.30
104358	10/08/2023	10093	LGISWA	341,713.56
100-154463-01	Annual Insurance Premium - 50% payment			341,713.56
104359	10/08/2023	10183	Water Corporation	246.16
9018761001 - JULY	Bill ID - 0014			246.16



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104360	10/08/2023	10724	TechnologyOne	51,018.91
223978	HR & Payroll EOFY Webinar		825.00	
223784	EOFY Rollover Assistance 12th June 2023		2,365.00	
223853	Technology 1 consultancy 23/24 Q1 and Q2		47,828.91	
104361	10/08/2023	11761	Staff Reimbursement	660.00
2082023	Renewal Standard Graduate		660.00	
104362	11/08/2023	10001	Australian Taxation Office	4,482.00
FORTNIGHT 13/08/2023	Withholding Tax (PAYG)		4,482.00	
104363	11/08/2023	10006	Westpac	352.68
FORTNIGHT	QuickSuper		352.68	
104364	11/08/2023	10015	Apace Aid Inc	660.00
13545	Plant Stock Swanbourne Estate 2023		660.00	
104365	11/08/2023	10028	Bunnings Group Limited	229.78
2433/00705299	Materials		229.78	
104366	11/08/2023	10034	Chubb Fire & Security Pty Ltd	229.23
3348142	College Park Fire Pump Shed Maintenance		30.60	
3347733	Tresillian - Fire Equipment		66.21	
3348308	NCC - Fire Panels 2023/24		66.21	
3348387	Admin - Fire Panels 2023/24		66.21	
104367	11/08/2023	10070	J Blackwood & Son Ltd	60.83
SI05266102	Silicone Lubricant		60.83	
104368	11/08/2023	10076	Kleenit Pty Ltd	198.00
161806	Graffiti removal - 159 Stirling Hwy		198.00	
104369	11/08/2023	10100	Paraquad Industries (Alinea Inc) (Old Name: Paraquad)	7,865.47
INV32992	ILL courier service 23/24		7,865.47	
104370	11/08/2023	10136	Westbooks	122.46
336748	Nedlands adult local stock		122.46	
104371	11/08/2023	10139	Western Metropolitan Regional Council	605.00
M-2307208	Council hardwaste disposal 2022/23		605.00	
104372	11/08/2023	10153	Priestman & Sharp	2,000.00
22394	Fleet 616 Excess		2,000.00	
104373	11/08/2023	10199	Hays Specialist Recruitment Aust Pty Ltd	20,660.23



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
51749603			Staff Wages Payment	2,381.06
51738037			Agency Staff Cover	2,187.39
51738041			Agency Staff Cover	524.70
51724313			Agency Staff Cover	2,562.75
51724314			Temp Positive Ageing	1,961.52
51710695			Temp Positive Ageing	1,965.15
51710700			Staff Wages Payment	1,446.72
51710694			Agency Cover	1,927.22
51710698			Agency Cover	2,479.99
51710699			Agency Cover	3,223.73
104374	11/08/2023	10219	Exteria Street + Park Outfitters	3,965.50
00011360			Waratah & Alexander Seat and Bike Rail	3,965.50
104375	11/08/2023	10281	Western Suburbs Building & Landscaping	345.00
00010090			3m3 Landscape Mix Delivered	345.00
104376	11/08/2023	10304	Synergy	9,065.77
968214430			Invoice 2033898257	151.34
338661010			Invoice 2029895046	643.90
801870080			Invoice 3000203660	8,270.53
104377	11/08/2023	10313	Active Transport & Tilt Tray Svces WA	440.00
INV-17422			Fleet 181 Transport	440.00
104378	11/08/2023	10402	DU Electrical Pty Ltd	256.30
00017572			Strickland Road Switchboard	256.30
104379	11/08/2023	10429	Sonic HealthPlus Pty Ltd	538.70
CV389267			Sonic Employment Medicals	152.35
389406			Sonic Employment Medicals	234.00
389870			Sonic Employment Medicals	152.35
104380	11/08/2023	10466	Planet Footprint Pty Ltd T/As Azility	12,716.00
INV-1343			Core utility scorekeeping services	12,716.00
104381	11/08/2023	10516	Cr K A Smyth	80.00
642344			2021 Nomination Deposit Refund	80.00
104382	11/08/2023	10518	Ms J Rogers	3,030.00
0021			Curating Emerge Youth Art Awards 2023	3,030.00
104383	11/08/2023	10547	Subaru Osborne Park	38.72
87584S			Fleet 1363 Clips	38.72
104384	11/08/2023	10688	Officeworks Ltd	799.94



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
608457512	Lenovo 23.8" FHD IPS			351.96
608474807	MX Master 3			447.98
104385	11/08/2023	10693	The Fauntleroy Family Trust & The Mihevc Family Trust Boyan Electri	639.07
48362	Shirley Fyfe			330.28
48520	Remove old install new exit light			308.79
104386	11/08/2023	10697	StrataGreen	69.95
156524	Materials			69.95
104387	11/08/2023	10713	Soft Landing	5,197.50
INV77710	Mattress recycling			5,197.50
104388	11/08/2023	10817	Mowmentum	690.00
192	All Abilities Play Space (Beaton Park)			215.00
191	Annie Dorrington Servicing			130.00
194	All Abilities Play Space (Beaton Park)			180.00
193	Annie Dorrington Servicing			165.00
104389	11/08/2023	10878	Cupid Catering	1,056.00
IN00000003159	Catering for Council Meeting			528.00
IN00000003166	Catering for Special Council Meeting			528.00
104390	11/08/2023	10880	Horizon West Landscape & Irrigation Pty	8,206.00
00012081	Hamilton Park garden bed planting			2,178.00
00012268	General Gardening July2023			6,028.00
104391	11/08/2023	10977	Watertight Plumbing & Gas	374.00
14668	Charles Court Drink Fountain repairs			374.00
104392	11/08/2023	11010	Nature Play Solutions Pty Ltd	462.00
002439	Annie Dorrington swing repairs			462.00
104393	11/08/2023	11012	Aussie Broadband Pty Ltd	4,930.50
27041129	NBN Enterprise service - July23 - Feb24			4,930.50
104394	11/08/2023	11307	Liveable Group Pty Ltd T/A Professional	2,953.50
430	Prune Tipuana x2			1,320.00
429	Stump grind			1,633.50
104395	11/08/2023	11315	RecordPoint Software APAC Pty Ltd	134,175.60
RP003439	Records365 Starter Subscription 23 24 FY			134,175.60
104396	11/08/2023	11336	Troy Yiakalis Landscapes	154.00
12097	Maisonettes - Garden and Ground Mainten			154.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104397 10013188	11/08/2023 Domestic assistance to CHSP clients	11498	Carealot Home Health Services Pty Ltd	352.00
104398 RC20637	11/08/2023 Security Fence Hire	11532	Rent A Fence Pty Ltd	204.93
104399 627949	11/08/2023 Verge Bond	11547	Residential Building WA	1,700.00
104400 18	11/08/2023 Life Drawing Model	11673	Nola Britton	80.00
104401 2007	11/08/2023 Consultant Assistance - DAIP	11710	Gather Consultancy	1,100.00
104402 2106399 2109698 2106128	11/08/2023 Staff Wages Payment Placement Fee Staff Wages Payment	11718	Robert Walters Pty Ltd	6,649.22
104403 023	11/08/2023 Life Drawing Model	11758	Cynthia Forrest	80.00
104406 00114737	14/08/2023 telephony services	10296	Connect Call Centre Services (Previous	343.92
104407 197 198 196 199	14/08/2023 Annie Dorrington Servicing All Abilities Play Space (Beaton Park) All Abilities Play Space (Beaton Park) Annie Dorrington Servicing	10817	Mowmentum	620.00
104408 00001752	14/08/2023 Course fee Part 1	11753	QUESTAMON TRAINING SERVICES	17,145.00
104413 FORTNIGHT 13/08/2023 FORTNIGHT 13/08/2023 FORTNIGHT 13/08/2023 FORTNIGHT 13/08/2023 FORTNIGHT 13/08/2023 FORTNIGHT 13/08/2023	17/08/2023 Withholding Tax (PAYG) Extra Tax HELP TSL Withholding Tax (PAYG) TSL	10001	Australian Taxation Office	139,621.00
104414	17/08/2023	10002	Child Support Registrar	676.74



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 13/08/2023			Child Support Agency	676.74
104415	17/08/2023	10003	Australian Services Union	226.50
FORTNIGHT 13/08/2023			Australian Services Union	226.50
104416	17/08/2023	10004	City of Nedlands - Social Club	426.00
FORTNIGHT 13/08/2023			Social Club	426.00
104417	17/08/2023	10005	Easi	6,720.46
FORTNIGHT 13/08/2023			Novated Lease Easifleet - Pre Tax	3,678.97
FORTNIGHT 13/08/2023			Novated Lease Easifleet- Post Tax	3,041.49
104418	17/08/2023	10006	Westpac Banking Corporation	81,285.59
FORTNIGHT 13/08/2023			SGC Employer Contribution	208.15
FORTNIGHT 13/08/2023			SGC Employer Contribution	144.53
FORTNIGHT 13/08/2023			Employee Additional Contrib Pre Tax (\$)	2,870.00
FORTNIGHT 13/08/2023			Employee Additional Contrib Pre Tax (%)	10,819.42
FORTNIGHT 13/08/2023			Employee Additional Contrib Post Tax (%)	225.65
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,067.23
FORTNIGHT 13/08/2023			SGC Employer Contribution	576.66
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,049.57
FORTNIGHT 13/08/2023			SGC Employer Contribution	338.46
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,273.74
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,670.52
FORTNIGHT 13/08/2023			SGC Employer Contribution	909.62
FORTNIGHT 13/08/2023			SGC Employer Contribution	595.88
FORTNIGHT 13/08/2023			SGC Employer Contribution	3,405.68
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,009.13
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,645.16
FORTNIGHT 13/08/2023			SGC Employer Contribution	600.28
FORTNIGHT 13/08/2023			SGC Employer Contribution	565.77
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,235.29
FORTNIGHT 13/08/2023			SGC Employer Contribution	3,240.48
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,693.91
FORTNIGHT 13/08/2023			SGC Employer Contribution	860.35
FORTNIGHT 13/08/2023			SGC Employer Contribution	177.73
FORTNIGHT 13/08/2023			SGC Employer Contribution	872.73
FORTNIGHT 13/08/2023			SGC Employer Contribution	568.83
FORTNIGHT 13/08/2023			SGC Employer Contribution	355.17
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,192.39
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,523.18
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,682.36
FORTNIGHT 13/08/2023			SGC Employer Contribution	3,611.24
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,725.08
FORTNIGHT 13/08/2023			SGC Employer Contribution	460.28



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,318.04
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,006.42
FORTNIGHT 13/08/2023			SGC Employer Contribution	929.73
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,359.51
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,617.40
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,564.94
FORTNIGHT 13/08/2023			SGC Employer Contribution	5,255.97
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,594.84
FORTNIGHT 13/08/2023			SGC Employer Contribution	2,338.65
FORTNIGHT 13/08/2023			SGC Employer Contribution	440.59
FORTNIGHT 13/08/2023			SGC Employer Contribution	800.71
FORTNIGHT 13/08/2023			SGC Employer Contribution	1,374.78
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	71.94
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	89.38
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	294.19
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	61.54
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	152.36
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	76.92
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	377.57
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	90.89
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	42.92
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	109.14
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	41.76
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	56.71
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	339.29
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	156.43
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	116.39
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	67.57
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	64.58
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	57.95
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	176.77
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	178.91
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	445.26
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	220.41
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	47.08
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	170.77
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	70.16
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	358.93
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	127.50
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	99.11
FORTNIGHT 13/08/2023			Employer Contribution (Additional)	66.97
FORTNIGHT 13/08/2023			SGC Employer Contribution	280.14
104419	17/08/2023	10007	Beclarwise	1,639.17
FORTNIGHT 13/08/2023			Novated Lease Beclarwise - Pre Tax	763.05



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 13/08/2023	Novated Lease Becarwise- Post Tax			876.12
104420	17/08/2023	10013	Alinta Energy	673.00
550999733	2 May 2023 to 28 Jul 2023			673.00
104421	17/08/2023	10024	Benara Nurseries	2,048.73
468633	Chessington Gardens Walkway plants			248.60
468632	The Marlows - Infill Planting - Delivery			1,800.13
104422	17/08/2023	10029	Bunzl Limited	2,401.92
X638251	Tresillian hygiene supplies			2,401.92
104423	17/08/2023	10034	Chubb Fire & Security Pty Ltd	1,149.39
3224322	NCC - Fire Panels 2023/24			385.00
3271933	College Park Fire Pump Shed Maintenance			30.60
3271934	College Park Fire Pump Shed Maintenance			42.97
3271936	College Park Fire Pump Shed Maintenance			30.60
3271935	College Park Fire Pump Shed Maintenance			80.63
3168763	College Park Fire Pump Shed Maintenance			30.60
3168765	College Park Fire Pump Shed Maintenance			42.97
3132277	College Park Fire Pump Shed Maintenance			40.15
3168762	College Park Fire Pump Shed Maintenance			30.60
3168764	College Park Fire Pump Shed Maintenance			105.05
3132275	College Park Fire Pump Shed Maintenance			75.35
3132274	College Park Fire Pump Shed Maintenance			28.60
3132276	College Park Fire Pump Shed Maintenance			98.18
3168768	Admin - Fire Panels 2023/24			66.21
3132280	Admin - Fire Panels 2023/24			61.88
104424	17/08/2023	10048	Dalkeith Nedlands Bowling Club	83.42
I0003513	Electricity			83.42
104425	17/08/2023	10053	Landgate	1,025.05
385981	Schedule revaluation			254.17
385144	Schedule revaluation			770.88
104426	17/08/2023	10070	J Blackwood & Son Ltd	291.85
SI05249416	PPE- Gloves and Glasses			291.85
104427	17/08/2023	10076	Kleenit Pty Ltd	440.00
162070	Graffiti removal			132.00
161812	Graffiti removal			308.00
104428	17/08/2023	10134	Wattleup Tractors	2,070.51
1296921 C	Fleet 347 Ransomes			1,054.76
1297152 C	Fleet 111 Service			1,015.75



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104429	17/08/2023	10136	Westbooks	
336555	MIC adult local stock			40.58
336552	MIC adult local stock			52.48
336553	Nedlands adult local stock			84.03
104430	17/08/2023	10139	Western Metropolitan Regional Council	604.51
M-2307408	Council greenwaste disposal 2023/24			604.51
104431	17/08/2023	10153	Priestman & Sharp	2,000.00
25452	Fleet 917 Excess			2,000.00
104432	17/08/2023	10192	Australia Post - 670192	2,951.02
1012534610	Postage Charges			2,951.02
104433	17/08/2023	10199	Hays Specialist Recruitment Aust Pty Ltd	49,510.25
51762398	Temporary Recruitment - Payroll Officer			883.88
51758767	Temporary Recruitment - Payroll Officer			2,549.67
51758766	Temp Positive Ageing			1,961.52
51758769	Staff Wages			2,376.72
51758764	Relief Senior Accountant			3,979.21
51738040	Staff Wages Payment			2,938.32
51738038	Temporary Recruitment - Payroll Officer			2,549.67
51724319	Staff Wages Payment			2,557.23
51724312	Relief Senior Accountant			4,390.85
51724318	Staff Wages Payment			3,025.77
51738034	Relief Senior Accountant			4,665.28
51710693	Relief Senior Accountant			3,758.18
51738036	Temp Positive Ageing			1,961.52
51724317	Agency Cover - Project Manager			2,475.40
51738039	Agency Cover - Project Manager			2,475.40
51758768	Agency Cover - Project Manager			2,475.40
51738035	Casual Works Crew			1,923.48
51758765	Casual Works Crew			2,562.75
104434	17/08/2023	10263	Planning Institute Australia WA	2,900.00
158095	Registration - PIA Annual Conference			2,900.00
104435	17/08/2023	10273	West Tip Waste Control Pty Ltd	27,085.64
00072574	Bulk collection - Hardwaste			27,085.64
104436	17/08/2023	10300	Copyright Agency Limited	3,791.17
INV00023592	Local Government Package			3,791.17
104437	17/08/2023	10304	Synergy	49,184.99
214579230	Invoice 2053876750			46,309.54



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
331018820	Invoice 2069877817			143.59
856995430	Invoice 2081870334			1,728.32
338661150	Invoice 2029895047			140.70
301696720	Invoice 2045889006			137.46
131596660	Invoice 2033904297			725.38
104438	17/08/2023	10313	Active Transport & Tilt Tray Svces WA	209.00
INV-17423	Fleet 1376 Tow			209.00
104439	17/08/2023	10336	The Worm Shed	257.00
7417	Worm Farm			257.00
104440	17/08/2023	10356	Blackwell & Associates Pty Ltd	2,142.25
8406	Design Review Panel Member Fees			2,142.25
104441	17/08/2023	10426	Woodlands Distributors & Agencies	3,520.00
5877	Supply and Deliver PF400 drink fountain			3,520.00
104442	17/08/2023	10429	Sonic HealthPlus Pty Ltd	1,161.55
CV388242	Sonic Employment Medicals			152.35
2968733	Sonic Employment Medicals			336.60
CV388163	Sonic Employment Medicals			74.60
CV388248	Sonic Employment Medicals			74.60
2966916	Sonic Employment Medicals			448.80
CV389081	Sonic Employment Medicals			74.60
104443	17/08/2023	10435	West Coast Spring Water P/L	10.25
2776141	15L cooler water bottle			10.25
104444	17/08/2023	10447	Employee Reimbursement	30.00
15082023	Mobile Reimbursement			30.00
104445	17/08/2023	10483	Drainflow Services Pty Ltd	1,009.95
00014708	City wide educating and jetting			1,009.95
104446	17/08/2023	10520	Hudson Global Resources	3,151.72
AU1383672	Temporary support Communications			3,151.72
104447	17/08/2023	10547	Subaru Osborne Park	360.00
SUFSS370774	Fleet 1376 Engine Fault.			360.00
104448	17/08/2023	10608	Corsign WA Pty Ltd	107.25
00077382	Parking sign order			107.25
104449	17/08/2023	10636	Marketforce Omnicom Media Group Australia Pty Ltd	1,968.15
48315	Advert for Bulk rubbish tender			602.17



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
48314				1,365.98
104450	17/08/2023	10682	Great Southern Fuel Supplies	15,909.14
D2150255			Diesel Fuel Delivery	15,909.14
104451	17/08/2023	10688	Officeworks Ltd	383.99
608453970			Depot Stationery Order - July 23	383.99
104452	17/08/2023	10693	The Fautleroy Family Trust & The Mihevc Family Trust Boyan Electri	2,606.97
48128			North St & Marine Pde (Artwork)	858.56
48486			Masons Gdns Lights Tripped investigation	461.06
48566			Mt Claremont Comm Centre light repairs	494.97
48695			Light Audit	550.00
48600			charles court reserve sump float pump	242.38
104453	17/08/2023	10697	StrataGreen	3,297.56
156649			1000 Tubestock Planting Sundries	2,802.16
156526			Materials	495.40
104454	17/08/2023	10735	WINC Australia Pty Ltd (Previous name	400.68
9042945455			Non GST - Stationery FY23/24	106.99
9042934480			Stationery Admin/CouncilChambers FY23/24	136.18
9042957004			Stationery Admin/CouncilChambers FY23/24	71.67
9042961141			Stationery Admin/CouncilChambers FY23/24	85.84
104455	17/08/2023	10817	Mowmentum	310.00
201			Annie Dorrington Servicing	130.00
200			Annie Dorrington Servicing	180.00
104456	17/08/2023	10842	Retro Roads - Tagsat Pty Ltd	1,640.21
01707318			Strickland St Mt Claremont	1,640.21
104457	17/08/2023	10878	Cupid Catering	528.00
IN00000003178			Catering for Agenda Forum - 8 August	528.00
104458	17/08/2023	10909	Richards Tyrepower	400.00
3345025			Fleet 266 Tyres	60.00
3345807			Fleet 136 Tyres	340.00
104459	17/08/2023	10981	Rhonda Breen	150.00
672465			Tresillian Room Hire Refund	150.00
104460	17/08/2023	10983	Michelle Kelly	488.00
152			Affinity Club Yoga	400.00
153			Affinity Club Yoga July - Sept 2023	88.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104461 21072023	17/08/2023 Vol. Vehicle Reimbursement	11034	Richard Leake	157.60
104462 637889	17/08/2023 Verge Bond	11040	Averna Pty Ltd	1,700.00
104463 71085 #1 70957 #21	17/08/2023 Stihl Electric Pole Saw Fleet 265 Jockey Wheels	11087	Beacon Equipment	1,377.00 714.50
104464 81709	17/08/2023 Acoustic pin board wall tiles	11160	Office Line	1,298.00
104465 17308705	17/08/2023 Depot milk 2023-24	11182	Brownes Foods Operations Pty Ltd	62.82
104466 90747416	17/08/2023 Principal repayment of lease	11268	Kyocera Document Solutions Pty Ltd	4,798.62
104467 23723	17/08/2023 Affinity Club Tai Chill July-Sept 2023	11275	Life Choice Fitness	200.00
104468 INV-21765	17/08/2023 Clothing Order	11398	R & J Marinich Pty Ltd T/as Totally	2,476.08
104469 INV-2077	17/08/2023 Langoulant west coast hwy	11486	J and M Asphalt Pty Ltd	9,482.77
104470 21572976 21572975	17/08/2023 Interior Plantscape Rental for the Depot Interior Plantscape Rental for the Depot	11539	Ambius	296.46 394.85
104471 A01000037391	17/08/2023 Rochdale Rd Mt Claremont Design	11582	BG&E Pty. Ltd.	765.60
104472 19	17/08/2023 Life Drawing Model	11673	Nola Britton	80.00
104473 634960	17/08/2023 Verge Bond	11689	Dale Alcock Homes Pty Ltd	1,700.00
104474 2107113 2109699 2111031 2111032 2114593	17/08/2023 Staff Wages Payment Staff Wages Payment Staff Wages Payment Staff Wages Payment Staff Wages Payment	11718	Robert Walters Pty Ltd	3,238.13 3,151.78 2,625.11 3,238.13 2,139.20



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
2112794	Staff Wages Payment			453.34
2112795	Staff Wages Payment			3,194.95
104475	17/08/2023	11731	STIHL Shop Osborne Park	1,012.00
77480 #7	Atom Edger Blade Genuine			1,012.00
104476	17/08/2023	11734	WESTERN AUSTRALIAN SHIRE COUNCILS	22.00
FORTNIGHT 13/08/2023	LGRCEU Union			22.00
104477	17/08/2023	11748	BEAUMONDE HOMES	1,700.00
617555	Verge Bond			1,700.00
104478	17/08/2023	11749	WESTERN SUBURBS DRIVING SCHOOL	255.00
0250	Volunteer driver assessments/inductions			170.00
0485	Volunteer driver assessments/inductions			85.00
104479	17/08/2023	11758	Cynthia Forrest	80.00
026	Life Drawing Social			80.00
104492	21/08/2023	10052	Tillys Home Helpers	82.50
15840	Gardening to CHSP clients in July 2023			82.50
104493	21/08/2023	10053	Landgate	701.65
386400	Schedule revaluation			701.65
104494	21/08/2023	10151	Civica Pty Ltd	3,690.50
C/LG032745	Rates on Demand Service Fees			3,690.50
104495	21/08/2023	10183	Water Corporation	3,158.62
9001478795	Bill ID - 0126			78.65
9001482217	Bill ID - 0138			683.66
9008766896	Bill ID - 0110			24.41
9017842942	Bill ID - 0078			456.52
9001483770	Bill ID - 0145			1,915.38
104496	21/08/2023	10217	WACOSS	80.00
ORG4001 2023-2024	2023-2024 Membership Fee			80.00
104497	21/08/2023	10304	Synergy	18,976.37
313447070	Invoice 2033908224			55.22
380380790	Invoice 2013913001			931.01
380380600	Invoice 2013913000			2,140.14
380380220	Invoice 2013912998			1,575.79
392417010	Invoice 2057890196			358.58
380380410	Invoice 2013912999			1,743.35
239411960	Invoice 2049895986			485.27
801340050	Invoice 3000204415			11,687.01



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104498 7460	21/08/2023 Worm Farm	10336	The Worm Shed	262.00
104499 16248-1	21/08/2023 New lock Barrel for Highview Park	10396	Lock Stock & Farrell Locksmith Pty Ltd	226.50
104500 80	21/08/2023 Tresillian paving repairs	10436	Dave's Landscaping & Brickpaving	300.00
104501 1012605677	21/08/2023 Postage charges	10441	Australia Post - 604909	15.58
104502 INV-1382	21/08/2023 Procurement Services - Bulk Rubbish	10532	Core Business Australia Pty Ltd	14,304.40
104503 431300	21/08/2023 Management of Audit Log - FY23/24	10640	Moore Australia WA Pty Ltd (Old Name:	3,168.00
104504 48119	21/08/2023 Dot Bennett Wiring Issues	10693	The Fauntleroy Family Trust & The Mihevc Family Trust Boyan Electri	997.07
104505 225484 225318 225485	21/08/2023 End of Financial Year Rollover Assistanc Technology 1 consultancy 23/24 Q1 and Q2 GIS CONSULTANCY	10724	TechnologyOne	2,365.00 36,504.95 2,365.00
104506 19424538	21/08/2023 TPG Telecom - Internet Service	10733	TPG Telecom	5,121.16
104507 IN000068291	21/08/2023 Promaster monthly user	10766	Inlogik Pty Ltd	496.08
104508 193	21/08/2023 Chair pilates (Day Centre) in July 2023	10804	Ilsa Smith	140.00
104509 R3204	21/08/2023 Snake Handling Training	11038	Bob Cooper Snake R&R Training	396.00
104510 621795	21/08/2023 Verge Bond	11040	Averna Pty Ltd	1,700.00
104511 596885	21/08/2023 Verge Bond	11082	Atrium Homes (WA) Pty Ltd	1,700.00
104512	21/08/2023	11088	OtagoIT Pty Ltd	677.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
0000375			Tresillian WebsiteMonthlyManag 2023-2024	677.00
104513	21/08/2023	11268	Kyocera Document Solutions Pty Ltd	5,190.59
90768002			Principal repayment of lease	4,710.99
INV-99981-Y0D3J6			Principal repayment of lease - Plotter	479.60
104514	21/08/2023	11336	Troy Yiakalis Landscapes	154.00
12141			Maisonettes - Garden and Ground Mainten	154.00
104515	24/08/2023	10001	Australian Taxation Office	3,002.00
FORTNIGHT 27/08/2023			Withholding Tax (PAYG)	3,002.00
104516	24/08/2023	10004	City of Nedlands - Social Club	10.00
FORTNIGHT 27/08/2023			Social Club	10.00
104517	24/08/2023	10006	Westpac Banking Corporation	385.48
FORTNIGHT 27/08/2023			SGC Employer Contribution	210.67
FORTNIGHT 27/08/2023			SGC Employer Contribution	174.81
104518	24/08/2023	10025	Boc Limited	23.94
40345241134			Oxy Acetylene Bottle lease	23.94
104519	24/08/2023	10032	Chamber of Commerce and Industry of	1,100.00
449172			HS representative training	1,100.00
104520	24/08/2023	10034	Chubb Fire & Security Pty Ltd	1,606.00
3367349			Drabble House - Fire Equipment - 2023/24	72.60
3367347			Mt Claremont CC - Fire Equipment 2023/24	129.80
3367351			John XXIII - Fire Equipment - 2023/24	63.80
3367352			Mt Claremont Playgroup - Fire Equipment	63.80
3367353			College Park - Fire Equipment - 2023/24	59.40
3367339			John Leckie - Fire Equipment	121.00
3367350			College Park - Fire Equipment - 2023/24	63.80
3367354			Haldane House - Fire Equipment - 2023/24	77.00
3367346			Tresillian - Fire Equipment	103.40
3369256			Nedlands Child Health - Fire Equipment	68.20
3369261			PRCC - Fire Equipment - 2023/24	68.20
3367344			Allen Park - Fire Equipment 2023/24	72.60
3367342			Nedlands Library - Fire Equipment - 202	85.80
3367345			Admin - Fire Equipment - 2023/24	125.40
3367340			Mt Claremont Oval Clubrooms - fire equip	59.40
3367355			NCC - Fire equipment	94.60
3367341			JC Smith - Fire Equipment	72.60
3369260			Hackett Playgroup - Fire Equipment	63.80
3369257			Adam Armstrong - Fire Equipment	63.80
3367348			Dalkeith hall - Fire equipment	77.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104521	24/08/2023	10053	Landgate	7,001.20
384783	Land Valuation Services		6,000.01	
1258247	Land Title Searches - FY 23/24		1,001.19	
104522	24/08/2023	10070	J Blackwood & Son Ltd	567.02
SI05348894	Traffic Cones / Traffic Management		452.76	
SI05393960	PPE- Gloves and Glasses		114.26	
104523	24/08/2023	10076	Kleenit Pty Ltd	165.00
162069	Graffiti removal		165.00	
104524	24/08/2023	10089	McLeods Barristers & Solicitors	6,852.20
130782	Lodgement with Landgate - Nedlands Yacht		491.20	
130802	Legal Advice - Query Evac Plas		2,464.32	
130812	Governance Advice		3,504.60	
130916	Property / Leasing - Legal Advice - FY23		176.48	
130877	Property / Leasing - Legal Advice - FY23		215.60	
104525	24/08/2023	10099	Optus Billing Services Pty Ltd	5,152.29
000376179278	Optus Mobile-Shared Data & Teams Calling		5,152.29	
104526	24/08/2023	10144	Addstyle Constructions Pty Ltd	1,700.00
668053	Construction Bond - 21 Mimosa Avenue		1,700.00	
104527	24/08/2023	10160	Hire Society	160.82
107917	Hire Society - Emerge - 22 July 2023		160.82	
104528	24/08/2023	10183	Water Corporation	7,113.64
9001409415	Bill ID - 0127		505.11	
9001409423	Bill ID		181.26	
9001412833	Bill ID - 0203		564.33	
9014584802	Bill ID - 0093		1,136.11	
9014026245	Bill ID - 0082		37.97	
9014026229	Bill ID - 0083		153.91	
9001409802	Bill ID - 0115		8.13	
9001410555	Bill ID - 0135		541.04	
9001418119	Bill ID - 0113		8.13	
9001409474 - AUGUST 2023	Bill ID - 0113		5.42	
9001482049	Bill ID - 0144		1,210.51	
9001405115	Bill ID - 0154		848.20	
9001399093	Bill ID - 0131		576.07	
9001398891	Bill ID - 0120		359.11	
9001417087	Bill ID - 0125		251.31	
9001416797	Bill ID - 0117		8.13	
9001412868	Bill ID - 0137		316.40	
9001409431	Bill ID - 0128		402.50	



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104529	24/08/2023	10199	Hays Specialist Recruitment Aust Pty Ltd	8,267.14
51764723	Works Crew Agency		1,923.48	
51764725	Outdoor Staff		906.05	
51764722	Relief Senior Accountant		3,476.09	
51764724	Temp Positive Ageing		1,961.52	
104530	24/08/2023	10201	Sunline Press	25.00
4007	Nedlands adult local stock		25.00	
104531	24/08/2023	10229	WALGA	53,059.80
SI-006054	WALGA Subscriptions for 2023/24		53,059.80	
104532	24/08/2023	10272	Capital Recycling	3,985.54
CSD15692-J12496	Removal of concrete waste John 23rd		3,985.54	
104533	24/08/2023	10313	Active Transport & Tilt Tray Svces WA	275.00
INV-17395	Sea Container Relocation		275.00	
104534	24/08/2023	10318	Perth Irrigation Centre	877.45
I0899	Irrigation Materials for Carrington Park		877.45	
104535	24/08/2023	10326	C Schilizzi	2,736.00
00064A	TAC - Tutor Fees		2,736.00	
104536	24/08/2023	10329	Flexipole Industries Pty Ltd	1,163.53
00002895	Bollard works		1,163.53	
104537	24/08/2023	10364	J Brown	416.00
JB323	TAC - Tutor Fees		416.00	
104538	24/08/2023	10378	Databank Escrow Services Pty Ltd	213.46
10175833	Annual Fee July 2023-June 2024-Authority		213.46	
104539	24/08/2023	10405	C Marinovich	1,888.00
0402	TAC - Tutor Fees		1,888.00	
104540	24/08/2023	10419	Sustainable Outdoors	3,987.50
INV-2671	Railway Rd / Stubbs Tce / Nagal UP weed		3,987.50	
104541	24/08/2023	10504	Ms S Hibbert	2,183.00
46	TAC - Tutor Fees		2,183.00	
104542	24/08/2023	10517	Insight Enterprises Australia Pty Ltd	3,534.63
100414942	Azure Plan for Commercial Business		3,534.63	



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104543 0022	24/08/2023 TAC - Tutor Fees	10518	Ms J Rogers	944.00
104544 AU1385681 AU1385680 AU1384790	24/08/2023 Temporary support Communications Temporary support Communications Temporary support Communications	10520	Hudson Global Resources	3,151.72 3,151.72 629.40
104545 BD1198064	24/08/2023 Logitech MK270R	10549	JB Hi-Fi Group Pty Ltd	540.00
104546 34456 34454 34455	24/08/2023 Cert in Infrastructure Financial Mgmt Cert in Infrastructure Financial Mgmt Cert in Infrastructure Financial Mgmt	10564	IPWEA Limited	2,860.00 2,860.00 2,860.00
104547 00035670	24/08/2023 Supply replacement whiteboards	10583	Cathedral Office Products Pty Ltd	464.20
104548 17605	24/08/2023 Polo shirt	10597	A.S.B. Marketing Pty Ltd	67.65
104549 12183	24/08/2023 Hollywood toilets replacement glass	10598	Domain Glass Pty Ltd	462.00
104550 48629	24/08/2023 Repair Bollard light Mt Claremont Oval	10693	The Fauntleroy Family Trust & The Mihevc Family Trust Boyan Electri	324.69
104551 9043027724 9043014008	24/08/2023 Allens Fantaes Lollies 1 KG - 10 pack Non GST - Stationery FY23/24	10735	WINC Australia Pty Ltd (Previous name)	201.52 170.65
104552 548839 550711	24/08/2023 Weekly cash collection pickup Weekly cash collection pickup	10769	Southern Cross Protection Pty Ltd	34.21 68.42
104553 116349/01	24/08/2023 Spearhead For Broadleaf Weed Control	10800	Living Turf	6,050.00
104554 410	24/08/2023 TAC Tutor Payment	10815	Stephanie Reisch	1,838.00
104555 INV-14435	24/08/2023 North/Marine St tap - non-shutoff	10925	Westend Plumbing & Gas	154.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104556 23_0804	24/08/2023 TAC - Tutor Fees	10968	Fiona Buchanan Art	1,838.00
104557 14835 14834	24/08/2023 Backflow Testing A.Armstrong backflow test	10977	Watertight Plumbing & Gas	484.00
104558 12780	24/08/2023 Shade Sail repairs - May 2023 dismantle	11017	West Coast Shade Pty Ltd	4,284.50
104559 54006230 53962043 166831	24/08/2023 Residential Waste collection(Jan-Jun 23) Residential Waste collection(Jan-Jun 23) Residential Waste collection(Jan-Jun 23)	11192	Veolia Recycling & Recovery Pty Ltd (Suez)	250,225.51
104560 256 261 259 258 257 260 262	24/08/2023 Haldane House - Gutter Cleaning Nedlands Library - Gutter Cleaning Drabble House - Gutter Cleaning Nedlands Library - Gutter Cleaning Hackett Playgroup - Gutter Cleaning Rosegardens Toilets - Gutter Cleaning Admin - Gutter Cleaning	11214	Roof Checks W.A.	1,840.00
104561 00072050	24/08/2023 Repairs to Weather Station	11288	TII Australia Pty Ltd	577.50
104562 889575	24/08/2023 Repair humidifier at Nedlands Library	11291	CMS Engineering Pty Ltd	357.50
104563 460	24/08/2023 Pruning	11307	Liveable Group Pty Ltd T/A Professional	1,626.90
104564 INV-22816	24/08/2023 Softshell Jacket Yellow/Charcoal	11398	R & J Marinich Pty Ltd T/as Totally	175.60
104565 INV-0192	24/08/2023 22 July 2023 Emerge YAA Photography	11401	Strategy 8 Pty Ltd	400.00
104566 INV-2078	24/08/2023 12-18 Coast Rise swanbourne	11486	J and M Asphalt Pty Ltd	9,487.19
104567 0001748	24/08/2023 56 Dalkeith	11497	azclear	1,452.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104568 JP32023A	24/08/2023 TAC Tutor Payment	11543	John Paul	1,298.00
104569 2231-09	24/08/2023 Superintendency works to FC - Surf Club	11569	Gresley Abas	3,410.00
104570 00006565	24/08/2023 Traffic Management	11584	Vigilant Traffic Management Group Pty. Ltd.	404.80
104571 INV-13000	24/08/2023 Calculate and provide Fuel tax credit	11620	AIT Specialists Pty Ltd	93.39
104572 INV-PCG1587	24/08/2023 Licence Plate Recognition 3 mths	11660	Pixelcase Group Pty Ltd	8,167.50
104573 20	24/08/2023 Life Drawing Model	11673	Nola Britton	80.00
104574 696790	24/08/2023 Overpaid Verge Permit Application	11715	Tangent Nominees Pty Ltd	252.00
104575 2115267	24/08/2023 Staff Wages Payment	11718	Robert Walters Pty Ltd	3,151.78
104576 228975	24/08/2023 Rochdale letter drop Construction delay	11752	Bing Technologies Pty Ltd	671.55
104577 027 028	24/08/2023 Life Drawing Model Life Drawing Model	11758	Cynthia Forrest	80.00 80.00
104578 20981	24/08/2023 Staff Name Badges August 2023	11766	Metal Artwork Badges	291.50
104591 FORTNIGHT 27/08/2023 FORTNIGHT 27/08/2023 FORTNIGHT 27/08/2023 FORTNIGHT 27/08/2023	30/08/2023 Withholding Tax (PAYG) Extra Tax HELP TSL	10001	Australian Taxation Office	129,461.00 970.00 1,898.00 3,770.00
104592 FORTNIGHT 27/08/2023	30/08/2023 Child Support Agency	10002	Child Support Registrar	670.66
104593	30/08/2023	10003	Australian Services Union	226.50



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 27/08/2023			Australian Services Union	226.50
104594	30/08/2023	10004	City of Nedlands - Social Club	416.00
FORTNIGHT 27/08/2023			Social Club	416.00
104595	30/08/2023	10005	Easi	6,720.46
FORTNIGHT 27/08/2023			Novated Lease Easifleet - Pre Tax	3,678.97
FORTNIGHT 27/08/2023			Novated Lease Easifleet- Post Tax	3,041.49
104596	30/08/2023	10006	Westpac Banking Corporation	79,786.05
FORTNIGHT 27/08/2023			Employee Additional Contrib Pre Tax (\$)	2,970.00
FORTNIGHT 27/08/2023			Employee Additional Contrib Pre Tax (%)	10,739.44
FORTNIGHT 27/08/2023			Employee Additional Contrib Post Tax (%)	225.49
FORTNIGHT 27/08/2023			SGC Employer Contribution	2,067.23
FORTNIGHT 27/08/2023			SGC Employer Contribution	661.70
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,880.57
FORTNIGHT 27/08/2023			SGC Employer Contribution	338.46
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,549.41
FORTNIGHT 27/08/2023			SGC Employer Contribution	2,596.80
FORTNIGHT 27/08/2023			SGC Employer Contribution	909.62
FORTNIGHT 27/08/2023			SGC Employer Contribution	595.88
FORTNIGHT 27/08/2023			SGC Employer Contribution	3,130.01
FORTNIGHT 27/08/2023			SGC Employer Contribution	996.39
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,516.73
FORTNIGHT 27/08/2023			SGC Employer Contribution	600.28
FORTNIGHT 27/08/2023			SGC Employer Contribution	565.77
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,823.62
FORTNIGHT 27/08/2023			SGC Employer Contribution	3,363.15
FORTNIGHT 27/08/2023			SGC Employer Contribution	2,559.49
FORTNIGHT 27/08/2023			SGC Employer Contribution	860.35
FORTNIGHT 27/08/2023			SGC Employer Contribution	177.73
FORTNIGHT 27/08/2023			SGC Employer Contribution	920.32
FORTNIGHT 27/08/2023			SGC Employer Contribution	568.83
FORTNIGHT 27/08/2023			SGC Employer Contribution	355.17
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,192.39
FORTNIGHT 27/08/2023			SGC Employer Contribution	2,583.70
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,682.36
FORTNIGHT 27/08/2023			SGC Employer Contribution	3,611.24
FORTNIGHT 27/08/2023			SGC Employer Contribution	2,663.16
FORTNIGHT 27/08/2023			SGC Employer Contribution	460.28
FORTNIGHT 27/08/2023			SGC Employer Contribution	2,263.55
FORTNIGHT 27/08/2023			SGC Employer Contribution	2,013.38
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,091.18
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,585.62
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,617.40



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,564.94
FORTNIGHT 27/08/2023			SGC Employer Contribution	5,367.38
FORTNIGHT 27/08/2023			SGC Employer Contribution	1,594.84
FORTNIGHT 27/08/2023			SGC Employer Contribution	2,100.91
FORTNIGHT 27/08/2023			SGC Employer Contribution	440.59
FORTNIGHT 27/08/2023			SGC Employer Contribution	800.71
FORTNIGHT 27/08/2023			SGC Employer Contribution	974.98
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	71.94
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	89.38
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	263.45
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	61.54
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	50.12
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	152.36
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	76.92
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	327.45
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	90.89
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	47.69
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	109.14
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	41.76
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	56.71
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	323.97
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	156.43
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	122.75
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	67.57
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	64.58
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	57.95
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	176.77
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	178.91
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	445.26
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	220.41
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	49.14
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	170.77
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	70.16
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	379.78
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	127.50
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	86.73
FORTNIGHT 27/08/2023			Employer Contribution (Additional)	66.97
104597	30/08/2023	10007	Beclarwise	1,639.17
FORTNIGHT 27/08/2023			Novated Lease Becarwise - Pre Tax	763.05
FORTNIGHT 27/08/2023			Novated Lease Becarwise- Post Tax	876.12
104598	30/08/2023	10013	Alinta Energy	354.85
977901950			19 May 2023 to 14 Aug 2023	66.60
441535710			19 May 2023 to 14 Aug 2023	47.85



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
131998793	29 Apr 2023 to 26 Jul 2023			240.40
104599 X662540	30/08/2023 Public Toilets hygiene supplies	10029	Bunzl Limited	1,248.39
104600 P60787529	30/08/2023 Toll Global Express Cust	10046	Toll Global Express-2085472(IPEC Pty	433.37
104601 1304247	30/08/2023 SLIP Subscription Service - Medium	10053	Landgate	5,127.00
104602 MA2023093	30/08/2023 LHAAC Sampling	10081	Local Health Auth Analytical Co	5,413.94
104603 131212 131213 131214 131211 131020	30/08/2023 Legal Fees Legal Fees Legal Fees Legal Fees Legal expenses for a prosecution	10089	McLeods Barristers & Solicitors	7,368.15
104604 337032 337033	30/08/2023 Nedlands adult local stock MtC adult local stock	10136	Westbooks	1,049.06
104605 M-2308108	30/08/2023 Council greenwaste disposal 2023/24	10139	Western Metropolitan Regional Council	1,402.57
104606 P3484	30/08/2023 Natural Area Maintenance Allen Park	10174	Green Skills (Eco Jobs)	7,657.11
104607 CD-3587331	30/08/2023 Admin - Rheem 10L Lazer Staff Kitchen	10200	Waterlogic Australia	112.79
104608 00073200	30/08/2023 10m3 bin for depot clean up 24.7.23	10273	West Tip Waste Control Pty Ltd	594.00
104609 W00308125 W00308124	30/08/2023 Nedlands library patrol July - Sept 2023 Mt Claremont Library Patron July - Dec	10302	Wilson Security	662.33
104610 00002881	30/08/2023 Installation - Double Gate at Swanbourne	10329	Flexipole Industries Pty Ltd	605.00
104611 33861	30/08/2023 Fleet 917 Hoist Repair	10377	Accessible Transit Specialists	220.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104612 INV-2675	30/08/2023 Greenways Maintenance Road Verges	10419	Sustainable Outdoors	13,968.98 13,968.98
104613 2993925 2993924	30/08/2023 Sonic Employment Medicals Sonic Employment Medicals	10429	Sonic HealthPlus Pty Ltd	541.20 270.60 270.60
104614 2793990	30/08/2023 15L cooler water bottle	10435	West Coast Spring Water P/L	10.25 10.25
104615 161445	30/08/2023 portaloo j23rd	10457	Instant Products Hire	180.02 180.02
104616 93536023 93536022	30/08/2023 On-Demand Records Digitisation Services Archive Record Storage	10467	The Information Management Group Pty Ltd	2,351.56 369.60 1,981.96
104617 00014800	30/08/2023 City Wide Sweeping	10483	Drainflow Services Pty Ltd	14,169.69 14,169.69
104618 RA5197381	30/08/2023 Agency staff	10493	Randstad	462.54 462.54
104619 AU1386600 AU1386598	30/08/2023 Temporary support Communications Temporary support Communications	10520	Hudson Global Resources	4,927.53 1,775.81 3,151.72
104620 SIN016221	30/08/2023 Locating aceroas tree martin	10647	W H Location Services Pty Ltd T/as Abaxa	2,477.75 2,477.75
104621 CISC4602688	30/08/2023 Courier between WSLG - July 2023	10667	CTI Couriers Pty Ltd	543.40 543.40
104622 48567 48573 48571 48568 48569 100003972 48644 48737 48702 48833	30/08/2023 Street light repairs various Street light repairs various Street light repairs various Street light repairs various Street light repairs various Replace fluro at Admin Street light repairs various Replace gpo at JLP Bruce Street & Princess Road Dawes Park at Montario Quarter	10693	The Fautleroy Family Trust & The Mihevc Family Trust Boyan Electri	3,773.12 1,124.61 415.99 456.69 510.59 456.69 288.99 222.61 98.33 77.43 121.19



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104623 INV78166	30/08/2023	10713	Soft Landing	192.50
			Mattress recycling for June 2023	
104624 9043047561	30/08/2023	10735	WINC Australia Pty Ltd (Previous name	126.69
			Stationery Admin/CouncilChambers FY23/24	
104625 IN000069093	30/08/2023	10766	Inlogik Pty Ltd	530.81
			Promaster monthly user	
104626 557139	30/08/2023	10769	Southern Cross Protection Pty Ltd	34.21
			Weekly cash collection pickup	
104627 IN00000003189	30/08/2023	10878	Cupid Catering	495.00
			Catering for Council Meeting - 22 August	
104628 00012272 00012270 00012269 00012232 00012271	30/08/2023	10880	Horizon West Landscape & Irrigation Pty	14,476.00
			Initial service of Montario + Dead plant	2,376.00
			Clearance of Lawler Par fire hazard	2,376.00
			Camellia Additional works	4,752.00
			PFSYC Foreshore Gardening 2023-24	220.00
			Initial service of Montario + Dead plant	4,752.00
104629 01082023	30/08/2023	10902	Subiaco Painting Service	2,349.00
			Painting - Park Furniture -Audit June 23	
104630 3346930	30/08/2023	10909	Richards Tyrepower	190.00
			Mowing Unit Tyres 165R13C Fleet 252	
104631 31/07	30/08/2023	11182	Brownes Foods Operations Pty Ltd	62.82
			Standing order - Depot milk 2023-24	
104632 54509970	30/08/2023	11192	Veolia Recycling & Recovery Pty Ltd (Suez)	38,991.54
			Waste Disposal - Res&comm(Jan-Jun 23)	39,574.06
104633 032319	30/08/2023	11440	CS Legal	261.80
			2022/2023 Rates Debt Recovery	
104634 320480	30/08/2023	11441	Complete Tyre Solutions	1,794.10
			Fleet 503 Front Tyres	
104635 INV-0250 INV-0249	30/08/2023	11487	Comex Civil Pty Ltd	33,212.03
			10 Davies Road	13,944.30
			72 Philip Road, Dalkeith	19,267.73



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104636 700149	30/08/2023	11489	Swan Group WA	35,159.70
			Swanbourne Nedlands Surf Life Saving Club	35,159.70
104637 10013243	30/08/2023	11498	Carealot Home Health Services Pty Ltd	220.00
			Domestic assistance to CHSP clients	220.00
104638 10525 10524 10521 10522 10523 10562 10566 10526 10563 10564 10570 10572 10571 10569 10567 10568	30/08/2023	11567	JMAP Enterprises Pty Ltd t/a Aqua Filter Services	2,325.00
			Tresillian - Water Unit Hire & Maintain	49.50
			Mt Claremont Library - Water Unit hire	49.50
			Mt Claremont Hive - Water Unit hire	49.50
			John XXIII - Water Unit hire & maintain	49.50
			Admin Comms - Water Unit hire	49.50
			Mt Claremont CC Hakea/Tuart - Water Uni	338.00
			Dalkeith Hall - Water Unit - Maintain	170.00
			Mt Claremont Library - Water Unit hire	49.50
			Mt Claremont CC Hakea/Tuart - Water Uni	170.00
			Mt Claremont CC Hakea/Tuart - Water Uni	170.00
			Admin Comms - Water Unit hire	170.00
			Admin Councillor Kitchen - Water Unit -	170.00
			NCC - Kitchen Water Units - Maintain	170.00
			Drabble House - Water unit hire 2023/24	170.00
			Depot Kitchen - Zip - Maintain 2023/24	170.00
			Depot Veranda - Water Unit - Maintain	330.00
104639 1198826	30/08/2023	11623	Thomson Geer	3,883.00
			Legal Advice Thomson Geer Law (TG Law)	3,883.00
104640 755550	30/08/2023	11640	Downer EDI Works t/as DM Roads	20,170.73
			Smyth Road Rehabilitation	20,170.73
104641 21	30/08/2023	11673	Nola Britton	80.00
			Life Drawing Model	80.00
104642 2	30/08/2023	11691	Fresh Pursuit Pty. Ltd t/as Kirkwood Continental Deli	300.00
			Catering Services	300.00
104643 INV-1497 INV-1498	30/08/2023	11706	Baroness Holdings Pty Ltd t/as Tree Planting and Watering	38,896.00
			Planting of 300 trees at \$130 per tree	27,170.00
			Planting of 300 trees at \$130 per tree	11,726.00
104644 AU23695	30/08/2023	11718	Robert Walters Pty Ltd	8,791.20
			Placement Fee	8,791.20
104645	30/08/2023	11734	WESTERN AUSTRALIAN SHIRE COUNCILS	22.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 27/08/2023	LGRCEU Union			22.00
104646 029	30/08/2023 Life Drawing Model	11758	Cynthia Forrest	80.00 80.00
Sundry EFT				30,322.21
104354 662019	4/08/2023 Verge Bond	99998	Grand Century Construction Pty Ltd	1,700.00 1,700.00
104355 12123	4/08/2023 Partial sterilisation refund	99998	Ann-Maree Lynch	100.00 100.00
104356 04082023	4/08/2023 Employee Reimbursement	99998	Staff Reimbursement	6,507.94 6,507.94
104404 E3 2023	11/08/2023 2023 Emerge Youth Art Award Winner	99998	Aisling Liadan Sharkey	500.00 500.00
104405 696822	11/08/2023 Street trading permit fees (weekly fee)	99998	AGILITY TRUST TEAMMAC PTY LTD	208.00 208.00
104409 07082023	14/08/2023 Purchase of Notebook	99998	Staff Reimbursement	5.89 5.89
104410 E2 2023	14/08/2023 2023 Emerge Youth Art Award Winner	99998	Christopher Hummel	250.00 250.00
104411 E5 2023	14/08/2023 2023 Emerge Youth Art Award Winner	99998	Dale E Watt	250.00 250.00
104412 615999	14/08/2023 Verge Bond	99998	Karman Holdings Pty Ltd	1,700.00 1,700.00
104481	17/08/2023 Verge Bond Refund	99998	Brewer Building Pty Ltd	1,700.00 1,700.00
104480 10082023	17/08/2023 Reimbursement for Trees Purchased	99998	J and s Koios	162.40 162.40
104482 E4 2023	17/08/2023 2023 Emerge Youth Art Award Winner	99998	Julius Yu	250.00 250.00
104483	17/08/2023	99998	Matthew Evangelista	1,700.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
629427	Verge Bond			1,700.00
104484 15082023	17/08/2023 Study-Strategic Management Reimbursement	99998	Staff Reimbursement	2,444.00
104485 696656	17/08/2023 Infrastructure Bond	99998	Xiao Xiang Wang	2,000.00
104486 680071	17/08/2023 Refund partial registration fees	99998	Miss Elisabeth Jane Nunn	150.00
104487 08082023	17/08/2023 Parking Reimbursement	99998	Nathan and Dwen Main Acc	16.66
104488 E1 2023	17/08/2023 2023 Emerge Youth Art Award Winner	99998	Kate Boulton	500.00
104489 04082023	17/08/2023 Parking Fee Reimbursement	99998	Staff Reimbursement	6.06
104490 673825	17/08/2023 Tresillian Exhibition Bond Refund	99998	Irene Osborne	150.00
104491 692431	17/08/2023 Tresillian Key Bond Refund	99998	Pamela Walter	55.00
104579 656666	24/08/2023 Verge Bond	99998	Business Overdraft	1,700.00
104580 674057	24/08/2023 Tresillian Room Hire Bond Refund	99998	Pamela Walter	150.00
104581 596966	24/08/2023 Verge Bond	99998	DW KA Yeates	1,700.00
104582 662106	24/08/2023 Key Bond MCCC Banksia Room	99998	Yolande Dick	168.00
104583 630614	24/08/2023 Verge Bond	99998	Oswald Homes (1972) Pty Ltd	1,700.00
104584 10082023	24/08/2023 Parking Fee Reimbursement	99998	Staff Reimbursement	6.06
104585 22082023	24/08/2023 Youth Grant Fund 2023/2024	99998	Isabel Lush	250.00



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Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
104586 676850	24/08/2023 Tresillian Room Hire Bond Refund	99998	Kirsten Hocking	150.00	150.00
104587 687751	24/08/2023 Tresillian Key Bond Refund	99998	Kirsten Hocking	55.00	55.00
104588 695512	24/08/2023 Infrastructure Bond	99998	Alanna Preston	2,000.00	2,000.00
104589 684481	24/08/2023 Infrastructure Bond	99998	Escape Landscape Architecture	2,000.00	2,000.00
104590 23082023	24/08/2023 Reimbursement for Kitchen Consumables	99998	Staff Reimbursement	87.20	87.20
Creditor Cheque					684.66
71275 20230830 - MTCLIBRARY	30/08/2023 MTCLIBRARY Petty Cash	99997	Sundry Creditor - Petty Cash	47.95	47.95
71276 20230830 - ENVH PETTY CASH	30/08/2023 ENVH Petty Cash	99997	Sundry Creditor - Petty Cash	105.31	105.31
71277 20230830 - ADMIN PETTY CASH	30/08/2023 ADMIN Petty cash	99997	Sundry Creditor - Petty Cash	471.40	471.40
71278 20230830 - PRCC PETTY CASH	30/08/2023 PRCC Petty Cash	99997	Sundry Creditor - Petty Cash	60.00	60.00
Direct Debit					138,918.53
100286 25776782	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	22.00	22.00
100288 25776782	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	22.00	22.00
100290 25860362	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	22.00	22.00
100291 25776758	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	28.47	28.47



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
100292 25776774	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	41.09
100293 TRESIREF20	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	48.75
100294 25712951	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	48.75
100295 25712969	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	54.20
100296 5712738	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	61.56
100297 25709627	1/08/2023 WBC Merchant Fees 20230801	10141	Westpac Banking Corporation	1,214.59
100298 MFEEAUG202	3/08/2023 CBA MER FEE AUGUST 23	11506	Commonwealth Bank Australia (CBA)	106.83
100299 STRIPE4A	4/08/2023 Stripe refund 4 AUG 2023	99996	Sundry Creditor - Purchase Cards	16.51
100300 227236738	1/08/2023 WBC Activity Fee	10141	Westpac Banking Corporation	307.61
100301 LOAN183AUG	4/08/2023 LOAN 183 WATC 20230804	11507	Western Australia Treasury Corporation (WATC)	46,816.89
100302 LOAN179AUG	15/08/2023 LOAN 179 WATC 20230822	11507	Western Australia Treasury Corporation (WATC)	38,188.13
100304 AUGUST 2023	10/08/2023 6 monthly Newspaper Subscription	10133	West Australian Newspaper Ltd	83.60
100307 3057083123	8/08/2023 Fuel Cards August 2023	10524	Business Fuel Cards Pty Ltd	2,658.77
100305 0245807AUG	15/08/2023 BPNT DIR DR FEES - AUG 2023	11506	Commonwealth Bank Australia (CBA)	28.30
100308 3057083323	22/08/2023 02 Aug 23 - 15 Aug 23	10524	Business Fuel Cards Pty Ltd	2,547.29



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
100309 31501582	11/08/2023 Court hearing lodgement fees	10871	Dept of Justice	7,181.00
				7,181.00
100310 JULY 2023	1/08/2023 PC and CC July 2023	10141	Westpac Banking Corporation	22,270.82
				22,394.82
100311 JULY 2023	1/08/2023 PC and CC July 2023	10141	Westpac Banking Corporation	124.00
				22,394.82
100312 Purchasing Cards August 2023	31/08/2023 PC and CC July 2023	10141	Westpac Banking Corporation	17,020.37
				17,020.37
100313 Purchasing Cards August 2023	30/08/2023 PC and CC July 2023	10141	Westpac Banking Corporation	5.00
				5.00
Credit Card Refunds				652.00
100078 TRESIREF07	7/08/2023 Tresi DTS EFT 20230807	99996	Sundry Creditor - Purchase Cards	24.00
				24.00
100079 TRESIREF21	21/08/2023 TRESIREF21	99996	Sundry Creditor - Purchase Cards	325.00
				325.00
100080 TRESIREF28	28/08/2023 TRESI DTS EFT 20230828	99996	Sundry Creditor - Purchase Cards	303.00
				303.00
Cancelled Payments				3,752.68
104176 Cancellation of EFT	14/08/2023 Cancellation of EFT	11748	BEAUMONDE HOMES	1,700.00
				1,700.00
104363 Cancellation of EFT	17/08/2023 Cancellation of EFT	10006	Westpac Banking Corporation	352.68
				352.68
104481 Cancellation of EFT	14/08/2023 Cancellation of EFT	99998	Sundry Creditor - EFT	1,700.00
				1,700.00
Payroll				842,579.20
FORTNIGHT 04/08/2023 FORTNIGHT 04/08/2023	4/08/2023 Net Pay	109000900010010	City of Nedlands	793.49
				793.49
FORTNIGHT 13/08/2023 FORTNIGHT 13/08/2023 FORTNIGHT 13/08/2023 FORTNIGHT 13/08/2023 FORTNIGHT 13/08/2023	13/08/2023 Net Pay Additional Bank 1 Additional Bank 2 Net Pay	109000900010010	City of Nedlands	426,549.41
				9,254.46
				8,750.00
				950.00
				402,620.21



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Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 13/08/2023	Net Pay			4,974.74
FORTNIGHT 27/08/2023	27/08/2023	109000900010010	City of Nedlands	415,236.30
FORTNIGHT 27/08/2023	Net Pay			7,675.81
FORTNIGHT 27/08/2023	Additional Bank 1			8,750.00
FORTNIGHT 27/08/2023	Additional Bank 2			950.00
FORTNIGHT 27/08/2023	Net Pay			397,860.49
TOTAL PAYMENTS				3,595,844.31

Payments to Cash at Bank Reconciliation

Payment Type	Report	General Ledger	Variance
Cheque	684.66	(684.66)	0.00
EFT	2,609,257.24	(2,609,257.24)	0.00
Direct Debit	138,918.53	(138,918.53)	0.00
Credit Card Refunds	652.00	(652.00)	0.00
Payroll	842,579.20	(842,579.20)	0.00
Cancel Payment	3,752.68	(3,752.68)	0.00
Total	3,595,844.31	(3,595,844.31)	0.00

CPS40.09.23 - Attachment Two

City of Nedlands

Purchasing & Credit Card Payments - Aug 2023 (Statement period 28 Jul 2023 to 27 Aug 2023)

Date	Supplier	Description	AUD
1/08/2023	BROWNES DAIRY	Milk Delivery - Admin	30.00
1/08/2023	BROWNES DAIRY	Milk Delivery - Admin	40.00
8/08/2023	BROWNES DAIRY	Admin Milk Order	40.00
15/08/2023	BROWNES DAIRY	Milk Delivery Admin	30.00
15/08/2023	BROWNES DAIRY	Milk Delivery Admin	40.00
27/08/2023	CARD FEE	Card Fee	5.00
4/08/2023	Deli Chicchi	Food Sample - Deli Chicchi	15.17
16/08/2023	GOOD GROCER/159 ONSLOW RD	Sunscreen	31.03
27/08/2023	CARD FEE	Card Fee	5.00
3/08/2023	BUNNINGS 483000	Mdf For Council Chambers Works	70.32
2/08/2023	SP HOME CREATIVITY	Replacement Monitor Pole Aaron Macnash In Donga	185.00
4/08/2023	BWS/80 STIRLING HIGHWAY	Mark Roach Farwell Beverages	145.00
7/08/2023	BUNNINGS 483000	Materials To Block Out Window Until Blind Install	38.58
7/08/2023	TRIMBLE	Software Package For Design	553.48
21/08/2023	J AND K HOPKINS	Replacement Drawer Unit	209.00
25/08/2023	BUNNINGS 456000	Fixing For Tv Bracket Move Front Office	47.50
27/08/2023	CARD FEE	Card Fee	5.00
28/07/2023	R AND J MARINICH PTY LTD	Boots-Byron Joel	198.00
27/08/2023	CARD FEE	Card Fee	5.00
31/07/2023	AP NEDLANDS POST SHOP	Richard Butler Farewell	30.00
4/08/2023	TAYLOR RD IGA	Richard Butler - Farewell Food	96.75
7/08/2023	GADEAN FOOTWEAR PTY	Ppe - M.Beaton Supervisor Landscapes	240.00
27/08/2023	CARD FEE	Card Fee	5.00
3/08/2023	OUTDOOR TACTICAL PTY L	Reshipping Of Ranger Boots For Amanda	30.00
27/08/2023	CARD FEE	Card Fee	5.00
2/08/2023	TAYLOR RD IGA	Wslg Systems Meeting	9.99
14/08/2023	Lawleys Bakery Cafe	Catering For Meeting	23.97
14/08/2023	Lawleys Bakery Cafe	Card Surcharge	0.29
14/08/2023	JCS ONLINE RESOURCES	Findmypast And Census Database	1,358.78
14/08/2023	JCS ONLINE RESOURCES	Transaction Charges	40.76
21/08/2023	CPP STATE LIBRARY	Car Park For Plwa Meeting And Agm	17.00
21/08/2023	CPP STATE LIBRARY	Credit Card Surcharge	0.16
23/08/2023	ROGERS NEWSAGENCY	Local Stock - Nedlands Library	13.00
27/08/2023	CARD FEE	Card Fee	5.00
2/08/2023	TARGET 5429	Centre Resources	20.00
7/08/2023	TARGET 5429	Centre Resources	35.00
8/08/2023	ST FRANCIS PHARMACY	Pharmacy	25.98
8/08/2023	TAYLOR RD IGA	IGA- Children Lunches	32.39
21/08/2023	WOOLWORTHS/INNALOO S/C 38	Program Resources	1.98
21/08/2023	WOOLWORTHS/INNALOO S/C 38	Program Resources	7.52
21/08/2023	TARGET 5065	Program Resources	28.00
21/08/2023	KMART 1139	Centre Resources	147.25
25/08/2023	KMART 1139	Father's Day Gift	24.50
27/08/2023	CARD FEE	Card Fee	5.00
27/08/2023	CARD FEE	Card Fee	5.00
4/08/2023	SPECIALIZED TILTTRAY	Towing Of City Of Nedlands Vehicle	220.00
9/08/2023	R AND J MARINICH PTY LTD	Safety Boots For Jana Jegathesan	135.00
10/08/2023	PLANNING INSTITUTE OF AUS	Playspace Design And Risk Workshop 17.10.23	250.00
17/08/2023	Pricesavers Innaloo	Staff Leaving Cards	10.00
21/08/2023	MORRIS SUPA FOODS (W	Dishwashing Tablets For Depot	17.50
24/08/2023	DEPARTMENT OF TRANSPOR	Annual Jetty Licence Renewal	45.10
27/08/2023	CARD FEE	Card Fee	5.00
28/07/2023	NEDLANDS LIBRARY	Book Club Hire	20.00
28/07/2023	BLITZFIELD ENTERPRIS	Blitzfield Enterprise IGA 27.7.23	18.79
18/08/2023	COLES 0299	Coles Claremont 17.8.23	45.00
24/08/2023	NEDLANDS LIBRARY	Nedlands Librarynedlands036	20.00
25/08/2023	KMART 1374	Kmart 24.8.23	154.00
27/08/2023	CARD FEE	Card Fee	5.00
31/07/2023	TRYBOOKING*OIC WA	Im Team Foi Conference Booking	398.00
2/08/2023	QR-CODE-GENERATOR.COM	Communication Dept. Qr Code Generation	131.23



CPS40.09.23 - Attachment Two

City of Nedlands

Purchasing & Credit Card Payments - Aug 2023 (Statement period 28 Jul 2023 to 27 Aug 2023)

Date	Supplier	Description	AUD
11/08/2023	MICROSOFT#G026703013	Aug 2023-Ms Azure	95.76
14/08/2023	ADOBE CREATIVE CLOUD	2023-Adobe Creative-Communication Team -Sally	871.07
15/08/2023	BUNNINGS 454000	Batteries For Keyboard & Mouse	144.90
14/08/2023	Mailchimp	Aug 2023-Mailchimp - Communications Team	110.15
14/08/2023	WWW.RECKON.COM	Aug 2023-Reckon Online Pos Tresillian	87.00
16/08/2023	MSFT *<E0200FYRI>	Aug 2023-Ms Azure Payg-Cc-SQL	532.03
21/08/2023	KEYKO* SSLTRUST 343341	Aug 2023-Ssl Certificate Purchase From Keyko	150.46
27/08/2023	CARD FEE	Card Fee	5.00
28/07/2023	DEPT OF JUSTICE-CTG PA	Prosecution Lodgement	166.30
28/07/2023	MEDILOGIC.COM.AU	Sharps Brackets For Rangers And Ehos	121.84
4/08/2023	COLES 0299	A Kit Emergency Management Preparation	30.40
7/08/2023	BUNNINGS 483000	Minor Equipment For Afterhours Response	417.92
25/08/2023	COLES 0299	Catering Internal Meeting	75.55
27/08/2023	CARD FEE	Card Fee	5.00
2/08/2023	BIGW ONLINE	Nedlands Adult Local Stock	168.00
16/08/2023	SP JB HI-FI ONLINE	Adult Local Stock DVDs	309.76
16/08/2023	SP JB HI-FI ONLINE	Postage	17.98
27/08/2023	CARD FEE	Card Fee	5.00
9/08/2023	TACTICS GAMES PTY LT	Nedlands Library Local Stock	60.00
27/08/2023	CARD FEE	Card Fee	5.00
3/08/2023	OFFICEWORKS 0610	Overhead Projector Sheets	38.63
7/08/2023	TRYBOOKING*WALGA	WALGA Planning Showcase - Roy Winslow	85.50
7/08/2023	TRYBOOKING*WALGA	WALGA Planning Showcase - Nathan Blumenthal	85.50
21/08/2023	BUSINESS NEWS PTY LT	Politics & Business Breakfast Hon John Carey Mla	450.00
27/08/2023	CARD FEE	Card Fee	5.00
10/08/2023	CICERELLO 'S (FREMANTL	Clients On Account And Volunteers Lunches	63.00
23/08/2023	ALH VENUES/493 BEACH ROAD	Clients On Account And Volunteer's Lunches Lunches	40.00
27/08/2023	CARD FEE	Card Fee	5.00
1/08/2023	BUNNINGS 453000	Consumables - Cleaning Supply	27.50
27/08/2023	CARD FEE	Card Fee	5.00
14/08/2023	AHRI LTD	Ahri Membership Renewal - Mk	396.00
21/08/2023	LinkedIn JOB 8600862476	LinkedIn Paid Advertisement - Requisition # 60	440.00
27/08/2023	CARD FEE	Card Fee	5.00
31/07/2023	ARTEIL WA PTY LTD	Office Chair For Exec	925.10
31/07/2023	BUNNINGS 483000	Tape Measures	125.27
3/08/2023	WOOLWORTHS/148 SCARBOROU	Frozen Food	56.25
3/08/2023	Lawleys Bakery Cafe	Depot Catering	205.79
4/08/2023	300 Acres-Ambrose Est	Restaurant Voucher	100.00
4/08/2023	TAYLOR RD IGA	Sauces	18.16
7/08/2023	LIQUOR BARONS CLAREMON	Gift Voucher	30.00
14/08/2023	JB HI FI OSBORNE PAR	Keyboard And Mouse	139.00
21/08/2023	META MAYA GROUP PTY LT	Air And Sample Testing	577.50
27/08/2023	CARD FEE	Card Fee	5.00
31/07/2023	MISS MAUD	Councillor Concept Forum - 1 August 2023	239.55
3/08/2023	INTERCHECK GLOBAL PTY	Required For PRCC	54.90
4/08/2023	SARAHS FLOWERS PTY L	Staff Member New Baby - Na	153.80
4/08/2023	SARAHS FLOWERS PTY L	Staff Member New Baby - Ac	143.80
3/08/2023	EASYFLOWERS	Staff Member New Baby - Dts	163.40
4/08/2023	SURVEYMONK* T 44593407	Community Event Surveys	90.00
9/08/2023	MISS MAUD	Service Planning Meeting With Town Of Bassendean	174.25
9/08/2023	EASYFLOWERS	Family Of Ex Council Member	143.90
9/08/2023	MISS MAUD	Councillor Concept Forum - 15 August 2023	196.60
10/08/2023	SUBWAY CLAREMONT	Concept Forum - 10 August 2023	124.50
18/08/2023	FOODIES MARKET CLARE	Candidate Info Session 17 August 2023	27.12
18/08/2023	MISS MAUD	Candidate Info Session 17 August 2023	261.70
27/08/2023	CARD FEE	Card Fee	5.00
27/08/2023	CARD FEE	Card Fee	5.00
27/08/2023	CARD FEE	Card Fee	5.00
9/08/2023	SQ *TYRELL CAFE	Meeting Refreshment	58.00
24/08/2023	COLES 0299	Council Staff Monthly Meeting	374.21



CPS40.09.23 - Attachment Two

City of Nedlands

Purchasing & Credit Card Payments - Aug 2023 (Statement period 28 Jul 2023 to 27 Aug 2023)

Date	Supplier	Description	AUD
27/08/2023	CARD FEE	Card Fee	5.00
18/08/2023	Lawleys Bakery Cafe	Catering For Offsite Meeting	11.35
18/08/2023	Lawleys Bakery Cafe	Surcharge	0.14
27/08/2023	CARD FEE	Card Fee	5.00
7/08/2023	BP ROSEGARDEN 6161	Golden West Ice	32.00
18/08/2023	HARVEY NORMAN AV/IT	Flat Mount Bracket.	65.00
24/08/2023	Jaycar Osborne Park	HDMI Cables	218.95
27/08/2023	CARD FEE	Card Fee	5.00
28/07/2023	BLITZFIELD ENTERPRIS	Children's Meals	9.99
1/08/2023	TAYLOR RD IGA	Children's Lunches	22.54
2/08/2023	FARMER JACKS WOODLAN	Children's Fortnightly/Monthly Meals	200.13
2/08/2023	BLITZFIELD ENTERPRIS	Children's Lunches/Afternoon Tea	23.98
3/08/2023	BLITZFIELD ENTERPRIS	Children's Meals	32.58
4/08/2023	EDUCATIONAL ART	Children's Program Resources	96.98
8/08/2023	SP KOORI CURRICULUM	Staff - Professional Development	110.00
10/08/2023	OFFICEWORKS	Program Resources - Science Week	54.36
10/08/2023	OFFICEWORKS	Program Resources- Science Week	54.36
10/08/2023	FARMER JACKS WOODLAN	Children's Morning/Afternoon Tea	46.79
15/08/2023	TAYLOR RD IGA	Children's Lunches	11.65
15/08/2023	TAYLOR RD IGA	Children's Afternoon Tea	25.31
16/08/2023	BLITZFIELD ENTERPRIS	Children's Program Activities- Science Week	14.52
16/08/2023	BLITZFIELD ENTERPRIS	Children's Program Activities- Science Week	58.03
18/08/2023	THE HERDSMAN MARKET	Children's Morning/Afternoon Tea	36.31
22/08/2023	FARMER JACKS WOODLAN	Children' Morning/Afternoon Tea	116.13
22/08/2023	BLITZFIELD ENTERPRIS	Children's Morning Tea	19.80
27/08/2023	CARD FEE	Card Fee	5.00
27/08/2023	CARD FEE	Card Fee	5.00
27/08/2023	CARD FEE	Card Fee	5.00
27/08/2023	CARD FEE	Card Fee	5.00
27/08/2023	CARD FEE	Card Fee	5.00
27/08/2023	CARD FEE	Card Fee	5.00
28/07/2023	Tomato Lake Cafe	27.7.23 Tomato Lake Cafe Client Volunteer And Staff	43.00
28/07/2023	Tomato Lake Cafe	27.7.23 Tomato Lake Cafe Client Volunteer And Staff	0.65
2/08/2023	Pinjarra Bakery - Mad	1.8.23 Pinjarra Bakery Staff Lunch Cost On Outing	27.70
2/08/2023	Pinjarra Bakery - Mad	1.8.23 Pinjarra Bakery Client And Volunteer Lunch	70.90
4/08/2023	COLES ONLINE	2.8.23 Coles Monthly Client Food Order For Centre	132.11
4/08/2023	COLES ONLINE	2.8.23 Coles Monthly Client Food Order For Centre	84.94
10/08/2023	CICERELLO 'S (FREMANTL	8.8.23 Cicerellos Fremantle Client Outing Lunch C	94.50
11/08/2023	AAPB AUSTRALIA PTY LTD	10.8.23 The Lounge Room Cafe Client Staff And Volu	84.00
17/08/2023	KRUSTYKOB WARWICK	15.8.2023 Krusty Kob Client Staff And Volunteer Lu	20.00
23/08/2023	ALH VENUES/493 BEACH ROAD	22.8.23 Carine Glades Tavern Client Volunteer And	83.80
27/08/2023	CARD FEE	Card Fee	5.00
28/07/2023	SWANBOURNE MARKET	Refreshments For Schools Tree Day	67.92
28/07/2023	SWANBOURNE MARKET	Refreshments For Schools Tree Day	14.68
10/08/2023	BUNNINGS 309000	Materials For Environmental Conservation	194.88
21/08/2023	BUNNINGS 483000	Materials For Quenda Habitat	199.94
23/08/2023	DIAMOND HIRE	Auger For Planting Projects	70.10
27/08/2023	CARD FEE	Card Fee	5.00
			<u>17,200.37</u>

19. Divisional Reports - Reports from the Audit & Risk Committee

19.1. ARC17.08.23 - Risk Management Policy

Meeting & Date	Council Meeting - 26 September 2023
Applicant	N/A
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Libby Kania - Coordinator Governance & Risk
CEO	Bill Parker
Attachments	1. Draft Risk Management Policy (Council) 2. Current Risk Management Policy (City)

Purpose

The purpose of this report is for Council to consider, and if satisfied adopt the proposed Risk Management Policy, as recommended by the Audit and Risk Committee.

