



City of Nedlands

Agenda

Council Meeting

27 April 2011

Dear Council member

The next ordinary meeting of the City of Nedlands will be held on Wednesday 27 April 2011 in the Council chambers at 71 Stirling Highway Nedlands commencing at 7 pm.

Graham Foster
Chief Executive Officer
19 April 2011

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City of Nedlands

Notice of an ordinary meeting of Council to be held in the Council chambers, Nedlands on Wednesday 27 April 2011 at 7 pm.

Council Agenda

Declaration of Opening

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

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

Present and Apologies and Leave Of Absence (Previously Approved)

Leave of Absence None.
(Previously Approved)

Apologies None as at distribution of this agenda.

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1. Public Question Time

1.1 Responses to previous questions from members of the public taken on notice

1.1.1 Mr K Eastwood – 7 Alexander Place, Dalkeith – 2030 Community Visioning Project Outcomes Report

At the Council meeting on 22 March 2011, Mr G Foster, Chief Executive Officer, on behalf of Mr K Eastwood, Chairman Nedlands Electors Association Inc of 7 Alexander Place, Dalkeith tabled the following five questions in relation to Report CM02.11 - 2030 Community Visioning Project Outcomes Report.

Question 1

The City of Nedlands publication CITY NEWS Autumn 2011 notes that at the 2030 Conference on Saturday 5 February 2011 there were 100 participants in attendance. The report under consideration for Council acceptance this evening, attachment 1, draws its statistics from no more than 78 votes on any subject. This has led to incorrect percentage voting of all items mentioned in the 8 page document. For example item 1 records the percentage in favour as 94.80% by combining the "strongly support (75.32%)" and "support (19.48%)" categories. If 100 persons were in attendance then 23 of those attendees have failed to vote on the subject which therefore results in the voting in support as 73% (58% and 15%) not 94.80%. The remainder of the percentages reported for each of the 40 questions examined are, likewise, also incorrect on the same basis.

Please confirm whether there were 100 conference participants as noted in the Autumn edition of City News?

Answer 1

Following the very successful workshops and call for submissions in which over 2,100 people took part and made over 8,500 submissions to determine a Vision for their Community, 200 people were invited to take up 100 places and participate the final conference in which these visions were to be turned into Strategies. Some of those final invitees, including members of NEA, chose not to attend nor take part for whatever reason. From all reports, those who did attend were enthusiastic in their involvement and respectful of the opportunity to contribute to the future of their own Community.

The Conference was a “think tank” of the Community to deliver the outcomes of a much wider audience.

Question 2

The report states that at Stage 1 - Gathering Information - consisted of the following consultation opportunities (17 listed). Included in the 17 sources listed are the following:

- Family Fun Day
- Children’s Art Competition
- Mt Claremont Markets Consult
- Library Christmas Party Consult
- Shenton College Concert
- 4 Sure Youth Festival
- 2 Full page newspaper ads

Please outline how each of these sources provided any sort of meaningful, measurable feedback?

Answer 2

That over 8,000 submissions were received is a measure of the success of the project and the figures in Nedlands generally exceed the ratios of other similar Oregon exercises conducted throughout the world. Given the diversity of the demographic of the City (nearly 34% under the age of 25 and 65% of residents living in a home with children) it was considered that all should have an opportunity to contribute in determining the future of the place they live. Attempts were therefore made to reach all of the Community and not only listen to the “squeaky wheels”

It will be up to individual Councillors to determine for themselves how much they are prepared to accept those views and what value they place on them when it comes time for Councillors to workshop the results.

Question 3

Whilst it may be true that over 2,100 persons submitted 8,500 separate items of information, many of which will have been overlapping, duplicated or repeated or of very little value, the end analysis now provided has been the result of opinions given by just 100 (or less) selected participants in the one day conference.

Given that the population of the City is 22,400 persons how can a response from 100 participants (0.45 of 1%), or less, be considered to be the basis of a future Strategic Plan?

Answer 3

Quite rightly, it is pointed out that nearly 8,500 submissions were received from over 2,100 individuals towards determining a Vision for their city. The 100 invitees to the Conference did not set the metavision but were invited to participate in taking that Vision and turning their components into Strategies. The 13 members of Council will then take both results and workshop them for possible inclusion in the City's Strategic Plan or can choose to reject the views expressed by 2,100 members of the Community.

Question 4

The report contains a number of "motherhood statements" such as "We will live sustainably within the natural environment", "We will live in a beautiful place", "Many people will walk or cycle to their local community hub", "Our gardens, streets and parks will be leafy and green despite water restrictions", "A state of the art public and private urban transport system", and "Easy access to local shops, businesses, markets, community centres, libraries and parks". Who is going to say they don't support wider bike paths, later opening coffee shops, cleaner discharge into the Swan, faster planning processes, more efficient use of water, etc.?

How can achievement of such a subjective wish list be measured?

Answer 4

The Statements produced are the product of the views of over 2,100 residents who had every opportunity to raise whatever matters they thought appropriate. It is not up to us at this stage to change any of those or necessarily add to them, ignore or subtract from them. They are the product of Community consultation and provides Council with a clear expression of that Community's views so that when Council needs to make some hard financial or other decisions they can remind Council of their Vision for the future.

Question 5

Of the 40 questions analysed over the 8 page Attachment 1, a number are repetitive i.e. re cycle paths, and increased density around civic and commercial hubs.

Will feedback be refined to grade items as to relevance?

Answer 5

In the normal course of consultation around Strategic Planning over the next 10 years, it would be hoped that Council would work with the Community to continuously test priorities.

1.1.2 Ms H Leeder - 3 Cuthbert Street, Shenton Park - Proposal for a temporary parking facility to be located at Highview Park

At the Council meeting on 22 March 2011, Mr G Foster, Chief Executive Officer, on behalf of Ms H Leeder of 3 Cuthbert Street, Shenton Park tabled the following 3 questions in relation to the proposal for a temporary parking facility to be located at Highview Park.

Question 1

Will the Mayor confirm that, as a Class A Reserve, the vested use of Highview Park is for Recreation, and that changing the usage will involve both Houses of State Parliament?

Answer 1

The Reserve description on the management order is Reserve Class A, and the designated purpose is recreation. Initial advice from the State land Services is that it would need to be considered by both Houses of Parliament

Question 2

Will the Mayor inform this meeting which Ministers will be involved in making this decision?

Answer 2

As the item would be before both House of parliament I would expect that they would all participate, but I would expect that the Minister for Health, the Minister for lands and possibly the ministers for the environment and Sport and recreation.

Question 3

Will the Mayor use Thursday's information session to advise residents of the State's proposal and intended plan of action, as must have been outlined to the CEO?

The questions was taken on notice and will be answered in writing, and both the questions, together with the answers, will be included in the agenda and minutes of the next ordinary Council meeting scheduled for 27 April 2011.

Answer 3

Yes the meeting is for an initial input from immediately affect landowners and stakeholders.

1.1.3 Mr C Latchem - 2 Sherwood Road, Dalkeith – Amalgamation with the City of Subiaco

At the Council meeting on 22 March 2011, Mr G Foster, Chief Executive Officer, on behalf of Mr C Latchem of 2 Sherwood Road, Dalkeith tabled the following six questions in relation to an amalgamation with the City of Subiaco.

Question 1

What specific qualifications, professional expertise and experience in business planning, strategic planning, and capital works planning, asset management, and the legal, management and financial aspects of local government can be evidenced by the Nedlands Council's representatives on the RTG Board?

Answer 1

The Nedlands members of the RTG Board are put on there by Council decision under an agreement between and the Cities of Subiaco Nedlands and the State Government which provides legal and governance support. Independent research and advice is provided by KPMG, one of the world's largest and most respected business advisory and accounting firms.

Final decisions will be made by Councillors as a whole, each of whom also have their qualification by being elected.

Question 2

If the Business Plan put forward by KPMG does appear to be favourable to amalgamation between Nedlands and Subiaco, what steps will have been taken to ensure that the outcomes are significantly more favourable than through a possible merger between Nedlands and any other neighbouring Council - for example with Claremont, something which, in a fully and well-researched 188-page 2009 document, Nedlands Council previously advocated?

Answer 2

As advised on numerous other occasions, the Town of Claremont has rejected a number of approaches to join in an RTG process with the City of Nedlands. That the City of Subiaco did agree to enter into the process, gives it an advantage over other possible merger partners.

Question 3

Not only did Nedlands Council advocate amalgamation with Claremont in this extensive document, but it stated on page 34 that, 'The City of Nedlands also believes that there are not sufficient synergies or

common communities of interest with Subiaco "proper" to warrant pursuit of a full amalgamation with the City of Subiaco'. These findings are less than two years old. What factors have changed since that time?

Answer 3

The SSS Report put together by the Western Australian Local Government Association (WALGA) in 2008 and workshopped and discussed at length since that date, pointed out the need for the Local Government sector to reform itself because of a perceived lack of capacity and resources to make it sustainable in the long term. Responding to this report, The Hon, the Minister for Local Government, in 2009 embarked upon a program of supporting voluntary reform and amalgamation which could strengthen Local Government and enable it to carry out its responsibilities to its Citizens in a more efficient and cost effective manner. The report referred in part to "The risk for the Local government sector is that unless positive efforts are evident, change is likely to be forced on the sector".

While the process remains voluntary at this stage, funds to carry out the research and feasibility to determine if there are indeed advantages to the Community, were only to be made available to Councils which chose to enter into the process. It was made clear at the time that Councils choosing to enter into the process voluntarily would also have the opportunity to largely determine their own future. Council ensured then, that the costs of the study were subsidised and not a direct cost to the ratepayer.

The major factor which has changed is that both Councils decided by democratic vote in open Council to enter into the RTG process, thus taking advantage of funds from the State and Commonwealth governments to research once and for all whether there are advantages in a merger or not.

Question 4

The Exploring the Potential website states that the purpose of the community visioning projects undertaken by each council are to ascertain if there is commonality between the values and vision for each community [italics added].

- Why then does the Autumn 2011 City News only state that the community workshops will be written up as a draft Community Plan and shared vision for the City of Nedlands [italics added]. Why is it not explicitly stated that the community visioning workshops were in fact part of the amalgamation process?
- Was the fact that this was the prime aim of these workshops made quite clear to all of the participants in the four community workshops?

- What conclusions, for or against any merger with Subiaco or any other Council, can be derived from the generalities in the four main themes and the 'shared vision' statement resulting from this expensive exercise?
- Is Subiaco the only other local government area in the western suburbs where people desire to 'live sustainably . . . from "cradle to grave" . . . in a diverse community . . . that is vibrant, safe and inclusive', etc?

Answer 4

The Community Visioning Exercise is valid in its own right whether or not a merger was to ever take place. While it may or may not show a similarity in values and a vision for each Community, the major purpose of the exercise was to grant the Community the opportunity to have a say and direct input into determining what type of Community they want in the future. It is exactly what the Community often calls for – the chance to have a say and provide a lead for Councillors who are their representatives. That was the main aim and will provide invaluable input into the drawing up of a Community Plan which is a requirement of every Local Council next year.

No Council discussion has yet been held on the outcome of the exercise although that is planned for the near future. Therefore, to try to speculate what conclusions can be drawn is premature.

Similarly, it is not for us to say what other Communities may determine as their values.

Question 5

The RTG Board website states that once the feasibility study has been completed and endorsed by the Department of Local Government, 'the plan' will be considered by each council to decide whether a merger is best for its community. It also states that if either council does not endorse the feasibility study at this stage, the merger will not proceed. What steps will the Council take to make sure that all of the strengths, weaknesses, opportunities and threats of a possible merger are fully spelled out to all of the Nedlands ratepayers so that they can consider these and make their views known to their elected representatives before they vote on endorsement of the Regional Business Plan?

Answer 5

There will no doubt be widespread information and education to the Community on the topic. The whole purpose of the Feasibility study is to determine the strengths, weaknesses, opportunities and threats of a possible merger.

Question 6

The Exploring the Potential website states that 'other councils in Western Australia that have amalgamated have reported the following benefits' of a merger. The source of this 'evidence' is not cited. One assumes that these derive from proposals for amalgamation by the Shires of Mingenew, Morawa, Perenjori and Three Springs in one case, and an MOU between the City of Geraldton-Greenough and the Shire of Mullewa in the second.

- Might it not be have been more intellectually honest to explain the source of these 'findings', and to acknowledge that the needs and conditions within these non-metropolitan areas might be significantly different from those pertaining in Perth?
- Might it have been more in keeping the Council's claims of 'transparency' to have also asked and answered the question, 'What are the cons for any merger between Nedlands and Subiaco' citing, for example, eastern States findings that there are no cost benefits in amalgamating local authorities?
- What costing and other studies have been carried out in regard to amalgamations – and de-amalgamations - in the other States?

Answer 6

There are many sources of comment on the topic of mergers. In the main, and irrespective of the locality of mergers, the benefits and dis-benefits remain the same. These will all be spelt out in the Feasibility Study and, of course, applied to this particular area.

Speculation as to what the Feasibility study may or may not include, is purely that at this point of time.

Question 7

Would the Mayor accept that the ratepayers are being kept in the dark over the ruling that unless more than 50% of the electorate actually vote against any proposed merger (a special condition applying to the RTG process that does not apply generally in the Local Government Law Act), any poll will be nullified and amalgamation will then proceed without any evidence of majority approval on the part of the electorate? Would the Mayor agree that this is a fundamentally undemocratic process?

Answer 7

There are no special provisions relating to a poll applying to the RTG process therefore the question would appear to be based upon a wrong premise.

The Local Government Act makes certain provisions in respect to the calling of and conduct of a poll on the question of any proposed merger and these have been in place for many years. Until a poll is actually called it would again, seem premature and presumptuous to speculate on what decisions each Council may make and the Community reaction to any proposed merger.

1.1.4 Mr K Eastwood – 7 Alexander Place, Dalkeith – Highview Park temporary car park proposal

At the Council Committee meeting on 12 April 2011, Mr G Foster, Chief Executive Officer, on behalf of Mr K Eastwood, Chairman Nedlands Electors Association Inc of 7 Alexander Place, Dalkeith tabled the following eight questions in relation to the Highview Park temporary car park proposal.

Question 1

Did Council authorise the traffic study being undertaken for Highview Park?

Answer 1

No, the CEO appointed the traffic consultant to undertake the study in accordance with Council's Policy of Purchasing Goods and Services.

Question 2

Did Council authorise the survey of North Hollywood residents in connection with Highview Park?

Answer 2

No, a feedback form was issued following the public meeting.

Question 3

Has the Council received a formal written offer from the Department of Health concerning use of Highview Park?

Answer 3

No.

Question 4

Who contacted you from the Department of Health concerning use of Highview Park?

Answer 4

Previously answered at Committee meeting on 12 April 2011.

Question 5

When did the Department first contact you?

Answer 5

An offer of \$4m for temporary use of the site was made on 18 February 2011.

Question 6

The \$4M offered by the Department of Health for use of Highview Park – is this a net or gross income for the City? ie. What costs come out of it?

Answer 6

It is gross income.

Question 7

Who is paying for the traffic study, survey of residents and preparation of an anticipated business case in connection with use of Highview Park?

Answer 7

The City has extended an already existing traffic study.

Question 8

Has an estimate been prepared of what costs the City is likely to incur if the parking proposal proceeds?

Answer 8

Not as yet. It will be presented to Council in due course.

1.2 Public Question Time

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

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

2. Addresses by Members of the Public

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

3. Requests for Leave of Absence

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

4. Petitions

Petitions to be tabled at this point.

5. Disclosures of Financial Interest

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

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

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

6. Disclosures of Interests Affecting Impartiality

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

Councillors and staff are required, in addition to declaring any financial interests to declare any interest that may affect their impartiality in considering

a matter. This declaration does not restrict any right to participate in or be present during the decision-making procedure.

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

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

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

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

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

8. Confirmation of Minutes

8.1 Ordinary Council meeting 22 March 2011

The minutes of the ordinary Council meeting held 22 March 2011 are to be confirmed.

9. Announcements of the Presiding Member without discussion

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

10. Members announcements without discussion

Written announcements by Councillors to be tabled at this point.

Councillors may wish to make verbal announcements at their discretion.

11. Matters for Which the Meeting May Be Closed

In accordance with Standing Orders and for the convenience of the public, the Presiding Member is to notify the members of the public that

the meeting will be closed for items 17.1 and 17.2 in accordance with Section 5.23(2) of the Local Government Act 1995.

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

12.1 Minutes of Council Committees

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

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

Traffic Management Committee	5 April 2011
Un-confirmed, circulated to Councillors on 14 April 2011	
Council Committee	12 April 2011
Un-confirmed, circulated to Councillors on 19 April	


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

12.2 Development Services Report No's D27.11 to D34.11 (copy attached)

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

D27.11	No. 101 (Lot 621) Tyrell Street Nedlands - Addition of Garage Door to Existing Carport
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Committee	12 April 2011
Council	27 April 2011

Applicant	Graham Randall Oates
Owner	Graham Randall Oates
Officer	Elle O'Connor - Planning Officer
Director	Carlie Eldridge - Director Development Services
Director Signature	
File ref	DA11/18 : TY 101 : M11/05840
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Amended Recommendation to Committee

Council approves the application for a garage door to be constructed on the existing carport located at No.101 (Lot 621) Tyrell Street, Nedlands in accordance with the application dated 19 January 2011 subject to the following conditions:

- 1. The garage door shall be constructed with a four leaf sectional door, with the lower two sections solid to a maximum height of 1.2m and the upper two sections with 3 open window frames in accordance with the plan dated 8 April 2011 – Proposed Garage Door Design, 101 Tyrell Street, Nedlands; and**
- 2. Any additional development, which is not in accordance with the original application or conditions of approval, as outlined above, will require further approval by Council.**

Recommendation to Committee

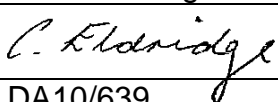
Council approves the application for a garage door to be constructed on the existing carport located at No. 101 (Lot 621) Tyrell Street, Nedlands in accordance with the application dated 19 January 2011 subject to the following conditions:

- 1. The garage door be constructed of materials that allow for 75% permeability to the satisfaction of the City; and**

2. any additional development, which is not in accordance with the original application or conditions of approval, as outlined above, will require further approval by Council.

D28.11	No. 10 (Lot 248) Bellevue Avenue, Dalkeith – Proposed Amendments to Existing Development Application
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Committee	12 April 2011
Council	27 April 2011

Applicant	Oswald Homes
Owner	Mohammad Tufail Bin Mahmud
Officer	Coralie Anderson - Senior Statutory Planning Officer
Director	Carlie Eldridge - Director Development Services
Director Signature	
File ref	DA10/639
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation

Council approves an application for amendments to an existing development approval located at No. 10 (Lot 248) Bellevue Avenue, Dalkeith in accordance with the application and plans dated 3 December 2010 and the amended plans dated 18 February 2011 subject to the following conditions:

- 1. This approval is only for the amendments listed below:**
 - a) additional two (2) bedrooms and bathroom above the rear garage;**
 - b) additional Attic level, provided that the roof line remains in accordance with plans dated 3 December 2010;**
 - c) redesign Bedroom 1, Ensuite, and WIR on first floor;**
 - d) addition of Study on first floor;**
 - e) lift between ground and first floor;**
 - f) stairs flight to garage at rear; and**
 - g) modification to stairs within the dwelling;**

2. **The use of the attic level shall be restricted to the use as depicted in the plans dated 18 February 2011 i.e. 'storage';**
3. **Prior to the issue of a Building Licence for the development the owner shall execute and provide to the City a notification pursuant to Section 70A of the *Transfer of Land Act 1893* to be registered on the title to the land as notification to prospective purchasers that the use of basement level and attic is subject to the restriction set out in condition 2. Above;**
4. **Without further planning approval, Bedroom 6 and Bedroom 7 shall not be used as Ancillary Accommodation;**
5. **All storm water from building and paving areas (including driveways) shall be contained on site by draining to soakwells of adequate capacity to contain runoff from a 10 year recurrent storm event and the capacity of soakwells shall be a minimum of 1 cubic metre for every 80 m² of paved or roofed surface on the property;**
6. **The use of bare or painted metal building materials is permitted on the basis that, if during or following the erection of the development the Council forms the opinion that glare which is produced from the building has or will have a significant detrimental effect upon the amenity of neighbouring properties, the Council may require the owner to treat the building/roof to reduce the reflectivity to a level acceptable to Council; and**
7. **Any additional development, which is not in accordance with the original application or conditions of approval, as outlined above, will require further approval by Council.**

Advice Notes

- a) **Property owners are required by law to ensure that mechanical devices located on their property such as air conditioners do not create unreasonable noise to neighbouring properties. It is strongly advised that consultation be undertaken with the air conditioner installer and adjoining neighbour(s) prior to installation of any airconditioner equipment; and**
- b) **In the event of a noise complaint being received by the City, remedial action (including potential relocation or other attenuation measures) may be required or the air conditioner may be prohibited from being used. It is recommended that applicants refer to the City's Visual and Acoustic Privacy Information document and also the online**

fairair noise calculator online at www.fairair.com.au. Further advice can be sought from Acoustic Engineers who are listed in the Yellow Pages under “Acoustical Consultants”.

Recommendation to Committee

Council approves an application for amendments to an existing development approval located at No. 10 (Lot 248) Bellevue Avenue, Dalkeith in accordance with the application and plans dated 3 December 2010 and the amended plans dated 18 February 2011 subject to the following conditions:

1. This approval is only for the amendments listed below:
 - a) additional two (2) bedrooms and bathroom above the rear garage;
 - b) additional Attic level;
 - c) redesign Bedroom 1, Ensuite, and WIR on first floor;
 - d) addition of Study on first floor;
 - e) lift between ground and first floor;
 - f) stairs flight to garage at rear; and
 - g) modification to stairs within the dwelling.
2. The use of the attic level shall be restricted to the use as depicted in the plans dated 18 February 2011 i.e. ‘storage’.
3. Prior to the issue of a Building Licence for the development the owner shall execute and provide to the City a notification pursuant to Section 70A of the *Transfer of Land Act 1893* to be registered on the title to the land as notification to prospective purchasers that the use of basement level and attic is subject to the restriction set out in condition 2. above.
4. Without further planning approval, Bedroom 6 and Bedroom 7 shall not be used as Ancillary Accommodation.
5. All storm water from building and paving areas (including driveways) shall be contained on site by draining to soakwells of adequate capacity to contain runoff from a 10 year recurrent storm event and the capacity of soakwells shall be a minimum of 1 cubic metre for every 80 m² of paved or roofed surface on the property.
6. The use of bare or painted metal building materials is permitted on the basis that, if during or following the erection of the

development the Council forms the opinion that glare which is produced from the building has or will have a significant detrimental effect upon the amenity of neighbouring properties, the Council may require the owner to treat the building/roof to reduce the reflectivity to a level acceptable to Council.

7. Any additional development, which is not in accordance with the original application or conditions of approval, as outlined above, will require further approval by Council.

Advice Notes

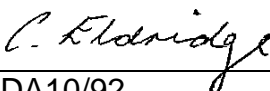
- a) Property owners are required by law to ensure that mechanical devices located on their property such as air conditioners do not create unreasonable noise to neighbouring properties. It is strongly advised that consultation be undertaken with the air conditioner installer and adjoining neighbour(s) prior to installation of any airconditioner equipment.
- b) In the event of a noise complaint being received by the City, remedial action (including potential relocation or other attenuation measures) may be required or the air conditioner may be prohibited from being used. It is recommended that applicants refer to the City's Visual and Acoustic Privacy Information document and also the online fairair noise calculator online at www.fairair.com.au. Further advice can be sought from Acoustic Engineers who are listed in the Yellow Pages under "Acoustical Consultants".

D29.11	No. 2 (Lot 379) Alexander Road Dalkeith - Three Storey Dwelling, Pool and Front Fence
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This item has been withdrawn.

D30.11	No. 38 (Lot 50) Jutland Parade, Dalkeith – Proposed Four Storey Dwelling (including Swimming Pool, Front Fence, Landscaping and Fill)
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Committee	12 April 2011
Council	27 April 2011

Applicant	Milankov Designs and Project Management
Owner/s	Robert Franco
Officer	Nick Bakker - Planning Officer
Director	Carlie Eldridge - Director Development Services
Director Signature	
File ref	DA10/92
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee


Council refuses an application under the City of Nedlands Town Planning Scheme No. 2 (TPS2) and recommends that the Western Australian Planning Commission (WAPC) refuse the application under the MRS for the proposed four storey dwelling (including swimming pool, front fence, landscaping and fill) at No. 38 (Lot 50) Jutland Parade, Dalkeith in accordance with the application dated 5 March 2010 and amended plans dated 27 January 2011, on the grounds that:

- a) **the proposed dwelling is contrary to Clause 5.11 i) of TPS2 in that more than two residential storeys are proposed, and there is no discretion under TPS2 for this provision to be varied;**
- b) **the proposed dwelling is contrary to Clause 5.11 ii) of TPS2, in that the height of exterior walls exceed 8.5 m from mean natural ground level at the base of the walls, and there is no discretion under TPS2 for this provision to be varied;**
- c) **the proposed dwelling meets neither the Acceptable Development provisions nor the Performance Criteria under Clause 6.3.1 of the Residential Design Codes in relation to side setbacks;**

- d) the bulk and scale of the proposed development is excessive, and adversely affects amenity of neighbouring properties;**
- e) the development proposes excessive fill and retaining (up to 7.0 m), contrary to clause 5.10.3(a) of TPS2 in relation to the Controlled Development Area;**
- f) the development will have an adverse impact on the amenity of the surrounding area as viewed from the Swan River and associated parks and recreation reserves, contrary to clause 5.10.2(a) of TPS2 in relation to the Controlled Development Area.**

D31.11	No. 40 (Lot 51) Jutland Parade, Dalkeith – Proposed 2x Multi Storey Dwellings (including Swimming Pools, Front Fence, Landscaping and Fill)
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Committee	12 April 2011
Council	27 April 2011

Applicant	Milankov Designs and Project Management
Owner/s	Robert Franco
Officer	Nick Bakker - Planning Officer
Director	Carlie Eldridge - Director Development Services
Director Signature	
File ref	DA10/90 : DA10/91
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

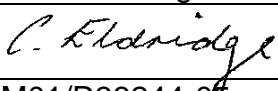
Committee Recommendation / Recommendation to Committee

1. Council refuses an application under the City of Nedlands Town Planning Scheme No. 2 (TPS2) and recommends the Western Australian Planning Commission (WAPC) refuse the application under the MRS for the proposed three storey dwelling (including swimming pool, front fence, landscaping and fill) at No. 40 (Lot 51/ proposed Lot 61) Jutland Parade, Dalkeith in accordance with the application dated 5 March 2010 and amended plans dated 27 January 2011 and 22 February 2011, on the grounds that:
 - a) Clause 5.3.1(a) of TPS2 does not allow two dwellings to be approved on the same R12.5 lot, and as subdivision of Lot 51 to create two new lots has not been completed, the proposal must be refused.
 - b) the proposed dwelling is contrary to Clause 5.11 i) of TPS2 in that more than two residential storeys are proposed, and there is no discretion under TPS2 for this provision to be varied;
 - c) the proposed dwelling is contrary to Clause 5.11 ii) of TPS2, in that the height of exterior walls exceed 8.5m from mean natural ground level at the base of the walls, and there is no discretion under TPS2 for this provision to be varied;

- d) the proposed dwelling does not comply with the 9 m front setback requirement under Clause 5.3.3 (a) of TPS2, and there is no discretion under TPS2 for this requirement to be varied;
 - e) the development proposes a 'non-accessible roof deck' and privacy screen within the CDA rear setback area, and there is no discretion available to allow development within that setback;
 - f) the proposed dwelling meets neither the Acceptable Development provisions nor the Performance Criteria under clause 6.3.1 of the Residential Design Codes in relation to side setbacks.
2. Council refuses an application under the City of Nedlands Town Planning Scheme No. 2 ("TPS2") and recommends the Western Australian Planning Commission (WAPC) refuse the application under the MRS for the proposed four storey dwelling (including swimming pool and fill) at No. 40 (Lot 51/ proposed Lot 62) Jutland Parade, Dalkeith in accordance with the application dated 5 March 2010 and amended plans dated 27 January 2011, on the grounds that:
- a) Clause 5.3.1(a) of TPS2 does not allow two dwellings to be approved on the same R12.5 lot, and as subdivision of Lot 51 to create two new lots has not been completed, the proposal must be refused.
 - b) the proposed dwelling is contrary to Clause 5.11 i) of TPS2 in that more than two residential storeys are proposed, and there is no discretion under TPS2 for this provision to be varied;
 - c) the proposed dwelling is contrary to Clause 5.11 ii) of TPS2, in that the height of exterior walls exceed 8.5m from mean natural ground level at the base of the walls, and there is no discretion under TPS2 for this provision to be varied;
 - d) the proposed dwelling meets neither the Acceptable Development provisions nor the Performance Criteria under Clause 6.3.1 of the Residential Design Codes in relation to the side setbacks;
 - e) the development will have an adverse impact on the amenity of the surrounding area as viewed from the Swan River and associated parks and recreation reserves, contrary to clause 5.10.2(a) of TPS2 in relation to the Controlled Development Area;

