

AGENDA

Council Meeting Agenda

Tuesday, 27 February 2024

Notice of Meeting

Mayor & Councillors

A Council Meeting Agenda Forum of the City of Nedlands is to be held on Tuesday, 27 February 2024 in the Council chambers at 71 Stirling Highway Nedlands commencing at 7pm.

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



Tony Free | Acting Chief Executive Officer

22 February 2024



Information

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

Public Question Time

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

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

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

Addresses by Members of the Public

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

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

Disclaimer

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

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1. Declaration of Opening

The Presiding Member will declare the meeting open at 7.00 pm and acknowledge the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet, and pay respect to Elders past, present and emerging. The Presiding Member will draw attention to the disclaimer on page 1 and advise the meeting is being livestreamed.

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

**Leave of Absence
(Previously Approved)**

Councillor N R Youngman

Dalkeith Ward

Apologies

None as at distribution of this agenda.

3. Public Question Time

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

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

4. Addresses by Members of the Public

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

5. Requests for Leave of Absence

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

6. Petitions

Petitions to be tabled at this point.



7. Disclosures of Financial Interest

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

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

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

8. Disclosures of Interests Affecting Impartiality

The Presiding Member to remind Council Members and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the Local Government Act 1995.

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

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

"With regard to the matter in item x I disclose that I have an association with the applicant (or person seeking a decision). This association is (nature of the interest).

As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

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

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

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



10. Confirmation of Minutes

10.1. Ordinary Council Meeting 12 December 2023

The Minutes of the Ordinary Council Meeting held 12 December 2023 are to be confirmed.

11. Announcements of the Presiding Member without discussion

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

12. Members Announcements without discussion

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

13. Matters for Which the Meeting May Be Closed

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

Item 22.1 CEO03.02.24 CONFIDENTIAL Final Determination Report (7339/23)

Item 22.2 CEO04.02.24 CONFIDENTIAL Final Determination Report (7146/22)

Item 22.3 CEO05.02.24 CONFIDENTIAL CEO Selection and Recruitment – Appointment of Independent Person for Recruitment and Selection Panel, CEO Position Description for Advertisement and CEO Remuneration

14. En Bloc Items

That the officer recommendations for Items 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 17.1, 17.2, 17.3, 17.4, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7 and 19.1, be adopted en bloc and all remaining items will be dealt with separately.



15. Minutes of Council Committees and Administrative Liaison Working Groups

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

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

Nil.



16. Divisional Reports - Planning & Development

16.1. PD03.02.24 Consideration of Development Application – Four Grouped Dwellings at 117 Waratah Avenue, Dalkeith

Meeting & Date	Council Meeting – 27 February 2024
Applicant	Developed Property
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Zoning Map 2. Development Plans 3. Architectural Perspectives 4. CONFIDENTIAL - Submissions

Purpose

The purpose of this report is for Council to consider a development application for four grouped dwellings at 117 Waratah Avenue, Dalkeith. The proposal is being presented to Council for consideration due to the proposal receiving objections within the consultation period. Council is specifically required to exercise its judgement in considering the merits of the application against the design principles for:

- Communal street setbacks (see report section Street Setback).
- Western lot boundary setback to Lot 1 (see report section Lot Boundary Setback).
- Amount of open space to Lots 2 and 3 (see report section Open Space).
- Outdoor living area within the front setback area to Lot 1 (see report section Outdoor Living Areas).
- Lack of visitor parking (see report section Parking).

Recommendation

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 11 January 2024 for four grouped dwellings at 117 Waratah Avenue, Dalkeith (DA23-89886), subject to the following conditions:

1. This approval relates only to the development as indicated on the approved plans dated 11 January 2024. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.



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

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

5. Prior to occupation, all screening as shown on the approved plans shall be screened in accordance with the Residential Design Codes by either;
 - a. Fixed and obscured glass to a height of 1.6 metres above finished floor level; or
 - b. Fixed screening devices to a height of 1.6 metres above finished floor level that are at least 75% obscure and made to a durable material; or
 - c. A minimum sill height of 1.6 metres above the finished floor level; or
 - d. An alternative method of screening approved by the City of Nedlands.

The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

6. Prior to the issue of a building permit, an amended landscape plan shall be submitted to and approved by the City of Nedlands which includes reticulation details and demonstrates a minimum 50% endemic species. Prior to occupation, landscaping is to be installed and maintained in accordance with that plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands.
7. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction process to the satisfaction of the City of Nedlands.

Voting Requirement

Simple Majority.



This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

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

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

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R40
Land area	Parent Lot: 1164m ² Strata Lot 1: 250m ² Strata Lot 2: 210m ² Strata Lot 3: 210m ² Strata Lot 4: 250m ²
Land Use	Residential – Grouped Dwellings
Use Class	'P' – Permitted Use

The site is located at 117 Waratah Avenue, Dalkeith. The site features an existing single storey house, which is to be demolished. The site is orientated on a north south axis and is bound by Waratah Avenue to the south and Gerygone Lane to the north. The parent lot is rectangular with a 20m frontage and an area of 1,164m². The site is relatively flat.

The locality is predominantly characterised by single houses of one to two storeys, reflective of the previous R10 coding under Town Planning Scheme No.2, with some newer development beginning to emerge. The street block between Robert Street and Shrike Lane was up-coded upon the gazettal of Local Planning Scheme No. 3 (LPS3) to R40. As a result, the immediate area is expected to undergo a gradual transition to a higher density and scale of development.