Recommendation

That Council adopts the Risk Management Policy as contained in Attachment 1.

Voting Requirement

Simple Majority.

Background

In July 2022, the City' internal auditors, Moore, identified in its report on the City's compliance with regulation 17 of the *Local Government (Audit) Regulations 1996*, that the City's risk management systems required development and improvement. Indeed, paragraph 2.1 of the Key Observations of the 5 July 2022 Internal Audit Risk Management Report states –

2.1 Risk Management Policy – There is a Risk Management Policy however it does not adequately set out the overall hierarchy and approach to Risk Management. There are responsibilities included within the Risk Management Policy which are not being performed



such as Risk Assessments, Risk Profiles, the overall person responsible for risk within the City is not identified.

The Risk Management Policy that was referred to in the Auditor's Report was an Administration policy. A copy of this 2019 policy is attached to this report (Attachment 2).

As a consequence, a revised risk management policy was created to address the concerns identified by the internal auditors in their report.

The draft Risk Management Policy was considered by the Audit and Risk Committee at its meeting held on 21 August 2023. The Committee resolved:

"Committee Recommendation / Recommendation

Recommends to Council the adoption of the draft Risk Management Policy as contained in Attachment One."

Council is now required to consider the Committee's recommendation.

Discussion

The City is currently looking at the appropriateness and effectiveness of its systems and procedures in relation to risk management to fulfil its obligations under Regulation 17 of the *Local Government (Audit) Regulations 1996*. Risk management is important to achieving the City's objectives through continuous review of its processes and systems. To that end, the City is required to ensure that it establishes a risk management framework and has a formal process for managing risks. The draft Risk Management Policy (Attachment 1) that Council is requested to consider, seeks to embed risk management within the City's operational activities and to formally recognise Council's role in the Risk Management Framework.

The policy recognises the importance of risk management to the function of the City's operations and commits the City to the principles outlined in the AS/NZS ISO 31000 2018 standard. It outlines the responsibilities, including Council and the Audit and Risk Committee, formally acknowledging the role the Committee has in its terms of reference toward risk management.

Current Risk Management System

The current risk management system is comprised of an Administration policy and procedures. There are also a set of risk assessments and risk profiles that have been undertaken in the past by business units. There is also a strategic risk register that has not been updated for a number of years, and an operational risk register. Evidence of risk



assessment being undertaken by business units is available but this is not embedded and no formal training is conducted on risk management for officers. It is evident that there is a lack of a comprehensive approach to risk management.

The findings above correlate with the key observations made in the Internal Auditor's Report.

To address the shortcomings, Administration has commenced work on the following documents:

- Risk Management Policy (Draft is before the Audit and Risk Committee)
- Risk Management Framework (Draft subject to amendment. This will be tabled at the November Audit and Risk Committee.)
- Risk Management Procedures (Draft)
- Strategic (Organisational) Risk Register (Draft presented to Executive Management Team for consideration. Amendment required.)
- Operational Risk Register (Officers yet to review as subject to adoption of strategic risk register, training and roll out of risk management to the organisation.)
- Review and Update of Risk Profiles to inform the operational risk register and setting of the risk appetite.
- Review and update of risk tables (Draft as included in the Risk Management Framework.)
- Budget amount in the 2023/2024 Annual Budget for risk management consultancy.

Work has also been undertaken on:

- Business Continuity. A review of the Business Continuity Plan was undertaken in 2023 and completed in July (Key observation 2.9).
- Fraud and Corruption Policies and Framework. A Fraud and Corruption Framework has been drafted and a Fraud Awareness Training module has been created (Key observation 2.10).
- Integrity Framework. The City has drafted an Integrity Framework in accordance with the Public Sector Commission's guidelines.

The City is currently undertaking a review of its Strategic Community Plan (SCP) and its Corporate Business Plan (CBP) as part of its legislative obligations under the Integrated Planning and Reporting Framework. Much of that work will impact on the development of a



Strategic Risk Register and inform the identification of operational risks. The diagram below, shows the alignment of the City’s strategic planning and risk management.

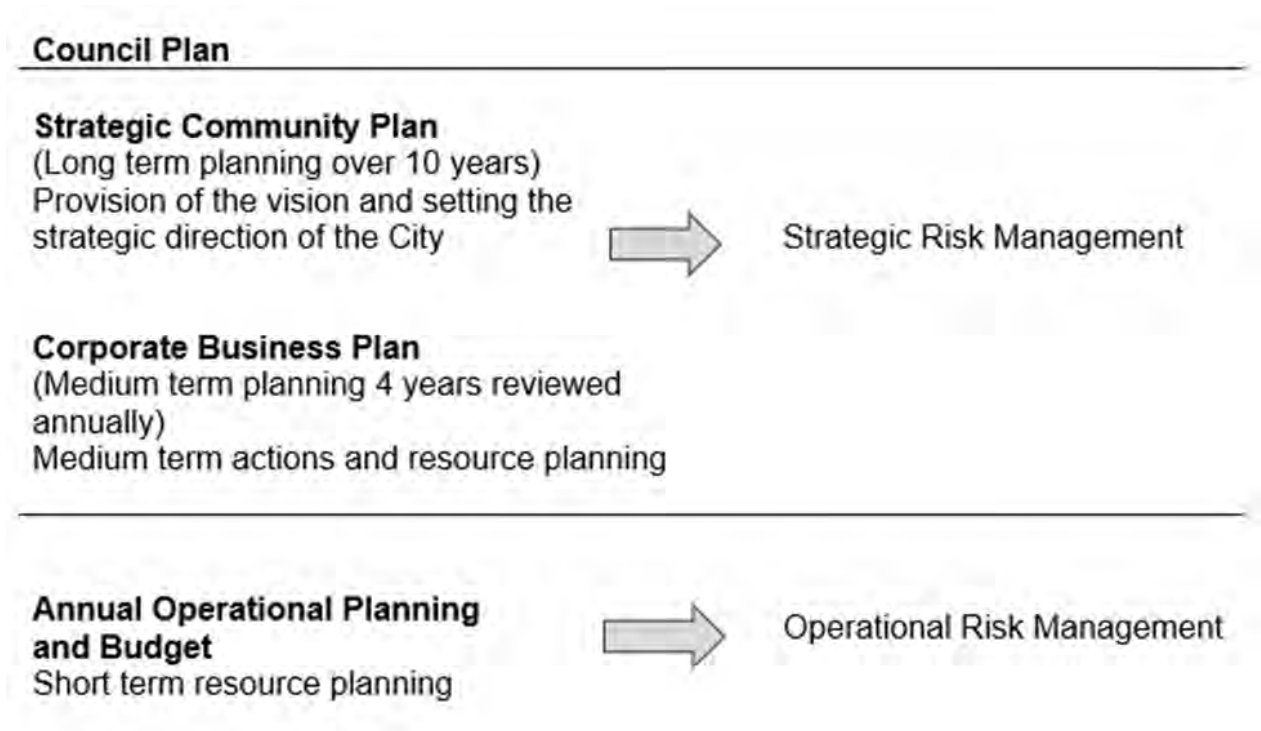


Diagram 1 – Alignment of Strategic Planning and Risk Management

Work on the Risk Management Framework has commenced and a draft was presented to EMT in June 2023. It is expected that due to the impact of the work being conducted on the Council Plan, that the Risk Management Framework will be presented to the November Audit and Risk Committee to allow for integration between the two projects.

Consultation

The proposed policy was presented at the Executive Management Team for their consideration and feedback in June 2023. The draft policy was referred to the Audit and Risk Committee for its consideration at its meeting held on 21 August 2023. The Committee recommended approval to Council.

Strategic Implications

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.



Values

Healthy and Safe

Our City has clean, safe neighbourhoods where public health is protected and promoted.

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget / Financial Implications

Nil.

Legislative / Policy Implications

Local Government Act 1995 section 2.7 – Role of Council.

Local Government (Audit) Regulations 1996

Regulation 17 CEO to review certain systems and procedures

(1) The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to —

(a) risk management; and

(b) internal control; and

(c) legislative compliance.

(2) The review may relate to any or all of the matters referred to in subregulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review not less than once in every 3 financial years.

(3) The CEO is to report to the audit committee the results of that review.



Decision Implications

Failure to adopt an adequate Risk Management Policy places the City at risk of non-compliance with its legislative responsibilities, and with its ability to adequately prepare for and address risks within the organisation and for the local government district. Adoption of the proposed policy will assist efforts to improve the governance arrangement at the City and meet statutory obligations.

Conclusion

The adoption of the Risk Management Policy acknowledges the Council's role in the Risk Management framework for the City and the oversight role of the Audit and Risk Committee.

Further Information

Question

Councillor Youngman – Page 232 dot points 2 & 3 should be first as these points focus on health and safety.

Answer

Administration agrees with the proposed amendment and the draft policy will be amended to reflect the request.



Policy Objective

The City of Nedlands is committed to organisation-wide risk management principles, systems and processes that ensure consistent, efficient and effective assessment of risk in all planning, decision making and operational processes.

Policy Scope

This policy applies to all elected members, employees, contractors, and volunteers of the City.

Definitions

Risk is defined as the effect of uncertainty on objectives. A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative, or a deviation from the expected. An objective may be financial, related to health and safety, or defined in other terms.

Risk Management is defined as the application of coordinated activities to direct and control an organisation with regard to risk.

Risk Management Process is defined as the systematic application of management policies, procedures and practices to the activities of communicating, consulting, establishing the context, and identifying, analysing, evaluating, treating, monitoring and reviewing risk.

Policy Statement

The City of Nedlands considers risk management to be an essential management function in its operations and is committed to the principles, framework, and process of managing risks as outlined in AS/NZS ISO 31000 2018.

The City will manage risks continuously using a process involving the identification, analysis, evaluation, treatment, monitoring and review of risks. It will be applied to decision-making through all levels of the organisation.

Risk Management Objectives

The City aims to achieve the following objectives through its commitment to risk management –

- The ongoing health and safety of all employees at the workplace
- Ensuring public safety within the Council's jurisdiction is not compromised
- The achievement of organisational goals and objectives



-
- Limited loss or damage to property and other assets
- Limited interruption to business continuity
- Embed appropriate and effective controls to mitigate risk
- Improve the City’s corporate governance, management capability, and accountability
- Ensure adherence to relevant statutory, regulatory and compliance obligations
- Positive public perception of Council and the City of Nedlands

Responsibilities

While Risk Management is the responsibility of all, the Chief Executive Officer has the ultimate responsibility for administering and implementing the Risk Management Framework and Policy.

Council

The Council has a governance overview role to review and approve the City’s Risk Management Policy and ensure accountability to and application with the Policy.

Council is to establish and maintain an Audit and Risk Committee in terms of the *Local Government Act 1995* to ensure accountability to and application of the Risk Management Policy.

Audit and Risk Committee

The Audit and Risk Committee is responsible for reviewing the Risk Management Policy and making recommendations to Council on the results of its review. Further, it is responsible for considering the biannual report in relation to the management of risk within the City and to satisfy that appropriate controls and processes are in place to deal with risk.

CEO

The Chief Executive Officer provides corporate leadership and oversight for the application of the Risk Management Policy and Framework within the organisation.

The CEO is responsible for the allocation of roles, responsibilities and accountabilities and the implementation of the Risk Management Policy and Framework.

The Chief Executive Officer is responsible for monitoring and reviewing the appropriateness and effectiveness of the City’s systems and procedures, ensuring regular updates on strategic risks to the Audit and Risk Committee, and monitoring and reviewing the operational risk register.

Monitor and Review

The City will implement and integrate a monitor and review process to report on the achievement of the Risk Management Objectives, the management of individual risks and the ongoing identification of issues and trends.



This policy will be kept under review by the CEO and will be formally reviewed by Council biennially.

Document Control			
Document Responsibilities			
Owner	Chief Executive Officer	Owner Business Unit:	Office of the Chief Executive Officer
Inception Date:	September 2023	Decision-maker:	Council
Review Date:	2025	Repeal and Replace:	Nil.
Compliance Requirements:			
Legislation:	<i>Local Government Act 1995</i> <i>Local Government (Audit) Regulations 1996</i> AS/NZS ISO 31000:2018		
Link to Strategic Community Plan			



Risk Management

Status	Administration
Responsible Division	Corporate & Strategy
Objective	The objective of the policy is to document the City's commitment to managing uncertainty that may impact the City's strategies, goals or objectives.

Definitions

Risk: Effect of uncertainty on objectives.

Note 1: An effect is a deviation from the expected – positive or negative.

Note 2: Objectives can have different aspects (such as financial, health and safety and environmental goals) and can apply at different levels (such as strategic, organisation-wide, project, product or process).

Risk Management: Coordinated activities to direct and control an organisation with regard to risk.

Risk Management Process: Systematic application of management policies, procedures and practices to the activities of communicating, consulting, establishing the context, and identifying, analysing, evaluating, treating, monitoring and reviewing risk.

Protocol

It is the City's aim to achieve best practice in the management of all risks that may affect the City, its customers, people, assets, functions, objectives, operations or members of the public.

Risk Management will form part of the Strategic, Operational, Project and Line Management responsibilities and where possible, be incorporated within the City's Integrated Planning Framework.

The City's Management Team will determine and communicate the Risk Management Protocol, Objectives and Procedures, as well as direct and monitor implementation, practice and performance.

Every employee within the City is recognised as having a role in risk management, from the identification of risks, to implementing risk treatments and shall be invited and encouraged to participate in the process.



Consultants may be retained at times to advise and assist in the risk management process or management of specific risks or categories of risk.

Risk assessments will be undertaken if one or more of the following apply:

- A new strategy / function / service / project / activity is planned
- Involves capital expenditure
- Requires the buy-in of staff &/or external stakeholders
- Requires the management of sensitive issues or has potential political implications
- Requires a project plan
- Introduces significant change (especially software / systems / processes)

Risk Management Objectives

- To identify, prioritise and assess potential strategic, operational and project risk and integrate risk management into daily management processes.
- To ensure the health and safety of employees and members of the public within the City's jurisdiction is not compromised.
- To limit loss or damage to property and other assets.
- To ensure our environmental responsibility.
- Optimise the achievement of our vision, mission, strategies, goals and objectives.
- Provide transparent and formal oversight of the risk and control environment to enable effective decision making.
- Enhance risk versus return within our risk appetite.
- Embed appropriate and effective controls to mitigate risk.
- Achieve effective corporate governance and adherence to relevant statutory, regulatory and compliance obligations.
- Enhance organisational resilience.
- Identify and provide for the continuity of critical operations

Risk Appetite

The City quantified its risk appetite through the development and endorsement of the City's Risk Assessment and Acceptance Criteria. The criteria are included within the Risk Management Procedures and are subject to ongoing review in conjunction with this protocol.

All organisational risks to be reported at a corporate level are to be assessed according to the City's Risk Assessment and Acceptance Criteria to allow consistency and informed decision making. For operational requirements such as projects or to satisfy external stakeholder requirements, alternative risk assessment criteria may be utilised, however these cannot exceed the organisations appetite and are to be noted within the individual risk assessment.



Roles, Responsibilities & Accountabilities

Roles, responsibilities and accountabilities are documented in the Risk Management Procedure.

Monitor & Review

This protocol will be kept under review by the City's Management Team and its employees. It will be formally reviewed biennially and reported to the Audit and Risk Committee

Related documentation

Risk Management Procedure
Risk Profiles

Review History

Approved by EMT 24 October 2019
Approved by Executive 18 August 2014



19.2. ARC18.08.23 - Internal Audit Services FY23-24 FY24-25

Meeting & Date	Council Meeting - 28 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Michael Cole – Director Corporate Services
CEO	Bill Parker
Attachments	1. Confidential - Moore Australia proposal for Internal Audit Services

Purpose

The purpose of this report is to consider the proposal from Moore Australia for Internal Audit Services for two years ending June 2025.

Recommendation

That the Audit and Risk Committee recommends that Council -

1. receives the Moore Australia paper providing an update on the internal audit activities performed by Moore Australia for the two years ending 30 June 2025;
2. confirms the proposed Internal Audit topics year ended 30 June 2024 and 2025; and
3. appoints Moore Australia until June 2025 as proposed by Moore Australia in attachment 1.

Voting Requirement

Simple Majority.



Background

In August 2021, the Audit and Risk Committee received a paper from Moore Australia that provided an update on the internal audit activities performed by Moore Australia for the year ended 30 June 2021. At the same meeting the Audit and Risk Committee confirmed the Strategic Internal Audit Plan for the year ended 30 June 2022 and 2023.

The final update report for this period is presented as a separate item on this agenda.

Moore Australia have presented a proposal for the next two financial years to June 2025.

The proposal was endorsed by the Audit and Risk Committee and now is presented for the Council’s consideration.

Discussion

Moore Australia has provided a final update of the internal audit activities for the two years ended 30 June 2023. The proposal was amended following feedback from the Audit and Risk Committee meeting held on 19 August 2023.

The amended proposal from Moore Australia sets out the proposed Internal Audit topics for the next two financial years.

2023-24	2024-25
Procurement	Emergency Management
Cybersecurity	Fraud and Corruption (including Public Interest Disclosure)
Delegation of Authority	Complaints
	Policy Framework
Waste	Community Engagement and Development
	Infrastructure

The proposal from Moore Australia outlines their approach and indicative hours proposed to be allocated to each topic.



In addition to the above topics, Moore Australia would continue oversight of outstanding actions from previous audits.

Given the satisfaction with the existing Internal Auditor and to maintain oversight of these outstanding actions and to ensure consistency in the provision of Internal Audit Services, formal testing of the market has not been undertaken.

Should the Council wish to test the market, a formal Expression of Interest process will be undertaken and brought back to the next meeting of the Audit and Risk Committee.

Consultation

Nil.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

High standard of services

We have local services delivered to a high standard that take the needs of our diverse community into account.

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget / Financial Implications

There are funds included in the 2023-24 Annual Budget for Internal Audit Services.

The total cost of Internal Audit Services is subject to the proposed Internal Audit topics being endorsed by the Audit and Risk Committee and Council. Any variation that may require a budget adjustment would be listed for consideration in the next quarterly Budget review.



Legislative / Policy Implications

Not applicable.

Decision Implications

Should the recommendations be endorsed, Moore Australia will be the Internal Auditors for a period ending June 2025 and undertake topics as per their revised proposal. Should the recommendations not be endorsed, the City will be without Internal Audit Services until a suitable Internal Audit firm is appointed.

Conclusion

Moore Australia are the current Internal Auditors of the City. There are a number of outstanding actions from previous Internal Audits that are required to be closed. To maintain oversight of these outstanding actions and to ensure consistency in the provision of Internal Audit Services, it is recommended that Committee and Council receive the proposal and confirm the proposed Internal Audit topics for the next two years.

Further Information

Nil.



20. Divisional Reports - Reports from the Workforce Plan Implementation Committee

20.1. WPIC01.08.23 - Organisation Review – Stage 2 Outcomes & Workforce Plan – 2023 Update

Meeting & Date	Council Meeting - 26 September 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Gemma Johnstone – Corporate Planning & Performance Coordinator
CEO	Bill Parker
Attachments	<ol style="list-style-type: none"> 1. City of Nedlands Workforce Plan – Current 2. City of Nedlands Organisational Review – Stage 2 Summary 3. City of Nedlands Workforce Plan including Proposed 2023 Update

Purpose

The purpose of this report is to present the outcomes of the Organisational Review – Stage 2 conducted by the Workforce Planning Implementation Committee and seek endorsement of the Workforce Plan – 2023 Update.

Recommendation

Committee Recommendation

That Council requests the Chief Executive Officer to:

- 1. produce an Organisation Chart; and**
- 2. a breakdown of discretionary and non-discretionary FTS's in each Service Area from 2023/2024.**



Officer Recommendation

Council:

1. receives the Workforce Planning Implementation Committee's review and recommendations for Organisational Review – Stage 2, as detailed in this report and Attachment 2.
2. adopts the City of Nedlands Workforce Plan – 2023 Update (Attachment 3), to close out Council's resolutions of 26 July 2022 and 27 September 2022 and meet CEO 2022/23 Key Result Areas and Indicators relating to organisational review and workforce planning.

Voting Requirement

Simple Majority.

Background

Organisational Review – Stage 1 & Workforce Plan 2022-32

In May 2022, the City of Nedlands Organisational Review – Stage 1 was completed. At its meeting held on 26 July 2022, Council received the Organisational Review Phase 1 Outcome Report and adopted the first City of Nedlands Workforce Plan 2022-32 (WFP, Attachment 1). Council also established a Workforce Plan Implementation Committee (WFPIC) to oversee the implementation of the WFP for its first year and the activities related to Organisational Review – Stage 2 such as review of all City of Nedlands Service Areas. The WFPIC Terms of Reference were adopted by the WFPIC on 22 August 2022 and subsequently by Council on 27 September 2022.

At its meeting held on 22 November 2022, Council adopted the Chief Executive Officer (CEO) 2022/23 Key Result Areas & Indicators (CEO KRA/KPIs). The following relate to organisational review and workforce planning.



Key Results Area	Key Performance Indicators	Goals	Measure	Timing
2. KRA 2 Customer Service	2.2 Service Plans	Levels of Service (LoS) are established that are transparent and made easily accessible.	LoS are established for each service plan & included in a Council report.	November 2023
5. KRA 5 Statutory Requirements	5.5 Workforce Plan	Organisational Review Stage 2 (inc. review of NCC) to update WFP adopted by Council in June 2022.	To be completed and presented to Council.	May 2023

Organisational Review – Stage 2

WFPIC Workshops – Service Areas Review

Between September 2022 and March 2023, WFPIC Workshops were held with Committee members and the Administration to review all 42 Service Areas. This included:

- Benchmarking against other similarly sized local governments.
- Reviewing of current and projected resourcing (workforce numbers and budget) as per the WFP and current levels of service (LoS).
- Recommending changes to resourcing and LoS based on status (discretionary or non-discretionary) and alternate models of delivery (outsourcing, diversification or rationalisation).
- Recommending immediate and/or future actions for including in future service planning.

As a result, Committee members recommended changes to LoS and full-time equivalent (FTE) resourcing in the following Service Areas:



Dir.	Service Title	2022/23 SP	Service Review 2023	
			LoS	FTE
CEO	Corporate Communications	2.60	Increase	Increase
	Community Development	0.50	Increase	Increase
	Community Programs & Events	2.00	Reduce	Reduce
	Youth Development	1.30	Reduce	Reduce
	<u>Tresillian</u>	2.40	Increase	Increase
	Nedlands Community Care (NCC)	6.80	No change*	No change*
CSD	General Financial Services	10.0	Review**	Review**
	Information & Communication Technology	3.25	Increase	Increase
	Information & Records Management	3.85	Review**	Review**
PDD	Building Services	11.01	Increase	Increase
	Ranger Services	6.25	Maintain	Maintain
TSD	Transport & Development	3.50	Increase	Increase

*No Change = NCC Service to cease by 2024/25 as per the current WFP.

**Review = Proposed FTE reductions to be reviewed closer to 2024/25 with consideration OneCouncil Project efficiencies & maintaining current LoS.

A detailed summary of the Service Areas Review is provided in Attachment 2.

Council Plan Development

The Organisational Review – Stage 2 is occurring simultaneously, as the Strategic Community Plan (SCP) and Corporate Business Plan (CBP) are being reviewed (major statutory review) and the new City of Nedlands' Council Plan (SCP/CBP hybrid) is being developed. This process is being informed by the extensive community consultation held in March, April and June 2023 including the MARKET® Community Scorecard 2023 (the Community Scorecard) and community workshops.

It is important to note that once adopted by Council later in 2023, the Council Plan will require all components of the Integrated Planning and Reporting Framework, including Resourcing Plans – the Long-Term Financial Plan, Asset Management Plans, the WFP and Service Plans, to be aligned with the community priorities identified in the Council Plan. Alignment will therefore be factored into the 2024 annual review of the WFP in-line with corporate planning best practice.

However, in order to meet the requirements of Council's resolutions of 26 July 2022 and 27 September 2022 and CEO 2022/23 KRA/KPIs related to organisational review and workforce planning, Organisational Review – Stage 2 must be finalised, and the WFP updated, prior to adoption of the Council Plan.

Fortunately, these simultaneously processes have provided the Administration with the opportunity to cross-check the WFPIC's review and recommendations against the



Community Scorecard findings, thus beginning the alignment process prior to adoption of the Council Plan, as part of Organisational Review – Stage 2.

Cross-Checking against the Community Scorecard

Upon receipt and analysis of the Community Scorecard Summary Report in May 2023, the Administration cross-checked results against the WFPIC’s review and recommendations.

Dir.	Service Title	2022/23 SP	Service Review 2023		Community Scorecard 2023 Alignment
			LoS	FTE	
CEO	Corporate Communications	2.60	Increase	Increase	Support – Increase
	Community Development	0.50	Increase	Increase	Support – Increase
	Community Programs & Events	2.00	Reduce	Reduce	Unsupported – Retain
	Youth Development	1.30	Reduce	Reduce	Unsupported – Retain
	<u>Tresillian</u>	2.40	Increase	Increase	Unsupported – Retain
CSD	Nedlands Community Care (NCC)	6.80	No change*	No change*	N/A***
	General Financial Services	10.0	Review**	Review**	N/A***
	Information & Communication Technology	3.25	Increase	Increase	Support – Increase
	Information & Records Management	3.85	Review**	Review**	N/A***
PDD	Building Services	11.01	Increase	Increase	Support – Increase
	Ranger Services	6.25	Maintain	Maintain	Support – Retain
TSD	Transport & Development	3.50	Increase	Increase	Support – Increase

*No Change = NCC Service to cease by 2024/25 as per current WFP.
 **Review = Proposed FTE reductions will be reviewed closer to 2024/25 with consideration OneCouncil Project efficiencies & maintaining current LoS.
 ***N/A = Not considered in the Community Scorecard cross-checking exercise.

Other Workforce Planning Decisions & Adjustments

It is also important to include, as part of the Organisational Review – Stage 2 process, consideration to other workforce planning decisions and adjustments made during timeframe. These include:

- Council’s Resolution 28 February 2023 – Council approved an additional 1.00 FTE to assist expansion of the ‘Positive Ageing’ Service in-lieu of ceasing the ‘NCC’ Service in December 2023.
- The 2023/24 Budget including provision for 1.00 FTE in the ‘Transport & Development’ Service, funded by the Service Areas’ revenue, to meet current LoS demand.
- The 2023/24 Budget including provision for bringing forward (from 2024/25 to 2023/24 as per the current WFP) 2.00 FTE in the ‘ICT’ Service to meet current LoS demand.
- Maturity of workforce planning and budgeting processes since implementation of the WFP in 2022/23 such as how FTE allocations are managed and portioned in the Service Plans and Budget.



Note, these all align with the WFPIC's review and recommendations as well as the Community Scorecard results.

Discussion

Additional Workforce Planning Decisions & Adjustments – Building Services

After the 2023/24 Budget was finalised in July 2023, an opportunity has arisen for the City to improve its leadership within the western suburbs and expand the 'Shared Services with other Local Governments' sub-service within the 'Building Services' Service Area, in order to respond to increased demand from other local governments.

To accommodate the service expansion and provide security of service for the other local governments involved, it is proposed that an additional 2.00 FTE be added to the 'Building Services' Service Area in 2023/24.

Note, the additional 2.00 FTE will be funded by the Service Areas' revenue. For example, a minimum of three contract arrangements with other local governments is required for cost recovery with the 'Building Services' Service Area ('Building Services' is currently providing services to three other local governments). The additional resources will allow for 'Building Services' to service five other local governments under standard three-five-year contract arrangements, whilst also having capacity to manage other short-term contracts if required. The additional revenue generated will not only fund the additional 2.00 FTE but also overall, reduce 'Building Services' net cost of service (see Budget/Financial Implications section).

Workforce Plan – 2023 Update

All Organisational Review – Stage 2 processes detailed above have been considered and consolidated into a proposed WFP – 2023 Update (Attachment 3), which details remaining and proposed workforce adjustments from 2023/24 until 2024/25 (see summary below).



Dir	Service Title (incl. Sub-Services)	2023/24 WFP Planned & Budgeted		2024/25 WFP Planned & Projected		Adjustments Remaining	
		Year-Start	Year-End	Year-Start	Year-End	+/-	Source
CEO	Corporate Communications: • Community Engagement • Internal Communications • External Communications • Digital Channels Management • Media	2.60	2.60	2.60	3.60	+1.00	WFP/IC
CEO	General Financial Services: • Accounting Services • Rates & Other Revenue • Procurement • Payroll • Internal Audit	10.00	10.00	8.00	8.00	-2.00	WFP
CSD	Information & Communication Technology (ICT): • Information Technology Services	3.25	5.25	5.50	5.50	+2.00	WFP & WFP/IC
CSD	One Council Project: • One Council Project • One Council System Support	6.25	6.25	0.00	0.00	-6.00	WFP
CSD	Information & Records Management • Information Management • Records Management • Freedom of Information (FOI) • Information & Records Support • Business Continuity	3.85	3.85	2.85	2.85	-1.00	WFP
CDD	Library Services: • Library Services • Local Studies	11.05	10.05	10.05	10.05	-1.00 <i>Remaining</i>	WFP
CDD	Positive Ageing: • Affinity Club • Connected Seniors	2.10	3.40	3.40	3.40	+1.00	Council
CDD	Community Development: • Reconciliation • Disability Access & Inclusion • Public Art	1.00	1.00	1.00	2.00	+1.00	WFP/IC
CDD	Nedlands Community Care (NCC): • In-Home Services & Support • Waratah Social Club	5.84	0.00	0.00	0.00	-5.84	WFP
PDD	Building Services: • Development Compliance • Building Application Assessment • Shared Services with other Local Governments • Swimming Pools Inspections	10.60	10.60	12.80	13.60	+3.00	Budget & WFP/IC
PDD	Ranger Services: • Parking Compliance • Animal Management & Control • Local Law (Various) Compliance • Emergency Management	6.34	6.34	4.34	6.34	+2.00	WFP/IC
TSD	Fleet Management: • Fleet, Plant & Equipment Management • Fuel Management • Minor Fabrication	2.00	2.00	1.00	1.00	-1.00	WFP
TSD	Transport & Development: • Technical Review – Planning & Building Applications • Traffic and Transport Planning • Traffic Management Plan Review • Road Safety	3.50	4.00	4.00	4.00	+1.00	WFP/IC & Budget
TSD	Parks Maintenance: • Turf Services • Landscape Services • Irrigation Services	17.00	17.00	15.70	15.70	-1.30 <i>Remaining</i>	WFP
Estimated Total FTE Count		165.00	162.00	148.00	155.00		

In addition to already planned WFP adjustments an addition of 9.00 FTE is reflected in the proposed WFP – 2023 Update.

Note that, 2.00 FTE for ‘Building Services - Shared Services’ (proposed in this report) and 1.00 FTE for ‘Transport and Development’ (approved in the 2023/24 Annual Budget) are fully funded by service area revenue, and 1.00 FTE for ‘Positive Ageing’ was subject to a



separate Council decision (28 February 2023) to accommodate the expansion of the Service Area upon ceasing of 'NCC' in December 2023 (also approved in the 2023/24 Annual Budget).

Therefore, realistically, an addition of 5.00 new FTE is proposed by 2024/25, excluding the 4.00 FTE detailed in above paragraph, for the City of Nedlands to deliver services to the community as per current and future projected LoS.

Although this is an increase projected Total FTE count by 2024/25, the trajectory is still trending towards the same intent – re-balancing services and financial sustainability. For example, the proposed WFP – 2023 Update prescribes an overall reduction of FTE numbers and employee costs over the life of the Long-Term Financial Plan (see Budget/Financial Implications section of this report) and demonstrates maturity and agility of the City of Nedlands workforce planning and budgeting processes in responding to the community's changing service delivery needs.

Workforce Plan – Next Steps & Annual Review

Over 2023/24, the Administration will continue to implement the WFP. The focus will be on progressing changes in the remaining service areas subject to reduction, and the changes in the WFP – 2023 Update. This includes recruitment of the Director Customer and Community.

Furthermore, the WFP will be reviewed in 2024 and annually thereafter, to factor in the requirement to align the WFP to the Council Plan and in-line with corporate planning best practice. This will ensure the WFP is appropriately resourced to deliver the community's priorities identified in the Council Plan.

Consultation

- The WFPIC/Councillors via workshops held September 2022 and March 2023.
- The community via the MARKT® Community Scorecard 2023 Summary Report held in March-April 2023 and the Community Workshops held in June, as part of the Council Plan development process.
- The Executive Leadership Team and managers via the 2023/24 Service Planning and budgeting process.



Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

High Standard of Services

We have local services delivered to a high standard that take the needs of our diverse community into account.

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget / Financial Implications

2023/24 Budget

2023/24 service planning & budgeting includes FTE adjustments as per the WFP – 2023 Update in 'Information & Communication Technology, Positive Ageing and Transport and Development Service Areas (see 'Other Workforce Planning Decisions & Adjustments' section of this report).

Due to timing, the FTE adjustments as per the WFP – 2023 Update for the 'Building Service' Service Area in 2023/24 was not considered in 2023/24 Budget (see 'Additional Workforce Planning Decisions & Adjustments – Building Services' section of this report). Financial implications are therefore provided below, demonstrating the additional revenue generated from expansion of the service, funding the additional 2.00 FTE and reducing overall the net cost of the service.



‘Building Services’ Resourcing

Current:

Resources:	Budget	Budget	Projections			
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Revenue	\$847,900	\$748,500	\$767,213	\$786,393	\$806,053	\$826,204
Expenditure	(\$1,164,726)	(\$1,220,199)	(\$1,250,704)	(\$1,281,972)	(\$1,314,021)	(\$1,346,871)
Operating Projects	\$0	\$0	\$0	\$0	\$0	\$0
Corporate Overhead	(\$254,491)	(\$313,852)	(\$321,698)	(\$329,741)	(\$337,984)	(\$346,434)
Net Cost of Service	(\$571,317)	(\$785,551)	(\$805,190)	(\$825,320)	(\$845,953)	(\$867,101)
FTE (WFP Assumptions)	11.01	10.59	10.59	10.59	10.59	10.59

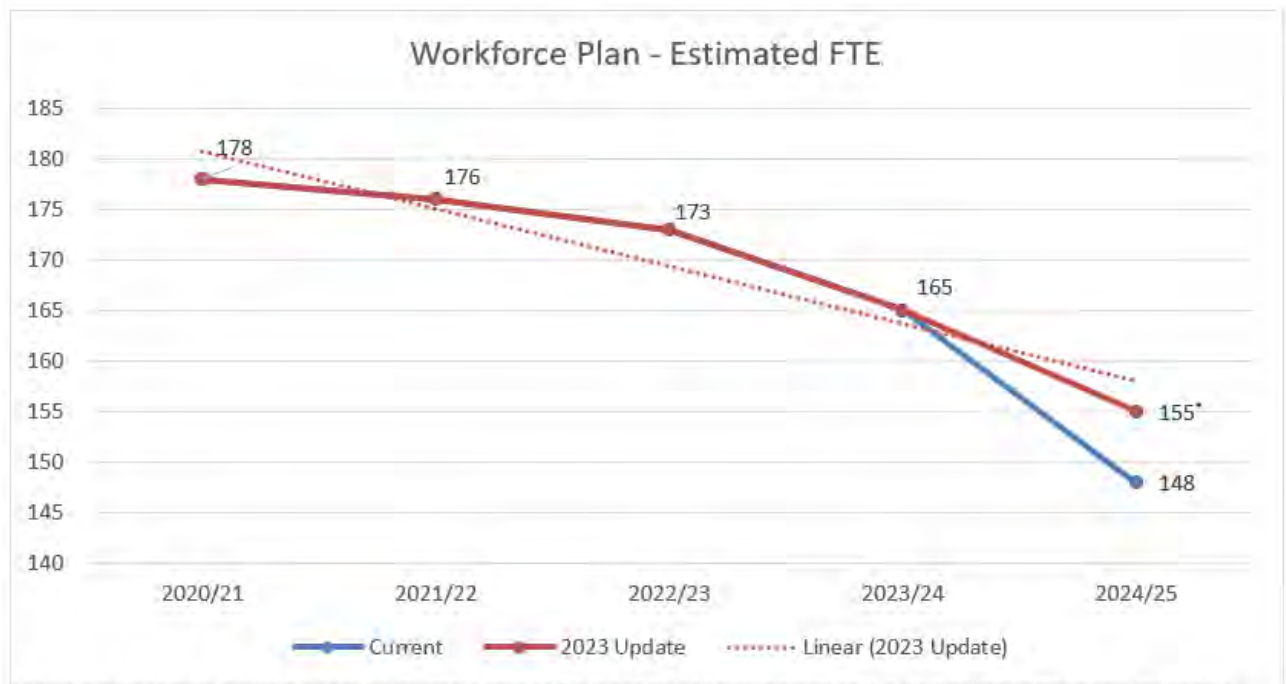
Proposed:

Resources:	Budget	Budget	Projections			
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Revenue	\$847,900	\$1,148,500	\$1,177,213	\$1,206,643	\$1,236,809	\$1,267,729
Expenditure	(\$1,164,726)	(\$1,413,949)	(\$1,449,298)	(\$1,485,530)	(\$1,522,668)	(\$1,560,735)
Operating Projects	\$0	\$0	\$0	\$0	\$0	\$0
Corporate Overhead	(\$254,491)	(\$313,852)	(\$321,698)	(\$329,741)	(\$337,984)	(\$346,434)
Net Cost of Service	(\$571,317)	(\$579,301)	(\$593,784)	(\$608,628)	(\$623,844)	(\$639,440)
FTE (WFP)	11.01	12.59	13.59	13.59	13.59	13.59

Long Term Financial Planning

The Organisational Review – Stage 1 concluded that workforce levels prior to adoption of the WFP – Current were not sustainable in-context of the City of Nedlands long-term financial position and asset management requirements such as renewal of assets and capital works. Therefore, WFP – Current focuses on rebalancing services through reduction of 23.40 FTE by 2024/25, equating to savings of approximately \$2.0million-\$2.5million annually by the end of 2024/25 or \$12.0 million-\$15.0 million over the life of the Long-Term Financial Plan (assuming approximately six years of full savings).

Organisational Review – Stage 2 and the WFP – 2023 Update continues the focus on rebalancing services despite the addition of 5.00 new FTE through a reduction of +/-18.00 FTE by 2024/25 (from 2022/23) (see graph below). This equates to saving of approximately \$1.8 million-\$2million annually by the end of 2024/25, or \$10.0 million-\$12.0 million over the life of the Long-Term Financial Plan (assuming approximately six years of full savings).



*This projected figure includes 2.00 FTE 'Building Services' Expansion of Shared Services & 5.00 FTE WFPIC Process Proposals

Legislative / Policy Implications

Section 5.56 of the [Local Government Act 1995](#) – Planning for the future.

Part 19DA of the [Local Government \(Administration\) Regulations 1996](#) – Strategic community plans.

Part 19DA of the [Local Government \(Administration\) Regulations 1996](#)– Corporate business plans – includes mandate for local governments to manage operations within the capacity of its resources and developing and integrating matters relating to resources (i.e., asset management workforce planning and long-term financial planning).

Decision Implications

If Council endorses the recommendation, the WFP – Current (Attachment 1) will be updated to reflect the WFP – 2023 Update, specifically on pages 21 and 22 which include the tables detailing the FTE adjustments until 2024/25. Corporate planning, including servicing planning and budgeting, will be adjusted to reflect this resourcing plan. Also, Council resolutions and CEO 2022/23 KRA/KPIs related to organisational review and workforce planning will be completed including the WFPIC Committee process.

If Council does not endorse the recommendation, the WFP – Current (Attachment 1) and servicing planning and budgeting, will remain as is until the annual review in 2024 following the adoption of the Council Plan. Also, Council resolutions and CEO 2022/23 KRA/KPIs



related to organisational review and workforce planning will be completed WFPIC including the WFPIC Committee process.

Conclusion

This report recommends that Council receives the Workforce Planning Implementation Committee's review and recommendations for Organisational Review – Stage 2 and endorse the proposed City of Nedlands Workforce Plan – 2023 Update (Attachment 3), to close out Council's resolutions of 26 July 2022 and 27 September 2022 and meet CEO 2022/23 Key Result Areas and Indicators relating to organisational review and workforce planning.

Further Information

Nil.





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Executive Summary

A skilled competent and stable workforce is critical to the future success of the City of Nedlands (the City). It is also critical that the culture of customer service and teamwork be supported and developed.

This workforce plan provides the foundation to enable the City to:

- develop and retain a workforce committed to the vision of the City and well matched to its services. The current development framework is largely ad hoc and lacks focus. A significant effort will be required to arrest the current high turnover, create a positive culture, and introduce a supportive development environment. This is a high priority for the City
- continue and complete the following range of critical projects:
 - the OneCouncil technology implementation and associated digital transformation of customer service, operations, and reporting
 - refresh the City's Integrated Planning and Performance Framework
 - implement an effective Asset Management and Project Frameworks
 - prepare for the predicted significant increase of both dwellings and residents (about 50% increase by 2050)
- reshape the City's Customer and Community Services delivery.

The minimum time horizon for a workforce plan is four years. This plan is based on a 10-year projection. This allows the plan to outline the impact of the projects in progress and the flow through of the new digital delivery framework and reshaping of services. While the later years of the plan will be less precise, it is important to outline the rhythm of workforce change.

This workforce plan aims to provide a blueprint for a skilled, motivated, and diverse workforce, matched to the service needs and new ways of working, based on its enhanced digital capability.





4

1. Introduction

1.1 Overview

The Workforce Plan 2022-2032 is part of the Integrated Planning and Reporting Framework. The Plan is based on the services delivered in the City of Nedlands and describes the workforce structure, capacity and mix needed to deliver the services and outcomes which have been determined through the associated organisational review.

The Workforce Plan 2022-2032 has been developed through a review of:

- stakeholder issues and requirements
- a detailed organisational review, which is documented separately.
- synthesis of these inputs to develop a workforce plan which proposes:
 - organisational structure options
 - workforce numbers and capabilities
 - proposals for transition from current operations to the recommended structure and mix.

This process has included:

- developing a framework for the current workforce and the future needs
- identification of the emerging skills gaps in the capability of the workforce

- the emerging trends and challenges for the City of Nedlands that may affect the workforce, have also been considered.

1.2 Integrated Planning and Reporting Framework

This Workforce Plan will be the first developed under the Department of Local Government's Integrated Planning and Reporting Framework.

The Workforce Plan is an informing strategy within the Integrated Planning and Reporting Framework. The Nedlands Framework is both incomplete and in some areas is dated (latest version of the Strategic Community Plan is 2018). There is no up-to-date Corporate Business Plan. As a result, this Workforce Plan is more reliant on Stakeholder Feedback and the organisational review undertaken as part of the Plan development.

The indicative status of the Framework at Nedlands is shown below. Considerable effort has been expended on the development of a Corporate Business Plan, Asset Management Plans, and a Long-Term Financial Plan. These plans have been developing in parallel with this work and have informed the Workforce Plan.





1.3 Aim of the Workforce Plan 2022-2032

The City's workforce is critical to the delivery of quality services to the Nedlands community. It is essential the workforce is stable, well led, competent, engaged and highly productive. The Workforce Plan will assist in delivering the vision of the City:

Vision

Our city will be an environmentally sensitive, beautiful and inclusive place.

Our city will be an environmentally sensitive, beautiful and inclusive place.

Our overall vision is of a diverse community where people can live through the different ages and stages of their lives:

- we will have easy access to community 'hubs' where a mix of parks, shops, community and sporting facilities will bring people together, strengthening local relationships
- our gardens, streets, parks and bushlands will be clean, green and tree-lined and we will live sustainably within the natural environment
- we will enjoy great transport systems and people will have access to local facilities through efficient cycling and walking facilities
- we will be an active, safe, inclusive community enjoying a high standard of local services and facilities
- we will live in a beautiful place.

The Workforce Plan will allow the City to set its priorities within its resourcing capacity. It is a plan that must evolve to ensure the City has the right people in the right place at the right time. This is particularly important as the other components of the Integrated Planning and Reporting Framework are completed.

Throughout the life of the Plan the City will undertake regular reviews to ensure the Workforce Plan actions are implemented, monitored, and reported against.

Unless otherwise stated figures and statistics stated in this plan are taken from The Australasian Local Government Performance Excellence Program 2020 City of Nedlands (LGPEP20) or the City's own payroll data.

1.4 Community and Council Values

Healthy and Safe

Our City has clean, safe neighbourhoods where public health is protected and promoted.

Great Natural and Built Environment

We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

High Standard of Services

We have local services delivered to a high standard that take the needs of our diverse community into account.

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Great Communities

We enjoy places, events and facilities that bring people together. We are inclusive and connected, caring and support volunteers. We are strong for culture, arts, sport and recreation. We have protected amenity, respect our history and have strong community leadership.

Reflects Identities

We value our precinct character and charm. Our neighbourhoods are family-friendly with a strong sense of place.

Great for Business

Our City has a strong economic base with renowned Centres of Excellence and is attractive to entrepreneurs and start-ups.

Easy to Get Around

We strive for our City to be easy to get around by preferred mode of travel, whether by car, public transport, cycle or foot.

1.5 Organisational Values

Accountability

We conduct our business and all our services in an open, transparent and financially responsible manner.

Partnership

We work together for the benefits of the community.

Fairness

We provide consistent, fair and unbiased treatment for the whole community.



2. The Current Organisation

2.1 City of Nedlands Today and Tomorrow

The City's current population is 22,132 (note this is the 2021 Australian Bureau of Statistics estimate). By 2036, it is estimated that the City's population will be between 31,000 and 34,000.

The City of Nedlands has always been a sought-after destination for residential, commercial and leisure pursuits with a low key but attractive café culture and a garden suburb feel. It is also close to the CBD, the Swan River foreshore, and Kings Park. It adjoins The University of Western Australia, and the expanding QEII and includes the Hollywood health campus.

However, the increasing investment in mixed-use and infill developments is accelerating the growth of the City of Nedlands in both dwellings and population.

The City is expected to grow substantially in the next 30 years. By 2050 the prediction is for about a 50% increase in population and dwellings.

In addition, major new development is planned for QEII hospital site, Hollywood hospital, UWA and possibly Graylands hospital site.

The shift in dwellings and population in Nedlands is expected to see:

- more families with school age children
- residents with a greater expectation and acceptance of digital services.
- much greater dwelling density resulting in:
 - Increased focus on parking, noise, and traffic
 - Increased pressure on recreational facilities
- Pressure from major hospital developments particularly:
 - traffic and parking
 - increased demand for smaller associated health services developments attracted by the extended tertiary hospital complex
 - public transport use
 - daytime casual shopping – mainly food and dining.

While the mix is not clear it is expected the impact on City services will not be the same as expansions created by new developments in outer suburbs. The expected impacts on services and workforce are:

- a proportionate increase in customer transactions from residents, however, this is not expected to need an increase in customer services staff because:
 - the introduction of OneCouncil is expected to streamline customer facing processes and create a more digital customer experience
 - more of the new residents will have good online skills and a digital expectation
 - changes of process (including new CRM capability) should enable more direct contact with council officers rather than 100% of calls and enquiries requiring screening by customer service staff
- the nature of expected development is not expected to create significant new public parks or recreation spaces. Also, to the extent they are provided they will be largely development linked and funded and maintained accordingly
- the impact on asset management is equally unclear. In larger developments the roads and similar infrastructure are all new and do not create a medium-term asset management requirement. However, there is likely to be increased wear and tear on surfaces, playgrounds etc. This may shorten useful lives and increase the City's renewal requirements
- upgrades to some transport routes e.g., 2 lanes to 4 because of new developments (relocation of King Edward) and catering for alternate modes such as e-scooters and e-bikes
- most new dwellings will have onsite parking, but some increase in parking and traffic issues may occur, particularly in the QEII precinct
- there is likely to be an increase in private swimming pools.

Overall, the impact of growth focuses mainly on the customer transaction volumes. Other areas are either of marginal impact or covered by fees (buildings). To manage the change the workforce plan is based on a transformation of the community and customer areas to:

- create a new directorate of customer and community services
- reshape all customer services to achieve a quality digital customer experience
- leverage the process changes possible through the OneCouncil implementation

- enable more direct contact with the responsible officer through, online, use of the CRM and less screened contacts for matters in process where responsibility for action is clear.

The Strategic Community Plan updated in 2018 and again updated with 2021 Census data includes the following profile summary for the City of Nedlands, and the summary of Strategic Issues:

Understanding our Social and Economic Profile

The City of Nedlands is a diverse community with a variety of differing wants and needs. This diversity forms part of our thinking during the development of this rolling Strategic Community Plan, which will help shape our community for the next 10 years.

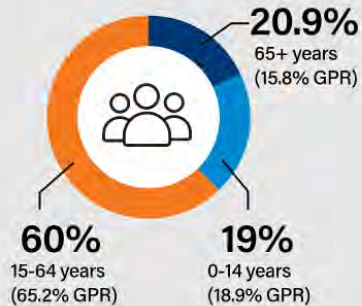
At the 2021 ABS Census, the City of Nedlands had 22,132 residents. 49.3% are male, 50.7% are female [similar to Greater Perth Region, 2021 Census]. The population is projected to increase over the next ten years as part of State Government-driven urban dwelling infill.

More than 20.9% of the population is over 65 years of age, which is greater than the Perth average of 15.8% and represents a 2.8% increase within the City's population since the 2016 Census. The median age of people in the City is 43 years. The median personal income is \$1,178 (\$859 GPR) weekly, and the median household income is \$3,226 (\$1,865 GPR) weekly. The median mortgage repayment is \$3,500 (\$1,907 GPR) monthly.

For more information on the makeup of the City of Nedlands community, visit censusdata.abs.gov.au.

*GPR: Greater Perth Region, 2021 Census

Age demographics at the City of Nedlands



19%
of nedlands population is under 15 years of age, which is slightly higher than the perth average of 18.9%.

81.5%
of our residents speak English at home. Other languages spoken are:
4.1% Mandarin
1.4% Cantonese
0.7% Italian
0.7% French
0.7% Indonesian

77.2%
of households in the City of Nedlands are family homes. The average household size is 2.8 people per household.

Strategic Issues Facing the Community

Population



- Demographic shift: particularly aging population
- Increasing population of students, health professionals, administration, due to the growth of UWA and QEII
- Increased population overall [note Directions 2031 target is an additional 4,400 dwellings - estimated at 7,000 - 10,000 population growth) and the impact of this on existing infrastructure and services.

Infrastructure



- Changing demands in the areas of transport, parking, aged care, health and housing
- Aging and outdated community facilities in need of upgrade/replacement.

Economy



- Global economic uncertainty
- Rising utility costs.

Environment



- Variations in weather patterns
- Water shortages and ground water availability (drying climate)
- Waste management challenges
- Reduced tree canopy.

Community and Lifestyle



- Social isolation - disconnected generations, increased working hours and less community involvement, increasing mental ill-health
- Recognition that 1 in 5 people across Australia have a disability
- Trend towards sustainable living
- Changes in technology affecting the way we live and work.



2.2 Organisational Profile

The dominant feature of the City of Nedlands workforce is the unsustainably high workforce turnover. The turnover for 2020/21 is 27.4%. The 2021/22 year to date turnover is 26%. Both these data exclude casual staff. A good expectation would be less than 15%. This turnover makes all employment statistics somewhat of a moving target. This variability is also exacerbated by the difficulty of getting clear and consistent workforce reporting. In particular:

- the counting of casual and contract employees is difficult to separate from permanent employees
- casual staff have sometimes been "double counted" as FTE when they are not additional FTE

- turnover statistics sometimes include some casual staff, who are not exiting but simply finishing an engagement
- FTE numbers and financial treatment is very difficult to reconcile.

The cost of employment is relatively consistent and matches the Council approved establishment of 172 FTE. Accordingly, 172 FTE has been used as the basis of this report.

The employment profile as of the end of April 2022 is detailed below.

The City of Nedlands had a permanent workforce of 191 employees in the following capacity

- 135 full time employees
- 25 part time employees
- 31 casual employees

The employment profile of the City is:

Workforce Category (including casual)	Percentage
Female	57.07
Male	42.93
Age 41-50	19.90
Age over 51	30.37
Permanent	68.06
Fixed term contracts	15.71
Casual	16.23
Female Manager and above	31.25
Male Manager and above	68.75
Working with City for less than 5 years	62.83
Working with City for more than 5 years	37.17
Culturally and linguistically diverse	24.6
People with disability	1.8
Aboriginal and Torres Strait Island People	0
Baby Boomers	14.66
Gen X	34.03
Gen Z	6.28

Note. FTE (full-time equivalent) refers to the number of established positions rather than a head count of individual employees.

The City has been operating with many vacancies. Vacancy levels (compared to budget provisions have been around 20 positions) This is partly due to turnover. However, it is also partly a function of difficulty in recruiting in some areas. The factors impacting this are:

- a tightening employment market for local government skills
- city pay rates and classification for some roles (e.g. engineering, planning and IT specialists)
- a much stronger market generally for people with outside and trade skills
- impact of turnover and City publicity on reputation as an employer.



2.3 Workforce Development

The City has few planned or structured workforce development activities and no structured development plan or framework.

In the context of high turnover, difficulty recruiting to some roles and a significant change agenda, workforce development must be a priority and better structured and visible.

Elements should include:

- training in customer service, and support of a positive culture
- training, particularly around emerging skills
- leadership development, particularly of emerging leaders
- recognition and promotion of diversity
- support for retirement planning, where appropriate.

The development of people and organisation culture rests with the Chief Executive Officer (CEO) and must be a CEO led priority project.

This Plan recommends setting a target of 15% turnover by July 2023. Also, the City should prepare a corporate approach to the following:

- training and development for core systems including the Transitional Initiatives and Culture Action Plans; in particular the OneCouncil ICT Platform implementation

- encouraging staff to undertake professional development in areas aligned to their role within the City
- succession planning to minimise the impact of staff departures
- skills survey to ascertain the talent pool within the organisation and to prepare the City for transition to a digital operational focus
- the annual performance review to be a primary source for future training and development programs for staff.

2.4 Organisation Review - Workforce Impact

The Organisational Review concludes that the current workforce levels are not sustainable. While this view must be confirmed in detail by the Long-Term Financial Plan, which is not available to this Workforce Plan, in simple terms cost of employment is consuming a proportion of the budget which does not leave sufficient residual for renewal of assets and capital works. The current employment costs are \$16.0 million. As a result, this workforce plan has been focused on the need to rebalance services. It is informed by a thorough development of service plans for all areas of council activity. This work is also included in the separate progress of budget development.

The summary of service level impact is shown below:

Section	Service Levels			Comment
	Low	Medium	High	
CEO	→			Elected member support and governance
Parks			←	Service level high consider reducing
Health and Compliance			←	
Planning		▲		WA Govt Mega DAP, current high demand should reduce
Community Services			←	Re-focus services revenue
Assets	→			
Infrastructure	→			
Buildings		★		
IT		▲		Post OneCouncil Project will reduce
Finance			←	Impact on OneCouncil
HR	→			

▲ Project in progress ★ No change in service required

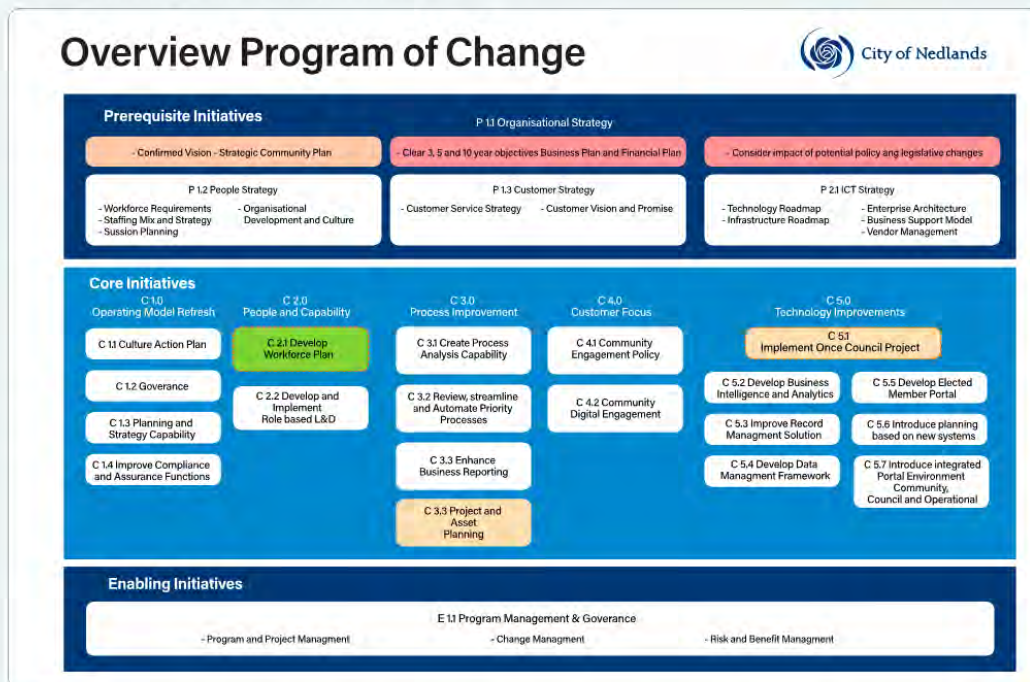


In constructing a workforce plan it is also important to include resourcing which:

- responds to changes of City profile and emerging demographics
- supports change of practice or enables rectification of service or management gaps.

The organisation review process supporting this workforce plan identified a wide range of organisation change and improvement tasks.

Many of these do not have workforce implications (increased or decreased FTE), however, they are included to summarise the wide scope of improvement required. The elements from the organisation review which do have implications in structure or FTE are summarised following this diagram.



It is difficult to be precise in all areas of the workforce plan because of the weaknesses and gaps in the City's Integrated Planning and Performance Framework. However, the City has completed Service Plans which have been used to identify themes, in conjunction with the data available and the Organisation Review. As a result, the following trends and issues have been included as part of the Workforce plan:

- **Executive Change Roles.** The workforce plan is based on the implementation of significant change over the next three years. The change roles have been split between the members of the executive to ensure effective delivery. All Directors and the CEO have a significant change agenda to manage:
 - **Chief Executive officer.** The CEO must take the lead on culture and workforce, with a principal focus on reducing turnover

- **Director Corporate Services (DCS).** The OneCouncil and associated digital transformation is central to effective service delivery, meeting future demand for resident services without FTE increased and achieving FTE efficiencies. It also must finish on time to reduce project FTE. This is significant project responsibility for the DCS
- **Director Planning and Development (DPD).** Leadership of the refresh of the Planning Framework is a critical role for DPD
- **Director Technical Services.** Both asset management and project delivery services require ongoing significant change to make them effective.



- **Director Customer and Community Services (new).** It is essential to transform these services to:
 - provide a new digital customer experience
 - re-engineer the old processes to create a responsive customer culture extend customer experience to the whole of Council (not just the front desk)
 - create synergies between customer and community services
 - revitalise community services
 - achieve more realistic revenue targets.
- **The considerable investment in IT.** The City is currently implementing a \$5m IT upgrade with the implementation of the OneCouncil platform. The impacts are:
 - a project team of 6 FTE which will reduce to 2 after completion (4 positions released 2 retained)
 - the automation of many manual tasks, particularly in Finance. Estimated overall impact is 3 FTE reduction. However, it is recommended that one FTE be added as a dedicated reporting position
 - the introduction of a much more unified customer digital experience
 - significant improvement in the workflow, information, and support for elected members
 - significant improvement in routine reporting
 - more unified records management.
- **Support of Elected Members and better governance.** This will occur through the introduction of One Council however, the review believes this is under resourced and should have an additional FTE specifically assigned to governance, with further support to the Mayor and Elected Members being reassigned from other areas of the Office of the CEO
- **Strategic Planning.** The current Integrated Planning and Reporting Framework is either weak or not in place. This is a substantial risk to the City – One additional FTE is recommended to manage and update the various required documents under the Integrated Planning and Reporting framework
- **Project and Asset Management.** The Organisation Review has identified an ongoing need to re-enforce the front-end concept and brief development of projects and better asset planning. The City must re-build its skills in the areas of Asset Management and project planning. In particular:
 - the recent review of Asset Planning indicates a need for significant attention to the Asset Maintenance backlog and to issues of asset renewal
 - project delivery has been fraught with attempts to force the entire project cycle into a single budget year resulting in unacceptable outcomes
 - 2 FTE are recommended in this area.
- **Planning.** The planning area has had a short-term remedial team of 4 FTE. It is recommended this be reduced by 2 FTE at the end of 2023. This reduction is dependent on the volume and complexity of development demand
- **Customer Service.** As the City grows, this will be a major focus for the City. Many of the Customer facing services will change with OneCouncil. If the balance of voice and email services are also re-engineered, it should be possible to implement the needed services with no increase in FTE
- **Community services.** This area requires a more detailed review however the issues driving change in this service are evident:
 - Nedlands Community Care (NCC) has been defunded with no funding from the Commonwealth from July 2023. This requires a reduction of 6.8 FTE unless the City chooses to replace this funding
 - there is a strong view from some stakeholders that all community services should be cost neutral. It is appropriate to review all revenue in this area and have an endorsed strategy. This may support or reduce some FTE
 - based on knowledge of other councils it is considered reasonable to reduce FTE by 2 FTE in Libraries
 - other services should be re-examined after revenue has been closely examined



- **New Director Customer and Community Services.** As the City moves to a more digital customer experience and has reshaped its Community Services it is considered desirable to have a more unified customer focus in both these areas under a new Director of Customer and Community Services. It is also expected that one of the two current Manager Positions will not be needed in the second year of operation of the new Directorate, after all the changes are in place
- **Parks.** Service levels are high in this area compared with comparable councils recommend reduction of 2 FTE
- **Rangers.** Service levels are high in this area and there is potential for process improvement or automation of these services. This report recommends reduction of 2 FTE in three years based on an effective change program
- **Environment.** Recommend merging with Parks
- **Workshop and Fleet.** Both areas have potential for reduction in FTE. This area was not reviewed in sufficient detail to make a recommendation; however, a minimum reduction of 1 FTE should be further examined.

2.5 Existing Organisational Structure

The City's organisational structure comprises five functional areas with an endorsed establishment of 172 FTE as of the adoption of the 2021/22 budget.

The City has 8.2 FTE per 1000 residents in 2022. This is 60% above the average for medium metropolitan councils in Western Australia, which was 5.2 FTE per 1000 residents in 2019.

From a budget perspective, in 2021/22 employee costs as a percentage of operating expenses has increased to 48%, from 44% in the 2020/21 financial year. In comparison, this is above average for medium metropolitan Councils in WA.

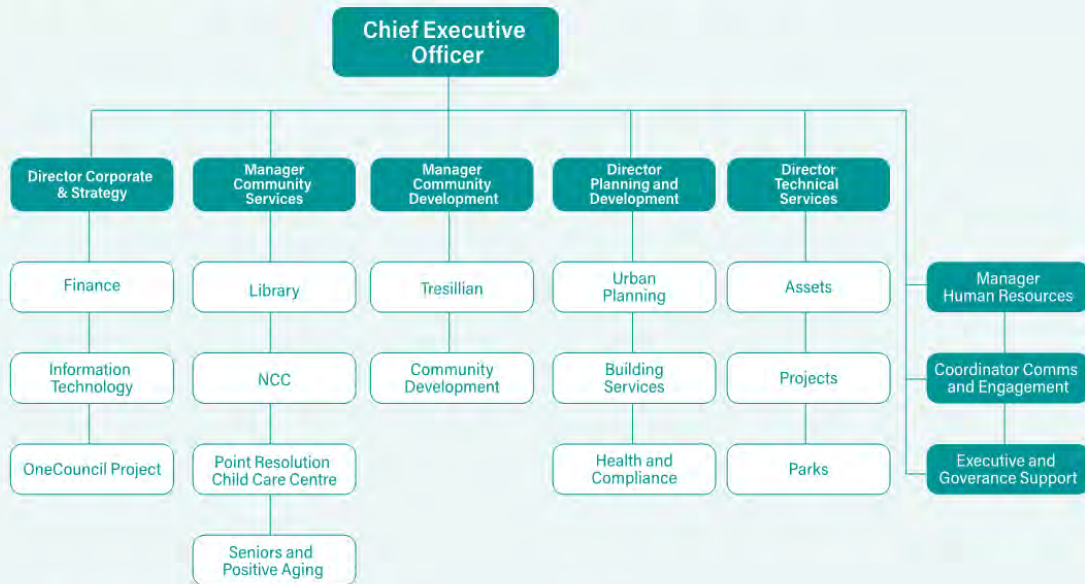
The summary of 2021/22 budget and FTE is:

Account Type	Office of the CEO	Corporate Services	Community Partnerships & Services	Planning & Development Services	Technical Services
Revenue	0	26,314,955	2,558,100	2,136,877	3,720,250
Expenditure	(3,475,254)	(7,090,784)	(4,951,018)	(6,628,146)	(19,451,262)
Corporate Overheads	527,600	5,866,500	(2,450,599)	(1,894,100)	988,400
Net Cost of Service	(2,947,654)	25,090,671	(4,843,517)	(6,385,359)	(14,742,612)
FTE	10	32	36.43	41.40	53

It is also noted that the City's Executive Management Team has already adjusted the allocation of positions to achieve a 4.6 FTE reduction prior to the implementation of this report.

This includes 2 positions in ICT (one records), 1 in Planning, 1 Conservation Team Lead and 0.6 Graphic Designer.

City of Nedlands Organisation Chart (current)



Office of the CEO

The CEO Functional Areas comprises Executive and Governance Support, Human Resources and Communications and Engagement. In addition, Community Development and Community Services report to the CEO.

Corporate Services

The Corporate Services Directorate enables and supports the successful delivery of the City's finance and IT framework, including the supporting systems and records and Land and Property.

Corporate Services also provides the customer services and manages the City's front desk, telephone answering and resident enquiries generally.

Planning and Development

The Planning and Development Directorate provides statutory and strategic planning, building assessment and approvals, environmental health, and ranger services.

Technical Services

The Technical Services Directorate is the service area delivering many external services of the organisation. This includes, City projects, asset management, maintenance of parks and gardens, waste management, transport assessment and management of workshops.

Community Development and Community

Services

This service is currently split between two managers and manages:

- libraries
- tresillian,
- child care
- Nedlands community care
- events
- volunteers
- youth, sport, and positive aging

2.6 Financial Expenditure

Employment costs are the largest single expenditure for the City. In the 2021/22 annual budget, projected actual employment costs account for 42% of the City's operating expenditure, amounting to \$15.49m.

These costs are composed of:

- Salaries and wages \$13.4 million
- Superannuation \$1.7 million
- Overtime \$205,361
- Workers Compensation claims \$185,500
- Leave and entitlement liability \$367,605

These employment costs do not include contractors.

3. Trends and Drivers

3.1 Internal Drivers for Workforce Planning

3.1.1 Surveys and KPIs

In December 2020, the City of Nedlands commissioned Catalyse to undertake a Culture Scorecard Survey. The results of this survey were concerning, with the City scoring below industry comparisons across almost every area.