D32.11	No. 101 (Reserve 33244) Monash Avenue - QEII Medical Centre Access and Structure Plan and Master Plan - Report and Recommendations
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Committee	12 April 2011
Council	27 April 2011

Applicant	Department of Treasury and Finance
Owner	QEII Medical Centre Trust
Officer	Jennifer Heyes - Manager Statutory Planning
Director	Carlie Eldridge - Director Development Services
Director Signature	
File ref	M01/R33244-05
Previous Item No's	DA10/645 : DA10/646I : DA10/382 : DA09/107
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation

That:

1. Administration organises a meeting as soon as possible between Council and representatives of the major stakeholders eg HRIT (Health Reform Implementation Taskforce), SCGH, QEII Medical Centre Trust, Department of Planning, Public Transport Authority, Department of Treasury and Finance, UWA, HPA (Hollywood Private Hospital) with a view to discuss the QEII Master Plan, and in particular access and activity centres along the North-east corner of the site fronting Winthrop Avenue in order to address ongoing concerns regarding traffic, parking and environmental issues with current and future development at the QEII Medical Centre so that a mediatory and satisfactory outcome for all concerned can be achieved;
2. the City of Subiaco be invited to attend the same meeting;
3. a pre-meeting workshop be held for Nedlands Councillors and Administration staff; and
4. The agenda for the workshop to include the following recommendations for discussion:
 - a) All future Development Applications incorporate:

- i. A Construction Management Plan, including construction traffic, noise, waste management, storage and screening;**
 - ii. An Acoustic Report;**
 - ii. A Landscaping Plan;**
 - iv. A Report on the impact on carparking;**
- b) A comprehensive Construction Management Plan be submitted for the entire site redevelopment which includes construction traffic, noise, waste management, storage and screening;**
- c) Additional multi-decked and/or basement parking is incorporated into all the new buildings to provide further carparking on the site;**
- d) To resolve that the remnant bushland remain intact as identified in the original Structure Plan document and as reflected in the current Master Plan;**
- e) Explore additional height opportunities along the Winthrop Avenue edge and within the 'core' of the site, including smaller footprints and taller buildings. This would allow for additional carparking and provide the opportunity for retention of remnant bushland and greater landscape open-space;**
- f) Explore the opportunity of the Special Development Zone on the corner of Winthrop Avenue and Aberdare Road being increased in height to allow for a well designed entry statement to the site and provide the opportunity for carparking to be provided to a standard commercial carparking ratio in line with its proposed use for health related commercial uses;**
- g) The Access and Structure Plan is amended to provide for the additional height opportunities to achieve clause h) above;**
- h) The light rail is funded and implemented prior to the Children's and Women's Hospitals being opened; and**
- i) And any other item.**

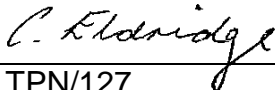
Recommendation to Committee

Council instructs Administration to write to the QEII Medical Trust and the Department of Treasury and Finance in regards to current and future development at the QEII Medical Centre with the following recommendations:

1. All future Development Applications incorporate but not limited to:
 - a) A Construction Management Plan, including construction traffic, noise, waste management, storage and screening.
 - b) An Acoustic Report.
 - c) A Landscaping Plan.
 - d) A Report on the impact on carparking.
2. A comprehensive Construction Management Plan be submitted for the entire site redevelopment which includes construction traffic, noise, waste management, storage and screening.
3. Additional multi-decked and/or basement parking is incorporated into all the new buildings to provide further carparking on the site.
4. To resolve that the remnant bushland remain intact as identified in the original Structure Plan document and as reflected in the current Master Plan.
5. Explore additional height opportunities along the Winthrop Avenue edge and within the 'core' of the site, including smaller footprints and taller buildings. This would allow for additional carparking and provide the opportunity for retention of remnant bushland and greater landscape open-space.
6. Explore the opportunity of the Special Development Zone on the corner of Winthrop Avenue and Aberdare Road being increased in height to allow for a well designed entry statement to the site and provide the opportunity for carparking to be provided to a standard commercial carparking ratio in line with its proposed use for health related commercial uses.
7. The Access and Structure Plan is amended to provide for the additional height opportunities to achieve clause 5 above.
8. The light rail is funded and implemented prior to the Children's and Women's Hospitals being opened.

D33.11	North Hollywood/ Hampden/ Broadway Housing Diversity Study Area – Endorsement of Questionnaire for Quantitative Public Participation
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Committee	12 April 2011
Council	27 April 2011

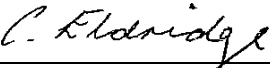
Applicant	City of Nedlands
Owner	Various
Officer	Gabriela Poezyn - Manager Strategic Planning
Director	Carlie Eldridge - Director Development Services
Director Signature	
File ref	TPN/127
Previous Item No's	D100.10
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council endorse the attached survey be undertaken in accordance with the Project Plan.

D34.11	Refurbishment of the Maisonettes 67 (Lot 29) Stirling Highway, Nedlands
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Committee	12 April 2011
Council	27 April 2011

Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Matthew Deal - Manager Property Services
Director	Carlie Eldridge - Director Development Services
Director Signature	
File ref	ST6/67-02 : TEN/317
Previous Item No's	D72.10
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation

Council:

1. **accepts the tender from Henlyn Construction Pty Ltd for the refurbishment of the Maisonettes at a cost of \$324,548.**
2. **agrees to allocate additional funds of \$100,000 needed to fulfil the financial requirements of the tender from the 2010/11 budget review process.**


Recommendation to Committee

Council:

1. accepts the tender from Henlyn Construction Pty Ltd for the construction of the Maisonettes at a cost of \$324,548.
2. agrees to allocate additional funds of \$100,000 needed to fulfil the financial requirements of the tender from the 2010/11 budget review process.

12.3 Corporate Services Report No's CP12.11 to CP16.11 (copy attached)

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

CP12.11 2010/2011 Mid Year Budget Review	
Committee	12 April 2011
Council	27 April 2011
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Rajah Senathirajah – Manager Finance
Director	Michael Cole – Director Corporate Service
Director Signature	
File ref	Fin/003-13
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the Local Government Act (1995).

Committee Recommendation / Recommendation to Committee

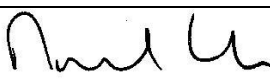
Council:

- a) receives and adopts, in accordance with Regulation 33A of the Local Government (Financial Management) Regulations 1996, the budget review and the Revised Rate Setting Statement for the year ending 30 June 2011;
- b) notes the additional brought forward surplus from 2009/2010 financial year of \$790,000, including funds for approved work;
- c) notes the requested changes to the adopted 2010/11 Budget listed in the Attachment 1, and summarised in the Report;
- d) approves the Revised Budget incorporating all the changes listed in Attachment 1 of this Report, providing a net surplus of \$736,700 before allocation to the new expenses below; and
- e) approves the allocation from this surplus of the following expenses to be incurred this financial year:
 - i. Donations totalling \$202,000 to the 3 sporting clubs in Nedlands, as listed in Attachment 2;
 - ii. Design of Bushland Pathways at a cost of \$20,000, as listed in Attachment 2;

- iii. **Purchase of surveying equipment at a cost of \$52,000, as listed in Attachment 2;**
- iv. **Contribution of \$30,800 towards the construction of a roundabout at Hampden Road/Park Road intersection, being 1/6 of the total project cost of \$185,000;**
- v. **Replacement of a ten-year old wheel loader at net change over cost of \$145,000;**
- vi. **The cost of demolition of the Hollywood After-School Activity Centre, estimated at \$14,100;**
- vii. **approves the \$700,000 reduction in the drawdown from reserves for this financial year, as shown in Attachment 1; and**
- viii. **notes that the anticipated uncommitted funds available for carrying forward to the 2011/12 financial year, if Council accepts all the proposed changes and recommended new expenses, is \$ 272,800, compared to \$ 4,700 in the adopted budget.**

CP13.11	Review of Local Law Relating to Dogs
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Committee	12 April 2011
Council	27 April 2011

Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Mellanie Culhane – Senior Ranger
Director	Michael Cole – Director Corporate Services
Director Signature	
File ref.	LEG/003-07
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the Local Government Act (1995).

Committee Recommendation / Recommendation to Committee

Council to authorise administration to:

- a) **Undertake a review of the Local Law relating to Dogs;**
- b) **Commence the process of adoption of the City of Nedlands dog Local Law 2011, the purpose and effect of which are:**

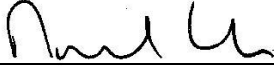
Purpose: The purpose of the local law is to provide for the regulation, control and management of dogs and issues relating to dogs within the municipality;

Effect: The effect of the local law is to control activities and manage dogs within the municipality; and

- c) **Report back to Council the results of the review and any submissions received as per requirements of Section 3.12 and 3.16 of the Local Government Act 1995 and the Department of Local Government Operational Guidelines.**

CP14.11	Monthly Financial Report – February 2011
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Committee	12 April 2011
Council	27 April 2011

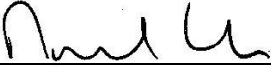
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Rajah Senathirajah – Manager Finance
Director	Michael Cole – Director Corporate Service
Director Signature	
File ref.	Fin/072-16
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the Local Government Act (1995).

Committee Recommendation / Recommendation to Committee

Council receives the Monthly Financial Report for February 2011.

CP15.11	Investment Report – February 2011
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Committee	12 April 2011
Council	27 April 2011


Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Rajah Senathirajah – Manager Finance
Director	Michael Cole – Director Corporate Service
Director Signature	
File ref.	Fin/071-06
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the Local Government Act (1995).

Committee Recommendation / Recommendation to Committee

Council receives the Investment Report for the period ended 28 February 2011.

CP16.11	List of Accounts Paid – February 2011
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Committee	12 April 2011
Council	27 April 2011

Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Rajah Senathirajah – Manager Finance
Director	Michael Cole – Director Corporate Service
Director Signature	
File ref:	Fin/072-16
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the Local Government Act (1995).

Committee Recommendation / Recommendation to Committee

Council receives the List of Accounts Paid for the month of February 2011.

13. Reports by the Chief Executive Officer

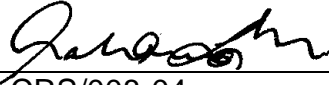
13.1 Common Seal Register Report – March 2011

The attached Common Seal Register Report for the month of March 2011 is to be received.

13.2 List of Delegated Authorities – March 2011

The attached List of Delegated Authorities for the month of March 2011 is to be received.

13.3 Attendance of Councillor B Tyson at the Sustainable Development Conference 2011

Applicant	City of Nedlands
Owner	City of Nedlands
CEO	Graham Foster - Chief Executive Officer
CEO Signature	
File ref.	CRS/008-04
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Purpose

To gain approval for Councillor B Tyson to attend the Sustainable Development Conference 2011, being held in Sydney on 8 and 9 June 2011.

Recommendation to Council

Council:

1. Approves attendance of Councillor B Tyson at the Sustainable Development Conference 2011 being held in Sydney in June 2011; and
2. Upon return, a formal report is to be presented to Councillors and Directors in accordance with Council's decision of 22 March 2011.

Strategic Plan

- KFA 3: Built Environment
- 3.4 Plan and develop the sustainable provision of community infrastructure and facilities with a focus on flexible and multiple uses.
 - 3.6 Promote programs and policies to facilitate environmentally responsible and sustainable buildings and building practices.
- KFA 5: Governance
- 5.7 Provide Elected Members and Staff with training to assist them in complying with their legislative and implied roles and responsibilities.

Background

Cr B Tyson has sought approval to attend the Sustainable Development Conference 2011 being held in Sydney on 8 and 9 June 2011 in her role as Presiding Member of the Sustainable Nedlands Committee.

The brochure for the conference suggests that sustainability now needs to be integrated into all forms of building and infrastructure and includes new developments as well as retrofitting existing. The Sustainable Development Conference 2011 brings together decision makers from the private and public sectors to discuss the current and future directions required for the planning of building and infrastructure to achieve sustainable outcomes.

Proposal Detail

The Sustainable Development Conference 2011 is being held in Sydney on 8 and 9 June 2011.

A copy of the conference program is attached.

It is proposed to send Cr Tyson to participate.

Consultation

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

Budget/financial implications

Budget:

Within current approved budget:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Requires further budget consideration:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

The total estimated cost, inclusive of registration, accommodation, airfares and incidentals is \$2,500.

Discussion

The Elected Member Entitlements and Equipment Policy states that any training or attendance at a conference of an Elected Member of more than \$1,500 or requiring interstate travel must be referred to Council for its deliberation.

The policy recognises the importance of Elected Members participating in relevant training and development opportunities. Attendance at the Sustainable Development Conference 2011 by Cr Tyson is considered

relevant to her role as Presiding Member of the Sustainable Nedlands Committee.

Conclusion

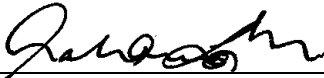
The Sustainable Development Conference 2011 is the most important event for local government across Australia bringing together industry leaders, planners, scientists, conservationists and other to discuss the current and future directions required for planning.

It is recommended that Council approve Cr Tyson's attendance at the Sustainable Development Conference 2011.

Attachments

1. Sustainable Development Conference 2011 program

13.4 Joint Operations Centre Depot Proposal

Applicant	City of Nedlands
Owner	City of Nedlands
Director	Ian Hamilton - Director Technical Services
CEO	Graham Foster - Chief Executive Officer
CEO's Signature	
File ref.	ORN/016-21
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the Local Government Act (1995).

Purpose

The purpose of this report is to seek Council's approval to join with other local governments in negotiating the acquisition of suitable land from the State Government for the purposes of a joint local government depot site. The results of those negotiations are to be brought back to Council before any final decision to acquire suitable land is identified.

Recommendation to Council

Council agrees to join with other local governments in negotiating the acquisition of suitable land from the State Government for the purposes of a joint local government depot site, subject to the results being reported to Council for agreement prior to any future commitment.

Strategic Plan

- KFA 5: Governance
 - 5.1 Manage the City's resources in a sustainable and responsible manner.
 - 5.4 Monitor and review business processes, systems, structure and policies to ensure effective service delivery and organisational performance.
 - 5.8 Establish and actively manage a range of partnerships with government, private and not-for-profit sectors.
- KFA 7: Economic Development
 - 7.3 Work collaboratively with WESROC and State Government agencies in developing and implementing regional strategies.

Background

GHD consultancy (refer attachment 1) were commissioned to review an earlier report prepared in 2006 for a combined depot for the City of Nedlands, Town of Claremont and Town of Cottesloe and update based on revised criteria. The main change was to add the City of Subiaco and remove the Town of Cottesloe from the participating authorities.

A range of options for a combined Depot for City of Nedlands, City of Subiaco and Town of Claremont were considered and presented as a draft report; however, there was consensus among the participant Local Government Authorities that the preferred solution was a single site that catered for all requirements located at Mt Claremont. In addition the Town of Cottesloe requested that they now also be included as a participant in the combined depot. Based on this advice GHD revised the report to include the Town of Cottesloe and plan a combined depot at a single location.

The land required to provide a combined depot at a single location is estimated to be 1.7 ha. A concept plan has been prepared for a site located at Mt Claremont that is adjacent to the site currently used by the City of Nedlands. The area includes provision for 137 on-site parking bays for the office and field staff based at the depot. This area has been calculated based on the assumptions and agreements in the 2006 Study. GHD conducted a site investigation of all the depots in June 2010.

The City of Nedlands currently has the use of 0.95 ha at Mt Claremont. However, this site is a former landfill area and is a potential risk to the health of staff who would occupy the site on a full-time basis. This area is used by the City of Nedlands for storage of low value bulk materials.

There is land adjacent to the City of Nedlands site that is vested with Western Power that has not been used for landfill purposes. This land is not currently being used by Western Power. In addition to the Western Power land there is also WA police service land at 9 John XXIII Avenue that could be considered. A high level approach is suggested to ascertain whether this land could be reassigned to provide the land required for the proposed combined depot.

While the total land requirement for a combined depot is 1.7 ha, this area could be reduced by partial use of the City of Nedlands land for the bulk storage of materials, a nursery for shrubs and trees, as well as parking for plant, vehicles and equipment and staff parking. A conservative estimate of the area required for these purposes is 0.8 ha. This has the potential to significantly reduce the land requirement for the combined depot to 0.9 ha. Buildings that are permanently occupied should be located away from the areas that have been land-filled.

Potential efficiencies are available with combining operations as outlined in the 2006 report and these can be explored at concept design stage.

GHD has recommended that a Board of Management be established to address the high level issues of governance, policy and cost sharing for the combined depot. An agreement must be put in place between the participants. Such an agreement needs to be solid, enforceable yet flexible and address ownership arrangements.

The report is intended to assist all four local governments in deciding whether or not there would be benefits were they to combine depot sites.

Consultation

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

Discussions have been held at Chief Executive Officer and senior management levels of the Cities of Nedlands and Subiaco and the Towns of Claremont and Cottesloe.

Budget/financial implications

Budget:

Within current approved budget: Yes No
Requires further budget consideration in future years: Yes No

Financial:

The investigation has a potentially positive financial outcome for the city, with community benefits. There are no specific environmental implications at this time.

Discussion

At an administrative level, each of the four local governments has confirmed its desire to achieve a more efficient and effective delivery of services and each local government has an additional motive in making better use of existing depot land.

The four local governments of City of Nedlands, Subiaco, Claremont and Cottesloe engaged the services of GHD Pty Ltd. in August 2010 to investigate various possibilities.

Subsequently in January 2011 a business plan was prepared by Adroit Consulting Pty Ltd. (Attachment 2- Adroit Consulting Pty Ltd report)

and has identified the aims and benefits that could follow the centralisation of the depots and these are summarised as follows:

Aims of merger of proposed joint depot/operations centre:

Initial partial integration involving cooperation between teams would allow benefits through:

- Bulk purchasing.
- Use of common amenities.
- Sharing of knowledge and skills transfer.
- More efficient use of land assets
- More responsive to community needs in an emergency i.e. March 2010 severe hail storm.

Progressive integration over time to allow:

- ability to share crew members and equipment; and
- development of single management style that provides the best delivery method.

Key benefits of a proposed new integrated and combined depot will provide:

- Joint depot/operations centre
- Opportunity to adopt best practice by selecting the most efficient and successful delivery methods.
- Increase in the scale of operation which should provide benefits through common purchasing and better equipment utilization.
- In the long term the further integration of depots would reduce duplication and increase team strength by focusing on skills.
- Implementation of a combined depot would lead to lower costs.
- Opportunity to redevelop a more efficient and effective depot site which will be more reflective of today's needs.
- Separate teams initially with common amenities. Potential for further integration over 2-3 years of operation.
- Light mechanical workshop to be provided.
- No fuel bowsers – fuel cards or mini-tankers to be used to fuel light vehicles and trucks – drums used for minor plant.
- Impounded vehicles stored offsite through outsourcing.
- Cost sharing to be implemented and managed by one local government with an operating account to manage cashflow.
- Management team and work crew facilitation workshops and combined training session to be arranged.

Each of the local governments are keen to rationalize their Operations Centre/Depot operations in the search for greater efficiencies and the better use of the land upon which existing operations are currently located.

Conclusion

It would appear that there is significant motivation for all Councils to consider merging the four depot operations into one depot.

Each Council has a desire or requirement to free up the existing depot sites for development of alternate uses.

The relocation from each of the current depot sites should result in substantial savings and a significant financial benefit from the disposal of the residual land.

The Councils have engaged in or are engaging in outsourcing of depot functions and over time it is expected that this will continue to the point where one organization could possibly service the entire area covered by the four Councils.

Taking into account the findings of the GHD August 2010 report and previous reports the most suitable site identified to date to house the merged depot requirement is the WA Police Service land at 9 John XXIII Avenue.

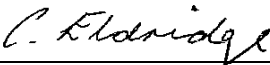
The current form of tenure may also prove to be a significant factor in providing the opportunity to secure the site at a reasonable price as there would be few entities that would be able to purchase the land if the ownership transfer is to be restricted to State Government or Local Government.

Therefore it is recommended that the City of Nedlands joins with other local governments in negotiating the acquisition of suitable land from the State Government for the purposes of a joint local government depot site. That results of negotiations be reported to Council prior to any further commitment

Attachments

1. GHD Consultancy Report for Depot Merger
2. Potential Joint Operations Centre/Depot report – Adroit Consulting Pty Ltd

13.5 No. 78 (Lot 12) Brookdale St, Floreat: Proposed Child Care Centre

Applicant	Allerding & Associates
Owner	Wesbrel Ptd Ltd
Officer	Coralie Anderson – Senior Statutory Planning Officer
Director	Carlie Eldridge – Director Development Services
Director Signature	
File ref	DA10/80 BR10/78
Previous Item No's	22 March 2011: Report D16.11
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Purpose

At Council meeting on the 22 March 2011 it was resolved *“That this matter lay on the table in order for the proponent to address planning matters.”*

As the proponent has provided the additional information, the application is now referred back to council for determination.

Recommendation to Council

Council refuses the application for Child Care Centre located at No. 78 (Lot 12) Brookdale St, Floreat in accordance with application dated 24 February 2010 and amended plans dated 14 April 2011 for the following reasons:

- 1. It does not satisfy the conditions and standards of Clause 6.4.2 of the Town Planning Scheme No.2;**
- 2. It will increase existing traffic and noise impacts above the desirable levels for the residential locality; and**
- 3. It will have an overall adverse impact on the amenity of the surrounding residents.**

Strategic Plan

- KFA 1: Infrastructure
- 1.2 Design and construct infrastructure in accordance with Australian standards and guidelines.
- KFA 3: Built Environment

- 3.2 Encourage the development of diverse residential and commercial areas to meet the future needs of the whole City.

Background

Property Address: No.78 (Lot 12) Brookdale St, Floreat
(Refer Attachment 1 for Locality Plan)
Zoning MRS: Urban
Zoning TPS No. 2: Residential R12.5
Lot Area: 823.1m²

At the Council Meeting on 22 March 2011, the Council decided to lay this application on the table for the applicant to address planning matters.

Proposal Detail

The subject lot is located in on the same (east) side of Brookdale Road, two lots south of the existing child care centre and is surrounded by residential lots on all sides. To the west of the Brookdale Street (across the road) is the Perry Lakes redevelopment site.

The subject lot is 822m² with a 26.15m frontage and angles along the southern boundary to a 10m rear boundary (Refer Attachment 2 for site plan).

The existing dwelling is to be demolished and a Two Storey Child Care Centre is proposed to be constructed on the lot.

Ten (10) on site car bays are proposed at the front of the lot, including one disabled bay. There is one vehicular crossover to access the car park.

The hours of operation are Monday to Friday from 7:00am to 6:00pm. The centre will be licenced for 50 children and requires a maximum of 7 staff, including full-time and part-time.

Additional Information

Since the application was referred back to administration at the previous Council Meeting, the applicant has provided the further information including an amended Noise Impact Assessment and a Landscaping Plan. The information is discussed as follows:

Amended Noise Impact Assessment

As per the original Noise Impact Assessment, the report still includes a number of usage and structural controls to reduce noise impacts. Please refer to attachment 11, the Noise Impact Assessment

Recommendations, for details of these controls. The applicant has advised they are willing to accept these as conditions of approval.

In regards to usage controls, the applicant has provided further information advised that the outdoor play area will be used by a maximum of 20 supervised children at any given time.

In regards to structural controls, the Noise Impact Assessment has been amended to now propose an acoustic screen instead of the 2.3m over height fence for a portion of the southern boundary. The screen is proposed to be setback 0.5m from the boundary and achieves compliance with the noise regulations. Refer to the amended site plan (attachment 3) and elevation plan (attachment 9) for details of the proposed structure.

This structure is also required to provide a setback in accordance with the RCodes. The acceptable development provisions of the RCodes require this structure to be setback 1.5m from the adjoining boundary. The setback of 0.5m does not comply with this requirement and is a setback variation.

This setback variation has not been advertised to the affected adjoining neighbour. However an objection to the child care centre was received from this adjoining neighbour.

The applicant has advised that if the screen was to be setback in accordance with the acceptable development provisions of the RCodes then the design of the screen would require modification in order to ensure compliance with the noise regulations. The height of the screen would not require modification.

The applicant has provided written justification for the setback of the acoustic screen under the Performance Criteria of the Rcodes:

“As such the proposed Acoustic Structure shall be assessed under the performance criteria of clause 6.3.2 of the R Codes which state as follows:

P2 Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to:

- Make effective use of space; or*
- Enhance privacy; or*
- Otherwise enhance the amenity of the development;*
- Not have any significant adverse effect on the amenity of the adjoining property; and*
- Ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.*

Allerding & Associates contend the proposed reduced setback of the Acoustic structure in this instance is desirable in accordance with the performance criteria as it:

- *enhances the privacy of both the child care centre with respect to overlooking from the 2 storey dwelling into the outdoor play area but also prevents noise impacts on the privacy of the 2 storey dwelling;*
- *enhances the amenity of the development through achieving compliance with the Noise Regulations;*
- *The proposed setback will not have an adverse or significant effect on the amenity of the adjoining property as already stated as it ensures compliance with the noise regulations , furthermore with the proposed addition of landscaping the structure is now sensitive to the visual amenity of the adjoining property; and*
- *Lastly the proposed Acoustic treatment will not affect access to sun on adjoining properties.”*

Landscaping Plan and Amended Site Plan

The applicant has submitted a landscaping plan (attachment 10) and an updated site plan (attachment 3) which includes:

- landscaping along the frontage and in the car park area;
- verge to be landscaped as per Council requirement including two proposed trees on the verge;
- pedestrian path through the car park to the entry gate;
- location of car bay 6 and the disabled bay have been reserved;
- location of wheel stops;
- identified two trees to be retained on the southern boundary;
- The proposed acoustic screen and landscaping between this screen and the boundary fence;
- Slight shift of car bay 9 to create more area for landscaping and to retain an existing tree on the south-west corner;
- outdoor Play Area to be grassed;
- painted line markings and arrows on the crossover to clearly identify the entry and exit to the car park;
- existing redundant crossover to be removed and the verge reinstated.

The applicant has also advised that a detailed landscaping plan would be submitted at the Building Licence stage for the City's approval.

Consultation

Required by legislation:

Yes

No

Required by City of Nedlands policy:

Yes

No

Advertising Period 5 November 2010 – 19 November 2010

Four comments (three from the same person) and a petition (signed by 15 people) were submitted prior to the advertising period.

Five (5) objections were submitted during the advertising period, including two (2) objections from people who had objected prior to the advertising.