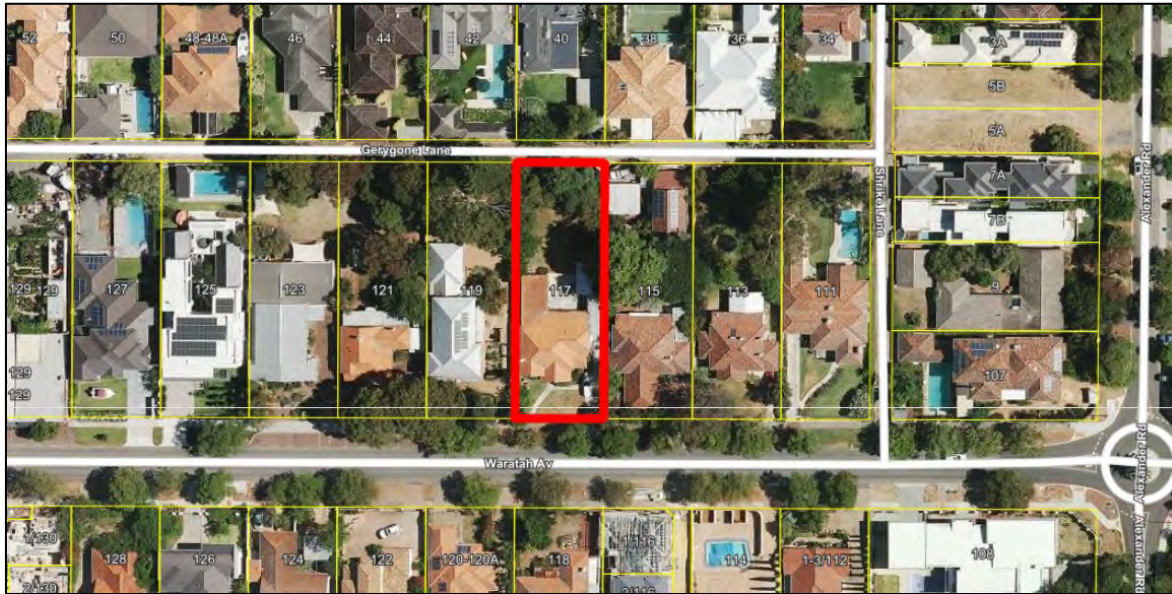


Figure 1: Aerial image of 117 Waratah Avenue, Dalkeith.

Application Details

The application seeks development approval for the construction of four, two-storey grouped dwellings. The development proposes a single vehicle access and communal driveway from Waratah Avenue which connects through to Gerygone Lane.

Following the initial consultation period, the applicant provided amended plans on 11 January 2024 (**Attachment 2**) to address concerns raised by the City and the public submissions.

The changes proposed by the amended plans are summarised as follows:

- Removal of roof terraces to Units 2, 3 and 4 to mitigate impact of building bulk and achieve deemed-to-comply building height provisions.
- Removal of western dining window to Unit 1.
- Unit 1 front elevation adjusted to reduce overlooking from upper floor balcony to western neighbouring property.
- Amendments to street fencing and boundary fencing.

Discussion

Local Planning Scheme No. 3

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



Design Review Panel

The application was reviewed by the City's Design Review Panel (DRP) on 4 September 2023 and 22 January 2024. A summary of the DRP advice is provided in the table below.

DRP Design Quality Evaluation		
	Supported	
	Further Information Required	
	Not supported	
SPP 7.0 Principles	4 September 2023	22 January 2024
Context and Character		
Landscape Quality		
Built Form and Scale		
Functionality and Built Quality		
Sustainability		
Amenity		
Legibility		
Safety		
Community		
Aesthetics		

Sustainability

Whilst there are no specific sustainability requirements or reports for grouped dwellings, the development proposes sustainability initiatives including solar PV systems, electric vehicle charging points, water saving fixtures, electric dominant services and utilities and passive cooling design.

State Planning Policy 7.3 - Residential Design Codes – Volume 1

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

The proposed development is seeking a design principle assessment pathway for parts of this proposal relating to communal street setback, lot boundary setbacks, open space, outdoor living areas, and parking.

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



Communal Street Setbacks (Clause 5.1.2)

The development proposes a 0.9m setback from the communal street at ground floor. At upper floor the development proposes architectural articulations which overhang the common property by a maximum of 0.5m. The remainder of the upper floor setback varies from nil to 2.1m. The design principles for street setbacks consider the contribution to the established streetscape in relation to building mass and form, provision of privacy and open space for dwellings, and provision of site planning features. The proposal is considered to meet the design principles for the following reasons:

- The communal street setbacks are internal to the parent lot and have no adverse impact on any external lots or the streetscape. The development is setback a minimum of 3.5m from the eastern boundary and does not impact on the amenity of the adjoining property.
- The varying setbacks along the driveway allows room for vegetation and for minor projections to break up the building bulk.
- The setbacks do not impede on providing for adequate visual privacy and open space for residents.
- The proposal adequately responds to site planning requirements, including vehicle access, parking, and utility services. These site planning requirements are appropriately screened from the street.

Lot Boundary Setback (Clause 5.1.3)

The development proposes a 1.1m upper floor setback from Lot 1 facing the western lot boundary. The design principles for lot boundary setbacks consider the impact of building bulk on adjoining properties, providing adequate sun and ventilation and minimising overlooking. The proposed northern lot boundary setback is considered to meet the design principles for the following reasons:

- The wall is well articulated with varying setbacks and minor openings to mitigate the impact of building bulk. The setback of the wall ranges from 1.1m to 6.0m, reducing the impact of building bulk by breaking up the mass of built form.
- The setback does not impact on adjoining properties in terms of overlooking or overshadowing.
- The wall abuts the driveway of the adjoining property, and avoids major openings or habitable spaces.
- The setback is sufficient to ensure adequate natural ventilation and access to sunlight for residents.

Open Space (Clause 5.1.4)

Lots 2 and 3 propose 43% open space. The design principles for open space consider the impact of building bulk, provision of adequate sun and ventilation and ability to use external spaces for outdoor pursuits and recreation. The proposed open space is considered to meet the design principles for the following reasons:



- The amount of open space does not have an adverse effect on the streetscape. The design of the proposal considers the surrounding context, including the architectural styles, setbacks, and building heights of other development in the locality. Overall, the two-storey built form and scale complements the existing and future streetscape character.
- All habitable rooms within the dwellings are provided with operable major openings across both floors. This ensures appropriate access to natural light and ventilation for occupants.
- Adequate space is provided on site for external fixtures and essential facilities.