Given the results, the City commissioned a further survey in December 2021, with the City demonstrating significant improvement:

- in the 2020 survey, of the 44 areas tested and when compared to industry averages the City was on par or better in only 1 area
- in the 2021 survey, of the 44 areas tested and when compared to industry averages the City was on par or better in 22 areas

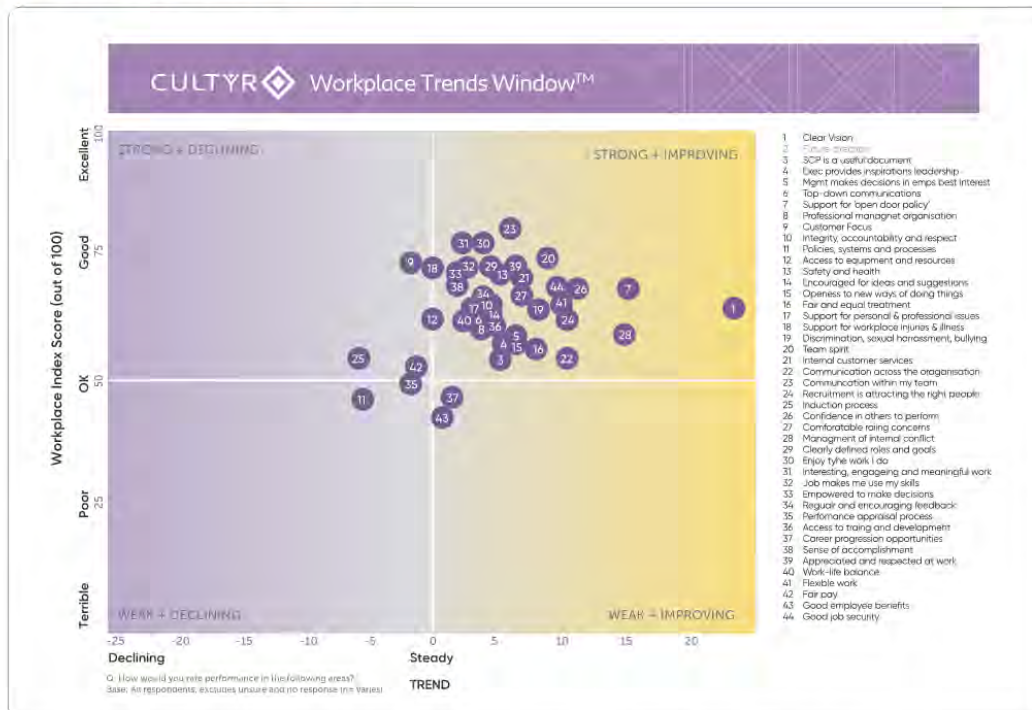
- the Overall Performance increased from 83% to 93%.
- the Workplace Score increased from 58 to 66
- the Commitment Score increased from 62 to 64
- the Net Promoter Score increased from -63 to -44.

Although the City has improved across numerous areas and is now comparable or better than the industry average in 22 of the 44 areas tested, significant improvement is still required for the City to be considered a high performing local government.

The City continues to undertake employee satisfaction surveys.

The following diagram provides the 2022 results and provide a summary of the historical trends.

3.2 Workplace Trends Window



Generally, the scores are below industry average but have improved significantly over the past 12 months.



3.1.3 Exit Interviews

During the 2021 calendar year, there were 42 resignations or exits of permanent staff from the City. The lack of data and formal analysis of the reasons for resignations is a limiting factor in addressing the staff turnover level. Also, the data in some management reports includes casual staff exits which should not be considered as turnover (casual staff are on a period contract and expected to leave). Given the large numbers of exits, and the impact on operations and culture it is concerning there is no clear view of exit dynamics. While exit interviews are voluntary a concerted effort should be made to obtain the basis of the resignation to assist in establishing a proactive approach to the underlying issues impacting turnover and to assist with the future recruitment of staff.

Leave Balances

As of 24 May, 2022 the City had 36 or 18% of its employees with more than 8 weeks of accrued annual leave, in comparison, the WA Councils' median percentage is 10%.

The liability for the employees with more than 8 weeks outstanding annual leave is 13,800 hours, or 1816 days.

3.1.4 Industry Benchmarking

The City has previously participated in the annual Australasian Local Government Performance Excellence Program. The program provides valuable workforce benchmarking and trend data of the City's workforce shape and performance against other Australia and New Zealand local governments. The City can drill down to comparing similar size and location local governments and this contributes to the City making informed decisions about its workforce planning.

The City is also collaborating with other local governments to improve efficiencies and develop cooperative approaches to common service needs.

An example of this is the Memorandum of Understanding (MOU) with adjoining local government to provide key services on a fee for service basis in the Building Services area. The City collaborates with other Western Suburbs councils, currently working together on sharing initiatives and resources.

3.2 External Drivers for Workforce Planning

3.2.1 Labour Market Indicators – Western Australia

The Consumer Price Index (CPI), increased to 7.6 per cent over the March quarter in 2022 in Perth, the biggest quarterly increase of CPI in many years.

WA appears to have successfully mitigated the immediate health impacts of COVID-19 and the focus for WA is the State's economic recovery. Also, the Mining industry has maintained strong growth and has increased its recruitment of people resident in WA because of the WA border controls.

While there is a level of unemployment there are currently skill shortages in building and construction and outside work trades, partly driven by the increased in mining recruitment but also by a significant increase in housing and construction projects. IT skills are also in demand.

This overall context will impact the City. In particular:

- difficulty in recruiting and retaining trade-based staff
- general administrative staff are also in demand in other sectors
- specialist IT, engineering and similar professions have increased wage expectations and are harder to attract
- staff movements in local government have increased.

3.2.2 The Changing Employment Landscape and Technology

There have been major changes throughout the employment landscape in the last decade. Some of these trends are:

- acceptance of the need for more flexible working, especially the emergence of Working From Home (WFH) as part of the COVID journey, but also other flexibility components
- the shift to an overall younger demographic with a different expectation of both work and lifestyle
- the expectation of a real and genuine shift in the treatment and role of women in the workforce
- a significant shift in the skills and comfort with technology which much more expectation that people at work will be totally fluent and familiar with technology
- an expectation that corporate values support personal values
- low tolerance to bullying or racially or culturally inappropriate or insensitive behaviour in the workplace.

The City is in the process of shifting to a much more digital environment which will be more attractive to staff. However, it must also be more actively promoting the culture and lived values which are increasingly making a difference to personal employment choices if it is to attract and retain good staff.



4. Developing the Plan

4.1 Process for Development

The methodology used in developing the Workforce Plan focused on gathering information from various sources, engaging key stakeholders and analysis of external strategic reports and information including:

- extensive organisational consultation with CEO, EMT and Managers including two dedicated workshops with all Managers to analyse staff projections
- Review of the Employee Scorecard Surveys (2019 and 2020) data and recommendations.
- Review and analysis of the City of Nedlands' minimum obligatory information requirements, demographic statistics, and data
- Review of City of Nedlands' IPR Framework 2018 - 2028
- Review of City of Nedlands' Annual Report 2020/21
- City of Nedlands' Annual budget 2019/20 and 2020/21 and 2021/22
- Review of Place Plans
- Review and analysis of Price Waterhouse Coopers (PwC) The Australasian Local Government Performance Excellence Program 2020. (LGPEP20)
- Review of the Department of Local Government Workforce Planning, The Essentials – Toolkit for WA Local Governments.

4.2 Forecast FTE Requirements

The Workforce Plan is focused on responding to changes in the demand for services and the way services are delivered, and identifying the workforce needs that will support those changing needs.

To do this effectively it is essential to have a process of identifying how services are changing over time. This includes increased demand through population growth, as well as the impact of other factors such as service delivery changes through technology, and changing demands being placed on local governments.

The following factors were considered when looking at staff projections:

- future developments in the City
- implementation of OneCouncil and other technological initiatives as projects and the expected impact on current processes and the opportunity for building new more efficient processes to better manage future demand
- strategic planning and major projects
- population growth
- economic climate
- the City's financial trends including rates revenue and fees and charges
- employee cost trends
- benchmarking data
- changing employment landscape and technology
- review of process improvements
- changes to the service model.

4.2.1. Monitoring service needs and workforce planning

Workforce monitoring and planning will form part of the City's annual budget process. Service detailed service planning (40 service plans) has been introduced for the 2022/23 budget cycle. Corporate Business Planning process will include an analysis of the workforce profile and service standards for each service area, on an annual basis.

4.2.2. Proactive workforce changes

Regular workforce reviews will be required to monitor the outcomes proposed in this report and to track project FTE changes and ensure FTE changes are extracted at the end of project phases. Also, the City is implementing several change initiatives which are dependent on moving exiting staff or FTE within the existing workforce to assist in areas where changing services are being transformed or where demand changes have occurred. Vacant FTE positions should be actively reviewed to enable the reallocation of FTE to other service areas to address any workforce needs identified.



4.2.3. Identifying service needs

Local government is a changing industry with new approaches to the way services can be delivered, as well as new service demands being placed on it. The corporate business plan will need to take into account known service changes as well as technological improvement being considered as well as taking to account the findings of the annual workforce reviews and be updated to respond to any other changes.

New service initiatives will require a business case, workforce impact assessment to be included in the project plan proposal prior to submission to Council for approval. This will include budget implications to the existing corporate business plan and service plans.

4.2.4. Service Changes

This plan is based on both the need for service "repair" (for example Planning and Asset Management) and service changes to reflect new service needs and approaches (for example, the approach to customer and community services) it also reflects the impact of the digitisation of many City functions by leveraging the OneCouncil implementation. Other areas have been identified for incremental improvement (for example Rangers, Parks, and Fleet).

As well as these major change themes the FTE projections have factored in the following potential changes within the operating environment of the City:

- increased communications and engagement requirements
- increase in environmental focus led by community and elected members
- increase in capital works and major projects
- place Activation Plans
- increase in demand for project, procurement, and contract management
- increasing complexity and considerations (i.e., more multi-disciplinary) in assessing development proposals
- projected significant increase in new dwellings and a very active development industry
- potential changes to the appeals process on planning decisions
- volatility of the building surveying industry and increase in population will impact development and planning demands.

4.2.5. Building a future workforce

Recruitment, Change and Staff Development

Regarding recruitment, the City's challenge is to significantly reduce turnover while still attracting a skilled and diverse workforce.

It is essential that the reasons for resignations are identified and addressed. The lack of clear data restricts the ability to address root cause of resignations. Once reasons are ascertained specific actions can be implemented to lessen the potential for turnover. The current turnover of more than 31% has severely impacting the efficiency of the city with service delivery. An initial target for turnover should be set at 15% for the 2022/23 financial year.

To be able to market the City of Nedlands as a place to be valued as an employee the following actions should be considered:

- Implementation of the Culture Action Plan to reset culture and the ways of working
- A structured change management plan to make clear the "way forward" for a new approach in the City. This will provide something positive to buy into and clearly signal a change of dynamic in the City
 - a structured approach to staff training and development including:
 - training and development for core systems including the Transitional Initiatives and Culture Action Plans; in particular the OneCouncil ICT Platform implementation
 - encouraging staff to undertake professional development in areas aligned to their role within the City
 - succession planning to minimise the impact of staff departures
 - skills survey to ascertain the talent pool within the organisation and to prepare the City for transition to a digital operational focus
 - the annual performance review to be a primary source for future training and development programs for staff
 - all staff be required participate in an Induction Program that is specifically developed to address the new approach to operations required in the Organisational Review report this and Workforce Plan.



Current Workforce

The table below summarises the current City workforce size and functional distribution:

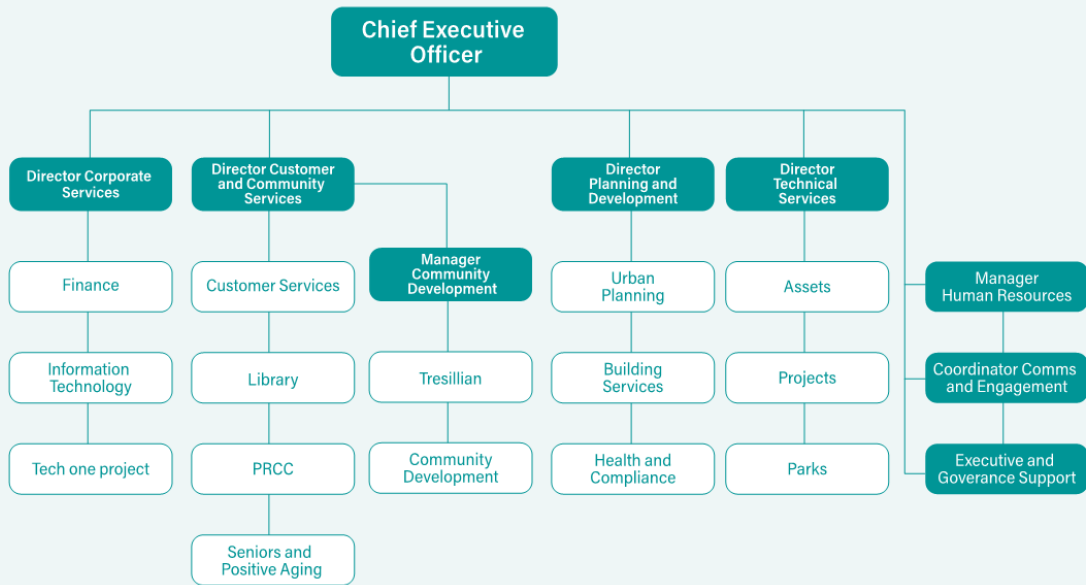
DIRECTORATE	FTE
OFFICE OF THE CEO	1
Administration	2
Human Resources	3.8
Community Development	7.8
Community Service Centres	28.63
Communications and Engagement	3.2
TOTAL	46.43
CORPORATE SERVICE	1
Land and Property	2
Administration	1
Financial Services	10
ICT	19
TOTAL	32
CUSTOMER AND COMMUNITY SERVICES <i>(currently incorporated within the Office of the CEO)</i>	
TOTAL	-
PLANNING AND DEVELOPMENT	1
Urban Planning	15
Building Services	10.4
Health and Compliance	15
TOTAL	41.4
TECHNICAL SERVICES	1
Projects/Administration	2
Assets	11
City Projects and Programs	15
Parks	24
TOTAL	53
ORGANISATION TOTAL	172.83



Future Structure

The structure chart below shows the proposed structure incorporating the new Director of Customer and Community Services.

City of Nedlands Organisation Chart (Proposed)





Staffing Levels Proposed Changes (includes May 2022 changes by City Executive)

Directorate	Service	May 22 Adjust	2022/2023	2024/2025	Comments
CEO	Governance		+ 1		Elected Member Support
	Strategic Planning		+ 1		City Strategy Development
	Graphic Design	- .6			Unfilled vacancy
Corporate Services	IT	- 1		- 4	BAU / OneCouncil
	Finance			- 2	OneCouncil
	Records	- 1		- 1	<i>Review after OneCouncil – possible one extra FTE</i>
	IT – Customer Service		- 5		Transfer to new Customer and Community Service directorate
Customer and Community Services	Executive		+ 1		New Director
	Community Services			- 1	Rationalise Manager positions
	Library		- 2		
	NCC		- 6.8		Defunded FTE reduction for beginning of 2023/24
	Customer Service		+ 5		Transfer from ICT
Planning and Development	Urban Planning	- 1		- 2	Post framework refurbishment
	Health & Compliance – Rangers			- 2	Based on opportunity for work change
	Health & Compliance – Environment	- 1			Transfer to Technical Services (Environment)
Technical Services	Assets		+ 1		Asset Maintenance and Renewal Program
	City Projects		+ 1		Better project planning
	Parks		- 2		Service level adjustment
	Fleet and workshops			- 1	Review – possible 1 or 2 FTE
	Total	- 4.6	- 5.8	-11 /-13	
	OVERALL TOTAL		23.4		



The comparison of current and proposed organisation;

EXISTING		PROPOSED	
DIRECTORATE	FTE	DIRECTORATE	FTE
Office of the CEO	1	Office of the CEO	1
Administration	2	Administration	1
Human Resources	3.8	Elected Member Admin	1
Community Development	7.8	Governance	1
Community Service Centres	28.63	Strategic Planning & Reporting	1
Communications and Engagement	3.2	Communication and Engagement	2.6
		Human Resources	3.8
TOTAL	46.43	TOTAL	11.4
Corporate Services	1	Corporate Services	1
Land & Property/Administration	2	Land and Property/Administration	2
Financial Services	10	Financial Services	6
ICT	19	ICT	9
TOTAL	32	TOTAL	18
Customer and Community Services		Customer & Community Services	1
(currently incorporated within the Office of the CEO)		Community Development	7.8
		Community Service Centres	18.83
		Customer Service	5
TOTAL	-	TOTAL	32.63
Planning and Development	1	Planning & Development	1
Urban Planning	15	Urban Planning	12
Building Services	10.4	Building Services	10.4
Health and Compliance	15	Health and Compliance	12
TOTAL	41.4	TOTAL	35.4
Technical Services	1	Technical Services	1
Projects/Administration	2	Projects/Administration	2
Assets	11	Assets	12
City Projects and Programs	15	City Projects and Programs	16
Parks	24	Parks	21
TOTAL	53	TOTAL	52
ORGANISATION TOTAL	172.83	ORGANISATION TOTAL	149.43

Note, these are estimated projections only and endorsement from Elected Members will be required before any change.



4.2.6. Annual Review

Annual review of the workforce needs, as part of the corporate planning and budgeting processes, will provide clarity regarding ongoing service needs and workforce support. Any increase in FTE past the approved current FTE will require a business case, amended service plan and the appropriate Budget amendment to be endorsed by Elected Members.

4.3 Risk

The City has operated with the major risk associated with a lack of workforce planning. Failure to plan for workforce size, structure, and skills:

- exacerbates the current excessive turnover
- prevents clear service skills and resource alignment
- obscures future needs
- fails to promote a healthy workforce that wants to belong to the City
- reduces the ability to act with flexibility and agility
- does not provide explicit resource planning for required change initiatives.



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5. Key Focus Areas for Change and Workforce

The following table summarises the recommendations which result from the Organisation Review.

Key Focus Area	Actions	Accountability
One Council Implementation	Roll out in accordance with Implementation Plan	DCS AND EMT
Service Plans for all Services updated yearly	Service plan to be updated as part of Corporate Business Plan	CEO EMT all Managers
Corporate Reporting Regime	Introduce Corporate Reporting Regime for Council and EMT	CEO EMT all Managers
Refocussing Customer and Corporate Services	Introduce new Directorate and review all services	DCCS and Managers
Corporate Training and Development program	Implement corporate training and development program based on skills identified in Skills survey and performance reviews	MHR
Transformational Initiatives	Implement the transformational Initiatives	CEO EMT and Managers
Cultural Action Plan	Implement Cultural Action Plan Initiatives	CEO EMT and Managers
Digital Strategy	Finalise the Digital Strategy	CEO EMT MICT



6. Financial and Performance Framework

6.1 Employment Cost Forecasts

The cost implications of implementing the Workforce Plan 2022 - 2032 will be considered as part of the corporate business planning and budgeting processes through business cases supporting FTE changes, through the Service Plans which form part of the budget. This will also be addressed in the long-term Financial plan and Corporate Business Plan which are under development.

6.2 Training and Development Forecasts

Developing the skills of the workforce is key to the City being agile to meet the needs of the community. Training and development are key factor in attracting and retaining key staff. Commitment of an employer to training and development can be a powerful advantage to attracting quality staff.

Several key training and development strategies that should be considered within training and development funding budget allocations include:

- atudy assistance
- industry specific conferences

- industry aligned peak body memberships
- leadership programs
- work related upskill courses, including process improvement methodology
- coaching and mentoring.

Training and Development Budget 2021/22 was \$160,000, limited funds were expended, due to Covid.

Considerable resourcing in 2022/23 and 2023/24 will be assigned to training in preparation for the roll out of the OneCouncil platform

6.3 Measures of Success

The ultimate measure of success of the City of Nedlands' Strategic Workforce Plan 2022/32 is an efficient and reliable workforce achieving the City's goals.

The following targets have been suggested to track and monitor the effectiveness of the plan. Regular reports on these KPIs should form part of the Corporate Reporting regime.

Area of Focus	Service Area Responsible	Report Frequency	KPI Target
Staff costs (salary and wages as % of operating costs)	CEO& DCS	Annually	<40%
Employee separation rates up to 5 years' service	HR	Annually	<15%
Employee separation rates over 5 years' service	HR	Annually	<10%
Gender Balance (Female to Male ratio)	HR	Annually	55:45
Age Profiles - generational ratio - older staff (45 years and over)	HR	Annually	<45%
Age Profiles - generational ratio - younger staff (45 years and under)	HR	Annually	<55%
FTE compliance	CEO&EMT	Ongoing	100%
Employees with a disability	HR	Annually	
Recruitment - Turnaround time from advertising to contract signing	HR	Quarterly	<42 days
Staff Engagement Survey (% engagement)	HR	Biennial	84%
% of Performance Development Review Completions	HR	Bi-annual	100%

6.4 Reviewing the Workforce Plan

As the City is still developing the balance of the plans in its Strategic Planning and Reporting Framework, it is important that the Workforce Plan is revised immediately following the Long-Term Financial Plan and Corporate Business Plan being adopted by the Council.

Throughout the life of the plan, the City will undertake regular reviews to ensure the workforce plan actions are implemented, monitored, and reported. The Plan will also be reviewed and amended to incorporate new and revised FTE forecasts.



7. References

- The Australasian Local Government Performance Excellence Program F20 – City of Nedlands;
- Department of Treasury - (Source: Small Area Labour Markets publication, for Local Government Areas)
- World economic forum, 5 things we know about jobs of the future Written by Allen Blue, Co-Founder and Vice President, Product Management, LinkedIn
- State Government Target for employment of people with a disability Council report December 2019
- Extract from Deloitte





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Organisational Review 2 - Service Plans review by WFPI (Sept 2022-March 2023)

Date	No.	Service Title	Service Status	FTE Resourcing		Service Review		Additional Actions		
				SP 2022/23	WFP 2024/25	Level of Service	FTE	Actions Taken on Notice	Administration Action taken	Action Status
19/10/22	1	2.3 General Financial Services	Non-Discretionary	10.0	8.0	No change	No change	<p>Review the service level impact of the 1 FTE reduction in 2023/24, as well as the efficiencies gained from OneCouncil's implementation, prior to proceeding with the 1 FTE reduction in 2024/25.</p> <p>Mayor Argyle requested the Administration review the City's Credit Cards/Purchasing Cards process.</p> <p>Mayor Argyle and Councillor Mangano requested the Administration provide figures regarding outstanding pensioner rates.</p> <p>Councillor Senathirajah noted the potential efficiencies from OneCouncil's implementation and the impact this may have on future resources.</p> <p>Councillor Mangano raised the demand part-time employee processing may have on Payroll resourcing.</p>	<p>Add in <i>Additional Information</i> on 2023/24 Service Plan for 'Corporate Planning' consideration.</p> <p>Add in <i>Additional Information</i> on 2023/24 Service Plan for consideration as a proposed 'Operational Project'.</p> <p>Provide information via future Workshop Notes. <i>Response provided in WFPI Cttee Workshop Notes 15 February 2023.</i></p> <p>Add in <i>Additional Information</i> on 2023/24 Service Plan for 'Corporate Planning' consideration.</p> <p>Noted for information only.</p>	<p>Completed.</p> <p>Completed.</p> <p>Completed.</p> <p>Completed.</p> <p>Completed.</p>
19/10/22	2	2.4 Information & Communication Technology	Discretionary	3.3	5.5	Increase	Increase	<p>Committee Members requested the Administration investigate the feasibility of bringing forward the IT upgrade of the Council Chamber (project).</p> <p>Committee Members requested the Administration provide ICT support after hours at meetings.</p> <p>Councillor Smyth requested the Administration investigate updating the Intranets system with up-to-date data.</p> <p>Councillor Smyth requested the Administration investigate the level of service/ICT support provided to City volunteers.</p> <p>Mayor Argyle advised she is experiencing Wi-Fi connectivity issues in her office and requested the Administration investigate.</p> <p>Councillor Mangano raised the need for more appropriate accommodation for the ICT team.</p>	<p>Add in <i>Additional Information</i> on 2022/23 Service Plan for consideration as a proposed 'Capital Project'. <i>Response also provided in WFPI Cttee Workshop Notes 1 February 2023.</i></p> <p>Add in <i>Additional Information</i> on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'. Note requires a increase level of service and an additional FTE. <i>Response also provided in WFPI Cttee Workshop Notes 1 February 2023.</i></p> <p>Provide information via future Workshop Notes. <i>Emailed Councillor Smyth & Mangano separately and response provided in WFPI Cttee Workshop Notes 1 February 2023.</i></p> <p>Provide information via future Workshop Notes. <i>Response provided in WFPI Cttee Workshop Notes 1 February 2023.</i></p> <p>To be actioned separately outside this forum. <i>BAU, Action resolved, confirmed with Manager ICT on 12 December 2022.</i></p> <p>Add in <i>Additional Information</i> on 2023/24 Service Plan for consideration as a proposed 'Operational Project'.</p>	<p>Completed.</p> <p>Completed.</p> <p>Completed.</p> <p>Completed.</p> <p>Completed.</p> <p>Completed.</p>



		OneCouncil Project	Discretionary	7.3	0.0					Create a separate Service Plan for OneCouncil for clarity of resourcing in ICT overall.	Completed.
19/10/22	3	2.5 Information & Records Management	Non-Discretionary	4.3	3.3	No change	No change	Committee Members noted the plan to reduce FTE numbers in these service areas by 2024/25 and suggested to revisit the proposed IRM FTE reduction in 2024/25.	Add In Additional Information on 2023/24 Service Plan for 'Corporate Planning' consideration.	Completed.	
								Councillor Mangano raised the need to improve the FOI process to ensure more efficient processing of FOI applications.	Add In Additional Information on 2023/24 Service Plan for consideration as a proposed 'Operational Project'.	Completed.	
19/10/22	4	2.6 Customer Services	Discretionary	4.3	4.3	No change	No change	Committee Members requested the Administration investigate possible service enhancements that may reduce phone traffic for the Customer Service team i.e., phone recorded options and/or phone calls going direct to responsible officers.	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'. <u>Response also provided in WEPI Cttee Workshop Notes 1 February 2023.</u>	Completed.	
2/11/22	5	2.1 Corporate Services Administration	Discretionary	2.0	2.0	No change	No change	Nil.	Nil.	No action needed.	
2/11/22	6	2.2 Land & Property	Discretionary	1.0	1.0	No change	No change	Research the costs of installing smart meters verses using a casual employee to read meters manually	Provide information via future Workshop Notes. <u>Response provided in WEPI Cttee Workshop Notes 15 February 2023.</u>	Completed.	
2/11/22	7	3.1 Customer & Community Services Administration	Discretionary	1.0	1.0	No change	No change	Nil.	Nil.	No action needed.	
2/11/22	8	3.3 Library Services	(Both) ND & D	11.6	9.6	No change	No change	Councillor Senathirajah queried the need for two libraries and whether the City can diversify services provided at libraries (i.e., Councillor Hodsdon queried if Wi-Fi/connectivity issues are related to the City's telecommunications supplier. Councillor Bennett queried whether the City could facilitate other community services within the current service (i.e., payment of rates etc.) All Councillors generally provided support for the City's current library services and having two library facilities in different Nedlands locations.	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'. Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'. Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'. Noted for information only.	Completed. Completed. Completed. No action needed.	
9/11/22	9	3.4 Childcare Services	Discretionary	6.8	6.8	No change	No change	The Chief Executive Officer advised that the challenge for local governments providing childcare services is economies of scale. He suggested that Committee members may wish to direct the Administration to develop a Business Case for Council's consideration, which investigates the feasibility of the City retaining a childcare service and/or implementing alternate service models, such as leasing the facility to an external provider and/or upgrading the current facility.	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Operational Project'.	Completed.	
9/11/22	10	3.5 Positive Ageing	Discretionary	2.1	2.1	No change	No change	Investigate changing the service name/title (Cr Smyth).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'.	Completed.	



								Investigate effective/alternate ways of marketing the service to seniors (Cr Senathirajah).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'.	Completed.
								Investigate the impact of the Positive Aging service on Public Health Plan objectives and outcomes (Cr Smyth).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'.	Completed.
								Investigate alternate Positive Aging service delivery models, including more effective utilisation of City's facilities (All members present).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Operational Project'.	Completed.
9/11/22	11	3.6 Nedlands Community Care (NCC)	Discretionary	6.8	0.0	No change	No change	Cr Amiry queried if review of the service is necessary given the issue of Federal funding and WFP direction and that it would benefit both the community and staff affected to finalise the City's decision on the matter, including whether the service can be transitioned to an external provider. Cr Amiry suggested a report being presented to Council on the matter in December 2022 or February 2023.	Add as 'Operational Project' on 2022/23 service plan and prepare a report for Council's consideration in February 2023.	Completed.
9/11/22	12	3.9 Sport & Recreation	Discretionary	1.0	1.0	No change	No change	Confirm annual rental income from the Shoreshouse (Mayor Argyle).	Provide information via future Workshop Notes. Response provided in WFPI Cttee.	Completed
								Mayor Argyle queried the agreement term for provision of the Swanbourne Nedlands Surf Life Saving Club grant and the amount the City pays to the Department of Planning, Lands and Heritage Director on the site.	Provide information via future Workshop Notes. Response provided in WFPI Cttee Workshop Notes 9 November 2022.	Completed
								Ensure the final 'Strategic Active Sports Facilities Plan' and master planning incorporates partnership opportunities with local sporting groups (Mayor Argyle).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Operational Project'.	Completed.
16/11/22	13	3.8 Community Programs & Events	(Both) ND & D	2.0	2.0	Reduce	Reduce	Review Community Programs/Events, especially non-discretionary events, and investigate alternate funding models which support externally provided events/groups and provide opportunities to market the City of Nedlands brand (All members present).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Operational Project'. Reduce level of service/FTE, and reallocate FTE to other community development services and Corporate Communications.	Completed
16/11/22	14	3.10 Volunteer Services	Discretionary	0.8	0.8	No change	No change	Nil.	Nil.	No action needed.
16/11/22	15	3.11 Youth Development	Discretionary	1.3	1.3	Reduce	Reduce	Review Youth Development Program, consider service delivery diversification and available State Government initiatives, to ensure youth services are aligned to the needs to the current youth community. (All members present).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Operational Project'. Reduce level of service/FTE, and reallocate FTE to other community development services and Corporate Communications.	Completed
16/11/22	16	3.7 Community Development	(Both) ND & D	0.5	0.5	Increase	Increase	Provide resourcing for the 'Public Art' sub-	Add in Additional Information on 2023/24	Completed



								service (All members present). Reallocate FTE from Community Programs and Events and/or Youth Development, to increase service level and provide resourcing for the 'Public Art' sub-service.	Service Plan for consideration as a proposed 'Increase Service Level'. Increase level of service/FTE, Reallocate FTE from Community Programs and Events and/or Youth Development.	
16/11/22	17	3.12 Tresillian	Discretionary	2.4	2.4	Increase	Increase	Expand service delivery, including in other City of Nedlands locations and vacant facilities (All members present). Increase level of service/FTE by expanding offering at alternate venues. Additional FTE/expenditure should be offset by additional revenue.	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Increase Service Level'. Increase level of service/FTE, Reallocate FTE from Community Programs and Events and/or Youth Development.	Completed
16/11/22	18	1.5 Corporate Communications	Discretionary	2.6	2.6	Increase	Increase	Enhance engagement and external communications to the community (All members present). Increase level of service/FTE, to enhance engagement and external communications to the community. FTE to be reallocated from Community Programs and Events. Clarify how the City promotes community groups on its website (Cr Smyth).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Increase Service Level'. Increase level of service/FTE, Reallocate FTE from Community Programs and Events and/or Youth Development.	Completed
									Provide information via future Workshop Notes. Response provided in WFPI Cttee Workshop Notes 1 February 2023.	Completed
1/02/23	19	1.1 CEO Office	Non-Discretionary	1.2	1.2	No change	No change	Nil.	Nil.	No action needed.
1/02/23	20	1.2 Members of Council	Non-Discretionary	0.8	0.8	No change	No change	Nil.	Nil.	No action needed.
1/02/23	21	1.3 Governance & Legal	Non-Discretionary	1.8	1.8	No change	No change	Nil.	Nil.	No action needed.
1/02/23	22	1.4 Strategic Planning & Projects	Non-Discretionary	1.4	1.4	No change	No change	Develop an infographic detailing where land use planning fits into the IPRF and make available/communicate to the community (Cr Smyth).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'.	Completed
1/02/23	23	1.6 Human Resources	Non-Discretionary	3.8	3.8	No change	No change	Nil.	Nil.	No action needed.
8/02/23	24	4.5 Ranger Services	(Both) ND & D	6.3	4.3	Maintain	Maintain	Cr Senathirajah queried if the reduction of 2 FTE by 2024-25 (as per the Workforce Plan) is feasible in-light of the current level of service provided. The Coordinator Rangers advised it would be impossible to maintain the current level of service, as well as manage community expectations, with a 2 FTE reduction. Council Members suggested that Ranger Services maintain its current level of service therefore the current FTE resourcing (i.e., retain the 2 FTE until 2024-25).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Increase Service Level'. Maintain level of service/FTE - retain the 2 FTE until 2024-25.	Completed
8/02/23	25	4.3 Environmental Health	(Both) ND & D	5.3	5.3	No change	No change	Nil.	Nil.	No action needed.
8/02/23	26	4.4 Environmental Conservation	(Both) ND & D	1.3	1.3	No change	No change	Provide commentary of the percentage of time the 1 FTE resourcing spends on contract management verses delivery specific environmental conservation services (Cr Amiry).	Provide information via future Workshop Notes. Response provided in WFPI Cttee Workshop Notes 15 February 2023.	Completed



8/02/23	27	4.6 Sustainability	Non-Discretionary	0.3	0.3	No change	No change	Nil.	Nil.	No action needed.
15/02/23	28	4.2 Building Services	Non-Discretionary	11.0	11.0	Increase	Increase	Investigate the net cost of an alternate service model for Building Services, which prioritises compliance requirements, scales back on non-discretionary aspects and is offset by revenue generated from increasing discretionary Building Services fees (All Committee Members present).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Increase Service Level'.	Completed
								Investigate whether Shared Services with other local governments requires a separate Service Plan (Cr Smyth).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Service Enhancement'.	Completed
15/02/23	29	4.7 Urban Planning - Statutory	(Both) ND & D	9.5	7.5	No change	No change	Nil.	Nil.	No action needed.
15/02/23	30	4.8 Urban Planning - Strategic	Discretionary	4.5	4.5	No change	No change	Nil.	Nil.	No action needed.
15/02/23	31	4.1 Planning & Development Administration	Discretionary	1.6	1.0	No change	No change	Nil.	Nil.	No action needed.
22/02/23	32	5.1 Technical Services Administration	Discretionary	3.0	3.0	No change	No change	Investigate the improvement of the Council Member requests process to include outcome notification (Cr Smyth).	Add in Additional Information on 2023/24 'OneCouncil' Service Plan for consideration as a proposed 'Service Enhancement'.	No action needed.
22/02/23	33	5.5 Asset Management	(Both) ND & D	4.5	6.0	No change	No change	Nil.	Nil.	No action needed.
22/02/23	34	5.6 Fleet	Discretionary	2.5	1.0	No change	No change	Nil.	Nil.	No action needed.
22/02/23	35	5.7 Waste	Non-Discretionary	1.5	1.0	No change	No change	Nil.	Nil.	No action needed.
22/02/23	36	5.8 Transport & Development	Discretionary	3.5	3.5	Increase	Increase	Resourcing (1 FTE) required to manage increase level of service i.e., provision of traffic management inspections.	Add in Additional Information on 2023/24 Service Plan for consideration - increase level of service, 1 FTE to be funded through fees and charges revenue.	Completed.
1/03/23	37	5.9 Parks Maintenance	(Both) ND & D	17.7	16.0	No change	No change	Investigate the feasibility of planting trees in areas where Enviro-Scape Master Planning has been unsuccessful to increase the tree canopy in the local area (Cr Smyth).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Operational Project'.	No action needed.
1/03/23	38	5.10 Arboriculture	(Both) ND & D	6.3	6.0	No change	No change	Investigate the development of a process for managing the transfer of trees onto private land, including a definition for significant trees, to assist with management of the tree canopy (Cr Amiry).	Add in Additional Information on 2023/24 Service Plan for consideration as a proposed 'Operational Project'.	No action needed.
1/03/23	39	5.4 Building Maintenance	Non-Discretionary	4.3	4.0	No change	No change	Identify the number of building (occupied and unoccupied) not currently be used of their original purposes (Cr Smyth).	Provide information via future Workshop Notes. Response provided in WFP1 Cttee Workshop Notes 1 March 2023.	No action needed.
1/03/23	40	5.2 City Projects & Programs	Non-Discretionary	5.3	6.0	No change	No change	Nil.	Nil.	No action needed.
1/03/23	41	5.3 Civil Maintenance	Non-Discretionary	5.3	5.0	No change	No change	Nil.	Nil.	No action needed.



Workforce Plan - Including Proposed 2023 Update

No.	Service Title	Service Status	2020/21					Estimated Target (Current)		Estimated Target (Update 2023)
			WFP (Est)	SP	SP	Budget		WFP (Live)	WFP (Update)	
						(Year Start)	(Year End)			
CEO	CEO Office	Non-Discretionary	3.00	1.20	1.20	1.20	1.20	1.20	1.20	
	Members of Council	Non-Discretionary	0.80	0.80	0.80	0.80	0.80	0.80	0.80	
	Governance & Legal	Non-Discretionary	0.80	1.80	1.80	1.80	1.80	1.80	1.80	
	Strategic Planning & Projects	Non-Discretionary	0.40	1.40	1.40	1.40	1.40	1.40	1.40	
	Corporate Communications	Discretionary	3.20	2.60	2.60	2.60	2.60	3.60	3.60	
	Human Resources	Non-Discretionary	3.80	3.80	3.80	3.80	3.80	3.80	3.80	
CSD	Corporate Services Administration	Discretionary	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
	Land & Property	Discretionary	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
	General Financial Services	Non-Discretionary	9.00	10.00	10.00	10.00	8.00	8.00	8.00	
	Information & Communication Technology	Discretionary	11.33	3.25	3.25	5.25	5.50	5.50	5.50	
	OneCouncil Project	Discretionary	0.00	7.25	7.25	6.25	0.00	0.00	0.00	
	Information & Records Management	Non-Discretionary	4.93	3.85	3.85	3.85	2.85	2.85	2.85	
	Customer Services	Discretionary	4.33	4.25	4.25	4.25	4.25	4.25	4.25	
CCD	Customer & Community Services Administration	Discretionary	0.00	1.00	1.00	1.00	1.00	1.00	1.00	
	Library Services	(Both) ND & D	11.29	11.59	11.59	10.05	10.05	10.05	10.05	
	Childcare Services	Discretionary	6.50	6.80	6.80	6.80	6.80	6.80	6.80	
	Positive Ageing	Discretionary	2.00	2.10	2.10	3.40	3.40	3.40	3.40	
	Community Development	(Both) ND & D	0.50	0.50	0.50	1.00	1.00	2.00	2.00	
	Community Programs & Events	(Both) ND & D	2.20	2.00	2.00	1.00	1.00	1.00	1.00	
	Sport & Recreation	Discretionary	1.20	1.00	1.00	1.00	1.00	1.00	1.00	
	Volunteer Services	Discretionary	0.80	0.80	0.80	0.60	0.60	0.60	0.60	
	Youth Development	Discretionary	1.30	1.30	1.30	1.00	1.00	1.00	1.00	
	Tresillian	Discretionary	2.20	2.40	2.40	2.32	2.32	2.32	2.32	
	Nedlands Community Care (NCC)	Discretionary	7.14	6.84	6.84	0.00	0.00	0.00	0.00	
PDD	Planning & Development Administration	Discretionary	1.00	1.60	1.60	1.00	1.00	1.00	1.00	
	Building Services	Non-Discretionary	11.00	11.01	11.01	10.60	10.60	13.60	13.60	
	Environmental Health	(Both) ND & D	6.30	5.25	5.25	5.33	5.33	5.33	5.33	
	Environmental Conservation	(Both) ND & D	2.25	1.25	1.25	1.33	1.33	1.33	1.33	
	Ranger Services	(Both) ND & D	6.30	6.25	6.25	6.34	4.34	6.34	6.34	
	Sustainability	Non-Discretionary	0.30	0.25	0.25	0.00	0.00	0.00	0.00	
	Urban Planning - Statutory	(Both) ND & D	10.50	9.50	9.50	7.17	7.17	7.17	7.17	
	Urban Planning - Strategic	Discretionary	4.50	4.50	4.50	4.50	4.50	4.50	4.50	
TSD	Technical Services Administration	Discretionary	3.00	3.00	3.00	3.00	3.00	3.00	3.00	
	City Projects & Programs	Non-Discretionary	5.33	5.33	5.33	5.00	5.00	5.00	5.00	
	Civil Maintenance	Non-Discretionary	5.33	5.33	5.33	5.00	5.00	5.00	5.00	
	Building Maintenance	Non-Discretionary	4.33	4.33	4.33	4.00	4.00	4.00	4.00	
	Asset Management	(Both) ND & D	3.66	4.50	4.50	6.00	6.00	6.00	6.00	
	Fleet	Discretionary	2.66	2.50	2.50	2.00	1.00	1.00	1.00	
	Waste	Non-Discretionary	1.66	1.50	1.50	1.00	1.00	1.00	1.00	
	Transport & Development	Discretionary	3.00	3.50	3.50	4.00	4.00	4.00	4.00	
	Parks Maintenance	(Both) ND & D	19.70	17.70	17.70	17.00	15.70	15.70	15.70	
	Arboriculture	(Both) ND & D	5.00	6.30	6.30	6.00	6.00	6.00	6.00	
Total			178.83	175.54	173.13	164.68	161.64	148.34	155.34	

Reference: Workforce Plan 2022-2032

Key

- WFP - Complete
- WFP - To be Completed
- Council Decisions & Budgeting
- WFPIC





21. Reports by the Chief Executive Officer

21.1. CEO21.09.23 - Register of Outstanding Council Resolutions

Meeting & Date	Council Meeting - 26 September 2023
Applicant	N/A
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Libby Kania - Coordinator Governance & Risk
CEO	Bill Parker
Attachments	1. Register of Outstanding Council Resolutions

Purpose

For Council to consider the Register of Outstanding Council Resolutions (OCR) and the actions taken by Administration in progressing these items.

Recommendation

That Council receives the Register of Outstanding Council Resolutions dated September 2023.

Voting Requirement

Simple Majority.

Background

Council has requested that all Outstanding Council Resolutions be tabled on a monthly basis at the Ordinary Council Meeting. The first Outstanding Council Resolutions report was tabled at the March Ordinary Council Meeting.



Discussion

Attached to the Council report is the register of Outstanding Council Resolutions for Council's noting and consideration.

The report has been updated by officers when required.

Information will be periodically provided to Councillors on previous resolutions of Council that:

- (i) have been completed since the last update and
- (ii) have not yet been fully implemented. Reasons for any delays or unforeseen challenges are included.

Councillors are able to seek an update on any particular project or resolution outside of the reporting period, by contacting the CEO directly for information.

Consultation

Nil.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget / Financial Implications

Nil.



Legislative / Policy Implications

[Local Government Act 1995.](#)

Decision Implications

Councillors have oversight of the implementation of previous Council decisions, through access to the Register and the Councillor portal. Information on decisions may be provided through the CEO Weekly update, and direct request to the CEO. The City may include the register on the website to provide transparency to the community, although the community is able to access the document through the Council agenda.

Conclusion

That the Council receives the Register of Outstanding Council Resolutions for noting.

Further Information

Nil.



CE021.09.23 - Attachment 1

Councillor/Role of Motion	Councillor/Targem - Wood Tree Planting	20.2 OCV 26/02/2023	The Council direct the CEO: 1. To plan a minimum of 1000 trees on City of Nedlands grounds in the 2023/24 financial year - this number may include trees planted in parks, bushland, etc. in order to complement the 2023/24 budget development allocation to street plantings. 2. To plan to systematically plant all City streets, according to the City Council Street Tree Policy which aims to provide a street tree canopy in all streets. 3. To investigate the possibility of an assessment of the current status of trees in all streets in the City of Nedlands to determine the condition of trees and to provide a tree management plan for the next five years starting in the 2024/25 financial year. 4. To investigate the possibility of an assessment of the current status of trees in all streets in the City of Nedlands to determine the condition of trees and to provide a tree management plan for the next five years starting in the 2024/25 financial year. 5. To investigate the possibility of an assessment of the current status of trees in all streets in the City of Nedlands to determine the condition of trees and to provide a tree management plan for the next five years starting in the 2024/25 financial year. 6. To investigate the possibility of an assessment of the current status of trees in all streets in the City of Nedlands to determine the condition of trees and to provide a tree management plan for the next five years starting in the 2024/25 financial year. 7. To investigate the possibility of an assessment of the current status of trees in all streets in the City of Nedlands to determine the condition of trees and to provide a tree management plan for the next five years starting in the 2024/25 financial year. 8. To investigate the possibility of an assessment of the current status of trees in all streets in the City of Nedlands to determine the condition of trees and to provide a tree management plan for the next five years starting in the 2024/25 financial year.
Councillor/Role of Motion	Councillor/Coghlan - Safe Active Street	20.3 OCV 26/02/2023	The Council direct the Chief Executive Officer to prepare a report for the June 2024 Council meeting regarding: 1. Options to reduce street width to meet the Safe Active Street initiative, in accordance with the relevant standards; 2. Any associated mitigation or funding issues; 3. Outcomes of technical reports and public consultation regarding the initiative; and 4. Sources for funding of design and construction activities and associated costs for assessment and design.
Councillor/Role of Motion	Councillor/Targem - Wanda Avenue Pricing and Safety Rail Issues	20.6 OCV 26/02/2023	The CEO is directed to notify all relevant stakeholders of the Wanda Avenue pricing trial and remove the safety rail by 15/10/2023.
Councillor/Role of Motion	Maver Angle - Waste Management	19.1 OCV 22/09/2023	The Council: 1. Agree to join the Western Metropolitan Regional Council (WMRC) community recycling waste treatment service as an affiliate member for the 2023/2024 period; 2. Agree to explore the possibility of the waste management components of the 2023/2024 rates, fees and charges and 3. Agree to review the CEO's waste management strategy, with the commitment to review and update the strategy by 30 November 2023.
Councillor/Role of Motion	Maver Angle - Sliding Highway Pedestrian Connectivity	19.2 OCV 22/09/2023	The Council: 1. Agree to support a review of the current pedestrian connectivity for non-motorised traffic across Sliding Highway, including pedestrian and cycle paths and the City of Nedlands and 2. Agree to direct the Mayor and CEO to investigate the relevant stakeholders and explore options for improving the current and future conditions of the City of Nedlands and the surrounding area.
Councillor/Role of Motion	Councillor/Targem - Weekly Report on Planting of 1000 Trees	19.3 OCV 22/09/2023	Council Resolution that the CEO is directed to provide a report on the 1000 trees planted in the City of Nedlands in the 2023/24 financial year.
Councillor/Role of Motion	Councillor/Targem - Report and Protection of Them Step Reserve	19.4 OCV 22/09/2023	Council Resolution that the CEO is directed to provide a report on the Them Step Reserve and to protect them from further damage, including to consider the installation of a fence to protect the reserve.
Councillor/Role of Motion	Councillor/Targem - Stop Sign Planting Area on MID-ROD	19.5 OCV 22/09/2023	The CEO is directed to produce a report for the Council on the minimum of 100 trees to be planted on MID-ROD, with a minimum of 10 trees to be planted on the east side of the road. To ensure the protection of trees on the site, the CEO is directed to produce a report for the Council on the minimum of 10 trees to be planted on the east side of the road. To ensure the protection of trees on the site, the CEO is directed to produce a report for the Council on the minimum of 10 trees to be planted on the east side of the road.
Councillor/Role of Motion	Councillor/Bennett - Demolition Permit Conditions to avoid secondary poisoning of wildlife	21.6 OCV 22/09/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any demolition permits issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Wildlife Conservation Act 1954 and the Wildlife Conservation Regulations 2012 and the Wildlife Conservation Act 1954.
Councillor/Role of Motion	Councillor/Bennett - Tree Bonds Adjusted to Development Sites	21.7 OCV 22/09/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree bonds issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.
Councillor/Role of Motion	Councillor/Bennett - Tree Canopy Ratio Incentive	21.8 OCV 22/09/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree canopy ratio incentives issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.
Councillor/Role of Motion	Councillor/Coghlan - Centre Primary School Site	21.4 OCV 22/09/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree canopy ratio incentives issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.
Councillor/Role of Motion	Maver Angle - Multiple West Parking Policy	21.2 OCV 22/09/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree canopy ratio incentives issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.
Technical Services	Peace Memorial Park Design - Retention	2024.18 OCV 22/09/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree canopy ratio incentives issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.
Technical Services	Investigations into Use of Mowers Gardens - By Dog Owners and Options for Fenced Dog Pads	19.8 OCV 17/10/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree canopy ratio incentives issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.
Technical Services	Wanda Avenue Fronted Parking Prohibitions	21.4 OCV 22/09/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree canopy ratio incentives issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.
Technical Services	Initiatives for the Department of Transport's Path Order - Central Business District Transport Plan	19.7 OCV 24/11/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree canopy ratio incentives issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.
Technical Services	Sliding Highway - 8.5m/h Road Intersection Signals	19.6 OCV 26/09/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree canopy ratio incentives issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.
Technical Services	Allen Park College - Structural Defects	16.1 OCV 22/11/2023	Council Resolution that the Council direct the CEO to ensure that the conditions of any tree canopy ratio incentives issued in the City of Nedlands are reviewed and updated to ensure they meet the requirements of the Planning and Development Act 2005 and the Planning and Development Regulations 2005.

21.2. CEO22.09.23 - Draft Council Members and CEO Attendance at Events Policy

Meeting & Date	Council Meeting - 26 September 2023
Applicant	N/A
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Libby Kania
CEO	Bill Parker
Attachments	1. Draft Council Member and CEO Attendance at Events Policy

Purpose

The purpose of this report is for Council to consider adoption of the proposed Council Member and CEO Attendance at Events Policy.

Recommendation

That Council approves the adoption of the Council Member and CEO Attendance at Events policy as contained in attachment 1.

Voting Requirement

Absolute Majority.

Background

The City is currently reviewing its policy manual to ensure that all Council policies are relevant, useful and up to date. Council policies are required to assist with the efficient running of the local government and to address and provide guidance on matters within the district. In June 2019, the Local Government Legislation Amendment Act was passed by Parliament which introduced a number of new legislative requirements for local governments. One of these new provisions was section 5.90A which required local governments adopt a policy regarding attendance at events by Councillors and the CEO.



5.90A. Policy for attendance at events

(1) In this section — event includes the following —

- (a) a concert;
- (b) a conference;
- (c) a function;
- (d) a sporting event;
- (e) an occasion of a kind prescribed for the purposes of this definition.

(2) A local government must prepare and adopt* a policy that deals with matters relating to the attendance of council members and the CEO at events, including—

- (a) the provision of tickets to events; and
- (b) payments in respect of attendance; and
- (c) approval of attendance by the local government and criteria for approval; and
- (d) any prescribed matter.

* Absolute majority required.

(3) A local government may amend* the policy.

* Absolute majority required.

(4) When preparing the policy or an amendment to the policy, the local government must comply with any prescribed requirements relating to the form or content of a policy under this section.

(5) The CEO must publish an up-to-date version of the policy on the local government's official website.

A policy was drafted in 2021 for Council's consideration but was not adopted at the September 2021 OCM. It was adjourned to March 2022.

The City currently has a Council Member and Employee Training and Conference Attendance policy; and a Civic and Ceremonial Functions policy in this area. These do not adequately meet the policy criteria required under the Act. The City is therefore required to draft and adopt a policy as a matter of priority to ensure that it is fully compliant with the Act.



In June 2023, a Councillor Attendance at Events policy was the subject of a workshop. A draft policy was provided to Councillors for their consideration and feedback was requested. No feedback on the draft policy was received from Council.

Discussion

The *Local Government Act 1995* requires a local government to prepare and adopt a policy related to the attendance at events by the CEO and Council. The policy requires adoption by an absolute majority. Once adopted, the policy is required to appear on the City's website.

The draft policy aims to provide a framework for Council to actively consider the purpose and benefit to the community of Councillors and the CEO in attending certain events. The policy addresses attendance at events; any payments or expenses associated with the attendance at the event; and the consideration that should be taken into account when deciding whether an event should be attended. Attendance at events that are in accordance with the policy (pre-approved events) will exclude the attendee from the requirement to disclose the interest where the donor has a matter before the Council. Where Council has pre-approved the event in the policy or at a meeting, section 5.62(1B) of the *Local Government Act 1995* excludes the creation of a closely associated personal relationship between the donor and the relevant Councillor (or CEO) that otherwise would have occurred on acceptance of the event.

The City is committed to meeting the legislative requirements of the Act and accountability to the community. The policy aims to establish a means to ensure appropriate disclosure on the acceptance of invitations to events by Councillors and the CEO.

Attendance at events by officers other than the CEO are dealt with under the Code of Conduct for Employees and the *Local Government (Administration) Regulations 1996*.

Consultation

The draft policy was the subject of a Council Workshop in June 2023.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.



Values

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget / Financial Implications

There are no expected financial implications for the City as a consequence of adopting the policy. Attendance at events and associated expenses align with Councillors' training and development. There is existing allocation in the budget that deal with these expenses.

Legislative / Policy Implications

Local Government Act 1995 - section 5.90 A. The policy is required to be published on the City's website. An invitation to an event may be considered a gift and the Disclosure of Financial Interests and Gifts provisions of Division 6 of the *Local Government Act 1995* and Part 6 of the *Local Government (Administration) Regulations 1996* should be taken into consideration.

Decision Implications

Adoption of the draft policy will ensure that the City is compliant with its obligations under the Act.

Conclusion

The City's current policy position in this area does not adequately meet the requirements under the Act. Council is required to adopt a policy that adequately makes provision for attendance at events. Council may adopt the draft policy as is proposed or choose to make an amendment to the draft policy, but a policy is needed in order to meet the City's legislative obligation.



Further Information

Nil.



Council Member and CEO Attendance at Events

Status	Council
Responsible Division	Office of the Chief Executive Officer
Objective	To establish the requirements around the attendance at events where tickets are offered to Council Members and the CEO.

Context

The City of Nedlands (the City) is required under section s5.90A of the Local Government Act 1995 requires Council to adopt a Policy on Council Member and CEO attendance at events.

Council Members and the CEO as representatives of the City may be requested to attend events or may be offered tickets to events by third parties. In order to carry out their functions impartially, Council Members and the CEO are required to demonstrate that they are not improperly influenced by third parties through the acceptance of these invitations to events. This policy applies to invitations or tickets to events that are provided to the City (for example to the City of Nedlands Council /Council Member or City of Nedlands CEO).

The policy aims to provide transparency concerning the attendance at events by Council Members and the CEO.

Policy Scope

This policy applies to Council Members and the CEO of the City of Nedlands, attending in their official capacity at an event. This policy does not apply to City of Nedlands employees other than the CEO.

Policy Statement

An invitation or ticket to an event provided directly to an individual (which means personally to a Council Member or the CEO) is to be treated as a gift (gift as defined in section 5.57 of the Act).

Council Members or the CEO may accept these invitations, subject to disclosing the acceptance of the invitation / ticket as a gift (if valued at over \$300), in accordance with the provisions of the City's Code of Conduct for Council Members, Committee Members, and Candidates ~~for Election~~, and the relevant gift provisions in the *Local Government Act 1995*, as they apply to Council Members and the CEO, if they have not provided appropriate consideration for the ticket/ invitation. The gift will be disclosed on the City's public Register of Gifts.



A Council Member or the CEO may attend an event and not disclose it as a gift if they have purchased the ticket themselves.

Statement

1. Attendance at Approved Events

The following events are considered Approved Events for the purpose of this policy:

Where the Council Member/CEO is attending an event in an official capacity, such as:

- performing a speaking role or some other welcoming role
- participating as a member of a discussion panel or judging panel
- presenting at the event as part of the event program
- representing the City of Nedlands at a sponsorship acknowledgement event or award ceremony, where the primary purpose of attendance is not for the entertainment of the individual Council Member/CEO, but enable the City to fulfil its role, and exercise its rights and benefits, as a sponsor
- presenting awards or prizes to others on behalf of the City
- attending an exhibition or display where the City, its programs or services are being showcased at the event.

Where the ticket is offered by:

- the Western Australian Local Government Association (WALGA)
- the Australian Local Government Association (ALGA)
- Local Government Professionals WA
- a department of the Public Service
- a government department of another State, ~~a~~–Territory or of the Commonwealth
- a State or Federal Member of Parliament, other than for party political events or fundraisers
- a local government or regional local government
- major professional or industry association(s) relevant to local government activities
- a stakeholder partner of the City
- a civic / cultural / community organisation within the City of Nedlands
- educational institutions or
- a not-for profit organisation.

Council Members or the CEO may at their discretion attend an Approved Event on behalf of the City, where the invitation or ticket is provided to the City and no fee is payable for attending.



If a fee is payable for attendance at an Approved Event, the Mayor and CEO will seek expressions of interest from Council Members or the CEO to attend the Approved Event, provided the cost of attendance is within the approved budget.

Attendance at Approved Events are not treated as gifts and do not need to be included on the City's public Register of Gifts, as they are "excluded gifts" in accordance with section 5.62(1B) of the Act.

Attendance at Approved Events does not trigger a conflict of interest if a matter comes before Council or the CEO for consideration.

2. Attendance at Non-Approved Events

Unless otherwise addressed in this Policy, the acceptance and subsequent use of a ticket by a Council Member for an event that is not a pre-approved event must be approved by the CEO (or by the Mayor for the CEO).

In deciding to approve the attendance at an event, the Chief Executive Officer (or the Mayor) is to consider:

- (a) who is providing the ticket to the event (the organiser of the event, or a third party)
- (b) the location of the event in relation to the City's district
- (c) the role of the Council Member when attending the event (i.e., presenter, participant, or observer)
- (d) whether the event is sponsored by the City
- (e) the Council Member's justification of the benefit to the City and the City's community through the attendance at the event
- (f) how many people should be authorised to attend the event
- (g) any costs associated in attending the event
- (h) whether advice following the attendance at the event is required under this Policy.

Council Members who attend paid events may be required to provide advice to the CEO (at the CEO's discretion) on the outcomes of their attendance and the benefits to them and the City in attending the event. The advice may cover the following topics:

- The nature of the event.
- The stated benefits to the City or the Nedlands community in attending the event.
- What the Council Member observed by attending the event.
- Any networking links that were made or stakeholder interactions.
- How attendance benefited the Council Member's role at the City generally

3. Free tickets to the City for events



Where tickets are given to the City as opposed to a Council Member directly, the CEO may allocate the tickets as he / she sees fit if attendance is deemed to satisfy the approval criteria detailed within this policy.

The CEO may allocate a ticket to a Council Member where the purpose of attendance is to enable the Council Member to perform their role as a community representative and to network and liaise with community individuals / groups within the district.

4. Complimentary tickets and benefits under sponsorship agreements

Where the provision of complimentary tickets or a benefit exists under a current sponsorship agreement or arrangement between the City and a third party, the management and allocation of tickets or benefits (unless expressly stated) shall be determined by the CEO and disclosed in accordance with this policy.

A Council Member may be allocated a ticket or benefit by the CEO under this Policy on the basis that attendance would enable the Council Member to perform their role as a community representative and to network and liaise with community individuals / groups within the City's district.

5. Costs for tickets

Where there is ticket cost for the Council Member to attend a pre-approved event or non-approved event, the Council Member will be reimbursed the cost of the ticket.

Where a ticket can be purchased for a non-approved event, and in the opinion of the CEO it is in the interests of the City for one or more Council Members to attend to assess and understand any possible impacts on the Nedlands community or City business, then one or more tickets for that event may be purchased by the City, at full cost, on behalf of the Council Member/s.

Tickets for accompanying persons (such as spouse, family member or relative) will not be purchased by the City, however the Council Member may purchase a paid ticket at their own expense.

6. Travel and accommodation costs

The City may pay or reimburse reasonable travel and accommodation costs for a Council Member to attend an event.

Accommodation costs may be paid for events outside the Perth metropolitan area, interstate or internationally.



Documentary evidence is required for all expenses or costs claimed by a Council Member and original Tax invoices and receipts are required for audit purposes ~~and to enable G.S.T to be claimed.~~

7. Exemptions

~~Attendance by Council Members for~~ The requirements of this policy do not apply to any training or conference event attended by a Council Member will be in accordance with the City’s Professional Development for Council Members Policy. Attendance by the CEO at conferences shall be in accordance with the CEO’s employment contract.

The requirements of this policy do not apply where a Council Member is the City’s representative on a board or an external organisation where the Council Member is required to attend an event for the purposes of fulfilling their role on the board or external organisation.

8. Reporting

The disclosure information for tickets received by Council Members that are deemed a gift, will be listed within the City’s Gift Register(s).

In accordance with ~~the s_~~ s_5.62(1B) of the *Local Government Act 1995* attendance at an event in accordance with this policy will exclude the Council Member from the requirement to disclose an interest when the donor of the ticket has a matter before Council (or a committee).

9. Definitions

CEO means the Chief Executive Officer of the City.
Event has the meaning given to it under the *Local Government Act 1995*

Note: s_5.90A-(1) of the Act states the following:

event includes the following:

- (a) a concert;
- (b) a conference;
- (c) a function;
- (d) a sporting event;
- (e) an occasion of a kind prescribed for the purposes of this definition.

Gift has the meaning given to it under the *Local Government Act 1995*

Note: s_5.57 of the Act states the following:

gift means:



- (a) a conferral of a financial benefit (including a disposition of property) made by 1 person in favour of another person unless adequate consideration in money or money’s worth passes from the person in whose favour the conferral is made to the person who makes the conferral; or
- (b) a travel contribution.

For the purposes of the above definition:

- travel includes accommodation incidental to a journey;
- travel contribution means a financial or other contribution made by 1 person to travel undertaken by another person.

Ticket includes an admission ticket to an event, or an invitation to attend an event, or a complimentary registration to an event, that is offered by a third party

Related documentation

Attendance at Events Policy - Local Government Operational Guidelines (December 2019)

Related local law, legislation, and compliance requirements

- [LGA Local Government Act 1995 s. 5.62\(1B\)](#) – defines excluded gifts.
- [LGA Local Government Act 1995 s. 5.90A\(2\)](#) – requires local governments to adopt a policy in respect to event attendance by Council Members and the CEO.
- [LGA Local Government Act 1995 s. 5.90A\(5\)](#) - The CEO must publish an up-to-date version of the policy on the local government’s official website.

Related delegation

Nil.

Review History

Adopted by Council xxxx

Document Control Box			
Document Responsibilities:			
Owner:	Chief Executive Officer	Owner Business Unit:	Office of the Chief Executive Officer
Inception Date:		Decision Maker:	Council OCM
Review Date:	Biennial	Repeal and Replace:	N/A
Compliance Requirements:			
Legislation:	Local Government Act 1995 Part 5 Local Government (Administration) Regulations 1996		



22. Council Members Notice 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.

22.1. Councillor Smyth - Superannuation for Council Members

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 11 September, Councillor Smyth gave notice of her intention to move the following motion.

With respect to recent moves taken by City of Stirling to enable Elected Members to receive superannuation entitlements; and in line with the proposed Local Government reform measures; Council instructs the CEO to:

1. **present a report to the 28 November 2023 Council meeting for Council to consider resolving to become an eligible governing body allowing the City to make compulsory superannuation contributions to Elected Members; and**
2. **provides details of the overall budget implications of this measure.**

Justification

1. Superannuation has become a universal entitlement in the Australian workforce. Introducing this for Elected Members will:

- a) Encourage diversity in those able to take up the role;
- b) Provide some equity with the City's administrative employees;
- c) Demonstrate the City's aspirations as a world leader.

2. Taxation arrangements for Elected Members will be normalised through the 'eligible governing body' status.

3. Overall cost of Council can be justified through the savings accrued in the reduction of Elected Members from 13 to 9 as of the October 2023 elections.



- 4. The workload of Councillors following the forthcoming reduction of Elected Members will theoretically increase by 50%.
- 5. City of Stirling resolved to undertake this action at its Council Meeting of July 2023, Refer to minutes attached.
- 6. WALGA members voted at the 2022 AGM to pursue superannuation entitlement as part of the Local Government reforms.

Administration Comment

Under current arrangements, Elected Members can voluntarily decide to have all or a portion of their allowances paid into a superannuation fund. In addition, under the Superannuation Guarantee (Administration) Act 1992 (Cth), Local Governments can unanimously resolve to be considered an ‘eligible local governing body’ through the Taxation Administration Act 1953 (Cth). As a consequence of such a resolution, Elected Members would then be treated similarly to employees and the Local Government would be required to make superannuation contributions in addition to payment of allowances. However, a resolution of this nature also has significant implications: pay as you go (PAYG) tax would be required to be withheld for remission to the Australian Taxation Office (ATO). In addition, Fringe Benefit Tax (FBT) would be applicable to all other benefits provided to Elected Members, ie ICT Allowance and Travel. For these reasons, Local Governments in Australia typically do not pursue this course of action.

In a full year Superannuation at 11% would total \$33,898. This will increase \$35,439 in 2024/25 whether super is 11.5% and \$36,980 in 2025/26 the super is 12%. The estimated FBT liability is \$28,732 per annum. For 2023/24 this would apply from January 2024.

It is understood amendments to the Local Government Act 1995 to address superannuation for Elected Members will be introduced in the next tranche of local government reforms.

A more detailed report will be presented to the November Ordinary Meeting of Council in line with the Notice of Motion.

Current Service Planning:

Resources	Budget 2022/23	Budget 2023/24	Budget 2024/25	Budget 2025/26	Budget 2026/27	Budget 2027/28
Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Expenditure	\$584,979	\$666,669	\$683,336	\$700,419	\$717,930	\$735,878



Resources	Budget 2022/23	Budget 2023/24	Budget 2024/25	Budget 2025/26	Budget 2026/27	Budget 2027/28
Operating Projects	\$20,000	\$90,000	\$0	\$90,000	\$0	\$90,000
Corporate Overhead	\$34,689	\$43,160	\$44,239	\$45,345	\$46,479	\$47,641
Net Cost of Service	\$639,668	\$709,829	\$727,575	\$745,764	\$764,409	\$783,519
FTE (WFP Assumptions)	0.8	0.8	0.8	0.8	0.8	0.8A

Operating Projects

This proposal will not impact on existing operating projects in this service area.

Proposed Service Planning:

Resources	Budget 2022/23	Budget 2023/24	Budget 2024/25	Budget 2025/26	Budget 2026/27	Budget 2027/28
Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Expenditure	\$0	\$31,515	\$64,171	\$65,712	\$65,712	\$65,712
Operating Projects	-	-	-	-	-	-
Corporate Overhead	-	-	-	-	-	-
Net Cost of Service	\$0	\$31,515	\$64,171	\$65,712	\$65,712	\$65,712
FTE (WFP Assumptions)	-	-	-	-	-	-



Officers Recommendation

Given the financial implications have already been provided above, the suggested Officer recommendation is:

Council requests the CEO to present a report to the 28 November 2023 Council meeting for Council to consider resolving to become an eligible governing body allowing the City to make compulsory superannuation contributions to Elected Members.



22.2. Councillor Amiry - Sump Beautification Program

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 11 September 2023, Councillor Amiry gave notice of her intention to move the following motion.

That the Council authorise the CEO to amend the relevant section in the Stormwater Drainage Policy to read:

That Administration is to develop a Rainwater Sump Maintenance Programme in the indicated timeframe in relation to maintenance of sumps throughout the City, commencing with the following:

By December 2023 provide to Council:

- 1. Upgrade and beautification and schemes for sumps at: Jones Park (Coastal), Bedbrook place (Hollywood) and Taylor Rd (Melvista). These three being the largest sumps assessed as average condition.**
- 2. Schemes to take into account future rain patterns past studies, applicability of modern drainage systems, alignment with Green routes / master plans and consideration of the Council's tree canopy objectives. Other considerations would include possibility to increased facilities for the community through the use of skate parks, community vegetable gardens or other such options that may present themselves during the study.**
- 3. A report to provide cost effective options to upgrade and beautify each of the three sumps for inclusion in the 2023-2024 and 2024-2025 budgets; and**
- 4. Total cost of report for all 3 sumps not to exceed \$100,000.**

Justification

The City of Nedlands has 73 sumps of which few have had maintenance works since records began in 1950s.

There is opportunity to begin a systematic programme of works to review each sump and to improve our climate resilience whilst increasing our residents' facilities.

Outcomes from these initial steps will be reviewed for Council consideration for roll out to remaining 70 sumps subject to finance availability.



Administration Comment

1. The City has 73 Drainage catchments, but not all lead to drainage sumps.
2. There are 23 sumps located within the City of Nedlands, of which 18 are owned by the City of Nedlands.
3. The remaining 5 Sumps are owned by State Government Bodies.
4. The Taylor Road Sump is owned by Main Roads Western Australia and not the City.
5. Sumps primarily provide a drainage purpose and can inherently be a risky location due to steep drops and deep water.
6. Any modification to a sump must consider the impact to the city's stormwater network. Modification without due consideration may cause flooding.
7. The City does not currently have analysis or modelling to understand the volume of storage and infiltration required within many of our drainage catchments. This analysis is required to understand what modifications can or cannot be made to an existing sump.
8. There is \$70,000 budgeted within this financial year (account # 5300-15007-6222) to commence analysis and modelling of all the City's drainage catchments to identify shortfalls within our current drainage infrastructure to proactively reduce the risk of future flooding. This body of work will inform future drainage upgrades and provide the volume requirements for our existing sumps.
9. It is far more cost effective to undertake the analysis of all our drainage catchments concurrently than to undertake the analysis on a piecemeal approach.⁷ This analysis must be undertaken to mitigate future flooding risk whether we were to beautify our sumps or not.
10. This analysis must be undertaken to mitigate future flooding risk whether we were to beautify our sumps or not.
11. A report on the potential options and cost of these options will not be known without the prior completion of the catchment analysis.

Financial Notes:

The City has received two high level proposals from a consultant to undertake the modelling; one for all the catchments and the other for an individual suite of sump locations. These are as follows:

Option One – City Wide Assessment: \$184,800

- a. Formal procurement would be required and likely take eight to twelve weeks,
- b. An estimated delivery period of twelve to eighteen months following award of contract, thus will potentially span two financial years,
- c. 73 catchments will be assessed in the city-wide assessment.



- d. This is the preferred option from administration as it allows all catchments to be holistically considered and is significantly more cost effective than a piecemeal approach,
- e. This will allow all sumps and stormwater management issues not captured within previous studies to be appropriately prioritised. Sumps will then be categorised and ranked accordingly to inform a wholistic sump beautification program which will also be developed by the consultant as part of the project.
- f. It is assumed that this could be undertaken in two approximately equal phases.

Option Two: \$234,808

Alternatively, the consultant provided costs for individual catchments and sump locations. Using these estimated costs, the catchments can be prioritised in alignment with the notice of motion as follows:

2023-24 to 2024-25 : \$117,675

- Jones Park (CAT0063) - \$17,711
- Bedbrook Place (CAT0047) - \$56,931
- Taylor Road (CAT0034) - \$43,033

2025-26 to 2026-27: \$117,133

- Birdwood Parade Reserve (CAT0002) - \$20,875
- Health WA Graylands Campus (CAT0048) - \$16,429
- Allen Park (CAT0070) - \$36,799
- Carrington Street (CAT0027) - \$43,030

Option Three: \$0

- The Council may elect not to pursue sump beautification or rationalisation at this point and deal with these on a case-by-case basis, as part of associated park or drainage work project.



- Investigation of drainage demand and modelling would occur as part of any associated project's development phase as these projects are scheduled.

Service Provision Notes

There is no impact to ongoing service provision and this body of work would be undertaken by consultants commissioned through existing resources.

General Notes

Given five (5) of the Sumps within the city are not owned by the City, the catchment analysis can still occur to inform the need and capacity requirements for these sites. Thereafter, council may decide to adopt a position to advocated for their redevelopment by the owner or offer to undertake redevelopment on their behalf or pursue another option.