Comments received: 5 Objections

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

Summary of comments received:	Officers technical comment:
<p>Issue: Increase Parking and Traffic congestion along Brookdale Street</p>	<p>Support</p> <p>The traffic generated can be accommodated within the existing road network. Although it is considered the traffic generated is not in keeping with the residential nature of the locality.</p> <p>The onsite parking bays could be argued to comply with the current relevant legislation. However over flow parking is expected it is considered this will adversely impact the adjoining residential properties.</p> <p>Discussed further below.</p>
<p>Issue: Parking from existing child care centre restricts views for resident’s entry/exiting driveway.</p>	<p>Support</p> <p>Another Child Care Centre would increase traffic congestion in the area and amplify traffic issues.</p> <p>Discussed further below.</p>
<p>Issue: Excessive Noise Levels, especially combined with the existing child care centre</p>	<p>Support</p> <p>In response to comments raised during the advertising period the applicant has submitted a Noise report. The report indicates compliance with the regulations subject to specific conditions.</p> <p>Even if this compliance is met, it is considered that the overall</p>

	<p>change in noise levels will have an adverse affect on the surrounding residential locality.</p> <p>Discussed further below.</p>
<p>Issue: Two Storey Child Care seems dangerous for children</p>	<p>Noted</p> <p>There is a ramp (not stairs) to the second storey. The development is also required to comply with the <i>Child Care Services Act 2007</i>.</p>
<p>Issue: Visual Privacy/overlooking from second storey</p>	<p>Dismiss</p> <p>The upper storey windows comply with the privacy regulations of the RCodes.</p>

One comprehensive objection was submitted by a solicitor on behalf of two adjoining properties. This submission also included a Parking and Traffic Assessment Report by a Transport Consultant. This submission has been summarised and responded to separately below:

Summary of comments received:	Officers technical comment:
<p>Issue: Traffic and Parking</p> <p>Carparking layout – ineffective and difficult maneuvering; Brookdale Street – turning issues into subject lot; Perry Lakes Redevelopment will increase traffic volume; Insufficient parking on site; Sight distances – sight line issue to the north along Brookdale Street, exasperated by on street parking. On-street Parking – existing child care relies on on-street parking, cumulative effect with proposed centre; Pedestrian Safety – need to share entrance with vehicles;</p>	<p>Support</p> <p>The traffic generated can be accommodated within the existing road network. Although it is considered the traffic generated is not in keeping with the residential nature of the locality.</p> <p>The onsite parking bays could be argued to comply with the current relevant legislation. However over flow parking is expected it is considered this will adversely impact the adjoining residential properties.</p> <p>There are also concerns the design of the car park and the cumulative effect of the traffic and street parking by both Child Care Centres will have an adverse impact on the residential nature of the area.</p> <p>Discussed further below.</p>

<p>Issue: Noise</p> <p>No attempt to separate the outdoor play area from surrounding residents; Noise Regulations – No assessment has been provided to ensure noise meets the regulations Even if compliant with the regulations the noise levels can still have an adverse impact on the locality</p>	<p>Support</p> <p>In response to comments raised during the advertising period the applicant has submitted a Noise report. The report indicates compliance with the regulations subject to specific conditions.</p> <p>Even if this compliance is met, it is considered that the noise levels will have an adverse affect on the surrounding residential locality.</p> <p>Discussed further below.</p>
<p>Issue: Size and Shape of Lot</p> <p>Does not Comply with Planning Bulletin 72/209 – small sized lot and irregular shape;</p>	<p>Support</p> <p>Not considered to be an appropriate size of shaped lot.</p> <p>Discussed further below.</p>
<p>Issue: Visual Amenity</p> <p>Doesn't comply with the provisions of Clause 6.4.2 of the TPS No.2</p>	<p>Support</p> <p>Not considered to comply with the provisions.</p> <p>Discussed further below</p>

Legislation

Town Planning Scheme No.2 (TPS No.2)
 Residential Design Codes 2008 (RCodes)
 Planning Bulletin 72/2009 Child Care Centres

A Child Care Centre is an 'AA' use in TPS No.2. Council may approve the use if it is considered desirable, following the application being advertised for 21 days to surrounding residences in accordance with Clause 6.3.

The TPS No.2 has no specific provisions on Child Care Centre.

Planning Bulletin 72/2009 provides guidance on specific planning considerations and assessment of a Child Care Centre.

Budget/financial implications

Nil

Risk Management

Nil

Discussion

The application, including the additional information the applicant submitted as part of the application being referred back at the last Council Meeting is discussed as follows:

Location

Requirement:	<p>The Bulletin 72/2009 states that the location of Child Care Centres are critical in meeting needs of children and families and reducing the impact of the child care centre may have on surrounding activities.</p> <p>The bulletin outlines aspects which make an appropriate and not appropriate location for a child care centre.</p> <p>According to the bulletin, a child care site should be:</p> <ul style="list-style-type: none"> • Distributed strategically to provide the maximum benefit to the community it serves; • Within easy walking distance or part of appropriate commercial, recreational or community nodes and educational facilities; • Adjoining uses are compatible with child care; • Serviced by public transport (where available); • No traffic issues; • Sufficient size, dimension to accommodate development and not affect amenity of area. <p>Clause 6.4.2 of the TPS No.2 also states that every application should take into consideration the following:</p> <ul style="list-style-type: none"> • nature and intensity of the proposed use of the development will not have a detrimental affect on the locality; • the proposed use is necessary to service the needs of the district's residential population and is otherwise in keeping with the TPS intentions for the locality
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<p><i>Applicant Justification: (summarised)</i> <i>A full copy of all relevant consultation feedback received by the City has been given to the City's Councillors prior to the meeting.</i></p>	<p><i>Child care centres should be distributed strategically to provide maximum benefit to the community it serves. The current Play's Kool Centre is operating at full capacity and there is an extensive waiting list. In addition the provision of inner city child care centres is important and acknowledge within the bulletin, accordingly the subject site was chosen due to demand within the locality and strategic location which consists of the proximity the amenities, community services and residential catchments. Additionally the site was chosen to complement the existing centre and provide to the community a full service which caters for all age groups.</i></p> <p><i>Furthermore the population within the immediate area is set to grow with the Landcorp redevelopment of Perry Lakes, which will create approximately 600 dwellings.</i></p>
<p>Original Officer Comment (as per Report to Council on the 22 March 2011)</p>	<p>The proposed development is located in a residential area with residential dwellings to both sides and to the rear of the subject lot. As mentioned by the applicant, the lot is also adjacent the proposed Perry Lakes Redevelopment Area.</p> <p>It is not considered the child care centre is located strategically given there is an existing child care centre located two lots to the north which accommodates children in the immediate area.</p> <p>Furthermore, the child care will be larger and contain more children than the existing child care centre. The nature and intensity of this child care centre will have a detrimental impact on the surrounding residents. Specifically for the dwelling at No.80 Brookdale which would have child care centres on both adjoining boundaries.</p> <p>This is also not a suitable location for a child care centre as the lot is not part of or in walking distance of a commercial, recreation facility or community or educational node and located in purely a residential area.</p> <p>The traffic, while can be accommodated within the existing road network, when combined with the existing child care centre will cause</p>

	congestion and be disruptive to the adjoining residents. Traffic is discussed further in this report.
Additional Information	<p>The applicant has applied for a child care centre for a maximum of 50 children and is willing to accept this as a condition of approval.</p> <p>If approved, it is recommended that a caveat be placed on the title of the land advising of this restriction. This will avoid future owners from increasing the number of children.</p>

Site Characteristics & Design of Centre

Requirement:	<p>Bulletin 72/3009 states the lot should sufficiently cater for the required building and associated parking, play areas and landscaping. Generally the lot should be a regular shape and greater than 1000sqm.</p> <p>Bulletin 72/2009 requires the design of the centre to be in accordance with the points below:</p> <ul style="list-style-type: none"> • Building design, colour, scale, shape and form as per local regulations; • Visual appearance reflect the character of the area and enhance amenity; • Parking area located at front; • On-site parking bays required; • Outdoor play area safe location and away from noise-sensitive premises (ie dwellings, nursing homes); • Landscaping along street frontage to a standard equal to that required/provided for an adjacent property. <p>Clause 6.4.2 of TPS No.2 requires that any development complies with:</p> <ul style="list-style-type: none"> • plot ratio, site coverage, setbacks, heights landscaping and parking provisions in keeping with the general character of the locality; • the form, layout, appearance and material of the building is in keeping with the existing character of the locality
<i>Applicant Justification:</i>	<i>The subject lot is of suitable size, configuration and topography to accommodate the</i>

<p><i>(summarised)</i> <i>A full copy of all relevant consultation feedback received by the City has been given to the City's Councillors prior to the meeting.</i></p>	<p><i>proposed child care centre including structures, play areas, parking and landscaping.</i></p> <p><i>The application involves demolition of the existing building and the construction of a purpose built development. The design of the centre compliments the residential nature of the locality, as it is residential in appearance however functions as a child care centre. Accordingly in the event of the centre ceasing operations, the structure could be converted for residential purposes.</i></p> <p><i>Parking is located at the front of the buildings per guidelines, the provisions of parking bays reflects that of the existing Play's Kool Centre which functions efficiently and has proved adequate during its operation. The availability of extensive off street parking assists in ensuring that traffic and parking related issues will not eventuate from the centre.</i></p>
<p>Original Officer Comment (as per Report to Council on the 22 March 2011)</p>	<p>The lot is 822m2 and is an irregular form with a wide frontage and a narrower rear. The parking, building and play area occupy the majority of the lot, with no formal landscaping proposed.</p> <p>The centre is proposed as a two storey development and this is an indication the lot cannot sufficiently accommodate the proposed use.</p> <p>The centre complies with regulations in terms of height, setbacks and plot ratio.</p> <p>The two storey building will have a skillon roof and is proposed to have an external appearance of hardies cladding and colourbond cladding.</p> <p>The surrounding residents are generally single storey dwellings constructed in brick and tile, including the existing child care centre. Therefore the visual appearance of the development is not in keeping with the character of the area.</p> <p>The parking has been provided at the front of</p>

	<p>the lot, as per the bulletin requirement. The number of required parking bays is discussed further in this report.</p> <p>Noise impacts of outdoor play area are discussed further in this report.</p> <p>Only 300mm of landscaping is proposed along the street. Although given the requirement to provide on-site car parking at the front of the lot and the size of the lot, this leaves minimal space to provide landscaping.</p>
<p>Additional Information</p>	<p>As discussed above, the applicant has submitted a landscaping plan (attachment 9) and an updated site plan. A more detailed landscaping plan will be provided for the City's approval if the application is approved.</p> <p>It is considered that the proposed landscaping will assist in improving the visual appearance of the child care centre as it adds additional landscaping to the verge and front setback.</p>

Noise

<p>Requirement:</p>	<p>Bulletin 72/2009 provides the following guidance on the noise impact of childcare centres:</p> <ul style="list-style-type: none"> • Suitable hours of operation 7:00am – 7:00pm Monday – Saturday; • Noise-generating activities of the child care centre, such as outdoor play areas, parking areas and plant and equipment be located away from noise-sensitive areas (ie houses); • Where noise-generating activities are located close to noise-sensitive areas, appropriate noise mitigation is to be undertaken; • Design and construction of buildings may include noise-mitigation measures to reduce impact on external sources and to achieve acceptable indoor noise limits. <p>Clause 6.4.2 of the TPS No.2 also states that every application should take into consideration the following:</p> <ul style="list-style-type: none"> • nature and intensity of the proposed use of the development will not have a detrimental affect on the locality;
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	<ul style="list-style-type: none"> the proposed use is necessary to service the needs of the district's residential population and is otherwise in keeping with the TPS intentions for the locality
<p><i>Applicant Justification: (summarised)</i> <i>A full copy of all relevant consultation feedback received by the City has been given to the City's Councillors prior to the meeting.</i></p>	<p>The applicant has submitted a Noise Impact Assessment which concludes that noise levels have the potential to exceed those prescribed in the <i>Environmental Protection Noise Regulations 1997</i> and to mitigate noise minimum boundary wall heights are required.</p> <p><i>Implementation of the following measures have been undertaken to minimise noise:</i></p> <ul style="list-style-type: none"> <i>Exhaust fans to be contain with roof space or ceiling (no roof or wall mount exhaust fans)</i> <i>Air Conditioning System not be located at side or rear of building;</i> <i>Play area</i> <ul style="list-style-type: none"> <i>Plastic equipment OR metal with filled with expanding foam or sand;</i> <i>Minimal concrete or bricked paved areas and use of synthetic grass carpet;</i> <i>Hours of external play limited to 8:30am to 5:00pm minimise disturbance to surrounding residences;</i> <i>Concentrated play area located at rear of building</i> <i>Music will only be played indoors with external windows and doors closed;</i> <i>Boundary fencing, solid concrete/masonry/brick construction, to be minimum wall height of 1.8m above finished RL of Child Care centre</i> <p>The applicant has also explained that the children are only outside for a maximum of 3 hours a day. Further, not all the children are outside together at any one time.</p>
<p>Original Officer Comment (as per Report to Council on the 22 March 2011)</p>	<p>As mentioned by the applicant, the development is required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i> and measures have been taken to reduce the noise generated by the development on the adjoining properties.</p> <p>The applicant's Noise Assessment Report</p>

	<p>indicates that minimum solid fence heights are required in order to achieve compliance with the Noise Regulations.</p> <p>The majority of fencing would be the standard 1.8m in height; however some fencing along the southern boundary is required to be 2.3m in height.</p> <p>This would be considered an overheight fence under the TPS No.2 and require approval from the adjoining neighbour. Neighbour consent has not been provided at this stage, and in fact, an objection has been received from this adjoining owner.</p> <p>The noise from the child care centre, assessed in isolation, is compliant with the noise regulations if overheight fencing is constructed. Although, even if compliance is met, it is considered that noise generated from the centre, specifically in combination with the existing child care centre, will not be in keeping with existing nature of the residential area.</p> <p>All the surrounding residential properties, specifically the property at No.80 Brookdale (north of the current proposal), would be subject to noise from the existing and proposed centre.</p> <p>The design of the centre has taken into account the property at No.80 Brookdale Street by having the outdoor play area predominately to the southern side and at the rear of the lot. This means the outdoor play area will be located next to this neighbour's rear garage.</p> <p>The residential lots to the east and south will be specifically affected by the location of the play area. These lots all have their outdoor living areas located on this boundary.</p> <p>Given the size, shape and as the lot is surrounded by residential properties, it would be difficult to design a child care in which noise from the outdoor play area that had no adverse affect on the adjoining residences.</p>
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<p>Additional Information Provided</p>	<p>An acoustic screen of 2.3m in height is now proposed with a 0.5m setback from the southern boundary, instead of the over height 2.3m fence.</p> <p>As discussed above the acoustic screen doesn't comply with the acceptable development setback as per the RCodes. However, if setback in accordance with the Rcodes the design of screen would need to be modified to comply ensure compliance with the noise regulations.</p> <p>It is recommended that if the application is approved the screen is setback in accordance with the acceptable development provisions of the RCodes and complies with noise regulations.</p> <p>The applicant has also stated that the outdoor play area will be limited to a maximum of 20 children at any given time. Previous correspondence from the applicant has confirmed that due to other operational policies, such as sun protection policy, the outdoor play area will only be occupied by the children for a maximum of 3 hours per day. These restrictions would require conditioning.</p>
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Parking

<p>Requirement:</p>	<p>Under TPS No.2 there is no specific car parking requirement for a Child Care Centre.</p> <p>Under the draft TPS No.3 a Child Care Centre is required to have 'One bay per 10 children and one bay per staff member'.</p> <p>Bulletin 72/2009 suggests parking should be provided at a rate of 1 bay per 5 children.</p>
<p><i>Applicant Justification: (summarised)</i> <i>A full copy of all relevant consultation feedback received by the City has been given to the City's Councillors prior to the meeting.</i></p>	<p>There are no specific council requirements in regard to parking, as such standards are at the discretion of Council.</p> <p>The proposed provision of parking bays as well as the design have been based on the previously approved centre at 82 Brookdale St, which has been proved efficient and capable of dealing with parking and traffic requirements. In addition to the proposed car</p>

	<p>bays there is significant amount of on-street parking on Brookdale Street adjacent to the proposed centre.</p> <p>The applicant has provided a Transport Statement which discusses parking.</p>
<p>Original Officer Comment (as per Report to Council on the 22 March 2011)</p>	<p>There are 10 proposed car bays on site including 1 disable bay. There is one crossover in the middle of the lot which provides access to the car bays.</p> <p>Under draft TPS No.3 twelve (12) bays would be required, based on 50 children and 7 staff. However it should be noted that some staff are part-time. Under the Bulletin 72 ten (10) bays are required.</p> <p>The car park was originally designed with two crossovers, entry and exit, in order to accommodate for easier pick-up and drop off zone. This design was changed to a single crossover to accommodate more car bays. It considered the bays provided will accommodate the proposed development.</p> <p>It should be noted that there is street parking available on both sides of Brookdale Street which can be used by staff and parents.</p>
<p>Additional Information Provided</p>	<p>The landscaping plan and amended site plan clearly indicate that the crossover has a distinctive entry and exit.</p> <p>The applicant has advised that line markings and arrows will be painted on the crossover to clearly distinguish the entry and exit to ease movement into and out of the site.</p> <p>Car bay 9 has moved slightly to the north in order to provide more landscaping and retain a tree in this corner. The Applicant's transport Traffic consultants have confirmed that shifting the car bay will not impede vehicular movements within the car park.</p>

Traffic

<p>Requirement:</p>	<p>Bulletin 72 states that the child care centre should be approved only if it can be demonstrated that it will have a minimal</p>
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	<p>impact on the functionality and amenity of the area and will not create or exacerbate any unsafe conditions for children and families using the centre, or for pedestrians or road users.</p> <p>With regards to traffic Clause 6.4.2 of the TPS No.2 states:</p> <ul style="list-style-type: none"> • The vehicular flow to and from the subject land will not be disruptive to existing traffic movements or circulation patterns; • That any traffic generated must be capable of being accommodated within existing streets.
<p><i>Applicant Justification: (summarised)</i> <i>A full copy of all relevant consultation feedback received by the City has been given to the City's Councillors prior to the meeting.</i></p>	<p>The applicant has provided a Transport Statement which concludes that the development is not expected to have a noticeably increase traffic flows on adjacent road networks.</p> <p>The Transport Statement also concludes that majority of the car bays will be utilised by staff and parents will prefer to use on street parking than the few remaining on site bays.</p>
<p>Original Officer Comment (from Report to Council on the 22 March 2011)</p>	<p>As the applicant has noted Brookdale Street is a District Distributor (a) and is designed for an average of 8000 vehicles per day currently using the street.</p> <p>Although the number of vehicles currently using Brookdale Road exceeds this number it is agreed, that the traffic generated by the development could be accommodated with the existing road network.</p> <p>Notwithstanding this, many objections during the advertising period relate to the traffic issues, particularly during the pick-up and drop-off hours.</p> <p>Objections note that during these times the number of cars that are parked in the area, restricts the vision for residents exiting and entering their driveways. This is often caused from parking on the verge or on the neighbouring property.</p> <p>The Transport Statement concludes that 2 regular and 1 universal bay will generally be</p>

	<p>available for pick-up and drop-off purposes, with the remainder of the bays utilised by staff.</p> <p>In order to provide more onsite car bays the applicant redesigned the car park to a singular vehicle entry. The transport statement specifies that manoeuvring within the car park is at least a three point turn which is acceptable as it is a low use car park.</p> <p>However, given this the statement predicts that most parents will choose to utilise on street car bays and there will be unused bays on site. Therefore, it is expected that frequent parking and the street and verge will occur.</p> <p>The cumulative effect of having two child care centres separated by two lots will create traffic congestion and safety issues during this drop off and pick up periods. This traffic will have a detrimental effect and is an unreasonable burden on the surrounding residential properties.</p> <p>Further, there is an existing traffic island located along Brookdale Road which will prevent right turns into and out of the car park. The owners have agreed to relocate the traffic island if the development is approved to accommodate for this turning movement. The City's Engineering Department has agreed to this relocation.</p>
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Conclusion

Although a Child Care Centre is an 'AA' use under the TPS No. 2, having two child care centres in close proximity is not desirable and will have a detrimental effect on the residential locality. This is indicated by the strong objections from the surrounding residents and the non-compliance with the TPS No.2 and the Planning Bulletin 72/2009. Regardless of the additional information submitted by the applicant, the application is still recommended for refusal.

Attachments

1. Locality Plan
2. Site Survey
3. Site Plan
4. Ground Floor Plan
5. Upper Floor Plan

6. Front and Rear Elevation
7. Side Elevations
8. Locality of Walls (Figure 5.1 of Noise Impact Assessment)
9. Proposed Acoustic Screen Elevation
10. Landscaping Plan
11. Recommendation from Noise Impact Assessment

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

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

14.1 Councillor Collins – Amendment to Delegated Authority

At the Committee meeting during item D30.11 on 12 April 2011 Councillor Collins moved and Councillor Negus seconded the following subsequent motion which was carried 8/-.

Committee Recommendation

That the Chief Executive Officer is authorised to refuse any development application contrary to the City's prevailing Town Plan Scheme, where no discretion to vary requirements exists.

Administration Comment

The Delegation Authority Manual is be reviewed and will be submitted to Council in May for consideration, including the above proposed amendment.

14.2 Councillor Horley – Old Swanbourne Hospital

At the Council meeting on 22 March 2011 Councillor Horley gave notice of her intention to move the following at this meeting.

Due to grave long-term public concerns that the heritage buildings at the Old Swanbourne Hospital are excessively vulnerable to hazards such as fire and damage resulting from apparent deficiencies in maintenance and security, the State government is requested to take appropriate measures that will lead to greater security and protection for the heritage buildings at the Old Swanbourne Hospital site with regard to potential fire and damage to the buildings while the site remains under planning consideration.

Supporting Comments from Councillor Horley

There are grave long-term concerns within the local community that the heritage buildings at the Old Swanbourne Hospital are excessively vulnerable to events such as fire and damage, due to apparent deficiencies regarding maintenance and security. Examples of community concerns reported to the City regarding the apparent lack of maintenance and security include: basic fire equipment appears to be no longer available or operational; the security and lighting systems previously used on a daily basis by the government are not being utilised or maintained; vermin previously prevented from residing within the buildings when the government was maintaining the site appear to have reached epidemic levels; and external doors and openings appear not to be secured over lengthy periods of time. Unfortunately persistent attempts by the City to have these types of matters addressed have not been successful. The City has limited powers to ensure that the buildings are protected and that fundamental security and emergency contingencies are maintained. This Notice of Motion stands to highlight concerns for the security and safety of the heritage buildings, and to request that the government exercise the powers available to ensure that the heritage buildings are protected with basic security and fire equipment.

Administration Comment

The Old Swanbourne Hospital Site is privately owned. The City can request the State Government consider the matter but as it is not their site they are not required to manage the site. Fire requirements come into effect through the building licence process.

14.3 Councillor Negus - Paid parking

At the Council meeting on 22 March 2011 Councillor Negus gave notice of his intention to move the following at this meeting.

That the City of Nedlands will not implement paid parking throughout the City.

Supporting Comments from Councillor Negus

The Cities rumour mill has yet again been set alight with claims that the City of Nedlands is going to introduce paid parking across the City. I do not believe this is the intention of the Council, so I have moved this motion to clarify the matter and put a stop to the misinformation being circulated.

The Parking Local Law that is currently being advertised contains a mechanism to provide for paid parking. There is currently paid parking within Nedlands at the Hollywood Private Hospital, the Local Law must provide for this. It may be that feedback received during the advertising period suggests this clause be strengthened to say paid parking can be only implemented on private property, either way Council must follow due process and consider the feedback when received.

In the meantime I believe our existing parking throughout Nedlands should continue to be well managed using an enforcement approach that is tailored to individual areas as they evolve.

I urge that you support this motion to clarify Councils position in relation to paid parking.

Administration Comment

Administration agrees.

14.4 Councillor Hipkins - Setbacks from side and rear boundaries in low density residential zones

At the Council meeting on 22 March 2011 Councillor Hipkins gave notice of his intention to move the following at this meeting.

That the Administration is to prepare a draft policy for consideration by Council no later than the June 2011 round of meetings containing the following elements:

Objectives

- 1. To guide the exercise of discretion for variations within low density zones of the Residential Design Codes and the operation of the amenity clause 5.5 in Town Planning Scheme No. 2;**
- 2. To preserve the open and spacious character of the City of Nedlands; and**
- 3. To assist in the maintenance of privacy and prevention of overlooking of back yards.**

Policy

The side and rear setbacks specified in R10, R12.5 and R15 zones of the Residential Design Codes shall be enforced without variation, interchange or boundary parapet walls, provided that:

- 1. a single storey building comprising a garage or carport may be constructed with a minimum setback of 1.0m from an adjoining laneway;**
- 2. a garage or carport may be constructed with a minimum setback of 4.0m from a secondary street;**
- 3. this policy does not apply to outbuildings as defined by the Residential Design Codes;**
- 4. any variation to this policy, arising from a small or irregular shaped lot or any other reason, is to be submitted with justification to Council for determination.**

Administration Comment

A new policy can be drafted for consideration by Council that relates to Planning and Built Form. Firstly as with all new policies it will be workshopped at a Council policy intent, the first workshop being 3 May

2011 and then a policy draft after and presented to Council for consideration. The proposed notice of motion states the draft policy will be presented to June council at the latest, given the timeframes the policy would be presented to the June meeting at the earliest. At this stage Administration have not had a workshop with all councillors and the already programmed planning work could not promise the draft policy would be presented to June Council. Also given the policy has not been workshopped with all Councillors it is premature to determine the policy contents and requirements at this stage.

The proposed alternate wording is as follows:

Administration Recommendation:

A new policy be discussed with Councillors at a Policy Intent Workshop by the end of June 2011 with the draft objectives below as a starting point and subsequently Administration prepare a draft policy for Council consideration.

Draft Objectives

1. To guide the exercise of discretion for variations within low density zones of the Residential Design Codes and the operation of the amenity clause 5.5 in Town Planning Scheme No. 2;
2. To preserve the open and spacious character of the City of Nedlands; and
3. To assist in the maintenance of privacy and prevention of overlooking of back yards.

14.5 Councillor Collins – Roses in New Court Gardens

In accordance with Standing orders, Councillor Collins gave notice of his intention to move the following at this meeting.

That the gardens beds in the upper part of New Court Gardens be planted with roses similar to those already growing in the lower bed.

Supporting comments from Councillor Collins

The reason for this motion is that when New Court Gardens was established 18-20 years ago all three garden beds were planted with roses. They flourished for several years until apparently the water became contaminated killing both the grass and the roses in the upper beds. The roses in the lower bed survived and are still alive and well today.

When the upper garden beds were replanted the roses were replaced by lavender and rosemary which has become very scrappy.

The staff have already removed much of the lavender and intend to replant beginning in May.

Following consultation with Ian Hamilton I was advised to survey the residents around the park to ascertain what they would like planted. Eight of the ten immediately around the park favoured roses and provided written responses.

I was then advised that I had to conduct a wider survey so went to all of the houses one street back from the park. Forty four of the fifty two respondents (approximately 85%) favoured roses and again provided signed letters to this effect.

Administration comment

It is clear that there are residents of the City of Nedlands who support both sides of planting natives vs ornamentals in streets and parks.

However, after reviewing both Council Street Tree Policy and Sustainable Nedlands Purchasing Policy, in particular the following sections from the Sustainable Nedlands Purchasing Policy that states, in part, that the Policy objectives are:

*“1.1 reducing resource waste generated through the city’s purchasing of goods and services,
1.2 Improving the overall environmental performance as a good corporate citizen,.....*

The Policy commitments are:

2.1 The Council will use its purchasing power to promote sustainability, when choosing products and when contracting for the provision of services “.

It is not clearly stated anywhere the City should or should not plant natives or ornamentals in streets and parks. In fact, under the Street Tree Policy tree species selection states:- *Tree species will be determined by the Council from time to time.*

Therefore, it is implied that Cr Collins would need to obtain Council approval following consultation with his fellow ward representative to proceed with the planting of drought hardy/tolerant roses in Mt Claremont.

14.6 Councillor Negus - Water smart parks strategy

In accordance with Standing orders, Councillor Negus gave notice of his intention to move the following at this meeting.

That Council:

- 1. Implements a “Water smart parks” strategy similar to that being undertaken by the City of Stirling, and**
- 2. Measures the percentage of the City that is treed with a view to increasing that percentage over time.**

Supporting comments from Councillor Negus

The City of Nedlands is currently faced with the prospect of not having enough allocated water to continue watering all of its parks. I believe we have two options, either stop watering some parks in favour of others, or better manage all of our parks, I favour the latter. Implementing a water smart parks policy will facilitate this; a broad outline of the policy taken from the City of Stirling website is detailed below.

The City of Stirling has been awarded the ‘Government Leading by Example’ Award for the City’s ‘Water Smart Parks’ strategy.

Water Smart Parks is a strategy that revolves around and promotes water conservation as well as maximising water efficiency, in an effort to help preserve groundwater supplies.

The idea of being Water Smart involves categorising parks and reserves into three hydrozones. Broadly, Zone ‘one’ includes areas on the fringes which require less watering, whilst zones ‘two’ and ‘three’ cover core areas where heavier watering is required for community activities such as sports.

This is a far reaching project that will encourage all members of the community to become ‘water smart’ - whether they are involved in government, private enterprise, community groups or even individuals at home.

In relation to a water smart parks policy, treed areas require less water therefore increasing trees in the “zone one” areas of parks will result in less water use while still acknowledging the communities desire to have space to kick a footy.

Increasing the treed area of the City should correspond to a reduction in water use within the City. Measuring the percentage of the City that is treed will provide a baseline to encourage and measure the

effectiveness of future greening efforts undertaken by the City and its residents.

Administration comment

Administration agrees that undertaking such a measurement would be of great use in future planning of open space redevelopment.