Outdoor Living Areas (Clause 5.3.1)

Lot 1 proposes an outdoor living area located within the front setback area. The design principles for outdoor living areas consider the provision of space which is useable and functional, provides adequate landscaping, and includes the ability to use the space in conjunction with the primary indoor living space. The proposal is considered to meet the design principles for the following reasons:

- Lot 1 contains two outdoor living areas, the north and south yards, with a combined area of approximately 53m². Both yards are directly accessible from the primary living area of the dwelling via large sliding doors, which promotes usability in conjunction with the indoor space.
- There is sufficient space to provide for landscaping, entertaining and connection to the outdoors. The yards are both functional and usable and consist of paved areas with cantilevered roofs above, along with grassed areas, shrubs and the provision of tree planting.
- The south yard positively contributes to the streetscape and provides passive surveillance to the street. The proposal includes the use of vegetation as privacy screening for the tenants. This increases the interaction between the dwelling and the street.
- The north yard is north-facing and uncovered to allow for winter sunlight exposure and natural ventilation.

Parking (Clause 5.3.5)

The development proposes no visitor parking bays. The design principles for parking consider the type, size and number of dwellings, the availability of street parking, and proximity to public transport. The proposal is considered to meet the design principles for the following reasons:

- The site is located approximately 70m from a bus stop on Waratah Avenue, which is serviced by bus route 24. Bus route 24 provides transit to key destinations including Perth City, QEII Medical Centre, Claremont Train Station, Nicholson Road and Kings Park. In the evening, between 5pm – 7pm, there is an average frequency of a bus servicing the nearest bus stop every 10 minutes. In the morning, between 7am – 9am, there is an average frequency of a bus servicing the nearest bus stop at an average of 15 minutes.



- Within 200m of the site there are 11 on-street car parking bays. The applicant has provided an assessment of the existing street parking which demonstrates that on a typical working day a significant number of the on-site bays are available for use.
- In terms of transport options, the development provides two car parking bays per dwelling, has sufficient availability of on-street parking and proximity to relatively high frequency public transport. The combination of these factors results in sufficient on-site car parking for the proposal.

Landscaping

The proponent has agreed to amend the landscaping plan to include a minimum 50% endemic species in line with Council's recent decisions. A condition has been included in this regard.

Minor Variations

The key elements of the development proposal which require Council consideration have been outlined in this report. The application also involves technical variations to vehicle manoeuvring width (Clause 5.2.1), street walls and fences (Clause 5.2.4) and vehicle access (Clause 5.3.5). These are all technical variations with no adverse impact on the amenity of adjoining properties or surrounding area, or on the amenity of future residents.

Draft Local Planning Policy 5.13 Draft Waratah Precinct Design Response

The draft LPP 5.13 was advertised to the community from 15 August 2022 to 25 September 2022. The intent of the policy is to develop a local planning framework that will respond to the higher densities and changes in zoning that were introduced via LPS3. Post advertising, the draft LPP 5.13 was reviewed, taking into consideration submissions received, as well as the Medium Density Codes, which were to be implemented in September 2023. With the WAPC deferral of the Medium Density Codes, draft LPP 5.13 is currently being re-reviewed. At the time of writing draft LPP 5.13 is scheduled to be presented to Council during 2024 for readvertising.

Consultation

The application is seeking assessment under the design principles of the R-Codes for lot boundary setbacks, open space, outdoor living areas, and parking.

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to five adjoining properties. The application was advertised for a period of 14 days from 7 November 2023 to 21 November 2023. At the close of the advertising period, three objections were received.

Following the initial consultation period, the applicant submitted amended plans to address concerns raised by the City and public submissions. Amended plans were sent to the original submitters.

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



1. Lot boundary setbacks to the western boundary in relation to bulk and visual privacy.

Officers support the proposed western setback as the development proposal is unlikely to negatively impact the amenity of future residents or adjoining landowners. Please see the report above for further details.

2. Loss of tree canopy.

The subject site has seven existing trees which are to be removed and replaced by ten small trees, one medium tree and additional on-structure planting as identified in the landscaping plan. The proposal will improve the overall tree canopy long term when compared to the pre-development condition. A standard condition of approval is recommended to ensure all landscaped areas are installed and maintained on an ongoing basis for the life of the development.

3. Concerns with overlooking and noise from the rooftop terraces.

The rooftop terraces have been removed as part of the amended plans dated 11 January 2024.

4. Concerns with overall bulk and scale.

Officers support the proposed scale of the development. The removal of the roof-top terraces has lessened the overall bulk and scale of the development. The proposal meets the deemed-to-comply height provisions and has been supported by the DRP. The development is consistent with the bulk and scale typically expected of the R40 density code.

5. Concerns with vehicle access to laneway and increase in traffic, noise and stormwater run off.

The application does not propose to take vehicle access from Gerygone Lane. All vehicle access is from Waratah Avenue. The applicant has provided stormwater calculations to the City which demonstrates that stormwater will be retained on site, notwithstanding this is also a standard condition of development approval.

6. Lack of visitor parking.

Officers support the proposed car parking provision. Please see the report above for further details.

7. Upper floor projections into the communal street setback – impacts to growth of trees and height clearance for larger vehicles coming onto the site.

Officers support the proposed communal street setback. Please see the report above for further details.



8. Location of utilities

All utilities are appropriately screened in accordance with Clause 5.4.4 of the R-Codes.

9. Lack of Indigenous species in landscaping plan.

There is no statutory requirement for grouped dwellings to provide indigenous species within landscaping plans. However, the applicant has agreed to submit revised plans showing a minimum 50% endemic species in accordance with the City's Sustainable Landscaping Advice. A condition has been included in this regard.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place

Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

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

Decision Implications

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

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



Conclusion

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

Accordingly, it is recommended that the application be approved by Council, subject to conditions.