Council may wish to expand the current budget allocation to a higher figure in an attempt to undertake the first half of a City wide.

Officers Recommendation

That Council:

- 1. by absolute majority amend the 2023-24 financial year budget, through an increase to account XXX by \$25,000;**
- 2. request the CEO begin procurement to commission stage one of a City wide catchment analysis, inclusive of the following sump locations and catchments:**
 - a. Jones Park (CAT0063)**
 - b. Bedbrook Place (CAT0047)**
 - c. Taylor Road (CAT0034)**
- 3. request the CEO include for consideration as part of the 2024-25 financial year budget development a provision for the balance of the drainage catchment assessment (stage two); and**
- 4. request the CEO report back to Council with the outcomes of stage one of a City wide catchment assessment with recommendations for future projects.**



22.3. Councillor Amiry – Kennedia Lane – Conversion to Sealed Road

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 3 September, Councillor Amiry gave notice of her intention to move the following motion.

That Council endorse the following:

1. list \$80,000 for consideration at Mid-Year Budget Review for the design of Kennedia Lane to be kerbed, sealed and drained; and
2. list \$450,000 for consideration within the 2024-25 Capital Budget for the upgrade of Kennedia Lane.

Justification

Not provided.

Administration Comment

City Approach to Laneway Management:

1. As no supporting statements or justification was provided at the time of officer comment, general information is provided on broad assumptions.
2. The City has an existing policy for laneways which defines a minimum standard condition for all laneways irrespective of use.
3. Kennedia Lane currently meets the minimum standards set within this policy.
4. Feedback from the community over recent years indicates that the condition of many of the City's laneways does not meet their expectations in terms of quality, amenity and aesthetic.
5. Staff are continuing to work with council to consider a revised approach to management of the City Laneways originating from a resolution of the September 2022 Ordinary Council Meeting.
6. Following a Concept Forum held June 2023 feedback from elected members indicated further information and scenarios were desired and will be brought back to Council in the near future.



7. Administration will be seeking to work with Council to confirm the following positions;
1. An updated policy and associated specifications of various lanes; 2. A proposed ranked program of works for upgrading laneways; and 3. A funding strategy for future works.

Kennedia Lane:

1. There are 71 laneway segments within the City.
2. These have been prioritised within the draft Laneways Prioritisation and Warrant Criteria.
3. The 3 segments of Kennedia Lane are currently ranked 1,2 and 4.
4. Administration would recommend that all 3 segments of Kennedia Lane be constructed at the same time to minimise on overhead and preliminary costs. It is estimated that design and construction of all 3 segments would total \$511,743.
5. A design for this laneway has been undertaken previously, however would require to be updated prior to construction.
6. If this project was to go ahead, it would be recommended to consider budget availability for design at mid-year 2023-24 review with construction to be budgeted in the following year (2024-25).

Where proposed Notices of Motion have significant impact on operations (i.e., an increase or decrease on levels of service and/or resourcing – budget & FTE – implications), please demonstrate this in your response to Council using hypothetical service planning and budgeting for the next financial year and thereafter (if required). Remember, if the Notice of Motion is adopted by the Council, you must list its consideration on the relevant Service Plan to ensure it is factored into next financial years' service planning and budgeting processes.



22.4. Councillor Senathirajah - Steering Group for Town Centre Development

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 13 September, Councillor Senathirajah gave notice of his intention to move the following motion.

That Council requests the CEO to examine the establishment of an advisory-cum-consultative structure that will facilitate the coordinated planning, construction and commissioning of the different developments that will constitute the de-facto Nedlands Town Centre precinct, and report to Council not later than February 2024. It is envisaged that this structure would have, in addition to Councillors and Administration, representatives from the community and different stakeholders.

Justification

1. The City has to pro-actively take the necessary actions to ensure that the independent developments cause minimum loss of amenity to the members of the community during the construction phase, and deliver what the community needs on commissioning of the developments.
2. The construction phases of the two approved developments would see a large number of heavy vehicles entering and leaving the precinct, with impact on the traffic on Stirling Highway and local roads in the neighbourhood. This requires diligent and coordinated traffic management overseen by the City.
3. When fully functional, the town centre will result in additional traffic which will impact not only the roads in the immediate neighbourhood but also on roads to and from the precinct.
4. The movement of pedestrians of all age groups to and within the precinct will have its own challenges. Uncoordinated developments within the precinct. Will result in more problems.
5. While individual developments will be the responsibilities of respective private organisations, the City will have to provide effective overall guidance and advice. Hence the need for an over-arching advisory and consultative body.

Administration Comment

The draft Council Plan identifies as an action the development of a Place Vision for the Nedlands town centre.



This came from community with feedback received that they wanted to understand what is currently proposed within the town centre. There is merit in preparing a plan to provide clarity for the community showing what has currently been approved and in general terms might occur on other sites. Some of the challenges with the notice of motion as proposed is that the City has little control over the individual landowners in relation to their decisions with respect to development proposals, particularly in relation to timings.

Council has previously resolved to address the future traffic management and road design of the local streets via a Council resolution (March 2023) which was discussed at a Concept Forum on 19 September. The continuation of this work is important and would ultimately find its way into the proposed Place Vision.

It is considered that the most appropriate course of action is that Council follow the proposed action within the draft Council Plan.

Officers Recommendation

That Council proceed with the creation of a Place Vision for the Nedlands town centre, once the Council Plan has been adopted following the formal community consultation process.



22.5. Councillor Coghlan - Melvista Age Care - Limiting Construction to 5 days per week & street parking

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 15 September 2023, Councillor Coghlan gave notice of her intention to move the following motion.

That Council requests the CEO to contact builder EMCO to:

- 1. request EMCO to agree to a shorter 5 day working week, giving weekend respite to Melvista Lodge residents; and**
- 2. request the builder no longer uses the 3 allocated bays located directly adjacent to Melvista Lodge and instead uses the “authorised parking” area allocated to it at College Park.**

Justification

- Given the unique circumstance of a large \$40 million commercial construction taking place next to a small nursing home for the frail and elderly,
- Construction of Melvista Aged Care facility (RACF) has commenced on 7 August 2023.
- Understand that Regulation 13 of the EPA Regulations allows for construction work to occur Monday to Saturday 7am to 7pm.
- But not all construction occurs next to a nursing home (in this case Melvista Lodge) with elderly residents often frail and unwell – a number are receiving treatments for cancer, MS, stroke etc.
- Can the City not consider and negotiate with the builder, EMCO, a 5 day a week construction program that takes into consideration the significant loss of amenity and at least allows residents peace and quiet on the weekends – residents are already suffering greatly.
- Oryx recently appealed to SAT and were granted an additional 12 months to achieve substantial commencement by the WAPC – **SO THERE IS CLEARLY NO TIME IMPERATIVE FOR THE ADOPTION OF A 6 DAY WORKINGWEEK AT THIS PARTICULAR SITE**



- The City has granted 3 parking bays on Betty Street to the builder. These bays are used by carers of Melvista Lodge residents. The builders are currently using these bays for all day parking for sub-contractors, when an “authorised vehicle” area has been established at College Park for exactly this purpose.

Administration Comment

Officers will be able to engage with the Builder on the two points raised in the Notice of Motion. The outcome of discussions with the Builder will be provided to Councillors via the Weekly Chief Executive Officer update.



22.6. Councillor Coghlan - Planting of Any Tree with a Stated Canopy

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 9 September 2023, Councillor Coghlan gave notice of her intention to move the following motion.

That Council endorse the following Notice of motion.

Council requests the CEO to:

- 1. immediately cease and desist the purchase and planting of any tree with a stated canopy of less than 100 square meters until Council puts forward a further Notice of Motion confirming satisfaction that ongoing policy non compliance is rectified with respect to canopy area potentials provided by nature strip trees;**
- 2. provide a report to Council on what measures are being actively undertaken to comply with the 150% verge area potential canopy requirement; and**
- 3. provide a projection of when 150% canopy will be achieved across all nature strips in the City.”**

Justification

In 2023, trees were planted on large barren Council owned nature strips that will at best provide just 30 square meters of canopy when the policy, that was voted through unanimously last year, would have required 210 square meters. The cost of these very small trees is the same as the cost of large compliant trees, therefore opportunities are being lost while the policy continues to be ignored. Just recently 1200 pamphlets were delivered offering resident's non-compliant trees. Community members have been pushing for compliance for 8 months but still the policy is ignored.

Administration Comment

Current Status

1. There are two specific bodies of work currently underway; the finalisation of the 2023 planting season and engagement and planning on the 2024+ planting season.
2. Commentary will be provided in that context.



2023 Planting Season

3. The 2023 planting season started on the backfoot with:
4. The staff member who has street tree planting as part of their remit resigned in early March with a replacement not arriving till the first week of May, combining for a significant delay during a busy planning period,
5. The addition of 1,000 seedlings needing to be planted in a short period of time,
6. Data sources not being up to date but acted upon creating double handling,
7. The first planting season at the City for a number of staff involved.
8. These issues significantly combined to a large amount of work in a small window of time by select staff amongst other tasks for which the street tree planting program forms only a part of.
9. It has been raised that despite best efforts there has been a handful of instances, out of the approximately 1,400 street tree plantings (saplings and trees) undertaken, where the City's Street tree policy may inadvertently not have been followed in full.
10. Currently, these include plantings on properties on:
 - Minora Road
 - McKenna Glen
 - Alfred Road
11. These will be reviewed and reconsidered against the policy for compliance and rationale.
12. To rectify any oversights, if determined there was non-compliance with the policy without justification, the planting will be revisited and undertaken in accord with all aspects of the policy. If required this may include replacement, relocation, additional planting or a combination thereof.
13. During the planting season the staff have identified a number of opportunities for improvement and have committed to undertaking this review and sharing the findings with the Council for improvements to next year's planting program.

Future Planting and planning for 2024 planting season:

14. Except for potential replacement of trees planted in error during 2023 season, the City currently has NO plans for bulk purchasing and planting of street trees until



engagement on the upcoming planting season is finalised – approximately November 2023.

15. Therefore, there is no substantive planned ordering or planting to cease.
16. The City has issued a large number of letters to properties adjacent to circa 1,000 identified future planting opportunities.
17. A reduced list of tree species for the City has been issued alongside the correspondence inviting resident preference by 29 September 2023.
18. 55 responses to date have been received indicating preferences. It is anticipated that this will be between 80-100 by the close off date.
19. The City will then review the preferences and cross check these for conformance with the current policy.
20. Where there has been a preference indicated outside of the policy provisions (for any reason) the City will re-engage with the estimated 80-100 residents to indicate a preference from a compliant tree species.
21. All other opportunities which did not garner feedback or where a preference was determined will receive a default street tree or another tree in accordance with the policy.
22. The process in which we engage in accordance with the policy is an item already for improvement with consideration to provide bespoke shortlisted species as part of initial engagement on a site by site / street by street basis to manage expectations.

Progress toward increased canopy coverage:

23. The City has already committed in the recent Public Realm Tree Report to Councillors to undertake full review of processes and learnings to streamline delivery and reduce unintended errors. This will assist in meeting notice of motion item 2.
24. Notice of Motion item 3 will be covered in the upcoming review of the City's Urban Forest Strategy, which already has budget provision and is identified in the Parks service plan as a body of work.

Financial Notes:

25. The City already has a budget provision for review and data collection as part of the upcoming review of the Urban Forest Strategy including an allowance for data collection and modeling.



26. Review of the Urban Forest Strategy is also intended to consider the success of outcomes of previous planting programs during its period.
27. Should the Council wish to instigate an independent review of outcomes to the most planting season, i.e. an isolated performance audit, this will need specific budget allocation over and above the allocation for the Urban Forest Strategy review.

Service Provision Notes

28. Should Council request an internal review over and above the intended learnings exercise using internal staff, this will require an investment of time and resources and delay other projects.

General Notes

29. The increased level of planting has proportionally increased the level of engagement with the community and with it demand on staff.
30. Some of this engagement has been positive, while others have been confrontational creating a disproportional amount of time spent relative to the overall planting program.
31. Councillors may have received some of these objections against the implementation of the policy for a number of reasons.
32. There are some provisions in the policy which may benefit from changes in prose to clarify interpretation and give greater understanding to all stakeholders.
33. It is intended that the Policy be reviewed alongside the Urban Forest Strategy.

Potential Alternative Notice of Motion wording

As all the points raised in the notice of motion are already either not applicable in the immediate future, or already planned to be addressed in some way irrespective of the notice of motion, a notice of motion is not required.

There is a risk however for item 1 that may prevent the City ordering plants in advance of the 2024 planting season for narrower verges that needs to be carefully weighed up.



22.7. Councillor Youngman - Preservation of Trees on Private Land - Residential & Commercial for blocks R30 and above

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 16 September 2023, Councillor Youngman gave notice of his intention to move the following motion.

Council directs the CEO to begin investigations to preserve trees on private land for both residential and commercial blocks from R30 and above.

Justification

- The recent destruction of the Ficus Tree on the Aldi block has generated community outrage that a significant tree was destroyed when the Development Approval clearly shows the tree as a feature of the site.
- The Woolworths Development Approval will cause the destruction of the entire tree canopy on the blocks behind the Captain Stirling Hotel, including the hotel car park and the residential houses.
- The decline in the urban forest needs to be addressed in the higher coded areas, as well as the lower coded areas, where the developers typically destroy every mature tree on the block. Many of these larger trees will take 10 to 20 years before a canopy can be achieved to cover the same area as those that were removed.
- To meet our sustainability goals the urban forest must be preserved on areas coded R30 and above.
- Community backlash concerning tree planting on verges in front of their houses only highlights the free kick we are allowing the R30 and greater coded areas as opposed to the bulk of our ratepayers in the City of Nedlands.
- Good design in our warming climate should be prepared to accommodate the existing tree canopy.
- The water available for preserving our green spaces must be considered. 50% of the metropolitan drinking water comes from desalination. This mostly requires fossil fuels to generate. Keep and enhancing our shade areas will have the added benefit of reducing water consumption.
- The Perth Basin cities and towns are coming to the understanding that the heat island effect has a knock on whereby more electrical power generation is required to keep our building cool.



Administration Comment

Amendment 12 to the City's Local Planning Scheme proposes to introduce controls on tree removal on lots zoned Residential R20 and lower. The Amendment is currently awaiting Ministerial determination.

Council has previously resolved to request a report to Council in relation to a potential amendment to the City's Local Planning Scheme to provide protection to trees on residential lots zoned R25 to R80.

It remains the opinion of officers that Council should await the outcome of Amendment 12, prior to considering further action on tree protection.



22.8. Councillor Smyth - Street Tree Policy Request for Review

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 15 September 2023, Councillor Smyth gave notice of her intention to move the following motion.

With respect to recent winter street tree planting program, and the ensuing controversy and feedback; Council instructs the CEO to:

- 1. review the current Street Tree Policy (Reference: 22 February 2022 - Report TS01.02.22) so that it is presented to the February 2024 Council Meeting, ready for implementation in the 2024 winter planting season; and**
- 2. provides details of the overall budget implications of this measure.**

Justification

1. The policy is well intentioned and has some very beneficial aspects, however the practical implications of what the City can administer now and long term, and the order at which some of the provisions of the policy can be met are causing concern from specific members of the community, the staff, council and Canopy interest groups.
2. The recent tree planting push has caused dissent by some property owners who for various reasons wish to retain the status quo of their verge landscape.
3. The policy review would go some way towards introducing a 'right of review' with Council and officer discretion outlined for specific circumstances, thereby reducing the potential of escalation to SAT.
4. Councillors have been receiving requests from community members for intervention in specific cases where they feel aggrieved.

Administration Comment

1. The Administration is proposing a review of the most current planting season to identify lessons and opportunities for improvement.
2. Although not completed, staff have already identified some aspects of the policy which could be refined for greater clarity, understanding, and therefore success in implementing the intended outcomes of the policy.



3. The City is due for a review of the Urban Forest Strategy and would propose to review all associated documentation in unison and alignment with this strategy review.
4. The review will occur over the next year to allow adequate due diligence and data collection, and so may not occur as swiftly as the desired review of the Policy in the proposed NoM.
5. If the NoM is adopted as written, it is likely the Policy review will be a 'mini' review for the purpose of greater clarity during the delivery of the 2024 planting season.
6. As the City does not have a dedicated Urban Forest officer like other local governments, this review work will need to occur amongst other, unrelated projects. A set time for delivery in February may delay other projects amongst limited staff.
7. At present, the current agenda for Concept Forum items indicates the first availability is not until approximately March 2024, meaning there will be limited opportunity for an informed discussion with Council outside of the agenda briefing and ordinary council meeting cycle.
8. There is a risk that if any planning for the 2024 planting season was delayed to allow for a full review of the policy impacts may occur to ordering, community engagement, species selection, location preparation and contractor management - compromising the end result.

Officers Recommendation

In light of the comments above, officers propose an alternative recommendation may mitigate risk whilst still working toward successful delivery of the planting season in 2024, noting that current policy provisions regarding species and canopy coverage will remain.

With respect to recent winter street tree planting program, and the ensuing controversy and feedback; Council requests the CEO to:

- 1. Review the current Street Tree Policy (Reference: 22 February 2022 - Report TS01.02.22) with recommended improvements which are able to be implemented during the 2024 winter planting season and to be presented to Council at the April 2024 Council Meeting;**
- 2. Provides details of the overall budget implications of this measure; and**



3. Review the Street Tree Policy (Reference: 22 February 2022 - Report TS01.02.22) again as part of the upcoming review of the City's Urban Forest Strategy.



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

Any urgent business to be considered at this point.

23.1. PD45.09.23 Responsible Authority Report - 1 Heritage Lane, Mt Claremont - Amendment to DAP/2014/00189

Meeting & Date	Council Meeting - 26 September 2023
Applicant	Peter Webb and Associates
Information Provided	All relevant information required has been provided.
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free, Director Planning & Development
Attachments	1. RAR and Attachments

Purpose

The purpose of this report is for Council to consider the Joint Development Assessment Panel (JDAP) application for an amendment to the previously approved aged care facility and function centre at 1 Heritage Lane, Mount Claremont.

The application proposes to amend Condition 1 of the existing approval to increase the capacity limit from 150 to 250 persons at any one time.

Officers are recommending that additional conditions be added to the approval requiring that:

Use of the hall for events exceeding 150 persons shall be limited to:

- a. A maximum of 24 events per annum; and
- b. hours of operation be limited to 9.00am to 7.00pm Monday to Thursday, 9.00am to 10.00pm Friday and Saturday, and 10.00am to 6.00pm Sunday.

and also that an Event Management Plan (EMP) is to be prepared and approved by the City of Nedlands, which is to be updated on an annual basis and made available to the City upon request.



Council is requested to make its recommendation to the Metro Inner-North Joint Development Assessment Panel as the Responsible Authority. Council's recommendation will be incorporated into the Responsible Authority Report and lodged with the DAP Secretariat on 27 September 2023.

Administration recommends Council adopt the Officer Recommendation for approval.

Recommendation

That Council adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for an Amendment to Condition 1 of DAP/14/00189 located at 1 (Lot 416) Heritage Lane, Mt Claremont as follows:

It is recommended that the Metro Inner-North JDAP resolves to:

1. accept that the DAP Application reference DAP/14/00189 as detailed on the DAP Form 2 dated 24 April 2023 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011;
2. approve DAP Application reference DAP/14/00189 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of City of Nedlands Local Planning Scheme No.3, for the proposed minor amendment to the approved Aged Care Facility & Function Centre at 1 (Lot 416) Heritage Lane, Mt Claremont.

Amended Condition

1. The capacity of Montgomery Hall shall be limited to 250 persons at all times.

New Conditions

18. Use of the hall for events exceeding 150 persons shall be limited to
 - a. A maximum of 24 events per annum; and
 - b. hours of operation be limited to 9.00am to 7.00pm Monday to Thursday, 9.00am to 10.00pm Friday and Saturday, and 10.00am to 6.00pm Sunday.
19. An Event Management Plan (EMP) is to be prepared and approved by the City of Nedlands, incorporating the additional measures outlined in the Traffic Impact Statement to manage parking and rideshare pickup/drop off. The EMP



plan is to be updated on an annual basis and made available to the City upon request.

New Advice Note

- 8. An Occupancy Permit is required prior to the venue operating with increased numbers. Written confirmation from a certified building surveyor stipulating the maximum number of people that can be accommodated at any given time in accordance with the National Construction Code & Health (Public Building) Regulations 1992.

All other conditions and requirements detailed on the previous approval dated 2 April 2014 shall remain unless altered by this application.

Voting Requirement

Simple Majority.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential – Additional Use A4
R-Code	R50
Land Area	16.8ha
Land Use	Reception Centre
Land Class	'X' not permitted (to be considered as a non-conforming use)

Application Details

The site is located within the Old Swanbourne Hospital Precinct in Mount Claremont. The remaining State Heritage Listed buildings on the subject site include the administration block, attendants' quarters, kitchen and Montgomery Hall. An application for the restoration of the buildings for an aged care facility and function centre development was originally



approved by the Joint Development Assessment Panel (JDAP) on 2 April 2014 (DAP/14/00189). Condition 1 of this approval limits the capacity of Montgomery Hall function centre to 250 persons at all times. The subject application seeks to amend Condition 1 of the existing approval, to increase to increase the capacity to 250 persons at any one time.

Discussion

The proposal has been assessed against all relevant legislative requirements including Local Planning Scheme No.3 (LPS3) and Local Planning Policies. The matters below have been identified as key considerations for the determination of this application.

- Noise Management; and
- Traffic and Parking Management.

These matters have been addressed within the Responsible Authority Report (RAR).

Noise Management

As raised in submissions, it is acknowledged that noise from Montgomery Hall patrons entering and exiting the hall and loitering around the venue and surrounding streets, is an existing issue which may be exacerbated by the increase in patron numbers proposed. Based on the submissions received, it is understood that the main noise concerns relate to events such as weddings and birthdays, where there is typically a higher level of alcohol consumption which often results in louder human voices. The applicant has indicated that the demand for events up to 250 people is largely associated with events other than weddings and birthdays. Examples of such events include:

- Australian Doctors for Africa non-for-profit charity event.
- Award nights for local schools.
- Heritage Council of WA events.
- Yoga events.
- Orchestra by candlelight.

The application indicates that these events typically do not include alcohol, or a lighter consumption of alcohol, and are held either during the daytime, or end earlier than midnight. Based on this information it is acknowledged that the noise risk associated with the types of events identified above is low, and thereby the increase in capacity to 250 may be appropriate in certain circumstances. It is recommended that the following conditions be placed on events which exceed 150 people:



Use of the hall for events exceeding 150 persons shall be limited to:

- i. A maximum of 24 events per annum; and
- ii. Hours of operation be limited to 9.00am to 7.00pm Monday to Thursday, 9.00am to 10.00pm Friday and Saturday, and 10.00am to 6.00pm Sunday.

This is to be read in conjunction with all other existing conditions of approval.

In relation to operation times, the proposed 10pm restriction on Fridays and Saturdays, and 7pm Monday to Thursday, is guided by the Environmental Protection (Noise) Regulations 1997 (Noise Regulations) assigned levels for receiving noise to noise sensitive premises, which includes residential properties and aged care facilities.

Traffic

As raised in submissions, it is acknowledged that noise and traffic associated with rideshare and taxis is an existing issue which may be exacerbated by the increase in patron numbers proposed. To mitigate these concerns, the applicants Transport Impact Statement has proposed that a designated uber/taxi pick-up and drop-off point is identified on the western side of the Hall, to ensure drop offs and pickups do not occur on Abbey Gardens and Barrow Court. This is to include:

- Temporary signage during events directing vehicles to Heritage Lane.
- Security staff employed during events to provide directional assistance to ensure that event vehicles utilise Heritage Lane to access the loop road, for the delivery and collection of patrons at the western side of the Hall.
- Require event hosts to clearly communicate to their attendees that all parking and pickup / drop-off is to occur only on-site (e.g., via email, social media or on event tickets).

It is recommended that a condition be imposed requiring an Event Management Plan (EMP) to be prepared and approved, incorporating the additional measures outlined in the TIS to manage this issue. The EMP plan is to be updated on an annual basis and made available to the City upon request.

Consultation

In accordance with the deemed provisions and the City's Local Planning Policy – Consultation of Planning Proposals, the application was advertised for a period of 28 days from 21 April 2023 to 19 May 2023. The public consultation consisted of:

- Letters sent to all landowners and occupiers within a 200m radius of the site.



- A sign on site was installed at the site’s street frontage.
- A notice was published on the City’s website with all documents relevant to the application made available for viewing during the advertising period.
- A notice was placed in The Post newspaper published on 22 April 2023;
- A Social media post was 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 on 4 May 2023.

At the close of the advertising period, the City received 17 submissions; 15 opposing the proposal, one in support and one providing comments only. The key concerns in the objections related to:

- Land use;
- Noise;
- Antisocial behavior;
- Traffic; and
- Parking.

These matters have been addressed within the RAR. All submissions on this proposal have been given due regard in this assessment in accordance with Clause 67(y) of the Planning and Development (Local Planning Schemes Regulations) 2015.

Strategic Implications

This item relates to the following elements from the City’s Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Great Natural and Built Environment

We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.



Priority Area Urban form - protecting our quality living environment.

Budget / Financial Implications

Nil.

Legislative / Policy Implications

Council is requested to make a recommendation to the JDAP in accordance with Regulation 12(5) of the Planning and Development (Development Assessment Panels) Regulations 2011. Council may recommend to approve, refuse or defer the application.

Decision Implications

Council's recommendation will be incorporated into the RAR and lodged with the DAP Secretariat on or before 27 September 2023. The recommendation noted above is the officer recommendation that is also included in the RAR. In the event that Council does not adopt the officer recommendation, Council's recommendation will be located at the front of the RAR as the Responsible Authority Recommendation and the officer recommendation will be contained in the rear of the report. In the event that Council does not make a recommendation, the RAR will be forwarded to DAP with the Officer Recommendation only.

Conclusion

Council is requested to consider the proposed development as the Responsible Authority. It is requested that Council makes a recommendation to the JDAP to either approve, defer or refuse the application.

The application to amend Condition 1 of the existing approval to increase the capacity limit does not change the essence of the existing approval and is capable of consideration under r.17 of the Development Assessment Panel Regulations 2011. The proposed increase in capacity from 150 to 250 persons is acknowledged to potentially impact on the amenity of the surrounding residential properties in terms of noise and traffic. It is considered that these concerns can be mitigated through appropriate conditions. Two new conditions are recommended to ensure the amenity of surrounding residential development is maintained.



For the above reasons, it is recommended Council adopt the Officer Recommendation contained in the RAR to approve the development subject to conditions.

Further Information

Nil.



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**1 (LOT 416) HERITAGE LANE, MT CLAREMONT –
AMENDMENT TO CONDITION 1 OF DAP/14/00189 (AGED
CARE FACILITY & FUNCTION CENTRE)**

**Form 2 – Responsible Authority Report
(Regulation 17)**

DAP Name:	Metro Inner-North Joint Development Assessment Panel	
Local Government Area:	City of Nedlands	
Proposed Amendments:	Amendment to Condition 1 of DAP/14/00189 to increase the capacity limit from 150 to 250 patrons at any one time.	
Applicant:	Peter Webb and Associates	
Owner:	AEGIS Aged Care Group Pty Ltd	
Responsible Authority:	City of Nedlands	
Authorising Officer:	Tony Free, Director Planning & Development	
LG Reference:	DA23-85258	
DAP File No:	DAP/14/00189	
Date of Original DAP decision:	02 April 2014	
Application Received Date:	24 March 2023	
Application Statutory Process Timeframe:	90 Days (with 97 days agreed)	
Attachment(s):	<ol style="list-style-type: none"> 1. Location Plan 2. Previous Determination Notice and Plans - DAP/14/00189 approved 2 April 2014 3. Applicant's Planning report received 24 March 2023 and additional information received 24 August 2023 4. Transport Impact Statement received 29 May 2023 5. Schedule of Submissions 6. HCWA referral advice received 16 May 2023 	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input type="checkbox"/> Yes	Complete Responsible Authority Recommendation section
	<input type="checkbox"/> N/A	
<i>To be determined at the 26 September Ordinary Council Meeting</i>	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

To be determined at the 26 September Ordinary Council Meeting

Reasons for Responsible Authority Recommendation

To be determined at the 26 September Ordinary Council Meeting



Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 3
Local Planning Scheme Zone/Reserve	Residential R50 – Additional Use A4
Structure Plan/Precinct Plan	Outline Development Plan – Lot 416 Heritage Lane – Old Swanbourne Hospital Precinct
Use Class (proposed) and permissibility:	Reception Centre – ‘X’ not permitted (to be considered as a non-conforming use)
Lot Size:	16.8 ha
Net Lettable Area (NLA):	447m2
Number of Dwellings:	N/A
Existing Land Use:	Aged Care Facility & Reception Centre (Function Centre)
State Heritage Register	Yes
Local Heritage	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

An amendment is proposed to the previously approved aged care facility and function centre at 1 Heritage Lane, Mount Claremont. The application has been made in accordance with r.17(1) of the *Planning and Development (Development Assessment Panels) Regulations 2011* as it amends an aspect of the development which does not substantially change the original development that has been approved. The application proposes to amend Condition 1 of the existing approval to increase the capacity limit from 150 to 250 persons at any one time.

Background:

Site Description and Application History

The subject site is located within the Old Swanbourne Hospital Precinct in Mount Claremont (**Attachment 1**). The site is 16.8 ha in area has its sole vehicular access via Heritage Lane to the south. The site is zoned 'Residential' with additional use rights in accordance with the City's Local Planning Scheme No. 3 (LPS3). The lot abuts existing residential development to its north and south, Annie Dorrington Park to its west and John XXIII College to its east.



The original Swanbourne Hospital site has been significantly altered by the demolition of original buildings. The remaining buildings on the subject site include the administration block, attendants' quarters, kitchen and Montgomery Hall. An application for the restoration of the buildings for an aged care facility and function centre development was originally approved by the Joint Development Assessment Panel (JDAP) on 2 April 2014. A copy of the determination and approved plans is included as **Attachment 2**. Restoration works of the entire property was completed in 2018 and Montgomery Hall has been in operation as a private function centre for the past two years.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Planning and Development (Development Assessment Panel) Regulations 2011*
- Metropolitan Region Scheme
- City of Nedlands Local Planning Scheme No. 3

State Government Policies

- *State Planning Policy 7.0 – Design of the Built Environment*

Local Policies

- Local Planning Policy 4.1 – Parking
- Local Planning Policy 5.2 – Old Swanbourne Hospital Precinct
- Local Planning Policy 7.3 – Consultation of Planning Proposals

Consultation:

Public Consultation

In accordance with the deemed provisions and the City's Local Planning Policy – Consultation of Planning Proposals, the application was advertised for a period of 28 days from 21 April 2023 to 19 May 2023. The public consultation consisted of:

- Letters sent to all landowners and occupiers within a 200m radius of the site.
- A sign on site was installed at the site's street frontage.
- A notice was published on the City's website with all documents relevant to the application made available for viewing during the advertising period.
- A notice was placed in *The Post* newspaper published on 22 April 2023;
- A Social media post was 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 on 4 May 2023.

At the close of the advertising period, the City received 17 submissions; 15 opposing the proposal, one in support and one providing comments only. A full schedule of submissions and applicant responses are provided at **Attachment 5**. A summary of the submissions is provided in **Table 1**.



Table 1: Summary of Submissions	
Issue	Response
Land use – incompatibility with surrounding residential and aged care uses.	The land use is existing, however is proposed to be intensified by this application. Refer to discussion on alterations to a non-conforming land use within this report.
Noise – Noise from music when doors to the hall are opened/closed.	Refer to discussion on noise matters within this RAR.
Noise – Noise from patrons loitering around the venue and surrounding streets after functions.	
Noise – Noise from construction works	There are no works proposed by this application.
Antisocial behaviour – Issues with intoxicated patrons after events and public urination	Concerns raised in submissions are acknowledged. However, this is not a matter which can be directly dealt with under the planning framework.
Traffic – concerns with rideshares and taxis frequently dropping off and picking up in Abbey Gardens and Barrow Court as opposed to the subject site.	Refer to discussion on traffic and parking matters within this RAR.
Parking	

Heritage Council Western Australia

The site is listed on the State Heritage Register and was accordingly referred to the Heritage Council of Western Australia (HCWA) for advice. HCWA have advised of no objections to the proposal noting that the increase in capacity will not have a negative impact on the identified cultural significance of the place (**Attachment 6**).

Planning Assessment:

Permissibility of Land Use

The JDAP approval granted in 2014 was assessed and determined under former Town Planning Scheme No. 2 (TPS 2). The stamped approved plans (**Attachment 2**) include the 2014 Detailed Area Plan, now referred to as a Local Development Plan (LDP). The approved LDP states that Montgomery Hall is available for community use and residents of Montgomery House, to include opportunities for weddings, social functions, theatre productions, conferences, meetings and exhibitions. In addition, the LDP places conditions on hours of operation, alcohol service and a maximum capacity of 150 people.

The LDP remains an operative planning instrument under LPS 3, as prepared in accordance with the requirements of the City’s Local Planning Policy 5.2 (LPP 5.2) – Old Swanbourne Hospital Site. However, where an LPP provision is inconsistent with the provisions of a Local Planning Scheme, the Scheme prevails.

In approving DAP/14/00189, the JDAP approved the land uses for the site as “Aged Care Facility” and “Function Centre”. Neither of these land uses are defined land uses within LPS3, nor were they defined within TPS2. The most relevant land use defined by LPS3 would be ‘Residential Aged Care Facility’ and ‘Reception Centre’.



Within the 'Residential' zone, the LPS3 Zoning Table at Clause 17 lists a 'Reception Centre' land use as an 'X' use, meaning that the use is not permitted by the Scheme. The subject site has additional use rights as detailed in **Table 2** below. Notably the additional use rights do not include the 'Reception Centre' land use.

Table 2: LPS3 Clause 19 Additional Uses			
No.	Description of Land	Additional Use	Conditions
A4	Lot 416 (1) Heritage Lane, Mount Claremont	<ul style="list-style-type: none"> • Residential aged care facility • Caretaker's dwelling • Car park • Club premises • Educational establishment • Medical centre • Office • Recreation - private • Restaurant/café 	1) Residential aged care facility is a 'P' use. 2) Caretaker's dwelling, Car park, Club premises, Educational establishment, Medical centre, Office, Recreation – private and Restaurant/ cafe are 'I' uses.

Whilst it is acknowledged that the 2014 LDP references weddings and social functions which may typically be associated with a 'Reception Centre' land use, it is reiterated that the provisions of LPS3 prevail. The LDP is only given due regard to the extent that it is consistent with the Scheme. In this regard, since the gazettal of LPS3 on 16 April 2019, the use of the land as a 'Reception Centre' is now considered to be a non-conforming use.

The *Planning and Development Act 2005* defines a non-conforming land use as:

a use of land which, though lawful immediately before the coming into operation of a planning scheme or amendment to a planning scheme, is not in conformity with a provision of that scheme which deals with a matter specified in Schedule 7 clause 6 or 7;

Alterations to a Non-conforming Land Use

LPS3 Clause 23 considers alterations to a non-conforming land use as follows:

- (1) *A person must not, without development approval –*
 - (a) *alter or extend a non-conforming use of land; or*
 - (b) *erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or*
 - (c) *repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or*
 - (d) *change the use of land from a non-conforming use to another use that is not permitted by the Scheme.*

- (2) *An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.*

In considering the above, the proposed amendment to the non-conforming land use is legally capable of approval, subject to assessment against the objectives of the Residential zone under LPS3 and the matters for consideration under clause 67 of the deemed provisions.

Residential Zone Objectives



The subject site is zoned 'Residential' by the City's LPS3. An assessment against the objectives of the Residential zone is provided below.

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*

The application does not comprise of a residential component. However, it is acknowledged that Montgomery Hall is not suitable for residential uses, and use of the building as such may compromise its heritage value.

- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*

The application proposes no alterations to the built form of the existing building, thereby has no impact on built form and streetscapes throughout the residential area.

- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

As evidenced by the additional use rights afforded to the site, it is acknowledged that the site is suitable for a range of non-residential land uses. Notwithstanding that the non-conforming 'Reception Centre' land use is proposed to be intensified, it is existing and was deemed to be an appropriate land use for the locality as part of the 2014 application assessment. The intensification of the land use, in relation to its impact on the surrounding residential development, is considered appropriate as discussed further in this RAR.

- *To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.*

The application proposes no alterations to the built form of the existing building, thereby maintains compatibility with the desired streetscape.

Noise Management

As raised in submissions, it is acknowledged that noise from Montgomery Hall patrons entering and exiting the hall and loitering around the venue and surrounding streets, is an existing issue which may be exacerbated by the increase in patron numbers proposed. Based on the submissions received, it is understood that the main noise concerns relate to events such as weddings and birthdays, where there is typically a higher level of alcohol consumption which often results in louder human voices. The applicant has indicated that the demand for events up to 250 people is largely associated with events other than weddings and birthdays (**Attachment 3**). Examples of such events include:

- Australian Doctors for Africa non-for-profit charity event.
- Award nights for local schools.
- Heritage Council of WA events.
- Yoga events.
- Orchestra by candlelight.



Attachment 3 indicates that these events typically do not include alcohol, or a lighter consumption of alcohol, and are held either during the daytime, or end earlier than midnight. Based on this information it is acknowledged that the noise risk associated with the types of events identified above is low, and thereby the increase in capacity to 250 may be appropriate in certain circumstances. It is recommended that the following conditions be placed on events which exceed 150 people:

Use of the hall for events exceeding 150 persons shall be limited to:

- i. A maximum of 24 events per annum; and
- ii. Hours of operation be limited to 9.00am to 7.00pm Monday to Thursday, 9.00am to 10.00pm Friday and Saturday, and 10.00am to 6.00pm Sunday.

This is to be read in conjunction with all other existing conditions of approval.

In relation to operation times, the proposed 10pm restriction on Fridays and Saturdays, and 7pm Monday to Thursday, is guided by the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) assigned levels for receiving noise to noise sensitive premises, which includes residential properties and aged care facilities.

Traffic and Parking

As raised in submissions, it is acknowledged that noise and traffic associated with rideshare and taxis is an existing issue which may be exacerbated by the increase in patron numbers proposed. Specific concerns related to rideshares using the residential streets of Abbey Gardens and Barrow Court to drop off and pick up visitors as opposed to the subject site. This is difficult to manage as the Noise Regulations do not deal with noise from traffic on roads. The applicant has noted that when the hall was first used for events, rideshare services were incorrectly being directed via GPS to Abbey Gardens and Barrow Court rather than Heritage Lane. The applicant has advised that GPS systems are being corrected to ensure that Heritage Lane is identified as the location which to deliver and collect guests, thereby it is expected that this situation will gradually improve.

To further mitigate these concerns, the applicants Transport Impact Statement (**Attachment 4**) has proposed that a designated uber/taxi pick-up and drop-off point is identified on the western side of the Hall, to ensure drop offs and pickups do not occur on Abbey Gardens and Barrow Court. This is to include:

- Temporary signage during events directing vehicles to Heritage Lane.
- Security staff employed during events to provide directional assistance to ensure that event vehicles utilise Heritage Lane to access the loop road, for the delivery and collection of patrons at the western side of the Hall.
- Require event hosts to clearly communicate to their attendees that all parking and pickup / drop-off is to occur only on-site (e.g., via email, social media or on event tickets).

It is recommended that a condition be imposed requiring an Event Management Plan (EMP) to be prepared and approved, incorporating the additional measures outlined in the TIS to manage this issue. The EMP plan is to be updated on an annual basis and made available to the City upon request.



In relation to parking, the City's Local Planning Policy 4.1 - Car Parking (LPP4.1) requires a minimum of 1 car bay per 4 persons. For a 250 capacity this would require 63 car parking bays. The existing site has 95 car bays in total, with 75 car bays allocated to Montgomery Hall, which exceeds the LPP4.1 requirement by 12 bays. In addition, it is accepted that many patrons of Montgomery Hall will use taxis and rideshare services and thereby will not require car parking when attending an event. As above, the Event Management Plan would also require communication to be given to attendees to ensure all parking is kept on site and not spill over into surrounding residential streets. The parking provision is considered sufficient for the proposed increase in capacity.

Conclusion:

An application under r.17 of the *Development Assessment Panel Regulations 2011* is not an application for a review or reconsideration of the original decision. The application to amend Condition 1 of the existing approval to increase the capacity limit does not change the essence of the existing approval and is capable of consideration under r.17. The proposed increase in capacity from 150 to 250 persons is acknowledged to potentially impact on the amenity of the surrounding residential properties in terms of noise and traffic. It is considered that these concerns can be mitigated through appropriate conditions. New conditions 18 and 19 are recommended to ensure the amenity of surrounding residential development is maintained.

Officer Recommendation

It is recommended that the Metro Inner-North JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/14/00189 as detailed on the DAP Form 2 dated 24 April 2023 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/14/00189 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City of Nedlands Local Planning Scheme No.3, for the proposed minor amendment to the approved Aged Care Facility & Function Centre at 1 (Lot 416) Heritage Lane, Mt Claremont.

Amended Condition

1. The capacity of Montgomery Hall shall be limited to 250 persons at all times.

New Conditions

18. Use of the hall for events exceeding 150 persons shall be limited to
 - a. A maximum of 24 events per annum; and
 - b. hours of operation be limited to 9.00am to 7.00pm Monday to Thursday, 9.00am to 10.00pm Friday and Saturday, and 10.00am to 6.00pm Sunday.
19. An Event Management Plan (EMP) is to be prepared and approved by the City of Nedlands, incorporating the additional measures outlined in the Traffic Impact Statement to manage parking and rideshare pickup/drop off. The EMP



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plan is to be updated on an annual basis and made available to the City upon request.

New Advice Note

8. An Occupancy Permit is required prior to the venue operating with increased numbers. Written confirmation from a certified building surveyor stipulating the maximum number of people that can be accommodated at any given time in accordance with the National Construction Code & Health (Public Building) Regulations 1992.

All other conditions and requirements detailed on the previous approval dated 2 April 2014 shall remain unless altered by this application.

Reasons for Officer Recommendation

It is acknowledged that an increase in capacity has the potential to impact on surrounding residential properties in terms of noise and traffic. It is considered that these concerns can be mitigated through appropriate conditions. The application is recommended for approval subject to additional conditions 18 and 19.



City of Nedlands

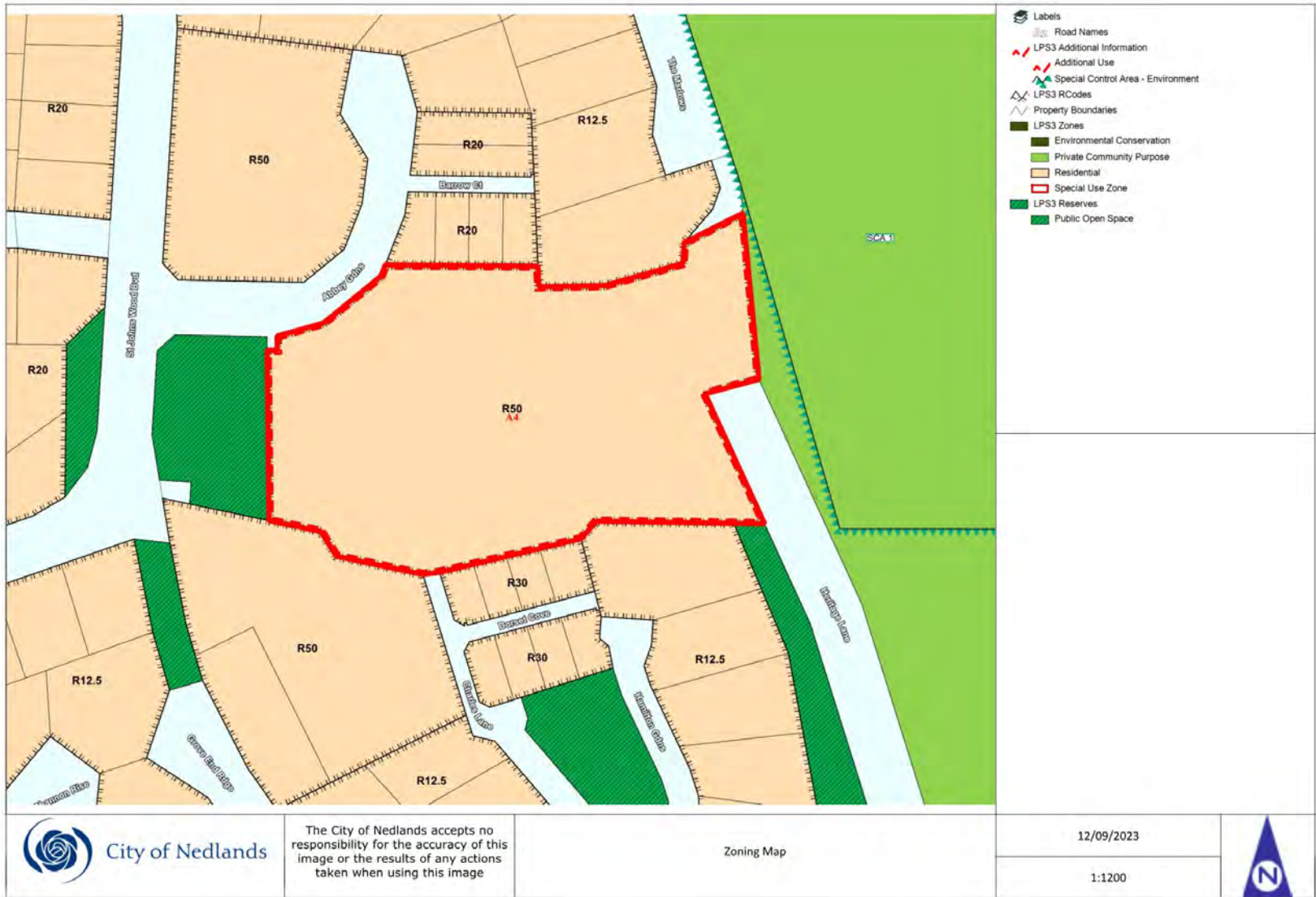
The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

Aerial Map

12/09/2023

1:1200







Government of **Western Australia**
Development Assessment Panels

LG Ref: DA2014/45
DoP Ref: DP/14/00189
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Peter Webb
Peter Webb & Associates
PO Box 920
SUBIACO WA 6904

Dear Mr Webb

**Metro West – City of Nedlands – DAP Application DA2014/45
No.1 (Lot 416) Heritage Lane, Mt Claremont
Aged Care Facility & Function Centre**

Thank you for your application and plans submitted to the City of Nedlands on 3 February 2014 for the above development at the above mentioned site.

This application was considered by the Metro West JDAP at its meeting held on 2 April 2014, where in accordance with the provisions of the City of Nedlands Town Planning Scheme No 2, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with Regulation 17 of the Development Assessment Panel Regulations 2011.

Also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be made within 28 days of the determination in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any enquiries in respect to the conditions of approval please contact Ms Elle O'Connor at the City of Nedlands on 9273 3521.

Yours sincerely

DAP Secretariat

14 / 4 / 2014

Encl. DAP Determination Notice
Approved plans

Cc: Ms Elle O'Connor
City of Nedlands
PO Box 9
NEDLANDS WA 6909





Government of **Western Australia**
Development Assessment Panels

Planning and Development Act 2005

City of Nedlands Town Planning Scheme No 2

Metro West Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Location: No.1 (Lot 416) Heritage Lane, Mt Claremont
Description of proposed Development: Aged Care Facility & Function Centre

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 2 April 2014, subject to the following:

Approve DAP Application reference DP/14/00189 and accompanying plans comprising of attachments 1-2 dated 4 February 2014, in accordance with the provisions of the City of Nedlands Town Planning Scheme No.2, subject to the following conditions:

Conditions

1. The capacity of Montgomery Hall shall be limited to 150 persons at all times;
2. The proposed hours of operation for Montgomery Hall shall be limited to 9.00am to 11.00pm Monday to Thursday, 9.00am to 12 midnight Friday and Saturday, and 10.00am to 6.00pm Sunday;
3. The number of times that Montgomery Hall can be used on a Friday or Saturday evening for weddings/social events where alcohol is served after 10pm is to be limited to 65 per annum;
4. Buffer landscaping shall be provided along the common boundaries between the subject site and No 2 (Lot 520) The Marlows, No 10 (Lot 167) Heritage Lane and No 18 (Strata Lots 1-27) St Johns Boulevard in accordance with the approved landscape plan;
5. The entry roundabout (including the portion on Heritage Lane) shall be constructed in accordance with the Austroads and MRWA standards to the satisfaction of the City;
6. The works proposed in Heritage Lane, to cater for the roundabout, will require a Nature Strip / Verge Licence application to be lodged with, and approved by the City of Nedlands Technical Services Department, prior to construction. The developer shall construct and bear 100% of the costs for the works;
7. The landowner shall install, at their own cost, vehicle retention mechanisms (i.e. bollards) to the eastern car bays adjacent to John XXIII College and to the northern end of the existing pathway leading to the Marlows for safety purposes;
8. The landowner shall design and construct, at their own cost, pram ramps for a designated pedestrian crossing connecting the proposed footpath to the existing footpath on the western side of Heritage Lane. These works shall be required to be approved as a part of the nature strip/verge license to the City;



Government of Western Australia
Development Assessment Panels

9. Prior to occupation of the premise, pedestrian and cycling access is to be provided across the northern and eastern paths on site by way of a public access easement to the satisfaction of the Western Australian Planning Commission and the City of Nedlands;
10. No electrified fencing on site is approved as a part of this development application (refer to Advice Note 1);
11. Footpaths outside of the lot boundaries are not approved under this application (refer to Advice Note 2);
12. All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite by draining to soak-wells of adequate capacity to contain runoff from a 20 year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m³ for every 80m² of calculated surface area of the development;
13. Prior to lodging commencement of construction, an acoustic report compiled by a suitably qualified acoustic engineer shall be submitted to an Environmental Health Officer at the City of Nedlands and subsequently approved. The acoustic report is to demonstrate to the City's satisfaction, noise as a result of the development will comply with the *Environmental Protection (Noise) Regulations 1997*. The acoustic report compiled by a suitably qualified acoustic engineer and is to address but not be limited to the following:
 - a) comparison with noise criteria - *Environmental Protection (Noise) Regulations 1997*;
 - b) noise impact prediction for the proposed development;
 - c) acoustic solutions for building design (AS/NZS 2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors);
 - d) engineering and/or operational noise management solutions, worst case scenario noise modelling for impact on a number of noise receivers, taking into account meteorological and topographical effects;
 - e) site specific issues including mechanical exhaust and ventilation paths and equipment, air-conditioning/refrigeration/compressor equipment, plant room, service vehicle access routes and any loading bay locations (waste collection and deliveries), equipment servicing water features/pools/pool, mechanical sources, operational times, proposed cafe use and associated noise sources (e.g. piped music, alfresco, patrons), closest noise sensitive receivers;
 - f) construction noise management plan; and
 - g) engineer's noise control and noise management recommendations.
14. Two separate bin enclosures are required for Residential bin service and for the Commercial bin service:
 - a) Enclosures for the storage and cleaning of waste receptacles shall be provided on the premises, per the following requirements:
 - i) Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
 - ii) Walls not less than 1.8m in height and access of not less than 1.0 metre in width fitted with a self closing gate;
 - iii) Smooth and impervious floor not less than 75mm thick and evenly graded to a approved liquid refuse disposal system;
 - iv) Easily accessible to allow for the removal of the receptacles;



Government of **Western Australia**
Development Assessment Panels

- v) Provided with a ramp into the enclosure having a gradient of no steeper than 1:8 unless otherwise approved by the City; and
 - vi) Provided with a tap connected to an adequate supply of water.
 - vii) Design that does not encourage the emission of odour beyond the enclosure
- b) Enclosures must be of adequate size for the volume of waste to facilitate storage, collection and cleaning of receptacles, ensuring health issues such as odour, noise and vermin are mitigated.
 - c) As there is not sufficient room on the City verge for the number of bins to be presented and collected, the development is required to utilise an inside bin service for its residential bin allocation; this service being supplied by the City at a cost stipulated in the City's schedule of fees and charges. The commercial bin allocation must also be serviced from inside the premises, but is not required to be done by the City.
 - d) Where an inside bin service is required and bins are removed from an enclosure to be emptied and replaced, vehicular waste truck access for this service must be suitable (applicant to consult with the City's Waste Services and/or Engineering Services where necessary).
15. Laundry services for the development shall include:
- a) A reception room where all articles brought to the premises for treatment shall be received;
 - b) The internal surface of all walls shall be rendered with a cement plaster with a steel float finish or other approved material to a height of 2 meters and to be devoid of holes, cracks and crevices;
 - c) The floor shall be constructed of concrete and finished with a smooth impervious surface;
 - d) In front of each washing machine shall be a non-corrosive grating, at least 910 millimeters in width and so constructed as to prevent any person from standing in water on the floor;
 - e) Liquid waste discharged by means of a drain to a receptacle for drainage shall be disposed of by discharging into the sewerage system in a manner approved by the Water Corporation;
 - f) Sole or multiple occupancy units, each being a separate dwelling, shall have separate communal laundry facilities in accordance with the Building Code
 - g) No less than 4 laundry units are to be provided in the communal laundry facilities.
16. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
17. Prior to application for a building permit, the applicant is to enter into a revised heritage agreement in respect of the place that adds the following to existing requirements:



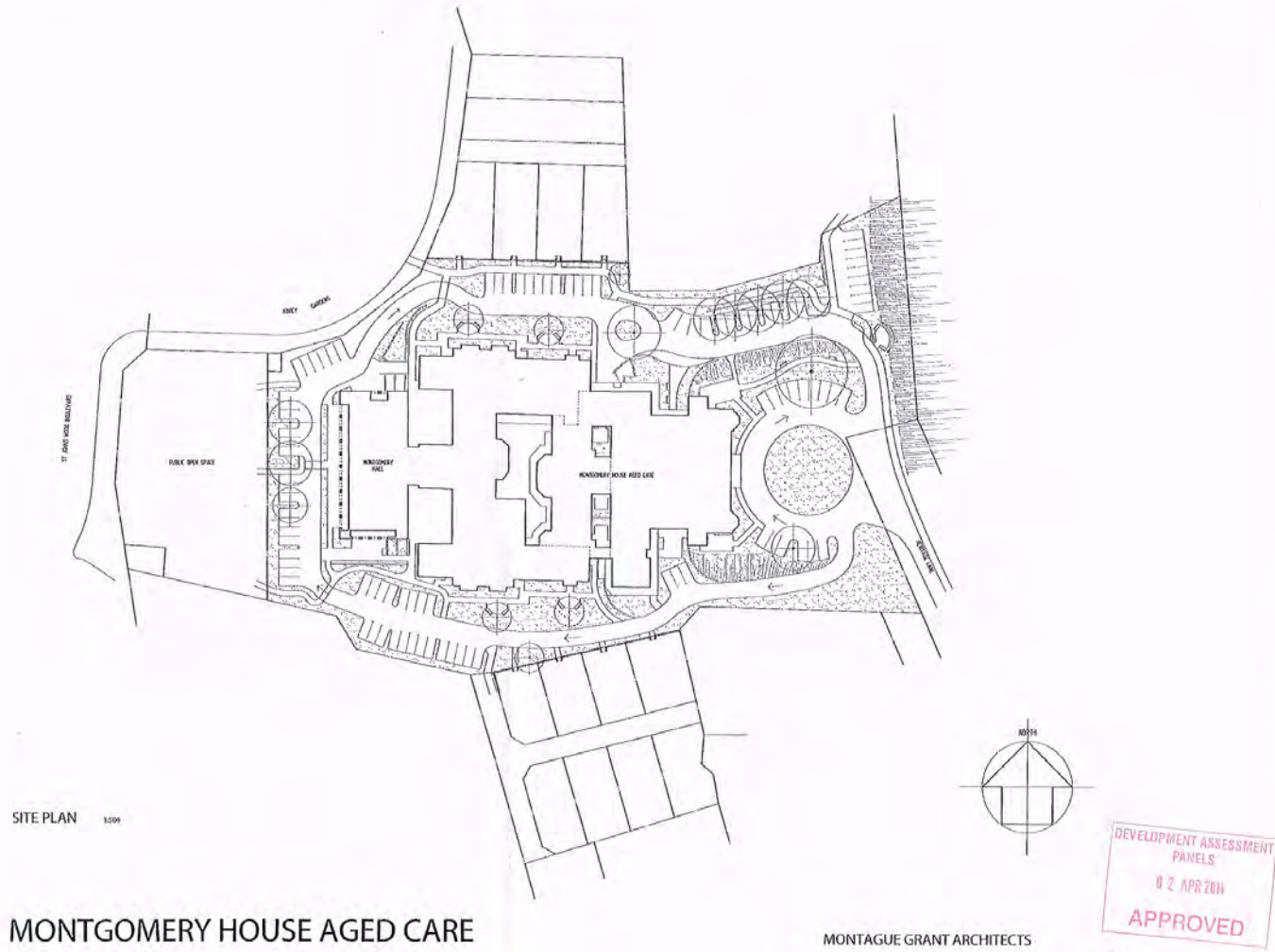
Government of **Western Australia**
Development Assessment Panels

- a. Strategies for interpretation, external lighting and signage to be submitted for the approval of the Development Committee within six months of receipt of a building permit for the approved works;
- b. Implementation of the above strategies prior to occupation of the site or an alternative timeframe as provided for under the new heritage agreement.

Advice Notes:

1. The City's Fencing Local Law (2007) does not permit the use an electrified fence on sites adjacent to residential uses. The subject site is bordered by residential dwellings;
2. If the landowner seeks pedestrian access to the vacant reserve land to the west of the site, they must liaise with the respective landowner;
3. All nature strips / verge abutting the site will not be maintained by the City of Nedlands in accordance with Council's Nature-Strip / Verge Development Policy;
4. The applicant is advised to consult the City's *Visual and Acoustic Privacy Advisory Information* in relation to selecting and locating any air-conditioner or swimming pool or spa mechanical equipment such that noise, vibration and visual impact on neighbours is mitigated. The City does not recommend installing any equipment where it is likely noise in these locations will intrude on neighbours;
5. Noise from service and/or delivery vehicles should be mitigated such that vehicles do not service the premises before 7.00 am or after 7.00 pm Monday to Saturday, or before 9.00 am or after 7.00 pm on Sundays and Public Holidays;
6. All downpipes from guttering shall be connected so as to discharge into drains which shall empty into a soak-well or multiple soak-wells and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block, unless a qualified structural engineer certifies otherwise;
7. A laundry shall have a minimum floor area of 3 square metres and a minimum width of the room not less than 1.5 metres; not be a room in which food is stored, prepared, served or consumed and where situated adjacent to a kitchen, be separated from the kitchen by a wall extending from the floor to the roof / ceiling, or an opening which is not more than 1220mm wide and has a door which when closed completely fills the opening.

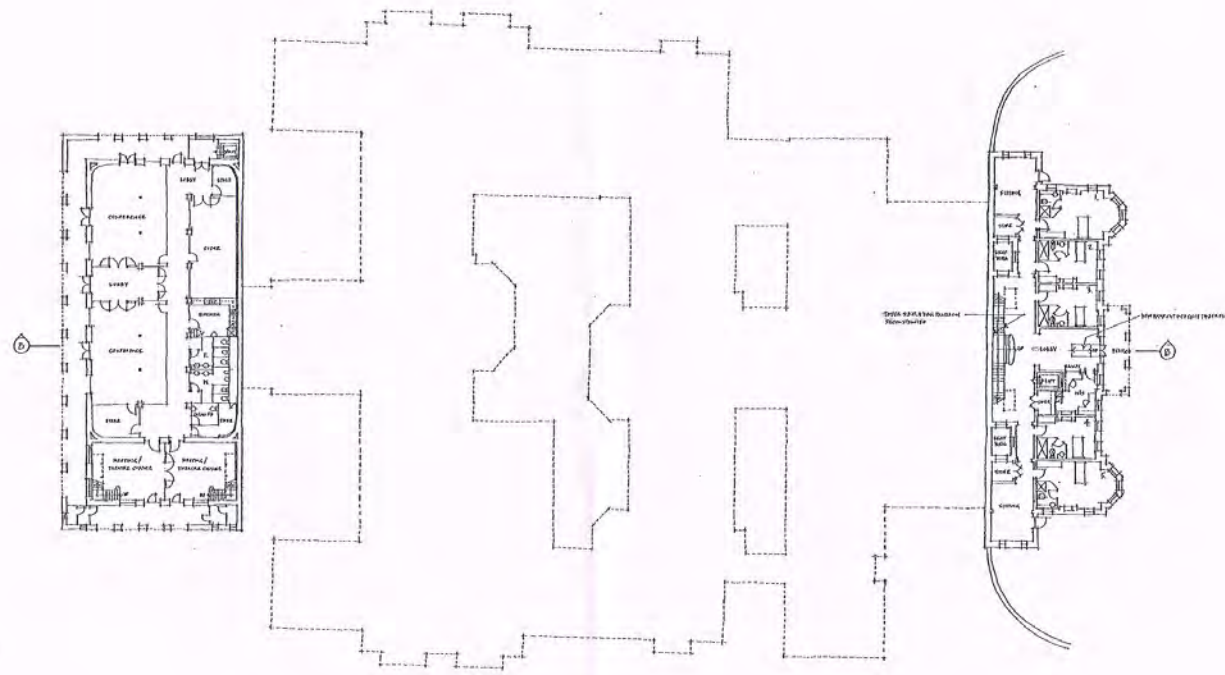
Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Development Assessment Panel Regulations 2011*.



MONTGOMERY HOUSE AGED CARE

MONTAGUE GRANT ARCHITECTS

DEVELOPMENT ASSESSMENT
PANELS
02 APR 2014
APPROVED



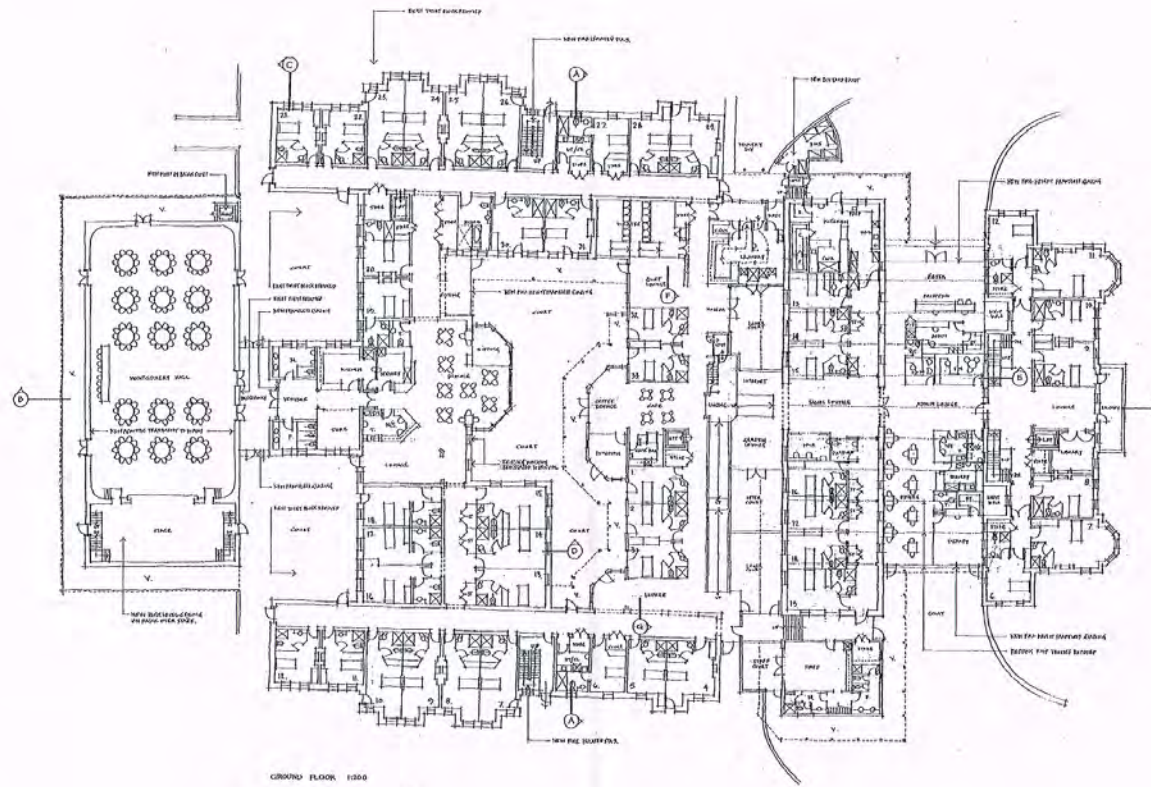
LOWER GROUND 0.300

MONTGOMERY HOUSE AGED CARE

MONTGOMERY GRANT ARCHITECTS

29.1.11

DEVELOPMENT ASSESSMENT
 PANELS
 02 APR 2011
 APPROVED



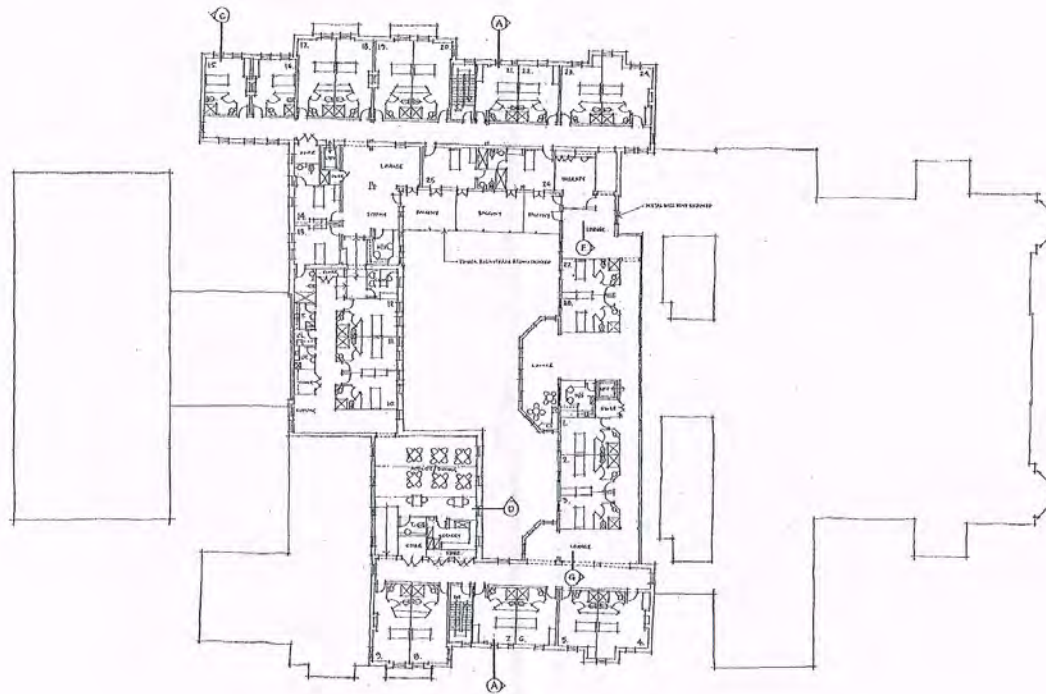
GROUND FLOOR 1200

MONTGOMERY HOUSE AGED CARE

MONTAGUE GRANT ARCHITECTS

DEVELOPMENT ASSESSMENT
 PANELS
 02 APR 2014
 APPROVED

29.11.14

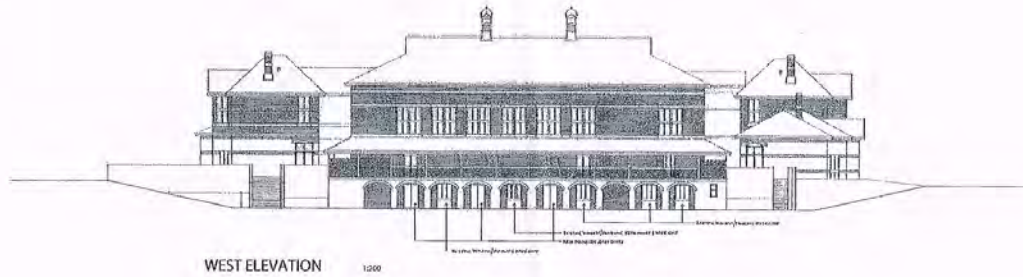


UPPER FLOOR 1:200

MONTGOMERY HOUSE AGED CARE

MORTAGIC GRANT ARCHITECTS

DEVELOPMENT ASSESSMENT
 PANELS
 02 APR 2024
 APPROVED

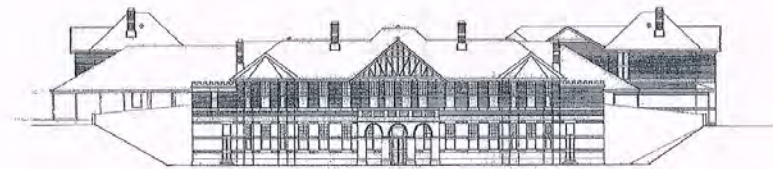


MONTGOMERY HOUSE AGED CARE

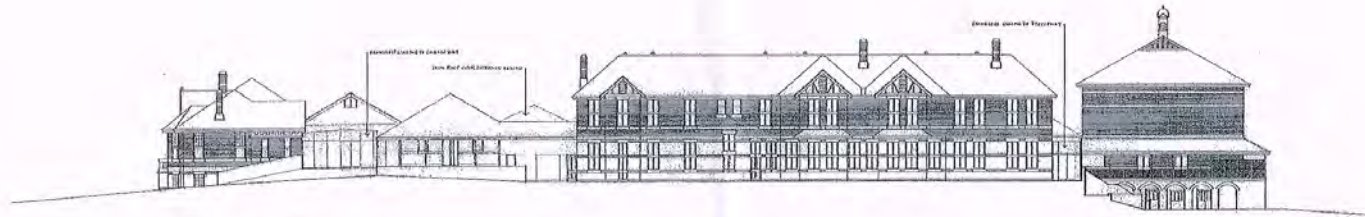
MONTAGUE GRANT ARCHITECTS

DEVELOPMENT ASSESSMENT
PANEL 5
02 APR 2018
APPROVED

29.1.14



EAST ELEVATION 1:200



NORTH ELEVATION 1:200

MONTGOMERY HOUSE AGED CARE

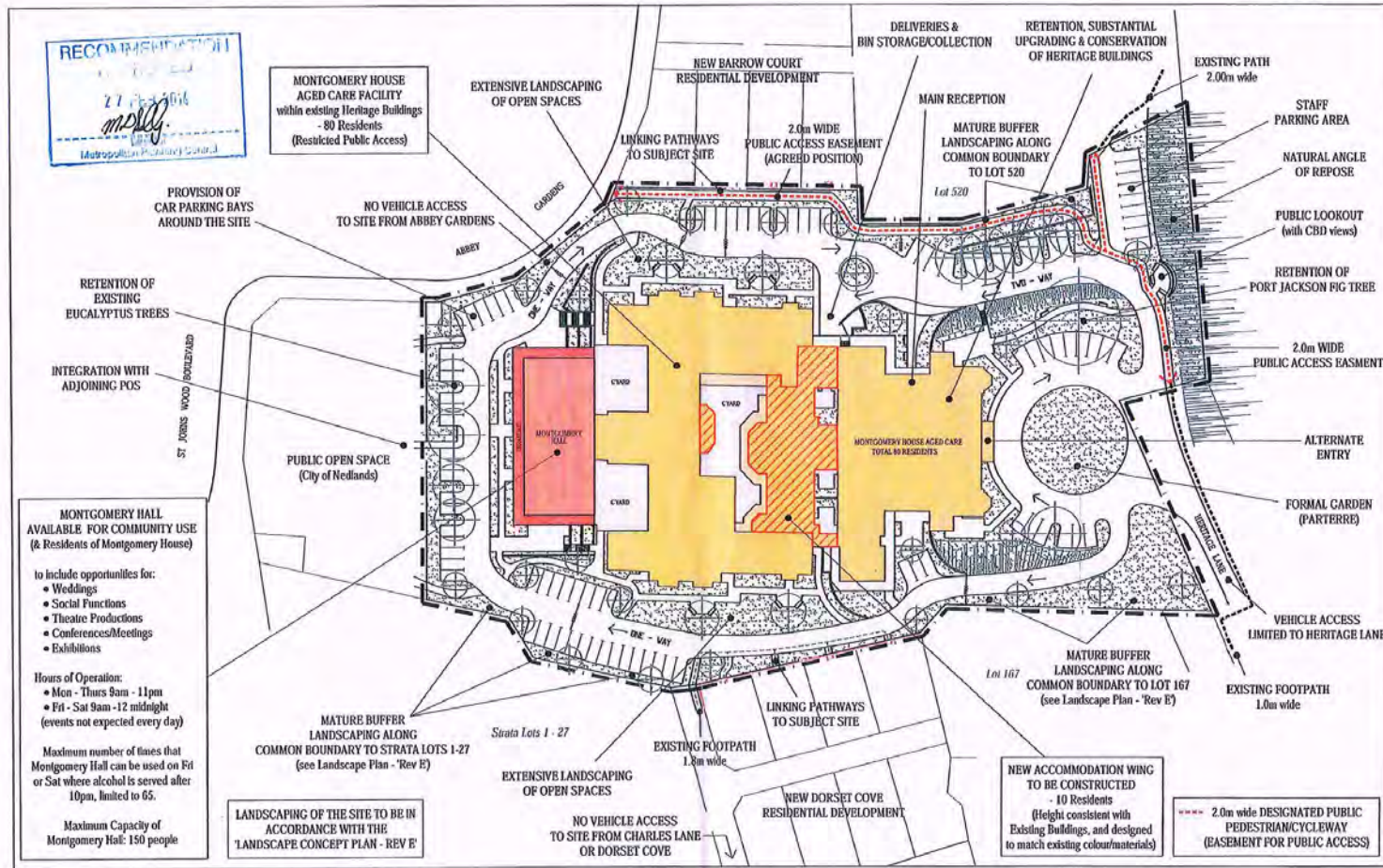
MONTAGUE GRANT ARCHITECTS



29.1.14



27 FEB 2014



REVISED DETAILED AREA PLAN
 MONTGOMERY HOUSE AGED CARE FACILITY
 LOT 416 (SN 1) HERITAGE LANE, MOUNT CLAREMONT
 PREPARED FOR THE AEGIS AGED CARE GROUP PTY LTD

City of Nedlands 4 February

C1905 P1905-04 FIGURE 1

DEVELOPMENT ASSESSMENT
 PANELS
 02 APR 2014
 APPROVED

PETER D WEBB AND ASSOCIATES
 CONSULTANTS IN TOWN PLANNING & URBAN DESIGN
 PO BOX 820 SUBIACO WA 6008 TEL: 9388 7111
 UNIT 2/19 YORK STREET SUBIACO WA FAX: 9388 7240



PETER WEBB AND ASSOCIATES



CONSULTANTS IN TOWN PLANNING AND URBAN DESIGN

20 March 2023

Our Ref: C1905-11 DAP Form 2 Application

Chief Executive Officer
City of Nedlands
email: planning@nedlands.wa.gov.au

Attention: Planning Department

Dear Sir

Re: DAP Form 2 Application – proposal to amend Condition No. 1 of the (then) Metro West JDAP (now: Metro Inner-North JDAP) Approval (Ref: DP/2014/00189) Montgomery House at Lot 416 (No. 1) Heritage Lane, Mount Claremont

This is to advise that Peter Webb & Associates (PWA) acts on behalf of Aegis Aged Care Group Pty Ltd (Aegis) in relation to the JDAP Development Approval granted on 2 April 2014 for Montgomery House and Hall, which is located at Lot 416 (No. 1) Heritage Lane, Mount Claremont. (DAP Ref: DP/2014/00189/LG Ref: DA2014/45.)