Whilst the City of Nedlands does not have a recognised strategy under this name, the Irrigation Operating Strategy dictates that irrigation systems that are being replaced or upgraded must include hydrozoning thus allowing for Smart Water Use.

15. Elected members notices of motion for the following ordinary meeting on 24 May 2011

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.

In accordance with Clause 3.9(2) of Council's Standing Orders Local, notices of motion for consideration at the Council Meeting to be held on 24 May 2011 are required to be given in writing to the Chief Executive Officer at least 7 clear working days before the meeting.

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

Any urgent business to be considered at this point.

17. Confidential Items

17.1 Staff Appointments

The report is presented as a confidential report under section 5.23(2)(a) of the Local Government Act as it relates to the appointments of staff. A confidential report has been circulated to Councillors separately.

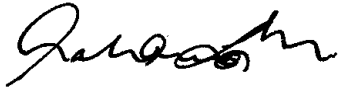
17.2 No. 119 (Lot 227) Rochdale Rd Mt Claremont – Proposed Single Storey Additions and Alterations

The report is presented as a confidential report as the application is subject to a State Administrative Tribunal Review. In accordance with the section 31 (1) of the State Administrative Tribunal Act 2004 the SAT has invited the Council to reconsider its decision in light of the amended plans. A confidential report has been circulated to Councillors separately.

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

Declaration of Closure

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

A handwritten signature in black ink, appearing to read 'Graham Foster', written in a cursive style.

Graham Foster
Chief Executive Officer

Attachment to Item 13.1

Council Meeting – 27 April 2011

Common Seal Register Report – March 2011

Common Seal Register Report

March 2011

554	2 March 2011	Corporate Services	Council Resolution 22 February 2011 Report CP01.11	City of Nedlands Standing Orders Amendment Local Law 2011
555	2 March 2011	Development Services	Delegated Authority	Notification under Section 70A – 98 (lot 604) Circe Circle, Dalkeith – the use of the basement level shall be restricted to the uses as depicted in the plans submitted dated 22 June 2010 ie wine storage area.
556	11 March 2011	Development Services	Delegated Authority	Seal Certification - Seal No. 556 – Notification under Section 70A – 50 Jutland Pde, Dalkeith – the area of the basement level that is located directly below two other storeys being used for residential use, shall be restricted to the following uses: plant and equipment, storage, toilets and the parking of wheeled vehicles.

Attachment to Item 13.2

Council Meeting – 27 April 2011

List of Delegated Authorities – March 2011

DEL11/86**Parking Infringement Withdrawn 500840**

Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 2/03/2011 at 10:46 AM
Position Exercising Delegated Authority Director Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Mike Cole (Addressee)

DEL11/87**Parking Infringement Withdrawn 301155**

Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 2/03/2011 at 10:47 AM
Position Exercising Delegated Authority Director Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Mike Cole (Addressee)

DEL11/84**Seal Certification - Seal No. 554 – City of Nedlands Standing Orders Amendment Local Law 2011**

Delegation Type 1D - Use of Council's Common Seal and Authority to Sign Documents
Date Registered 2/03/2011 at 10:14 AM
Position Exercising Delegated Authority Chief Executive Officer
How Delegation Is Recorded Seal Register
Applicant City of Nedlands (Addressee)

DEL11/85**Seal Certification - Seal No. 555 – Notification under Section 70A – 98 (lot 604) Circe Circle, Dalkeith – the use of the basement level shall be restricted to the uses as depicted in the plans submitted dated**

Delegation Type 1D - Use of Council's Common Seal and Authority to Sign Documents
Date Registered 2/03/2011 at 10:16 AM
Position Exercising Delegated Authority Chief Executive Officer
How Delegation Is Recorded Seal Register
Applicant Mario & Natalina De Felice (Address)

DEL11/88**Approval for a Vehicle on a Reserve Charles Court Reserve Adam Richards Perth Int Arts Festival**

Delegation Type 1H - Authority to Grant Permission for Vehicle on Reserve
Date Registered 3/03/2011 at 1:19 PM
Position Exercising Delegated Authority Administraton Officer - Community and Str
How Delegation Is Recorded Letter (general)
Applicant Adam Richards (Addressee)

DEL11/89**Approval for a Vehicle on a Reserve Charles Allen Park Reserve Jenny Dimsey**

Delegation Type 1H - Authority to Grant Permission for Vehicle on Reserve
Date Registered 3/03/2011 at 1:21 PM
Position Exercising Delegated Authority Administraton Officer - Community and Str
How Delegation Is Recorded Letter (general)
Applicant Jenny Dimsey (Addressee)

DEL11/90**Parking Infringement Withdrawn 301168 - Wayne Lawrence**

Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 4/03/2011 at 7:25 AM
Position Exercising Delegated Authority Manager Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Wayne Lawrence (Addressee)

DEL11/91**Infringement Withdrawal 500613 & 500611**

Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 9/03/2011 at 8:35 AM
Position Exercising Delegated Authority Manager Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Suzanne Taylor (Addressee)

Continued...

DEL11/92

Youth Grant - 2011 Australian Age Diving Championships

Delegation Type 10F - Sponsorship of Youth Initiatives Fund
Date Registered 9/03/2011 at 11:14 AM
Position Exercising Delegated Authority Manager Community Development
How Delegation Is Recorded Authorisation Form
Applicant Mercedes Carnevali (Addressee)

DEL11/93

22 (Lot 384) Bedford Street Nedlands - Garage

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 10/03/2011 at 11:45 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Martin Healy (Addressee)

DEL11/94

4 (Lot 40) Stanley Street Nedlands - Single Storey Additions

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 10/03/2011 at 11:52 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Simon Harman (Addressee)

DEL11/95

25 (Lot 259) Thomas Street Nedlands - Single Storey Additions/Alterations

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 10/03/2011 at 11:53 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Lloyd Price Carnarvon Pty Ltd (Addressee)

DEL11/96

Infringement Withdrawal 500869

Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 10/03/2011 at 2:01 PM
Position Exercising Delegated Authority Manager Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Sylvia Selvaratnam (Addressee)

DEL11/97

Infringement Withdrawal 301196

Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 10/03/2011 at 2:09 PM
Position Exercising Delegated Authority Manager Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Jonathan Carey (Addressee)

DEL11/98

16 (Lot 214) Mayfair Street Mt Claremont - Two Storey Dwelling and Pool

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 11/03/2011 at 10:01 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Webb & Brown-Neaves (Addressee)

DEL11/99

97 (Lot 619) Tyrell Street Nedlands - Amendment to Existing Planning Approval

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 11/03/2011 at 10:02 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Martin Healy (Addressee)

Continued...

DEL11/100

16 (Lot 108) Watt Street Swanbourne - Two Storey Dwelling
Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 11/03/2011 at 10:04 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Craig Sheiles Homes (Addressee)

DEL11/101

Seal Certification - Seal No. 556—Notification under Section 70A–50 Jutland Pde, Dalkeith –the area of the basement (located directly below 2 other storeys being used for residential use) shall be restricted
Delegation Type 1D - Use of Council's Common Seal and Authority to Sign Documents
Date Registered 11/03/2011 at 10:28 AM
Position Exercising Delegated Authority Chief Executive Officer
How Delegation Is Recorded Seal Register
Applicant Abdul Valibhoy (Addressee)

DEL11/102

7 (Lot 35) Birrigan Loop Swanbourne - Swimming Pool
Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 11/03/2011 at 10:45 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Imperial Pools (Addressee)

DEL11/103

92 (Lot 345) Dalkeith Road Nedlands - Carport and Fencing
Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 11/03/2011 at 11:17 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Jasper & Althea Mahon (Addressee)

DEL11/104

23 (Lot 4) Viribua Avenue Nedlands - Patio
Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 11/03/2011 at 11:18 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Abel Roofing (Addressee)

DEL11/105

24 (Lot 353) Weld Street Nedlands - Singel Storey Dwelling
Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 11/03/2011 at 11:20 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Lincoln Spargo (Addressee)

DEL11/106

38 (Lot 313) Dalkeith Road Nedlands - Retaining Wall
Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 11/03/2011 at 11:25 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Lesley & Damian Meaney (Addressee)

DEL11/107

16 (Lot 12) Doonan Road Nedlands - Carport
Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered 11/03/2011 at 11:26 AM
Position Exercising Delegated Authority Manager Statutory Planning
How Delegation Is Recorded Approval Letter (Planning D'A/s)
Applicant Peter Jodreu Architect (Addressee)

Continued...

DEL11/108

3 (Lot 248) Kirwan Street Floreat - Front Fencing

Delegation Type
Date Registered
Position Exercising Delegated Authority
How Delegation Is Recorded
Applicant

6A - TPS No 2 - Approval and Refusal of Planning Applications
11/03/2011 at 11:29 AM
Manager Statutory Planning
Approval Letter (Planning D'A/s)
In A Tree Landscaping Pty Ltd (Add

DEL11/109

25 (Lot 716) Cygnet Crescent Dalkeith - Flat Roof Patio and Gable Roof Patio

Delegation Type
Date Registered
Position Exercising Delegated Authority
How Delegation Is Recorded
Applicant

6A - TPS No 2 - Approval and Refusal of Planning Applications
11/03/2011 at 11:41 AM
Manager Statutory Planning
Approval Letter (Planning D'A/s)
Westral Outdoor Centre (Addressee)

DEL11/110

23 (Lot 223) Robinson Street Nedlands - Swimming Pool

Delegation Type
Date Registered
Position Exercising Delegated Authority
How Delegation Is Recorded
Applicant

6A - TPS No 2 - Approval and Refusal of Planning Applications
11/03/2011 at 11:42 AM
Manager Statutory Planning
Approval Letter (Planning D'A/s)
Buccaneer Pools (Addressee)

DEL11/111

No 2, 4, 6, 8 & 10 (Lot 3, 4, 5, 6 &) McHenry Lane Nedlands - Privacy Screens

Delegation Type
Date Registered
Position Exercising Delegated Authority
How Delegation Is Recorded
Applicant

6A - TPS No 2 - Approval and Refusal of Planning Applications
11/03/2011 at 11:44 AM
Manager Statutory Planning
Approval Letter (Planning D'A/s)
Tony Hatt (Addressee)

DEL11/112

11 (Lot 261) Strickland Street Mt Claremont - Two Storey Dwelling and Swimming Pool

Delegation Type
Date Registered
Position Exercising Delegated Authority
How Delegation Is Recorded
Applicant

6A - TPS No 2 - Approval and Refusal of Planning Applications
11/03/2011 at 11:46 AM
Manager Statutory Planning
Approval Letter (Planning D'A/s)
Residential Attitudes (Addressee)

DEL11/113

17 (Lot 281) Weld Street - Two Storey Dwelling

Delegation Type
Date Registered
Position Exercising Delegated Authority
How Delegation Is Recorded
Applicant

6A - TPS No 2 - Approval and Refusal of Planning Applications
11/03/2011 at 11:48 AM
Manager Statutory Planning
Approval Letter (Planning D'A/s)
Antonelli Investments (Addressee)

DEL11/114

21 (Lot 10) Watkins Road Dalkeith - Two Storey Dwelling with Attic Level and Ancillary Accommodation

Delegation Type
Date Registered
Position Exercising Delegated Authority
How Delegation Is Recorded
Applicant

6A - TPS No 2 - Approval and Refusal of Planning Applications
11/03/2011 at 2:28 PM
Manager Statutory Planning
Approval Letter (Planning D'A/s)
Oswald Homes (Addressee)

DEL11/115

21 (Lot 506) Kingsway Nedlands - Retrospective Retaining and Fill and Patio

Delegation Type
Date Registered
Position Exercising Delegated Authority
How Delegation Is Recorded
Applicant

6A - TPS No 2 - Approval and Refusal of Planning Applications
11/03/2011 at 2:49 PM
Manager Statutory Planning
Approval Letter (Planning D'A/s)
Outdoor World (Addressee)

Continued...

DEL11/116

53 (Lot 516) Beatrice Road Dalkeith - Swimming Pool

<i>Delegation Type</i>	6A - TPS No 2 - Approval and Refusal of Planning Applications
<i>Date Registered</i>	11/03/2011 at 2:53 PM
<i>Position Exercising Delegated Authority</i>	Manager Statutory Planning
<i>How Delegation Is Recorded</i>	Approval Letter (Planning D'A/s)
<i>Applicant</i>	Karl Els (Addressee)

DEL11/117

Approval to write off of minor rate debts - February 2011 - \$133.30

<i>Delegation Type</i>	3F - Write off of Minor Debts
<i>Date Registered</i>	14/03/2011 at 8:27 AM
<i>Position Exercising Delegated Authority</i>	Chief Executive Officer
<i>How Delegation Is Recorded</i>	Authorisation Form
<i>Applicant</i>	Natalie Wilson (Addressee)

DEL11/118

Infringement Withdrawal 500870

<i>Delegation Type</i>	9C - Withdrawal of Infringement Notices
<i>Date Registered</i>	14/03/2011 at 9:15 AM
<i>Position Exercising Delegated Authority</i>	Manager Corporate Services
<i>How Delegation Is Recorded</i>	Withdrawal Notice
<i>Applicant</i>	Roland & Carol Berzins (Addressee)

DEL11/119

Infringement Withdrawal 100842

<i>Delegation Type</i>	9C - Withdrawal of Infringement Notices
<i>Date Registered</i>	15/03/2011 at 9:26 AM
<i>Position Exercising Delegated Authority</i>	Manager Corporate Services
<i>How Delegation Is Recorded</i>	Withdrawal Notice
<i>Applicant</i>	Roger Lilleyman (Addressee)

DEL11/120

Infringement Withdrawal 500871

<i>Delegation Type</i>	9C - Withdrawal of Infringement Notices
<i>Date Registered</i>	15/03/2011 at 9:29 AM
<i>Position Exercising Delegated Authority</i>	Manager Corporate Services
<i>How Delegation Is Recorded</i>	Withdrawal Notice
<i>Applicant</i>	Tahir Rashid (Addressee)

DEL11/121

Infringement Withdrawal 500910

<i>Delegation Type</i>	9C - Withdrawal of Infringement Notices
<i>Date Registered</i>	15/03/2011 at 9:30 AM
<i>Position Exercising Delegated Authority</i>	Manager Corporate Services
<i>How Delegation Is Recorded</i>	Withdrawal Notice
<i>Applicant</i>	Anonymous (Addressee)

DEL11/122

Infringement Withdrawn 500725 & 500823

<i>Delegation Type</i>	9C - Withdrawal of Infringement Notices
<i>Date Registered</i>	15/03/2011 at 2:31 PM
<i>Position Exercising Delegated Authority</i>	Manager Corporate Services
<i>How Delegation Is Recorded</i>	Withdrawal Notice
<i>Applicant</i>	Nola Murphy (Addressee)

DEL11/123

Infringement Withdrawn 100837

<i>Delegation Type</i>	9C - Withdrawal of Infringement Notices
<i>Date Registered</i>	17/03/2011 at 2:16 PM
<i>Position Exercising Delegated Authority</i>	Manager Corporate Services
<i>How Delegation Is Recorded</i>	Withdrawal Notice
<i>Applicant</i>	Terri Hengesh (Addressee)

Continued...

DEL11/124 **Approval for a Vehicle on a Reserve - Foreshore 3 - Dickies Tree Service - Gary Dickie**
Delegation Type 1H - Authority to Grant Permission for Vehicle on Reserve
Date Registered 17/03/2011 at 3:29 PM
Position Exercising Delegated Authority Administrator Officer - Community and Str
How Delegation Is Recorded Letter (general)
Applicant Dickies Tree Services (Addressee)

DEL11/125 **Infringement Withdrawal 500846**
Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 18/03/2011 at 9:28 AM
Position Exercising Delegated Authority Director Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Doris Strahan (Addressee)

DEL11/126 **Infringement Withdraw an 100776**
Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 18/03/2011 at 10:20 AM
Position Exercising Delegated Authority Manager Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Eris Toop (Addressee)

DEL11/127 **Infringement Withdrawn 301238**
Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 23/03/2011 at 9:26 AM
Position Exercising Delegated Authority Manager Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Laura Kendall (Addressee)

DEL11/128 **Youth Grant - Under 14's Water Polo Championships**
Delegation Type 10F - Sponsorship of Youth Initiatives Fund
Date Registered 24/03/2011 at 2:29 PM
Position Exercising Delegated Authority Manager Community Development
How Delegation Is Recorded Authorisation Form
Applicant Georgia Symons (Addressee)

DEL11/129 **Infringement Withdrawal 301112**
Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 25/03/2011 at 8:49 AM
Position Exercising Delegated Authority Manager Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Kerry Carr (Addressee)

DEL11/130 **Infringement Withdrawal 700570**
Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 25/03/2011 at 8:57 AM
Position Exercising Delegated Authority Manager Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Kellie Stewart (Addressee)

DEL11/131 **Infringement Withdrawal 100940**
Delegation Type 9C - Withdrawal of Infringement Notices
Date Registered 29/03/2011 at 11:44 AM
Position Exercising Delegated Authority Manager Corporate Services
How Delegation Is Recorded Withdrawal Notice
Applicant Phoebe Collins (Addressee)

Attachment to Item 13.3

Council Meeting – 27 April 2011

Attendance of Councillor B Tyson at the
Sustainable Development Conference 2011



NSW SUSTAINABLE DEVELOPMENT CONFERENCE 2011

Improving Environmental Planning in Government

8 - 9 JUNE 2011, DOCKSIDE, SYDNEY

www.halledit.com.au/nswsd2011

KEYNOTE SPEAKERS INCLUDE:



Giovanni Cirillo,
*Executive Director Urban
Renewal & Major Sites,*
**NSW DEPARTMENT OF
PLANNING**



Dr Michael Kennedy,
Chief Executive Officer,
**MORNINGTON PENINSULA
SHIRE**



Ben Van Der Wijngaart,
Deputy Mayor,
KIAMA MUNICIPAL COUNCIL



Dr Alice Howe,
Manager Sustainability,
LAKE MACQUARIE COUNCIL



Elizabeth Dixon,
Senior Environmental Planner,
SHOALHAVEN COUNCIL



Alison Winn,
*Sustainability Analyst/
Coordinator,*
**BLUE MOUNTAINS CITY
COUNCIL**

Sustainability now needs to be integrated into all forms of building and infrastructure. This includes new developments currently being planned, as well as retrofitting existing buildings and infrastructure.

The **NSW Sustainable Development Conference 2011** will bring together decision makers from the private and public sectors, including industry leaders, planners, scientists, conservationists and others, to discuss the current and future directions required for the planning to achieve sustainable outcomes in federal, state and local government.

While we will focus mainly on the unique constraints of NSW, we will also discuss what we have learnt from other states.

The **NSW Sustainable Development Conference** will also feature best practice case studies in sustainable development, including creating sustainable work and living places, addressing the challenges of sustainability, and providing advice for how state and local government and business can achieve sustainable development goals in a cost-effective manner.

Now that Prime Minister Julia Gillard has announced the planned introduction of a carbon tax by July 1 2012, it is important to understand how this will affect urban development, buildings and infrastructure, so the necessary plans can be put in place.

The Conference is an opportunity to discuss your ideas and concerns about the carbon tax with fellow planners, scientists, conservationists, environmentalists and industry leaders in a **Moderated Forum: What effect will Carbon Tax have on building, urban development and infrastructure planning?** This will be an open forum where ideas can be shared and discussed.

KEY TOPICS TO BE ADDRESSED:

- Renewable energy and technologies
- Responding to the carbon challenge
- Moderated Forum: What effect will Carbon Tax have on building, urban development and infrastructure planning?"
- Climate change response and planning
- Urban planning and development policies
- Retrofitting for energy efficiency
- The role of social media in sustainable planning
- Integrating land use planning and transport planning
- Meeting demand for utilities and the essential services
- Development of environmental water needs
- Treatment of hazardous and biohazardous waste
- Recycling and waste infrastructure demands
- Industrial symbiosis and ecology
- Community and council engagement
- Supporting workplaces to be more sustainable
- How private and public sectors can achieve their sustainable development goals in a cost-effective manner

**DONT MISS OUT!
STOCKLAND
CASE STUDY**

PLATINUM SPONSOR:



8:30 CONFERENCE REGISTRATION

9:00 WELCOME REMARKS FROM THE CHAIRPERSON

SESSION 1: THE FUTURE IN SUSTAINABILITY, BIODIVERSITY AND RENEWABLE ENERGY

9:10 **Cities of the Future – Imagine Sydney @ 6,000,000**

Sydney's central challenge is to grow sustainably – improve social and economic outcomes while protecting our natural environment and containing the urban footprint. The session will focus and expand on how we can achieve sustainable population growth in existing areas through urban renewal, tools and its benefits.

Giovanni Cirillo, *Executive Director Urban Renewal & Major Sites*, NSW DEPARTMENT OF PLANNING

9:35 **Driving Renewable and Clean Energy Planning**

This presentation will address the general approach for assessing the various renewable energy options available to Blue Mountains City Council. Those options discussed will include building installations covering wind energy, solar hot water, bioenergy, photovoltaics, cogeneration/trigeneration options and hydro-energy.

Alison Winn, *Sustainability Analyst/Coordinator*, BLUE MOUNTAINS CITY COUNCIL

10:00 **Biodiversity Significance Assessment and Integration into the Standard Local Environmental Plan**

Ku-ring-gai council is required to create a Local Environmental Plan under the standard template by 2011. In order to incorporate a strategic approach to the protection of biodiversity and riparian zones, a significance assessment process was developed to guide the development of overlays, appropriate zoning and provisions.

Penny Colyer, *Team Leader Natural Areas*, KU-RING-GAI COUNCIL

10:25 **Question and Answers for Session Speakers**

10:40 MORNING TEA

SESSION 2: WATER CONSERVATION AND PLANNING

11:10 **Stormwater harvesting at a regional sporting venue – Apex Oval**

Dubbo City Council is about to commence construction on a major stormwater harvesting and reuse project incorporating the City's existing stormwater infrastructure and a regional sporting complex. By undertaking this ambitious project Dubbo City Council intends to significantly further reduce our reliance on the potable and aquifer water supplies, to provide educational and learning opportunities for other Councils, businesses and individuals and to encourage and facilitate them in adopting similar strategies, and provide significant environmental benefits by reducing the volume of water extracted from the Macquarie River (part of the Murray Darling)

Ian McAlister, *Manager Horticultural Services*, DUBBO CITY COUNCIL

11:35 **Water Conservation and Water Sensitive Urban Design**

The Woollahra Council is currently undertaking a variety of projects and will share some of their ideas on water sensitive urban design.

Chris Howe, *Double Bay Ward Councillor*, WOOLLAHRA MUNICIPAL COUNCIL

12:00 **Co-existence of Threatened Frogs and Maintenance Activities**

A population explosion of a threatened frog linked to climatic events halted maintenance activities in 2010. This is the story of how Councils Civic Services came to grips with this challenging issue and helped the community and staff become more accepting of a small green and yellow resident.

Elizabeth Dixon, *Senior Environmental Planner*, SHOALHAVEN COUNCIL

12:25 **Question and Answers for Session Speakers**

12:40 LUNCH

1.35 **Moderated Forum: What Effect will Carbon Tax have on Building, Urban Development and Infrastructure Planning?**

2.10 **Stockland Case Study**

2:35 AFTERNOON TEA

SESSION 3: CLIMATE CHANGE EDUCATION

3:05 **Climate Change Workshops in Regional Councils in NSW**

This presentation will discuss how the Local Government and Shires Associations (the Associations) have assisted councils in regional and remote areas of NSW to respond to climate change. Using the Climate Change Action Planning Workshop Package, workshops were facilitated by the Associations at five councils across NSW.

Amy Lovesey, *Climate Change Training Project Manager*, LOCAL GOVERNMENT ASSOCIATION OF NSW AND SHIRES ASSOCIATION OF NSW

3:30 **Are We There Yet? - Evaluating Local Government Climate Change Actions**

The documents of 152 NSW Local Governments have been examined to find out how these councils are responding to climate change, and how they evaluate their plans and programs. The research revealed that, in general, councils are responding to climate change and many aim to exceed government targets.

Dale Fallon, *Postgraduate Researcher*, SOUTHERN CROSS UNIVERSITY

3:55 **Leading the Change on Climate Change**

An example of how to engage a community effectively around the issue of climate change. The session will cover the Mornington Peninsula's engagement program which, initiated in 2007, has received a number of leadership awards.

Gabrielle McCorkell, *Team Leader – Renewable Resources*, MORNINGTON PENINSULA COUNCIL

4:20 **Ku-ring-gai Council Case Study on Climate Change**

In 2007/08 Ku-ring-gai Council in collaboration with Macquarie and Bond Universities undertook the development of a climate change adaptation plan that focused on return on investment as a guide to prioritise adaptations. The task was to identify investment returns that were both monetary and non monetary and included in this was future costs avoided and risk reduction capacity. The results of this research have highlighted some significant lessons for climate change adaptation planning.

Jenny Stott, *Sustainability*, KU-RING-GAI COUNCIL

4:45 **Question and Answers for Session Speakers**

5:00 CLOSING REMARKS FROM THE CHAIRPERSON

5:15 NETWORKING DRINKS

8:30 CONFERENCE REGISTRATION

9:00 WELCOME REMARKS FROM THE CHAIRPERSON

SESSION 4: INFRASTRUCTURE AND TRANSPORT PLANNING

9:10 Placing Sustainability at the Centre of the Urban Land-Use and Transport Planning

Michael will outline the Shire's journey in developing its 'Commitment to a Sustainable Peninsula', which has delivered positive outcomes for the Shire and its diverse communities.

Dr Michael Kennedy, *Chief Executive Officer*, MORNINGTON PENINSULA SHIRE

9:40 **CASE STUDY** Guess What - We Listened! Cycling in Wyong

In 2010 Wyong Shire Council adopted an On-Road Bicycle and Shared Pathway Strategy. The strategy provides the framework for the development and co-ordination of bicycle lanes and shared pathways and identifies the initiatives necessary to support their use throughout the Shire. The session will examine the key findings from the public engagement phase, focusing on the identified barriers and constraints to cycling use; the elements of network development, design and management critical to network usability and the key actions necessary to support and encourage participation in cycling activities.

Stephen Prince, *Recreation Planner, Sport Leisure and Recreation*, WYONG SHIRE COUNCIL

10:10 Question and Answers for Session Speakers

10:25 MORNING TEA

11:05 Re-engineering our cities: How do we move away from traditional approaches to planning and infrastructure?

Energy, waste, water and transport needs will continue to underpin our communities and drive our economic resilience yet we know that our current systems and approaches are unlikely to serve us well into the future. This presentation looks at the leadership, governance, technical and pragmatic opportunities and challenges to changing the way we approach city planning and infrastructure.

Gary Topp, *Manager Sustainability*, KNOX CITY COUNCIL

11:35 Planning, Partnerships and Profit

Developing meaningful long term partnerships between organisations involves building trust. Platforms for achieving this incorporate identifying and then aligning what each organisation has in common. This session will explore:

Martin Prestidge, *Investments Coordinator*, NORTHERN RIVERS CATCHMENT MANAGEMENT AUTHORITY, CMA

12:20 Question and Answers for Session Speakers

12:30 LUNCH

SESSION 5: COMMUNICATING SUSTAINABILITY AND ENGAGING THE COMMUNITY

1:30 Citizen Action and the Road to Sustainability

Lake Macquarie City Council's Sustainable Neighbourhoods Program aims to reduce the city's ecological footprint by working with our community, at the neighbourhood scale, to deliver its vision for a sustainable future.

Dr Alice Howe, *Manager Sustainability*, LAKE MACQUARIE COUNCIL

2:00 Taking Steps to Create Sustainable Communities - The Ecological Footprint in Practice

This presentation will explore whether the application of the Ecological Footprint, as both a management and communication tool, can contribute significantly to the education and engagement on a regional basis, the limits to the Earth's ecological assets and assist our communities in a shift toward more sustainable and healthy lifestyles

Richard Wilson, *Project Officer 3-Council Ecological Footprint Program*, RANDWICK CITY COUNCIL

2:30 Question and Answers for Session Speakers

2:40 AFTERNOON TEA

3.10 **CASE STUDY** Life without Elastic - How to Avoid Getting Caught With Your Pants Down

'Sustainability' has joined 'eco' and 'green' in becoming a jazzy marketing term few really understand. The real probability is we are probably only 5-6 years from facing the Transition Imperative – a need for dramatic change to our way of living that is almost unimaginable – almost. There will be no opting out, but there will be much anger, grief and adjustment on the way to sustainable living in a post-carbon economy. But there is some hope.