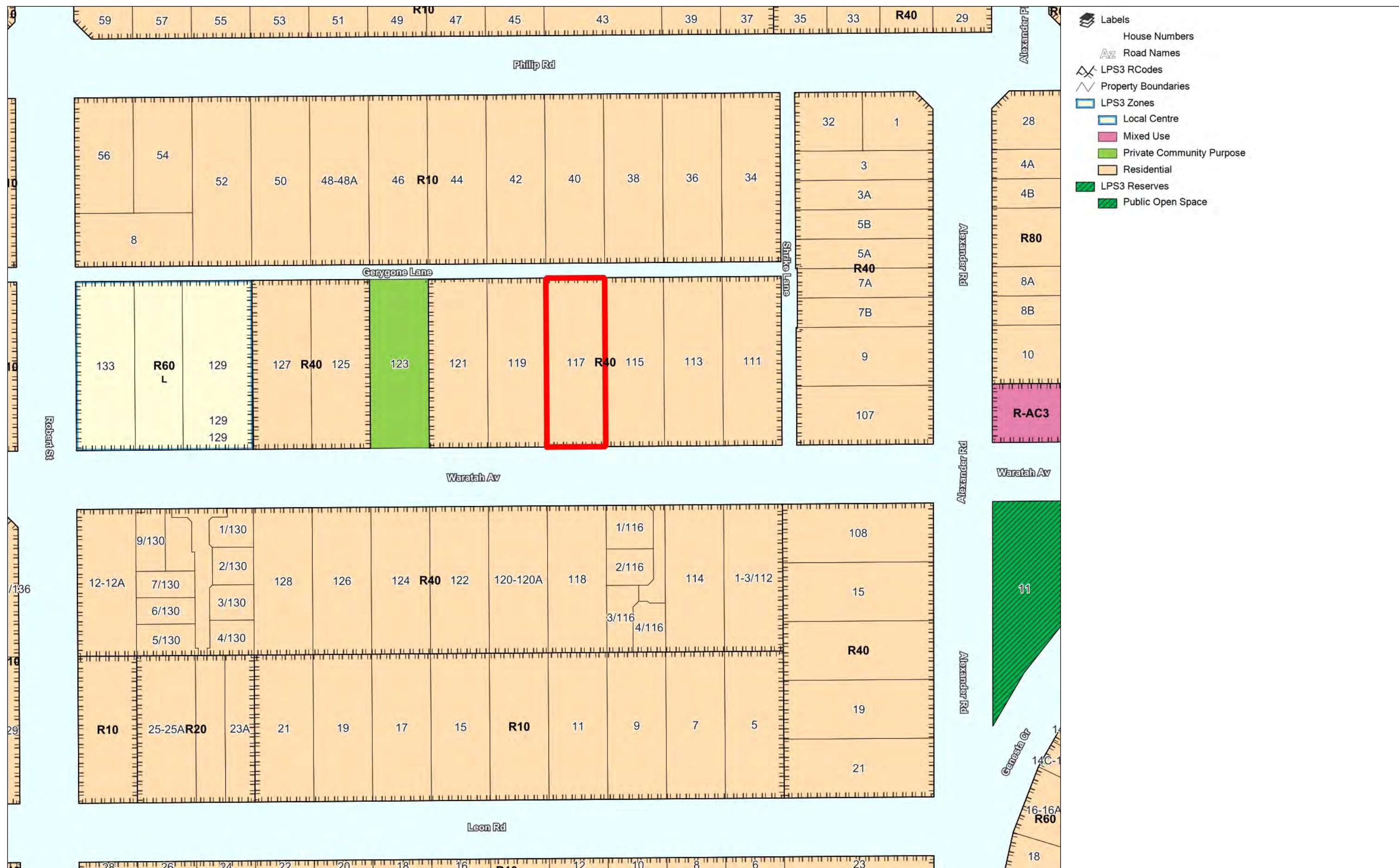
Further Information

Question / Request

Councillor Hodsdon – Could carparking bays be provided in front of the garages?

Officer Response

There appears to be enough space for a visitor's car to park in front of each garage and with room for other cars to go around. However, those visitor cars would then be forced to reverse out of that position to get back to the street, which may prove difficult the further one goes towards the rear of the lot. Car share services such as Uber may be further put off by the sliding gate at the entrance, and most residents would be likely to meet the driver on the street. To be able to achieve adequate room, it is likely the trees along the driveway would have to be removed and for the driveway to become one way using the laneway as the exit.

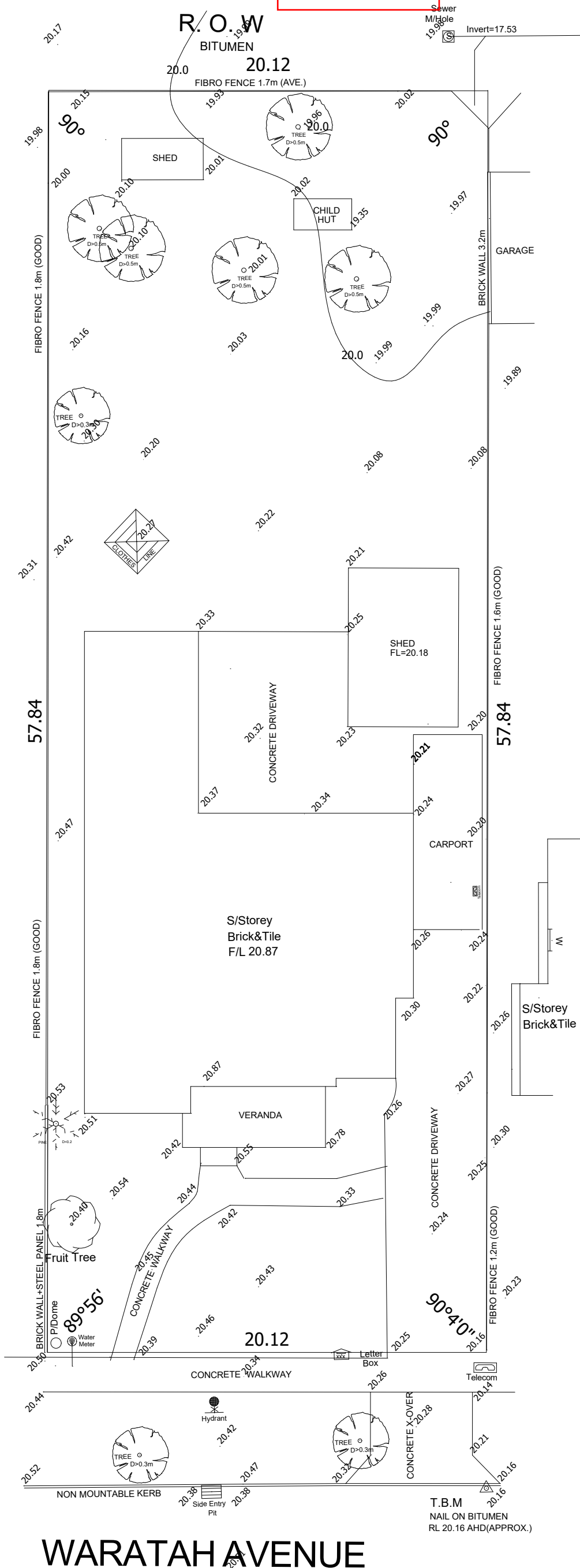
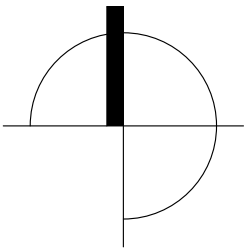