We submit this DAP Form 2 Application on behalf of Aegis to seek the approval of the Inner North JDAP to amend conditional requirement (no. 1) of the Approval by increasing the maximum number of patrons able to attend an event in Montgomery Hall from 150 to 250 persons at any one time.

Prior to lodging this Application, Mr Michael Cross (CEO & Proprietor) of Aegis submitted correspondence dated 28 January 2023 to the City to request this proposed increase to the maximum patron capacity. The City responded to Mr Cross in correspondence dated 14 February 2023 to advise that a DAP Form 2 Application seeking to amend the subject condition of the 2014 Approval is required to be submitted in order to seek approval for this proposal. (Refer to Annexure 1: pre-lodgement correspondence.)

Accordingly, please find attached the completed DAP Application Form 2 signed by the Directors of Aegis (Mr Michael Cross and Mr Geoff Taylor), together with a copy of the current Certificate of Title and supporting plans.

The following report describes the details of the proposal and presents the planning justification in support of the position that this proposal is suitable for consideration by DAP, pursuant to Regulation 17 (1) (b) - amendment or cancellation of development approval by DAP of the Planning & Development (Development Assessment Panels) Regulations 2011 (P&D (DAP) Regs.).

1.0 CONSIDERATION BY DAP, PURSUANT TO R.17 (1) (B) OF P&D (DAP) REGULATIONS

At r.17 (1) (b) of the P&D (DAP) Regs., it is stated that:

- (1) an owner of land in respect of which a **development approval** has been **granted by a DAP** pursuant to a DAP application may apply for the DAP to do any or all of the following –



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- (a)
- (b) **to amend or delete any condition to which the approval is subject;**
- (c) ...' (**Emphasis added.**)

The 2014 Development Approval was assessed as a DAP Application and approval was granted by DAP on 2 April 2014. (Refer to **Annexure 2**: DAP Approval, 2 April 2014.)

The Inner North JDAP therefore can consider this proposal to amend a condition of that approval.

In reaching the position that this proposal can be considered by JDAP under Regulation 17 of the P&D (DAP) Regs, the following three (3) key considerations identified in the decision of *Claymont Westcapital Pty Ltd and East Perth Redevelopment Authority (WASAT 77/2008)* are referenced. The responses provided below each consideration confirms that this proposal can be considered as an amendment to the condition of the 2014 DAP Approval for the subject property.

CONSIDERATION No. 1:

Has the planning framework changed substantially since the Development Approval was granted?

The planning framework has changed since the DAP Application was granted development approval in 2014, but not to the extent which would prevent the existing development, established uses, or this proposal for a minor increase to the patron capacity for events held in the hall, from being approved.

A new local planning scheme and parking policy now form part of the local planning framework, which are referenced below.

- **New Local Planning Scheme**

Town Planning Scheme No. 2 (TPS 2) had been the planning instrument in place when the development approval was granted in 2014. *Local Planning Scheme No. 3 (LPS 3)* is now operative, replacing TPS 2.

The land had been zoned 'Development' in TPS 2.

This zone facilitated the preparation of the strategic planning framework to guide the conservation and redevelopment of this historic site. This framework includes the: 2005 Development Plan (2005); Local Planning Policy 6.27 – Old Swanbourne Hospital Precinct; and the 2014 Detailed Area Plan (now referred to as a *Local Development Plan (LDP)*). The DAP Approval granted in 2014 (the subject of this Form 2 Application) was assessed and determined under TPS 2, in accordance with the requirements of this established framework. The LDP forms part of the set of stamped approved plans granted approval by DAP in 2014. (The LDP sets out the specific development and use requirements for the site, including the range of uses, hours of operation and the patron capacity for the hall.)

The land is now zoned 'Residential R50' with an 'Additional Use (A4)' in LPS 3.

This change in zoning, together with the additional uses detailed in Table 4 of LPS 3 and the LDP, reflect the strategic framework established through the former 'development' zone of TPS 2.



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- **New Parking Policy**

The City's *Local Planning Policy - Parking (parking policy)* now forms part of the planning framework, which was adopted by the City in 2019 and reviewed in 2021.

This parking policy replaces the earlier car bay requirements included at Schedule III of TPS 2.

The ratio used to establish the minimum car bay requirement for the hall use, is now **considerably less** than was applied under TPS 2 (please refer to *section 3.2 – parking requirements* and *section 4.4 – parking proposal* of this report). The justification contained in this report confirms that the existing 95 bay on-site parking facility provided for reciprocal use remains adequate and capable of approval, and that the current parking provision is sufficient to support the proposed increased patron capacity for events held in the hall, in accordance with this parking policy.

It is therefore considered reasonable to reach the position that LPS 3 responds to the strategic framework implemented under TPS 2 for this site.

Further, it is reasonable to reach the position that LPS 3 is not a substantial change to the planning framework as it relates to the subject site. The zoning changes applied in LPS 3 are technical in nature, having been applied to formalise the development and land use requirements which have now been realised.

A Form 2 Application proposing to amend the conditional requirement of the development approval granted by DAP can therefore be considered by DAP.

CONSIDERATION NO. 2:

Would the proposal be likely to receive approval now?

Yes, the existing development and range of uses operating on this site are likely to receive approval now, based on the justification provided in response to 'consideration no. 1'.

CONSIDERATION NO. 3:

Has the applicant actively pursued the development approval?

Aegis has actively pursued the development approval, with the redevelopment of the site for adaptive re-use as a residential aged care facility (Montgomery House) and for private events held in the hall having reached completion in 2018.

The aged care facility and hall are now fully operational.

The hall has hosted a variety of private functions over the last two (2) years.

Aegis has carefully monitored each event and advises that the use of the hall has and will continue to be successfully managed to ensure there is no adverse impact on the amenity of the residents of Montgomery House or the surrounding neighbourhood.

It is based on the successful operation of the use of the hall for these functions over the last two (2) years that this proposal for a minor increase in the patron capacity from 150 to 250 patrons is now sought.

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2.0 LOCATION AND SITE DETAILS

Montgomery Hall forms part of the residential aged care facility site owned and operated by Aegis. A copy of the Certificate of Title is attached at **Annexure 3**.

The site and project details are described in the following summary table (**Table 1**).

TABLE 1: SUMMARY TABLE	
Landowner:	Aegis Aged Care Group Pty Ltd (Aegis)
Property Description:	Lot 416 (No. 1) Heritage Lane, Mount Claremont
Total Land Area:	1.6789 hectares
Floor Area of Hall:	<p>Upper floor level: Main ballroom floor area: 405m², stage floor area: 42m² Total internal floor area of hall including stage, for hire: 447m² External courtyard at entrance to hall: 180m²</p> <p>Lower floor level: Conference Room 1: 70m², Conference Room 2: 70m² Lower-level floor area for hire (combined): 140m²</p>
Certificate of Title:	Volume 2788, Folio 630
Local Authority:	City of Nedlands
DAP Area:	Metro Inner-North JDAP
Local Planning Scheme:	Local Planning Scheme No. 3
Zoning:	Residential R50, Additional Use (A4)
LDP:	Montgomery House Aged Care Facility DAP (now LDP) (WAPC endorsed 27.02.14)
Proposal:	This proposal seeks to amend condition no. 1 of the JDAP Approval granted on 2 April 2014 by increasing the capacity limit of the hall from 150 to 250 guests at any one time.

Montgomery Hall comprises of two (2) floor levels and is positioned to the west of the aged care facility building. (Refer below to **Figure 1**: Location Plan.)



Figure 1: Location of Montgomery Hall (source: landgate 2023)



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The hall is available for hire to the general community for a range of private events.

The spaces for hire within the hall include the main ballroom on the upper ground level, which has a substantially sized floor area comprising of 405m² and a raised stage with an additional floor area of 42m². The lower level of the hall comprises of two (2) separate conference rooms and private rooms available for use as part of the hiring of the ballroom and/or the conference rooms.

The main ballroom space can hold a far greater a capacity than the current limitation of 150 patrons, as illustrated by the indicative seating arrangement shown on the Floor Plan included at **Annexure 4**. This main ballroom space is proposed to be used for the events at the increased capacity at 250, which will allow the hall to reach its full potential.

A total of 95 car bays are provided on site. The parking is approved for reciprocal use for visitors and staff of the aged care facility, and for guests attending the occasional functions held in the hall. It is worthwhile noting that the hall is not used on daily occurrence. The less frequent nature of this use means that the 75 bays provided to accommodate the events in the hall are available to the aged care facility on most days of the year. The parking facility is however mostly underutilised, with the existing 20 car bays approved for use by the aged care facility use being more than adequate to accommodate its parking needs.

Vehicle access to the hall and the on-site parking bays adjacent to the hall is accessible via the single entrance and exit point to the site, being Heritage Lane. No vehicles can access the site from the adjacent local access roads of the surrounding residential area.

The built form and substantial landscaping work undertaken to restore and develop this site are now well settled into the surrounding environs.

The landscaping and substantial vegetation planted by Aegis has matured. This vegetation together with the low walls and other landscaping treatments provide a robust and attractive buffer, which softens and shields the operational aspects of the uses on the site (such as preventing headlight glare from vehicle movements on the land during the evening hours from spilling into the sensitive areas of both the aged care facility and the adjacent properties). Please refer to the photographs at **Annexure 5**, which illustrate the built form and parking setting in the context of the surrounding area.

3.0 PLANNING FRAMEWORK

3.1 Zoning and Land Use

The subject land is zoned 'Residential R50' with an 'Additional Use (A4)', pursuant to LPS 3.

Table 4 of LPS 3 identifies the permissible land uses able to be approved and those which are deemed as incidental to the aged care facility, in addition to those uses which are identified in the Zoning Table as being permissible in the zone. (Refer to **Annexure 6**.)

The land uses approved for the hall are identified on the WAPC endorsed LDP. The LDP is current and forms part of the stamped approved set of plans issued with the DAP Approval on 2 April 2014. It details the land uses approved for the hall.

The maximum patron capacity for the hall is also noted on the LDP as being limited to 150 persons, which is the same requirement reflected in conditional requirement No. 1 of the DAP Approval, being the subject of this Application.

This proposed variation to the maximum capacity requirement is minor in nature. It seeks to only increase the number of patrons by an extra 100 people, which additional capacity is capable of being accommodated by the existing parking facility on site. The proposal can be considered for approval as an amendment to condition no. 1 of the DAP Approval without the need to vary the LDP. An LDP is required to be given 'due regard' by the DAP when considering this application but does not prevent it from granting approval regardless of it varying a requirement of the LDP, pursuant to cl.



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56 (1), part 6, Schedule 2 of the *Planning & Development (Local Planning Schemes) Regulations 2015*.

3.2 Parking Requirements

The car bay requirements of the current parking policy for the approved uses on the land differ to that which had applied to the site, when the development was assessed and approved under TPS 2.

The total car bay requirement approved for reciprocal use by the aged care facility and the events held in the hall is 95 bays.

The aged care facility was approved under TPS 2 with a requirement to provide a minimum of 20 car bays (based on the accommodation providing 80 beds), and the hall with a requirement for 75 bays (based on a maximum capacity of 150 patrons).

The parking requirements listed at Table 1 of the current parking policy include a wider range of land use classifications to that which had been available when the on-site parking requirements were assessed under Schedule III of TPS 2.

The total number of car bays required to support the use of the hall for events at a capacity of 150 patrons is now significantly less than previously assessed under TPS 2. The minimum car bay requirement now arrives at a total of 37 bays (rather than 75 bays).

The land use of 'residential aged care facility' is also now identified as a specific land use category in the Parking Policy. The residential care facility (if assessed under the current parking policy) would attract a higher number of 40 bays (rather than 20 bays). There are many reasons to justify a variation to this parking requirement for the residential aged care facility, noting that the current provision of 20 bays is more than sufficient, which is explained in further detail at *section 4.4 – parking proposal* of this report.

The following table provides a comparison of the parking calculations applicable to the approved development and use, at the time it was approved in 2014 under TPS 2 and as assessed under the current parking policy.

TABLE 2: COMPARISON OF PARKING REQUIREMENTS			
	TPS 2 (revoked) Schedule III DAP Approval 2014	LPS 3 (operative) Parking Policy (LPP) DAP Form 2 Application	comparison
Montgomery House	12 or 1 bay per every 4 beds, whichever is greater. @ 80 beds: 20 bays	12 or 1 bay per every 2 beds, whichever is greater. @ 80 beds: 40 bays	20 bays more required under parking policy.
Montgomery Hall	1 bay per 2 persons @ 150 patrons: 75 bays	1 bay per 4 persons. @ 150 patrons: 37 bays @ 250 patrons: 62 bays	38 bays less required under parking policy.
TOTAL EXISTING APPROVAL calculation comparison	95 bays (existing)	77 bays (aged care facility + hall @ 150 patrons)	18 bays surplus exists under parking policy
	PROPOSAL	102 bays (aged care facility + hall @ 250 patrons)	7 bay shortfall , Should the aged care facility be assessed under new ratio.



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The details of the proposal and the justification in support of this minor increase to the patron capacity, in regard to the parking proposal is further detailed below, at section 4.0 of this report.

4.0 PROPOSAL

This proposal seeks to amend Condition 1 of the DAP Approval granted on 2 April 2014.

The **existing condition** states:

1. *The capacity of Montgomery Hall shall be limited to 150 persons at all times.*

Approval is sought to amend this condition by increasing the capacity limit to 250 persons.

The **amended condition** is proposed, as follows:

1. The capacity of Montgomery Hall shall be limited to 250 patrons at any one time.

The following sections of the report provide the justification in support of this minor increase in the maximum number of guests able to attend a private function held in the hall.

4.1 Floor area of ballroom (capable of hosting events at a capacity of 250 guests)

At the time that the development was approved, it was recognised that the capacity of the hall to be used for private events could accommodate a far greater capacity than 150 patrons.

Notwithstanding this, a conservative approach for the use of the hall at a 150-patron capacity was proposed by Aegis. This approach provided the opportunity for Aegis to monitor the events and address any perceived impact (such as noise emissions, vehicle movements and parking provision) on the amenity of the residents of the aged care facility and the neighbouring residents. Aegis has now monitored these events over a two (2) year period and can confirm that all functions have been held without any concern or complaint being raised by the residents of the aged care facility or from the neighbouring residential area.

The main ballroom space is a spectacular venue and unique to this location in Perth. It has a sizable floor area comprising of 405m² with an additional 42m² of raised stage floor area. This substantially sized floor area is capable of comfortably hosting events at a capacity of 250 patrons. For this reason, Aegis is receiving some requests to host events at the proposed increased capacity.

The walls of the hall are acoustically insulated to assist in maintaining noise levels to within acceptable limits. This insulation measure, along with the active management of events by Aegis has proven effective in removing the risk of noise reaching a level which might be considered to adversely impact on amenity of the residents.

Given that the events held in the hall are now established and the use has proven over a two (2) year period to be capable of successfully operating without any adverse amenity impact on the area, an increase in the maximum capacity from 150 to 250 patrons to allow the hall to reach its full potential is considered a worthwhile and reasonable amendment to present to JDAP for approval.

4.2 Recent events held in the hall

The hall has been used for a range of private events, with patron attendance ranging between 85 and 150.

Functions are held in the hall in the late afternoon and evenings, usually on a weekend. The reciprocal use of the on-site car bays has proven a successful arrangement, with more than enough parking being available for both uses at all times. This is due to the events at the hall occurring outside of the peak hours of operation of the aged care facility. The functions commence in the late afternoon and evening hours of the weekends, when staffing and visitor numbers are low. The facility is therefore more than comfortably accommodated by the 20 car bays approved for its use, when the events are held in the hall.



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The hall is only approved for an event following careful consideration by Aegis. Aegis will not approve requests to hire the hall for younger style celebratory events such as 18 year and 21-year birthday celebrations. Such events are considered high risk in terms of noise reaching unacceptable levels and producing incidents of anti-social behaviour. Such situations would be distressing to the residents of the aged care facility and the surrounding neighbourhood. For these reasons, Aegis will not approve these types of events to be held at its venue.

The main events hosted at the hall are weddings, with some other private functions, concerts (such as 'en code symphony orchestra') and yoga events (such as 'yoga under the chandelier') also being held.

It is important to highlight that the use of the hall for events is relatively infrequent, particularly when compared to the daily and continuous operation of the aged care facility.

For example, in **2021**, private events in the hall occurred on a total of 14 days of the calendar year (usage rate of 3.83%). These events included:

- three (3) wedding functions held on Friday evenings (120-150 guests).
- nine (9) wedding functions held on Saturday late afternoon and evenings (120-150 guests).
- one (1) concert held on a Sunday afternoon (120-150 guests), and
- one (1) private function held on a Wednesday evening (120-150 guests).

In **2022**, the use of the hall for private events occurred on 13 days of the calendar year (usage rate of 3.56%). These events included:

- one (1) wedding held on a Thursday evening (80 guests).
- three (3) weddings held on Friday evenings (120-140 guests).
- seven (7) weddings held on Saturday evenings (120-145 guests).
- one (1) function event held on a Friday evening (140 guests).
- one (1) yoga event held on Sunday afternoon (150 guests).

In **2023**, a single event has been held to date, being a yoga event on a Sunday afternoon (150 guests). Future bookings at the hall include two (2) weddings in March, three (3) in April and three (3) in May. The number of guests to attend these upcoming events range between 120-150.

4.3 Parking Proposal

The 2014 DAP Approval was granted based on TPS 2 requiring a minimum of 20 car bays being required for the aged care facility and a minimum of 75 bays being required for the general community use of the hall.

A total of 95 bays are therefore provided on site for reciprocal use by the aged care facility and the hall, in accordance with that approval.

The range of uses approved for the hall (as identified in the endorsed LDP) had been assessed under TPS 2 at a ratio of 1 bay per 2 persons, arriving at 75 bays.

The number of car bays required to support the use of the hall under the current parking policy is now determined at a ratio of 1 bay per 4 persons, which arrives at 37 bays (resulting in an existing surplus of 38 car bays for the hall use).

The minimum parking requirement for the use of the hall at the proposed increased capacity of 250 guests attending an event at the hall is therefore 62 bays (which would result in a surplus of 13 bays for the hall use).



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This Application does **not** seek to amend any conditional requirement which relates to the aged care facility. Therefore, the 20 bays provided for the aged care facility under TPS 2 remain part of the lawful approval for the land.

It is however recognised that reciprocal use of the bays for the hall and aged care facility formed part of the considerations leading to the 2014 DAP Approval. It is therefore relevant to also reference the parking calculations associated with the aged care facility under TPS 2 and the current parking policy.

As noted at *Section 3.2 – Parking Requirements* of this report, 'residential aged care facility' is now identified in the parking policy as a separate land use category. The 2014 approval was granted based on the use being assessed on a ratio of '12 or 1 bay per 4 beds (whichever is greater)'. The parking ratio is now calculated at '12 or 1 bay per every 2 beds (whichever is greater)'. This suggests that, should the aged care facility be assessed under the current parking policy requirements, a minimum of 40 bays would be required for use by staff and visitors of this facility, rather than the 20 bays approved in 2014.

62 of the total 95 bays on site are required to meet the minimum parking requirement for events held in the hall at the proposed increased capacity of 250 patrons under the parking policy. The remaining 33 bays on site are therefore available to the aged care facility use, on those occasions whereby the hall is catering for a 250-guest event (and all 62 bays are required by guests attending that function).

Should the new 40 car bay parking ratio for the aged care facility be applied in this assessment, given that 33 bays are now available for use by the aged care facility, the aged care use has a technical shortfall of seven (7) car bays. A variation to this parking requirement is therefore required. Approval for the variation is entirely reasonable given that Montgomery House is more than adequately accommodated by the 20 car bays currently approved for its use without any conflict in parking needs of the aged care facility during the times that the hall is used. Therefore, the actual increased number of available 33 bays for its use under the updated parking requirements of the policy is more than adequate to support the use of the aged care facility, during those occasional times when the hall is used for an event which attracts 250 patrons.

In addition to that justification, it is also relevant to consider that the merits of approving a variation to this requirement are based the age and physical limitations of the residents of this facility. The aged care facility is not a place whereby residents are still driving vehicles and require bays for their own vehicles. The car bays for Montgomery House are provided for staff and visitors only. It is far more appropriate to assess the parking requirements for the aged care facility in line with the ratios which apply to the hospital land use, which similarly requires bays for staff and visitors only (not the patients). The ratio for a hospital land use remains unchanged in the new planning framework. It continues to apply at a ratio of '12 or 1 bay per 4 beds (whichever is greater)', which is the most accurate ratio to use when assessing this use, particularly in the circumstances of this site.

We therefore submit that the proposal to amend the maximum patron capacity for the hall to 250 guests at any one time can be adequately accommodated by the existing on-site parking facility, whilst still allowing for a more than adequate number of car bays being available for staff and visitors to the aged care facility (33 bays), when the hall is used for events catering for 250 patrons (62 bays).

4.4 Operational management during events

There will be no change to the existing management of events undertaken by Aegis as part of this proposal.

Aegis will continue to apply a stringent process in approving applications for the individual events requested to be held at the hall. This selection process ensures that the events continue to complement the area within which the hall is located, and in doing so, will continue to protect the amenity of the residents of the aged care facility and the residents of the surrounding neighbourhood.



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Aegis will continue to employ security personnel to be present on the grounds during each event. This personnel assists in traffic management providing directional guidance, to guests arriving in private vehicles and to those guests arriving by uber and taxi services, to the driveway access leading to the hall and the parking bays available adjacent to it. These same personnel remain onsite for the duration of each event to assist the hosts in managing guests by ensuring they remain within the areas designated for the function; that noise of people talking outside the venue in the evening hours is kept to a minimum; and to maintain the doors of the hall as closed for the duration of the events.

5.0 CONCLUSION

The main ballroom floor area of the hall is a large space capable of being utilised at a capacity of 250 patrons.

The use of the hall for events at the maximum capacity of 150 guests has been operational now for the last two (2) years. There have not been any concerns raised by the residents of the aged care facility or the surrounding residents in response to any event held in the hall.

The proposal remains compliant with the updated Planning Framework.

The existing on-site parking arrangement can support this relatively minor increase in number of patrons attending an event hosted at the hall. Importantly, noting that the events held in the hall are infrequent, with only some of the functions held in the hall throughout the year being likely to attract patron numbers at the increased capacity, as proposed.

It is on this basis that we respectfully seek the approval of DAP to amend the conditional requirement of the approval by increasing the limit from 150 to a 250-patron capacity for the hall at any one time.

Should staff have any queries regarding this proposal, the writer is available on 0414 384 972, at their convenience.

Yours faithfully



CLARE McLEAN
Senior Planning Consultant

cc: Directors, Aegis Aged Care Group Pty Ltd



PETER WEBB AND ASSOCIATES



CONSULTANTS IN TOWN PLANNING AND URBAN DESIGN

24 August 2023

Our Ref: C1905-12 DAP Form 2

Chief Executive Officer
City of Nedlands

Attention: Mr R Winslow – Manager Urban Planning
Ms C Weerasekera – Senior Planning Officer
rwinslow@nedlands.wa.gov.au/cweerasekera@nedlands.wa.gov.au

Dear Mr Parker

**Re: Additional Information - DAP Form 2 Application
Proposal to amend Condition No. 1 of DP/2014/00189
Montgomery Hall at Lot 416 (No. 1) Heritage Lane, Mount Claremont**

This is to advise that *Peter Webb & Associates (PWA)* continues to act on behalf of *Aegis Aged Care Group Pty Ltd (Aegis)* in relation to the JDAP Development Approval granted on 2 April 2014 for Montgomery House and Hall, which is located at Lot 416 (No. 1) Heritage Lane, Mount Claremont. (DAP Ref: DP/2014/00189/LG Ref: DA2014/45.)

This submission responds to the City’s request for additional information to support our DAP Form 2 Application for Condition No. 1 of the Approval to be amended by increasing the maximum number of patrons able to attend an event at Montgomery Hall from 150 to 250 persons, at any one time.

The requested additional information is provided below.

1. THE TYPES OF BOOKING REQUESTS EXCEEDING 150 PATRONS

Aegis receives many bookings enquiries for Montgomery Hall.

As explained at the site meeting, Aegis does **not** accept booking requests for 18th, 21st and 50th birthday celebrations to be held at the Hall. These types of events are not suitable as the behaviour (and noise) of guests is unpredictable and therefore not appropriate for this venue in this location, which we remind the City is located on the same grounds as the home of the residents of the Aegis owned and operated aged care facility, Montgomery House.

There are many wonderful community event booking requests of Aegis to use the Hall for patron numbers which range between 150 and 250. These events are entirely appropriate for the space and should be encouraged, as they will not create any adverse impact on the amenity of elderly residents of Montgomery House or the other residents nearby who have chosen to reside in the dwellings developed around this site. However, unfortunately, most of these events are reluctantly refused because of the current restriction on the patron capacity.

These requests seek to host events on average for 180 patrons and **occasionally** for 250 guests. The 250 patron event is therefore the **exceptional operational peak use** proposed of the Hall.

The car parking on site meets the parking requirements of the City for a 250 patron event. In such circumstances whereby the use at the Hall creates a parking demand which might require



additional parking for guests, Aegis already has an ongoing arrangement with John XXIII College for access to its staff parking area adjacent Heritage Lane.

The following list provides an example of the type of booking enquiries received by Aegis, most of which have not been able to be accepted due to the 150 person capacity restriction.

- **Australian Doctors for Africa, a non-for-profit charity event for up to 180 people.**

The event will proceed at a capped number of 150 people. This is only because Aegis has agreed to waive all costs associated with hiring the Hall to cover the costs lost to the charity due to the reduced number of ticket sales for the event. This event will end at 10:00pm.

- **Award nights for local schools for up to 250 people.**

The award night booking requests have not been able to proceed, as the schools cannot restrict the number of families attending to 150 people.

These events do not involve alcohol and will not extend into the evening beyond 9:00pm.

- **Other family celebrations, for example a bar mitzvah for up to 180 people.**

Requests have been turned away or families have had to restrict family and friend invitations to comply with the 150-person limit. These events are held during the afternoon and typically extend over a four (4) hour time period.

- **Heritage Council of WA event for more than 150 but less than 200 people.**

The Heritage Council have decided to proceed with the booking and have accepted the 150-person maximum restriction on this occasion.

Aegis is concerned that the patron limit restriction will unnecessarily deter similar events in the future from being held at Montgomery Hall. The Hall is the ideal location for these types of events. It demonstrates to those attending the importance of built form restoration and conservation as well as the need to ensure the long-term sustainability of restored buildings through continued appropriate uses. The Hall can host these events for more than 150 people. Aegis is therefore requesting the flexibility to accommodate such bookings by increasing the patron capacity maximum to 250 people.

- **Wedding celebrations are occasionally requested for up to 250 people.**

For example: a Hindu wedding celebration enquiry to hire the Hall for an event for up to 250 people, which was to be an alcohol-free celebration.

This celebration and all weddings, including those which serve alcohol, are wonderful events that bring communities and families together. These events are entirely appropriate and capable of being held at this Hall for guest numbers ranging between 150 and 250.

- **Yoga events – for up to 200 people.**

The yoga days are currently restricted to 150 but seek additional capacity of up to 200 members to attend. Again, yoga is wonderful peaceful community activity. The restriction at 150 is not practical for these events and therefore are unlikely to continue in this location.

- **Orchestra by candlelight – for up to 250 people.**

The events have not been able to be held at the hall due to the restriction on the number of people able to attend, much to the disappointment of the residents of Montgomery House.

2. MANAGEMENT OF PATRON NOISE – CONDITIONS 2 AND 3 OF JDAP APPROVAL

Conditions 2 and 3 of the existing JDAP Approval are to remain in place for the management of noise during events held at the hall.



Condition 2: *The proposed hours of operation for Montgomery Hall shall be limited to 9.00am to 11.00pm Monday to Thursday, 9.00am to 12 midnight and Saturday, and 10.00am to 6.00pm Sunday.*

Condition 3: *The number of times that Montgomery Hall can be used on a Friday and Saturday evening for weddings/social events where alcohol is served after 10:00pm is to be limited to 65 per annum.*

In addition, it is also relevant to remind the City that the built form of the Hall is acoustically modified. This acoustic adaption formed part of the substantial conservation works undertaken by Aegis, which ensures noise from any event held in the Hall remains below and does not exceed the acceptable noise levels, pursuant to the *Environmental Protection (Noise) Regulations 1997*.

Patron noise is also managed by the **security officers** employed by Aegis and **specifically trained to assist at the events**. This is of the utmost importance to Aegis to ensure that its own residents of Montgomery House as well as those residing in nearby dwellings around the site are not unduly disturbed by noise associated with the events.

The operational management implemented for events includes:

- Security officers being stationed around the site to direct guests (and vehicles) to and from the Hall (and the available parking bays).
- Security officers being stationed at the doors during the event to ensure **all doors remain closed** during events.
- A security officer will escort any guests wishing to leave an event early to their vehicle or to a ride share vehicle (now directed to a particular location on the site). The officer waits with the individual or group of people until they are safely inside a vehicle and departing the site before returning to the Hall. This measure is to ensure the guests do not disrupt the residents of Montgomery House and the nearby residents.

These measures will continue to occur for the events already booked within this calendar year at the 150-patron capacity and are proposed to continue for events ranging from a 150 person to the occasional peak use at a 250-person capacity.

3. MANAGEMENT OF VEHICLES DURING EVENTS

The submitted TIS and the Application report confirm that the site provides sufficient parking to cater for the residential aged care facility (Montgomery House) and the events held at Montgomery Hall at the peak capacity of 250 patrons.

The parking bays on the site are approved for reciprocal use. The Hall is used on the weekends mostly (early evening), when demand for parking associated with the aged care facility does not exceed more than ten (10) bays between 3:00pm and 10:00pm and five (5) bays from 10:00pm onwards. Noting that, 62 bays are required to support the venue at a capacity of 250 patrons to satisfy the parking requirements of the City. 85 bays are available for guests from 3:00pm, should additional parking be required beyond the required 62 bays.

At some of the earliest events held at the Hall, ride share services were incorrectly being direct by GPS to Abbey Gardens rather than Heritage Lane to deliver and collect guests. The GPS systems used by the ride share services have now mostly been corrected due to the Hall now being in operation. This is because each time that a ride share service is used by a guest in association with the Hall, the correct address to access the venue is pinned into the system as Heritage Lane, rather than Abbey Gardens. Notwithstanding that, recommendations are included in the *Traffic Impact Statement (TIS)* and have already been implemented to ensure that ride share services are further assisted to not deliver or collect guests on Abbey Gardens.

The extract below is taken from TIS, with these measures now being implemented.

To minimise the impact on adjacent residents, it is recommended to adopt additional measures to ensure patrons are picked up and dropped off using the on-site parking bays or along the on-site loop road. Such measures could include:

- Temporary signage during large events directing vehicles to Heritage Lane.
- The existing security personnel employed during events to provide directional assistance when required to ensure that event vehicles utilise Heritage Lane to access the loop road, for the delivery and collection of patrons at the western side of the Hall.
- Require event hosts to clearly communicate to their attendees that all parking and pick-up / drop-off is to occur only on-site (e.g., via email, social media or on event tickets). A map indicating the travel routes and location of parking could be prepared and distributed to attendees.
- A designated rideshare and taxi pick-up / drop-off point on the western side of the Hall as shown in Figure 7.



Figure 7: Suggested Rideshare / Taxi Pick-up and Drop-off Point

In the addition to these recommendations, the bays along the northern boundary are designated for use only by staff of Montgomery House. The bays are not used for the Hall at any time, except for disabled parking purposes as these bays provide the closest accessible access to the Hall.

CONCLUSION

We trust that the additional information provided in this submission is sufficient for staff to complete their assessment.

In summary, we note the following main points:

1. This proposal seeks the support of the City and the approval JDAP to provide flexibility to Aegis in approving a range of social, wedding, school, yoga, orchestra, and charitable events seeking to utilise the Hall for patron numbers ranging **between 150 to 250**.
2. The parking on site is sufficient to accommodate events up to 250 patrons.
3. The events are appropriately restricted through Conditions 2 and 3 to respond to its setting to respect the amenity of the residents of Montgomery House and those residents residing in the dwellings nearby the land. These restrictions include:
 - events which serve alcohol beyond 10:00pm are restricted to a maximum of 65 per annum.



- events during the week (Monday to Thursday) cannot operate any later than 11:00pm.
 - events on Friday and Saturday cannot operate any later than midnight.
 - events on Sunday cannot operate any later than 6:00pm.
4. In addition to these restrictions, Aegis already employs security officers to manage vehicles and patron movements before, during and after the events. It has commenced implementing the traffic management recommendations contained in the TIS lodged following the advertising period of this Application.
 5. Aegis is simply requesting that it be granted the ability to accept booking requests for select events up to a 250-patron capacity. Noting that 250 people attending an event is the occasional operational peak use of the Hall. That higher capacity number of people therefore should not be misconstrued as being the regular capacity of all events held at this venue.

Should staff have any queries regarding this additional information, the writer is available on 0414 384 972, at their convenience.

Yours faithfully



CLARE McLEAN
Senior Planning Consultant

cc: CEO & Proprietor, Aegis Aged Care Group Pty Ltd



Transport Impact Statement

Project:	Application to Increase Patron Numbers at Montgomery Hall 1 Heritage Lane, Mount Claremont
Client:	Aegis Aged Care Pty Ltd c/- Peter Webb & Associates
Author:	N. Baby
Date:	24 th May 2023
Shawmac Document #:	2304011-TIS-001

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Document Status: Client Review

Version	Prepared By	Reviewed By	Approved By	Date
A	N. Baby	P. Nguyen	P. Nguyen	24/05/2023

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File Reference: Y:\Jobs Active 2023\T&T - Traffic & Parking\PWA_Aegis Montgomery Hall_TIS_2304011\3. Documents\3.2 Reports\PWA_Aegis Montgomery Hall_TIS_Rev A.docx



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1 Introduction

1.1 Proponent

Shawmac has been engaged by Aegis Aged Care to prepare a Transport Impact Statement (TIS) to support the proposed increase in patron capacity at Montgomery Hall in Mount Claremont.

This TIS has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Impact Assessment Guidelines Volume 4 – Individual Developments*. The assessment considers the following key matters:

- Details of the proposed development.
- Vehicle access and parking.
- Provision for service vehicles.
- Daily traffic volumes and vehicle types.
- Traffic management on frontage streets.
- Public transport access.
- Pedestrian access.
- Cycle access
- Site specific and safety issues.

1.2 Site Location

The site address is 1 Heritage Lane, Mount Claremont. The local authority is the City of Nedlands.

The general site location is shown in **Figure 1**. An aerial view of the existing site is shown in **Figure 2**.

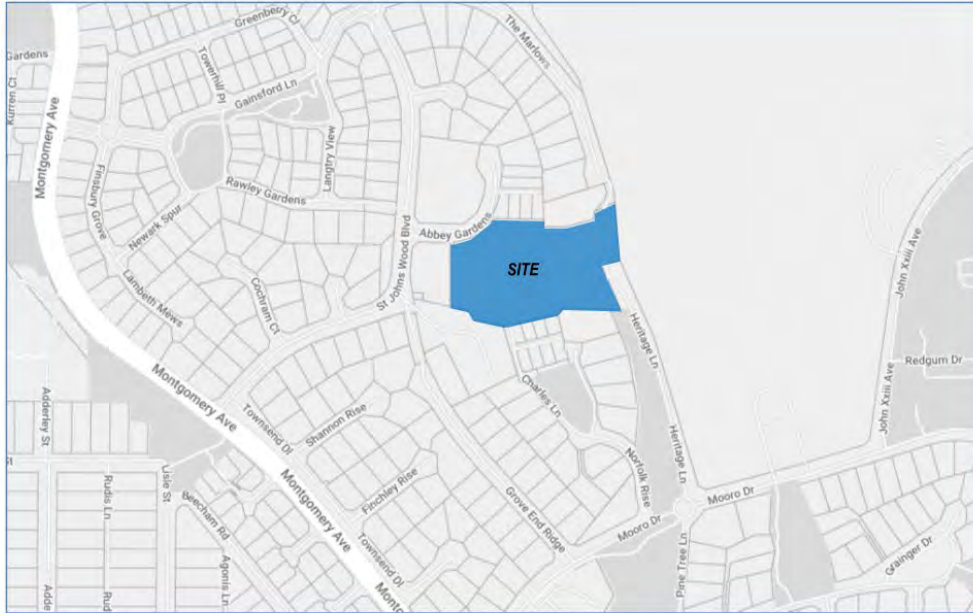


Figure 1: Site Location



Figure 2: Aerial View (January 2023)



2 Proposed Development

2.1 Land Use

The proposed Montgomery Hall development is part of a residential aged care facility site owned and operated by Aegis. It is currently hired out for private events and functions with a permitted capacity of 150 patrons. Aegis is proposing to increase the capacity of the venue to 250 patrons.

There are 95 existing car bays on the site.

The existing floor plan is shown in **Figure 3**.

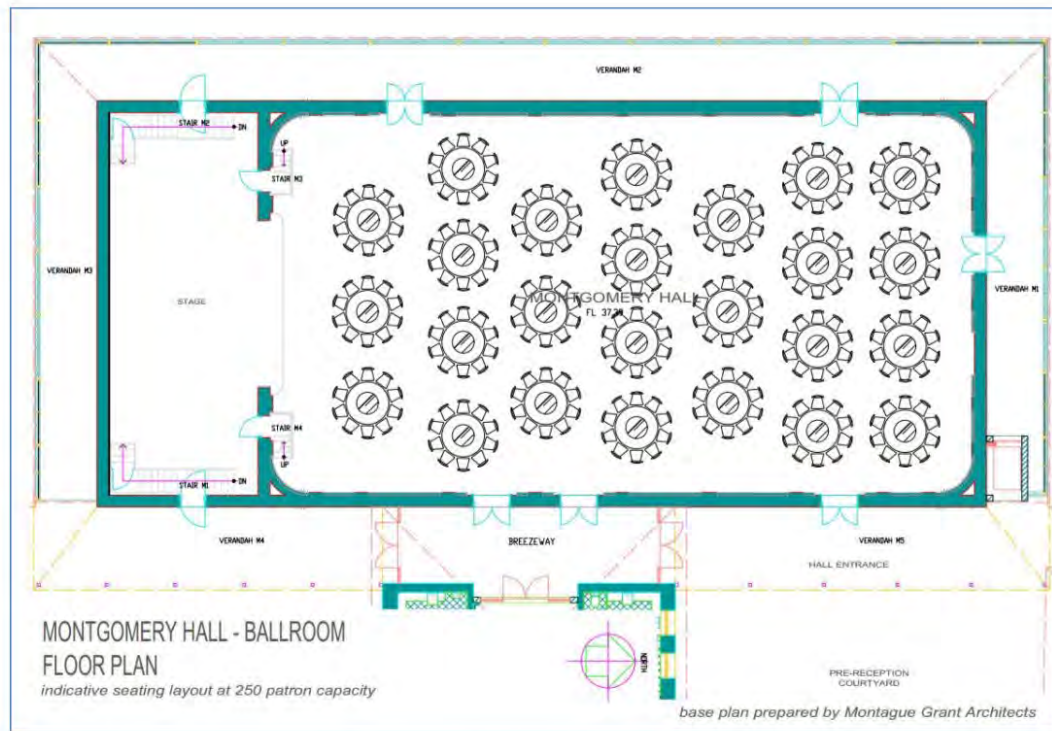


Figure 3: Floor Plan

3 Traffic Management on Frontage Streets

3.1 Road Network Layout and Hierarchy

The layout and hierarchy of the existing local road network according to the Main Roads WA *Road Information Mapping System* is shown in **Figure 4**.



Figure 4: Existing Road Network Hierarchy



3.2 Speed Limits

The speed limit along the existing local road network according to the Main Roads WA *Road Information Mapping System* is shown in **Figure 5**.

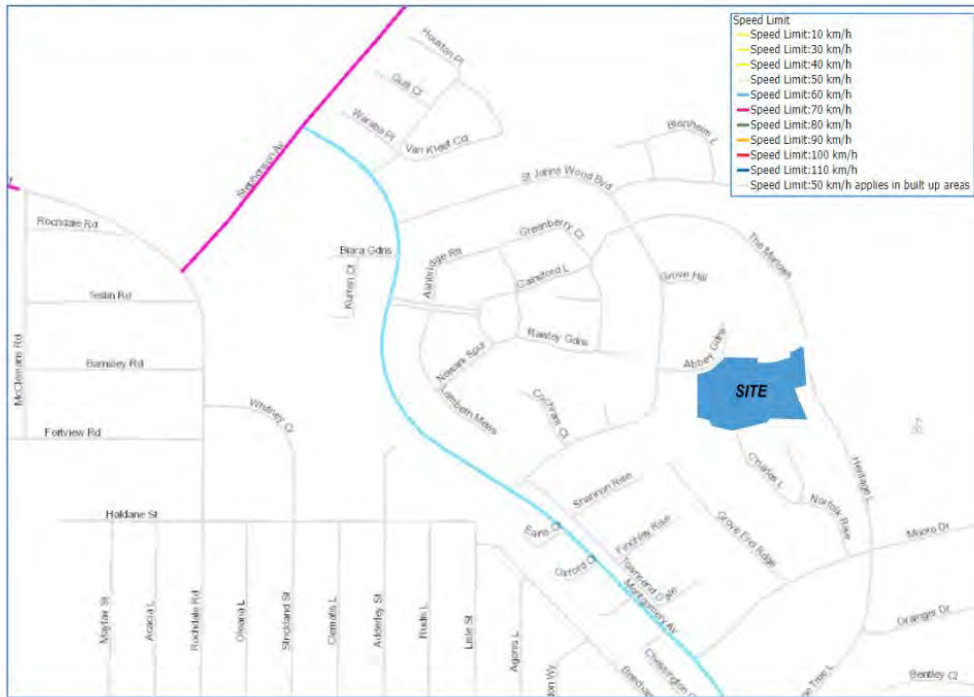


Figure 5: Speed Limits



4 Vehicle Access and Parking

4.1 Access

Vehicle access is currently via existing crossover on Heritage Lane in **Figure 6**. No changes to the existing access arrangement are proposed.

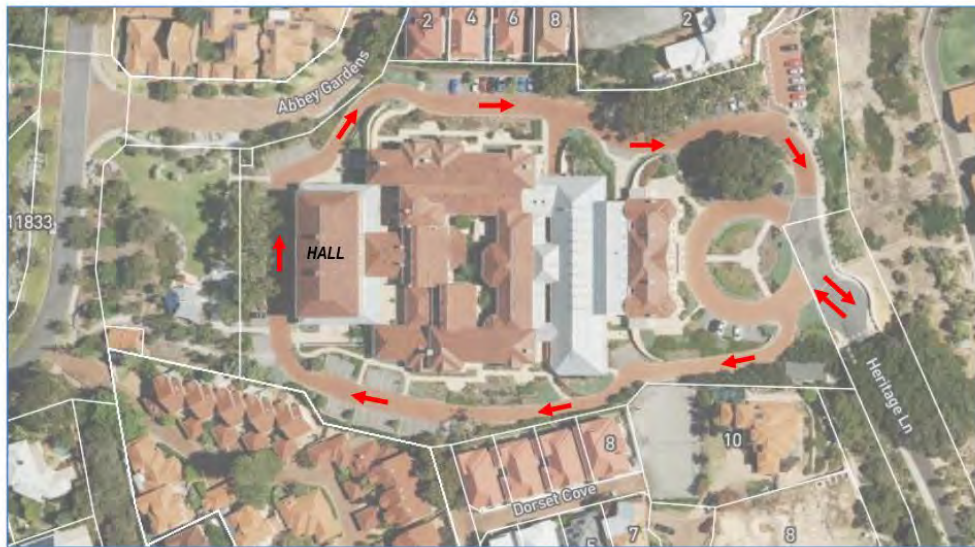


Figure 6: Vehicle Access Arrangement



4.2 Car Parking

There are currently 95 car parking bays on the site with 20 allocated to the aged care facility and 75 bays allocated to Montgomery Hall. Although allocated as such, the bays are shared reciprocally between the two uses.

4.2.1 Planning Scheme Requirements

The car parking requirements calculated in accordance with the City of Nedlands Local Planning Policy 4.1: Parking (LPP4.1) are outlined in **Table 1**.

Table 1: Car Parking Calculation – LPP 4.1: Parking

Land Use	Requirement	Quantum	Bays Required	Bays Available
Residential aged care facility	12 or 1 space per every 2 beds (whichever is greater)	80 beds	40	20
Reception centre	1 bay per 4 persons	250 persons	62	75
Total			102	95

As shown, the proposed development is required to provide 102 car bays. The overall provision of 95 bays is 7 bays short of the calculated requirements. The 75 bays allocated to Montgomery Hall satisfies the minimum requirements for this component of the development, but the 20 bays allocated to the aged care facility are 20 bays short of the minimum requirement.

The shortfall is considered to be justifiable for the following reasons:

- The superseded Town Planning Scheme which was operational when the development was previously approved only required 1 bay per 4 beds which equated to 20 bays being required for the aged care facility. The client has advised that the current allocation of 20 bays has been sufficient to meet the parking demand of the aged care facility even during past events held at Montgomery Hall. As no change to this facility is proposed, the allocation of further bays to the facility is not considered necessary.
- The hall has been used for a range of events in the past with up to 150 patrons and the client has advised that the reciprocal use of car parking has been successful with no known issues.
- Functions are typically held in the late afternoon and evenings, usually on a weekend. During these periods, staff and visitor numbers at the aged care facility are low and so the majority of bays on the site would be available for Montgomery Hall. Aegis have advised that there are approximately 10 staff on site between 3pm and 10pm and approximately 5 staff after 10pm and so there are typically at least 85 bays available for use during events.
- Many patrons are likely to be picked up and dropped off using taxis and rideshare services and will not require parking. Some patrons may also use public transport which is available in vicinity.
- Aegis will continue to manage use of the facility and parking as follows:



- The frequency and type of events will be subject to a stringent approval process.
- Security personnel will be present on the grounds during each event to guide vehicles before, during and after each event.

To minimise the impact on adjacent residents, it is recommended to adopt additional measures to ensure patrons are picked up and dropped off using the on-site parking bays or along the on-site loop road. Such measures could include:

- Temporary signage during large events directing vehicles to Heritage Lane.
- The existing security personnel employed during events to provide directional assistance when required to ensure that event vehicles utilise Heritage Lane to access the loop road, for the delivery and collection of patrons at the western side of the Hall.
- Require event hosts to clearly communicate to their attendees that all parking and pick-up / drop-off is to occur only on-site (e.g. via email, social media or on event tickets). A map indicating the travel routes and location of parking could be prepared and distributed to attendees.
- A designated rideshare and taxi pick-up / drop-off point on the western side of the Hall as shown in **Figure 7**.

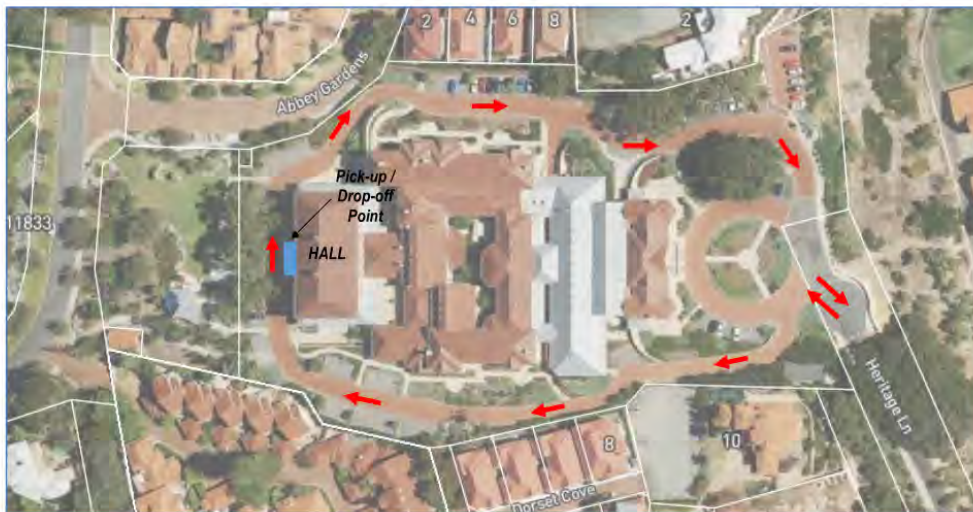


Figure 7: Suggested Rideshare / Taxi Pick-up and Drop-off Point

Further details of the past events and operational measures adopted by Aegis are included in the DAP Form 2 Application prepared by Peter Webb and Associates.

Overall, the parking provision is considered to be adequate to support the proposed increase in patron capacity to 250 people.



4.3 Bicycle Parking

The City's LPP does not appear to specify requirements for bicycle parking.

The demand for bicycle parking is expected to be low and so the provision of additional bicycle parking is not considered to be warranted.

4.4 Provision for Service Vehicles

There will not be any changes to the existing service vehicle operations.



5 Traffic Generation

The standard vehicle trip generation sources do not have suitable data for a reception centre of function centre.

The trip generation has therefore been broadly estimated based on an average vehicle occupancy of 3 persons per vehicle. Based on 250 patrons, the peak traffic generation would be approximately 84 vehicle movements either inbound or outbound. The traffic generation based on the proposed 100 additional patrons is estimated to be 34 vehicles.

According to the WAPC TIA guidelines, an increase of between 10 to 100 peak hour vehicles is considered to have a low to moderate impact and is generally accepted as being acceptable without requiring detailed capacity analysis. The estimated 34 additional vehicles is at the lower end of this range and so the proposal is considered to have a low impact and can be accommodated within the existing capacity of the road network.



6 Pedestrian and Cyclist Access

All existing roads in the surrounding area have at least one footpath except for very minor access roads and laneways where pedestrian movements are unlikely to occur.

The existing path network is considered to be adequate for the movement of pedestrians and cyclists to and from the site.

7 Public Transport Access

The following public transport services currently operate within 1km walking distance of the site:

- Transperth Bus Route 28 which operates between Claremont Station and Perth Bus port. The closest stops are on Mooro Drive within 400m walking distance of the site.
- Transperth Bus Route 27 which operates between Claremont Station and Terrace Road before Hill Street. The closest stop is on John XXIII Avenue within 800m walking distance of the site.

The existing public transport services are considered to be adequate to meet the likely demand.



8 Site Specific Issues and Safety Issues

8.1 Crash History

The crash history of the adjacent road network was obtained from Main Roads WA's *Reporting Centre*. A summary of the recorded incidents over the five-year period ending December 2022 is shown in **Figure 8**. The search included full length of Heritage Lane and Mooro Drive between Grove End Ridge and John XXIII Avenue.

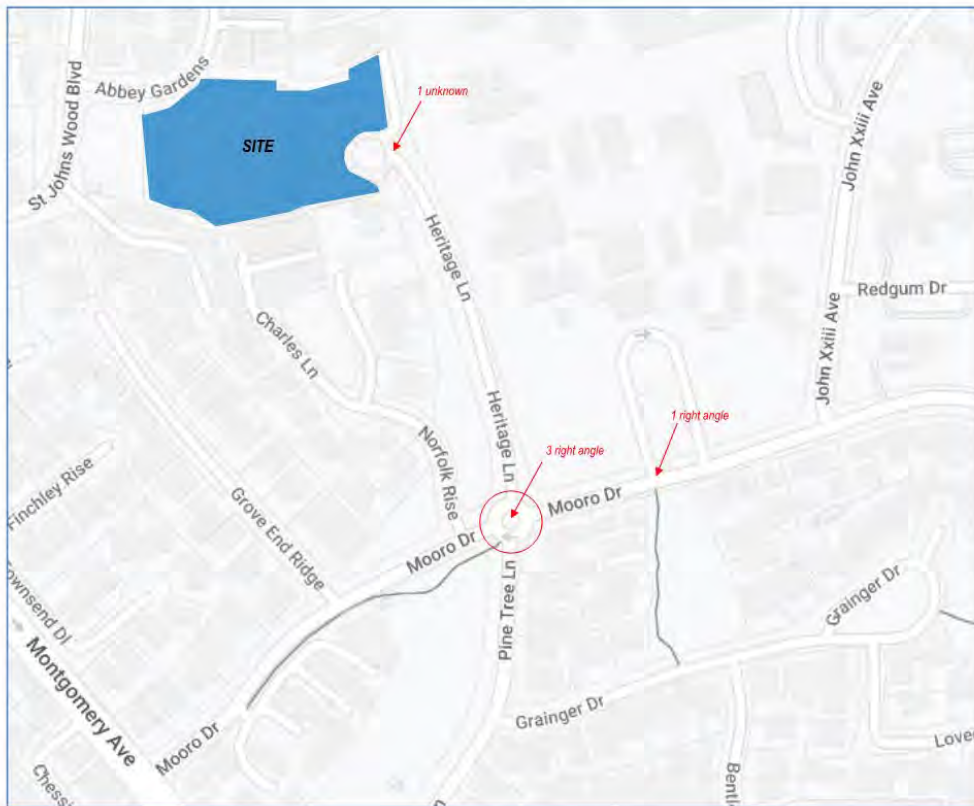


Figure 8: Crash History – January 2018 to December 2022

The number, type and location of the crashes do not appear to indicate a major safety issue on the road network. There is also no indication that the proposed increase in patron capacity will increase the risk of crashes to an unacceptable level.



9 Conclusion

This Transport Impact Statement for the proposed increase in patron capacity at Montgomery Hall in Mount Claremont concludes the following:

- During a capacity event with 250 patrons, the hall is estimated to generate approximately 34 additional vehicles movements. This volume of traffic is low to moderate and can be accommodated within the existing capacity of the road network with no modifications required.
- There are a total of 95 bays on the site. The Hall is utilised for events in the evenings, when only 10 car bays are typically in use for the aged care facility at Montgomery House.
- The overall provision of 95 bays is 7 bays short of the calculated requirements. The 75 bays allocated to Montgomery Hall satisfies the minimum requirements for this component of the development but the 20 bays allocated to the aged care facility are 20 bays short of the minimum requirement.
- The average parking demand generated by Montgomery House during an event held in the Hall is 10 car bays. This facility does not require 40 car bays for its aged care use, as explained in the Planning Application report prepared by Peter Webb & Associates. The current 20 car bay allocation for Montgomery House is more than sufficient to cater for its needs.
- The parking shortfall is adequately justified for various reasons including the low parking demand for the aged care facility during typical event periods, the successful operation of past events with no issues and the strict management of events.
- To minimise the impact on adjacent residents, it is recommended to adopt additional measures to ensure patrons are picked up and dropped off using the on-site parking bays or along the on-site loop road. Such measures could include:
 - Temporary signage during large events directing vehicles to Heritage Lane.
 - The existing security personnel employed during events to provide directional assistance when required to ensure that event vehicles utilise Heritage Lane to access the loop road, for the delivery and collection of patrons at the western side of the Hall.
 - Require event hosts to clearly communicate to their attendees that all parking and pick-up / drop-off is to occur only on-site (e.g. via email, social media or on event tickets). A map indicating the travel routes and location of parking could be prepared and distributed to attendees.
 - A designated uber/taxi pick-up / drop-off point on the western side of the Hall.
- The demand for bicycle parking is expected to be low and so the provision of additional bicycle parking is not considered to be warranted.
- The existing path network is considered to be adequate for the movement of pedestrians and cyclists to and from the development.



- The crash history of the adjacent road network did not indicate any safety issue on the adjacent road network and there is no indication that the development would increase the risk of crashes unacceptably.
- The demand for public transport is likely to be relatively low based on the proposed uses and so the existing public transport services are considered to be adequate to meet the likely demand.



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No.	Submission	Applicant Response
Objections		
1	My objection relates to the location of the function centre, within close proximity to houses and units. This land is primarily used for aged care facilities and it is not appropriate to increase the number of patrons who can attend the function centre.	<p>The Hall is not approved for the residential care facility. It is not permitted to be used for residential purposes. It is approved for community uses which allow for the public to access the Hall. This includes weddings, social functions, theatre productions, and meeting/conferences.</p> <p>Aegis is seeking the opportunity to use the Hall for these approved weddings and other similar community event uses to cater for up to 250 people.</p> <p>Aegis is not seeking to change the frequency that the Hall is used. It will continue to operate in accordance with the WAPC endorsed Local Development Plan and Conditions 2 and 3 of the 2014 DAP Approval.</p>
2	The tranquillity is the most attractive feature of Mount Claremont. Residents don't want to suffer from the excess noise that would be inevitable because of the construction or increased traffic.	<p>The Application does not include any works component.</p> <p>The amendment to the existing DAP Approval relates only to the approved use of the Hall being able to be used occasionally for up to 250 patrons.</p>
3	As a close neighbour, I am affected by the noise of people exiting the venue and gathering in the car park well past the licensed hours. Loud voices shouting to each other late at night is disturbing enough to neighbours and the residents of Montgomery House without increasing the numbers. The problem would be lessened for me if there were NO parking allowed on the north side of the venue, where we were originally told there would be gardens. This is, after all, a residential area.	<p>It is agreed that the area around the state heritage listed building is primarily for residential use.</p> <p>Montgomery Hall was constructed in 1904 and forms part of the Swanbourne Hospital Conservation Area. It is a place which is identified as being of cultural significance and was entered in the Register of Heritage Places on a permanent basis on 19 August 1994.</p> <p>The Hall is not permitted to be used for residential purposes.</p> <p>This Hall is retained for its cultural heritage significance and restored for sustainable community uses in accordance with the Conservation Plan. These uses are listed to include:</p>



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		<ol style="list-style-type: none"> 1. Weddings; 2. Social Functions; 3. Theatre Productions; 4. Conference/Meetings; and 5. Exhibitions. <p>The Hall has been acoustically modified to ensure noise from any event held in the Hall remained below and did not exceed the acceptable noise levels, pursuant to the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>The land to the north of Montgomery Hall on Barrow Court was subdivided and the dwellings constructed on the respective lots within the same timeframe that Aegis was restoring the Hall.</p> <p>The earlier plan (dating back to 2005) and the current endorsed Local Development Plan (approved 2013/2014) both identify at-grade parking adjacent to the accessway/loop road at the north (and south) boundaries of the site. It therefore understood that the residents of Barrow Court bought/built their homes on these lots understanding that the Hall would be used for these types of events.</p> <p>Notwithstanding this, Aegis proposes to designate the bays along the northern boundary adjacent to these residential homes for parking by nursing staff of Montgomery House only. This will address the submitters request for 'no parking' associated with the Hall along the northern boundary.</p>
4	<p>The capacity increase will inevitably lead to construction works which will create noise pollution and traffic/parking problems in the area. We already had to put up with all of that when they were renovating Montgomery House. This is finally a very quiet and peaceful neighborhood and we want to keep it that way</p>	<p>The proposal will not lead to construction work or traffic and parking problems.</p> <p>Aegis acknowledges the building works involved with the restoration of this state heritage listed site would have caused disruption. The site was severely dilapidated. Aegis is pleased to note that the submitter</p>



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		<p>recognises that the area has returned to a quiet and peaceful state. We trust that the restored site positively contributes to the improved amenity of this location.</p> <p>There will be no further construction as a result of this proposal. The Hall cannot be physically altered due to its historic significance, nor is it required. The Hall is already designed to accommodate a capacity of 250 people. This is the reason for this proposal. It is not currently able to be utilised to its potential due to the 150- person restriction.</p> <p>Aegis only seeks to amend condition No. 1 of the approval to allow for the Hall to be used by the local community on some occasions for events hosting up to 250 people.</p> <p>It is important to highlight that the following conditions related to the hours of operation and number of events per annum are retained as approved.</p> <p><i>Condition 2:</i> The hours of operation for the Hall being restricted to: 9am to 11pm – Monday to Thursday. 9am to 12 midnight - Friday and Saturday evenings. 10am to 6pm - Sunday.</p> <p><i>Condition 3:</i> The Hall can only be used on a Friday or Saturday evening for weddings/social events where alcohol is served after 10pm up to 65 times per annum.</p>
5	I strongly oppose the application to increase the venue capacity of Montgomery House. I have lived approximately 100 metres from Montgomery House for over 20 years and was the first and only occupant of (my home) and have raised 3 children there with all three attending Mt Claremont Primary School. The initial development of Montgomery House	<p>This Application does not relate to a proposed increase in permeant occupants of the residential aged care facility.</p> <p>There will be no increase to the number residents living at the aged care facility.</p>



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	<p>took place only after a community consultation process that took approximately three years during which agreement was reached with stakeholders, which included local resident advocates. Unfortunately, even before construction and renovation had commenced the developer amended its plans, with limited community consultation to produce an establishment that had not been signed off on by local groups. An increase of occupancy from 150 residents to 250 residents, an increase of over 60%, is unconscionable and should not be allowed. Traffic has already increased in the area as a result of the development of Montgomery House and with two primary schools in the direct vicinity any further traffic increase (inevitable from a 66% increase) would provide an unacceptable risk to local children. Already with current occupancy there is not enough parking for residents, visitors and employees. This adds to the traffic issues in the area. The area is a residential area. Increasing the occupancy by nearly double will substantially increase the number of workers that will commute, increase the number of delivery trucks and diminish my quiet enjoyment of my area. The application to increase capacity at Montgomery House should be rejected by the council.</p>	<p>There is more than sufficient parking on the Montgomery site to accommodate the residents of this aged care facility and its assisting staff and the proposed occasional event in the Hall at a capacity of 250 people.</p>
6	<p>There is insufficient parking to support an increase to 250 visitors. Nursing home Staff parking is required 24/7 at this venue, not to mention all the catering trucks etc for the wedding or other functions. We already have parking issues in our small cul de sac, especially where the path leads to Montgomery House from Dorset cove. This path was poorly designed with cars blocking the pedestrian path and no lighting through there at night. Please don't put pressure on neighbouring streets that are already dealing with lots of existing parking issues because of parking restrictions in our area.</p>	<p>The parking on site is entirely capable of supporting occasional events held in the hall at a capacity of 250 people and the staff of the aged care facility. This is explained in the Application report and confirmed in the <i>Traffic Impact Statement (TIS)</i> prepared by Shawmac. The approval of a 250-patron capacity will not create any parking issues associated with the residential dwellings accessed by Dorset Cove. This is because there is no road connection between the Montgomery site and Dorset Cove.</p>
7	<p>Thank you for your letter with regards to the above property and proposal to amend the DAP and increase the venue capacity of Montgomery House. I have read through the proposal on the City of Nedlands website and would like to raise my comments/concerns and objections with regards to this</p>	<p><i>In response to point 1:</i></p> <p>The Hall will not be utilised to the 250-patron capacity for every event. It is only requested, so that the Hall can be utilised to its capacity and hired for events up to 250, on occasions when it is considered</p>



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Proposed Amendment to DAP/2014/00189. They are as follows: 1) From point 4.0 in the proposal, I have noted the proposed increase of 150 to 250 person capacity for events. This is a potential 67% increase per event which is very significant. 2) Though there are sufficient car park bays to support this proposed amendment, I have anecdotally noted that numerous people utilise ride share services and drop off passengers along Abbey Gardens. So though there may be sufficient car park bays, there may also be the possibility of more ride-share road traffic along Abbey Gardens. 3) Likely increased noise from events - despite the vegetation that is present, being a coastal area, the wind still carries noise that impacts our residence. The reality is that event noise directly affects our master bedroom and one of our bedrooms (east facing on our property). My wife and myself have been impacted by people talking roadside while awaiting their pickup or clearing activities post event. My 90 year old mother in law was woken up numerous times when sleeping in the other room. Even after midnight, there have been a few occasions where people attending the event are still talking outside along Abbey Garden. 3) Our street has been very quiet, safe and peaceful for our family to live in over the last 9 years. Having events in Montgomery House has changed the ambience. We have noted the number of events held over the past 2 years, and would also like to flag that the Covid situation in 2021 and 2022 may mask the potential increased frequency of larger scale events being held in Montgomery House. I am also surprised that a traffic impact assessment and traffic management plan, especially during event days, is not required for this amendment to DAP/2014/00189. In gist, we object to this proposed amendment on the grounds that it will have a direct impact on our quality of life given our home's proximity to Montgomery House. We trust that our objections will be duly noted and considered in the council's deliberation on this matter.

appropriate to approve such a request.

The Hall is designed to accommodate 250 people or more.

The current restriction on the capacity at 150 people means that only 60% of the floor area of the Hall is being utilised. Aegis is therefore respectfully asking the City to support its request for the Hall to be used for events which proportionally fill the space.

In response to point 2:

The recently submitted TIS responds and includes recommendations to address the issue raised that ride share services deliver and collect guests from Abbey Gardens rather than entering from Heritage Lane and driving along the loop road to reach the Hall.

The Aegis administration has contacted the ride share services who have advised that the mapping incorrectly directs ride share services to Abbey Gardens. Aegis is assured by these companies that the delivery and collection points for the Hall are being corrected. It apparently just takes time and more regular use of the services to the Hall for the correct location pins to be updated on the GPS systems.

In response to comment No. 3:

The Hall is not regularly used. It is not able to be converted to residential. It is only able to be used for the community as a venue for hire.

The Hall is currently used within its approval rights for up to 150 people and is restricted in hours of operation and number of events.

Aegis will continue to ensure each event is managed to reduce the impact of noise on this resident and others nearby through its continued evolving management program.