Ben Van Der Wijngaart, *Deputy Mayor*, KIAMA MUNICIPAL COUNCIL

3:40 A Stroll Down Sustainability Street

The Sustainability Street Approach, (SSA) is a community engagement and community development program which puts people in charge of crucial decisions about culture, behaviour and sustainability. Over 200 local Sustainability Street Villages have emerged in local communities around Australia.

Frank Fitzgerald-Ryan, *Founder & Principal*, VOX BANDICOOT PTY LTD

4:20 **CASE STUDY** Sustainable Workplaces through Collaborative Capacity Building: the SAM Model

For a variety of reasons it has been difficult for small to medium businesses to engage with and maintain sustainability management programs. These include lack of resources, high costs and insufficient time. Overriding these however, is the lack of knowledge and capability to overcome these barriers and reap the rewards of foresight and efficiency including reduced costs, improved market position and reduced risk due to climate variation. The SAM model was developed to overcome these barriers through capacity building and has been successfully applied in several council areas and business precincts and categories in NSW.

Bruce Simmons, *Adjunct Associate Professor, School of Natural Sciences*, UNIVERSITY OF WESTERN SYDNEY

4:50 Question and Answers for Session Speakers

5:00 CLOSING REMARKS FROM THE CHAIRPERSON

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Attachment to Item 13.4

Council Meeting – 27 April 2011

Joint Operations Centre Depot Proposal

POTENTIAL OPERATIONS CENTRE/DEPOT MERGER

CITY OF SUBIACO
CITY OF NEDLANDS
TOWN OF CLAREMONT
TOWN OF COTTESLOE

BUSINESS PLAN

JANUARY 2011

CONTENTS

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B STATISTICS FOR THE RESPECTIVE COUNCILS	6
C CURRENT DEPOT AREAS AND ESTIMATED VALUES	6
D THE REQUIREMENTS FOR A MERGED DEPOT	7
E THE OPTIONS	9
F SUMMARY	16
G NEXT STEPS	17

APENDICES

Appendix 1	GHD Report – August 2010
Appendix 2	Location of 4 Options
Appendix 3	Option 2 Mt Claremont Land adjacent Nedlands Land
Appendix 4a	John XXIII Avenue Location Plan
Appendix 4b	John XXIII Avenue Site Plan
Appendix 5	Rider Levett Bucknall Cost Estimate

A. BACKGROUND

Over recent years there have been several discussions between the Subiaco, Nedlands, Claremont and Cottesloe Councils about the potential merger of the various Operations Centres/Depots to make the provision of each Council's services more efficient and cost effective.

To assist in the consideration of the merits of a merger of these services there have been a number of studies undertaken to determine what the benefits may be and it is the purpose of this report to consolidate this information into one document which will assist the councils in deciding whether or not they would like to combine these services.

Each of the four councils has confirmed its desire to achieve a more efficient delivery of services and each has its own motivation for considering a joint facility.

The report completed in August 2010 by GHD (**Appendix 1**) has identified a number of Aims and Key Benefits of the merger of the depots and these are summarized as follows:

Aims of Merger

1. Initial partial integration involving cooperation between teams would allow benefits through:
 - Bulk purchasing
 - Use of Common Amenities
 - Sharing of knowledge and skills transfer
2. Progressive integration over time to allow:
 - Ability to share crew members and equipment
 - Development of single management style that provides the best delivery method

Key Benefits of Merger

1. Opportunity to adopt best practice by selecting the most efficient and successful delivery methods.
2. Increase in the scale of operation which should provide benefits through common purchasing and better equipment utilization.
3. In the long term the further integration of depots would reduce duplication and increase team strength by focusing on skills.
4. Implementation of a merger would lead to lower costs.

Recommendations for Combined Depot

1. Partial merger, separate teams initially with common amenities. Further integration over 2-3 years of operation.
2. Light mechanical workshop to be provided.
3. No fuel bowsers – fuel cards or minitankers to be used to fuel light vehicles and trucks – drums used for minor plant.
4. Impounded vehicles stored offsite through outsourcing.
5. Cost sharing to be implemented and managed by one authority with operating account to manage cashflow.
6. Management team and work crew facilitation workshops and combined training session to be arranged.

Each of the Councils is keen to rationalize its depot operations in the search for greater efficiencies and the better use of the land upon which the depots are currently located.

The City of Subiaco currently occupies a site of approximately one hectare (9734m²) in Jolimont which is bounded by Bishop Street, Upham Street, Greenwood Lane and the Wembley Tafe to the north.

The changing land uses in the surrounding area including the construction of Subi Centro, the St Ives Retirement complex and the soon to be relocated Activ Headquarters present the opportunity for Council to potentially relocate this function to another location nearby thereby releasing a substantial parcel of land to allow development to its highest and best use.

Large tracts of land in the City of Subiaco, such as this site, with the flexibility to cater for a range of uses would generate strong interest and should result in a sale price at least to the current valuation of \$10million. This would be conditional upon being able to undertake an appropriate development without any extreme cost penalties associated with contamination issues or similar or a significant change in the economic conditions.

The City of Nedlands depot is located on the corner of Broome Street and Carrington Street, Nedlands and occupies an area of approx 7,822m². With increasing pressure from residential land uses in the immediate vicinity a relocation of the depot and the subsequent sale may provide the opportunity for more compatible uses to be established.

The Town of Claremont currently utilizes an area of approx. 7,400m² off Graylands Road adjacent to the Claremont Oval. There is a requirement to relocate this facility to free up the land presently used as a depot to make way for the North East Precinct development which has now received full government support and is to be released for development under the control of Landcorp. The land currently being utilized as a depot is anticipated to be vacated by the end of 2011.

The Town of Cottesloe currently uses an area of approx 2,500m² to 3,000m² of a 9,000m² site in the centre of a residential area as its depot. The site is located off Napier Street at Cottesloe within an area bounded roughly by Nailsworth and Clarendon Streets and Marchant Walk. This land has the potential for high end residential use and therefore this current activity would be deemed incompatible with the surrounding uses.

The following information is provided to allow an understanding of the current position with each of the councils, what the joint requirements for a combined facility would be as well as identifying an Option that should provide the best solution and what costs may be involved.

This study has considered 4 Options:

1. Cambridge Operations Centre – Lemnos Street
2. Land adjacent existing Nedlands Council Land at Mt Claremont
3. Alzheimer’s Site – Bedbrook Place
4. Corner John XXIII and Brockway Road , Mt Claremont

The locations of these sites are identified in **Appendix 2**.

Of these the study has concluded that Option 4 provides the best solution and this should be explored further by implementing the steps outlined in Section G – Next Steps.

B. STATISTICS FOR THE RESPECTIVE COUNCILS

The following represents a breakdown of some key statistics for each of the Council areas which may provide some guidance as to an appropriate basis upon which to share costs of the establishment and running of the combined depot although to allocate costs based on the actual space used in the combined facility may be more equitable.

	Subiaco	Nedlands	Claremont	Cottesloe	Total
Sealed Roads - km	117 33%	140 40%	48 14%	45.7 13%	350.7 100%
Population 30/06/09	18,625 32%	22,404 39%	9,822 17%	7,066 12%	57,917 100%
Electors	11,480 31%	14,397 38%	6,582 18%	5,076 14%	37,535 100%
Dwellings	8,087 34%	8,195 34%	4,543 19%	3,310 14%	24,135 100%

Source: The Western Australian Local Government Directory 2009

C. CURRENT DEPOT AREAS AND ESTIMATED VALUES

Council	Depot Area	Estimated Value
Subiaco	9734m2	\$10m*
Nedlands	7822m2	\$10.1m #
Claremont	7400m2 est.	Part of Overall NE Precinct
Cottesloe	9000m2!	\$15-\$20 m – dependent R Code

* Valued at November 2010 which is consistent with a valuation conducted in 2007.

Valued in September 2007

! Site area used for depot functions estimated at 2,500 to 3,000m2

D. THE REQUIREMENTS FOR A MERGED DEPOT

From the GHD report of August 2010 the following summarises the requirements of the four councils.

Office Areas	Staff	Enclosed Office Area	Workstation Area	Storage	Total Area
Subiaco	37	4x12.6m ² =50.4m ²	33x6.3m ² =207.9m ²	38m ²	296m ²
Claremont	4	1x12.6m ² =12.6m ²	3x6.3m ² =18.9m ²	7m ²	38.5m ²
Nedlands	14	2x12.6m ² =25.2m ²	12x6.3m ² =75.6m ²	13m ²	114m ²
Cottesloe	4	1x12.6m ² =12.6m ²	3x6.3m ² =18.9m ²	7m ²	38.5m ²
Total	59	101m²	321m²	65m²	487m²

Shared Office Facilities

Reception/Waiting	38m ²
General Workstations for 8	50m ²
Meeting Rooms (3 x 6 persons, 1 x 12 persons)	60m ²
IT/Photocopy/Utility	13m ²
General Store and Office	63m ²
Lunchroom/Training	76m ²
Kitchen	13m ²
Lockers	50m ²
Male Toilets/Showers	50m ²
Female Toilets/Showers	50m ²
Total Shared	463m²
Circulation	190m²
<i>Total Administration Office and Amenities Building</i>	1,140m²

Shared Support Facilities

	Mech W/S	Multi use	Wsh/down	Chem/Wsh	Store.
Subiaco	120m2	104m2		32m2	78m2
Claremont		78m2			178m2
Nedlands		78m2			278m2
Cottesloe		78m2			78m2
Shared	80m2		100m2		82m2
Totals	200m2	338m2	100m2	32m2	694m2
<i>Total Support Facilities including 20% circulation</i>					1,364m2
<i>Bulk Storage/plant Nursery</i>					1,710m2
Undercover Parking					1482.50m2
Open Parking					1273.20m2
<i>Total Vehicle Carparking with additional 150% circulation</i>					6,889m2
<i>Staff and Visitor Carparking -137 Bays @ 30m2 per bay</i>					4,110m2
<i>Subtotal</i>					15,213m2
<i>Allow 10% contingency</i>					1,521m2
<u>TOTAL DEPOT DEFINED AREA</u>					16,734m2

E. THE OPTIONS

With due consideration to the above information the following are considered to be the base criteria required for a suitable depot site.

Area	17,000m ²
Zoning	Light Industrial
Location	Western Suburbs central to all Councils
Access	Vehicular access must be very good
Other	Minimal site preparation is required including minimal remediation
Timing	ASAP

OPTION 1 – Cambridge Operations Centre - Lemnos Street

Consideration had been given to collocating with the Town of Cambridge's facility in Lemnos Street, Shenton Park.

This has been previously discounted as a viable option due to the size of the allotment and the sites inability to be expanded to support a combined facility.

OPTION 2 – Land Adjacent Existing Nedlands Council Land - Mt Claremont

The GHD 2010 report considered that a combined depot be developed on land adjacent to the existing site under the control of Nedlands just to the west of the Western Power substation.

This site is described as Lot 12972 – R29320 comprising an area of approx 16,734m² - refer **Appendix 3**.

While the area was deemed to be large enough for the combination of all the depots the site is located adjacent to a former landfill area (which is currently being utilized by Nedlands- 9517m²) and there are concerns over its suitability to be used to accommodate large numbers of permanent staff. As a result of this and the expected substantial cost of remediation it was determined that this site would be better suited for the storage of materials and equipment only.

The proximity to the Western Power Substation may also be an OH&S issue.

It may be possible for this site or the Nedlands site adjacent to be used as part of the merger solution by using it for the storage of materials only and by developing the operations centre that needs to accommodate permanent staff at a location nearby.

A better use of the site may be to make the area available to PTA which is understood to be actively seeking additional land in the area for the storage of vehicles.

OPTION 3 – Alzheimer’s Site Bedbrook Place, Shenton Park

To consider the various options which may be available to the City of Subiaco (COS) for its own use a study was commissioned in 2005 to investigate the availability of suitable sites for the potential relocation of the existing Operations centre.

Adroit Consulting as Property Consultants and Holton Connor as Architects were appointed to consider sites in close proximity to the existing location in Jolimont which may be suitable for a new depot.

The intention was to explore the possibility of relocating the COS Operations Centre to free up the existing site in Jolimont for alternate development and at that time it was not contemplated that the COS would join with the other Councils of Claremont, Nedlands and Cottesloe to collocate to a common location.

It was considered that the value of the current Operations Centre site would be more than sufficient to cover the cost of the purchase of a suitable site in a Light Industrial Area nearby and the cost of construction of a new facility. The difficulty was finding a suitable alternate location.

There are limited opportunities in the Western Suburbs to obtain suitably zoned land and this reduced the search to the Shenton Park Light Industrial precinct within and adjacent to the area bounded by Selby Street, Stubbs Terrace, Brockway Road and Underwood Avenue.

This area currently accommodates a variety of uses including Water Corporation activities involving research operation of a waste water treatment plant as well as a regional Engineering Depot and Sewerage Operations Depot. Other uses within the area include Curtin University Health Sciences, Royal Perth Hospital Shenton Park Campus, Selby Lodge and the Head Injury Unit as well as Lemnos Hospital and Shenton College.

The area also caters for a range of not-for-profit organizations including the Alzheimers Association of WA, Wyllie Arthritis Centre, Workcover, Westcare’s Florence Henderson Hostel, the Cancer Council’s Cottage Hospice and the Paraplegic- Quadriplegic Centre. In addition the following activities are situated in the area - the dog’s home, the cat haven, Cambridge Council Depot, the PTA bus depot, Irwin Barracks, the Rubbish Transfer station as well as a substantial amount of land under the control of the University of WA and Shenton Bushland.

As mentioned earlier an area adjoining the Cambridge Council Depot in Lemnos Street was considered as an alternative but has since been discounted as a viable alternative.

With due consideration to the COS requirement for an area of approx 10,000m² two sites were identified as potentially suitable alternatives to the current Operations Centre site in Jolimont.

At that time the thinking was that if the Jolimont Street property could realize a sale price in line with valuation (\$10m) then there would be sufficient funds available for the purchase of a new site and the construction of a new facility.

One of the sites identified is located in Bedbrook Place and is owned by Alzheimers Australia WA and the other is situated on the corner of Brockway and John XX111 Avenue being Reserve 39478 for the purpose of Police purposes and is understood to be under the control of the WA Police Service.

Given the desire to stay within close proximity of the City of Subiaco area and the limited supply of suitably zoned land or sites suitable to be rezoned for the desired purpose it is fair to say that at that time there were no other sites identified which shared similar characteristics or the same development potential as these two.

The assessment was therefore restricted to these two properties.

The Report

Holton Connor had taken a brief from the City of Subiaco regarding its requirements for the Operations Centre.

A base design was developed which incorporated the elements required to satisfy the City's requirements.

In addressing the suitability of the nominated sites the following information was researched as part of the study undertaken by Adroit Consulting.

1. Identification of property and Certificate of Title
2. Determine ownership and potential availability of each of the sites.
3. Determine the extent of the encumbrances on each site.
4. Determine the characteristics of the location and the surrounding area
5. Describe the site characteristics and availability of services
6. Determine the current Zoning and development potential
7. Describe the current improvements
8. Determine the suitability of each site for the placement of the preferred "Operations Centre Footprint".
9. Determine the estimated costs associated with the purchase of each site and costs of developing the "Operations Centre Footprint".

Since the time of that original study the Alzheimer's site was understood to have been partially sold as it is the intention to move part of its operation to Curtin University.

The Alzheimer's land holding comprises two areas, one vacant of 8,000m² (until recently under contract) and one of 3,700m² on which the office is located. Recent enquiry regarding the status of that sale has confirmed that the property has not in fact been sold and currently there is an application with the City of Nedlands for the land to be rezoned to Light Industrial.

On the basis of that rezoning it is expected that the site would have a value of between \$8 and \$11 million. The owner has confirmed that a sale within this range would be considered depending on whether or not both land parcels were included.

The study completed by GHD in August 2010 (updated from 2006) has concluded that an area of approx 17,000m² would be required to consolidate the total requirements of the four councils.

With all four councils showing an interest in considering a merger of depots and given the recommendations of the GHD Report the Alzheimer's site would not be of sufficient size even if the two blocks totaling approx 11,700m² were to be made available. There is also understood to be an easement running over part of the site which would limit its efficiency.

Given the size requirement, the potential purchase price and the existence of the easement, the Alzheimer's site has been discounted as a suitable alternative.

OPTION 4 - 9 John XXIII Avenue Mt Claremont.

Contact with major agents has concluded that the market is very tight for vacant land and the availability of suitable sites within the Western Suburbs is virtually non-existent so the prospect of securing a suitably zoned site such as the WA Police Service site in John XXIII Avenue needs to be fully explored.

1. Property Details

Described as Reserve 39478 and contained in Crown Land Title Volume LR3006 Title 289 and contained in Lot 10764 on DP 187436. Refer **Appendix 4a and Appendix 4b.**

2. Ownership

The Registered Proprietor is the State of Western Australia. The management is understood to be vested with the Western Australian Police Service.

3. Encumbrances

Reserve 39478 for the Purpose of Police Purposes.

Reserve without Management Order.

No other encumbrances appear on the title.

4. Location

The site is situated on the NW corner of Brockway and John XXIII Avenue, Mt Claremont approx 6km west of the Perth CBD.

The area is surrounded by other public uses including the Subiaco Wastewater treatment plant, Graylands Psychiatric Hospital, Western Power Depot with a Western Power Substation to the north. Also located nearby are the Shenton Park Rubbish Transfer Station, the Royal Perth Rehabilitation Hospital, the WaterCorp Research Centre, John XXIII College and Martin Cuthbert Landscapes Depot.

5. Site Characteristics and Services

The site is slightly irregular in shape with a frontage of 97.05 m to Brockway, a truncation of 8.48m and a frontage to John XXIII Avenue of 149.34m.

The total area is approx 1.6641 ha. Access is deemed to be possible from both street frontages.

All normal services are understood to be available including deep water sewer, gas water electricity and telephone. The roads are bitumen paved and concrete curbed with concrete paved footpaths.

The Land falls slightly from John XXIII Ave although in the northern section the gradient increases. The site appears to consist of mainly free draining sandy soils.

6. Town Planning

Under the City of Nedlands Town Planning Scheme No 2 the land is reserved for Public Purposes- Hospital. Under the MRS the land is reserved for Public Purposes.

This site is within close proximity of Subiaco Waste Water Treatment Plant and as such may restrict the types of activities which may be approved although the Odour zone restrictions imposed by this use have diminished over the past few years.

Discussions with the City of Nedlands have indicated that this land would not be approved for residential use.

Service Trade use would be a possibility and there was thought to be the potential for vesting to Local Government as Light Industrial.

7. Current Improvements

At present there are minimal improvements on site with some small iron sheds for horses as the land is being used for agistment together it would appear with the land on the southern side on John XXIII Avenue. For valuation purposes the land is considered unimproved.

The land is being used for the agistment of horses and enquiry of WA Police Service has confirmed that the leases can be terminated with one months notice after 30 June 2011.

8. Suitability for “Operations Centre Footprint”

During the original study in 2005 the current Subiaco operation facilities were transposed onto this site with the result that the required area of 10,000m² could be housed effectively with the potential surplus area of approx 7,000 m² being made available for other purposes or possible subsequent disposal.

Since that time and with the requirements of Nedlands, Claremont and Cottesloe also included the GHD report of August 2010 it has been concluded that an area of approx 17,000m² would be required to cater for the requirements of all four councils.

9. Cost Estimate

The site was valued in 2007 and more recently in 2010 with a value of \$3.3million plus GST being established on the basis of the current zoning remaining. The earlier development option which allowed for only the requirements of the City of Subiaco (10,000m²) to be catered for resulted in a development cost estimate of \$ 3.27m plus GST.

A more recent cost estimate undertaken by Rider Levett Bucknall and based on the larger GHD footprint required to satisfy all four councils requirements (August 2010) suggests a cost of \$8 million plus GST. This figure excludes stormwater detention and nutrient stripping, sprinklers fire pumps and tanks and loose furniture and equipment. Refer **Appendix 5**.

10. Summary of Key Characteristics of the John XXIII site.

Area	16,641m ²
Local Council	Nedlands
Zoning	Public Purpose- Hospital
Use Approval	Likely but subject to application
Purchase Cost Est.	\$3.3 m + GST (2007 & 2010) *
Construction Cost	\$8 m + GST #
Total Cost Estimate	\$11.3m + GST
Potential Issues	Competition from PTA which has a chronic shortage of space Development Limitations resulting from “Odour zone” OH&S risks due to proximity of Western Power Substation

* Valuations by Pember Wilson Eftos

Cost Estimate Rider Levett Bucknall

WA Police Service

Over the past several years discussions have been held with representatives of the WA Police Service regarding the possible purchase of this site with the indication being that there may be favourable consideration to the sale of the land provided it is not required for the future.

The WA Police Service is currently considering a consolidation of several of its Western Suburbs Police Stations into a new purpose built facility to be constructed in the NE Precinct Development in Claremont.

A feasibility study is currently being undertaken and it is understood that this project has been brought forward due to the endorsement of the Premier. Recent contact with the WA Police Service has confirmed that funding has been approved and that an architectural brief will be developed early in 2011.

Provided that a satisfactory purchase agreement for the land can be reached with the Town of Claremont and should the feasibility prove favourable then the land at Mt Claremont would be surplus to requirements and would be available for purchase. By April 2011 the WA Police Service is likely to be able to confirm that the property is surplus to requirements and therefore can be offered for sale.

The uncertainty surrounding the long term solution for the WA Police Service has been a significant impediment to advancing discussions on the potential purchase of this site.

The WA Police Service has advised that if the sales process does proceed it will be handled by State Land Services and that this site is also of substantial interest to PTA. It is understood that the current facilities at the depot off Lemnos Street are not sufficient for PTA purposes and additional land is required in close proximity.

Previous experience would suggest that where there are competing government interests in the purchase/control of Crown Land quite often priority has been given to the higher level of government.

The availability of the Nedlands site to the west of the Western Power Substation may provide a better and more cost effective solution for PTA rather than focusing on the John XXIII Avenue site.

If the PTA intends to utilize the required area for the storage of vehicles then the current Nedlands site could well be a suitable alternative. To create a hardstand storage area for vehicles may be the best way to utilize this site.

F. SUMMARY

It would appear that there is significant motivation for all Councils to consider merging the four depot operations into one depot.

Each Council has a desire or requirement to free up the existing depot sites for development of alternate uses.

The relocation from each of the current depot sites should result in substantial savings and a significant financial benefit from the disposal of the residual land.

The Councils have engaged in or are engaging in outsourcing of depot functions and over time it is expected that this will continue to the point where one organization could possibly service the entire area covered by the four Councils.

Taking into account the findings of the GHD August 2010 report and previous reports the most suitable site identified to date to house the merged depot requirement is the WA Police Service land at 9 John XXIII Avenue.

The current form of tenure may also prove to be a significant factor in providing the opportunity to secure the site at a reasonable price as there would be few entities that would be able to purchase the land if the ownership transfer is to be restricted to State Government or Local Government.

G NEXT STEPS

1. As the Certificate of Title indicates that the John XXIII Avenue land is held as a reserve for police purposes it must be clearly established what restrictions this places upon the development and use of the land. Contact with the City of Nedlands has confirmed that a formal enquiry of Council would be required before any opinion could be forwarded regarding the possible use of this as a Council Depot.
2. Confirmation should be obtained from each of the four Councils to determine which ones are definitely interested in combining into a merged depot.
3. Upon reaching agreement to combine resources then a financial analysis should be undertaken to demonstrate the potential savings that can be achieved through the merged operation. This will require reaching agreement on how the initial capital cost is to be met and how ongoing expenditure is to be shared.
4. Upon reaching agreement in principle a joint approach should be made at the right time to the State Government (State Land Services and above) to highlight the potential benefits of the proposed merger so that favourable consideration can be given to a purchase by the “group”. The current Nedlands site at Mt Claremont should be put forward as a potential alternative for PTA.
5. Further due diligence should be undertaken either before the property is made available for purchase or upon entering into a contract the agreement should be subject to a suitable due diligence period to confirm what restrictions there may be to development either through zoning, contamination, odour zone, OH&S issues or other potential impediments.
6. Continue to monitor the progress being made by WA Police Service in securing the land at Claremont and obtain confirmation in April 2011 that the John XXIII land will be surplus to requirements at which time a more formal approach can be made to State Land Services regarding the purchase of the land. Given the current interest of PTA it would be worthwhile commencing discussions with State Land Services as soon as possible.



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City of Nedlands

Report for Depot Merger - WESROC Update of 2006 GHD Report

August 2010

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1. Executive Summary

GHD were commissioned to review an earlier report prepared in 2006 for a combined depot for the City of Nedlands, Town of Claremont and Town of Cottesloe and update based on revised criteria. The main change was to add the City of Subiaco and remove the Town of Cottesloe from the participating authorities.

A range of options for a combined Depot for City of Nedlands, City of Subiaco and Town of Claremont were considered and presented as a draft report; however, there was consensus among the participant Local Government Authorities that the preferred solution was a single site that catered for all requirements located at Mt Claremont. In addition the Town of Cottesloe requested that they also be included as a participant in the combined depot. Based on this advise GHD revised the report to include the Town of Cottesloe and plan a combined depot at a single location.

The land required to provide a combined depot at a single location is estimated to be 1.7 ha. A concept plan has been prepared for a site located at Mt Claremont that is adjacent to the site currently used by the City of Nedlands. The area includes provision for 137 on-site parking bays for the office and field staff based at the depot. This area has been calculated based on the assumptions and agreements in the 2006 Study. GHD conducted a site investigation of all the depots in June 2010.

The City of Nedlands currently has the use of 0.95 ha at Mt Claremont. However, this site is a former landfill area and is a potential risk to the health of staff who would occupy the site on a full-time basis. This area is used by the City of Nedlands for storage of low value bulk materials.

There is land adjacent to the City of Nedlands site that is vested with Western Power that has not been used for landfill purposes. This land is not currently being used by Western Power. A high level approach is suggested to ascertain whether this land could be reassigned to provide the land required for the proposed combined depot.

While the total land requirement for a combined depot is 1.7 ha, this area could be reduced by partial use of the City of Nedlands land for the bulk storage of materials, a nursery for shrubs and trees, as well as parking for plant, vehicles and equipment and staff parking. A conservative estimate of the area required for these purposes is 0.8 ha. This has the potential to significantly reduce the land requirement for the combined depot to 0.9 ha. Buildings that are permanently occupied should be located away from the areas that have been land-filled.

Potential efficiencies are available with combining operations as outlined in the 2006 report and these can be explored at concept design stage.

GHD has recommended that a Board of Management be established to address the high level issues of governance, policy and cost sharing for the combined depot. An agreement must be put in place between the participants. Such an agreement needs to be solid, enforceable yet flexible and address ownership arrangements.

2. Background and Assumptions

GHD conducted an investigation and prepared a report in 2006 regarding a possible merger of depots for the City of Nedlands, Town of Claremont and the Town of Cottesloe. In essence, this study recommended that the project proceed and identified that a site of 0.95 ha (subject to remediation work if required) in Mt Claremont would be suitable.

GHD was commissioned to update the 2006 report as per the Scope of Work issued by CRL Highway Consulting.

Since 2006, the City of Subiaco has expressed interest in joining the project and initially GHD was advised that the Town of Cottesloe had withdrawn from the Project. However at the presentation of the draft report GHD was requested to update the report to include the Town of Cottesloe. GHD was also advised that the preferred option is for a combined depot to be located at a single site in the Mt Claremont area.

The Town of Cambridge indicated that they were willing to consider sharing facilities at their depot to support a combined operation. This was considered in the draft report however the site is not large enough nor can it be expanded to support a combined depot at a single location. No further consideration has been given to a combined depot at Cambridge.

GHD has proceeded on the basis that the findings in the 2006 report are still valid except as noted below in the following sections. While the 2006 report recommended the combined depot to be developed at Mt Claremont, the site recommended is located over a former landfill area and there are concerns over its use to accommodate large numbers of permanent staff. The site is better utilized for the storage of materials and equipment until adequate testing confirms there will be no health issues to staff based on full time occupancy of the site. Adjoining the site at Mt Claremont recommended in 2006 there is land currently vested with other authorities that is not being used. A combined approach for access to this area may be received positively by the State Government given its desire for local government amalgamations.

The key findings of the 2006 study considered to be still valid are included in the sections below.

2.1 Aims of Depot Merger

- ▶ Initial partial integration, with facilitation of cooperation between teams to enable;
 - Bulk purchasing
 - Common amenities
 - Knowledge and skills transfer
- ▶ Progressive integration over time to obtain further efficiencies:
 - Ability to borrow or hire work crew members and equipment
 - Movement towards single management team style if appropriate

2.2 Key Benefits of a Merger

- ▶ Opportunity to improve practices by the participants of the merged depots by picking the most successful approaches, and applying lessons learned

- ▶ Increase in scale of operations, benefits of common purchasing, higher equipment utilisation
- ▶ Long term further integration of depots would reduce duplication and increase team strength by focusing on skills.