EXISTING SITE PLAN

SCALE @ 1:200 (A3)

PD03.02.24 – Attachment 2

City of Nedlands
Received
11 January 2024



IMPORTANT NOTES:

- THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.
- SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.
- THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES.
- CHECK TITLE FOR EASEMENTS / COVENANTS ETC.



EXISTING AERIAL PHOTO

SCALE @ NTS



EXISTING STREETSCAPE PHOTO

SCALE @ NTS

LAND AREA: 1163m²



Ausnal Associates
38 Damepattie Drive
Willetton 6155
WA. AUSTRALIA

Tel: (08)93102834 Email: ausnalv@bigpond.net.au Mob: 0402 975 551

Surveyor: *M. J. Van* Drafter: *M. J. Van* Drg No: WD 1950 F 01

Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed

117 WARATAH AVENUE

WARATAH AVENUE

FEATURE SURVEY OF LOT 345 (117) WARATAH AVENUE DALKEITH, WA				DATE: 20/04/2023	
	PLAN: 2668	C/T: 1998/763	LOCAL AUTHORITY: CITY OF NEDLANDS	DATUM: AHD(APPROX.)	

DA3.01

designed AB/DT drawn CH/AB checked

AB

scale AS SHOWN ON DRAWINGS

project # X372-22

revision

E

11.01.24 AMENDED PLANNING APPROVAL
#117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)



DEVMAC
PROPERTY GROUP

DARKLIGHTDESIGN®

PROPOSED SITE PLAN

SCALE @ 1:200 (A3)

PLANNING LEGEND

PROPOSED SITE COVER
TOTAL SITE = 1153m²
R CODING - R40

WARATAHVE PRECINCT DRAFT
POLICY

PART C MEDIUM DENSITY DESIGN
CODES

SITE COVER LOT 1

OVERALL SITE - 1153m²

COMMON PROPERTY - 244.851m²

LOT SIZE - 249.826m²

COMMON PROPERTY SLICE - 61.212m²

SITE COVER - 132.98m² / 42.75%

SITE COVER LOT 2

OVERALL SITE - 1153m²

COMMON PROPERTY - 244.851m²

LOT SIZE - 209.560m²

COMMON PROPERTY SLICE - 61.212m²

SITE COVER - 150.67m² / 55.64%

SITE COVER LOT 3

OVERALL SITE - 1153m²

COMMON PROPERTY - 244.851m²

LOT SIZE - 209.560m²

COMMON PROPERTY SLICE - 61.212m²

SITE COVER - 150.67m² / 55.64%

SITE COVER LOT 4

OVERALL SITE - 1153m²

COMMON PROPERTY - 244.851m²

LOT SIZE - 249.709m²

COMMON PROPERTY SLICE - 61.212m²

SITE COVER - 150.67m² / 48.459%

OVERSHADOWING
CALCULATIONS:

R40 PERMITS 25% OVERSHADOWING

NEIGHBOURING LOT TO WEST:
1163.5m²

MAX ALLOWED OVERSHADOWING:
290.89m²

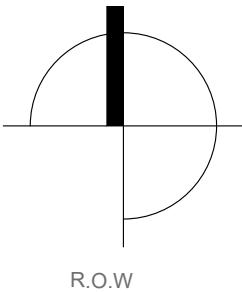
PROPOSED OVERSHADOWING
CREATES 14.462m² OF SHADOWS
CAST AT MIDDAY ON 21st JUNE =
1.24%

NOTE: EXTENTS INDICATED WITH
HATCH AND DOES NOT ALLOW FOR
OBSTRUCTIONS OF NEIGHBOURING
PROPERTY (IE BOUNDARY FENCES)
OR EXISTING BUILDING FOOTPRINTS
CURRENTLY ESTABLISHED AND
FOLLOWS THE APPROXIMATE
NATURAL GROUND LINE ESTIMATED.

REFER SHEET DA2.03
FOR ALL BUILDING
SETOUTS AND
SETBACKS

REFER SHEET DA2.04
FOR LANDSCAPING
LAYOUT AND DETAILS

City of Nedlands
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BOUNDARY FENCING
WITH ALI. INFILL PANEL
RETAINING SYSTEM

BOUNDARY FENCING
WITH ALI. INFILL PANEL
RETAINING SYSTEM

FFL @ 20.021

FFL @ 20.000

2400h MASS BRICK
BOUNDARY FENCE

5M SETBACK
(AS PER WARATAH PRECINCT)

FFL @ 20.193

FFL @ 20.193

DROPPED FOOTINGS TO
SUIT LOWER LEVELS -
DETAILS TBC AT BL
STAGES

LINE OF UPPER FLOOR OVER

EXTENT OF
OVERSHADOWING TO
NEIGHBOURING
PROPERTY

2400h MASS BRICK
BOUNDARY FENCE

LINE OF TRAFFICABLE
PAVERS AND LANDSCAPED
GARDEN - REFER
LANDSCAPING LAYOUT

FFL @ 20.278

FFL @ 20.278

DROPPED FOOTINGS TO
SUIT LOWER LEVELS -
DETAILS TBC AT BL
STAGES

EXTENT OF
OVERSHADOWING TO
NEIGHBOURING
PROPERTY

FFL @ 20.364

DROPPED FOOTINGS TO
SUIT LOWER LEVELS -
DETAILS TBC AT BL
STAGES

LINE OF UPPER FLOOR OVER

NEIGHBOURING
LOT

2400h MASS BRICK
BOUNDARY FENCE

NEIGHBOURING
PROPERTY

DROPPED FOOTINGS TO
SUIT LOWER LEVELS -
DETAILS TBC AT BL
STAGES

LINE OF DRIVEWAY - REFER
LANDSCAPING LAYOUT

EXTENT OF
OVERSHADOWING TO
NEIGHBOURING
PROPERTY

CURVED FENCE TO SUIT
CLEARANCE TO
SERVICES

5M SETBACK
(AS PER WARATAH PRECINCT)