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		Please note that a TIS which provides recommendations which will assist in addressing the issues raised by this submitter, has been submitted to the City for assessment.
8	Our main concerns being: The increase of vehicle traffic, foot traffic and parking on our street. We are already dealing with all these matters from Montgomery Hall as it is at its current capacity - this will only get a lot worse with more cars and more people. Noise Disturbance arising from the extra capacity of people and vehicles. We do not feel that the venue will be able to handle the problems arising from the increase of vehicle traffic and foot traffic. Our neighbourhood cannot cater for the extra capacity and rate paying residents will only be the ones to suffer. There's simply no extra parking available to cater for the increase of capacity.	<p>The site has sufficient parking to cater for the venue at the proposed increased capacity.</p> <p>The TIS and the information contained in the Planning Application report provides sufficient justification to support events at this capacity. It is not clear as to which street is being referenced in this submission. As previously noted, the issue of the GPS used by ride share services delivering guests to Abbey Gardens is being addressed. Aegis has contacted these services and is advised that the mapping will be updated, which will resolve the problem. In the interim, measures are recommended in the TIS to ensure the delivery and collection of guests no longer occurs on Abbey Gardens.</p>
9	Abbey Garden and Montgomery House/Hall Function Centre share a common boundary. There is not parking now for 150 guests let alone 250. How can a proposal be put forward without having regard for the additional parking requirements. On Function Centre nights Abbey Garden is a busy road for guests looking for parking, even though we are a Cul de Sac. As an aside, Abbey Garden now is a parking lot for students going to JTC as a drop off and pick up zone both morning and afternoon, even with a 'no parking' sign, cars parking/standing on both sides of our narrow road and on the curve which makes it hard to pass. One resident was not able to reverse into their garage due to the cars parked. In the evenings when events have taken place in Montgomery Hall Function Centre apart from the noise of the music we have men, definitely not gentlemen, urinating into our gardens. Guests of the Function Centre standing around after the event is over talking loudly outside our homes whilst possibly waiting for a taxi or to be picked up. Because the neighbourhood has not made complaints to date about what we deal with doesn't mean there is not a problem. I am assuming with Covid and the lack of events we have put up with it as they have been infrequent	<p>The Application does address the parking requirements to accommodate a function held at the venue at the proposed increased capacity. The submitted TIS and the Application report confirm that the site provides sufficient parking to cater for the residential aged care facility (Montgomery House) and the weddings and events held at Montgomery Hall.</p> <p>The parking bays on the site are approved for reciprocal use. The Hall is used on the weekends mostly (early evening), when demand for parking associated with the aged care facility does not exceed more than 10 bays between 3pm and 10pm and only 5 bays from 10pm onwards.</p> <p>There are more than sufficient bays to support the increased patron capacity, noting that only 62 bays are required to support the venue at the capacity of 250 but, 85 bays are available for guests from 3pm.</p>



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	but with the capacity lifted creating more functions/events you will be receiving more complaints from our neighbourhood.	<p>In order to response to the concerns raised by the residents, recommendations are included in the TIS to ensure that ride share services do not deliver or collect guests on Abbey Gardens.</p> <p>We also note that anti-social behaviour is not tolerated by Aegis. Should such situations occur in the future, we urge residents to contact the local police to request assistance immediately.</p>
10	Our property is right on Montgomery Hall. We already have to deal with a number of events at the hall and when these occur there are often people walking around making noise after 10pm, peeing on our plants and generally noisy. I don't object to them having some events but 250 people will be impossible to manage. Also, there is likely to be an increase in the number of events which means we have to endure endless events. These events also bring with them trucks and vans in preparation of the event - this means we have noise right at our front door all of the day before and the day after each event. These are usually weekends and it seems crazy that the council approve such a large number of people at an event hall nestled right in the middle of a suburb.	<p>Antisocial behaviour, which might involve the noise associated with people walking around the streets and noting the submitter's reference to an incident of public urination, is a disturbance which should be addressed by the local police as it is potentially a criminal matter. Aegis certainly does not tolerate such behaviour at its venue and its security personnel are present to ensure guests do not cause such disturbances.</p> <p>The number of events at the Hall will not increase from that which is currently permitted by the approval.</p> <p>The Hall will continue to be used occasionally, noting that the main use of the land by Aegis is the residential aged care facility. It is important for the residents to acknowledge that Montgomery Hall is listed on the State Register of Heritage Places. The Conservation Plan does not permit the Hall to be used for residential purposes. It is only able to be used in a way which will protect the integrity of its built fabric and ensure that public access to the Hall is maintained.</p>
11	Already none residents car traffic on those nights of functions after 10pm is a problem and adding the numbers of parking bays from 150 to 250 for sure would added to that problem and gathering and group chatting loudly at even 11pm is always at our cul de sac and cars doing u turn plus public cars like Uber and Taxis who blew their horns certainly with that numbers of parking bays is a problem.	<p>The submitted TIS and the Application report confirm that the site provides sufficient parking to cater for the residential aged care facility (Montgomery House) and the weddings and events held at Montgomery Hall.</p> <p>The parking bays on the site are approved for reciprocal use.</p>



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		<p>The venue is used occasionally on the weekends (evenings mostly), when demand for parking associated with aged care facility does not exceed more than 10 bays between 3pm and 10pm and only 5 bays from 10pm onwards.</p> <p>There are more than sufficient bays to support the increased patron capacity, noting that only 62 bays are required to support the venue at the capacity of 250. 85 bays are however available for guests from 3pm onwards (23 bays more than the minimum parking requirement of the City for this use).</p> <p>In order to response to the concerns raised by the residents, recommendations are included in the TIS to ensure the ride share services do not deliver or collect guests on Abbey Gardens.</p> <p>We also note that anti-social behaviour is not tolerated by Aegis. Security will continue to be employed by Aegis to be present during and after events in the Hall. However, should disorderly behaviour occur in the future, we urge residents to contact the local police to request assistance immediately.</p>
12	<p>Objection to Montgomery Hall proposal. My wife & I live directly opposite Montgomery House & Hall. When we purchased our block in 2013 it was on the understanding, based on the 2011 Outline Development Plan, that Montgomery Hall would be for "community use" and there would be no road, only a path & garden between us and the House. Documentation provided also determined the acceptable colours and the roof pitch, and that the front of our house had to face Montgomery house. We followed all the requirements which meant that our main bedroom also faces the front. When we were notified of the original proposal to amend the use of the Hall to a reception centre, we objected on the grounds of the change of purpose and the loss of amenity due to noise & traffic. We are now faced with a further imposition of noise from a considerably increased number of patrons. Our original fears were justified, as on several occasions we had to contact the organiser regarding the noise and behaviour of patrons at the venue. (See</p>	<p>The residents of Aegis have voices which are heard by the staff that care for them. The residents do not fear retribution for speaking their minds. The residents are not children. They are mature adults far wiser than most and are respected by the staff, who value their opinions. To suggest otherwise is an insult to the residents of Montgomery House and the staff that care for them.</p> <p>The use of the Hall for the approved range of community uses which includes weddings and other social functions will never be a profitable enterprise, whether it remain at the current 150- person limit or increased to a 250 capacity.</p> <p>Aegis is not seeking to increase the patron capacity of the Hall to increase its commercial viability. That will never happen. It will always run at a financial deficit. It will either continue to be available for hire to the local community or closed.</p>



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attached emails) Regarding this proposal – Section 4.1 states “The main ballroom space is a spectacular venue and unique to this location in Perth.” This is certainly true in that it is the only one located in a quiet residential area with no other commercial activity. Most of the guests come by Uber or taxi, and they frequently drop off & pick up in Abbey Garden, and as it is a cul-de-sac this means vehicles coming in, turning, then leaving. Abbey Garden and the road around the hall are brick paved which makes traffic considerably noisier than bitumen. This is especially disturbing when it's happening after 11pm. After evening events, many patrons have had a few drinks, which makes them talk louder than usual. Goodbyes are shouted, and car doors slammed, sometimes after midnight if Ubers/taxis are late. It's worse for us as much of this occurs close to our front door, especially if groups are walking back to their cars parked near our house or towards the front of Montgomery House. Guest are often waiting for their lifts until after midnight, followed by the same slamming of doors. During the event, guests also regularly come and go for a smoke, fresh air, etc, and as most have had a few drinks we can then hear them and also the music when the doors are opened. It should also be noted that the catering staff and musos/DJ are among the last to leave, usually around midnight, and are also frequently noisy, especially when they park directly outside the Barrow Court homes. It is sad that no consideration seems to have been given to the aged residents of Montgomery House, who must also be disturbed by these events. From personal experience of a mother in a nursing home, many are too nervous to comment or complain for fear, imagined or otherwise, of retribution. Section 4.0 states: "1. The capacity of Montgomery Hall shall be limited to 150 persons at all times." Approval is sought to amend this condition by increasing the capacity limit to 250 persons. The amended condition is proposed, as follows: 1. The capacity of Montgomery Hall shall be limited to 250 patrons at any one time. The following sections of the report provide the justification in support of this minor increase ... " This can hardly be called a minor increase, it is 67%! Note also the subtle change from 150

The Hall is not able to be used for residential purposes.

The Hall is required to be used for purposes which allow for its continued public access. The 2011 ODP states that appropriate uses include: a theatre, other entertainment or performance venue uses, or meetings. Weddings fit within this description.

The final WAPC endorsed Local Development Plan similarly lists the suitable range of 'community uses' including: weddings, social functions, theatre productions, conferences/meetings, and exhibitions. The building fabric, including the main internal space and stage, must not be altered. The Hall cannot be divided into smaller spaces, nor used for residential purposes. It is retained for the approved range of function events and must remain accessible to the general public for that purpose. This ensures the exceptional cultural heritage significance of the Hall will be preserved and respected for the benefit of the community into perpetuity.

The photographs included in the Application were in no way intended to exaggerate the density of the vegetation. To what purpose would that serve? The 'oblique' angle of the photographs is a result of the topography of the land, the need to capture the built form of the Hall and the nearby residential dwellings, with the parking and vegetation visible in between. The angle of the photography is also quite possibly a result of the height of the applicant taking the photographs.

The noise from the occasional events in the Hall is effectively mitigated through the extensive acoustic modifications undertaken to the building and the doors remaining closed for the durations of all events, in accordance with the Heritage Agreement and the Conservation Plan.

The noise disturbances raised by the submitter suggest anti-social behaviour has occurred on 'several' occasions resulting in email



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persons to 250 patrons. The 150 persons implies that it includes serving staff and musicians, while 250 patrons would exclude them. Section 4.2 states "It is important to highlight that the use of the hall for events is relatively infrequent, particularly when compared to the daily and continuous operation of the aged care facility." The hall currently has approval for up to 65 events per calendar year, which in itself is excessive given the location. Post covid numbers are not indicative of the frequency of use in the previous years. Section 2.0 states "The landscaping and substantial vegetation planted by Aegis has matured. This vegetation together with the low walls and other landscaping treatments provide a robust and attractive buffer, which softens and shields the operational aspects of the uses on the site (such as preventing headlight glare from vehicle movements on the land during the evening hours from spilling into the sensitive areas of both the aged care facility and the adjacent properties). Please refer to the photographs at Annexure 5, which illustrate the built form and parking setting in the context of the surrounding area." The photos referred to have mostly been taken at an oblique angle which exaggerates the density of the vegetation, I can provide photos which show thin vegetation around the hall ensuring that headlight glare can be significant at the pickup and exit areas of the hall. Section 4.1 states "... an increase in the maximum capacity from 150 to 250 patrons to allow the hall to reach its full potential is considered a worthwhile and reasonable amendment to present to JDAP for approval." This proposal is solely for the purpose of increased profit to the event managers and the building owners and provides no benefit whatsoever to any of the local residents, while increasing the risk of adverse effects on the amenity of the area and its residents.

Email attachment:-

On 30 Nov 2020, at 12:59 pm: I'm sorry to have to contact you again, but at the reception here on Saturday 28th we are still having the same problems with guests. We came home at around 11.20 to the sounds of guests

communication being made to Aegis to raise concern. This suggests that perhaps such behaviour is not a common occurrence of events held at the Hall but the result of poor behaviour by a few guests. Aegis is not seeking approval for an increased number of patrons with the view of increasing anti-social behaviour at this venue. It will not tolerate disorderly behaviour and will continue to ensure that security is placed to protect the amenity of the area.



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shouting (not arguing, just loud) across from us. I don't know how long they had been out there, and I asked them to quieten it down a bit, mentioning they were right outside the residents' windows, which they did and went back inside. When they opened the door, the music was still playing. Shortly after that they all started leaving, noisily, and we could still hear them until after midnight. At no time did we see any security! This is annoying for us but could be frightening for the residents, having people shouting & carrying on outside their windows. There needs to be much more control over the guests, keeping them away from the residents and us, and ensuring they wait for their pickups where they are not disturbing anyone.

Response: "Thank you for your email and of course your concern for our residents regarding the noise of guests at the wedding last Saturday. I apologise for the delay in my response as I wanted to firstly ensure there were no residents that were indeed frightened by any unruly behaviour of any guests mentioned. Thankfully there has been no indication of this upon my enquiry to the facility management. I do agree that it can be annoying with guest congregating and chatting in areas outside while waiting for pickups or making their way to & from the designated smoking area near the park. As always I endeavour to have security stationed in these areas throughout the event and especially around the time of leaving to keep this to an absolute minimum, this night was no exception. This being said, there was one group of approximately 4 gentleman that when leaving to go to their cars (unfortunately parked near to your house) that I did have to speak to and ask that they be more considerate of both neighbours and residents with their level of conversation. Moving forward by way of alleviating this issue, I will make exiting along the pathway directly opposite your house less of an option at any future events by placement of a rope bollard at the top of the limestone stairs, this will direct them downward towards the parkland instead of straight towards you, giving the security guard on duty more of a chance to approach and contain levels of noise etc before they become annoying to



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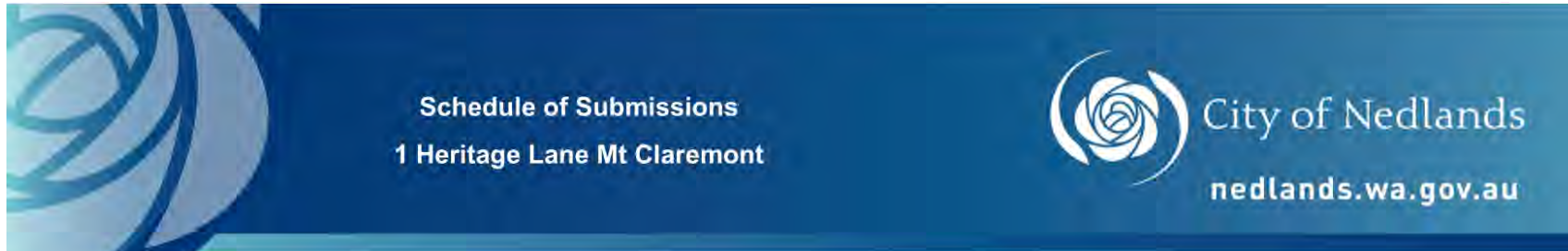
	<i>anyone. Please be assured, I am always conscious of the events conclusion time being 11:30pm and in having guests gone from the venue by midnight.</i>	
13	We don't wish to have larger, louder, regular events next door to us on weekends.	<p>The ability to use the Hall for 250 people, rather than 150 people, will have no discernible impact in terms of increased noise.</p> <p>The frequency of events as approved will remain unchanged.</p> <p>This proposal was intended by Aegis to be a simple request for approval to respond to a handful of enquiries of the local community who sought to host events at the Hall for guest numbers ranging between 150 – 250 people.</p> <p>One of these enquiries was made by a local resident who wished to hire the venue for a wedding for guests up to 200. The guests at this wedding would not have been served alcohol. However, due to the capacity limitation of 150, the venue was not able to be hired by this party.</p>
14	Reserve the right to object pending additional information. Would appreciate information be made available on the following: - Traffic Management. How is additional cars/ persons managed? Where do ubers pick up from? Will there be buses/limosines parked waiting to pick up guests? Are all pick ups from the front of Montgomery House (Heritage Lane)? There are already additional vehicles parked/ idling on Abbey Gardens. - Number of Events What would be the likely maximum number of events in a week? Could there be an event on a Friday, Saturday and Sunday? Or more/less frequently? Also, the number of events held in the last couple of years is probably not very representative due to the COVID pandemic. Main concern is evening events, when inebriated guests leave after the event and remain in the carpark facing Annie Dorrington Park for an extended period of time. They can get quite vocal (some swearing). I wouldn't be comfortable approaching them. Is there Aegis security staff on hand to assist with this? It did help once vehicles were limited to Heritage Lane, rather than at the beginning when everyone drove around the Hall. So, concerned on what the impact of	<p>The TIS has been submitted to the City and provides responses to these queries, which we trust are satisfactory.</p> <p>The number of events is restricted by the conditions of the approval. Aegis does not anticipate that events will be held on a Friday, Saturday, and Sunday of a single week.</p> <p>Security will absolutely continue to be employed for events at the Hall.</p> <p>Aegis does not tolerate anti-social behaviour or disorderly conduct by guests at this venue.</p> <p>Local police should be contacted by residents should such events occur.</p>




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	<p>an additional 100 patrons may be. Noting this is a very quiet neighbourhood and with Montgomery Hall being located at the top of the hill, noise carries very easily at night. Thank you and look forward to hearing more.</p>	
15	<p>Could you please advise me regarding the following items</p> <ol style="list-style-type: none"> 1. Is the increase to 250 persons permitted with the current constraints of the existing building and planning approval? 2. Does the new application comply with the current Town Planning scheme (TPS) <p>If not, what is every specific area of non compliance with the TPS, this might be parking amongst other things.</p> <p>Objection to increased capacity to 250 Capacity for Montgomery Hall. This objection is based on the basis of noncompliance with Town Planning Regulations pertaining to Parking Requirements and Acoustic requirements for adjoining neighbours.</p> <p>Our objection is based on 3 main factors;</p> <ol style="list-style-type: none"> 1) Insufficient Parking bays available. 2) The Venue is surrounded on 3 sides with Residential housing. 3) Hours of operation. <p>Further detail includes;</p> <ol style="list-style-type: none"> 1) 95 car bays available on the site. 2) Staff occupy up to 29 bays without visitors requirements . 3) 250 venue capacity would require 125 car bays plus service vehicles to Montgomery Hall 4) Therefore a shortfall of at least 60 car bays, 	<ol style="list-style-type: none"> 1. This application seeks to amend condition 1 of the current planning approval. It can be considered by JDAP for approval, following formal assessment being completed by the City. 2. The Planning Application explains that the proposal can be considered for approval, under the local planning framework. 3. This proposal can achieve compliance with the planning framework. 4. The number of car bays is sufficient to support the increased patron capacity at events held in the Hall. The noise emitted by the venue and the conditions of approval relating to the hours of operation on specific days has been sufficiently addressed to ensure continued compliance with the requirements of the <i>Environmental (Noise) Protection Regulations 1997</i>. 6. The summary of this submitter provided under the sub-section titled 'further details' is incorrect. The correct summary is: <ol style="list-style-type: none"> 1) The staff use only 10 bays between 3pm and 10pm and this reduces to 5 bays from 10pm onwards. 2) A 250-person event requires a total of 62 bays under the current parking requirements, not 105 bays. (The Hall use was granted approval in 2014 for 150 patrons under the former parking provisions, being assigned 75 bays at that time. The updated requirement of the City now requires less bays to support this use.) 3) The Hall use currently has an oversupply of 13 bays, based on



<p>Hours of Operation</p> <ol style="list-style-type: none"> 1) It is my understanding Montgomery House can operate up till 1.00am in the morning. 2) I believe it would be grossly unfair to having patrons leaving Montgomery House in the middle of a residential area at 1.00am in the morning particularly if the number of patrons were to be increased to 250 in number. 3) Please be aware our master bedroom window is adjacent to the driveway in and out of Montgomery House and we request quiet enjoyment of our home. <p>Conclusion</p> <p>We would object to the increase in numbers for Montgomery Hall to 250 on the basis that the Amendment is Not Compliant with Current Town Planning Regulations on the basis of numbers and on acoustic requirements due to its proximity situation as it is set and surrounded by Residents on 3 sides.</p>	<p>the current parking ratio requirements of the City.</p> <ol style="list-style-type: none"> 7. In response to the 'hours of operation' subsection: Montgomery House is a residential aged care facility. If the submitter is referring to the Hall being approved to operate until 1:00am. This is incorrect. <p>It is limited to 11:00pm on Monday to Thursday, 12 midnight on Friday and Saturday; and 6:00pm on Sunday.</p> <p>Events where alcohol is served after 10:00pm are limited on Friday and Saturday evenings to 65 per annum.</p> <ol style="list-style-type: none"> 2) The venue is not permitted to be used to 1:00am. 3) Aegis will continue to ensure the amenity of this resident is protected, as a priority. <p>8. The noise emitted from the venue is compliant (and below the assigned levels) set by the <i>Environmental (Noise) Protection Regulations 1997</i>. This was addressed as part of the 2014 Planning Approval.</p>
<p>16 Property address: 1 Heritage Lane, Mt Claremont (Montgomery House). Proposal: Amendment to DAP/2014/00189 - Increase to Venue Capacity</p> <p>Thank you for your letter with regards to the above property and proposal to amend the DAP and increase the venue capacity of Montgomery House.</p> <p>I have read through the proposal on the City of Nedlands website and would like to raise my comments/concerns and objections with regards to this Proposed Amendment to DAP/2014/00189.</p> <p>They are as follows:</p> <ol style="list-style-type: none"> 1) From point 4.0 in the proposal, I have noted the proposed increase of 150 to 250 person capacity for events. This is a potential 67% increase per event which is very significant. 	

Schedule of Submissions
1 Heritage Lane Mt Claremont



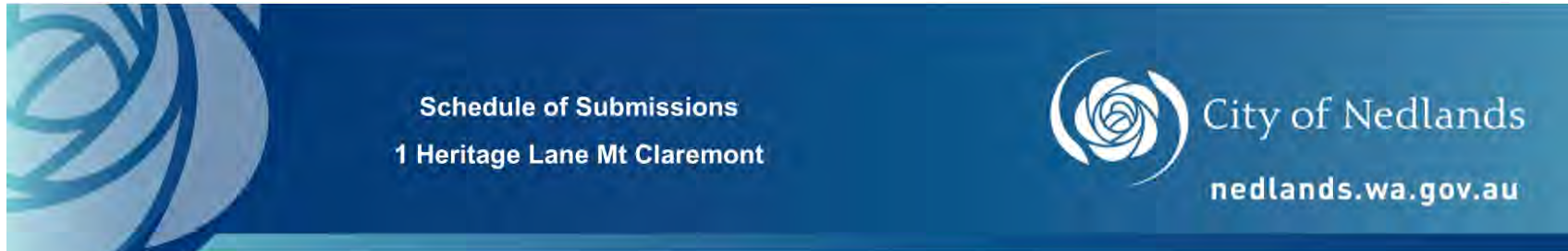
City of Nedlands
nedlands.wa.gov.au

2) Though there are sufficient car park bays to support this proposed amendment, I have anecdotally noted that numerous people utilise ride share services and drop off passengers along Abbey Gardens (in front of our property or across the road). So though there may be sufficient car park bays, there may also be the possibility of more ride-share road traffic along Abbey Gardens.

3) Likely increased noise from events - despite the vegetation that is present, being a coastal area, the wind still carries noise that impacts our residence. The reality is that event noise directly affects our master bedroom and one of our bedrooms (east facing on our property). My wife and myself have been impacted by people talking roadside while awaiting their pickup or clearing activities post event. My 90 year old mother in law was woken up numerous times when sleeping in the other room. Even after midnight, there have been a few occasions where people attending the event are still talking outside along Abbey Garden.

3) Our street has been very quiet, safe and peaceful for our family to live in over the last 9 years. Having events in Montgomery House has changed the ambience. We have noted the number of events held over the past 2 years, and would also like to flag that the Covid situation in 2021 and 2022 may mask the potential increased frequency of larger scale events being held in Montgomery House. This in turn has the real possibility of impacting the quality of life within our residential street. So we would request for the councillors to take this into due consideration.

I am also surprised that a traffic impact assessment and traffic management plan, especially during event days, is not required for this amendment to DAP/2014/00189.



	<p>In gist, we object to this proposed amendment on the grounds that it will have a direct impact on our quality of life given our home's proximity to Montgomery House.</p> <p>We trust that our objections will be duly noted and considered in the council's deliberation on this matter.</p>	
Support		
17	This seems to be an entirely reasonable and logical request. All events at the facility have been managed very well.	Aegis appreciates the submitter for taking the time to submit a positive response.
Comments Only		
18	<p>Parking in the area is quite limited and there are vulnerable people. Should this approved, it should be subject to the applicant providing adequate security during functions and monitoring the neighbourhood to ensure that guests are not parking in our areas and antisocial behaviour is monitored and security patrols are only completed when the functions are completed and people gone. Currently we do find people parking in our neighbourhood and restricting our safe movement and there isn't any security provided to bring order.</p>	Aegis will continue to provide security on site during and after the events held at the Hall.
20	<p>Speaking to our neighbours there is a general view that such a large increase in numbers might be reasonable with some provisions for the local heritage home owners.</p> <p>There are some of the things we are thinking might help:</p> <ol style="list-style-type: none"> 1. Allocate parking spots (specifically the spots on the south side of the building) to home owners (heritage home owners) 2. Making Heritage Lane a private road – with 250 potential residents at Montgomery Hall making the road private from the start of the 	This Application does not relate to the residential aged care facility. There will not be an increase in the number of residents living at the facility. This proposal relates to allowing Aegis to hire the Hall to members of the community for weddings and other social events up to a total patron capacity of 250.



Schedule of Submissions
1 Heritage Lane Mt Claremont



road is imperative. The road is being used by parents for dropping off and picking up kids and they often don't consider the fact that old people are walking around. There are no walkways or paths outside the home owner properties on the south side so that part of the lane needs to be controlled especially with the speed limit.

3. General care of the local gardens. The pathway from Dorset Cove to Heritage lane is very poorly maintained – in fact we have been the only people to make any effort in that section. Council should consider ways to improve that section. Montgomery Hall should also take more clear responsibility for the verge gardens to ensure adequate maintenance but also adequate privacy.

Keen to hear your thoughts and please advise if the above should be petitioned by residents.



From: [Lucy Duckham](#)
To: [Chantel Weerasekera](#)
Cc: [Sheree Morrison](#)
Subject: RE: 1 Heritage Lane, Mt Claremont - Heritage Council Referral
Date: Tuesday, 16 May 2023 1:45:53 PM
Attachments: [image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

OFFICIAL

Hi Chantel,

Thank you for sending this to us for comment. As the DA is for an increase in capacity only, and no works are involved, our previous advice still stands. The increase will not have a negative impact on the identified cultural significance of the place.

Kind regards,

Lucy Duckham
 Senior Heritage Officer, Historic Heritage Conservation | Heritage and Property Services
 Department of Planning, Lands and Heritage
 140 William Street, Perth WA 6000
 6552 4022 | www.wa.gov.au/dplh



The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

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From: Chantel Weerasekera <cweerasekera@nedlands.wa.gov.au>
Sent: Tuesday, May 9, 2023 1:20:24 PM
To: Sheree Morrison <sheree.morrison@dplh.wa.gov.au>
Subject: RE: 1 Heritage Lane, Mt Claremont - Heritage Council Referral

Hi Sheree

This amendment is just for the increase in capacity – there are no works proposed at this stage.

Please see the attached letter dated 31 March 2014 with HCWA's previous advice.

Please do not hesitate to contact me should you have any further queries.

Thanks.

Chantel Weerasekera
 Senior Urban Planner (Statutory)



Cottage
 71 Stirling Highway WA 6009
 PO Box 9 Nedlands WA 6909
 9273 3500
nedlands.wa.gov.au
yourvoice.nedlands.wa.gov.au

[A9138-CoN Emerge Youth Arts Promotion - Digital Assets-Email Banner.jpg](#)



From: Sheree Morrison <sheree.morrison@dplh.wa.gov.au>
Sent: Tuesday, 9 May 2023 12:53 PM
To: Chantel Weerasekera <cweerasekera@nedlands.wa.gov.au>
Subject: RE: 1 Heritage Lane, Mt Claremont - Heritage Council Referral

Hi Chantel,

Does this amendment for additional capacity include any proposed development changes?

Do you happen to have a copy of the Heritage Council's advice on the original referral?

Kind regards
Sheree



Sheree Morrison
Assistant Manager, Historic Heritage Conservation, Heritage and Property Services
Department of Planning, Lands and Heritage
140 William Street, Perth WA 6000
wa.gov.au/dph 6552 4019 | 0459 767 882 Tuesday - Friday



The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

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From: Chantel Weerasekera <cweerasekera@nedlands.wa.gov.au>
Sent: Monday, 8 May 2023 9:32 AM
To: info <info@dph.wa.gov.au>
Subject: 1 Heritage Lane, Mt Claremont - Heritage Council Referral

Good afternoon

Please see the attached correspondence regarding a DAP application for 1 Heritage Lane, Mt Claremont.

Please do not hesitate to contact me should you have any queries regarding this matter.

Thank you,

Chantel Weerasekera
Senior Urban Planner (Statutory)



Cottage
71 Stirling Highway WA 6009
PO Box 9 Nedlands WA 6909
9273 3500
nedlands.wa.gov.au
yourvoice.nedlands.wa.gov.au

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23.2. CEO23.09.23 - Draft Council Plan for Public Comment

Meeting & Date	Council Meeting - 26 September 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Gemma Johnstone – Corporate Planning & Performance Coordinator
CEO	Bill Parker – Chief Executive Officer
Attachments	<ol style="list-style-type: none"> 1. City of Nedlands Draft Council Plan 2023-33 (double spread view) 2. City of Nedlands Draft Council Plan 2023-33 (single spread view)

Purpose

The purpose of this report is for Council to approve the City of Nedlands draft Council Plan 2023-33 (Strategic Community Plan and Corporate Business Plan) for public comment (Attachment 1).

Recommendation

That Council approve City of Nedlands draft Council Plan (Strategic Community Plan and Corporate Business Plan) for public comment (Attachment 1).

Voting Requirement

Simple Majority.

Background

Integrated Planning and Reporting Framework

In accordance with Section 5.56 of the *Local Government Act 1995* (the Act), all local governments are required to plan for the future of their local government area. Regulation 19C and 19DA of the *Local Government (Administration) Regulations 1996* (the

Administration Regulations) prescribes how this is achieved, through adoption of a Strategic Community Plan (SCP) and Corporate Business Plan (CBP).

The Integrated Planning and Reporting Framework (IPRF, see infographic below) provides the mechanism for local governments to comply with the statutory requirements detailed above.

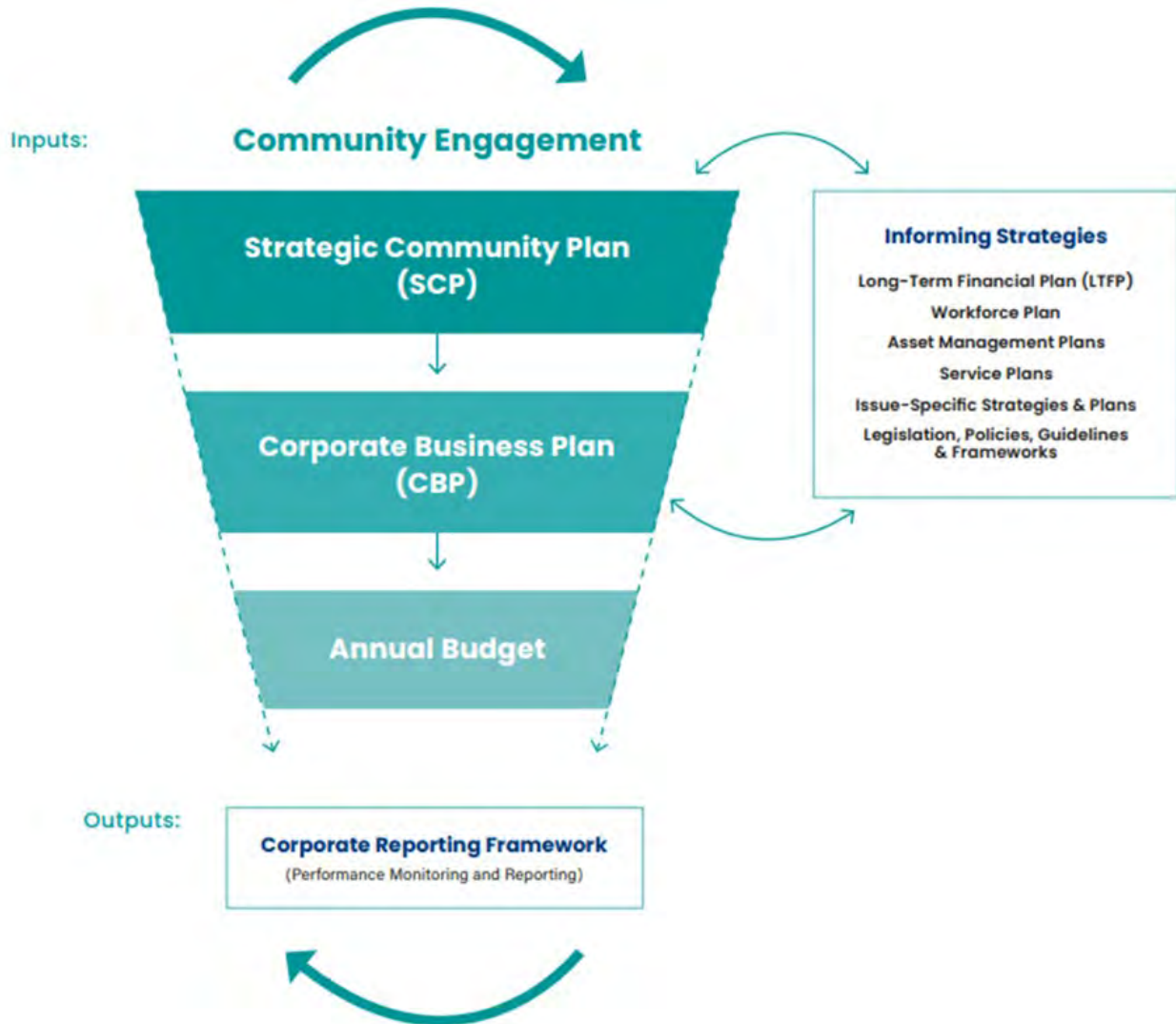


Figure 1: DLGSC IPRF Framework & Guidelines Infographic, adapted version 1

Current Status

The City is currently non-compliant with Section 5.56 of the Act and Regulations 19C and 19DA of the Administration Regulations.

The City’s SCP (Nedlands 2018-2028) was adopted by Council at its meeting held on 22 May 2018 and was due for major review in 2022/23.



The City does not currently have a valid CBP, as the previous CBP (2013-2017/18) was never updated in accordance with statutory review requirements.

Review of both plans and conducting a community scorecard also form part of CEO’s 2022/23 Key Result Areas and Indicators (KRAs/KPIs).

Major Review

Given the non-compliant status of the City’s SCP and CBP, CATALYSE® was appointed in December 2022 to facilitate major review of both plans. This process included facilitating extensive community consultation to identify and test contemporary community priorities and developing a Council Plan.

The Council Plan approach aligns with local government reform recommendations and the subsequent *Local Government Amendment Act 2023* (Assent Date 18 May 2023) which prescribes deletion of the Section ‘5.56 – Planning for the future’ and replacement with ‘5.56 – Council Plan’. The Council Plan approach simplifies the IPRF by combining SCP and CBP requirements into one document (see infographic below), thus addressing the inherit overlap and duplication that often occurs between the two plans.

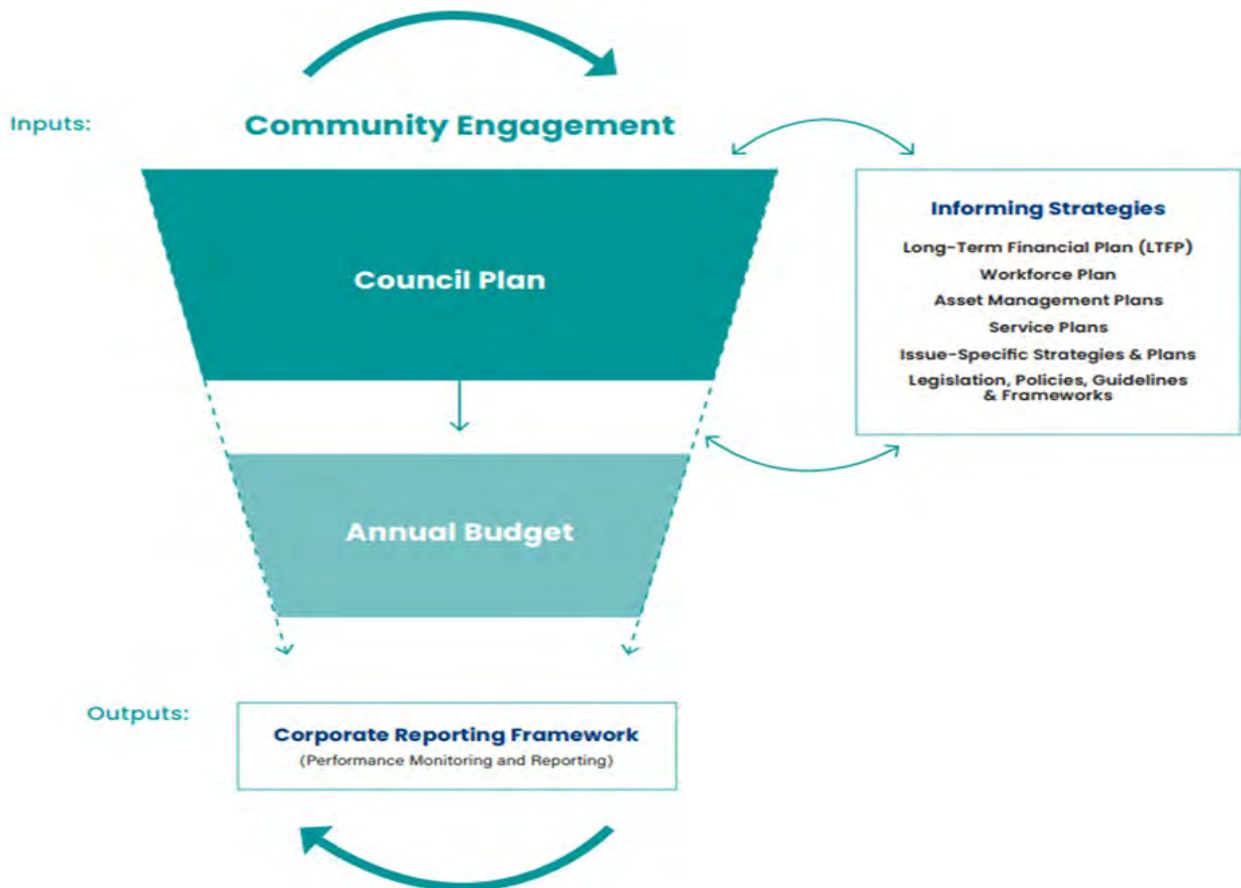


Figure 2: IPRF with Council Plan Infographic, adapted version 2



Whilst the local government sector is awaiting the Assent of amended subsidiary legislation, the Department of Local Government, Sport and Cultural Industries (DLGSC) has provided support for the City to proceed with the Council Plan approach as part of the major review, provided it meets all requirements prescribed in 19C and 19DA of the Administration Regulations.

Timeline

Desktop Review

Between December 2022 and February 2023, a desktop review of the City's IPRF and other key documents and studies was conducted. This included, but not limited to, the:

- current SCP
- previous CBP
- Long Term Financial Plan
- Asset Management Plans
- Workforce Plan
- Service Plans
- Local Planning Framework (Strategy & Scheme)
- Urban Forest Strategy
- Disability, Access and Inclusion Plan
- Strategic-Recreation-Plan-2010-2015 (draft version)
- Engagement Studies (Broadway Precinct, Waratah Village Precinct, Hampden/Hollywood Precinct, Nedlands Foreshore, Integrated Transport etc.), and
- CEO KRAs/KPIs.

Actions from these existing plans and strategies were extracted and consolidated to form the basis of draft Council Plan (draft outcomes, objectives and actions), as well as providing alignment and relationship with the existing strategic direction.

Community Consultation

At its meeting held on 28 February 2023, Council approved the Community Engagement Plan for the major review, including community engagement activities:



- MARKYT® Community Scorecard
- FUYTR® Planning Workshops with Council & Executive Management Team (EMT)/Managers, and
- FUYTR® Community Workshops.

The Community Engagement Plan was also specifically designed to ensure multiple 'touch points' with Council for its oversight as the major review and the Council Plan process is progressed.

Between 27 March and 14 April 2023, the MARKYT® Community Scorecard was sent to all residents as unaddressed mail and electronically to the City of Nedlands database customer contacts. Participation was also promoted through the City's website and social media channels.

At its meeting held on 27 June 2023, Council received the MARKYT® Community Scorecard Report which detailed responses from 1,686 community members and emerging contemporary community priorities areas including:

- responsible growth and development
- planning and building approvals
- streetscapes, trees and verges
- activation of town centres/local shopping areas, and
- sustainable practices/climate change.

Community members also wrote 91,364 words, as part of the MARKYT®Community Scorecard, to describe qualitatively, their priorities and aspirations. All results received were then integrated and aligned with the draft Council Plan which emerged from the Desktop Review process.

Draft Council Plan outcomes, objectives and actions were presented to the Council and the EMT for consideration in FUYTR® Planning Workshops held on 9 June and 10 June 2023.

Draft Council Plan outcomes, objectives and actions were then tested with community members in four (4) FUYTR® Community Workshops held on 14 June and 22 June 2023. Community members also worked on their visions for the City of Nedlands in these workshops.

Following completion of the FUYTR® Community Workshops, the EMT aligned the draft Council Plan outcomes, objectives and actions with resourcing requirements (financials and workforce), drawing on Informing Strategies and Plans adopted by Council including the



Long-Term Financial Plan, Workforce Plan, Asset Management Plans, the Annual Budget and Capital Works Program.

During this time, Service Area responsibility, timing and funding were also added to the draft Council Plan outcomes, objectives and actions, as well as all other remaining sections comprising the draft including additional operating expenditure, the capital program, service planning, and narrative and statistics.

Further Consultation

Following the above processes, the draft Council Plan (for public comment) was circulated to Council on 22 August 2023, and a reminder sent on 30 August 2023, to review and provide feedback prior to its presentation at the Concept Forum held on 5 September 2023.

One submission was received during this time and was considered in the revised draft Council Plan presented at the Concept Forum.

Following the Concept Forum, Council was provided with an additional week to review and provide feedback.

Two submissions were received during this time and considered in the revised draft Council Plan (Attachment 1).

Discussion

Draft Council Plan for Public Comment

To address statutory non-compliance and in accordance with the Community Engagement Plan approved by Council at its meeting held 28 October 2023, Council is requested to approve the City of Nedlands draft Council Plan 2023-33 (Attachment 1) for a public comment period of five (5) weeks.

This will provide the community with the opportunity to comment on the draft Council Plan 2023-33 and validate if it appropriately captures and addresses contemporary community priorities identified in the community engagement activities.

Local Public Notice

In accordance with Section 1.7 of the Act and 3A of the Administration Regulations, notice of a matter must be published on the local government website and given in at least three (3) other prescribed ways. These include: local newspapers, newsletters, social media, noticeboards and email and/or text message using electronic customer databases.



Next Steps

Following the completion of the public comment period, all feedback received will be considered and revised into the final Council Plan 2023-33, which is scheduled to be presented to Council for endorsement in November/December 2023.

Once endorsed, the Council Plan 2023-33 will be reviewed annually and in accordance with amended subsidiary legislation provision (upon Assent). The annual review process will provide the Council and community the opportunity to regularly consider prioritisation, timing and funding of the Council Plan outcomes, objectives and actions so that they remain contemporary to the needs of the Nedlands community.

Consultation

- Desktop Review of City of Nedlands IPRF and key documents and studies in December 2022-February 2023.
- The community via the MARKET® Community Scorecard 2023 Summary Report held in March-April 2023, the FUYTR®Community Workshops held in June 2023 and public comment period for the draft Council Plan in September/October 2023 (the subject of the report).
- The EMT and managers via FUYTR® Planning Workshops Workshops in June 2023 and final refining of the draft Council Plan in July and August 2023.
- The Council via FUYTR® Planning Workshop held in June 2023, and the Concept Forum and the additional consultation period following the Concept Forum of the draft Council Plan in September 2023.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Healthy and Safe

Our City has clean, safe neighbourhoods where public health is protected and promoted.



Great Natural and Built Environment

We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

High standard of services

We have local services delivered to a high standard that take the needs of our diverse community into account.

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Great Communities

We enjoy places, events and facilities that bring people together. We are inclusive and connected, caring and support volunteers. We are strong for culture, arts, sport and recreation. We have protected amenity, respect our history and have strong community leadership.

Reflects Identities

We value our precinct character and charm. Our neighbourhoods are family-friendly with a strong sense of place.

Great for Business

Our City has a strong economic base with renowned Centres of Excellence and is attractive to entrepreneurs and start-ups.

Easy to Get Around

We strive for our City to be easy to get around by preferred mode of travel, whether by car, public transport, cycle or foot.

Budget / Financial Implications

In accordance with Regulations 19C and 19DA of the Administration Regulations, the SCP and CBP have a ten (10) and four (4) year planning and funding horizon, respectively.



The draft Council Plan 2023-33 (SCP/CBP), therefore, has 10-year and rolling planning and funding horizon. Each year, the first four (4) years will be funded by the Long-Term Financial Plan, year one (1) funding being the Annual Budget.

It is to be noted that some actions proposed within the draft Council Plan 2023-33 are subject to internal and external funding. Delivery of these actions are therefore subject to acquiring funding.

Advertising costs for local public notice in a local newspaper is estimated at \$700 (excluding GST). Other advertising methods will be accommodated through business-as-usual resourcing.

Legislative / Policy Implications

- Section 5.56 of the [Local Government Act 1995](#) – All local governments are required to plan for the future of their local government area.
- Regulation 19C and 19DA of the [Local Government \(Administration\) Regulations 1996](#) – Prescribes how Section 5.56, through adoption of a Strategic Community Plan and Corporate Business Plan, is achieved.
- Section 68 of the [Local Government Amendment Act 2023](#) – Prescribes amendment of the *Local Government Act 1995* by deleting Section ‘5.56 – Planning for the future’ and replacement with ‘5.56 – Council Plan’.
- Council Policy [Community Engagement](#) – All community engagement and consultation will be carried out in accordance this policy.
- Section 1.7 of the [Local Government Act 1995](#)– Requirements for providing local public notice.
- Regulation 3A of the [Local Government \(Administration\) Regulations 1996](#) – Prescribes how Section 1.7 local public notice must be provided.

Decision Implications

If Council approves the Officer’s Recommendation, the draft Council Plan 2023-33 will be advertised in accordance with local public notice requirements for a period of five (5) weeks. Thereafter, all feedback received will be consolidated and revised into the final Council Plan to be presented to Council for endorsement, to achieve statutory compliance.



If Council does not approve the Officer's Recommendation, further development of the draft Council Plan 2023-33 will be delayed until after the 2023 October Local Government Elections and the City will remain non-compliant with statutory requirements until such time the major review process is finalised.

Conclusion

It is proposed that Council approve the City of Nedlands draft Council Plan 2023-33 (Strategic Community Plan and Corporate Business Plan) for public comment (Attachment 1).

Further Information

Nil.



Our Plan for the Future

City of Nedlands | Council Plan 2023-33

An Integrated Strategic Community Plan and Corporate Business Plan



2

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Introduction

Welcome to the City of Nedland's Council Plan. This plan combines our Strategic Community Plan and Corporate Business Plan into one document. It articulates the community's vision, outcomes and strategic priorities for the next 10-years, and outlines the City's four-year delivery program. The plan will be reviewed annually to ensure continued relevance in a changing environment.

The Council Plan has been developed based on extensive community consultations carried out in 2023 when close to 1700 community members provided detailed feedback on their needs, aspirations and priorities and perceptions of current services and facilities.

The plan addresses statutory requirements to have a Plan for the Future and follows the Integrated Planning and Reporting Framework and Guidelines for preparing a Strategic Community Plan and Corporate Business Plan for local governments. For this review, Council adopted the FUTYR[®] strategic planning approach – a rigorous and robust approach aimed at improving engagement, integration and accountability.

This plan describes:

- The City's current services
- The community's aspirations for the City of Nedlands
- The Council's plan to achieve and resource its objectives
- How success will be measured and reported

Executive Message

The City of Nedlands is proud to unveil the Council Plan 2023-33, our plan for the future. The significance of this plan for the City cannot be underestimated as it reflects the voices, lived experiences and aspirations of the local community today and into the future. The City received 1886 responses to the MARKYT[®] Community Scorecard and 76 community members participated in the workshops with great energy and enthusiasm. Collectively, community members wrote more than 91,000 words with their ideas and suggestions, and they reviewed and prioritised 121 actions for Council's consideration.


High community involvement enabled our Councillors and officers to tune in to the needs and aspirations of community members with diverse backgrounds and expertise. This fostered a valuable exchange of knowledge and collaborative decision-making to positively shape our Council Plan.

The Council Plan provides clear strategic direction and forms the basis for our ongoing operations and service delivery. The plan meets State Government's requirements and follows best practice community-led strategic planning principles.


Over the next 10 years, we will strive to achieve the community's vision: to be sustainable and responsible for a bright future. Listening and responding to local community priorities, Council will be focusing on responsible growth and development, maintaining our green, leafy streetscapes and urban tree canopy, embracing sustainable practices, and creating vibrant town centres.

To all our valued community, we sincerely thank you for your collaboration in this important effort.

The City of Nedlands acknowledges the traditional custodians of this land, the Whadjuk people of the Nyoongar Nation, and pays respect to the Elders both past and present.



Fiona Argyle
Mayor



Bill Parker
Chief Executive Officer

City of Nedlands | Council Plan 2023-33 | 3



4

City of Nedlands at a glance

Stretching from the banks of the Swan River to the edge of the Indian Ocean, the City of Nedlands is a collection of leafy suburbs with treasured heritage, picturesque parks, and connected communities. It includes the localities of Nedlands, Dalkeith, Mt Claremont, Swanbourne, Karrakatta, and parts of Floreat and Shenton Park.

Located on Whadjuk Nyooongar Boodja, local lands and waterways provided food and shelter for the Moore people, a sub-group of Nyungar people, for 45,000 years. Nanulgurup, the shoreline along Birdwood Parade Reserve, was a meeting place and Traditional Custodians established early tracks that became Stirling Highway, Princess Road, Gugen Street, and Victoria Avenue.

Europeans settled in the area in 1831, with the creation of Dalkeith Farm market garden and orchard. In the 1850-60's, Colonel John Bruce invested in the area for his son Edward, known as Ned, and creating Ned's land. The late 1800's and early 1900's saw the continued development of Nedlands as an important transportation route and a preferred location for hospitals, defence, and educational institutions. Many significant community and public purpose facilities continue to be in the area, such as Hollywood Private Hospital, Irwin Barracks, Shenton College, HBF Stadium, West Metro Recycling Centre and Karrakatta Cemetery.

The City of Nedlands has unique built heritage with early examples of Federation, Californian Bungalows, Old English and Tudor style homes, and Spanish Mission and Mediterranean style architecture. Today, in response to population growth and changing social needs there is increasing housing diversity with more mixed-use, infill and high-rise developments being built. By 2050, the City of Nedlands population is projected to grow to 31,530 persons⁵.

The City of Nedlands is home to one of the most affluent and educated communities in Australia. In the 2021 ABS Census, 66% of residents who had undertaken post-secondary education held a Bachelor degree or higher compared to the Western Australian average of 38%.

There is a strong sense of community with high involvement in volunteering. Close to 29% of residents aged 15 years or older are involved in a volunteer role, compared to the Western Australian average of 17%.

Community members are active participants in sports, recreation, arts, culture and heritage. The City of Nedlands is committed to fostering good health and wellbeing through community facilities such as the Tresillian Arts Centre, Jo Wheatley All Abilities Play Space, Point Resolution Child Care Centre, and local libraries, through community programs and activities such as the Emerge Youth Art Awards and Positive Aging Program, and through beautifully presented parks and gardens.

The City of Nedlands contains six important bushland conservation reserves that form part of the larger South-West Botanical Province and one of the world's 36 recognised global biodiversity hotspots. With natural vegetation ranging from coastal shrublands and grasslands, to Banksia, Marri, Jarrah and Tuart woodlands, and rushlands along the Swan River, these areas provide important habitat and ecological linkages for local flora and fauna, including Carnaby's Black-Cockatoos and Forest Red-tailed Black-Cockatoos. The City collaborates with residents to protect and enhance the region's biodiversity through collaborative bushland management programs.

The City of Nedlands is proud to maintain a beautiful place for all to enjoy.

⁵ City of Nedlands Municipal Inventory 2012
⁶ Department of Planning, Lands and Heritage, and Western Australian Planning Commission, Central Sub-regional Planning Framework, March 2018

People

Estimated Residential Population

ABS, 2021-22

22,977

Age Profile
2021, ABS Census

■ City of Nedlands ■ WA

Median Age
2021, ABS Census

43

WA: 40 years

Planet

Households that speak a non-English language

2021, ABS Census (includes non-stated)

16.1%

WA: 15.0%

Aboriginal and Torres Strait Islander People

2021, ABS Census

0.4%

WA: 3.2%

Profound or severe core activity limitation

2021, ABS Census (includes non-stated)

5.8%

WA: 4.6%

Number of Trees
City of Nedlands, 2023

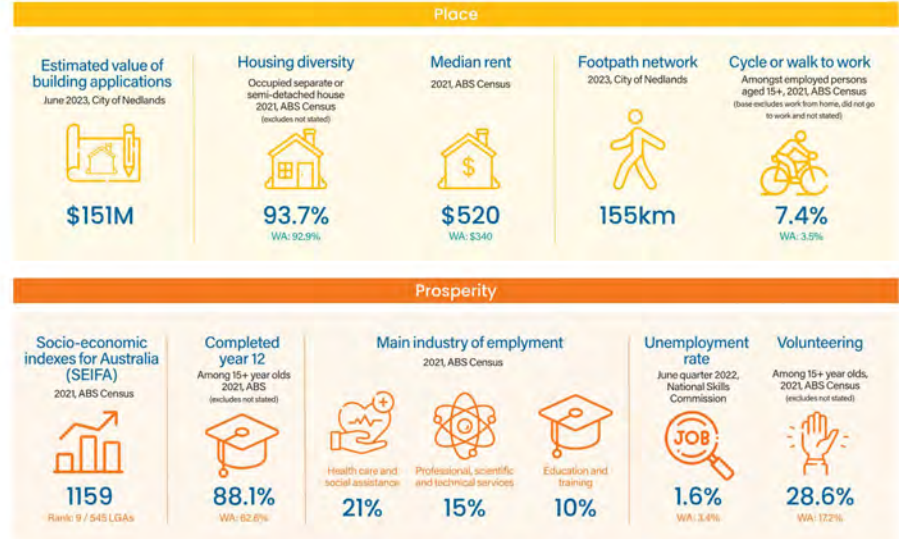
24,000

Waste recovered for reuse, recycling or energy
City of Nedlands, 2023

67%

AUS: 62% 2021/22

5





Priorities

Priorities shift over time in response to what's happening locally and globally. To provide quality of life outcomes, the City of Nedlands must stay abreast of and adapt to changes in the political, environmental, social, technological, economic and legal landscape. We must also respond to changing community expectations.

Global Priorities

The United Nations' Sustainable Development Goals (SDGs) provide a global roadmap to increase prosperity, end social injustice and poverty, and improve health and wellbeing, all while protecting the environment for current and future generations. 17 goals were agreed by all UN member states, including Australia. The City of Nedlands will be a catalyst for change; promoting and facilitating the achievement of goals and relevant targets in the local community. Learn more about the SDGs at <https://sdgs.un.org/goals>.



State Priorities

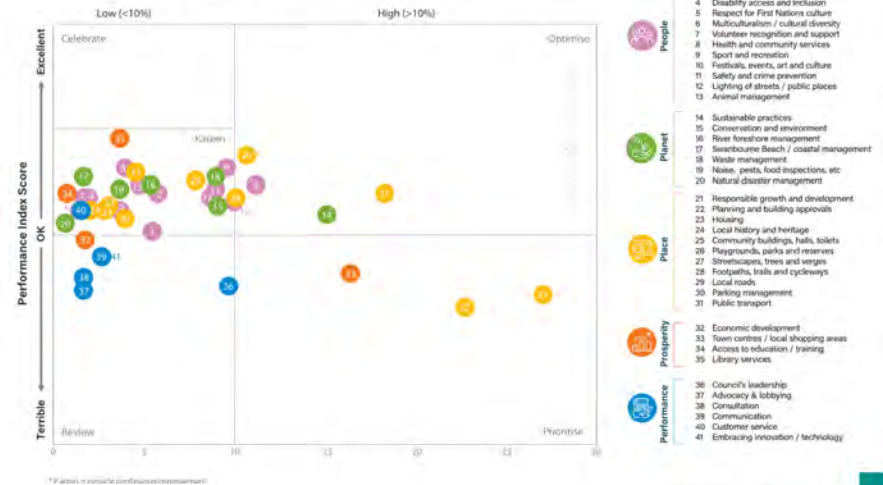
In response to the COVID-19 pandemic, the State Government of Western Australia prepared a WA Recovery Plan with 20 priorities, listed in the table below. Learn more about the Government of Western Australia's priorities at www.wa.gov.au/government/wa-recovery.

People	Planet	Place	Prosperity
<ul style="list-style-type: none"> Supporting our most vulnerable Putting patients first 	<ul style="list-style-type: none"> Investing in renewable energy and new technologies Green jobs and environmental protection 	<ul style="list-style-type: none"> Building infrastructure Maintenance blitz Major road construction Building community infrastructure Housing construction 	<ul style="list-style-type: none"> Driving industry development Unlocking future mining opportunities Revitalising culture and the arts Supporting small businesses Buying local Growing WA's food industries Investing in our tourism sector Boosting local manufacturing Rebuilding TAFE and reskilling our workforce Building schools for the future Unlocking barriers to investment

Local Priorities

To understand local needs and priorities, the City of Nedlands commissioned an independent review. In April 2023, 1,686 community members completed a MARKYT® Community Scorecard. The top priority was responsible growth and development, followed by planning and building approvals, streetscapes, trees and verges, development of the town centre and local shopping areas, and efforts to promote and adopt sustainable practices to manage climate change.

MARKYT Community Priorities COMMUNITY PRIORITIES (% of respondents)





Our Purpose and Values

The City of Nedlands exists to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.

This is in accordance with the *Local Government Act 1995* (Section 1.3 (3) Role of Local Government).

We fulfil our purpose through the following roles:



Lead
We lead strategic planning to create and achieve a shared vision for the future.



Provide
We provide infrastructure, services and events to meet local needs.



Advocate
We are a voice for the local community on contemporary issues.



Educate
We deliver public education programs for improved sustainability and wellbeing.



Facilitate
We enable service delivery through partnerships, funding and other support.



Regulate
We regulate compliance with legislation, regulations, local laws and policies.

Our values

Partnership

We work together for the benefits of the community.

Fairness

We provide consistent, fair and unbiased treatment for the whole community.

Accountability

We conduct our business and all our services in an open, transparent and financially responsible manner.



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Our 10 year vision

Sustainable and responsible for a bright future

The City of Nedlands is a harmonious, inclusive, and healthy community where people enjoy living through different ages and life-stages.

We live sustainably within the natural environment, clean and green, with a growing urban forest.

We are growing and developing responsibly to enhance our lifestyle, unique heritage and character, and beautiful parks and gardens.

We are a smart, connected community with access to quality life-long learning opportunities and vibrant town centres.

We have collaborative leadership, working with the community and key stakeholders to strengthen overall quality of life.



13



Desired outcomes

To achieve the vision, the community helped to shape a plan for the future with 12 desired outcomes across five broad categories – People, Planet, Place, Prosperity and Performance.





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People

We aspire to have a harmonious, inclusive and healthy community where people enjoy living through different ages and life-stages.

Current situation

The City of Nedlands has an active and involved community. In 2021-22, Nedlands and Mt Claremont libraries had 82,899 visits, local sporting clubs had 13,390 members, 3,500 people attended courses at Tresillian Arts Centre, and 2,335 people attended Summer Concerts in the Parks.

Safe and welcoming, the City received a score of 60 points for community safety and crime prevention in the MARKYT Community Scorecard, the second highest rated metropolitan council in WA.

Community members identified seniors' services, facilities and care, and festivals, events, arts and culture as areas to optimise moving forward. Community members aged 50 years and older gave services, facilities, and care for seniors a score of 57 points out of 100. This is marginally above the industry average. The community would like better access to aged care accommodation, home support services, community transport, recreation and wellbeing, and life-long learning opportunities.

Festivals, events, art and cultural activities also scored moderately with 57 points. Scores were lower among younger adults and culturally diverse people. To improve, community members suggest activation of local parks and the foreshore with music and wine festivals, pop-up markets, food trucks, outdoor films, sculpture trails, and other activities.

Recent achievements

Support for young artists
The Emerge Youth Art Awards 2023 showcased a record-breaking number of young artists aged 12-25 years. There were 172 entries of outstanding paintings, prints, photography and sculptures, with the winners sharing a \$2,250 prize pool.

Giving back to the community
The City of Nedlands' community grants program helped with the establishment of a disability basketball league, community events hosted by local primary schools and the Nedlands Toy Library, a commemorative tree-planting afternoon tea, a training event for budding entrepreneurs, and much more. Visit the City of Nedlands website to find out more about our Community Grants Program.

8,300 volunteer hours
Local volunteers have helped to deliver critically needed services, including Nedlands Community Care, Positive Ageing and Bushcare programs, extension services in our local libraries, and the Tresillian Arts Centre. Thank you to all of our Volunteer Drivers, Local History Assistants, Activity Assistants, Tech-Help Volunteers, Book Club Facilitators, Bushcare Assistants, Books on Wheels Selectors, Bus Assistants and more for 8,300 hours of service.

What we will keep doing

Council will continue to deliver and support services that contribute to achievement of the People aspiration and outcomes. These services include:

- Community development
- Community programs and events
- Positive Ageing program
- Youth development
- Childcare services
- Tresillian Arts Centre
- Sport and recreation services
- Volunteer services
- Animal management and control

Service teams each have a Service Plan that focuses on ways to continuously improve customer experiences, business efficiencies, and overall value for money. Please refer to the Service Plans for more information.



Our plan for the future

Outcome 1. Art, culture and heritage are valued and celebrated.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
1.1. Grow participation in the arts, cultural activities, and community events.	1.1.1. Develop a Public Art Strategy to articulate the direction for public art in the local area.	Community Development Service Plan (2023/24)	Manager Community Development	●				
	1.1.2. Complete a review of the City's Events Program to deliver recommendations to activate the foreshore and local parks with a range of family friendly, inclusive activities and events. Community suggestions for consideration include activities that celebrate local history and cultural diversity (i.e. First Nations, Chinese New Year, Eid and Diwali), music and wine festivals, markets, food trucks, outdoor films and sculpture trails.	Community Programs & Events Service Plan (2023/24)	Manager Community Development	●				
1.2. Recognise and celebrate local First Nations peoples, places and stories.	1.2.1. Develop a Reflect: Reconciliation Action Plan (RAP), the first of four plans in Reconciliation Australia's RAP Framework.	Community Development Service Plan (2023/24)	Manager Community Development	●				
	1.2.2. Partner with key stakeholders to investigate options to reinvigorate the Whadjuk Trail Network.	Environmental Conservation Service Plan (2023/24)	Manager Compliance Services					○
1.3. Preserve and showcase local history and heritage.	1.3.1. Update the Local Heritage Survey and list of places the City deems are, or may become, of heritage significance.	Local Planning Framework, Urban Planning-Strategic Service Plan (2023/24)	Manager Urban Planning	●	○			
	1.3.2. Complete a Museum Feasibility Study to recognise viable locations to preserve and promote local history and heritage, including historical records and artefacts. Consider opportunities to collaborate with the Historical Society and neighbouring councils.	Library Services Service Plan (2023/24)	Manager Community Services			○		
	1.3.3. Investigate and cost options for a Heritage Circuit with informative signage and plaques to raise awareness of local history and heritage. Consider opportunities to collaborate with neighbouring councils.	Library Services Service Plan (2023/24)	Manager Community Services		○			
	1.3.4. Advocate for heritage and activation works to be completed at the Sunset Precinct, Jutland Parade.	CEO Office Service Plan (2023/24)	Chief Executive Officer	●	●	●	●	

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



Outcome 2. A healthy, active and safe community.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
2.1 Facilitate community health and wellbeing	2.1.1 Develop a Local Public Health Plan in accordance with statutory requirements in the Public Health Act 2016	Environmental Health Service Plan (2023/24)	Manager Health & Compliance	●				
2.2 Grow participation in sport and recreation activities	2.2.1 Finalise the Strategic Active Sports Facilities Plan	Sport & Recreation Service Plan (2023/24)	Manager Community Development	●	●			
	2.2.2 Prepare the Highview Park Masterplan	Asset Management Service Plan (2023/24), City Projects & Programs Service Plan (2023/24)	Manager Assets / Manager City Projects					○
	2.2.3 Support club plans to upgrade existing sporting facilities to provide appropriate change room facilities for all genders	Asset Management Service Plan (2023/24), City Projects & Programs Service Plan (2023/24)	Manager Assets / Manager City Projects			○	○	○
	2.2.4 Support the Claremont Junior Football Club to apply for State Government funding to upgrade reserve floodlighting at College Park to cater for growing demand for Girls AFL games	CEO Office Service Plan (2023/24)	Chief Executive Officer	●				
	2.2.5 Finalise options to upgrade reserve floodlighting at David Cruickshank Reserve	Asset Management Service Plan (2023/24)	Manager Assets		○			
	2.2.6 Collaborate with the State Government and neighbouring councils to investigate suitable sites in Mt Claremont for mountain bike trails	Sport & Recreation Service Plan (2023/24)	Manager Community Development	●	●			
2.3 Grow participation in volunteering	2.3.1 Advertise volunteer opportunities across a broader range of communication channels and platforms to attract more volunteers of all ages	Volunteer Services Service Plan (2023/24)	Manager Community Development	●	●	●	●	
	2.3.2 Provide an annual volunteer appreciation celebration to recognise and thank current volunteers	Volunteer Services Service Plan (2023/24)	Manager Community Development	●	●	●	●	

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
2.4 Encourage the responsible ownership of pets	2.4.1 Develop a community engagement program to promote and encourage responsible pet ownership, with consideration for new legislation in the Dog Local Law 2021 and Cat Local Law 2021	Rangers Service Plan (2023/24), Corporate Communications Service Plan (2023/24)	Manager Health & Compliance / Coordinator Communications & Engagement			○		
	2.4.2 Review locations where dogs are permitted to be off leash	Rangers Service Plan (2023/24)	Manager Health & Compliance	●				
	2.4.3 Review and improve the process for raising and addressing animal complaints, mediating disputes and enforcing regulations	Rangers Service Plan (2023/24)	Manager Health & Compliance		●			
	2.5 Provide safe community spaces	2.5.1 Provide a campaign to improve community awareness of safety and security initiatives	Communications Service Plan (2023/24)	Coordinator Communications & Engagement		○		
	2.5.2 Investigate potential savings and capacity to improve service levels of street lighting through the City's ownership of streetlights	Asset Management Service Plan (2023/24)	Manager Assets	●	●			
	2.5.3 Audit City-owned lights along the foreshore and in parks, sports facilities and other public places to determine how to deliver safer and more sustainable lighting and incorporate recommendations into the Capital Works Program	Asset Management Service Plan (2023/24)	Manager Assets			○		
	2.5.4 Complete feasibility assessments and design works for additional street lighting to improve safety along John XXIII Avenue between Mooroo Drive and Brockway Rd, and along Brockway Rd from Camelia Avenue to McGillivray Road	Asset Management Service Plan (2023/24)	Manager Assets					○

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



Outcome 3. A caring and supportive community for all ages and abilities.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
3.1. Support the health and wellbeing of families and children.	3.1.1. Map existing facilities, services, events and activities for children aged 0-14 years, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. <i>When completing this review, include a review of College Park Family Centre to understand current and future needs among users of this facility.</i>	Youth Development Service Plan (2023/24); Community Development Service Plan (2023/24)	Manager Community Development			○		
	3.2. Support young people to flourish.	3.2.1. Map existing facilities, services, events, activities and volunteer opportunities for young people aged 15-24 years, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. <i>When completing this review, consider access to mental health services, and investigate demand for a Youth Centre, new or upgraded skate parks, bike and pump tracks, and playground equipment for teenagers.</i>	Youth Development Service Plan (2023/24); Chikicare Services Service Plan (2023/24)	Manager Community Development			○	
3.3. Support people to age safely, happily, with dignity and respect.	3.3.1. Map existing facilities, services, events, activities and volunteer opportunities for seniors, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. <i>When completing this review, consider access to aged care accommodation, home support services, community transport, recreation and wellbeing services and facilities, and life-long learning opportunities.</i>	Positive Ageing Service Plan (2023/24)	Manager Community Services			○		
	3.3.2. Extend the Positive Ageing Program to deliver more activities across the City of Nedlands.	Positive Ageing Service Plan (2023/24)	Manager Community Services	●	●	●	●	
3.4. Advance opportunities, community participation and quality of life for people with disability.	3.4.1. Review and update the Disability Access and Inclusion Plan.	Disability Access and Inclusion Plan (2018-24); Community Development Service Plan (2023/24)	Manager Community Development	●				
	3.4.2. Identify opportunities to improve universal access to Council facilities and reserves (i.e. self-opening doors, ramps, sealing footpaths and accessways, parking, beach and river access etc) and include specific actions when reviewing the Disability Access and Inclusion Plan and Capital Works Program.	Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager Assets	●	●	●	●	

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)





Planet

We aspire to live sustainably within the natural environment, clean and green with a healthy, growing urban forest.

Current situation

An established, leafy suburb, the City of Nedlands has 83 hectares of natural bushland and more than 24,000 trees across the area in public open spaces, along streets, and on private properties.

The community values the City's efforts to protect the natural environment and to preserve and grow the urban canopy and encourages the Council to do more.

In the MARKYT[™] Community Scorecard, performance scores were above average for efforts to promote and adopt sustainable practices, conservation and environmental management, and coastal and river foreshore management, and on par with the industry average for waste management.

The community would like the City to lead by example. Suggestions include increasing the use of renewable energy, transitioning to electric vehicles, reducing water usage in public spaces, and improving waste management.

The City is encouraged to promote greater community awareness and adoption of a broad range of sustainable behaviours. Suggestions ranged from solar power, recycling, and active transport to Waterwise initiatives and passive housing design.

Recent achievements

Greening the area
15,000 local provenance seedlings were planted across bushland and greenways to help protect and enhance the natural environment. In addition, the City has been planting 500 sapling trees per year to help sustain and grow the urban forest.

Swanbourne coastal dunes enhancement
5,300 local provenance species were planted along Swanbourne's coastline to increase habitat and improve ecological corridors. This important project was made possible thanks to grant funding and a partnership with the Swanbourne Coastal Alliance.

Sustainable waste management
Food organic garden organic (FOGO) waste services were introduced to divert organic waste from landfill and produce high-quality compost, suitable for use across horticulture, agriculture, mining, civil works and commercial landscaping.

Concrete recycling helps with waste reduction
The City found ways to increase recycling through its capital works program, diverting 1,200 tonnes of concrete and other materials from landfill by re-using these materials in roadworks projects.

Steps to mitigate for flood risks
In 2022-23, the City upgraded 14 crossovers to prevent stormwater on roads from entering private properties, and it replaced 16 grated lids with combination lids and installed 17 additional soak wells at strategic locations.

What we will keep doing

Council will continue to deliver and support services that contribute to achievement of the Planet aspiration and outcomes. These services include:

- Environmental health services
- Environmental conservation
- Community sustainability promotion
- Sustainable living programs
- Water conservation
- Energy and greenhouse management
- Groundwater monitoring
- Waste services
- Parks maintenance
- Urban tree planting
- Arboriculture
- Ranger services
- Emergency management

Service teams each have a Service Plan that focuses on ways to continuously improve customer experiences, business efficiencies, and overall value for money. Please refer to the Service Plans for more information.



Our plan for the future

Outcome 4. Healthy and sustainable ecosystems.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
4.1. Conserve, restore and enhance local biodiversity and natural assets, including the river foreshore, coastline and remnant bushland.	4.1.1. Prepare a Coastal Hazard Risk Management and Adaption Plan for the river foreshore and coastline.	City Projects & Programs Service Plan (2023/24)	Manager City Projects	●	●			
	4.1.2. Review and update the City Greenway Policy.	Environmental Conservation Service Plan	Manager Parks Services		●			
	4.1.3. Review and update bushland management plans for Shenton Bushland, Hollywood Reserve, Birdwood Pde, Pt Resolutor, Mt Claremont, and Allen Park. These plans aim to revegetate remnant bushland and wetlands to protect and enhance habitats for native flora and fauna, including black cockatoos.	Parks Service Plan (2023/24); Environmental Conservation Service Plan (2023/24)	Manager Parks Services			○	○	
4.2. Grow the urban forest.	4.2.1. Review and update the Urban Forest Strategy (2024-34). This plan will include a major audit of trees on City managed lands (parks, verges, etc), the establishment of a tree asset register that is maintained regularly, and development of a plant pathogen management plan. <i>When developing this plan, the City will set realistic canopy targets and develop a costed Tree Planting Program, with consideration for financial sustainability and whole-of-life costs.</i>	Urban Forest Strategy (2018-2023); Arboriculture Service Plan (2023/24)	Manager Parks Services	●				
	4.2.2. Implement the Tree Planting Program.	Urban Forest Strategy (2024-34)	Manager Parks Services	●	○	○	○	

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



Outcome 5. Climate resilience.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
5.1. Encourage the adoption of sustainable practices to work towards zero waste and being carbon neutral.	5.1.1. Prepare a Sustainability Strategy to guide the City's adoption of sustainable practices, improve community awareness and adoption of sustainable practices, and report on progress against key performance indicators via a Sustainability Dashboard Report.	Urban Forest Strategy 2018-2023, Sustainability Service Plan (2023/24); Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning		○	●		
	5.1.2. Collaborate with key stakeholders to develop an Electric Vehicle Charging Network Plan.	Transport & Development Service Plan (2023/24)	Manager Assets		●			
	5.1.3. Improve water management practices to achieve Gold Waterwise Status by 2025/26.	Parks Services Service Plan (2023/24)	Manager Parks Services		●	●	●	
	5.1.4. Assess and implement a new contract for improved bulk waste collection services.	Waste Management Service Plan (2023/24)	Manager Assets		●	●	●	●
5.2. Strengthen adaptive capacity to climate-related hazards and natural disasters.	5.2.1. Develop a Stormwater Management Plan. This plan will determine drainage infrastructure requirements to minimise the risk of flooding, maximise stormwater infiltration at source, minimise pollutant discharge to the Swan River and recharge the aquifer.	Asset Management Service Plan (2023/24)	Manager Assets		○			
	5.2.2. Deliver drainage remediation as planned in the Capital Works Program and keep the community informed about progress.	Asset Management Service Plan (2023/24); Corporate Communications Service Plan (2023/24)	Manager Assets / Manager City Projects / Coordinator Communications & Engagement		○	○	○	

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)





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Place

We aspire to grow and develop responsibly to enhance our lifestyle, unique heritage and character, and beautiful parks and gardens.