2.3 Recommendations for Combined Depot

- ▶ Partial merger, separate teams with common amenities. Further integration over 2-3 years of operation
- ▶ Light mechanical workshop to be provided
- ▶ No fuel bowsers, fuel cards or mini tankers used to fuel light vehicles and trucks, drums used for minor plant
- ▶ No provision for storage of impounded vehicles (this function outsourced)
- ▶ Cost sharing to be implemented and managed by one authority, with operating account to manage cashflow
- ▶ Management team and work crew facilitation workshops and combined training session to be arranged.

2.4 Agreed General Requirements

- ▶ Encourage co-operation and economies of scale
- ▶ Shared main store and procurement with management to be agreed
- ▶ Light mechanical workshop (2006 report suggested management by City of Nedlands)
- ▶ Receptionist and waiting room to be shared resource
- ▶ New depot compliant with modern OSH requirements (e.g. provision of a better work environment)
- ▶ Asset management regime
- ▶ Emergency management centre set up as a combined resource operating from training room
- ▶ Training room doubles up as meeting room and lunch room
- ▶ Separate Kitchen to be supplied next to training room/kitchen
- ▶ 80 parking bays for staff and visitors
- ▶ Under cover parking for machines
- ▶ Bore and pump if suitable water available
- ▶ One generator for emergency operations (e.g. emergency management centre)
- ▶ Separate stores for each council for signs storage and other specialist needs
- ▶ Office accommodation to be divided by Councils and equipped with central facilities such as photocopier, fax machine, computer hub (all need archive/store room)
- ▶ Plant nursery for holding plant stock
- ▶ Bulk storage for paving bricks and slabs, road base, drainage components, black soil, yellow sand, used street furniture, rubbish bins, and worm farms.

3. Project Objectives

The objectives set out in the briefing document issued to GHD were defined as follows:

1. Remove reference to the Town of Cottesloe. (Note: Now reinstated as a potential participant).
2. Include the City of Subiaco, (but using what might be appropriate in terms of space required rather than what would be ideal) and indicate that additional land and building areas that might be required.
3. Apply above changes in terms of how the resultant space requirements might be accommodated, and cost estimates for a combined depot:
 - 3.1 on an enlarged Mt Claremont site and what additional space might be required that could be added to it such as:
 - a. from the existing Western Power depot adjacent to the site
 - b. using land to the north of the current site
 - c. or to the immediate east by filling the adjoining land between the present site and the Western Power substation off Brockway Rd.
 - 3.2 on the existing Mt Claremont site as it is, but with materials storage elsewhere such as on land purchased or rented from the Water Corporation (sewerage treatment site in Lemnos St), University of Western Australia (land within the buffer zone around the sewerage treatment plant).
 - 3.3 an assessment of the feasibility of accommodating Nedlands, Claremont and Subiaco's vehicles and staff on the Town of Cambridge depot site, with some operations such as bulk materials storage being accommodated on the Mt Claremont site.
4. Highlight issues that will need to be addressed in order for any of these options to be bought about (but not to address them).
5. Identify, but not address, any additional related issues that become apparent during the course of updating the 2006 study that will need to be dealt with such as:
 - The nature of any agreement between the parties and what it should address
 - Ownership of the shared assets on site (one local government with agreement with others, or joint property)
 - Responsibility for maintenance of grounds, buildings and insurance of same
 - Contracts or agreement with other to occupy, and or
 - Dispute resolution procedures.

Note: Based on instructions provided at the presentation of the draft report by GHD this report now concentrates on providing a combined depot at a single site as per 3.1 above.

4. Update of Depot Land Needs

The land requirements to provide a combined depot for the City of Nedlands, City of Subiaco, Town of Claremont and Town of Cottesloe have been identified. This was prepared in sections to take into account:

1. Office accommodation to cater for the staff from each local authority and for shared amenities and shared office support.
2. Land space required for the storing of plant, light vehicles and equipment currently owned and used by each local authority.
3. Shared support facilities for plant, light vehicles and equipment.
4. Land space required for bulk storage of materials including shared holding space for Trees and Shrubs used by each local authority.
5. Staff parking and shared visitor parking.

4.1 Administration Office and Amenities Building

The area required for the administration building is approximately 1140 m². This is based on State government space standards. Individual offices of 12.6 m² have been provided for the nominated lead supervisors, with workstations of 6.3 m² provided for the remaining staff. Space for 8 extra work stations has been provided for use by temporary contractors. Four meeting rooms have been provided for formal and informal meetings. A training room/lunch room has been included and this to be equipped as an emergency operations room and available as an occasional meeting room. Other shared amenities for showers, toilets and lockers are included. Based on the estimated staff numbers of 67 persons (including the 8 spare workstations) the average space per person is 16.77 m² and this compares favorably with the government target of 15 m² per person.

Details of the components of the administration building are detailed in Table 1 below.

A sketch of a proposed layout for the administration building has been prepared to illustrate how the space requirements noted in Table 1 could be set out in this building. This sketch is shown in Appendix A.

Table 1 Administration Office and Amenities Building - Space Requirements

Area	Sublaco				Claremont				Nedlands				Cottesloe				Shared facilities			Grand Total	
	Total staff	Enclose office (12.6m2)	Open workstation (6.3 m2)	Total area m2	Total staff	Enclose office (12.6m2)	Open workstation (6.3 m2)	Total area m2	Total staff	Enclose office (12.6m2)	Open workstation (6.3 m2)	Total area m2	Total staff	Enclose office (12.6m2)	Open workstation (6.3 m2)	Total area m2	Comments	Total staff / capacity	Total area m2		Subtotal
Office & admin	37	4	33	258	4	1	3	32	14	2	12	101	4	1	3	32					
Locked and archived stored				38				7				13				7					
Reception/Waiting Area																					
General Workstations																					
Meeting Room																					
IT/Photocopy Room																					
General Store and Office																					
Lunchroom/Training																					
Kitchen																					
Lockers																					
Male Toilets/Showers																					
Female Toilets/Showers																					
Subtotal Area				296			39	39				113				39			463	949	
																					190
																					1139
																					1139

Circulation + 20%

4.2 Plant, Light Vehicles and Equipment

Information provided by each local authority on their plant, light vehicles and equipment has been compiled in a spreadsheet and this is shown in Appendix B. All the equipment listed will be located either under cover or uncovered as shown. Space has been allocated on the basis of 10m x 3.5m or 8m x 3.5m for depending of the size of large plant items and 5.5m x 2.5m for small items of plant and light vehicles. The area required for covered storage of plant, light vehicles and equipment is in the order of 2755m².

4.3 Shared Workshop, Store and Wash-down Support Facilities

The support facilities are listed in Table 2 below. This includes space for shared support such as the light equipment workshop, wash-down bay and stores as well as space specifically allocated for small equipment and emergency equipment for each local authority. The total area for these support facilities is 1364m².

4.4 Storage of Bulk Materials and Plant Nursery Holding Area

The area required for bulk storage of materials including a plant nursery holding area is in the order of 1710m². Details of the allowances made for each material is shown in Table 2 below.

4.5 Staff and Visitor Parking

Car parking will be required for the vast majority of staff working at the combined depot. It is assumed that most staff will drive to work in a single-occupant vehicle. Working hours and the likely location of the new depot do not readily offer significant opportunities for the use of public transport. It has been assumed that the total number of staff who will start and finish work at this combined depot will be between 120-137 persons. This is made up of some 67 permanent office-based staff and approximately 70 outdoors staff. Some of the outdoors staff will be allocated council-owned vehicles that will be dedicated parking spaces.

Visitor parking for 10 persons has been allowed.

The land requirement for 137 car bays for staff and visitor parking is approximately 4110m² including circulation space.

Table 2 Shared Support Facilities - Space Requirements

Area	Description	Total		Nedlands		Claremont		Subiaco		Cottesloe	
		No	Area M2	No	Area	No	Area	No	Area	No	Area
Administration Total	Area calculated separately for 4 LA's		1140								
Mechanical Workshop	Shared area (current area estimated for Nedlands, Claremont and other council)	1	200	1				1	120		
Multi-use temporary storage zone	Shared area (current area estimated for Nedlands, Claremont and Subiaco and Cottesloe)	4	336	1	76	1	76	1	104	1	76
Vehicle washdown area	Shared area	1	100								
Chemical Store/Washdown			32						48		
Store	Small machines	1	32								
	Fully enclosed - Shared	1	250		200						
	Covered only - allocated	4	312	1	76	1	76	1	76	1	76
	Museum storage	1	100				100				
Sub-Total shared workshop, store, washdown (inc 20% circulation)			1364								
Plant Nursery		1	250	1	116	1	58	1	150	1	50
	Fuel Store	1	25		10			1	40		
	Fertiliser	1	25					1	40		
	Rubbish Bins	1	100		58.4				70		
	Limestone paving, footpath slabs	1	170		58.4				170		
Bulk Storage/shared	Drainage	1	140		58.4				100		
	Road base	1	80		58.4				28		
	Black Soil	1	70		58.4				28		
	Yellow Top Soil	1	40						28		
	Yellow sand	1	80		58.4				32		
	Waste - Green	1	120		80				64		
	Waste - Mixed	1	80		80				64		
	Mulch Prep	1	200		172.28				32		
	Road Spoil	1	100						56		
	Road sweepings	1	80						64		
	Asphalt	1	30						28		
		Traffic management, fencing safety barriers etc	1	120						70	
Sub-Total Bulk storage/plant nursery			1710								
Under cover Parking			1482.50								
Uncover Parking			1273.20								
Total Plant & Vehicle Parking (inc circulation 250%)			6889.25								
Staff & visitors parking (30m2 per bay)			4110.00								
Sub-Total			15213.25								
Contingency + 10%			1521.325								
Total Depot Defined Area			16734.58								

4.6 Total Depot Land Requirement

In addition to the designated space detailed above there is a need to provide circulation space for the plant and light vehicles and for access to the storage areas. The actual area required for circulation is highly dependent on the actual site and a precise figure can only be assessed by preparing a drawing of the layout of the depot. However a reasonable assessment for the circulation space can be estimated by applying a factor of 250% to the area of 2756 m² required for plant and equipment and support facilities. It is estimated that the total space including circulation space required for this combined depot has been estimated at 6890m².

The Total Land requirement for the Depot is made of:

Administration Office	1140m ²
Shred Workshop, store and wash-down	1364m ²
Bulk Storage & Plant Nursery	1710m ²
Plant and vehicle including circulation	6890m ²
Staff/Visitor Parking	4110m ²
Total	16734m² (say 17000m²)

Given the generous nature of the assumptions to date and that no efficiencies for the sharing of plant has been assumed, a minimal contingency is assumed in nominating 17,000m² as the total land requirement for the combined depot.

This assumes that the depot development is all single level. Multi-storey development for office, parking and storage facilities could be considered to reduce the land requirement if this is required. It is likely to be a cost effective solution given the scarcity and high value of land in this area.

A sketch has been prepared that illustrates how a land area of 1.7 ha could be used to support all the requirements for a combined depot. This sketch is in Appendix C.

5. Options for New Depot

5.1 Introduction

A number of options previously identified were considered in a draft report prepared by GHD for a combined depot for City of Nedlands, City of Subiaco and Town of Claremont. The land required for a combined depot for the above local authorities is approximately 1.5 ha. To include the Town of Cottesloe, the land requirement increases to 1.7 ha.

The options considered in the draft report to support a combined depot included the following:

1. New 1.5 ha depot site in the WESROC area;
2. New 1.0 ha depot site in the WESROC area to be used in conjunction with Mt Claremont;
3. City of Nedlands depot redeveloped with multi-storey office and car parking used in conjunction with Mt Claremont;
4. Town of Cambridge depot redeveloped and expanded with land acquisition or approximately 0.5 ha on north side used in conjunction with Mt Claremont; and
5. Either status quo or other scenarios for combining Depots be considered.

The clear preference, however, is single site for the combined depot. It was agreed that the City of Subiaco and City of Nedlands are to seek access to unused land not previously used for landfill purposes at Mt Claremont for the combined depot. The land adjacent to that used by the City of Nedlands for bulk storage currently vested with Western Power would be the ideal area.

As noted previously, building a depot that provides permanent office accommodation over a former landfill site has raised health concerns and obtaining necessary approvals in the foreseeable future is problematic. The permanent accommodation and regularly occupied facilities need to be located over land not previously used for landfill purposes.

The use of former landfill areas is deemed to be quite suitable for storage of equipment and bulk materials. Using former landfill areas for storage purposes reduces the land requirement for the remaining functions.

5.2 New Greenfield Site of 1.7 ha

The purchase or long term lease of 1.7 ha of land for the City of Nedlands, City of Subiaco, Town of Claremont and Town of Cottesloe at Mt Claremont is the preferred solution. However, obtaining a land parcel of this size that has not been used for landfill in this area may not be possible. The cost of this land acquisition is almost certain to be an issue and this would be part of any negotiations with the appropriate authorities.

5.2.1 Benefits

- ▶ Single combined depot with operational efficiencies.
- ▶ Develop from scratch to provide a modern, purpose built facility.

5.2.2 Constraints and Limitations

- ▶ 1.7 ha required.
- ▶ Potential high cost for land purchase.
- ▶ Limited land availability in the area

5.3 Alternative Option - New Greenfield Site of 0.85 ha plus existing Nedlands bulk storage site

An assessment has been made on the maximum use for low impact uses for the land used by City of Nedlands for storage of bulk materials. By transferring bulk storage, limited storage and the parking of heavy plant and staff and visitor car parking as detailed in Table 3 below approximately 0.87 ha can be deleted from the total combined depot area of 1.7 ha giving a requirement of 0.83 ha for land not previously used for landfill for the combined depot.

Table 3 Alternative Option – Existing Nedlands bulk storage site

	Function	Area (ha)
1	Bulk Storage including plant Nursery	0.1710
2	Stores for Signs and other low cost items (say 50%)	0.0120
3	Large Trucks, Compactors, Tractors, Loaders and Trailors	0.0755
4	Staff and visitor parking	0.4110
	Total	0.8695

These above uses can be readily accommodated at the Nedlands site and reduce the land requirement for a combined depot for Nedlands, Subiaco and Claremont to approximately 8500m².

5.3.1 Benefits

- ▶ 0.95 ha existing of which 0.87 ha can be used
- ▶ Adjacent land vested with Western Power is not used
- ▶ Land likely to be cheap
- ▶ Use of Landfill land for bulk storage, car parking and sheds for storage is an effective use for this land

5.3.2 Constraints and Limitations

- ▶ Additional 8500 m² required from Western Power (adjoins the Nedlands Bulk storage site)
- ▶ Former landfill site makes up almost half of the developed depot site.
- ▶ Limited building capacity or occupancy over landfill areas.
- ▶ Settlement problems - increased ongoing costs over the landfill areas.

6. Key Issues

In order of priority, the following are the key issues for further consideration:

1. Seek the support of State Government on over possible land acquisition of 1.7 ha in the Mt Claremont area that has not been previously used for landfill purposes for the purpose of a Combined Depot.
2. Approach Western Power in order to negotiate sale or lease of land at Mt Claremont for use as a combined depot.
3. Seek alternate site for combined Depot in Western suburbs based on land requirement of 1.7 ha.
4. Review potential for downsizing of operations to minimize land requirements for a combined depot.

7. Related Issues

7.1 Agreement between Parties for Combined Depot

The local authorities involved in this discussion for the merger of depot operations are all members of WESROC. The current agreement between the local authorities that make up WESROC should be the foundation on which to base any agreement. Any agreement needs to be solid and enforceable yet flexible to address changing circumstances. Financial commitments need to be included in the agreement. Subsequent withdrawal from the merged operations must not impact financially on the capital assets developed for the merged operations. The agreement needs to define responsibility for governance and policy as the highest functions then address management and operational functions. A Board of Management comprising councilors from each participating local authority would be the logical vehicle to address the high level issues of governance, policy and matters of conflict. The Board, while having the key governance role, should not be directly responsible for the management or day to day operational issues of the combined depot. A rotating Chair from the participating authorities in the Board of Management would be good practice.

The nature of an agreement between parties must address issues such as:

- ▶ The term of agreement. It is expected that a combined depot by its nature is a long term arrangement and the agreement needs to reflect this
- ▶ Management and financial arrangements
- ▶ Agreement needs to address ownership and asset valuations
- ▶ Agreement needs to be flexible to address changing circumstances of each party involved in the agreement as well as changing modes of operation
- ▶ Conflict resolution procedures need to be provided in the agreement
- ▶ A mechanism to wind up assets should this be necessary.

7.2 Ownership of the Shared Assets

Ownership details of the combined depot will be dependent on the option agreed as the final and best solution. In principle there needs to be a formula agreed by the participating councils for the capital assets of the combined depot as well as a formula for the operational costs. The formula may or may not be the same.

Ideally, the simplest solution is for existing assets (both land and improvements) to be valued and the cost of the existing assets plus developed assets be shared based on an agreed formula. The formula needs to reflect the size, use and operational needs of each authority. Such a formula should strive to be fair however kept as simple as possible. The WESROC formula could be used as a model for the apportioning of capital costs.

All parties need to be shareholders of the combined asset and a board of management of the shareholders must be established to address policy issues. There should be an independent management team set up that is responsible to the Board of Management but with delegated authority for management and operational issues. Initially, the management team is likely to be from one of the

participating local authorities; however, over time could become independent and self financing with staff engaged by this independent body.

7.3 Responsibility for Maintenance, of Grounds, Buildings and Insurances

The combined depot is proposed to commence operations based on the principle of a partial merger. Responsibility for the identified operational costs will need to be based on an agreed formula. This formula is likely to be similar to one developed for the sharing of the capital assets; however, it will be modified to reflect the actual site usage probably best measured by a combination of depot staffing and area occupied by plant and equipment etc. At such time as there is a move to a more integrated method of operation there may be an opportunity to develop a financial model involving internal charges that recover the operational costs.

The management team needs to be set up with a cash input for operational costs. The cash input will be determined from the agreed formula. The formula may need to be amended from time to time to reflect changing operational methods. The Board of Management would be responsible for the setting of budgets and preparation of the formula for the contributing councils.

7.4 Adjustments of Contracts or Agreements

Any adjustment to agreements or contracts is a policy matter and one that needs to be addressed by the Board of Management. Provision will be required in the Agreement for the Board of Management to deal with such issues based on a significant majority of the board members.

The Agreement will need to cover such aspects as:

- ▶ New participants and cost to join the Combined Depot
- ▶ Requests to leave the Combined depot and costs for this
- ▶ Fix operational costs and cost sharing of these costs
- ▶ Dispute resolution and possible appointment of an independent umpire
- ▶ Appointment of Auditors.

Appendix A
**Administration Office and Amenities
Building – Proposed Layout**

City of Nedlands
Town of Claremont
City Of Subiaco
Town of Cottesloe

Appendix B
Plant, Light Vehicles and Equipment
Requirements

City of Nedlands
Town of Claremont
City Of Subiaco
Town of Cottesloe

Appendix C

Combined Depot – Proposed Layout

City of Nedlands

Town of Claremont

City Of Subiaco

Town of Cottesloe

GHD

GHD House, 239 Adelaide Tce. Perth, WA 6004
P.O. Box 3106, Perth WA 6832
T: 61 8 6222 8222 F: 61 8 6222 8555 E: permail@ghd.com.au

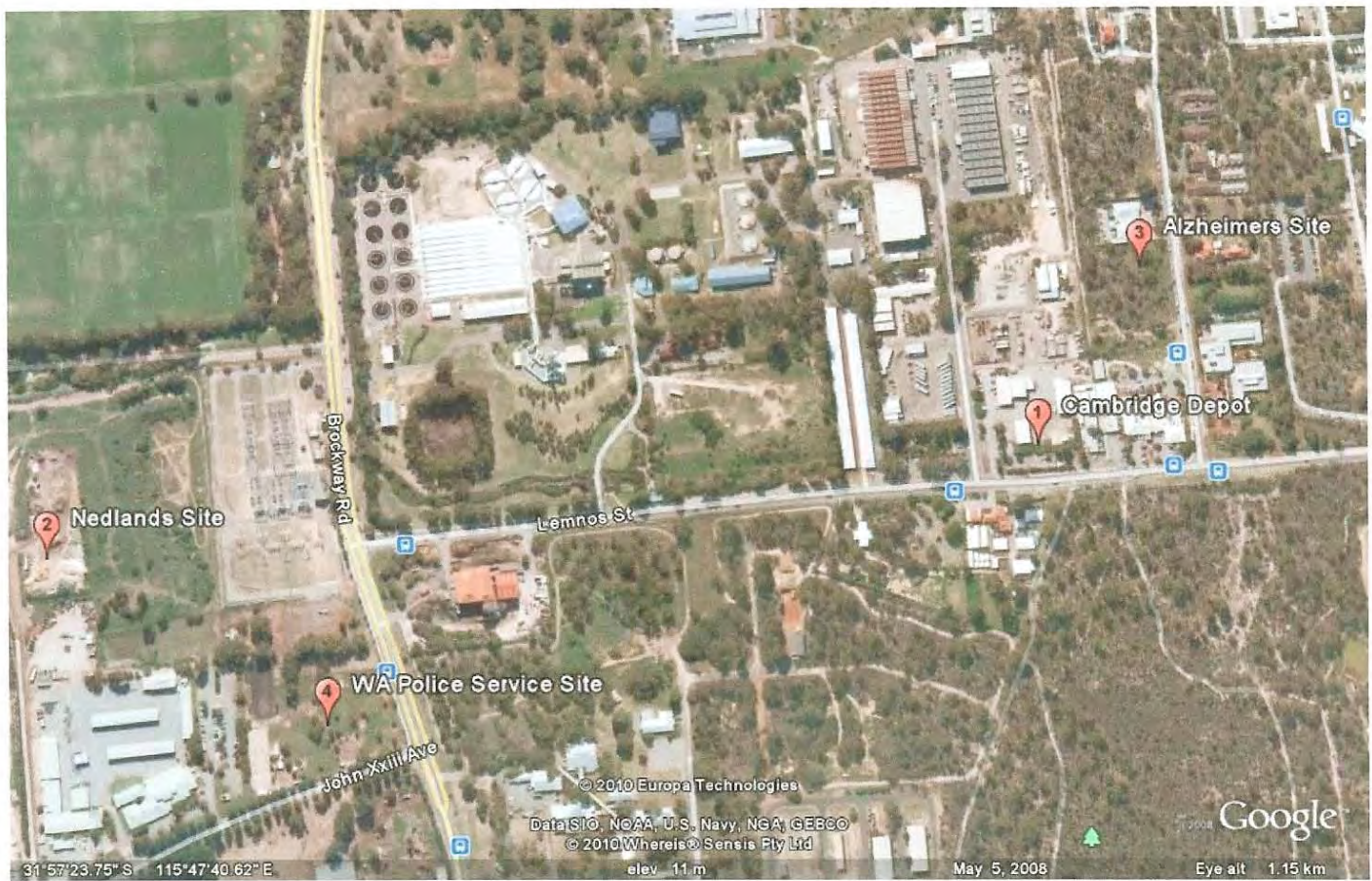
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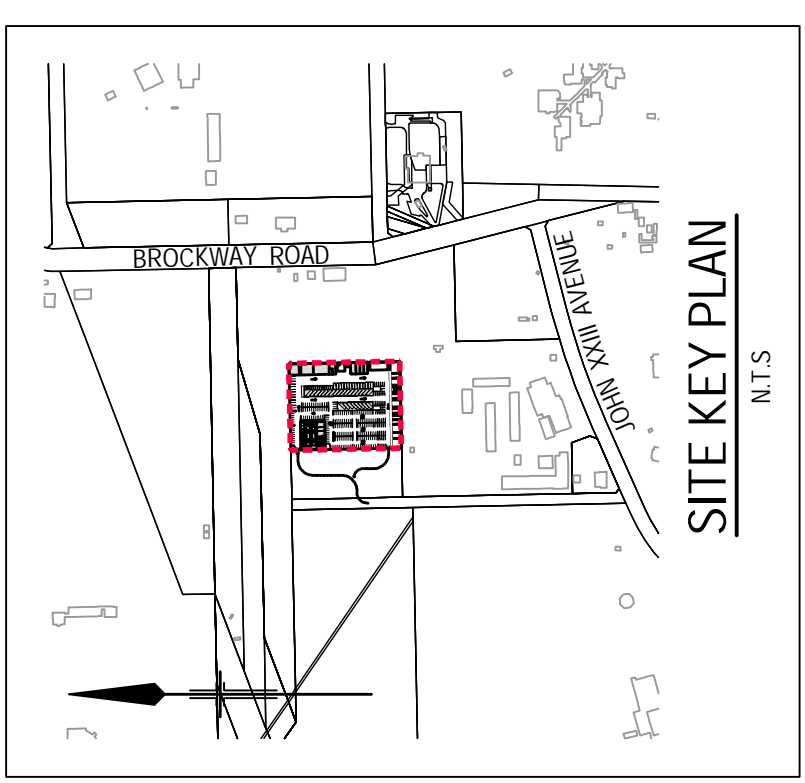
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Document Status

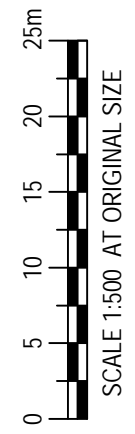
Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
1	C Arias	R Candy		J Thorburn		26.08.2010

Appendix 2 – Location of 4 Options

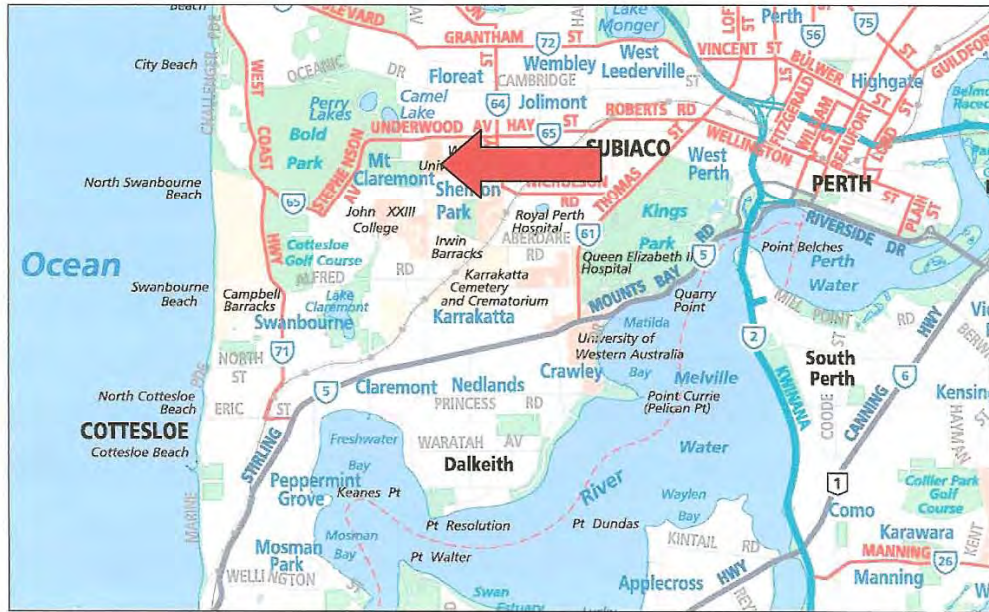




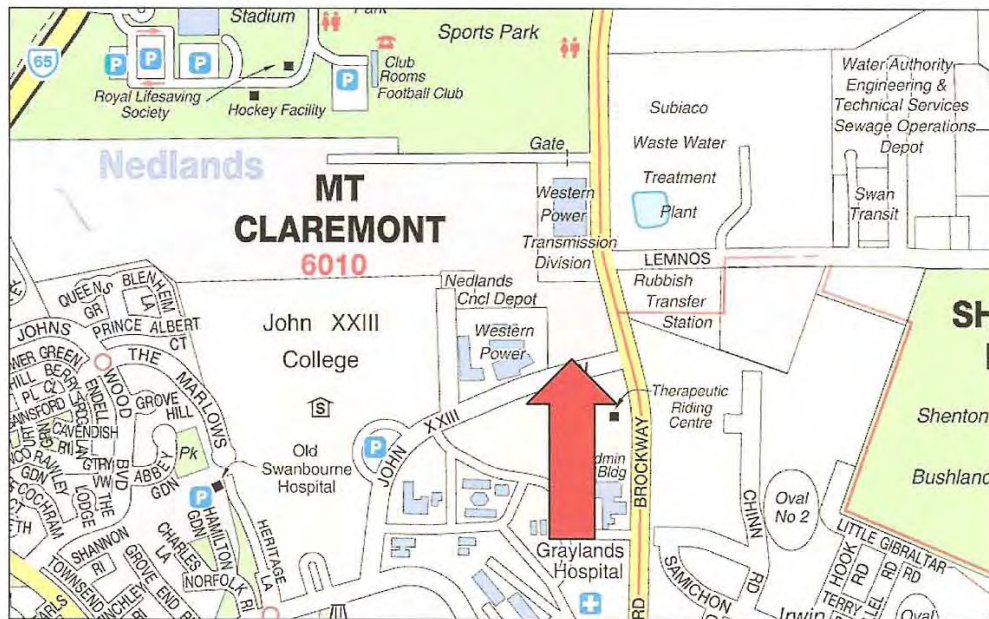
SITE PLAN
1:500



The following map indicates the location of the suburb.