3M SETBACK
(AS PER MEDIUM DENSITY)

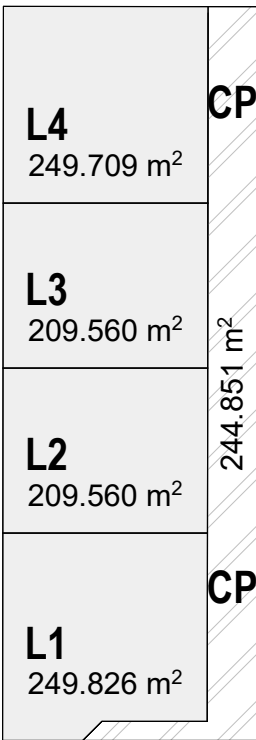
1.5M VERANDAH SETBACK
(AS PER MEDIUM DENSITY)

POWER DOME
EXCLUSION ZONE AS
PER RELEVANT
AUTHORITY
REQUIREMENTS

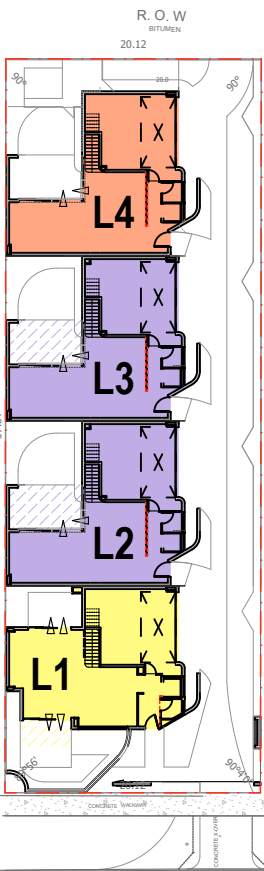
PROVIDE NEW CROSSOVER
AS INDICATED WITH
TRANSITION SPLAYS. COS
ALL DETAILS WITH COUNCIL
FINAL DETAILS AT BL STAGE

EXTENT OF
OVERSHADOWING TO
FRONT VERGE

PROVIDE TREE
PROTECTION AS
REQUIRED TO EXISTING
MATURE TREE. ALL
DETAILS OF TRIMMING
AND SHAPING TO BE
CONFIRMED WITH
BUILDER, CLIENT AND
ARBORIST



WARATAH AVENUE



WARATAH AVENUE

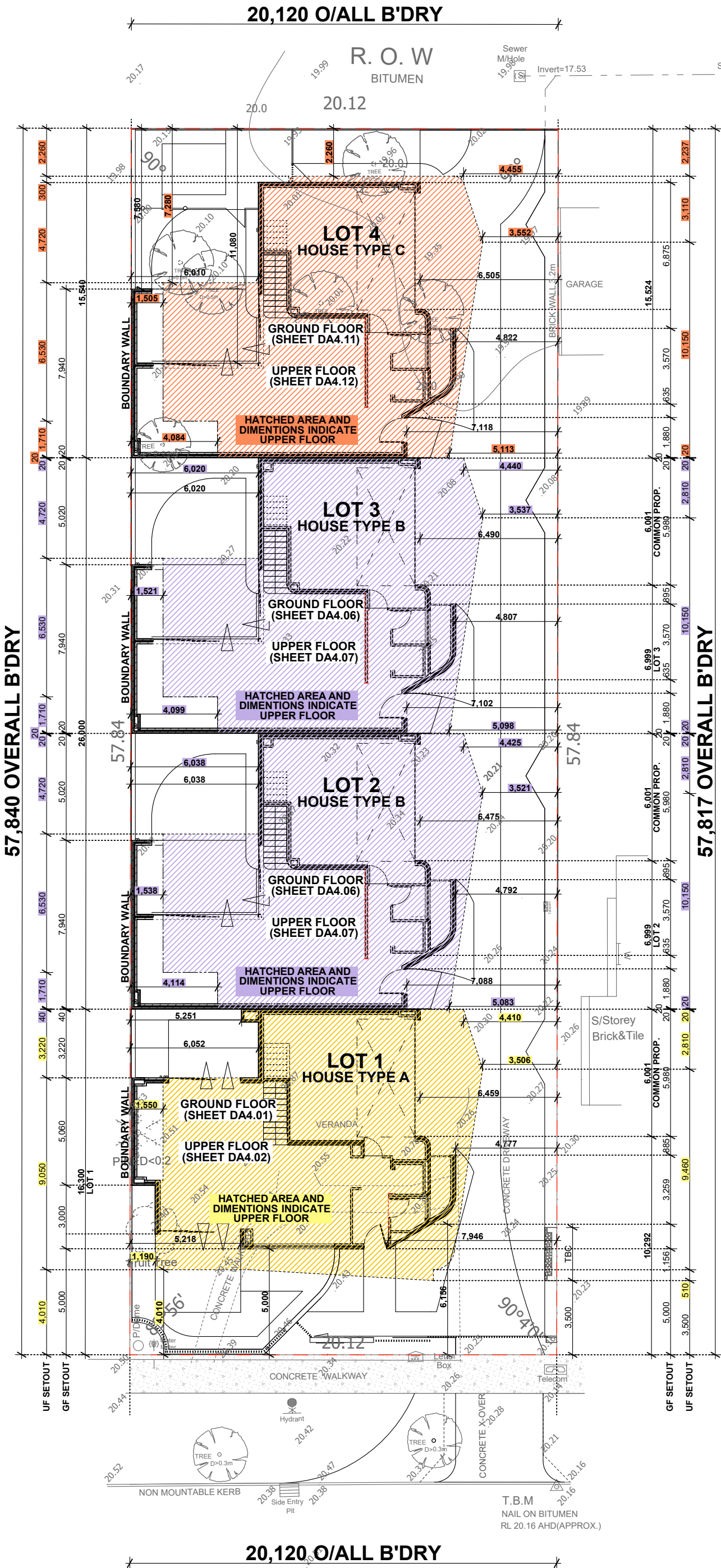
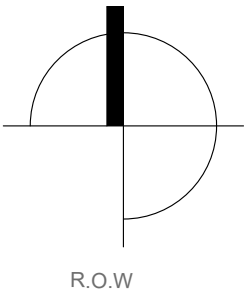
117 WARATAH AVENUE