Current situation

The City of Nedlands is considered to be a great place to live with an overall place to live score of 85 points, 9 index points above the industry average.

With access to footpaths spanning more than 155km, over 180 hectares of public open space, 38 playgrounds and 10 sports fields, the community is happy with service delivery, with performance scores above the industry average.

Characterised by a variety of stunning Australian architecture including post war 1920's Federation, Californian Bungalows, Old English and Tudor style homes, and 1930s Spanish Mission and Mediterranean styles, local heritage contributes to a strong sense of identity and pride.

Over recent years there has been strong opposition by Council and the community to the approval of multiple high-rise developments by Development Assessment Panels, including approval for a development with 332 apartments spread across 17, 22 and 24-storey towers.

Responsible growth and development is the top priority in the local community. The performance index score is relatively low at 35 points, and 11 points below the industry average. The community would like the City to proactively work with the State Government to retain and enhance the area's unique character, and to ensure adequate provision of infrastructure and amenities to serve changing population needs.

Recent achievements

Valuing and protecting mature trees
Council has proposed important changes to the local planning framework to help conserve established trees. Once approved by the Western Australian Planning Commission, landowners will be required to seek permission before removing trees on private land, which will help to look after the urban tree canopy.

Swanbourne Nedlands Surf Club Upgrade
Swanbourne Nedlands Surf Club completed a \$2.6 million upgrade of its facilities including new, dedicated change room facilities for females, thanks to support and funding contributions from Lotterywest, State and Federal governments, Swanbourne Nedlands Surf Life Saving Club, and the City of Nedlands.

Capital works projects completed
Several capital works projects have been undertaken, including the \$1.5 million Waratah Avenue renewal project, along with road resurfacing on Pine Tree Lane, Lobelia Drive, Portland St, Mooroo Drive and Smyth Road, and the Alfred and Rochdale roads intersection.

Service delivery improvements
With a focus on improving customer service, the City has processed 701 building applications with 98% of these applications processed within statutory timeframes. The City also reduced capital works construction timeframes from 20 to 8 days per 100 metres.

What we will keep doing

Council will continue to deliver and support services that contribute to achievement of the Place aspiration and outcomes. These services include:

- Building services
- Statutory urban planning
- Strategic urban planning
- City projects
- Civil maintenance
- Building maintenance
- Asset management
- Transport and development
- Parking compliance

Service teams each have a Service Plan that focuses on ways to continuously improve customer experiences, business efficiencies, and overall value for money. Please refer to the Service Plans for more information.



Our plan for the future

Outcome 6. Sustainable population growth with responsible urban planning.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
6.1 Responsible planning and development to enhance livability and the area's unique character.	6.1.1 Review the Local Planning Framework in collaboration with the community and State Government to agree on an approach for responsible and sustainable development that meets local community needs. When reviewing the framework consider Nedlands town centre, local community hubs, housing needs, appropriate sites for high-density dwellings, and green spaces.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●	○	○		
	6.1.2 Progress Scheme Amendment 13 - Stirling Highway and related policies to introduce limits on building heights.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●				
	6.1.3 Develop a Planning Policy to mandate sustainable practices in new builds.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●	●			
	6.1.4 Prepare the Mt Claremont Masterplan to resolve land use within and surrounding the Subaco Wastewater Treatment Plant odour buffer and Graylands Hospital.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning		○			
	6.1.5 Prepare an Integrated Transport Strategy, in consultation with the community and neighbouring councils to meet needs in relation to paths, cycleways, roads, parking, and public transport.	Transport & Development Service Plan (2023/24)	Manager Assets	●				
	6.1.6 Complete a customer experience review to improve the planning and building approval process through to building completion, for all stakeholders.	Urban Planning - Statutory Service Plan (2023/24); Building Services Statutory Service Plan (2023/24)	Manager Urban Planning / Manager Building Services		●			

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Outcome 7. Attractive and welcoming places.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
7.1 Provide quality community buildings, halls and cafes.	7.1.1 Develop a Land Asset Optimisation Strategy to identify opportunities to improve, rationalise or share community assets to ensure sustainable and optimal use of Council assets and resources.	Land & Property Service Plan (2023/24)	Coordinator Land & Property	●	○			
	7.1.2 Develop a business case for the future operations of the buildings in the Lawler Park precinct with consideration for sport, performing arts and culture, and community meeting space.	Asset Management Service Plan (2023/24)	Manager Assets	○				
	7.1.3 Investigate demand for new and upgraded public toilets in priority locations (i.e. Charles Court Reserve and Swanbourne Beach).	Asset Management Service Plan (2023/24)	Manager Assets					○
7.2 Enhance playgrounds, parks and reserves.	7.2.1 Implement the preferred developer contribution model (cash in lieu of land for public open spaces).	Urban Planning - Statutory Service Plan (2023/24)	Manager Urban Planning	●	●			
	7.2.2 Undertake a review of public open space requirements to meet current and future needs. Align recommendations with findings from the service mapping exercises for youth, families and seniors, and the review of the Disability Access and Inclusion Plan.	Community Development Service Plan (2023/24)	Manager Community Development			○		
	7.2.3 Develop a River Foreshore Management Strategy to improve social, economic and environmental outcomes.	City Projects & Programs Service Plan (2023/24)	Manager City Projects	●				
	7.2.4 Upgrade the playground in front of The Shorehouse, Swanbourne.	City Projects & Programs Service Plan (2023/24)	Manager City Projects		○			
	7.2.5 Prepare a Concept Plan for the Loreto Primary School site with consideration for the community's aspirations.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●	●			
7.2.6 Partner with the Metropolitan Cemeteries Board to investigate ways to improve amenities and safety around Karakatta Cemetery, with consideration for security, parking, verges, lighting and visual screening planting.	Rangers Service Plan (2023/24); Environmental Conservation Service Plan (2023/24)	Manager Health & Compliance			●			

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
7.4 Provide beautiful, well-maintained streetscapes.	7.4.1 Install underground power in Hollywood East, Millbank West and Nedlands North precincts.	City Projects & Programs Service Plan (2023/24)	Manager City Projects	●	○	○	○	○
	7.4.2 Develop a Waterwise Nature-strip Program.	Parks Service Plan (2023/24)	Manager Parks Services		○	○		
	7.4.3 Refer to the City's Urban Forest Strategy for further actions related to street trees.							

Outcome 8. A city that is easy to get around safely and sustainably.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
8.1 Encourage more people to walk, ride or use other forms of active transport.	8.1.1 Advocate for an underpass, traffic trench or similar solution across Stirling Highway to improve connectivity and safety for pedestrians and cyclists.	CEO Office Service Plan (2023/24)	Chief Executive Officer	●	●	●	●	
	8.1.2 Implement planned improvements to footpaths and cycleways as listed in the Capital Works Program.	Draft Capital Works Program; Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager City Projects	●	○	○	○	
8.2 Encourage greater use of public and shared transport.	8.2.1 Advocate for improvements in public transport services and initiatives to increase commuter awareness and usage across the City of Nedlands.	CEO Office Service Plan (2023/24); Transport & Development Service Plan (2023/24)	Chief Executive Officer	●	●	●	●	
	8.2.2 Develop and communicate an advocacy position for alternative transport options.	CEO Office Service Plan (2023/24); Transport & Development Service Plan (2023/24); Communications & Engagement Service Plan (2023/24)	Chief Executive Officer			●	●	

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



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Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
8.3. Deliver an efficient, safe and sustainable road network.	8.3.1. Undertake a comprehensive traffic modelling study to be used proactively with future developments, including proposed developments at the Captain Stirling site.	Transport & Development Service Plan (2023/24)	Manager Assets	●	○	○	○	
	8.3.2. Complete planned roadworks as described in the Capital Works Program.	Asset Management Plan - Roads (2023-25); Draft Capital Works Program; Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager City Projects	●	○	○	○	
	8.3.3. Progress plans and seek funding to upgrade lane ways systematically across the City of Nedlands.	Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager Assets / Manager City Projects	○	○	○	○	○
8.4. Effectively manage parking supply and affordability.	8.4.1. Develop a Parking Strategy to manage growing demand and traffic congestion.	Transport & Development Service Plan (2023/24)	Manager Assets	○				

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



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Prosperity

We aspire to be a smart, connected community with access to quality life-long learning opportunities and vibrant town centres.

Current situation

The City of Nedlands is home to one of the most affluent and educated communities in Australia. The City of Nedlands' Socio-Economic Index for Australia (SEIFA) ranking has the City of Nedlands placed 9th out of 545 local government areas, and in the 2021 ABS Census, 66% of residents who had undertaken post-secondary education held a Bachelor degree or higher, well above the WA average of 38%.

With world class education facilities on the doorstep, including the University of Western Australia, Shenton College, and various private schools, the City's score for access to education is 10 index points above the industry average.

Overall, the City is seen to be a good place to own or operate a business. However, there is a need to improve the development and activation of town centres and local shopping areas.

Residents in Nedlands North and South provide the lowest scores, giving their town centre and local shopping areas scores of 33 and 37 points, respectively. This compares to an industry high across other councils of 65 points. Community suggestions include supporting the development and activation of the Captain Stirling shopping centre, collaborating with the City of Perth to activate Hampden Road and Broadway precincts, and improving the Waratah Village precinct in Dalkeith.

Recent achievements

Strong development pipeline

As of 30 June 2023, the City of Nedlands had commercial and mixed-use development applications in the pipeline valued at around \$500 million. This included significant proposals along Stirling Highway and in the Montario Quarter development of Shenton Park.

High demand for library services

In 2022/23, there were 79,073 visits to Nedlands and Mt Claremont libraries. Demand for digital services was on the rise with a 16% increase over the year in the use of eAudiobooks, eBooks and eMagazines.



What we will keep doing

Council will continue to deliver and support services that contribute to achievement of the Prosperity aspiration and outcomes. These services include:

- Strategic urban planning
- Trading in Public Places
- Library services

Service teams each have a Service Plan that focuses on ways to continuously improve customer experiences, business efficiencies, and overall value for money. Please refer to the Service Plans for more information.



Our plan for the future

Outcome 9. A vibrant local economy.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
9.1 Revitalise commercial areas to retain, support and attract businesses.	9.1.1 Partner with the State Government and City of Perth to prepare a UWA-QEII Precinct Plan.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●	○	●	●	
	9.1.2 Develop a Place Vision for the Nedlands Town Centre.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning		○			
	9.1.3 Create an agreement with the City of Perth to co-create Place Plans for Hampden Rd and Broadway to revitalise and activate shared village precincts.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning					○
	9.1.4 Develop a Place Plan for Waratah Village to revitalise and activate the community hub.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning					○
	9.1.5 Develop a Place Plan for Mt Claremont Shopping Precinct to revitalise and activate the community hub.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning					○

Outcome 10. Active participation in education and lifelong learning.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
10.1 Facilitate access to quality education and lifelong learning opportunities for all.	10.1.1 Undertake a review of the City's library services and propose a costed improvement program to meet current and future needs.	Library Services Service Plan (2023/24)	Manager Community Services		○			

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Performance

We aspire to have collaborative leadership, working with the community and key stakeholders to strengthen overall quality of life.

Current situation

In 2010, the State Government published *Directions 2037 and Beyond*, with an expectation for the central sub-region of the Perth metropolitan area, of which the City of Nedlands is a part, to accommodate population growth of 205,000 people and 121,000 new dwellings.

With high growth and changing land uses, the community is uncertain about the future direction in the City of Nedlands. In a recent study, only 18% of respondents agreed that the City of Nedlands had developed and communicated a clear vision for the future.

The community would like stronger and more effective leadership, community engagement and advocacy to ensure local views are heard, understood, valued and respected.

"Demonstrate commitment to a shared vision and outcomes through positive behaviour."

"A more collaborative council that can actually work together to achieve meaningful outcomes."

"The Council should take much more notice of what the community is saying."

City of Nedlands employees would like a stronger focus on policy development, effective systems and processes, and staff retention to support them to improve business efficiencies and customer experiences.

Recent achievements

New Governance Framework Policy
The City has developed a new Governance Framework Policy to transform the Council meeting structure, increase transparency of decision making, and encourage greater community participation.

Improved Workplace Culture
In the City's most recent CULTYR® Employee Scorecard, overall workplace ratings increased by 8 index points, up from 58 points in 2020 to 66 points in 2021. The Net Promoter Score also increased by 19 points.

Organisational review
Following an in-depth review of the organisation, Council adopted a new service planning approach with the objective to improve the quality of service delivery to the community.

New Website Launched
A new City of Nedlands website has been launched to make it easier for the community to access services and information as well as improve the overall customer service experience.

What we will keep doing

Council will continue to deliver and support services that contribute to achievement of the Performance aspiration and outcomes, such as:

- CEO Office
- Members of Council
- Governance and legal
- Strategic planning and projects
- Corporate communications
- Customer services
- Human resources
- Finance services
- Information and communication technology
- Information and records management
- Land and property
- Fleet

Teams will focus on continuous improvement in these areas. Please refer to service area plans for more details.



Our plan for the future

Outcome 11. Effective leadership and governance.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
11.1. Strengthen Council's leadership and governance.	11.1.1. Support councillors to complete mandatory councillor training (i.e. Councillor Member Essentials Training modules with WALGA).	Governance Framework; Members of Council Service Plan (2023/24)	Chief Executive Officer	●		●		
	11.1.2. Provide standardised council meeting procedures, in accordance with the Local Government Reform process.	Governance Framework; Governance & Legal Service Plan (2023/24)	Coordinator Governance & Legal	●				
	11.1.3. Review the Council Plan annually. In accordance with statutory requirements, review Corporate Business Plan elements annually, and complete a minor desktop review of Strategic Community Plan elements once every two years, and a major review once every four years. The next major review is due in 2027/28.	Strategic Planning & Projects; Service Plan (2023/24)	Coordinator Corporate Planning & Performance	●	●	○	●	○
	11.1.4. Update the Risk Management Framework to identify and mitigate risks.	Governance Framework; Governance & Legal Service Plan (2023/24)	Coordinator Governance & Risk	●				
	11.1.5. Develop an Advocacy Plan for Council to proactively partner with the State Government and other key stakeholders on issues of local significance.	CEO Office Service Plan 2022/23	Chief Executive Officer		○			
	11.1.6. Review and update the Workforce Plan to ensure the City is sufficiently resourced to deliver services and projects to meet community needs.	Workforce Plan (2022-33); CEO Office Service Plan (2023/24)	Chief Executive Officer	●	●	●	●	
	11.1.7. Undertake the Employee Culture Survey.	Workforce Plan (2022-33); CEO Office Service Plan (2023/24)	Chief Executive Officer		○		○	
	11.1.8. Implement the One Council Platform to centralise and integrate digital systems to improve business efficiencies, customer experiences, and timeliness of communication (i.e. providing improved access to time-sensitive, critical information relating to new developments).	Workforce Plan (2022-33); OneCouncil Project Service Plan (2023/24); ICT Service Plan (2023/24)	Manager ICT	●	○			
	11.1.9. Develop a Strategic Project Development policy to guide the project inception and due diligence of City of Nedlands Strategic Projects.	Technical Services Administration (2023/24)	Director Technical Services	●				

● Fully funded ● Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



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Outcome 12. A happy, well-informed and engaged community.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
12.1. Effectively inform and engage the community about local services and events, key projects, consultation outcomes, Council decisions, and budget allocations.	12.1.1. Develop a Community Engagement Charter in accordance with the Local Government Reform and as part of an overall Community Engagement Framework. <i>The charter must set out how the City will engage with ratepayers and the community about the local government's proposed policies, initiatives, and projects.</i>	Corporate Communications Service Plan (2023/24)	Coordinator Communications & Engagement	●				
	12.1.2. Develop a Communications Agreement, in accordance with the Local Government Reform. <i>This agreement must address how council members may seek information and assistance from administration in carrying out their role.</i>	Corporate Communications Service Plan (2023/24)	Coordinator Communications & Engagement	●				
	12.1.3. Prepare a Communications Plan, as part of an overall Community Engagement Framework, to raise awareness of the City's projects, facilities, services, events and other issues of importance, with consideration for how to target communications to reach and engage different community groups.	Corporate Communications Service Plan (2023/24) / Community Development (2023/24)	Coordinator Communications & Engagement / Manager Community Development	○				
	12.1.4. Introduce a user-friendly online mapping tool to communicate the location and status of City projects (roads, parks, events, etc).	ICT Service Plan 2022/23	Manager ICT			○		
12.2. Improve the customer experience.	12.2.1. Complete an independent community survey to benchmark service levels and map community priorities, in accordance with best practice and the proposed Local Government Reform.	Strategic Planning & Projects Service Plan (2023/24)	Coordinator Corporate Planning & Performance		○		○	
	12.2.2. Update the Service Plan for each team, on an annual basis, to continuously review and enhance customer service levels.	Strategic Planning & Projects Service Plan (2023/24)	Coordinator Corporate Planning & Performance	●	●	●	●	
	12.2.3. Develop a Digital Transformation Strategy to improve delivery of City services on a device, time and place of choice for customers.	Workforce Plan (2022-33); CEO Office Service Plan 2022/23	Chief Executive Officer		○			

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Informing Strategies and Plans

As specified in the State Government's Integrated Planning and Reporting Framework and Guidelines, the Council Plan has been informed by the Long-Term Financial Plan, Asset Management Plans, Workforce Plan, Risk Management Framework and various issue-specific strategies and plans.

Long-Term Financial Plan

The Long-Term Financial Plan is Council's 10-year financial planning document. It is created with consideration for forecast income, cash flow, rate setting, financial position and equity statements. These statements are supported by details of assumptions on which the plan has been developed, projected income and expenditure, scenario modelling and sensitivity analysis, major capital works schedules, and risk assessments of major projects. Contact the City to request a current copy of the Long-Term Financial Plan.

Asset Management Plans

Effective management of local government assets is crucial to the sustainable delivery of services to meet community needs. Asset management planning is essential to ensure that assets are created, maintained, renewed, and retired or replaced at appropriate intervals to ensure continuity of services at chosen service levels. Contact the City to request copies of current Asset Management Plans.

Workforce Plan

The Workforce Plan helps to shape the workforce now and for the future. It provides a coordinated approach for resourcing key projects, services, and operations to meet organisational objectives and community priorities. The Workforce Plan profiles the current workforce, considers labour market forces and trends, identifies skill, knowledge and resourcing gaps, advises on recruitment, training and retention strategies to close any gaps, conducts risk assessment and proposes mitigation strategies, and monitors and reports on key performance indicators. Contact the City to request a copy of the Workforce Plan.

Risk Management Framework

The City of Nedlands' Risk Management Framework is being developed. The Framework will encourage and guide Councillors and officers to identify, analyse, evaluate, treat, monitor and communicate risks to maximise the potential to achieve goals and objectives and minimise potential for harm or loss.

Issue-specific strategies and plans

The City of Nedlands has various issue-specific strategies and plans. Several of these plans fulfill statutory requirements such as the Local Planning Framework, Disability and Inclusion Plan, Public Health Plan, and Waste Plan. Additional plans and strategies have been created to provide an in-depth review and assessment of options to address local priorities, such as the Urban Forest Strategy and Integrated Transport Strategy.

The following table lists informing plans and strategies that make up the City of Nedlands management framework, the current status of these documents, time frame for review and, as necessary, the development of these documents. All of these documents are available on the City of Nedlands website.

Informing plans and strategies	Lead Officer	Status	Year adopted or last reviewed	Year to be developed, reviewed or retired
Statutory plans and strategies:				
Asset Management Strategy (2019-29)	Manager Assets	Active	2019	2024-25
Asset Management Plan - Buildings	Manager Assets	Active	2022	2024-25
Asset Management Plan - Drainage	Manager Assets	Active	2022	2024-25
Asset Management Plan - Fleet	Manager Assets	Active	For adoption	2024-25
Asset Management Plan - Parks	Manager Assets	Active	2022	2024-25
Asset Management Plan - Paths (2023-25)	Manager Assets	Active	2022	2024-25
Asset Management Plan - Roads (2023-25)	Manager Assets	Active	2022	2024-25
Community Engagement Charter	Coordinator Communications & Engagement	Proposed		2023-24
Disability Access and Inclusion Plan (2018-2024)	Manager Community Development	Active	2018	2023-24
Equal Opportunity & Diversity Plan	Manager Human Resources	Active	2022	2024-25
Local Planning Framework (Scheme)	Manager Urban Planning	Active	2021	2025-26
Local Planning Framework (Strategy)	Manager Urban Planning	Active	2017	2025-26
Long-Term Financial Plan (2023-2038)	Manager Financial Services	Active	2023	2024-25
Public Health Plan	Manager Health & Compliance	Proposed		2023-24
Risk Management Framework	Coordinator Governance & Risk	Proposed		2023-24
Waste Plan	Manager Assets	Active	2022	2024-25
Workforce Plan (2022-33)	Coordinator Corporate Planning & Performance	Active	2022	2024-25
Non-statutory plans and strategies:				
Advocacy Plan	Chief Executive Office	Proposed		2024-25
Bushland Management Plan	Manager Parks	Proposed		2025-27
Business Continuity Plan	Manager ICT	Active	2023	2024-25
Capital Works Program	Manager Assets, Manager City Projects & Programs	Active	2023	2024-25
Closed Circuit Television Strategy	Manager Health & Compliance	Proposed		2024-25
Coastal Hazard Risk Management and Adaption Plan	Manager City Projects & Programs	Proposed		2023-25
Communications Plan	Coordinator Communications & Engagement	Proposed		2024-25
Digital Transformation Strategy	Chief Executive Office	Proposed		2023-24



Informing plans and strategies	Lead Officer	Status	Year adopted or last reviewed	Year to be developed, reviewed or retired
Non-statutory plans and strategies (continued):				
Electric Vehicle Charging Network Plan	Manager Assets	Proposed		2023-24
Information and Communications Technology Strategy	Manager ICT	Proposed		2023-24
Integrated Transport Strategy	Manager Assets	Proposed		2023-24
Land Asset Optimisation Strategy	Coordinator Land & Property	Proposed		2023-25
Parking Strategy	Manager Assets	Proposed		2024-25
Public Art Strategy	Manager Community Development	Proposed		2023-24
Reconciliation Action Plan	Manager Community Development	Proposed		2023-24
River Foreshore Management Strategy	Manager City Projects & Programs	Proposed		2023-24
Service Plans (for each Service Team)	Coordinator Corporate Planning & Performance	Active	2023	2024-25
Stormwater Management Plan	Manager Assets	Proposed		2024-25
Stormwater Management Strategy	Manager Assets	Proposed		2024-25
Strategic Active Sports Facilities Plan	Manager Community Development	Proposed		2023-24
Sustainability Strategy	Manager Urban Planning	Proposed		2024-25
Urban Forest Strategy (2018-2023)	Manager Parks Services	Active	2018	2023-24
Informing frameworks and charters:				
Governance Framework	Coordinator Governance & Risk	Active	2023	2024-25
Project Management Framework	Director Technical Services	Proposed		2023-24
Customer Service Charter	Manager ICT	Active	2023	2024-25
Leadership Charter	Chief Executive Officer	Proposed		2023-24





Service Area Planning

Service teams are responsible for delivering priority projects in this plan, along with existing services and facilities, to meet statutory requirements and community needs.

Every team is responsible for developing and implementing a Service Plan to continuously improve the customer experience, business efficiencies, and value for money. Teams are required to review and update their Service Plan annually. This table provides an overview of the service teams, services they are responsible for, number of employees expressed as the full-time equivalent (FTE), and the forecast net cost of service for the current financial year.

Directorate	Service Team	Services	Employees (FTE)		Net cost of service (2023/24)
			Year-Start	Year-End	
Office of the CEO	CEO Office	<ul style="list-style-type: none"> CEO Office Administration Organisational Development Council Members Support Council Meeting Support 	1.20	1.20	(\$434,480)
	Members of Council	<ul style="list-style-type: none"> Executive Management Team Support Local Government Elections 	0.80	0.80	(\$709,829)
	Governance & Legal	<ul style="list-style-type: none"> Governance Legal Services Risk Management 	1.80	1.80	(\$350,892)
	Strategic Planning & Projects	<ul style="list-style-type: none"> Corporate Planning Business Improvement Corporate Reporting 	1.40	1.40	(\$356,099)
	Corporate Communications	<ul style="list-style-type: none"> Community Engagement Digital Channels Management Internal Communications Media External Communications 	2.60	2.60	(\$479,594)
	Human Resources	<ul style="list-style-type: none"> Recruitment Workplace Health & Safety Employee Relations 	3.80	3.80	\$0
Corporate Services Directorate	Corporate Services Administration	<ul style="list-style-type: none"> Corporate Services Administration Land Asset Optimisation Property Management 	2.00	2.00	\$287,925
	Land & Property	<ul style="list-style-type: none"> Land Asset Investment 	1.00	1.00	\$263,920
	General Financial Services	<ul style="list-style-type: none"> Accounting Services Payroll Rates & Other Revenue Internal Audit Procurement 	10.00	10.00	\$27,842,894
	Information & Communication Technology	<ul style="list-style-type: none"> ICT Services One Council System Support ICT Support 	5.25	5.25	\$0
	OneCouncil Project	<ul style="list-style-type: none"> One Council System Support 	6.25	6.25	(\$Cape)
	Information & Records Management	<ul style="list-style-type: none"> Information Management Information & Records Support Records Management Business Continuity Freedom of Information 	3.85	3.85	\$0
	Customer Services	<ul style="list-style-type: none"> Customer Services 	4.25	4.25	\$0

Directorate	Service Team	Services	Employees (FTE)		Net cost of service (2023/24)
			Year-Start	Year-End	
Community & Community Services Directorate	Customer & Community Services Administration	<ul style="list-style-type: none"> Customer & Community Administration Library Services Chidlcare Services Positive Ageing Community Development Community Programs & Events Sport & Recreation Volunteer Services Youth Development Trellian Nedlands Community Care 	1.00	1.00	(\$132,819)
	Library Services	<ul style="list-style-type: none"> Library Services Local Studies 	11.05	11.05	(\$2,169,051)
	Chidlcare Services	<ul style="list-style-type: none"> Childcare Services Port Resolution Childcare Centre 	6.80	6.80	\$146,911
	Positive Ageing	<ul style="list-style-type: none"> Affinity Club Connected Seniors 	2.10	2.40	(\$582,598)
	Community Development	<ul style="list-style-type: none"> Reconciliation Disability Access & Inclusion Public Art 	1.00	1.00	(\$760,647)
	Community Programs & Events	<ul style="list-style-type: none"> Community Programs Community Events Community Grants External Event Approvals Citizenship Services 	1.00	1.00	(\$250,841)
	Sport & Recreation	<ul style="list-style-type: none"> Reserve Bookings Facility Usage Sports Club Liaison Community Sport & Recreation Facilities Fund 	1.00	1.00	(\$324,156)
	Volunteer Services	<ul style="list-style-type: none"> Volunteer Services Volunteer Appreciation Event 	0.60	0.60	(\$140,850)
	Youth Development	<ul style="list-style-type: none"> Youth Events & Activities Children's Events & Activities Youth Grants School Pools Subsidy School Holiday Programs 	1.00	1.00	(\$235,889)
	Trellian	<ul style="list-style-type: none"> Exhibitions Facility Lease & Hire Courses 	2.32	2.32	(\$169,531)
	Nedlands Community Care	<ul style="list-style-type: none"> In-Home Services & Support Waratah Social Club 	5.84	0.00	(\$275,579)
	Planning & Development Services Administration	<ul style="list-style-type: none"> Planning & Development Services Administration 	1.00	1.00	(\$276,745)
	Building Services	<ul style="list-style-type: none"> Development Compliance Building Application Assessment Shared Services with other Local Governments Swimming Pools Inspections 	10.60	10.60	(\$275,463)
	Environmental Health	<ul style="list-style-type: none"> Food Businesses Public Building Event Management Personal Appearance Establishments Trading in Public Places Public Health Planning Mosquito & Rodent Control Noise Assessment & Monitoring Environmental Protection Recreational Water Quality Aquatic Facilities 	5.33	5.33	(\$898,362)
Environmental Conservation	<ul style="list-style-type: none"> Bushland Management Volunteer Programs Community Engagement & Events Bush Fire Risk Management Feral Animal Management Sustainable Living Programs Community Sustainability Promotion Water Conservation Energy & Greenhouse Management Groundwater Monitoring 	1.33	1.33	(\$1,109,748)	



Directorate	Service Team	Services	Employees (FTE)		Net cost of service (2023/24)	
			Year-Start	Year-End		
Planning & Development Directorate (continued)	Ranger Services	<ul style="list-style-type: none"> Parking Compliance Animal Management & Control Local Law (Various) Compliance 	<ul style="list-style-type: none"> Emergency Management (Prevention, Preparedness, Response and Recovery) 	6.34	6.34	(\$702,136)
	Urban Planning – Statutory	<ul style="list-style-type: none"> Development Assessment Development Compliance 	<ul style="list-style-type: none"> Statutory Policy Formulation Design Review Panel Administration 	7.17	7.17	(\$1,031,453)
	Urban Planning – Strategic	<ul style="list-style-type: none"> Planning Strategy & Scheme Urban Planning Policy 	<ul style="list-style-type: none"> Precinct Planning Heritage Planning 	4.50	4.50	(\$995,700)
Technical Services Directorate	Technical Services Administration	<ul style="list-style-type: none"> Technical Services Administration 		3.00	3.00	(\$644,188)
	City Projects & Programs	<ul style="list-style-type: none"> Capital Works Planning Capital Works Design 	<ul style="list-style-type: none"> Capital Works Procurement Capital Works Construction 	5.00	6.00	(\$498,314)
	Civil Maintenance	<ul style="list-style-type: none"> Road Network (including Rights of Way/Laneways) Path Network 	<ul style="list-style-type: none"> Drainage Network Parking Signs & Lines Bus Shelters 	5.00	5.00	(\$6,529,456)
	Building Maintenance	<ul style="list-style-type: none"> Building Security Building Maintenance 	<ul style="list-style-type: none"> Building Capital Works Projects 	4.00	4.00	(\$3,162,556)
	Asset Management	<ul style="list-style-type: none"> Asset Management Capital Works Project Planning 	<ul style="list-style-type: none"> Capital Works Project Budgeting 	6.00	6.00	(\$1,245,366)
	Fleet Management	<ul style="list-style-type: none"> Fleet, Plant & Equipment Management Fuel Management 	<ul style="list-style-type: none"> Minor Fabrication 	2.00	2.00	(\$168,668)
	Waste Management	<ul style="list-style-type: none"> Residential & Commercial Waste Collection Public Bin Management 	<ul style="list-style-type: none"> Waste Education Graffiti Removal 	1.00	1.00	(\$238,931)
	Transport & Development	<ul style="list-style-type: none"> Technical Review – Planning & Building Applications Traffic and Transport Planning 	<ul style="list-style-type: none"> Traffic Management Plan Review Road Safety 	3.50	4.00	(\$493,960)
	Parks Maintenance	<ul style="list-style-type: none"> Turf Services Landscape Services 	<ul style="list-style-type: none"> Irrigation Services 	17.00	15.70	(\$4,405,727)
	Arbiculture	<ul style="list-style-type: none"> Tree Maintenance Services 	<ul style="list-style-type: none"> Tree Planting Services 	6.00	6.00	(\$1,093,316)
Total			164.68	161.34	(\$2,785,589)	





Additional Operating Expenditure

Several priority projects are forecast to be undertaken that will require additional operating expenditure. Council has approved the Annual Budget for 2023/24. This table shows budgeted costs for the 2023/24 financial year and any known funding gaps. When the funding gap is shown as \$0, this means the project is fully funded. When there is a funding gap, project completion is dependent on securing additional external funding. Estimated costs are shown for 2024/25, 2025/26, 2026/27 and future years. These projects are subject to funding being secured through a combination of Council and external funding. Council funding, including the allocation of cash and reserves, is approved by Council when setting the Annual Budget each year. External funding is dependent on securing grants, loans, or other funds.

Actions	2023/24		2024/25	2025/26	2026/27	Future
	Budgeted costs (\$)	Funding Gap (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)
People						
1.1.1 Develop a Public Art Strategy	-25,000	0				
1.2.1 Develop a Reflect Reconciliation Action Plan	-10,000	0				
1.2.2 Partner with key stakeholders to investigate options to reinvigorate the Whadjuk Trail Network						70,000
1.3.1 Update the Local Heritage Survey and list of places the City deems are, or may become, of heritage significance			-30,000			
1.3.2 Complete a Museum Feasibility Study				30,000		
1.3.3 Investigate and cost options for a Heritage Circuit			-30,000			
2.1.1 Develop a Local Public Health Plan	-30,000	0				
2.2.2 Prepare the Highview Park Masterplan						70,000
2.4.1 Develop a community engagement program to encourage responsible pet ownership				-10,000		
2.5.1 Provide a campaign to improve community awareness of safety and security initiatives			30,000			
2.5.2 Investigate potential savings and capacity to improve service levels of street lighting through the City's ownership of streetlights	15,000	0	15,000			
2.5.3 Audit City-owned lights along the foreshore and in parks, sports facilities, and other public places				20,000		
2.5.4 Complete feasibility assessments and design works for additional street lighting to improve safety along John XXIII Avenue between Moore Drive and Brockway Rd, and along Brockway Rd from Camelia Avenue to McGillivray Road						30,000

Actions	2023/24		2024/25	2025/26	2026/27	Future
	Budgeted costs (\$)	Funding Gap (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)
3.1.1 Map existing facilities, services, events and activities for children aged 0-14 years			15,000			
3.2.1 Map existing facilities, services, events, activities and volunteer opportunities for young people aged 15-24 years			15,000			
3.3.1 Map existing facilities, services, events, activities and volunteer opportunities for seniors			15,000			
3.3.2 Extend the Positive Ageing Program to deliver more activities across the City of Nedlands	110,000	0				
Planet						
4.1.1 Prepare a Coastal Hazard Risk Management and Adaptation Plan for the river foreshore and coastline	-75,000	-60,000	-50,000			
4.1.3 Review and update bushland management plans for Shenton Bushland, Hollywood Reserve, Birdwood Pde, Pt Reservoir, Mt Claremont, and Allen Park				40,000	40,000	
4.2.2 Implement the Tree Planting Program	-190,000	0	200,000	200,000	200,000	
5.1.1 Prepare a Sustainability Strategy			70,000			
5.1.4 Assess and implement a new contract for improved bulk waste collection services	500,000	0	500,000	500,000	500,000	
5.2.1 Develop a Stormwater Management Plan			-80,000			
Place						
6.1.1 Review the Local Planning Framework			150,000	100,000		
6.1.2 Progress Scheme Amendment 13 - Stirling Highway and related policies to introduce limits on building heights	20,000	0				
6.1.4 Prepare the Mt Claremont Masterplan to resolve land use (within and) surrounding the Subiaco Wastewater Treatment Plant catchment and Graylands Hospital			-20,000			
6.1.5 Prepare an Integrated Transport Strategy	30,065	0				
7.1.1 Develop a Land Asset Optimisation Strategy	-40,000	0	-40,000			
7.1.2 Develop a business case for the future operations of the buildings in the Lawler Park precinct	100,000	100,000				
7.1.3 Investigate demand for new and upgraded public toilets in priority locations						150,000
7.2.2 Undertake a review of public open space requirements to meet current and future needs				50,000		



Actions	2023/24		2024/25	2025/26	2026/27	Future
	Budgeted costs (\$)	Funding Gap (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)
7.3.5 Develop a River Foreshore Management Strategy	30,000	0				
7.3.1 Install underground power in Hollywood Exst, Nedlands West and Nedlands North precincts	200,000	0	7,000,000	7,000,000	6,000,000	TBC
7.3.2 Develop a Waterwise Nature-Strip Program			15,000	15,000		
8.3.1 Undertake a comprehensive traffic modelling study to be used proactively with future developments	30,000	0	30,000	30,000	30,000	
8.4.1 Develop a Parking Strategy			100,000			
9.1.1 Partner with the State Government and City of Perth to prepare a UWA-DEI Precinct Plan	60,000	0	50,000			
9.1.2 Develop a Place Vision for the Nedlands Town Centre			50,000			
9.1.3 Create an agreement with the City of Perth to co-ordinate Place Plans for Hampden Rd and Broadway						100,000
9.1.4 Develop a Place Plan for Wanitah Village						75,000
9.1.5 Develop a Place Plan for Mt Claremont Shopping Precinct						75,000
Prosperity						
10.1.1 Undertake a review of the City's library services			50,000			
Performance						
11.1.3 Review the Council Plan annually, in accordance with statutory requirements, review Corporate Business Plan elements annually and complete a minor desktop review of Strategic Community Plan elements once every two years, and a major review once every four years	60,000	0		50,000		90,000
11.1.4 Develop a Risk Management Framework	30,000	0				
11.1.5 Develop an Advocacy Plan			10,000			
11.1.7 Undertake the Employee Culture Survey			12,000		12,000	
12.1.3 Prepare a Communications Plan			10,000			
12.1.4 Introduce a user-friendly online mapping tool to communicate the location and status of City projects				10,000		
12.2.1 Complete an independent community survey to benchmark service levels and map community priorities			30,000		30,000	
12.2.4 Develop a Digital Transformation Strategy			20,000			

Capital Program

Several priority projects are forecast to be undertaken that will require additional capital expenditure.

Council has approved the Annual Budget for 2023/24. This table shows budgeted costs for the 2023/24 financial year and any known funding gaps. When the funding gap is shown as \$0, this means the project is fully funded. When there is a funding gap, project completion is dependent on securing additional external funding.

Estimated costs are shown for 2024/25, 2025/26, 2026/27 and future years. These projects are subject to funding being secured through a combination of Council and external funding. Council funding, including the allocation of cash and reserves, is approved by Council when setting the Annual Budget each year. External funding is dependent on securing grants, loans, or other funds.

	2023/24		2024/25	2025/26	2026/27	Future
	Budgeted costs (\$)	Funding Gap (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)
People						
2.2.3 support club plans to upgrade existing sporting facilities to provide appropriate change room facilities for all genders						100,000
2.2.5 Investigate options to upgrade reserve floodlighting at David Cruickshank Reserve			15,000			
Planet						
5.2.2 Deliver drainage remediation as planned in the Capital Works Program and keep the community informed about progress			2,392,600	764,640	600,000	
Place						
7.2.4 Upgrade the playground in front of Shorehouse, Swanbourne			178,000			
7.2.6 Partner with the Metropolitan Cemeteries Board to improve amenities and safety around Karrakatta Cemetery and Hollywood Bushland				40,000		
8.1.2 implement planned improvements to footpaths and cycleways as listed in the Capital Works Program	177,369	0	497,920	480,065	1,612,290	
8.3.2 Complete planned roadworks as described in the Capital Works Program	4,922,772	0	6,807,930	2,534,050	3,900,000	
8.3.3 Progress plans to upgrade lane ways systematically across the City of Nedlands			600,000	600,000	600,000	15.6M
Performance						
11.1.10 Implement the One Council Platform	1,373,632	0	300,000			



Developing and Reporting

The Local Government Act 1995 requires all local governments to plan for the future. As of 2023, Council was required to adopt a 10-year Strategic Community Plan, 4-year Corporate Business Plan and Annual Budget that were integrated with asset management plans, a workforce plan and a long-term financial plan.

To streamline reporting and strengthen integration, the City of Nedlands has combined the Strategic Community Plan and Corporate Business Plan into one succinct document and named it the Council Plan.

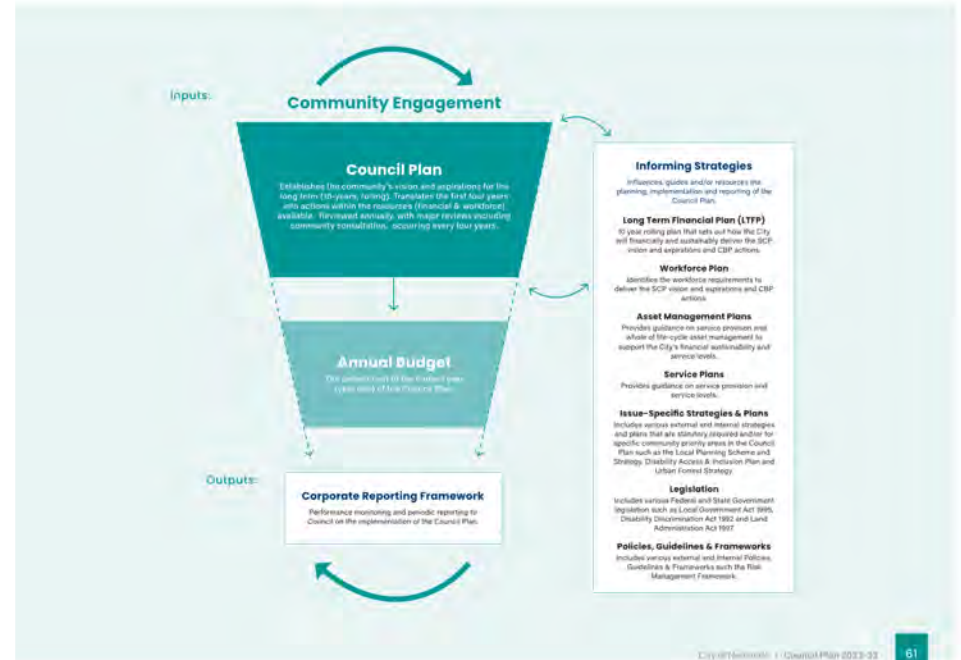
In 2023, Council embraced the FUTYR® approach to conduct a major review of its Strategic Community Plan and Corporate Business Plan. This is a community-led, integrated and streamlined approach designed specifically for local government. It involved:

- Desktop research.
- Detailed review of current plans and strategies to align and integrate outcomes and actions.
- Community survey and benchmarking using the MARKYT® Community Scorecard.
- Workshops with councillors, staff, key stakeholders, and local community members.

We express our deepest thanks to all community members who assisted with development of this Council Plan. We heard from a good cross section of people in the local community, including young people, families, seniors, people with disability, people with diverse cultural backgrounds, local businesses owners and managers, and representatives from local community organisations.

To track progress against outcomes in this plan, Council will monitor actual and perceived performance levels from various sources. This includes reporting against key performance indicators that have been defined in Service Plans. Results will be reported in the Annual Report. Please visit www.nedlands.wa.gov.au to access the latest Annual Report.

 1,686 community members	 91,364 word count of ideas and suggestions	 76 participants
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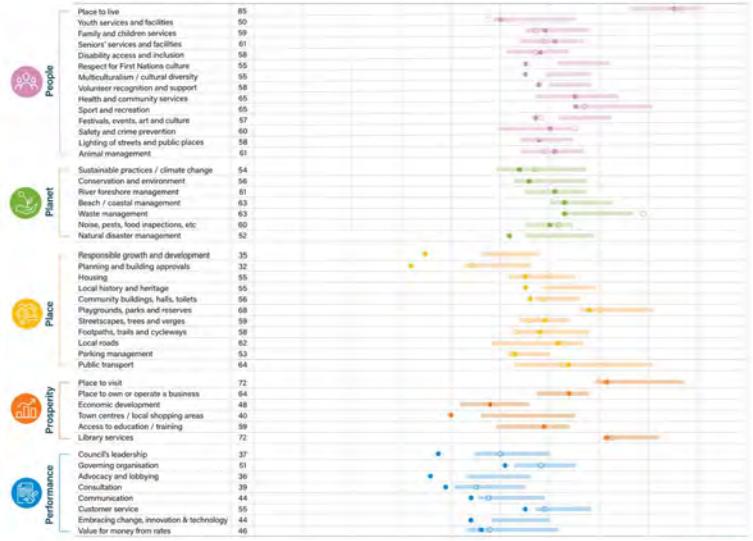
MARKYT[®] Community Scorecard

The City of Nedlands participates in the MARKYT[®] Benchmarking Excellence Program to monitor and benchmark service levels. Council aims to be above the MARKYT[®] industry average and strives to be the industry leader in all areas. This chart shows Council's Performance Index Score out of 100 compared to the MARKYT[®] Industry Standards. The preferred target zone is shown as coloured bars.

Legend

- City of Nedlands 2023 performance score
- City of Nedlands 2016 performance score
- No change in performance from 2016 to 2023
- Target Zone. Shading shows industry average to industry high from the MARKYT[®] Community Scorecard. For further information, visit catalyse.com.au

2023 Performance Measures





Do you have an idea about how the City of Nedlands could be more sustainable and responsible for a brighter future?

Please reach out to your elected member or the responsible officer at the City of Nedlands to share your thoughts and ideas.


In person: 71 Stirling Hwy Nedlands WA

By post: PO Box 9 Nedlands WA 6909

Phone: +618 9273 3500

Email: communications@nedlands.wa.gov.au

www.nedlands.wa.gov.au

 @nedlands

 @cityofnedlands

 [linkedin.com/company/city-of-nedlands/](https://www.linkedin.com/company/city-of-nedlands/)



Our Plan for the Future

City of Nedlands | Council Plan 2023-33

An Integrated Strategic Community Plan and Corporate Business Plan



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Introduction

Welcome to the City of Nedland’s Council Plan. This plan combines our Strategic Community Plan and Corporate Business Plan into one document. It articulates the community’s vision, outcomes and strategic priorities for the next 10-years, and outlines the City’s four-year delivery program. The plan will be reviewed annually to ensure continued relevance in a changing environment.

The Council Plan has been developed based on extensive community consultations carried out in 2023 when close to 1,700 community members provided detailed feedback on their needs, aspirations and priorities and perceptions of current services and facilities.

The plan addresses statutory requirements to have a Plan for the Future and follows the Integrated Planning and Reporting Framework and Guidelines for preparing a Strategic Community Plan and Corporate Business Plan for local governments. For this review, Council adopted the FUTYR[®] strategic planning approach – a rigorous and robust approach aimed at improving engagement, integration and accountability.

This plan describes:

- The City’s current services
- The community’s aspirations for the City of Nedlands
- The Council’s plan to achieve and resource its objectives
- How success will be measured and reported



The City of Nedlands acknowledges the traditional custodians of this land, the Whadjuk people of the Nyoongar Nation, and pays respect to the Elders both past and present.

Executive Message

The City of Nedlands is proud to unveil the Council Plan 2023-33, our plan for the future.

The significance of this plan for the City cannot be underestimated as it reflects the voices, lived experiences and aspirations of the local community today and into the future. The City received 1,686 responses to the MARKYT® Community Scorecard and 76 community members participated in the workshops with great energy and enthusiasm. Collectively, community members wrote more than 91,000 words with their ideas and suggestions, and they reviewed and prioritised 121 actions for Council's consideration.

High community involvement enabled our Councillors and officers to tune in to the needs and aspirations of community members with diverse backgrounds and expertise. This fostered a valuable exchange of knowledge and collaborative decision-making to positively shape our Council Plan.

The Council Plan provides clear strategic direction and forms the basis for our ongoing operations and service delivery. The plan meets State Government's requirements and follows best practice community-led strategic planning principles.

Over the next 10 years, we will strive to achieve the community's vision; to be sustainable and responsible for a bright future.

Listening and responding to local community priorities, Council will be focusing on responsible growth and development, maintaining our green, leafy streetscapes and urban tree canopy, embracing sustainable practices, and creating vibrant town centres.

To all our valued community, we sincerely thank you for your collaboration in this important effort.



Fiona Argyle
Mayor



Bill Parker
Chief Executive Officer



City of Nedlands at a glance

Stretching from the banks of the Swan River to the edge of the Indian Ocean, the City of Nedlands is a collection of leafy suburbs with treasured heritage, picturesque parks, and connected communities. It includes the localities of Nedlands, Dalkeith, Mt Claremont, Swanbourne, Karrakatta, and parts of Floreat and Shenton Park.

Located on Whadjuk Nyoongar Boodja, local lands and waterways provided food and shelter for the Mooro people, a sub-group of Nyungar people, for 45,000 years. Nanulgurup, the shoreline along Birdwood Parade Reserve, was a meeting place and Traditional Custodians established early tracks that became Stirling Highway, Princess Road, Guger Street, and Victoria Avenue¹.

Europeans settled in the area in 1831, with the creation of Dalkeith Farm market garden and orchard. In the 1850-60's, Colonel John Bruce invested in the area for his son Edward, known as Ned, and creating Ned's land. The late 1800's and early 1900's saw the continued development of Nedlands as an important transportation route and a preferred location for hospitals, defence, and educational institutions. Many significant community and public purpose facilities continue to be in the area, such as Hollywood Private Hospital, Irwin Barracks, Shenton College, HBF Stadium, West Metro Recycling Centre and Karrakatta Cemetery.

The City of Nedlands has unique built heritage with early examples of Federation, Californian Bungalows, Old English and Tudor style homes, and Spanish Mission and Mediterranean style architecture. Today, in response to population growth and changing social needs there is increasing housing diversity with more mixed-use, infill and high-rise developments being built. By 2050, the City of Nedlands population is projected to grow to 31,530 persons².

The City of Nedlands is home to one of the most affluent and educated communities in Australia. In the 2021 ABS Census, 66% of residents who had undertaken post-secondary education held a Bachelor degree or higher compared to the Western Australian average of 38%.

There is a strong sense of community with high involvement in volunteering. Close to 29% of residents aged 15 years or older are involved in a volunteer role, compared to the Western Australian average of 17%.

Community members are active participants in sports, recreation, arts, culture and heritage. The City of Nedlands is committed to fostering good health and wellbeing through community facilities such as the Tresillian Arts Centre, Jo Wheatley All Abilities Play Space, Point Resolution Child Care Centre, and local libraries, through community programs and activities such as the Emerge Youth Art Awards and Positive Aging Program, and through beautifully presented parks and gardens.

The City of Nedlands contains six important bushland conservation reserves that form part of the larger South-West Botanical Province and one of the world's 36 recognised global biodiversity hotspots. With natural vegetation ranging from coastal shrublands and grasslands, to Banksia, Marri, Jarrah and Tuart woodlands, and rushlands along the Swan River, these areas provide important habitat and ecological linkages for local flora and fauna, including Carnaby's Black-Cockatoos and Forest Red-tailed Black-Cockatoos. The City collaborates with residents to protect and enhance the region's biodiversity through collaborative bushland management programs.

The City of Nedlands is proud to maintain a beautiful place for all to enjoy.

¹ City of Nedlands Municipal Inventory 2012

² Department of Planning, Lands and Heritage, and Western Australian Planning Commission, Central Sub-regional Planning Framework, March 2018



People

Estimated Residential Population

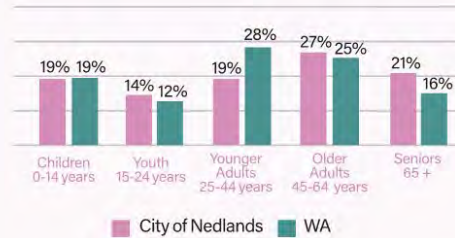


ABS, 2021-22

22,977

Age Profile

2021, ABS Census



Median Age

2021, ABS Census



43

WA: 48 years

Planet

Number of Trees

City of Nedlands, 2023



24,000

Waste recovered for reuse, recycling or energy

City of Nedlands, 2023



67%

AUS: 63%
2021/22

Households that speak a non-English language

2021, ABS Census
(excludes not stated)



16.1%

WA: 19.1%

Aboriginal and Torres Strait Islander People

2021, ABS Census



0.4%

WA: 3.3%

Profound or severe core activity limitation

2021, ABS Census
(excludes not stated)



5.8%

WA: 4.6%



6

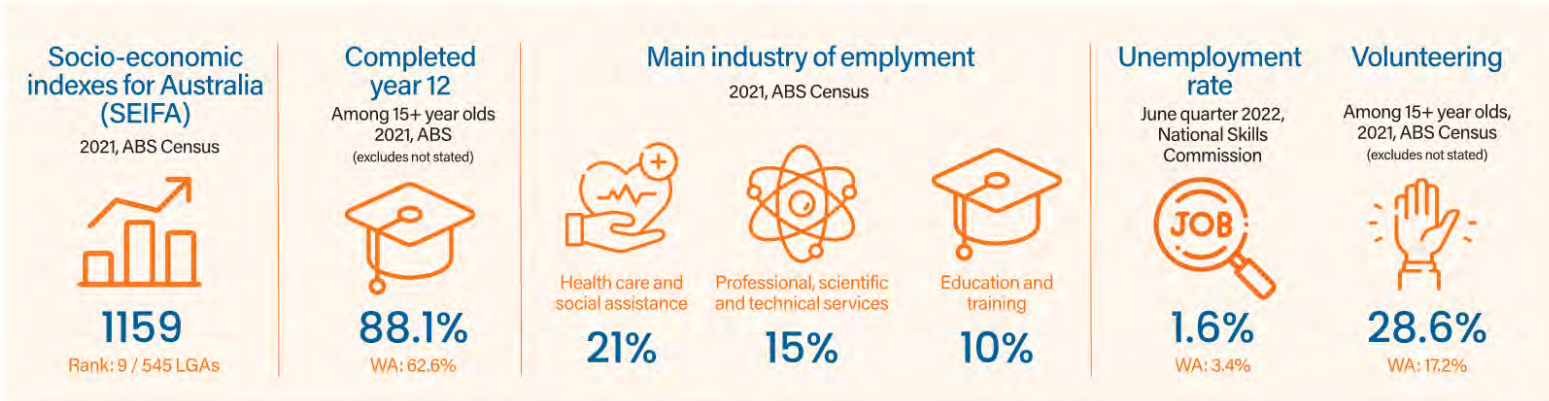




Place



Prosperity





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Priorities

Priorities shift over time in response to what's happening locally and globally. To provide quality of life outcomes, the City of Nedlands must stay abreast of and adapt to changes in the political, environmental, social, technological, economic and legal landscape. We must also respond to changing community expectations.

Global Priorities

The United Nations' Sustainable Development Goals (SDGs) provide a global roadmap to increase prosperity, end social injustice and poverty, and improve health and wellbeing, all while protecting the environment for current and future generations. 17 goals were agreed by all UN member states, including Australia. The City of Nedlands will be a catalyst for change; promoting and facilitating the achievement of goals and relevant targets in the local community. Learn more about the SDGs at <https://sdgs.un.org/goals>.

The infographic displays the 17 Sustainable Development Goals (SDGs) grouped into five categories:

- People:** Goals 1 (No Poverty), 2 (Zero Hunger), 3 (Good Health and Well-being), 5 (Gender Equality), 10 (Reduced Inequalities), 11 (Sustainable Cities and Communities).
- Planet:** Goals 6 (Clean Water and Sanitation), 7 (Affordable and Clean Energy), 12 (Responsible Consumption and Production), 13 (Climate Action), 14 (Life Below Water), 15 (Life on Land).
- Place:** Goals 9 (Industry, Innovation and Infrastructure), 11 (Sustainable Cities and Communities).
- Prosperity:** Goals 4 (Quality Education), 8 (Decent Work and Economic Growth), 9 (Industry, Innovation and Infrastructure).
- Performance:** Goals 16 (Peace, Justice and Strong Institutions), 17 (Partnerships for the Goals).

State Priorities

In response to the COVID-19 pandemic, the State Government of Western Australia prepared a WA Recovery Plan with 20 priorities, listed in the table below. Learn more about the Government of Western Australia's priorities at www.wa.gov.au/government/wa-recovery.

The infographic displays 20 WA Recovery Plan priorities grouped into four categories:

- People:**
 - Supporting our most vulnerable
 - Putting patients first
- Planet:**
 - Investing in renewable energy and new technologies
 - Green jobs and environmental protection
- Place:**
 - Building infrastructure
 - Maintenance blitz
 - Major road construction
 - Building community infrastructure
 - Housing construction
- Prosperity:**
 - Driving industry development
 - Unlocking future mining opportunities
 - Revitalising culture and the arts
 - Supporting small businesses
 - Buying local
 - Growing WA's food industries
 - Investing in our tourism sector
 - Boosting local manufacturing
 - Rebuilding TAFE and reskilling our workforce
 - Building schools for the future
 - Unlocking barriers to investment

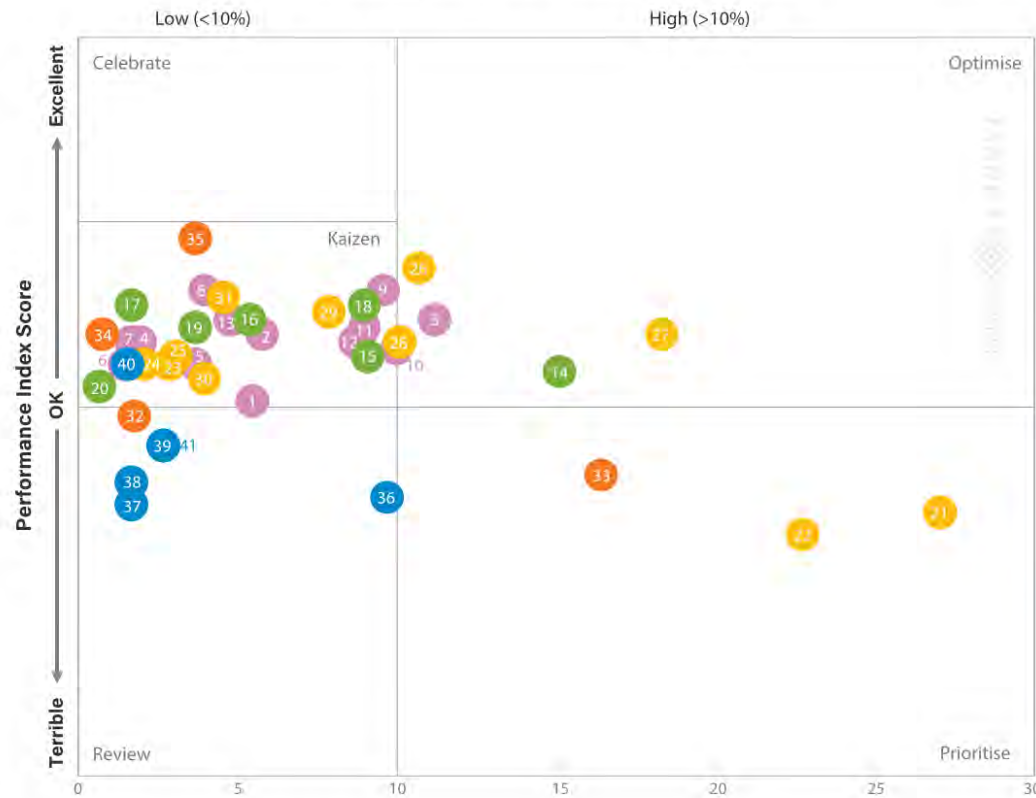


Local Priorities

To understand local needs and priorities, the City of Nedlands commissioned an independent review. In April 2023, 1,686 community members completed a MARKYT® Community Scorecard. The top priority was responsible growth and development, followed by planning and building approvals, streetscapes, trees and verges, development of the town centre and local shopping areas, and efforts to promote and adopt sustainable practices to manage climate change.

MARKYT Community Priorities

COMMUNITY PRIORITIES (% of respondents)



- 1 Youth services and facilities
- 2 Family / children services
- 3 Seniors' services and facilities
- 4 Disability access and inclusion
- 5 Respect for First Nations culture
- 6 Multiculturalism / cultural diversity
- 7 Volunteer recognition and support
- 8 Health and community services
- 9 Sport and recreation
- 10 Festivals, events, art and culture
- 11 Safety and crime prevention
- 12 Lighting of streets / public places
- 13 Animal management
- 14 Sustainable practices
- 15 Conservation and environment
- 16 River foreshore management
- 17 Swanbourne Beach / coastal management
- 18 Waste management
- 19 Noise, pests, food inspections, etc
- 20 Natural disaster management
- 21 Responsible growth and development
- 22 Planning and building approvals
- 23 Housing
- 24 Local history and heritage
- 25 Community buildings, halls, toilets
- 26 Playgrounds, parks and reserves
- 27 Streetscapes, trees and verges
- 28 Footpaths, trails and cycleways
- 29 Local roads
- 30 Parking management
- 31 Public transport
- 32 Economic development
- 33 Town centres / local shopping areas
- 34 Access to education / training
- 35 Library services
- 36 Council's leadership
- 37 Advocacy & lobbying
- 38 Consultation
- 39 Communication
- 40 Customer service
- 41 Embracing innovation / technology

* Kaizen = provide continuous improvement



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Our Purpose and Values

The City of Nedlands exists to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.

This is in accordance with the *Local Government Act 1995* (Section 1.3 (3) Role of Local Government).

We fulfil our purpose through the following roles:



Lead

We lead strategic planning to create and achieve a shared vision for the future.



Provide

We provide infrastructure, services and events to meet local needs.



Advocate

We are a voice for the local community on contemporary issues.



Educate

We deliver public education programs for improved sustainability and wellbeing.



Facilitate

We enable service delivery through partnerships, funding and other support.



Regulate

We regulate compliance with legislation, regulations, local laws and policies.

Our values

Partnership

We work together for the benefits of the community.

Fairness

We provide consistent, fair and unbiased treatment for the whole community.

Accountability

We conduct our business and all our services in an open, transparent and financially responsible manner.



Our 10 year vision

Sustainable and responsible for a bright future

The City of Nedlands is a harmonious, inclusive, and healthy community where people enjoy living through different ages and life-stages.

We live sustainably within the natural environment, clean and green, with a growing urban forest.

We are growing and developing responsibly to enhance our lifestyle, unique heritage and character, and beautiful parks and gardens.

We are a smart, connected community with access to quality life-long learning opportunities and vibrant town centres.

We have collaborative leadership, working with the community and key stakeholders to strengthen overall quality of life.





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Desired outcomes

To achieve the vision, the community helped to shape a plan for the future with 12 desired outcomes across five broad categories – People, Planet, Place, Prosperity and Performance.





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People

We aspire to have a harmonious, inclusive and healthy community where people enjoy living through different ages and life-stages.

Current situation

The City of Nedlands has an active and involved community. In 2021-22, Nedlands and Mt Claremont libraries had 82,899 visits, local sporting clubs had 13,390 members, 3,500 people attended courses at Tresillian Arts Centre, and 2,335 people attended Summer Concerts in the Parks.

Safe and welcoming, the City received a score of 60 points for community safety and crime prevention in the MARKYT® Community Scorecard; the second highest rated metropolitan council in WA.

Community members identified seniors' services, facilities and care, and festivals, events, arts and culture as areas to optimise moving forward.

Community members aged 50 years and older gave services, facilities, and care for seniors a score of 57 points out of 100. This is marginally above the industry average. The community would like better access to aged care accommodation, home support services, community transport, recreation and wellbeing, and life-long learning opportunities.

Festivals, events, art and cultural activities also scored moderately with 57 points. Scores were lower among younger adults and culturally diverse people. To improve, community members suggest activation of local parks and the foreshore with music and wine festivals, pop-up markets, food trucks, outdoor films, sculpture trails, and other activities.

Recent achievements



Support for young artists

The Emerge: Youth Art Awards 2023 showcased a record-breaking number of young artists aged 12-25 years. There were 172 entries of outstanding paintings, prints, photography and sculptures, with the winners sharing a \$2,250 prize pool.



Giving back to the community

The City of Nedlands' community grants program helped with the establishment of a disability basketball league, community events hosted by local primary schools and the Nedlands Toy Library, a commemorative tree-planting afternoon tea, a training event for budding entrepreneurs, and much more. Visit the City of Nedlands website to find out more about our Community Grants Program.



8,300 volunteer hours

Local volunteers have helped to deliver critically needed services, including Nedlands Community Care, Positive Ageing and Bushcare programs, extension services in our local libraries, and the Tresillian Arts Centre. Thank you to all of our Volunteer Drivers, Local History Assistants, Activity Assistants, Tech-Help Volunteers, Book Club Facilitators, Bushcare Assistants, Books on Wheels Selectors, Bus Assistants and more for 8,300 hours of service.

What we will keep doing

Council will continue to deliver and support services that contribute to achievement of the People aspiration and outcomes. These services include:

- Community development
- Community programs and events
- Positive Ageing program
- Youth development
- Childcare services
- Tresillian Arts Centre
- Sport and recreation services
- Volunteer services
- Animal management and control

Service teams each have a Service Plan that focuses on ways to continuously improve customer experiences, business efficiencies, and overall value for money. Please refer to the Service Plans for more information.





Our plan for the future

Outcome 1. Art, culture and heritage are valued and celebrated.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
1.1. Grow participation in the arts, cultural activities, and community events.	1.1.1. Develop a Public Art Strategy to articulate the direction for public art in the local area.	Community Development Service Plan (2023/24)	Manager Community Development	●				
	1.1.2. Complete a review of the City's Events Program to deliver recommendations to activate the foreshore and local parks with a range of family friendly, inclusive activities and events. Community suggestions for consideration include activities that celebrate local history and cultural diversity (i.e. First Nations, Chinese New Year, Eid and Diwali), music and wine festivals, markets, food trucks, outdoor films and sculpture trails.	Community Programs & Events Service Plan (2023/24)	Manager Community Development	●				
1.2. Recognise and celebrate local First Nations peoples, places and stories.	1.2.1. Develop a Reflect: Reconciliation Action Plan (RAP), the first of four plans in Reconciliation Australia's RAP Framework.	Community Development Service Plan (2023/24)	Manager Community Development	●				
	1.2.2. Partner with key stakeholders to investigate options to reinvigorate the Whadjuk Trail Network.	Environmental Conservation Service Plan (2023/24)	Manager Compliance Services					○
1.3. Preserve and showcase local history and heritage.	1.3.1. Update the Local Heritage Survey and list of places the City deems are, or may become, of heritage significance.	Local Planning Framework; Urban Planning-Strategic Service Plan (2023/24)	Manager Urban Planning	●	○			
	1.3.2. Complete a Museum Feasibility Study to recognise viable locations to preserve and promote local history and heritage, including historical records and artifacts. Consider opportunities to collaborate with the Historical Society and neighbouring councils.	Library Services Service Plan (2023/24)	Manager Community Services			○		
	1.3.3. Investigate and cost options for a Heritage Circuit with informative signage and plaques to raise awareness of local history and heritage. Consider opportunities to collaborate with neighbouring councils.	Library Services Service Plan (2023/24)	Manager Community Services		○			
	1.3.4. Advocate for heritage and activation works to be completed at the Sunset Precinct, Jutland Parade.	CEO Office Service Plan (2023/24)	Chief Executive Officer	●	●	●	●	

● Fully funded ○ Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



Outcome 2. A healthy, active and safe community.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
2.1. Facilitate community health and wellbeing.	2.1.1. Develop a Local Public Health Plan in accordance with statutory requirements in the <i>Public Health Act 2016</i> .	Environmental Health Service Plan (2023/24)	Manager Health & Compliance	●				
2.2. Grow participation in sport and recreation activities.	2.2.1. Finalise the Strategic Active Sports Facilities Plan.	Sport & Recreation Service Plan (2023/24)	Manager Community Development	●	●			
	2.2.2. Prepare the Highview Park Masterplan.	Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager Assets / Manager City Projects					○
	2.2.3. Support club plans to upgrade existing sporting facilities to provide appropriate change room facilities for all genders.	Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager Assets / Manager City Projects		○	○	○	
	2.2.4. Support the Claremont Junior Football Club to apply for State Government funding to upgrade reserve floodlighting at College Park to cater for growing demand for Girls AFL games.	CEO Office Service Plan (2023/24)	Chief Executive Officer	●				
	2.2.5. Finalise options to upgrade reserve floodlighting at David Cruickshank Reserve.	Asset Management Service Plan (2023/24)	Manager Assets		○			
	2.2.6. Collaborate with the State Government and neighbouring councils to investigate suitable sites in Mt Claremont for mountain bike trails.	Sports & Recreation Service Plan (2023/24)	Manager Community Development	●	●			
2.3. Grow participation in volunteering.	2.3.1. Advertise volunteer opportunities across a broader range of communication channels and platforms to attract more volunteers of all ages.	Volunteer Services Service Plan (2023/24)	Manager Community Development	●	●	●	●	
	2.3.2. Provide an annual volunteer appreciation celebration to recognise and thank current volunteers.	Volunteer Services Service Plan (2023/24)	Manager Community Development	●	●	●	●	

● Fully funded ○ Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
2.4. Encourage the responsible ownership of pets.	2.4.1. Develop a community engagement program to promote and encourage responsible pet ownership, with consideration for new legislation in the <i>Dog Local Law 2021</i> and <i>Cat Local Law 2021</i> .	Rangers Service Plan (2023/24); Corporate Communications Service Plan (2023/24)	Manager Health & Compliance / Coordinator Communications & Engagement			○		
	2.4.2. Review locations where dogs are permitted to be off leash.	Rangers Service Plan (2023/24)	Manager Health & Compliance	●				
	2.4.3. Review and improve the process for raising and addressing animal complaints, mediating disputes, and enforcing regulations.	Rangers Service Plan (2023/24)	Manager Health & Compliance		●			
2.5. Provide safe community spaces.	2.5.1. Provide a campaign to improve community awareness of safety and security initiatives.	Communications Service Plan (2023/24)	Coordinator Communications & Engagement		○			
	2.5.2. Investigate potential savings and capacity to improve service levels of street lighting through the City's ownership of streetlights.	Asset Management Service Plan (2023/24)	Manager Assets	●	●			
	2.5.3. Audit City-owned lights along the foreshore and in parks, sports facilities and other public places to determine how to deliver safer and more sustainable lighting and incorporate recommendations into the Capital Works Program.	Asset Management Service Plan (2023/24)	Manager Assets			○		
	2.5.4. Complete feasibility assessments and design works for additional street lighting to improve safety along John XXIII Avenue between Mooroo Drive and Brockway Rd, and along Brockway Rd from Camelia Avenue to McGillivray Road.	Asset Management Service Plan (2023/24)	Manager Assets					○

● Fully funded ○ Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



Outcome 3. A caring and supportive community for all ages and abilities.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
3.1. Support the health and wellbeing of families and children.	3.1.1. Map existing facilities, services, events and activities for children aged 0-14 years, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. <i>When completing this review, include a review of College Park Family Centre to understand current and future needs among users of this facility.</i>	Youth Development Service Plan (2023/24); Community Development Service Plan (2023/24)	Manager Community Development		○			
3.2. Support young people to flourish.	3.2.1. Map existing facilities, services, events, activities and volunteer opportunities for young people aged 15-24 years, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. <i>When completing this review, consider access to mental health services, and investigate demand for a Youth Centre, new or upgraded skate parks, bike and pump tracks, and playground equipment for teenagers.</i>	Youth Development Service Plan (2023/24); Childcare Services Service Plan (2023/24)	Manager Community Development		○			
3.3. Support people to age safely, happily, with dignity and respect.	3.3.1. Map existing facilities, services, events, activities and volunteer opportunities for seniors, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. <i>When completing this review, consider access to aged care accommodation, home support services, community transport, recreation and wellbeing services and facilities, and life-long learning opportunities.</i>	Positive Ageing Service Plan (2023/24)	Manager Community Services		○			
	3.3.2. Extend the Positive Ageing Program to deliver more activities across the City of Nedlands.	Positive Ageing Service Plan (2023/24)	Manager Community Services	●	●	●	●	
3.4. Advance opportunities, community participation and quality of life for people with disability.	3.4.1. Review and update the Disability Access and Inclusion Plan.	Disability Access and Inclusion Plan (2018-24); Community Development Service Plan (2023/24)	Manager Community Development	●				
	3.4.2. Identify opportunities to improve universal access to Council facilities and reserves (i.e. self-opening doors, ramps, sealing footpaths and accessways, parking, beach and river access etc) and include specific actions when reviewing the Disability Access and Inclusion Plan and Capital Works Program.	Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager Assets	●	●	●	●	

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Planet

We aspire to live sustainably within the natural environment, clean and green with a healthy, growing urban forest.