The following map indicates the position of the subject property within the suburb.



9 John X111 Avenue, Mt Claremont

7968

Superseded - Copy for Sketch Only

Application G775306
Corr. 2776/1985 V2
Volume Folio.
3049 240

NOT TO BE REMOVED FROM THE DEPARTMENT OF LAND ADMINISTRATION
NO DUPLICATE ISSUED

REGISTER VOLUME 3006 FOLIO 289



CERTIFICATE OF CROWN LAND TITLE

UNDER THE "TRANSFER OF LAND ACT 1893" AS AMENDED AND THE "LAND ADMINISTRATION ACT 1997"



The undermentioned land is Crown land, in the name of the **STATE of WESTERN AUSTRALIA**, subject to the interests and status orders in the First Schedule which interests and status orders are subject to the interests, easements, encumbrances and notices shown in the Second Schedule hereto.

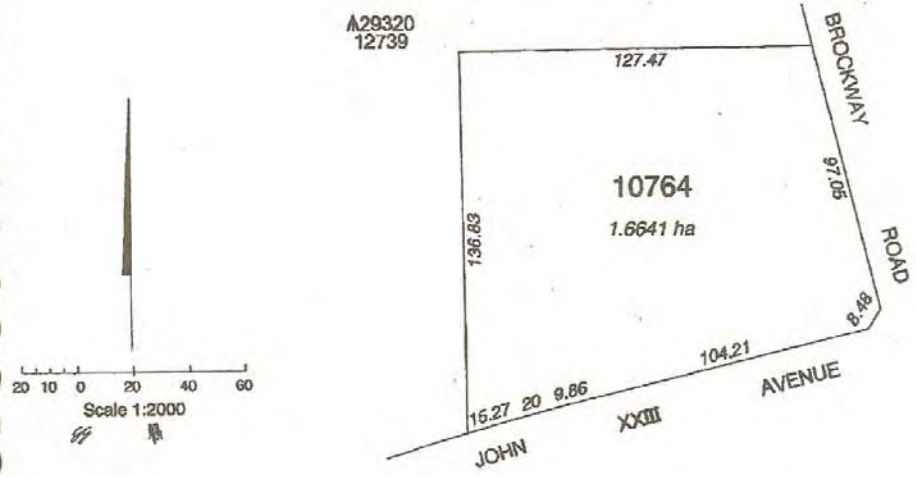
Dated 28 April, 1998



LAND REFERRED TO

Swan Location 10764 on Land Administration Diagram 87436 delineated on the sketch in the Third Schedule .

THIRD SCHEDULE



WARNING: A CURRENT SEARCH SHOULD BE OBTAINED BEFORE DEALING ON THIS LAND

Subiaco Council Depot - Option for shared infrastructure with adjacent Councils

Indicative Costs Based on Functional Areas

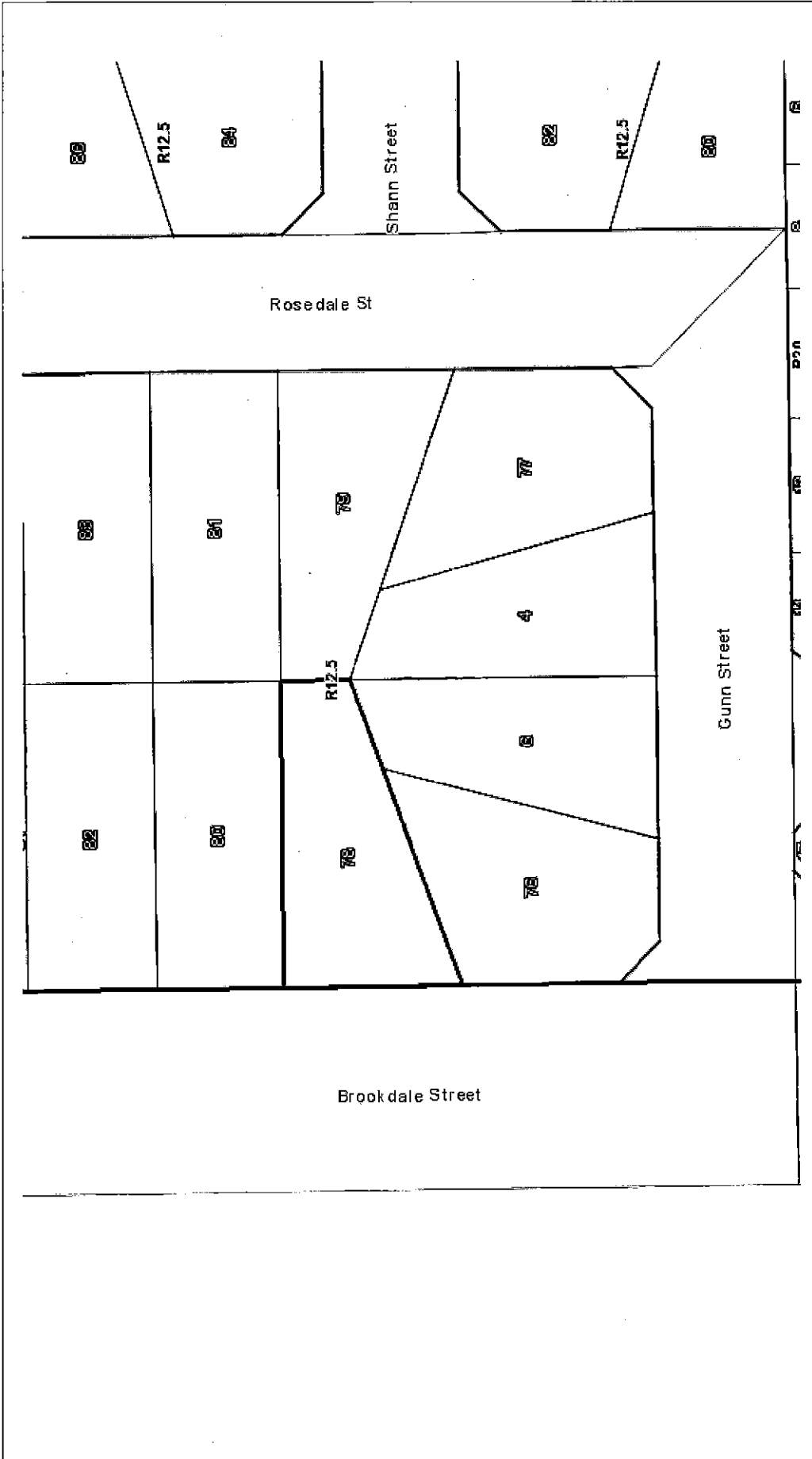
Description	Floor Area	Building		Fitout & Loose Furniture		Combined	
		Rate / m2	Cost	Rate / m2	Cost	TOTAL Rate / m2	TOTAL COST
<i>Office / Administration building - assume single storey building with total floor area of 1,290m2 inclusive of plant room and fitout</i>							
Reception / waiting	38	\$1,850	\$70,300	\$750	\$28,500	\$2,600.00	\$98,800
Office and administration	537	\$1,850	\$993,450	\$850	\$456,450	\$2,700.00	\$1,449,900
Meeting room	60	\$2,000	\$120,000	\$1,200	\$72,000	\$3,200.00	\$192,000
IT / Photocopy	13	\$2,000	\$26,000	\$850	\$11,050	\$2,850.00	\$37,050
Storage	63	\$1,850	\$116,550	\$450	\$28,350	\$2,300.00	\$144,900
Lunch / Training	76	\$2,000	\$152,000	\$850	\$64,600	\$2,850.00	\$216,600
Kitchen	13	\$2,500	\$32,500		\$80,000	\$2,500.00	\$112,500
Lockers	50	\$1,850	\$92,500	\$450	\$22,500	\$2,300.00	\$115,000
Amenities	100	\$3,500	\$350,000	\$0	\$0	\$3,500.00	\$350,000
Plant	0		\$20,000	\$0	\$0	\$0.00	\$20,000
Circulation	190	\$1,500	\$285,000	\$0	\$0	\$1,500.00	\$285,000
	1140		\$2,258,300		\$763,450		\$3,021,750
<i>Workshop / store - assume industrial style building with minimal light and power provision and no air conditioning</i>							
Mechanical Workshop	200	\$800	\$160,000			\$800.00	\$160,000
Multi use temporary storage	338	\$600	\$202,800			\$600.00	\$202,800
Store	694	\$600	\$416,400			\$600.00	\$416,400
Vehicle wash down area	100		\$150,000				\$150,000
Chemical store / washdown	32		\$90,000				\$90,000
Circulation	Incl		Included				Included
	1364		\$1,019,200				\$1,019,200
<i>General site facilities</i>							
Plant nursery - shaded paved area	250	\$250	\$62,500			\$250.00	\$62,500
Open, bulk storage area	1460	\$150	\$219,000			\$150.00	\$219,000
Covered parking - bitumen	1500	\$300	\$450,000			\$300.00	\$450,000
Open parking - bitumen	1275	\$85	\$108,375			\$85.00	\$108,375
Staff and visitor parking	4110	\$85	\$349,350			\$85.00	\$349,350
Vehicle circulation	4114	\$85	\$349,690			\$85.00	\$349,690
Total Construction	15,213		\$4,816,415		\$763,450		\$5,579,865
Stormwater			\$200,000				\$200,000
Sewer			\$75,000				\$75,000
Site electrical			\$200,000				\$200,000
Fire main & hydrants			\$90,000				\$90,000
Fencing and gates			\$80,000				\$80,000
Landscaping (minimal)			\$50,000				\$50,000
Headworks			\$300,000				\$300,000
Contingency	1521		\$581,142		\$76,345		\$657,487
Professional fees			\$639,256		\$125,969		\$765,225
Total (exclg GST)	16,734		\$7,031,812		\$965,764		\$7,997,576

Exclusions: Stormwater detention and nutrient stripping
Sprinklers
Fire pumps and tanks
Loose furniture & equipment
Goods and services tax (GST)

Attachment to Item 13.5

Council Meeting – 27 April 2011

No. 78 (Lot 12) Brookdale St, Floreat:
Proposed Child Care Centre



City of Nedlands

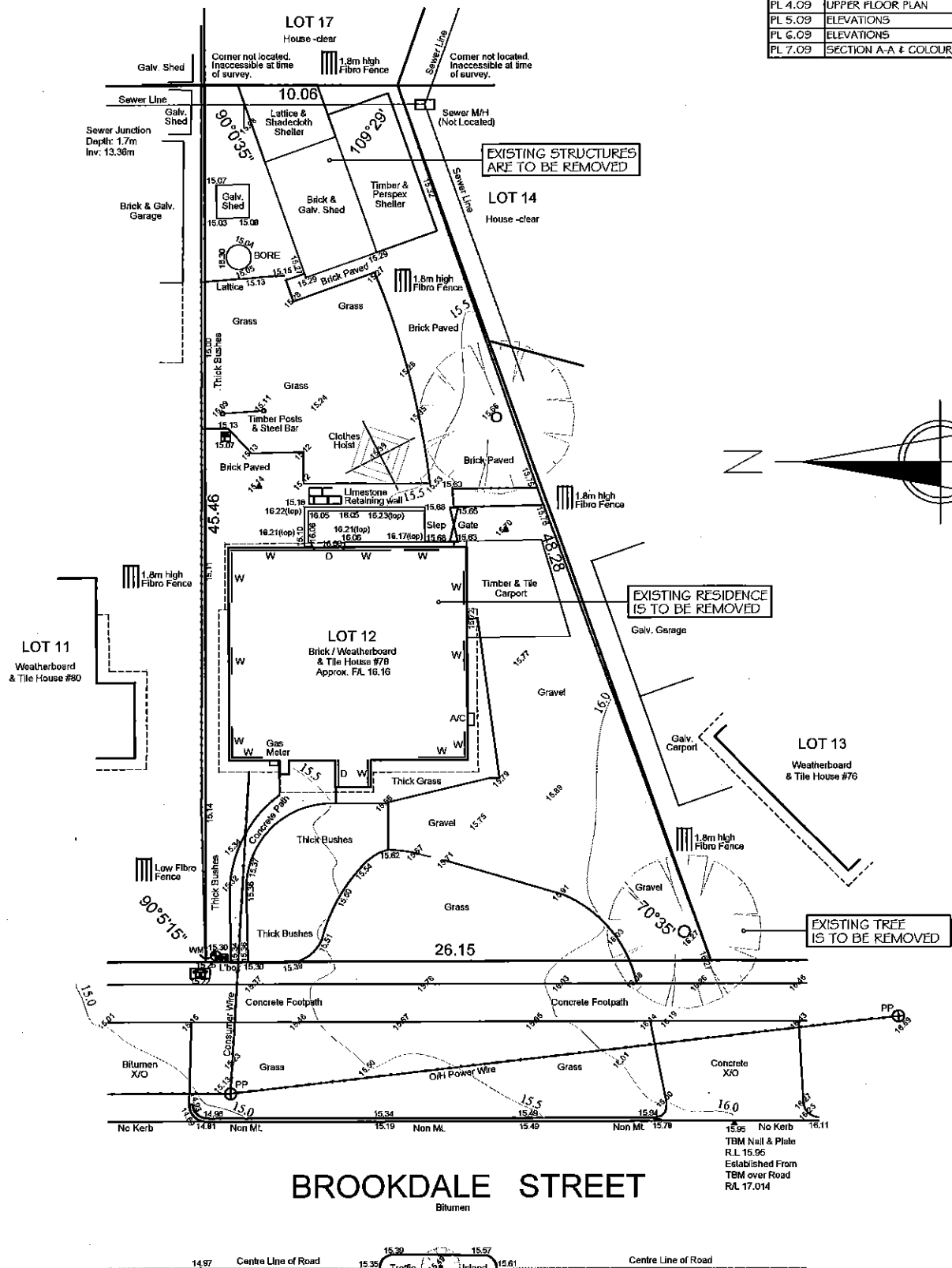
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Monday, 18 April 2011

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SHEET	DESCRIPTION
PL 1.09	EXISTING SITE PLAN
PL 2.09	PROPOSED SITE PLAN
PL 3.09	LOWER FLOOR PLAN
PL 4.09	UPPER FLOOR PLAN
PL 5.09	ELEVATIONS
PL 6.09	ELEVATIONS
PL 7.09	SECTION A-A & COLOUR ELEVATION



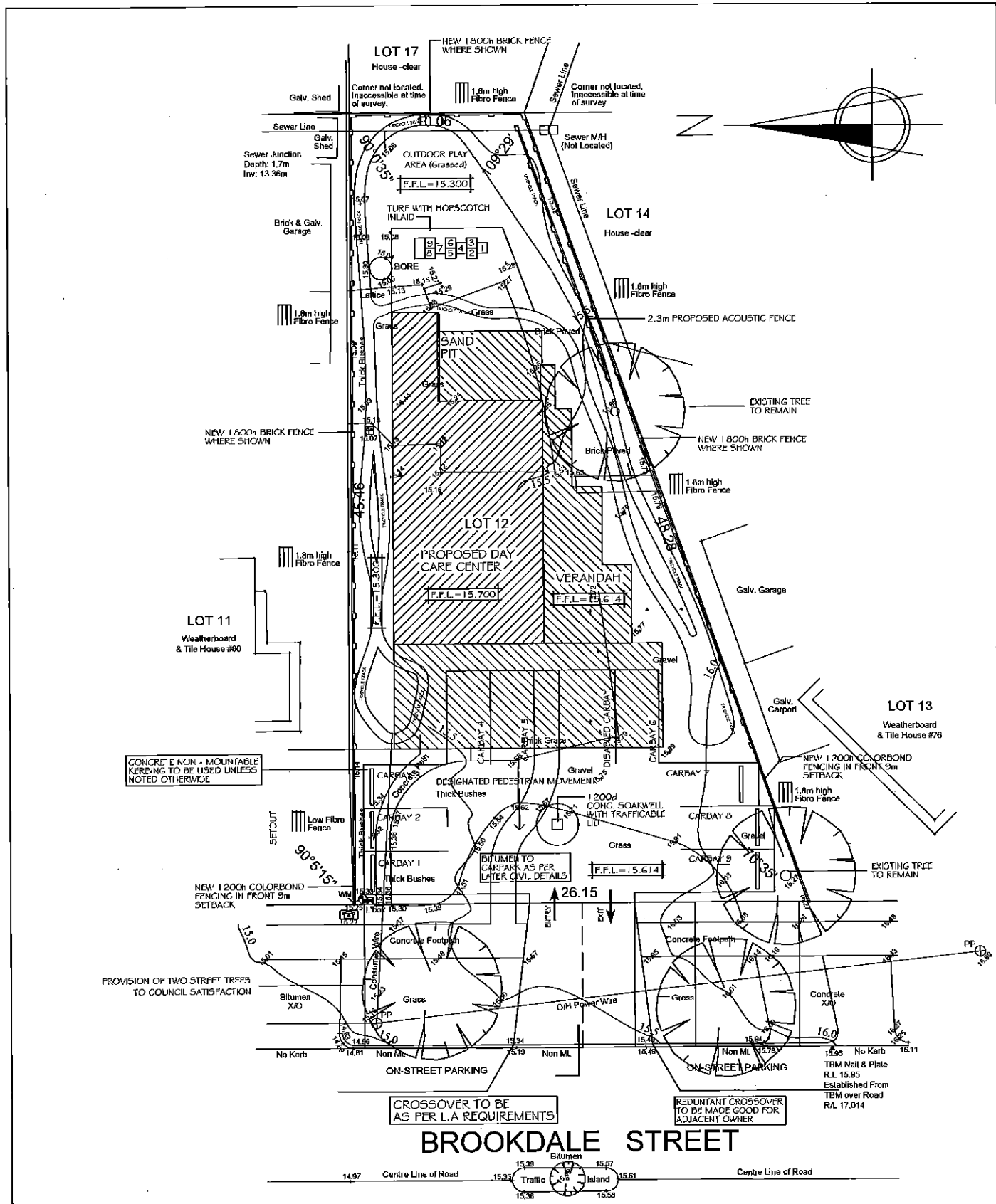
BROOKDALE STREET

EXISTING SITE PLAN
SCALE: 1:200

SHEET 1 OF 7

FOR PLANNING APPROVAL


Project: PROPOSED DAY CARE CTR. LOT 12 BROOKDALE STREET FLOREAT - WA THE CITY OF NEDLANDS	client: STEELE job ref: 12-10 drawn: D. Baker	scale: AS NOTED checked:	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>28-06-10</td> <td>AMENDED AS PER CLIENTS REQUESTS</td> </tr> <tr> <td>4</td> <td>19-08-10</td> <td>RE ISSUED FOR PLANNING APPROVAL</td> </tr> <tr> <td>5</td> <td>05-10-10</td> <td>AMENDED AS PER COUNCIL REQ.</td> </tr> <tr> <td>6</td> <td>18-10-10</td> <td>AMENDED AS PER COUNCIL REQ.</td> </tr> <tr> <td>7</td> <td>26-10-10</td> <td>AMENDED (RAISED TO A514206.1)</td> </tr> <tr> <td>8</td> <td>28-10-10</td> <td>AMENDED (RAISED TO A514206.1)</td> </tr> <tr> <td>9</td> <td>21-11-10</td> <td>AMENDED (RAISED TO A514206.1)</td> </tr> </tbody> </table>	Rev	Date	Description	3	28-06-10	AMENDED AS PER CLIENTS REQUESTS	4	19-08-10	RE ISSUED FOR PLANNING APPROVAL	5	05-10-10	AMENDED AS PER COUNCIL REQ.	6	18-10-10	AMENDED AS PER COUNCIL REQ.	7	26-10-10	AMENDED (RAISED TO A514206.1)	8	28-10-10	AMENDED (RAISED TO A514206.1)	9	21-11-10	AMENDED (RAISED TO A514206.1)	10 SONTAY ARCADE PO Box 247 MANDURAH WA 6210 Tel: (08) 9581 2251 Fax: (08) 9581 5811 ACN 128 388 607	<p>MANDURAH BUILDING BY DESIGN Building Design Consultants</p>
Rev	Date	Description																											
3	28-06-10	AMENDED AS PER CLIENTS REQUESTS																											
4	19-08-10	RE ISSUED FOR PLANNING APPROVAL																											
5	05-10-10	AMENDED AS PER COUNCIL REQ.																											
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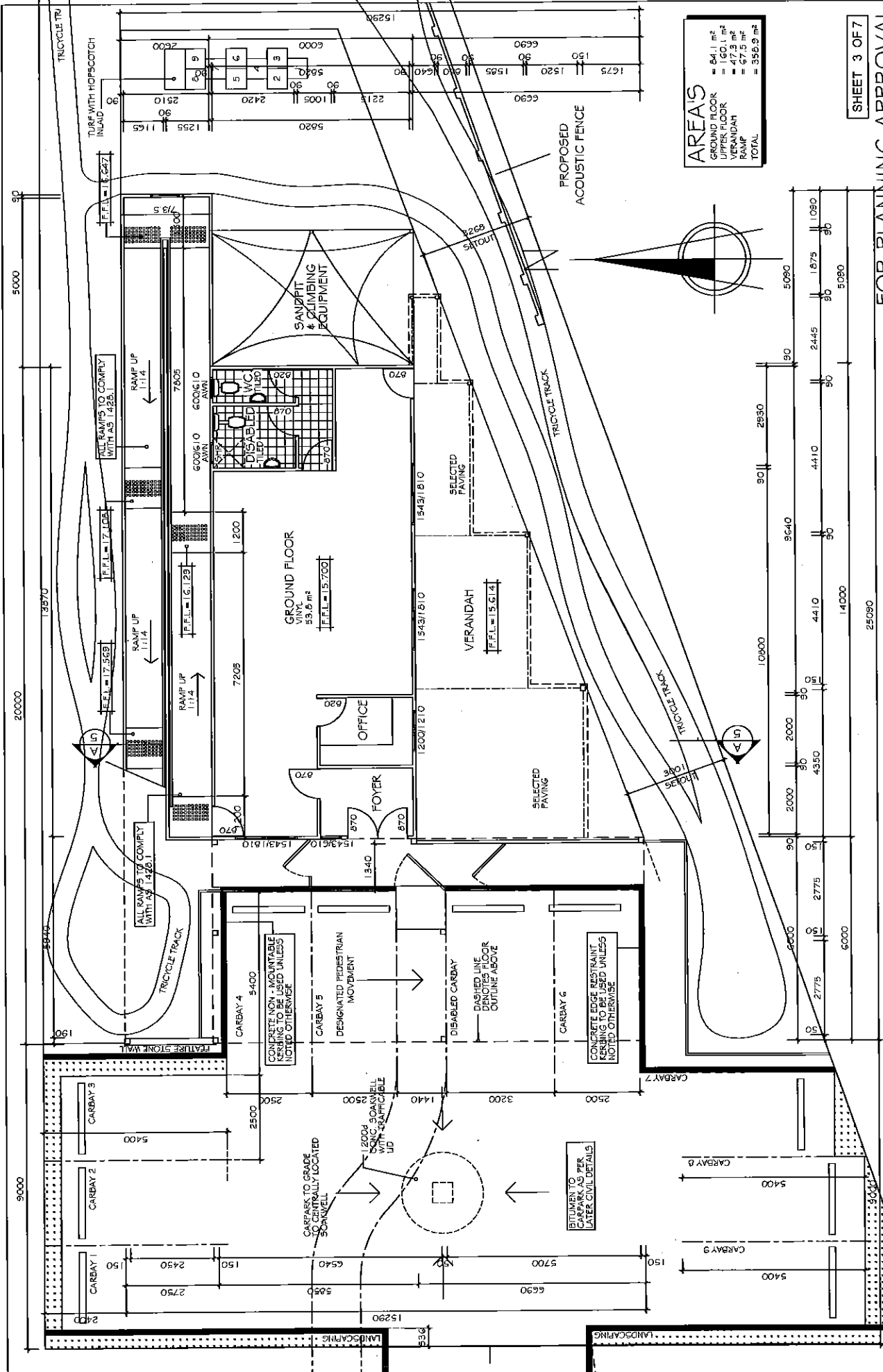


PROPOSED SITE PLAN
SCALE: 1-200

SHEET 2 OF 7

FOR PLANNING APPROVAL

Project PROPOSED DAY CARE CTR. LOT 12 BROOKDALE STREET FLOREAT - WA THE CITY OF NEDLANDS		client STEELE	Rev	Date	Description	10 SONTROY ARCADE PO Box 247 MANDURAH WA 6210 Tel: (08) 8581 2251 Fax: (08) 9581 5811 ACN 128 388 607	 MANDURAH BUILDING BY DESIGN Building Design Consultants
job ref 12-10	scale PL 2.09 AS NOTED	drawn D.Baker	checked	3 23/02/10 AMENDED AS PER COUNCIL REQUESTS 4 19/06/10 RE- ISSUED FOR PLANNING APPROVAL 5 07/10/10 AMENDED AS PER COUNCIL REQ. 6 19/10/10 AMENDED AS PER COUNCIL REQ. 7 06/11/10 AMENDED DRAWING TO AS1428.11 8 28/11/10 AMENDED DRAWING TO AS1428.11 9 01/11/10 AMENDED DRAWING TO AS1428.11			



AREAS

GROUND FLOOR	= 53.6 m ²
UPPER FLOOR	= 160.1 m ²
VERANDAH	= 47.3 m ²
RAMP	= 57.5 m ²
TOTAL	= 356.9 m²

SHEET 3 OF 7

FOR PLANNING APPROVAL

Project: PROPOSED DAY CARE CTR.
LOT 12 BROOKDALE STREET,
FLOREAT, W.A.
THE CITY OF NEDLANDS

client: STEELE

job no: 12-10

scale: PL 3.08

AS NOTED

drawn: D. Baker

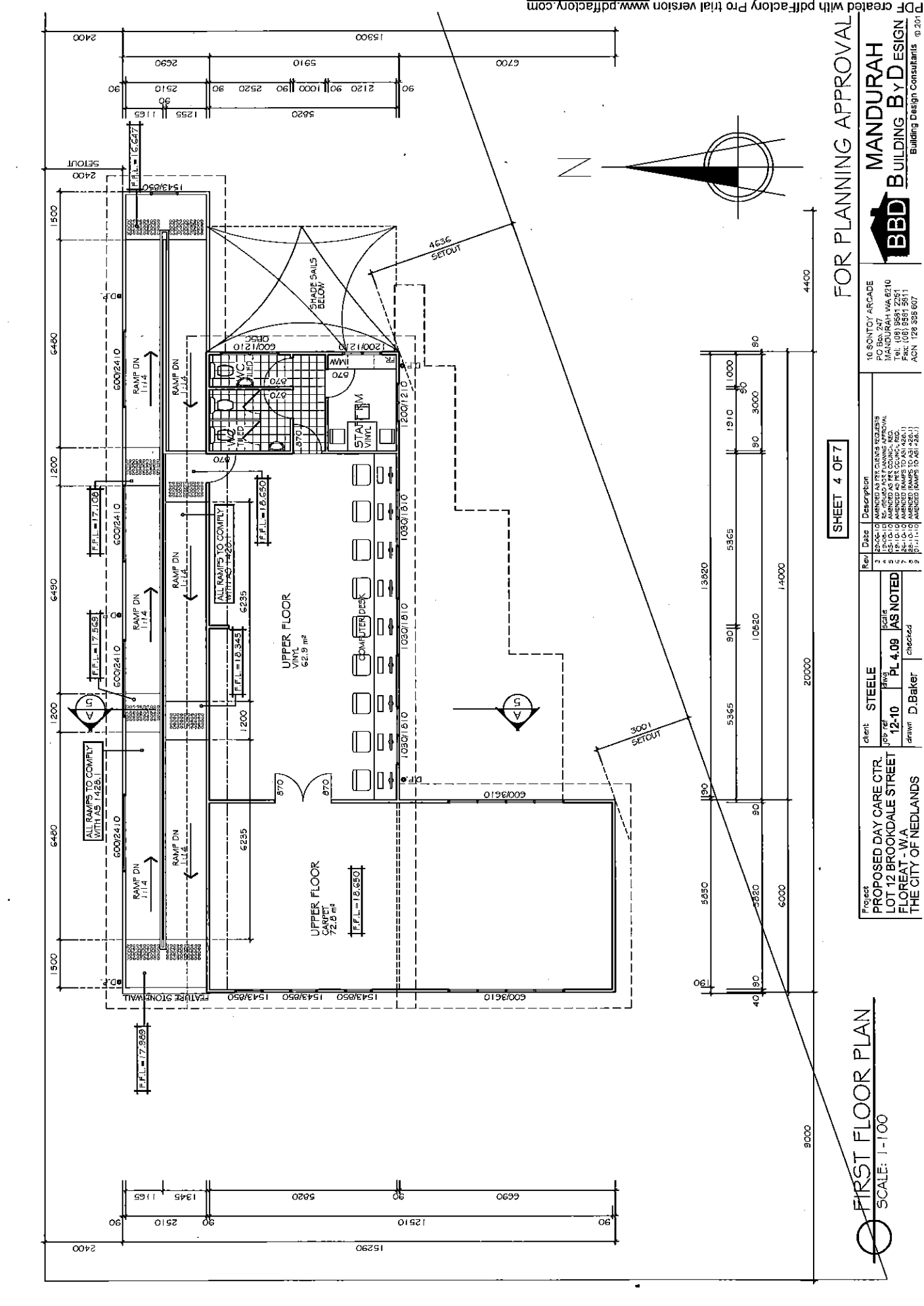
checked:

MANDURAH
BUILDING BY DESIGN
Building Design Consultants @ 2014

10 SONTROY ARCADE
PO BOX 247
MANDURAH WA 6210
TEL: (08) 9551 6511
FAX: (08) 9551 6511
ACN: 128 388 607

Rev	Date	Description
1	12-10-10	AMENDED WATER COURSE REQUIREMENTS
2	12-10-10	AMENDED AS PER COUNCIL REQ.
3	12-10-10	AMENDED RAMP TO A1426.1
4	12-10-10	AMENDED RAMP TO A1426.1
5	12-10-10	AMENDED RAMP TO A1426.1
6	12-10-10	AMENDED RAMP TO A1426.1
7	12-10-10	AMENDED RAMP TO A1426.1
8	12-10-10	AMENDED RAMP TO A1426.1

GROUND FLOOR PLAN
SCALE: 1:100



FOR PLANNING APPROVAL

BBD BUILDING BY DESIGN
Building Design Consultants

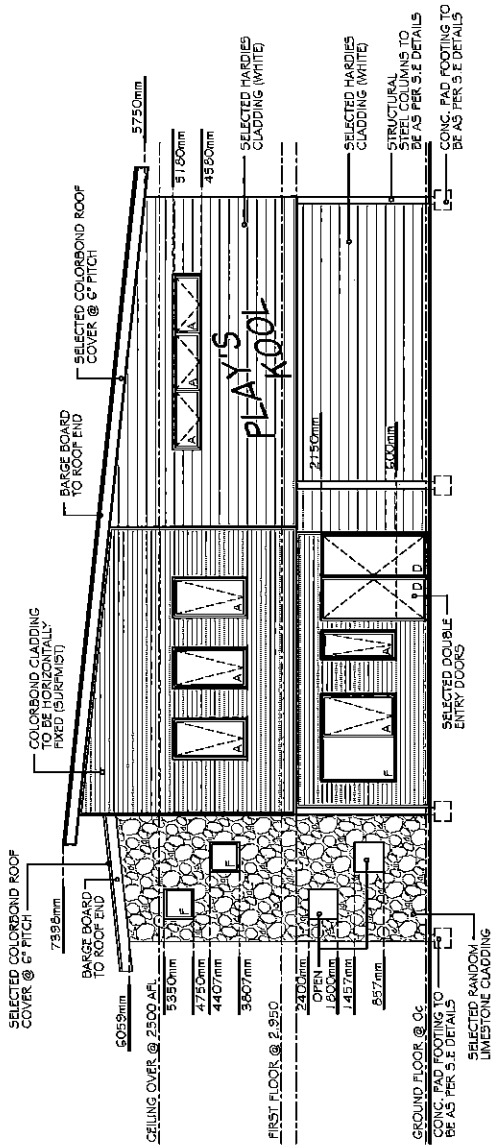
10 SONTDY ARCADE
PO BOX 247
MANDURAH WA 8210
Tel: (08) 9881 2511
Fax: (08) 9881 5811
ACN 129 588 607

SHEET 4 OF 7

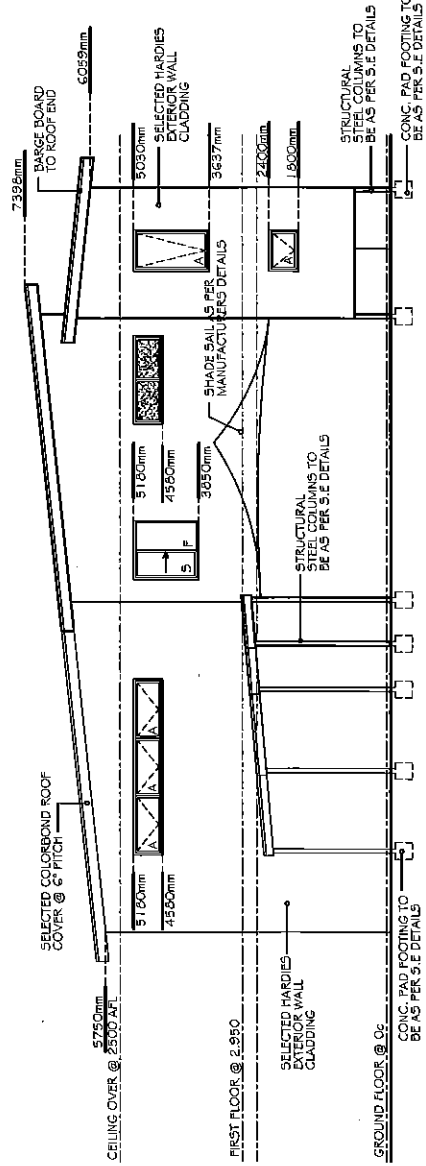
Rev	Date	Description
1	12-01-10	AWARDED AS PER CLIENTS REQUESTS
2	12-01-10	AWARDED AS PER CLIENTS REQUESTS
3	12-01-10	AWARDED AS PER CLIENTS REQUESTS
4	12-01-10	AWARDED AS PER CLIENTS REQUESTS
5	12-01-10	AWARDED AS PER CLIENTS REQUESTS
6	12-01-10	AWARDED AS PER CLIENTS REQUESTS
7	12-01-10	AWARDED AS PER CLIENTS REQUESTS
8	12-01-10	AWARDED AS PER CLIENTS REQUESTS
9	12-01-10	AWARDED AS PER CLIENTS REQUESTS

Project	PROPOSED DAY CARE CTR. LOT 12 BROOKDALE STREET FLOREAT - WA THE CITY OF NEDLANDS
client	STEELE
Job Ref	12-10
Scale	PL 4.09 AS NOTED
drawn	D. Baker
checked	

FIRST FLOOR PLAN
SCALE: 1:100



FRONT ELEVATION
SCALE: 1-100



REAR ELEVATION
SCALE: 1-100

SHEET 5 OF 7

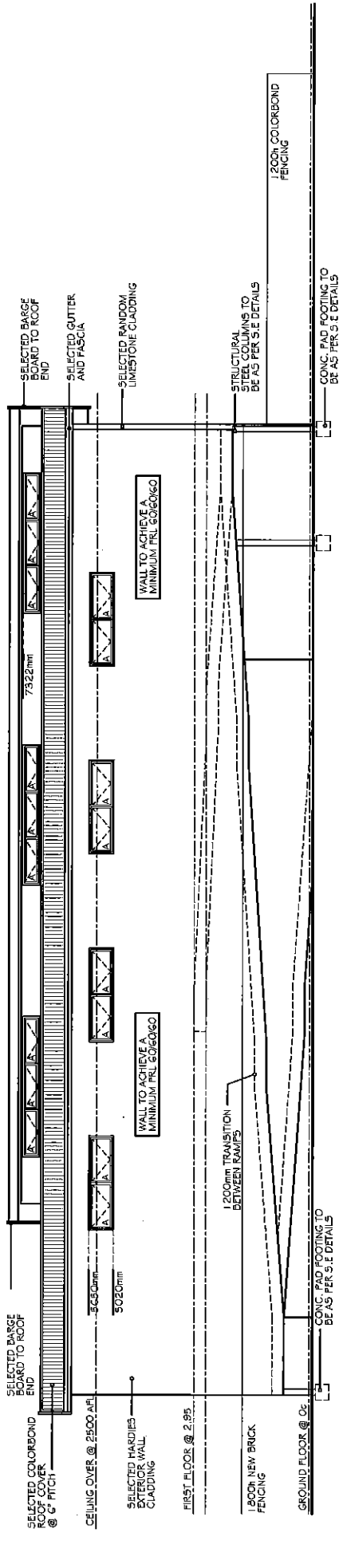
FOR PLANNING APPROVAL

Project	PROPOSED DAY CARE CTR. LOT 12 BROOKDALE STREET FLOREAT - W.A. THE CITY OF NEDLANDS	Client	STEELE
Drawn	D. Baker	Checked	
Scale	PL 5.09 AS NOTED	Scale	

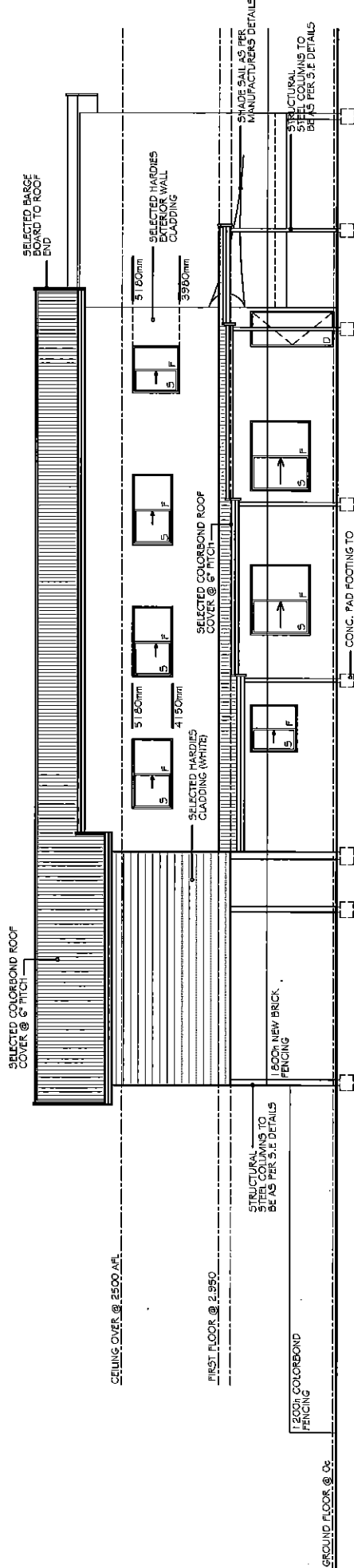
Rev	Date	Description
1	10/11/11	ISSUED TO PERMIT APPLICATIONS
2	10/11/11	ISSUED TO PERMIT APPLICATIONS
3	10/11/11	ISSUED TO PERMIT APPLICATIONS
4	10/11/11	ISSUED TO PERMIT APPLICATIONS
5	10/11/11	ISSUED TO PERMIT APPLICATIONS
6	10/11/11	ISSUED TO PERMIT APPLICATIONS
7	10/11/11	ISSUED TO PERMIT APPLICATIONS
8	10/11/11	ISSUED TO PERMIT APPLICATIONS
9	10/11/11	ISSUED TO PERMIT APPLICATIONS

10 SCANTOY ARCADE
PO Box 247
MANDURAH WA 9210
MANDURAH WA 9210
TEL: (08) 9581 2521
FAX: (08) 9581 2521
AGN: 123 398 807

BBD BUILDING BY DESIGN
Building Design Consultants



L/H SIDE ELEVATION
SCALE: 1:100



R/H SIDE ELEVATION
SCALE: 1:100

SHEET 6 OF 7

FOR PLANNING APPROVAL

Project	PROPOSED DAY CARE CTR. LOT 12 BROOKDALE STREET FLOREAT - W.A. THE CITY OF NEDLANDS	Client	STEELE	Scale	PL 6.09 AS NOTED
Job No.	12-10	Drawn	D. Baker	Checked	

Rev	Date	Description
1	18-01-07	AWARDED AS PER CLIENT'S REQUIREMENTS
2	18-01-07	AWARDED AS PER CLIENT'S REQUIREMENTS
3	18-01-07	AWARDED AS PER CLIENT'S REQUIREMENTS
4	18-01-07	AWARDED AS PER CLIENT'S REQUIREMENTS
5	18-01-07	AWARDED AS PER CLIENT'S REQUIREMENTS
6	18-01-07	AWARDED AS PER CLIENT'S REQUIREMENTS
7	18-01-07	AWARDED AS PER CLIENT'S REQUIREMENTS
8	18-01-07	AWARDED AS PER CLIENT'S REQUIREMENTS
9	18-01-07	AWARDED AS PER CLIENT'S REQUIREMENTS

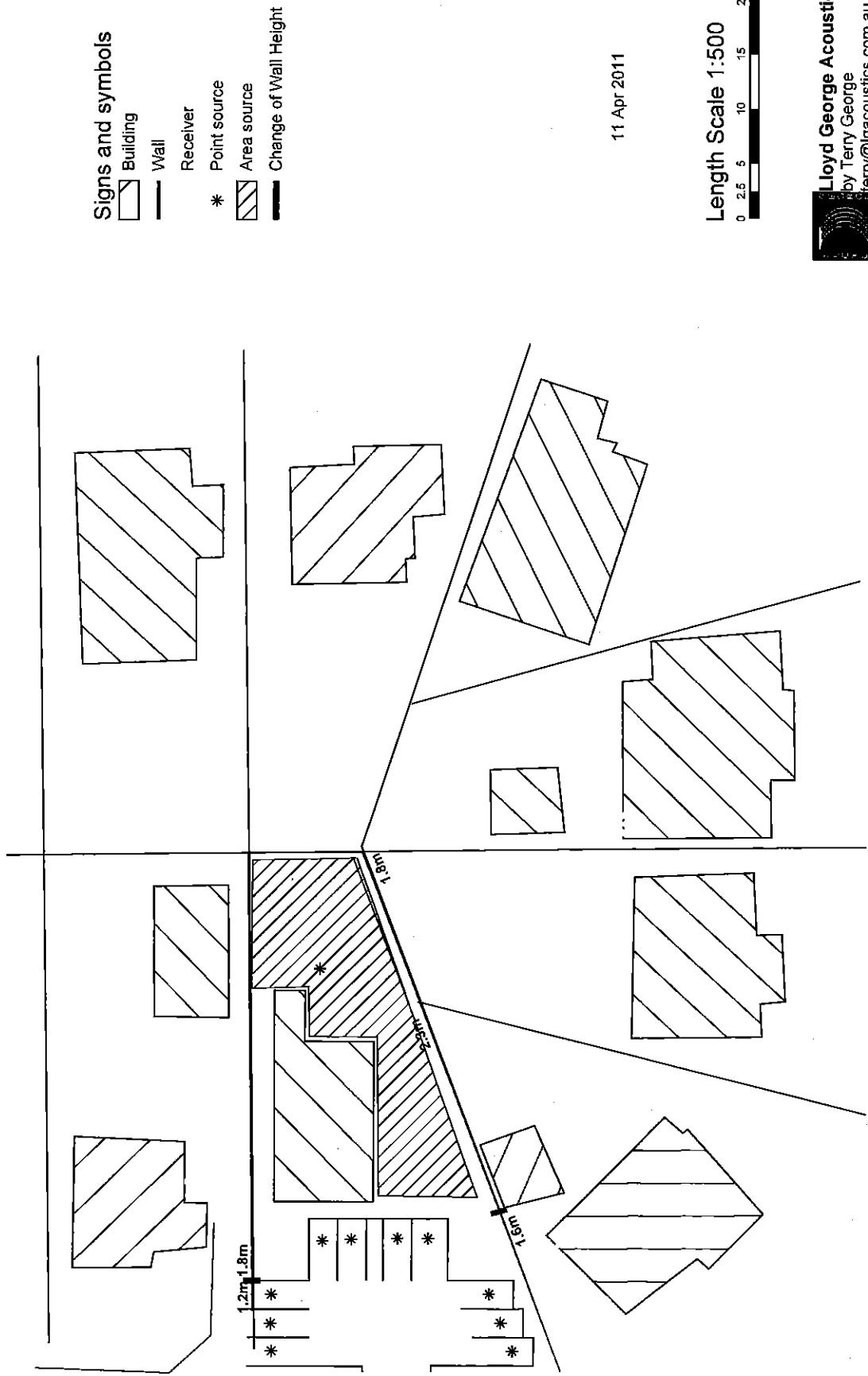
10 SONTAY ARCADE
PO Box 247
MANDURAH WA 9210
Tel: (08) 9891 2251
Fax: (08) 9891 2211
AGN 123 388 807

BBD BUILDING BY DESIGN
Building Design Consultants

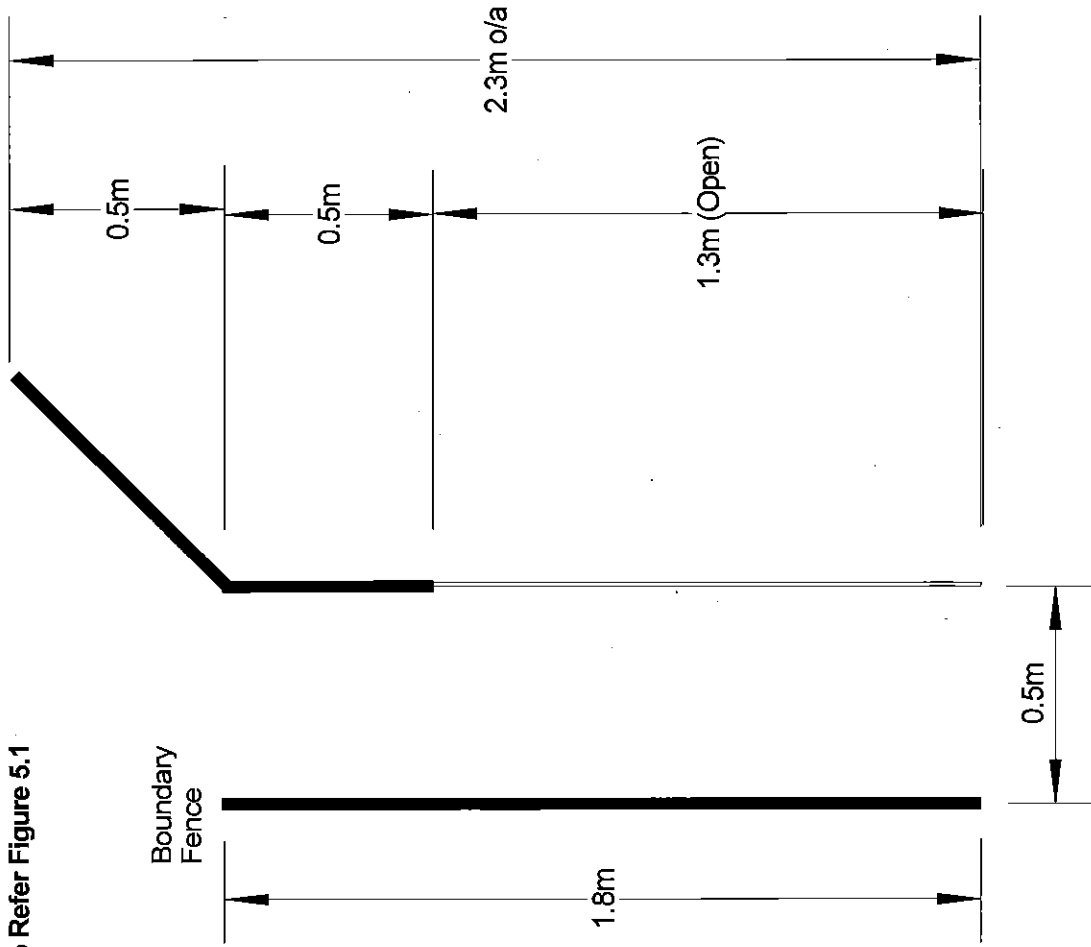
MANDURAH
BUILDING BY DESIGN

Figure 5.1

Lot 12 Brookdale Street, Floreat - Proposed Child Care Centre
 Locality of Walls - Also Refer Figure 5.2



Also Refer Figure 5.1



1. Boundary wall is to be solid with no gaps.
2. Internal wall to be a maximum of 500mm from boundary wall.
3. Internal wall to overlap boundary wall by 500mm, leaving bottom 1.3m of wall to be open.
4. Peak of internal wall to be 2.3m above ground level of play area.

Barrier material to have a minimum surface mass of 10kg/sqm.

Date: Apr 2011
 Scale: N.T.S.

By: T. George

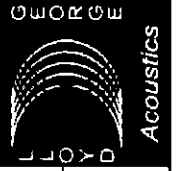
Job No.: 10111709

Drawing No.: 5.2

**Floreat Child Care Centre
 Proposed Wall - Elevation**

Ocean Reef Office
 Ph: 9300 4188
 Fx: 9300 4199
 Email: daniel@lgacoustics.com.au

Lloyd George Acoustics Pty Ltd
 PO Box 717
 Hillarys WA 6923
 Factory Office
 Phone: 9401 7770
 Fax: 9401 7770
 Email: terry@lgacoustics.com.au
 Mobile: 0439 032 844



JOB CODE: STL FLO GE
DATE: 14.04.2011

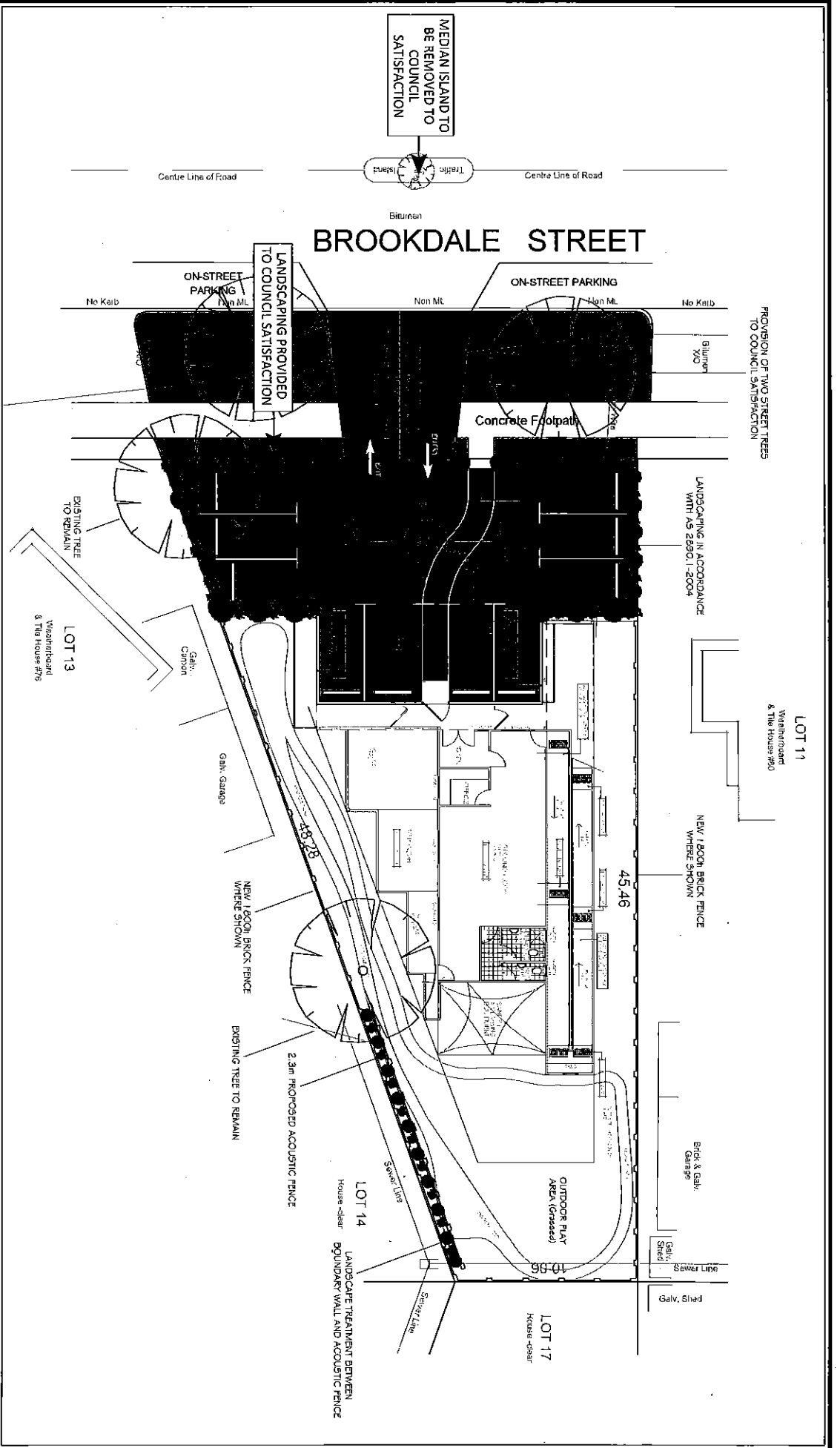
SCALE 1:200
ORIGINAL PLAN SIZE: A3

125 Hamersley Road, Subiaco W.A. 6008
PH: (08) 9382 3000 FAX: (08) 9382 3005
www.allerdingassoc.com



LANDSCAPING PLAN

LOT 12 BROOKDALE STREET FLOREAT
City of Nedlands



BROOKDALE STREET

MEDIAN ISLAND TO BE REMOVED TO COUNCIL SATISFACTION

LANDSCAPING PROVIDED TO COUNCIL SATISFACTION

PROVISION OF TWO STREET TREES TO COUNCIL SATISFACTION

LANDSCAPING IN ACCORDANCE WITH AS 2590.1-2004

LOT 11
Weatherboard & The House #90

NEW 1 ROOM BRICK FENCE WHERE SHOWN

BRICK & GALV. GARAGE

Galv. Shed

LOT 17
House-clear

LANDSCAPE TREATMENT BETWEEN BOUNDARY WALL AND ACOUSTIC FENCE

LOT 14
House-clear

2.2m PROPOSED ACOUSTIC FENCE

EXISTING TREE TO REMAIN

NEW 1 ROOM BRICK FENCE WHERE SHOWN

Galv. Garage

EXISTING TREE TO REMAIN

LOT 13
Weatherboard & The House #78

Centre Line of Road

Centre Line of Road

Bitumen



ON-STREET PARKING
Non Mt.

ON-STREET PARKING
Non Mt.

Slumped
1:50

Concrete Footpath

500mm

500mm

500mm

500mm

500mm

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5 RECOMMENDATIONS

The modelling indicates that noise levels have the potential to exceed those prescribed in the *Environmental Protection Noise Regulations 1997*. To mitigate the noise, a barrier is required. Following discussions with the client, the barrier shown in Figures 5.1 & 5.2 has been proposed, which will accommodate both the planning requirements and the acoustic requirements.

In addition to the mandatory requirements, the following more general practices are encouraged to minimise the overall noise impact.

- All exhaust fans to be contained within the roof or ceiling space and then ducted to outside;
- Air-conditioning systems to be located in areas to maximise distance to residences and use the building structure (where practicable) for shielding;
- Staff and parents are to be advised not to arrive at site prior to 7am in order to minimise disturbance outside of operating hours;
- No music is to be played outside;
- Fixed play equipment is to be of plastic construction, alternatively any hollow metal equipment would need to be filled with expanding foam or sand to deaden the noise;
- Hard floor finishes (e.g. concrete, brick paving) are to be minimised in the play areas and preference given to rubber matting and synthetic grass; and
- Duration of outdoor play is to be minimised to reduce the noise impact to residents. Times for outdoor play shall consider information from the Cancer Council of WA to reduce the risk of sunburn.