SITE SETBACK LAYOUT

SCALE @ 1:200 (A3)

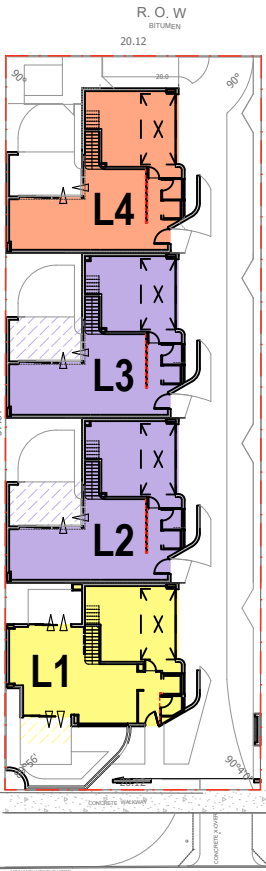
City of Nedlands
Received
11 January 2024

PD03.02.24 – Attachment 2



L4	249.709 m ²	CP
L3	209.560 m ²	244.851 m ²
L2	209.560 m ²	
L1	249.826 m ²	CP

WARATAH AVENUE



WARATAH AVENUE

117 WARATAH AVENUE

SITE ELEVATIONS NORTH & SOUTH

SCALE @ 1:100 (A3)

City of Nedlands
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11 January 2024