Current situation

An established, leafy suburb, the City of Nedlands has 63 hectares of natural bushland and more than 24,000 trees across the area in public open spaces, along streets, and on private properties.

The community values the City's efforts to protect the natural environment and to preserve and grow the urban canopy and encourages the Council to do more.

In the MARKYT® Community Scorecard, performance scores were above average for efforts to promote and adopt sustainable practices, conservation and environmental management, and coastal and river foreshore management, and on par with the industry average for waste management.

The community would like the City to lead by example. Suggestions include increasing the use of renewable energy, transitioning to electric vehicles, reducing water usage in public spaces, and improving waste management.

The City is encouraged to promote greater community awareness and adoption of a broad range of sustainable behaviours. Suggestions ranged from solar power, recycling, and active transport to Waterwise initiatives and passive housing design.

Recent achievements



Greening the area

15,000 local provenance seedlings were planted across bushland and greenways to help protect and enhance the natural environment. In addition, the City has been planting 500 sapling trees per year to help sustain and grow the urban forest.



Swanbourne coastal dunes enhancement

5,300 local provenance species were planted along Swanbourne's coastline to increase habitat and improve ecological corridors. This important project was made possible thanks to grant funding and a partnership with the Swanbourne Coastal Alliance.



Sustainable waste management

Food organic garden organic (FOGO) waste services were introduced to divert organic waste from landfill and produce high-quality compost, suitable for use across horticulture, agriculture, mining, civil works and commercial landscaping.



Concrete recycling helps with waste reduction

The City found ways to increase recycling through its capital works program, diverting 1,200 tonnes of concrete and other materials from landfill by re-using these materials in roadworks projects.



Steps to mitigate for flood risks

In 2022-23, the City upgraded 14 crossovers to prevent stormwater on roads from entering private properties, and it replaced 16 grated lids with combination lids and installed 17 additional soak wells at strategic locations.

What we will keep doing

Council will continue to deliver and support services that contribute to achievement of the Planet aspiration and outcomes. These services include:

- Environmental health services
- Environmental conservation
- Community sustainability promotion
- Sustainable living programs
- Water conservation
- Energy and greenhouse management
- Groundwater monitoring
- Waste services
- Parks maintenance
- Urban tree planting
- Arboriculture
- Ranger services
- Emergency management

Service teams each have a Service Plan that focuses on ways to continuously improve customer experiences, business efficiencies, and overall value for money. Please refer to the Service Plans for more information.



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Give it a FOGO

Recyclables

- ♻️ Aluminium, steel cans
- ♻️ Glass bottles & jars
- ♻️ Plastic bottles & containers
- ♻️ Cardboard (flattened)
- ♻️ Paper (not shredded)

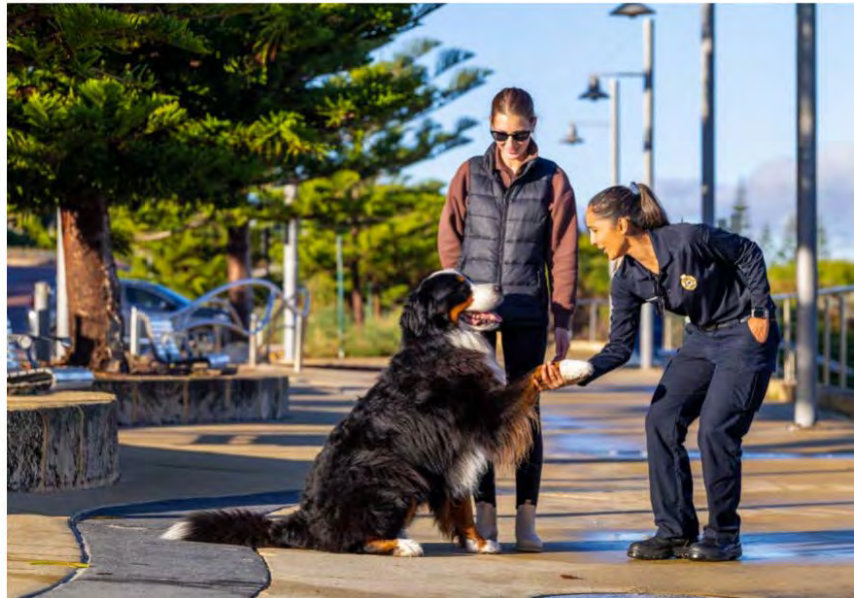
FOGO

- ♻️ Food scraps
- ♻️ Garden waste
- ♻️ Pizza boxes
- ♻️ Tissues & cardboard
- ♻️ Compostable liners

General waste

Or take to a REDcycle bin

- ♻️ Soft plastics





Our plan for the future

Outcome 4. Healthy and sustainable ecosystems.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
4.1. Conserve, restore and enhance local biodiversity and natural assets, including the river foreshore, coastline and remnant bushland.	4.1.1. Prepare a Coastal Hazard Risk Management and Adaption Plan for the river foreshore and coastline.	City Projects & Programs Service Plan (2023/24)	Manager City Projects	◉	◉			
	4.1.2. Review and update the City Greenway Policy.	Environmental Conservation Service Plan	Manager Parks Services		●			
	4.1.3. Review and update bushland management plans for Shenton Bushland, Hollywood Reserve, Birdwood Pde, Pt Resolution, Mt Claremont, and Allen Park. These plans aim to revegetate remnant bushland and wetlands to protect and enhance habitats for native flora and fauna, including black cockatoos.	Parks Service Plan (2023/24); Environmental Conservation Service Plan (2023/24)	Manager Parks Services			○	○	
4.2. Grow the urban forest.	4.2.1. Review and update the Urban Forest Strategy (2024-34). This plan will include a major audit of trees on City managed lands (parks, verges, etc), the establishment of a tree asset register that is maintained regularly, and development of a plant pathogen management plan. <i>When developing this plan, the City will set realistic canopy targets and develop a costed Tree Planting Program, with consideration for financial sustainability and whole-of-life costings.</i>	Urban Forest Strategy (2018-2023); Arboriculture Service Plan (2023/24)	Manager Parks Services	●				
	4.2.2. Implement the Tree Planting Program.	Urban Forest Strategy (2024-34)	Manager Parks Services	●	○	○	○	

● Fully funded ◉ Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



Outcome 5. Climate resilience.

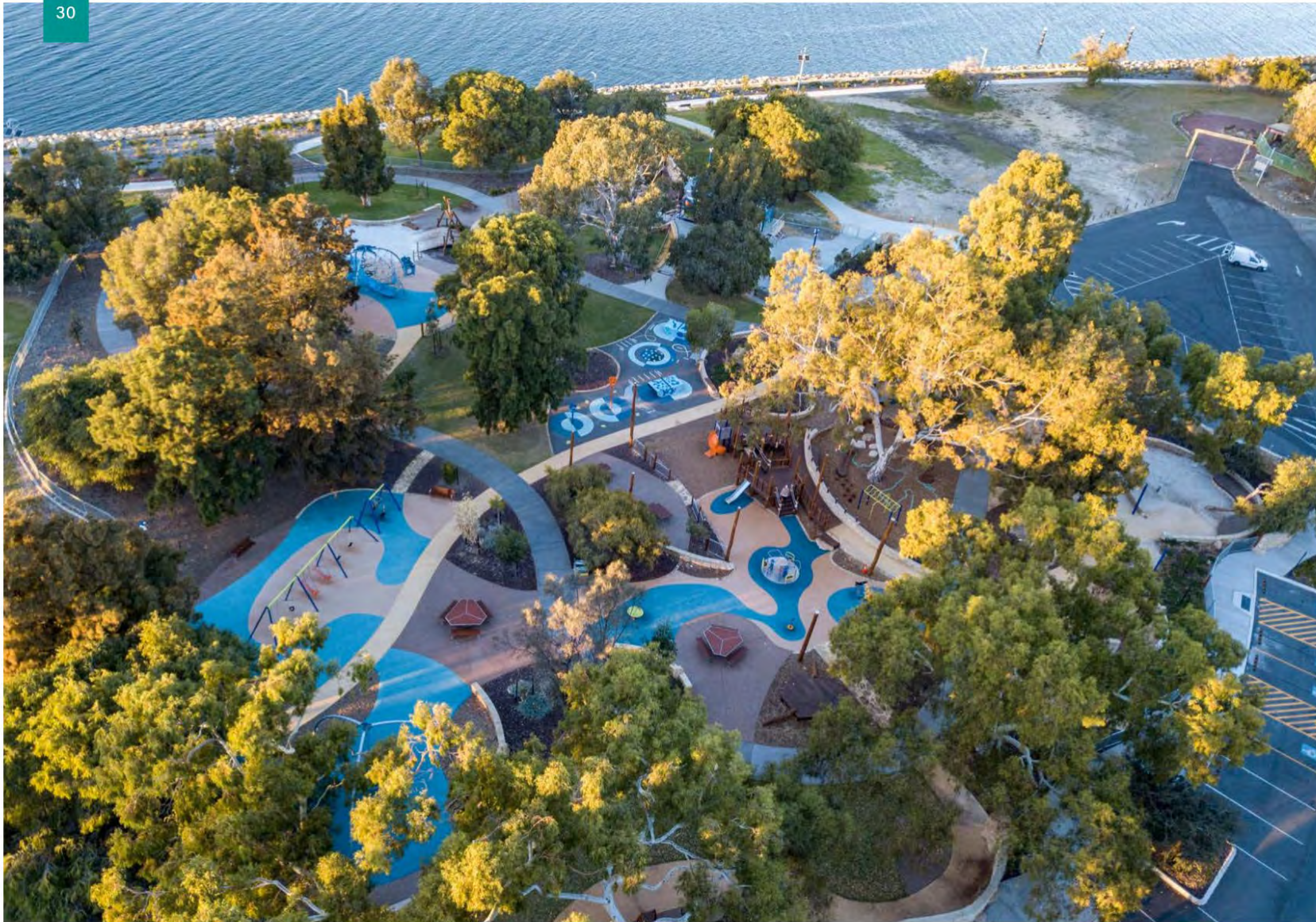
Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
5.1. Encourage the adoption of sustainable practices to work towards zero waste and being carbon neutral.	5.1.1. Prepare a Sustainability Strategy to guide the City's adoption of sustainable practices, improve community awareness and adoption of sustainable practices, and report on progress against key performance indicators via a Sustainability Dashboard Report.	Urban Forest Strategy 2018-2023; Sustainability Service Plan (2023/24); Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning		○	●		
	5.1.2. Collaborate with key stakeholders to develop an Electric Vehicle Charging Network Plan.	Transport & Development Service Plan (2023/24)	Manager Assets		●			
	5.1.3. Improve water management practices to achieve Gold Waterwise Status by 2025/26.	Parks Services Service Plan (2023/24)	Manager Parks Services	●	●	●		
	5.1.4. Assess and implement a new contract for improved bulk waste collection services.	Waste Management Service Plan (2023/24)	Manager Assets	●	●	●	●	
5.2. Strengthen adaptive capacity to climate-related hazards and natural disasters.	5.2.1. Develop a Stormwater Management Plan. This plan will determine drainage infrastructure requirements to minimise the risk of flooding, maximise stormwater infiltration at source, minimise pollutant discharge to the Swan River and recharge the aquifer.	Asset Management Service Plan (2023/24)	Manager Assets		○			
	5.2.2. Deliver drainage remediation as planned in the Capital Works Program and keep the community informed about progress.	Asset Management Service Plan (2023/24); Corporate Communications Service Plan (2023/24)	Manager Assets / Manager City Projects / Coordinator Communications & Engagement		○	○	○	

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Place

We aspire to grow and develop responsibly to enhance our lifestyle, unique heritage and character, and beautiful parks and gardens.

Current situation

The City of Nedlands is considered to be a great place to live with an overall place to live score of 85 points, 9 index points above the industry average.

With access to footpaths spanning more than 155km, over 180 hectares of public open space, 38 playgrounds and 10 sports fields, the community is happy with service delivery, with performance scores above the industry average.

Characterised by a variety of stunning Australian architecture including post war 1920's Federation, Californian Bungalows, Old English and Tudor style homes, and 1930s Spanish Mission and Mediterranean styles, local heritage contributes to a strong sense of identity and pride.

Over recent years there has been strong opposition by Council and the community to the approval of multiple high-rise developments by Development Assessment Panels, including approval for a development with 332 apartments spread across 17, 22 and 24-storey towers.

Responsible growth and development is the top priority in the local community. The performance index score is relatively low at 35 points, and 11 points below the industry average. The community would like the City to proactively work with the State Government to retain and enhance the area's unique character, and to ensure adequate provision of infrastructure and amenities to serve changing population needs.

Recent achievements



Valuing and protecting mature trees

Council has proposed important changes to the local planning framework to help conserve established trees. Once approved by the Western Australian Planning Commission, landowners will be required to seek permission before removing trees on private land, which will help to look after the urban tree canopy.



Swanbourne Nedlands Surf Club Upgrade

Swanbourne Nedlands Surf Club completed a \$2.6 million upgrade of its facilities including new, dedicated change room facilities for females, thanks to support and funding contributions from Lotterywest, State and Federal governments, Swanbourne Nedlands Surf Life Saving Club, and the City of Nedlands.



Capital works projects completed

Several capital works projects have been undertaken, including the \$1.5 million Waratah Avenue renewal project, along with road resurfacing on Pine Tree Lane, Lobelia Drive, Portland St, Mooroo Drive and Smyth Road, and the Alfred and Rochdale roads intersection.



Service delivery improvements

With a focus on improving customer service, the City has processed 701 building applications with 98% of these applications processed within statutory timeframes. The City also reduced capital works construction timeframes from 20 to 8 days per 100 metres.

What we will keep doing

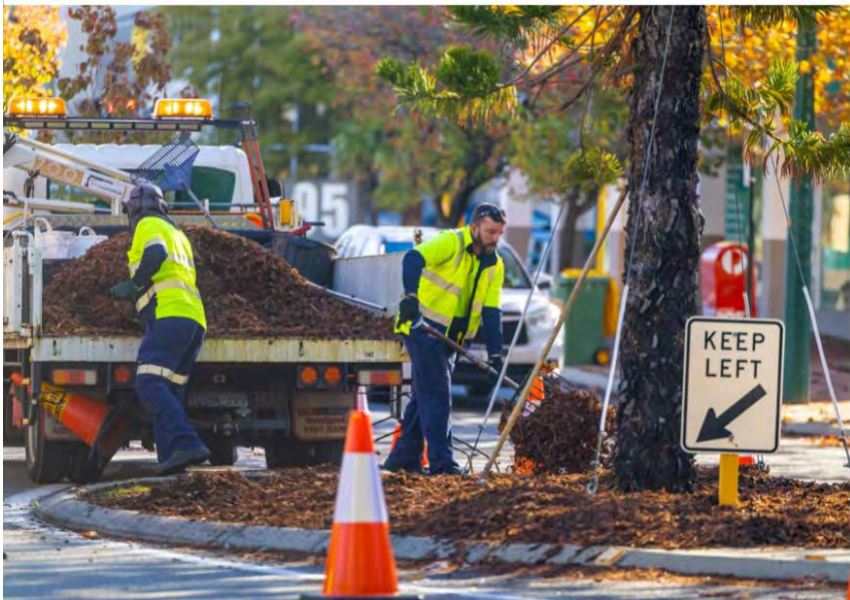
Council will continue to deliver and support services that contribute to achievement of the Place aspiration and outcomes. These services include:

- Building services
- Statutory urban planning
- Strategic urban planning
- City projects
- Civil maintenance
- Building maintenance
- Asset management
- Transport and development
- Parking compliance

Service teams each have a Service Plan that focuses on ways to continuously improve customer experiences, business efficiencies, and overall value for money. Please refer to the Service Plans for more information.



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Our plan for the future

Outcome 6. Sustainable population growth with responsible urban planning.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
6.1. Responsible planning and development to enhance liveability and the area's unique character.	6.1.1. Review the Local Planning Framework in collaboration with the community and State Government to agree on an approach for responsible and sustainable development that meets local community needs. When reviewing the framework consider Nedlands town centre, local community hubs, housing needs, appropriate sites for high-density dwellings, and green spaces.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●	○	○		
	6.1.2. Progress Scheme Amendment 13 - Stirling Highway and related policies to introduce limits on building heights.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●				
	6.1.3. Develop a Planning Policy to mandate sustainable practices in new builds.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●	●			
	6.1.4. Prepare the Mt Claremont Masterplan to resolve land use within and surrounding the Subiaco Wastewater Treatment Plant odour buffer and Graylands Hospital.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning		○			
	6.1.5. Prepare an Integrated Transport Strategy, in consultation with the community and neighbouring councils to meet needs in relation to paths, cycleways, roads, parking, and public transport.	Transport & Development Service Plan (2023/24)	Manager Assets	●				
	6.1.6. Complete a customer experience review to improve the planning and building approval process through to building completion, for all stakeholders.	Urban Planning - Statutory Service Plan (2023/24); Building Services Statutory Service Plan (2023/24)	Manager Urban Planning / Manager Building Services		●			

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Outcome 7. Attractive and welcoming places.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
7.1. Provide quality community buildings, halls and toilets.	7.1.1. Develop a Land Asset Optimisation Strategy to identify opportunities to improve, rationalise or share community assets to ensure sustainable and optimal use of Council assets and resources.	Land & Property Service Plan (2023/24)	Coordinator Land & Property	●	○			
	7.1.2. Develop a business case for the future operations of the buildings in the Lawler Park precinct with consideration for sport, performing arts and culture, and community meeting space.	Asset Management Service Plan (2023/24)	Manager Assets	○				
	7.1.3. Investigate demand for new and upgraded public toilets in priority locations (i.e. Charles Court Reserve and Swanbourne Beach).	Asset Management Service Plan (2023/24)	Manager Assets					○
7.2. Enhance playgrounds, parks and reserves.	7.2.1. Implement the preferred developer contribution model (cash in-lieu of land for public open spaces).	Urban Planning - Statutory Service Plan (2023/24)	Manager Urban Planning	●	●			
	7.2.2. Undertake a review of public open space requirements to meet current and future needs. Align recommendations with findings from the service mapping exercises for youth, families and seniors, and the review of the Disability Access and Inclusion Plan.	Community Development Service Plan (2023/24)	Manager Community Development			○		
	7.2.3. Develop a River Foreshore Management Strategy to improve social, economic and environmental outcomes.	City Projects & Programs Service Plan (2023/24)	Manager City Projects	●				
	7.2.4. Upgrade the playground in front of The Shorehouse, Swanbourne.	City Projects & Programs Service Plan (2023/24)	Manager City Projects		○			
	7.2.5. Prepare a Concept Plan for the Loreto Primary School site with consideration for the community's aspirations.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●	●			
	7.2.6. Partner with the Metropolitan Cemeteries Board to investigate ways to improve amenities and safety around Karrakatta Cemetery, with consideration for security, parking, verges, lighting and visual screening planting.	Rangers Service Plan (2023/24); Environmental Conservation Service Plan (2023/24)	Manager Health & Compliance			●		

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Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
7.3. Provide beautiful, well-maintained streetscapes.	7.3.1. Install underground power in Hollywood East, Nedlands West and Nedlands North precincts.	City Projects & Programs Service Plan (2023/24)	Manager City Projects	●	○	○	○	○
	7.3.2. Develop a Waterwise Nature-strip Program.	Parks Service Plan (2023/24)	Manager Parks Services		○	○		
	7.3.3. Refer to the City's Urban Forest Strategy for further actions related to street trees.							

Outcome 8. A city that is easy to get around safely and sustainably.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
8.1. Encourage more people to walk, ride or use other forms of active transport.	8.1.1. Advocate for an underpass, traffic trench or similar solution across Stirling Highway to improve connectivity and safety for pedestrians and cyclists.	CEO Office Service Plan (2023/24)	Chief Executive Officer	●	●	●	●	
	8.1.2. Implement planned improvements to footpaths and cycleways as listed in the Capital Works Program.	Draft Capital Works Program; Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager City Projects	●	○	○	○	
8.2. Encourage greater use of public and shared transport.	8.2.1. Advocate for improvements in public transport services, and initiatives to increase commuter awareness and usage across the City of Nedlands.	CEO Office Service Plan (2023/24); Transport & Development Service Plan (2023/24)	Chief Executive Officer	●	●	●	●	
	8.2.2. Develop and communicate an advocacy position for alternative transport options.	CEO Office Service Plan (2023/24); Transport & Development Service Plan (2023/24); Communications & Engagement Service Plan (2023/24)	Chief Executive Officer			●	●	

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Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
8.3. Deliver an efficient, safe and sustainable road network.	8.3.1. Undertake a comprehensive traffic modelling study to be used proactively with future developments, including proposed developments at the Captain Stirling site.	Transport & Development Service Plan (2023/24)	Manager Assets	●	○	○	○	
	8.3.2. Complete planned roadworks as described in the Capital Works Program.	Asset Management Plan - Roads (2023-25); Draft Capital Works Program; Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager City Projects	●	○	○	○	
	8.3.3. Progress plans and seek funding to upgrade lane ways systematically across the City of Nedlands.	Asset Management Service Plan (2023/24); City Projects & Programs Service Plan (2023/24)	Manager Assets / Manager City Projects	○	○	○	○	○
8.4. Effectively manage parking supply and affordability.	8.4.1. Develop a Parking Strategy to manage growing demand and traffic congestion.	Transport & Development Service Plan (2023/24)	Manager Assets		○			

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Prosperity

We aspire to be a smart, connected community with access to quality life-long learning opportunities and vibrant town centres.

Current situation

The City of Nedlands is home to one of the most affluent and educated communities in Australia. The City of Nedlands' Socio-Economic Index for Australia (SEIFA) ranking has the City of Nedlands placed 9th out of 545 local government areas, and in the 2021 ABS Census, 66% of residents who had undertaken post-secondary education held a Bachelor degree or higher, well above the WA average of 38%.

With world class education facilities on the doorstep, including the University of Western Australia, Shenton College, and various private schools, the City's score for access to education is 10 index points above the industry average.

Overall, the City is seen to be a good place to own or operate a business. However, there is a need to improve the development and activation of town centres and local shopping areas.

Residents in Nedlands North and South provide the lowest scores, giving their town centre and local shopping areas scores of 33 and 37 points, respectively. This compares to an industry high across other councils of 65 points. Community suggestions include supporting the development and activation of the Captain Stirling shopping centre, collaborating with the City of Perth to activate Hampden Road and Broadway precincts, and improving the Waratah Village precinct in Dalkeith.

Recent achievements



Strong development pipeline

As of 30 June 2023, the City of Nedlands had commercial and mixed-use development applications in the pipeline valued at around \$500 million. This included significant proposals along Stirling Highway and in the Montario Quarter development of Shenton Park.



High demand for library services

In 2022/23, there were 79,073 visits to Nedlands and Mt Claremont libraries. Demand for digital services was on the rise with a 16% increase over the year in the use of eAudiobooks, eBooks and eMagazines.

What we will keep doing

Council will continue to deliver and support services that contribute to achievement of the Prosperity aspiration and outcomes. These services include:

- Strategic urban planning
- Trading in Public Places
- Library services

Service teams each have a Service Plan that focuses on ways to continuously improve customer experiences, business efficiencies, and overall value for money. Please refer to the Service Plans for more information.





Our plan for the future

Outcome 9. A vibrant local economy.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
9.1. Revitalise commercial areas to retain, support and attract businesses.	9.1.1. Partner with the State Government and City of Perth to prepare a UWA-QEII Precinct Plan.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning	●	○	●	●	
	9.1.2. Develop a Place Vision for the Nedlands Town Centre.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning		○			
	9.1.3. Create an agreement with the City of Perth to co-create Place Plans for Hampden Rd and Broadway to revitalise and activate shared village precincts.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning					○
	9.1.4. Develop a Place Plan for Waratah Village to revitalise and activate the community hub.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning					○
	9.1.5. Develop a Place Plan for Mt Claremont Shopping Precinct to revitalise and activate the community hub.	Urban Planning - Strategic Service Plan (2023/24)	Manager Urban Planning					○

Outcome 10. Active participation in education and lifelong learning.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
10.1. Facilitate access to quality education and lifelong learning opportunities for all.	10.1.1. Undertake a review of the City's library services and propose a costed improvement program to meet current and future needs.	Library Services Service Plan (2023/24)	Manager Community Services		○			

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Performance

We aspire to have collaborative leadership, working with the community and key stakeholders to strengthen overall quality of life.

Current situation

In 2010, the State Government published *Directions 2031 and Beyond*, with an expectation for the central sub-region of the Perth metropolitan area, of which the City of Nedlands is a part, to accommodate population growth of 205,000 people and 121,000 new dwellings.

With high growth and changing land uses, the community is uncertain about the future direction in the City of Nedlands. In a recent study, only 18% of respondents agreed that the City of Nedlands had developed and communicated a clear vision for the future.

The community would like stronger and more effective leadership, community engagement and advocacy to ensure local views are heard, understood, valued and respected.

"Demonstrate commitment to a shared vision and outcomes through positive behaviour."

"A more collaborative council that can actually work together to achieve meaningful outcomes."

"The Council should take much more notice of what the community is saying."

City of Nedlands employees would like a stronger focus on policy development, effective systems and processes, and staff retention to support them to improve business efficiencies and customer experiences.

Recent achievements



New Governance Framework Policy
The City has developed a new Governance Framework Policy to transform the Council meeting structure, increase transparency of decision making, and encourage greater community participation.



Improved Workplace Culture
In the City's most recent CULTYR® Employee Scorecard, overall workplace ratings increased by 8 index points, up from 58 points in 2020 to 66 points in 2021. The Net Promoter Score also increased by 19 points.



Organisational review
Following an in-depth review of the organisation, Council adopted a new service planning approach with the objective to improve the quality of service delivery to the community.



New Website Launched
A new City of Nedlands website has been launched to make it easier for the community to access services and information as well as improve the overall customer service experience.

What we will keep doing

Council will continue to deliver and support services that contribute to achievement of the Performance aspiration and outcomes, such as:

- CEO Office
- Members of Council
- Governance and legal
- Strategic planning and projects
- Corporate communications
- Customer services
- Human resources
- Finance services
- Information and communication technology
- Information and records management
- Land and property
- Fleet

Teams will focus on continuous improvement in these areas. Please refer to service area plans for more details.





Our plan for the future

Outcome 11. Effective leadership and governance.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
11.1. Strengthen Council's leadership and governance.	11.1.1. Support councillors to complete mandatory councillor training (i.e. Councillor Member Essentials Training modules with WALGA).	Governance Framework; Members of Council Service Plan (2023/24)	Chief Executive Officer	●		●		
	11.1.2. Provide standardised council meeting procedures, in accordance with the Local Government Reform process.	Governance Framework; Governance & Legal Service Plan (2023/24)	Coordinator Governance & Legal	●				
	11.1.3. Review the Council Plan annually. <i>In accordance with statutory requirements, review Corporate Business Plan elements annually, and complete a minor desktop review of Strategic Community Plan elements once every two years, and a major review once every four years. The next major review is due in 2027/28.</i>	Strategic Planning & Projects Service Plan (2023/24)	Coordinator Corporate Planning & Performance	●	●	○	●	○
	11.1.4. Update the Risk Management Framework to identify and mitigate risks.	Governance Framework; Governance & Legal Service Plan (2023/24)	Coordinator Governance & Risk	●				
	11.1.5. Develop an Advocacy Plan for Council to proactively partner with the State Government and other key stakeholders on issues of local significance.	CEO Office Service Plan 2022/23	Chief Executive Officer		○			
	11.1.6. Review and update the Workforce Plan to ensure the City is sufficiently resourced to deliver services and projects to meet community needs.	Workforce Plan (2022-33); CEO Office Service Plan (2023/24)	Chief Executive Officer	●	●	●	●	
	11.1.7. Undertake the Employee Culture Survey.	Workforce Plan (2022-33); CEO Office Service Plan (2023/24)	Chief Executive Officer		○		○	
	11.1.8. Implement the One Council Platform to centralise and integrate digital systems to improve business efficiencies, customer experiences, and timeliness of communication (i.e. providing improved access to time-sensitive, critical information relating to new developments).	Workforce Plan (2022-33); OneCouncil Project Service Plan (2023/24); ICT Service Plan (2023/24)	Manager ICT	●	○			
	11.1.9. Develop a Strategic Project Development policy to guide the project inception and due diligence of City of Nedlands Strategic Projects.	Technical Services Administration (2023/24)	Director Technical Services	●				

● Fully funded ◐ Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)



Outcome 12. A happy, well-informed and engaged community.

Objectives	Actions	Informing strategies	Lead	23/24	24/25	25/26	26/27	Future
12.1. Effectively inform and engage the community about local services and events, key projects, consultation outcomes, Council decisions, and budget allocations.	12.1.1. Develop a Community Engagement Charter in accordance with the Local Government Reform and as part of an overall Community Engagement Framework. <i>The charter must set out how the City will engage with ratepayers and the community about the local government's proposed policies, initiatives, and projects.</i>	Corporate Communications Service Plan (2023/24)	Coordinator Communications & Community Engagement	●				
	12.1.2. Develop a Communications Agreement, in accordance with the Local Government Reform. <i>This agreement must address how council members may seek information and assistance from administration in carrying out their role.</i>	Corporate Communications Service Plan (2023/24)	Coordinator Communications & Engagement	●				
	12.1.3. Prepare a Communications Plan, as part of an overall Community Engagement Framework, to raise awareness of the City's projects, facilities, services, events and other issues of importance, with consideration for how to target communications to reach and engage different community groups.	Corporate Communications Service Plan (2023/24) / Community Development (2023/24)	Coordinator Communications & Community Engagement / Manager Community Development		○			
	12.1.4. Introduce a user-friendly online mapping tool to communicate the location and status of City projects (roads, parks, events, etc).	ICT Service Plan 2022/23	Manager ICT			○		
12.2. Improve the customer experience.	12.2.1. Complete an independent community survey to benchmark service levels and map community priorities, in accordance with best practice and the proposed Local Government Reform.	Strategic Planning & Projects Service Plan (2023/24)	Coordinator Corporate Planning & Performance		○		○	
	12.2.2. Update the Service Plan for each team, on an annual basis, to continuously review and enhance customer service levels.	Strategic Planning & Projects Service Plan (2023/24)	Coordinator Corporate Planning & Performance	●	●	●	●	
	12.2.3. Develop a Digital Transformation Strategy to improve delivery of City services on a device, time and place of choice for customers.	Workforce Plan (2022-33); CEO Office Service Plan 2022/23	Chief Executive Officer		○			

● Fully funded ○ Partially funded ○ Unfunded (requires external funding or is dependent on Council's annual budget process)





Informing Strategies and Plans

As specified in the State Government's Integrated Planning and Reporting Framework and Guidelines, the Council Plan has been informed by the Long-Term Financial Plan, Asset Management Plans, Workforce Plan, Risk Management Framework and various issue-specific strategies and plans.

Long-Term Financial Plan

The Long-Term Financial Plan is Council's 10-year financial planning document. It is created with consideration for forecast income, cash flow, rate setting, financial position and equity statements. These statements are supported by details of assumptions on which the plan has been developed, projected income and expenditure, scenario modelling and sensitivity analysis, major capital works schedules, and risk assessments of major projects. Contact the City to request a current copy of the Long-Term Financial Plan.

Asset Management Plans

Effective management of local government assets is crucial to the sustainable delivery of services to meet community needs. Asset management planning is essential to ensure that assets are created, maintained, renewed, and retired or replaced at appropriate intervals to ensure continuity of services at chosen service levels. Contact the City to request copies of current Asset Management Plans.

Workforce Plan

The Workforce Plan helps to shape the workforce now and for the future. It provides a coordinated approach for resourcing key projects, services, and operations to meet organisational objectives and community priorities. The Workforce Plan profiles the current workforce, considers labour market forces and trends, identifies skill, knowledge and resourcing gaps, advises on recruitment, training and retention strategies to close any gaps, conducts risk assessment and proposes mitigation strategies, and monitors and reports on key performance indicators. Contact the City to request a copy of the Workforce Plan.

Risk Management Framework

The City of Nedlands' Risk Management Framework is being developed. The Framework will encourage and guide Councillors and officers to identify, analyse, evaluate, treat, monitor and communicate risks to maximise the potential to achieve goals and objectives and minimise potential for harm or loss.

Issue-specific strategies and plans

The City of Nedlands has various issue-specific strategies and plans. Several of these plans fulfill statutory requirements such as the Local Planning Framework, Disability and Inclusion Plan, Public Health Plan, and Waste Plan. Additional plans and strategies have been created to provide an in-depth review and assessment of options to address local priorities, such as the Urban Forest Strategy and Integrated Transport Strategy.

The following table lists informing plans and strategies that make up the City of Nedlands management framework, the current status of these documents, time frame for review and, as necessary, the development of these documents. All of these documents are available on the City of Nedlands website.



Informing plans and strategies	Lead Officer	Status	Year adopted or last reviewed	Year to be developed, reviewed or retired
Statutory plans and strategies:				
Asset Management Strategy (2019-29)	Manager Assets	Active	2019	2024-25
Asset Management Plan - Buildings	Manager Assets	Active	2022	2024-25
Asset Management Plan - Drainage	Manager Assets	Active	2022	2024-25
Asset Management Plan - Fleet	Manager Assets	Active	For adoption	2024-25
Asset Management Plan - Parks	Manager Assets	Active	2022	2024-25
Asset Management Plan - Paths (2023-25)	Manager Assets	Active	2022	2024-25
Asset Management Plan - Roads (2023-25)	Manager Assets	Active	2022	2024-25
Community Engagement Charter	Coordinator Communications & Engagement	Proposed		2023-24
Disability Access and Inclusion Plan (2018-2024)	Manager Community Development	Active	2018	2023-24
Equal Opportunity & Diversity Plan	Manager Human Resources	Active	2023	2024-25
Local Planning Framework (Scheme)	Manager Urban Planning	Active	2023	2025-26
Local Planning Framework (Strategy)	Manager Urban Planning	Active	2017	2025-26
Long-Term Financial Plan (2023-2038)	Manager Financial Services	Active	2023	2024-25
Public Health Plan	Manager Health & Compliance	Proposed		2023-24
Risk Management Framework	Coordinator Governance & Risk	Proposed		2023-24
Waste Plan	Manager Assets	Active	2022	2024-25
Workforce Plan (2022-33)	Coordinator Corporate Planning & Performance	Active	2022	2024-25
Non-statutory plans and strategies:				
Advocacy Plan	Chief Executive Officer	Proposed		2024-25
Bushland Management Plan	Manager Parks	Proposed		2025-27
Business Continuity Plan	Manager ICT	Active	2023	2024-25
Capital Works Program	Manager Assets; Manager City Projects & Programs	Active	2023	2024-25
Closed Circuit Television Strategy	Manager Health & Compliance	Proposed		2024-25
Coastal Hazard Risk Management and Adaption Plan	Manager City Projects & Programs	Proposed		2023-25
Communications Plan	Coordinator Communications & Engagement	Proposed		2024-25
Digital Transformation Strategy	Chief Executive Officer	Proposed		2023-24



Informing plans and strategies	Lead Officer	Status	Year adopted or last reviewed	Year to be developed, reviewed or retired
Non-statutory plans and strategies (continued):				
Electric Vehicle Charging Network Plan	Manager Assets	Proposed		2023-24
Information and Communications Technology Strategy	Manager ICT	Proposed		2023-24
Integrated Transport Strategy	Manager Assets	Proposed		2023-24
Land Asset Optimisation Strategy	Coordinator Land & Property	Proposed		2023-25
Parking Strategy	Manager Assets	Proposed		2024-25
Public Art Strategy	Manager Community Development	Proposed		2023-24
Reconciliation Action Plan	Manager Community Development	Proposed		2023-24
River Foreshore Management Strategy	Manager City Projects & Programs	Proposed		2023-24
Service Plans (for each Service Team)	Coordinator Corporate Planning & Performance	Active	2023	2024-25
Stormwater Management Plan	Manager Assets	Proposed		2024-25
Stormwater Management Strategy	Manager Assets	Proposed		2024-25
Strategic Active Sports Facilities Plan	Manager Community Development	Proposed		2023-24
Sustainability Strategy	Manager Urban Planning	Proposed		2024-25
Urban Forest Strategy (2018-2023)	Manager Parks Services	Active	2018	2023-24
Informing frameworks and charters:				
Governance Framework	Coordinator Governance & Risk	Active	2023	2024-25
Project Management Framework	Director Technical Services	Proposed		2023-24
Customer Service Charter	Manager ICT	Active	2023	2024-25
Leadership Charter	Chief Executive Officer	Proposed		2023-24





Service Area Planning

Service teams are responsible for delivering priority projects in this plan, along with existing services and facilities, to meet statutory requirements and community needs.

Every team is responsible for developing and implementing a Service Plan to continuously improve the customer experience, business efficiencies, and value for money. Teams are required to review and update their Service Plan annually. This table provides an overview of the service teams, services they are responsible for, number of employees expressed as the full-time equivalent (FTE), and the forecast net cost of service for the current financial year.

Directorate	Service Team	Services	Employees (FTE)		Net cost of service (2023/24)	
			Year-Start	Year-End		
Office of the CEO	CEO Office	<ul style="list-style-type: none"> CEO Office Administration Organisational Development 	<ul style="list-style-type: none"> Executive Management Team Support 	1.20	1.20	(\$434,480)
	Members of Council	<ul style="list-style-type: none"> Council Members Support Council Meeting Support 	<ul style="list-style-type: none"> Local Government Elections 	0.80	0.80	(\$709,829)
	Governance & Legal	<ul style="list-style-type: none"> Governance Risk Management 	<ul style="list-style-type: none"> Legal Services 	1.80	1.80	(\$350,892)
	Strategic Planning & Projects	<ul style="list-style-type: none"> Corporate Planning Corporate Reporting 	<ul style="list-style-type: none"> Business Improvement 	1.40	1.40	(\$356,099)
	Corporate Communications	<ul style="list-style-type: none"> Community Engagement Internal Communications External Communications 	<ul style="list-style-type: none"> Digital Channels Management Media 	2.60	2.60	(\$479,594)
	Human Resources	<ul style="list-style-type: none"> Recruitment Employee Relations 	<ul style="list-style-type: none"> Workplace Health & Safety 	3.80	3.80	\$0
Corporate Services Directorate	Corporate Services Administration	<ul style="list-style-type: none"> Corporate Services Administration 		2.00	2.00	\$287,925
	Land & Property	<ul style="list-style-type: none"> Land Asset Optimisation Land Asset Investment 	<ul style="list-style-type: none"> Property Management 	1.00	1.00	\$263,920
	General Financial Services	<ul style="list-style-type: none"> Accounting Services Rates & Other Revenue Procurement 	<ul style="list-style-type: none"> Payroll Internal Audit 	10.00	10.00	\$27,842,893
	Information & Communication Technology	<ul style="list-style-type: none"> ICT Services ICT Support 		5.25	5.25	\$0
	OneCouncil Project	<ul style="list-style-type: none"> One Council Project 	<ul style="list-style-type: none"> One Council System Support 	6.25	6.25	(\$Capex)
	Information & Records Management	<ul style="list-style-type: none"> Information Management Records Management Freedom of Information 	<ul style="list-style-type: none"> Information & Records Support Business Continuity 	3.85	3.85	\$0
	Customer Services	<ul style="list-style-type: none"> Customer Services 		4.25	4.25	\$0



Directorate	Service Team	Services	Employees (FTE)		Net cost of service (2023/24)
			Year-Start	Year-End	
Community & Community Services Directorate	Customer & Community Services Administration	<ul style="list-style-type: none"> Customer & Community Administration 	1.00	1.00	(\$132,839)
	Library Services	<ul style="list-style-type: none"> Library Services Local Studies 	11.05	11.05	(\$2,166,051)
	Childcare Services	<ul style="list-style-type: none"> Childcare Services Point Resolution Childcare Centre 	6.80	6.80	\$146,911
	Positive Ageing	<ul style="list-style-type: none"> Affinity Club Connected Seniors 	2.10	3.40	(\$382,598)
	Community Development	<ul style="list-style-type: none"> Reconciliation Disability Access & Inclusion Public Art 	1.00	1.00	(\$760,042)
	Community Programs & Events	<ul style="list-style-type: none"> Community Programs Community Events Community Grants External Event Approvals Citizenship Services 	1.00	1.00	(\$250,841)
	Sport & Recreation	<ul style="list-style-type: none"> Reserve Bookings Facility Usage Sports Club Liaison Community Sport & Recreation Facilities Fund 	1.00	1.00	(\$324,156)
	Volunteer Services	<ul style="list-style-type: none"> Volunteer Services Volunteer Appreciation Event 	0.60	0.60	(\$140,855)
	Youth Development	<ul style="list-style-type: none"> Youth Events & Activities Children's Events & Activities Youth Grants School Pools Subsidy School Holiday Programs 	1.00	1.00	(\$235,889)
	Tresillian	<ul style="list-style-type: none"> Exhibitions Courses Facility Lease & Hire 	2.32	2.32	(\$169,551)
Nedlands Community Care	<ul style="list-style-type: none"> In-Home Services & Support Waratah Social Club 	5.84	0.00	(\$275,579)	
Planning & Development Directorate	Planning & Development Services Administration	<ul style="list-style-type: none"> Planning & Development Services Administration 	1.00	1.00	(\$276,745)
	Building Services	<ul style="list-style-type: none"> Development Compliance Building Application Assessment Shared Services with other Local Governments Swimming Pools Inspections 	10.60	10.60	(\$775,463)
	Environmental Health	<ul style="list-style-type: none"> Food Businesses Public Building Event Management Personal Appearance Establishments Trading in Public Places Public Health Planning Mosquito & Rodent Control Noise Assessment & Monitoring Environmental Protection Recreational Water Quality Aquatic Facilities 	5.33	5.33	(\$898,362)
	Environmental Conservation	<ul style="list-style-type: none"> Bushland Management Volunteer Programs Community Engagement & Events Bush Fire Risk Management Feral Animal Management Sustainable Living Programs Community Sustainability Promotion Water Conservation Energy & Greenhouse Management Groundwater Monitoring 	1.33	1.33	(\$1,109,748)



Directorate	Service Team	Services	Employees (FTE)		Net cost of service (2023/24)	
			Year-Start	Year-End		
Planning & Development Directorate (continued)	Ranger Services	<ul style="list-style-type: none"> Parking Compliance Animal Management & Control Local Law (Various) Compliance 	<ul style="list-style-type: none"> Emergency Management (Prevention, Preparedness, Response and Recovery) 	6.34	6.34	(\$702,136)
	Urban Planning – Statutory	<ul style="list-style-type: none"> Development Assessment Development Compliance 	<ul style="list-style-type: none"> Statutory Policy Formulation Design Review Panel Administration 	7.17	7.17	(\$1,031,453)
	Urban Planning – Strategic	<ul style="list-style-type: none"> Planning Strategy & Scheme Urban Planning Policy 	<ul style="list-style-type: none"> Precinct Planning Heritage Planning 	4.50	4.50	(\$995,700)
Technical Services Directorate	Technical Services Administration	<ul style="list-style-type: none"> Technical Services Administration 		3.00	3.00	(\$644,188)
	City Projects & Programs	<ul style="list-style-type: none"> Capital Works Planning Capital Works Design 	<ul style="list-style-type: none"> Capital Works Procurement Capital Works Construction 	5.00	6.00	(\$498,314)
	Civil Maintenance	<ul style="list-style-type: none"> Road Network (including Rights of Way/Laneways) Path Network 	<ul style="list-style-type: none"> Drainage Network Parking Signs & Lines Bus Shelters 	5.00	5.00	(\$6,529,456)
	Building Maintenance	<ul style="list-style-type: none"> Building Security Building Maintenance 	<ul style="list-style-type: none"> Building Capital Works Projects 	4.00	4.00	(\$3,162,556)
	Asset Management	<ul style="list-style-type: none"> Asset Management Capital Works Project Planning 	<ul style="list-style-type: none"> Capital Works Project Budgeting 	6.00	6.00	(\$1,245,366)
	Fleet Management	<ul style="list-style-type: none"> Fleet, Plant & Equipment Management Fuel Management 	<ul style="list-style-type: none"> Minor Fabrication 	2.00	2.00	(\$168,668)
	Waste Management	<ul style="list-style-type: none"> Residential & Commercial Waste Collection Public Bin Management 	<ul style="list-style-type: none"> Waste Education Graffiti Removal 	1.00	1.00	(\$238,931)
	Transport & Development	<ul style="list-style-type: none"> Technical Review – Planning & Building Applications Traffic and Transport Planning 	<ul style="list-style-type: none"> Traffic Management Plan Review Road Safety 	3.50	4.00	(\$493,960)
	Parks Maintenance	<ul style="list-style-type: none"> Turf Services Landscape Services 	<ul style="list-style-type: none"> Irrigation Services 	17.00	15.70	(\$4,405,727)
	Arboriculture	<ul style="list-style-type: none"> Tree Maintenance Services 	<ul style="list-style-type: none"> Tree Planting Services 	6.00	6.00	(\$1,093,316)
Total				164.68	161.34	(\$2,785,589)





Additional Operating Expenditure

Several priority projects are forecast to be undertaken that will require additional operating expenditure.

Council has approved the Annual Budget for 2023/24. This table shows budgeted costs for the 2023/24 financial year and any known funding gaps. When the funding gap is shown as \$0, this means the project is fully funded. When there is a funding gap, project completion is dependent on securing additional external funding.

Estimated costs are shown for 2024/25, 2025/26, 2026/27 and future years. These projects are subject to funding being secured through a combination of Council and external funding. Council funding, including the allocation of cash and reserves, is approved by Council when setting the Annual Budget each year. External funding is dependent on securing grants, loans, or other funds.

Actions	2023/24		2024/25	2025/26	2026/27	Future
	Budgeted costs (\$)	Funding Gap (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)
People						
1.1.1 Develop a Public Art Strategy.	25,000	0				
1.2.1 Develop a Reflect: Reconciliation Action Plan.	10,000	0				
1.2.2 Partner with key stakeholders to investigate options to reinvigorate the Whadjuk Trail Network.						70,000
1.3.1 Update the Local Heritage Survey and list of places the City deems are, or may become, of heritage significance.			20,000			
1.3.2 Complete a Museum Feasibility Study.				30,000		
1.3.3 Investigate and cost options for a Heritage Circuit.			20,000			
2.1.1 Develop a Local Public Health Plan.	20,000	0				
2.2.2 Prepare the Highview Park Masterplan.						70,000
2.4.1 Develop a community engagement program to encourage responsible pet ownership.				10,000		
2.5.1 Provide a campaign to improve community awareness of safety and security initiatives.			10,000			
2.5.2 Investigate potential savings and capacity to improve service levels of street lighting through the City's ownership of streetlights.	15,000	0	15,000			
2.5.3 Audit City-owned lights along the foreshore and in parks, sports facilities, and other public places.				20,000		
2.5.4 Complete feasibility assessments and design works for additional street lighting to improve safety along John XXIII Avenue between Mooro Drive and Brockway Rd, and along Brockway Rd from Camelia Avenue to McGillivray Road.						50,000



Actions	2023/24		2024/25	2025/26	2026/27	Future
	Budgeted costs (\$)	Funding Gap (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)
3.1.1 Map existing facilities, services, events and activities for children aged 0-14 years.			15,000			
3.2.1 Map existing facilities, services, events, activities and volunteer opportunities for young people aged 15-24 years.			15,000			
3.3.1 Map existing facilities, services, events, activities and volunteer opportunities for seniors.			15,000			
3.3.2 Extend the Positive Ageing Program to deliver more activities across the City of Nedlands.	110,000	0				
Planet						
4.1.1 Prepare a Coastal Hazard Risk Management and Adaption Plan for the river foreshore and coastline.	75,000	60,000	50,000			
4.1.3 Review and update bushland management plans for Shenton Bushland, Hollywood Reserve, Birdwood Pde, Pt Resolution, Mt Claremont, and Allen Park.				-40,000	40,000	
4.2.2 Implement the Tree Planting Program.	190,000	0	200,000	200,000	200,000	
5.1.1 Prepare a Sustainability Strategy.			70,000			
5.1.4 Assess and implement a new contract for improved bulk waste collection services.	500,000	0	500,000	500,000	500,000	
5.2.1 Develop a Stormwater Management Plan.			80,000			
Place						
6.1.1 Review the Local Planning Framework.			150,000	100,000		
6.1.2 Progress Scheme Amendment 13 - Stirling Highway and related policies to introduce limits on building heights.	20,000	0				
6.1.4 Prepare the Mt Claremont Masterplan to resolve land use within and surrounding the Subiaco Wastewater Treatment Plant odour buffer and Graylands Hospital.			20,000			
6.1.5 Prepare an Integrated Transport Strategy.	30,065	0				
7.1.1 Develop a Land Asset Optimisation Strategy.	40,000	0	40,000			
7.1.2 Develop a business case for the future operations of the buildings in the Lawler Park precinct.	100,000	100,000				
7.1.3 Investigate demand for new and upgraded public toilets in priority locations.						50,000
7.2.2 Undertake a review of public open space requirements to meet current and future needs.				50,000		



Actions	2023/24		2024/25	2025/26	2026/27	Future
	Budgeted costs (\$)	Funding Gap (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)
7.2.3 Develop a River Foreshore Management Strategy	30,000	0				
7.3.1 Install underground power in Hollywood East, Nedlands West and Nedlands North precincts.	200,000	0	7,000,000	7,000,000	6,000,000	TBC
7.3.2 Develop a Waterwise Nature-strip Program.			15,000	15,000		
8.3.1 Undertake a comprehensive traffic modelling study to be used proactively with future developments.	30,000	0	30,000	30,000	30,000	
8.4.1 Develop a Parking Strategy.			100,000			
9.1.1 Partner with the State Government and City of Perth to prepare a UWA-QEII Precinct Plan.	60,000	0	50,000			
9.1.2 Develop a Place Vision for the Nedlands Town Centre.			50,000			
9.1.3 Create an agreement with the City of Perth to co-create Place Plans for Hampden Rd and Broadway.						100,000
9.1.4 Develop a Place Plan for Waratah Village.						75,000
9.1.5 Develop a Place Plan for Mt Claremont Shopping Precinct.						75,000
Prosperity						
10.1.1 Undertake a review of the City's library services.			50,000			
Performance						
11.1.3 Review the Council Plan annually. <i>In accordance with statutory requirements, review Corporate Business Plan elements annually, and complete a minor desktop review of Strategic Community Plan elements once every two years, and a major review once every four years.</i>	60,000	0		50,000		90,000
11.1.4 Develop a Risk Management Framework.	30,000	0				
11.1.5 Develop an Advocacy Plan.			10,000			
11.1.7 Undertake the Employee Culture Survey.			12,000		12,000	
12.1.3 Prepare a Communications Plan.			10,000			
12.1.4 Introduce a user-friendly online mapping tool to communicate the location and status of City projects.				10,000		
12.2.1 Complete an independent community survey to benchmark service levels and map community priorities.			30,000		30,000	
12.2.4 Develop a Digital Transformation Strategy.			20,000			



Capital Program

Several priority projects are forecast to be undertaken that will require additional capital expenditure.

Council has approved the Annual Budget for 2023/24. This table shows budgeted costs for the 2023/24 financial year and any known funding gaps. When the funding gap is shown as \$0, this means the project is fully funded. When there is a funding gap, project completion is dependent on securing additional external funding.

Estimated costs are shown for 2024/25, 2025/26, 2026/27 and future years. These projects are subject to funding being secured through a combination of Council and external funding. Council funding, including the allocation of cash and reserves, is approved by Council when setting the Annual Budget each year. External funding is dependent on securing grants, loans, or other funds.

		2023/24		2024/25	2025/26	2026/27	Future
		Budgeted costs (\$)	Funding Gap (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)	Estimated costs (\$)
People							
2.2.3	Support club plans to upgrade existing sporting facilities to provide appropriate change room facilities for all genders.						100,000
2.2.5	Investigate options to upgrade reserve floodlighting at David Cruickshank Reserve.			15,000			
Planet							
5.2.2	Deliver drainage remediation as planned in the Capital Works Program and keep the community informed about progress.			2,397,600	764,640	600,000	
Place							
7.2.4	Upgrade the playground in front of Shorehouse, Swanbourne.			178,000			
7.2.6	Partner with the Metropolitan Cemeteries Board to improve amenities and safety around Karrakatta Cemetery and Hollywood Bushland.				40,000		
8.1.2	Implement planned improvements to footpaths and cycleways as listed in the Capital Works Program.	177,369	0	497,920	480,065	1,612,290	
8.3.2	Complete planned roadworks as described in the Capital Works Program.	4,922,772	0	6,807,030	2,534,050	5,900,000	
8.3.3	Progress plans to upgrade lane ways systematically across the City of Nedlands.			600,000	600,000	600,000	15.6M
Performance							
11.1.10	Implement the One Council Platform	1,373,632	0	300,000			



Developing and Reporting

The *Local Government Act 1995* requires all local governments to plan for the future. As of 2023, Council was required to adopt a 10-year Strategic Community Plan, 4-year Corporate Business Plan and Annual Budget that were integrated with asset management plans, a workforce plan and a long-term financial plan.

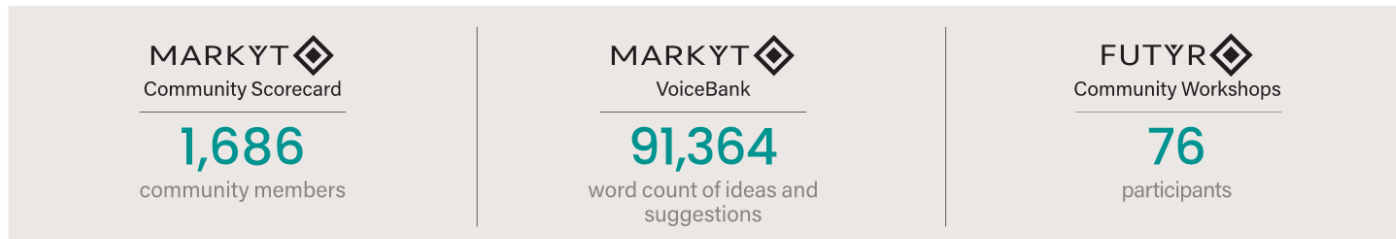
To streamline reporting and strengthen integration, the City of Nedlands has combined the Strategic Community Plan and Corporate Business Plan into one succinct document and named it the Council Plan.

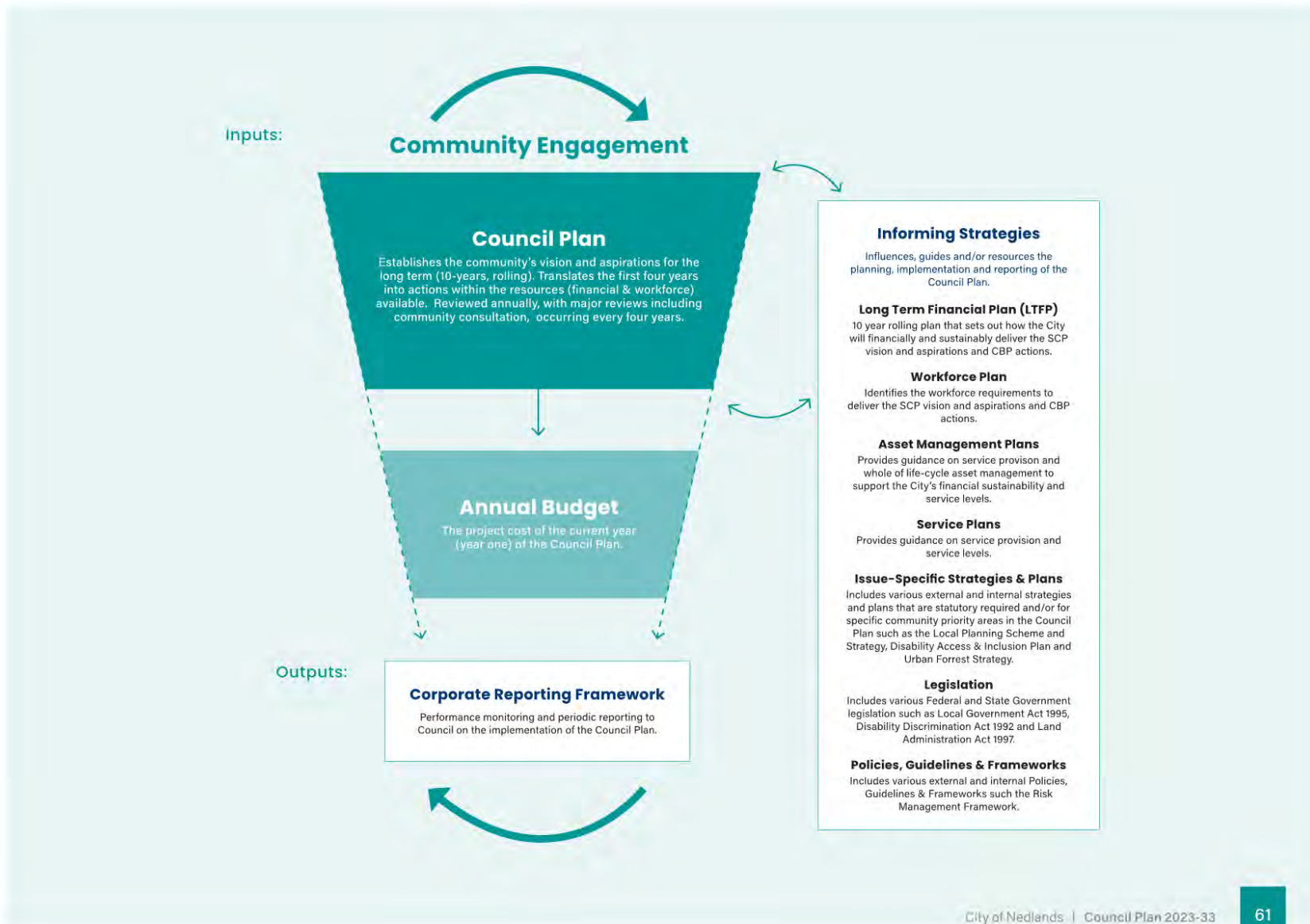
In 2023, Council embraced the FUTYR® approach to conduct a major review of its Strategic Community Plan and Corporate Business Plan. This is a community-led, integrated and streamlined approach designed specifically for local government. It involved:

- Desktop research.
- Detailed review of current plans and strategies to align and integrate outcomes and actions.
- Community survey and benchmarking using the MARKYT® Community Scorecard.
- Workshops with councillors, staff, key stakeholders, and local community members.

We express our deepest thanks to all community members who assisted with development of this Council Plan. We heard from a good cross section of people in the local community, including young people, families, seniors, people with disability, people with diverse cultural backgrounds, local businesses owners and managers, and representatives from local community organisations.

To track progress against outcomes in this plan, Council will monitor actual and perceived performance levels from various sources. This includes reporting against key performance indicators that have been defined in Service Plans. Results will be reported in the Annual Report. Please visit www.nedlands.wa.gov.au to access the latest Annual Report.







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MARKYT Community Scorecard

The City of Nedlands participates in the MARKYT® Benchmarking Excellence Program to monitor and benchmark service levels.

Council aims to be above the MARKYT® industry average and strives to be the industry leader in all areas. This chart shows Council's Performance Index Score out of 100 compared to the MARKYT® Industry Standards.

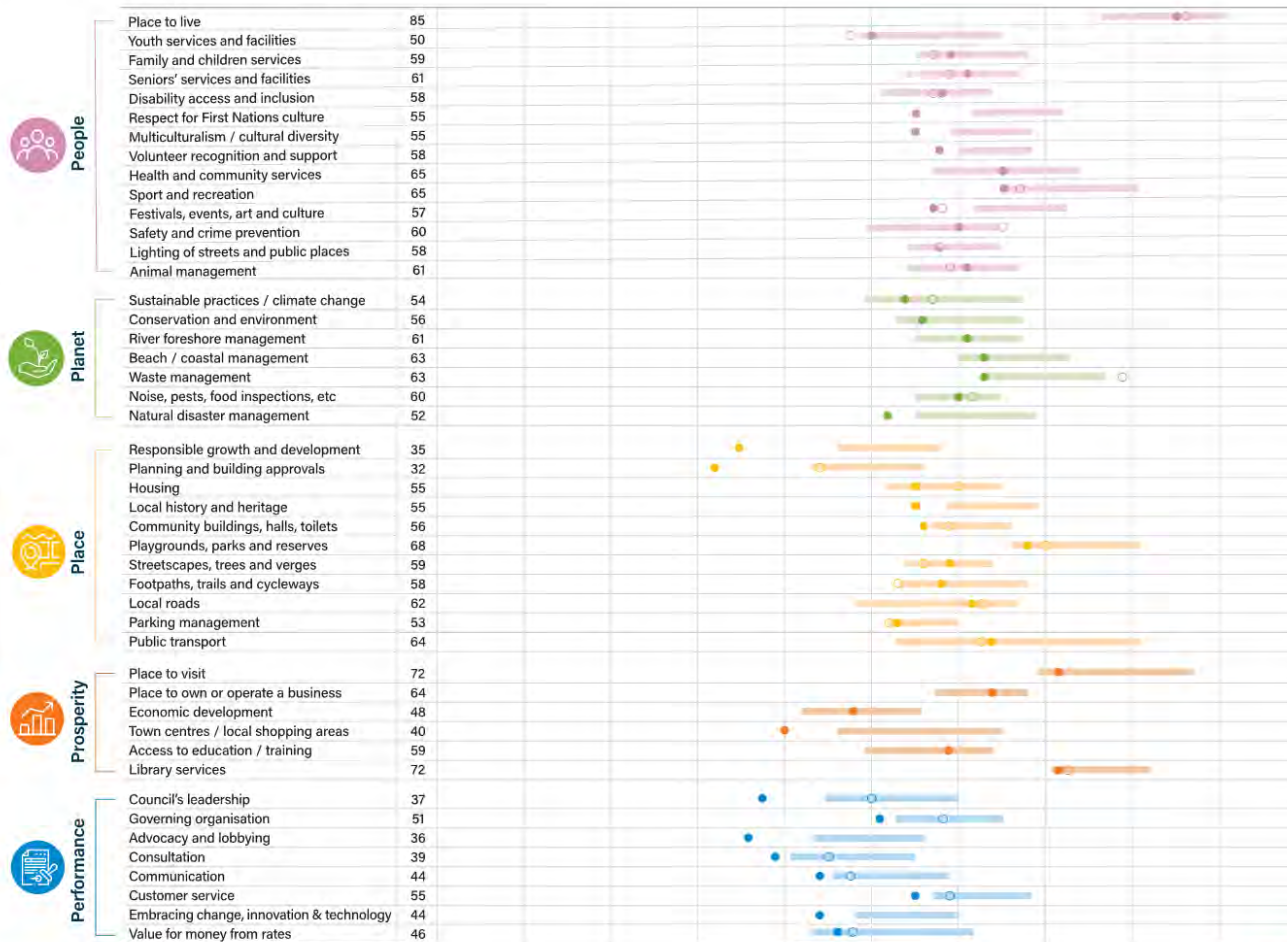
The preferred target zone is shown as coloured bars.

Legend

- City of Nedlands 2023 performance score
- City of Nedlands 2016 performance score
- No change in performance from 2016 to 2023
- ▬ Target Zone. Shading shows industry average to industry high from the MARKYT® Community Scorecard.

For further information, visit catalyse.com.au

2023 Performance Measures





Do you have an idea about how the City of Nedlands could be more sustainable and responsible for a brighter future?

Please reach out to your elected member or the responsible officer at the City of Nedlands to share your thoughts and ideas.


In person: 71 Stirling Hwy Nedlands WA

By post: PO Box 9 Nedlands WA 6909

Phone: +618 9273 3500

Email: communications@nedlands.wa.gov.au

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23.3. TS13.09.23 - RFT 2022-23.03 - Provisions of Cleaning Services

Meeting & Date	Council Meeting - 26th September 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Employee disclosure required where there is an interest in any matter of which the employee is providing advice or a report.
Report Author	Marcus Sinden - Coordinator Building Services
Director	Matthew MacPherson - Director Technical Services
Attachments	1. CONFIDENTIAL - RFT 2022-23.03 Cleaning Services Tender Assessment Report

Purpose

The purpose of this report is for Council to award the contract for the Provision of Cleaning Services for the City.

Recommendation

That Council:

1. awards the works under Tender RFT 2022-23.03 Provision of Cleaning Services to Brightmark Group Pty Ltd ABN 38 616 832 341;
2. Instructs the Chief Executive Officer to finalise and execute a contract for the initial 3-year term;
3. Subject to performance to the satisfaction of the Chief Executive Officer, authorise the Chief Executive Officer to renew the contract for each of the one-year renewal terms of the contract; and
4. Instructs the Chief Executive Officer to arrange for all quote respondents to be advised of the outcome.

Voting Requirement

Absolute Majority.



Background

The city is responsible for the operation and maintenance of a wide range of public buildings. A key component of the maintenance activities is the provision of professional cleaning services for the building portfolio. Due to the large number of buildings which require cleaning, and the requirement for the majority to be cleaned on a regular after-hours basis the City engages the services of a professional Cleaning Contractor to undertake City wide building cleaning. The current contract expires in November and as such a new contract is required.

The proposed contract is for a term of three (3) years with two options to extend for up to one (1) year each (up to five (5) years in total). Contract renewal to be based on performance and at the sole discretion of the Principal.

The tender identified the Scope of Work to ensure the successful Respondent is to provide a professional and experienced cleaning service. The services to be rendered under the contract will:

- Provide a cost-effective cleaning service in a safe and environmentally responsible manner;
- Assist Council in waste minimisation and recycling;
- Assist Council to maintain its assets in a functional, safe and aesthetically acceptable manner to the satisfaction of the community in general; and
- Clean all assets listed in a manner to enhance and maintain the asset.

The City engaged the services of Core Business Australia Pty Ltd (CORE) to prepare the Request for Tender (RFT) documentation and specification, run the Tender process through the City's Tenderlink Portal at <https://portal.tenderlink.com/nedlands>.

Discussion

The public tender period was open from 8th July – 15th August. At the closing of the tender period the City received 15 responses.

After compliance checks were undertaken, Tenders were assessed by a tender assessment panel. Each tender was assessed in relation to the following;

- Compliance with the Conditions of Tendering (Compliance Criteria);



- Responses provided addressing the Qualitative Criteria set out in the Request for Tender (Qualitative Criteria);
 - Relevant experience
 - Key personnel skills and experience
 - Tenderer's resources
 - Demonstrated understanding.
- Price (Price Criteria)

A tender assessment meeting was held between the panel members and it was determined that Brightmark Group Pty Ltd ranked highest, followed closely by CSCH Pty Ltd T/A Charles Service Company. The consensus evaluation panel determined that both Brightmark Group and Charles Service Company rated well, however, Brightmark pricing was more competitive. Concerns were raised over the lower competitive costing provided by Brightmark and it was agreed that CORE would undertake reference checks supplied by Brightmark in their tender submission to determine if the price and tenderer would be suitable for the contract.

Reference checks were undertaken for Brightmark Group Pty Ltd, with seven (7) referees providing a completed reference check questionnaire.

With a review of the received reference checks completed, the following common findings were identified:

- Contractor is responsive to any issues raised.
- Cleaning is of a good standard.
- Contract oversight required in the beginning with monitoring of cleaning schedules.
- Contractor provides regular imaging and updates for issues found during cleaning, including building maintenance issues.
- Where contractual requirements have not been met, these are quickly rectified
- Cleaning inspection and improvement actions required to maintain levels of cleanliness for new contracts.
- Invoicing is fairly accurate and based on the schedule of rates provided.

It is determined that Brightmark would be suitable to undertake the contract with the following recommendations:



- Brightmark to allocate a supervisor to meet with the Principal on a regular schedule (e.g., fortnightly) to respond to feedback and undertake spot inspections.
- Ensure there is clear communication between the Principal and the Contractor to manage the contract effectively and maintain a good standard of cleaning.

The Tender Assessment Panel also recommends that Council delegate authority to the CEO to negotiate with Brightmark Group Pty Ltd to confirm the allocation of Supervisors/Managers for regular scheduled meetings.

Consultation

Consultation with key internal stakeholders and building users was undertaken to inform the requirements of the Scope of Work for this tender.

Strategic Implications

This item relates to the following elements from the City’s Strategic Community Plan.

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values

Healthy and Safe

Our City has clean, safe neighbourhoods where public health is protected and promoted.

Great Natural and Built Environment

We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

High standard of services

We have local services delivered to a high standard that take the needs of our diverse community into account.

Priority Area

- Urban form - protecting our quality living environment
- Renewal of community infrastructure such as roads, footpaths, community and sports facilities



- Underground power
- Encouraging sustainable building
- Providing for sport and recreation

Budget / Financial Implications

The Contract is to be awarded on the price schedule with an estimated cost of \$1,140,829.80 over the initial contract term of three years, not including the schedule of rates for additional cleaning services. This estimated costs is within the allocated budget for building cleaning.

Legislative / Policy Implications

The tender process has been conducted in accordance with the City of Nedlands Procurement of Goods and Services Policy - [Local Government \(Functions & General\) Regulation 1996](#)

Decision Implications

If Council approve Brightmark as the selected tenderer City Officers will begin working with the Contractor to begin the transition to the new provider, with works under the new contract commencing in November.

If Council do not approve Brightmark as the selected tenderer the City will be unable to adequately clean and maintain its building portfolio, leading to a significantly lower level of service.

Conclusion

At the completion of the tender process for the provision of Cleaning Services Officers are confident that the selected tender, Brightmark group Pty Ltd, will be able to undertake the cleaning of the City' buildings in an efficient and cost effective manner. The following recommendations have been made as a result of this tender process.



Recommendation 1 - Resolve that Evaluation Report and Attachment is confidential in accordance with s5.23 (2) the Local Government Act because it deals with matters affecting s5.23 (2): (c) “a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting”

Recommendation 2 - Notes the attached Confidential Evaluation Report 11.1.

Recommendation 3 - That Council award tender RFT 2022.23.03 Provision of Cleaning Services to Brightmark Group Pty Ltd and

- a. Authorise the CEO to finalise and execute a contract to complete the works in accordance with Brightmark Group Pty Ltd tender;
- b. Delegate authority to the CEO to determine the requirements for the Supervisor/Manager and Principal meetings schedule to monitor Contractor performance.
- c. Renew the contract at the end of each contract term (for an additional one year, up to a total of 2 additional years), subject to contractor performance, providing this does not exceed the annual budget allocation or reduce the overall scope.

Further Information

Nil



24. Confidential Items

Confidential items to be discussed at this point.

24.1. PD44.09.23 CONFIDENTIAL - Legal Opinion Received on Judicial Review Prospects for JDAP Decision for 97-105 Stirling Highway, Nedlands

A confidential report has been circulated separately to Council Members.



24.2. CPS41.09.23 CONFIDENTIAL - Desktop Computer Refresh

A confidential report has been circulated separately to Council Members.



25. Declaration of Closure

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