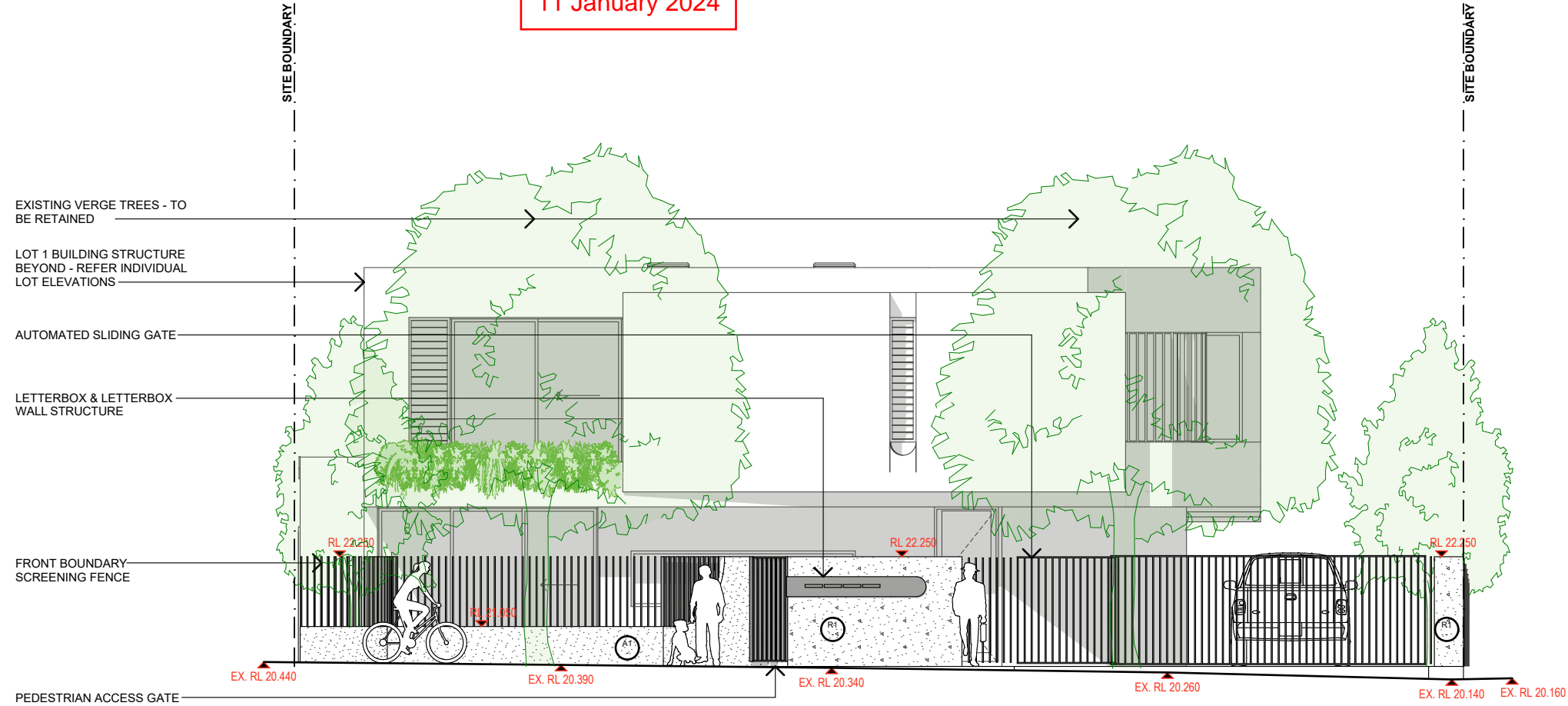
PD03.02.24 – Attachment 2

REFER INDIVIDUAL
UNIT SHEETS FOR
FURTHER DETAILS

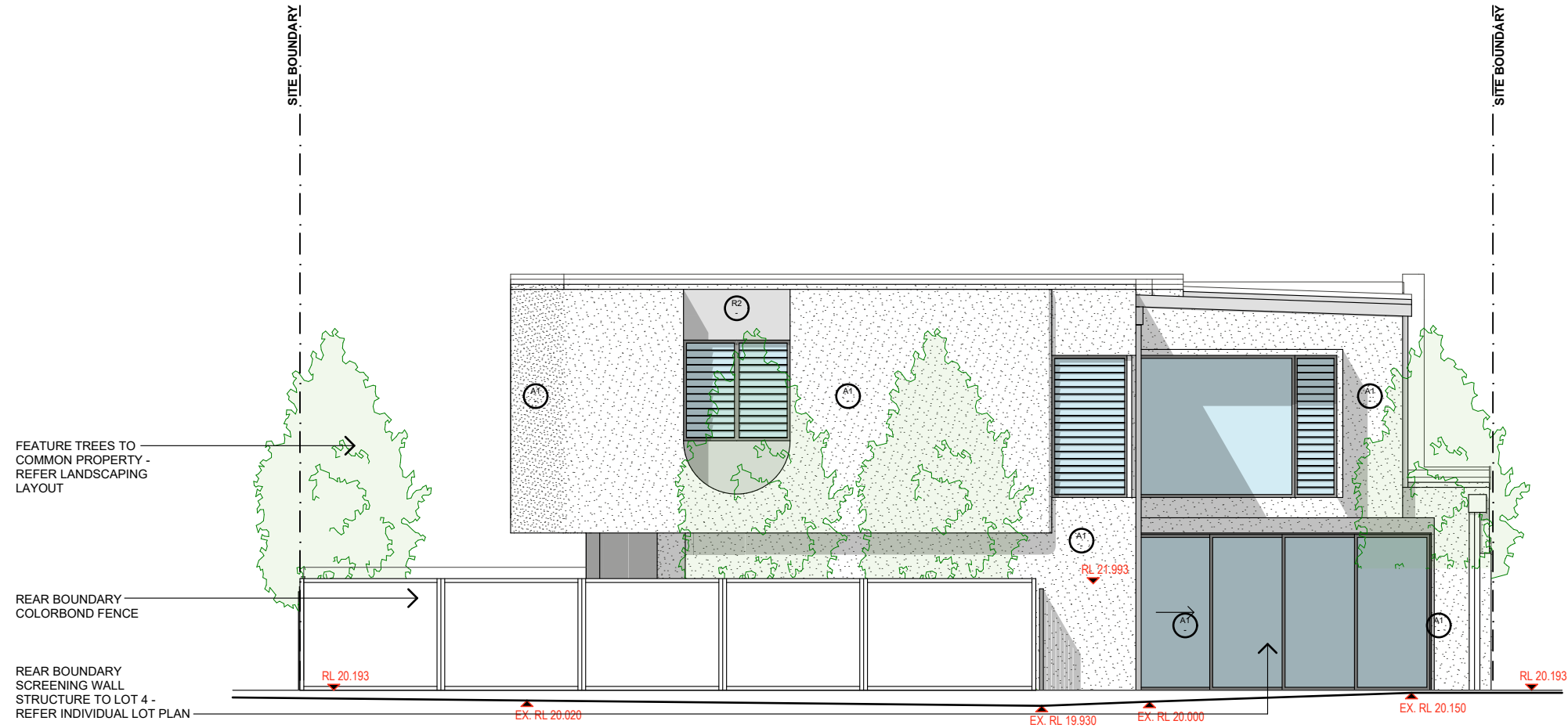
UNIT 1:
REFER SHEETS
DA6.01-6.05

UNIT 2&3:
REFER SHEETS
DA6.05-6.10

UNIT 4:
REFER SHEETS
DA6.011-6.15



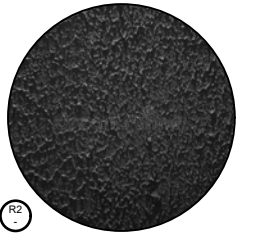
E01 - OVERALL ELEVATION (SOUTHERN) / WARATAH AVE.



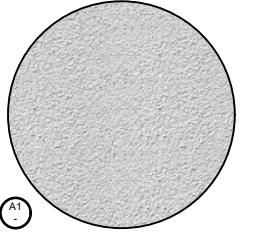
E03 - OVERALL ELEVATION (NORTHERN) / RIGHT OF WAY



R1
WHITE ROUGH STUCCO RENDER



R2
DARK ROUGH STUCCO RENDER



A1
WHITE ACRYLIC RENDER

117 WARATAH AVENUE

SITE ELEVATIONS 02 & 04

SCALE @ 1:200 (A3)

City of Nedlands
Received
11 January 2024

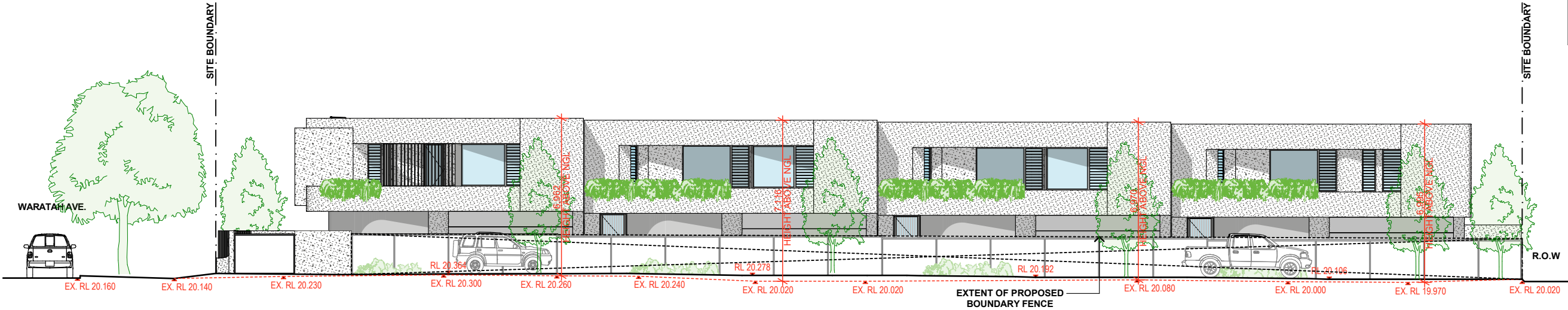
PD03.02.24 – Attachment 2

REFER INDIVIDUAL
UNIT SHEETS FOR
FURTHER DETAILS

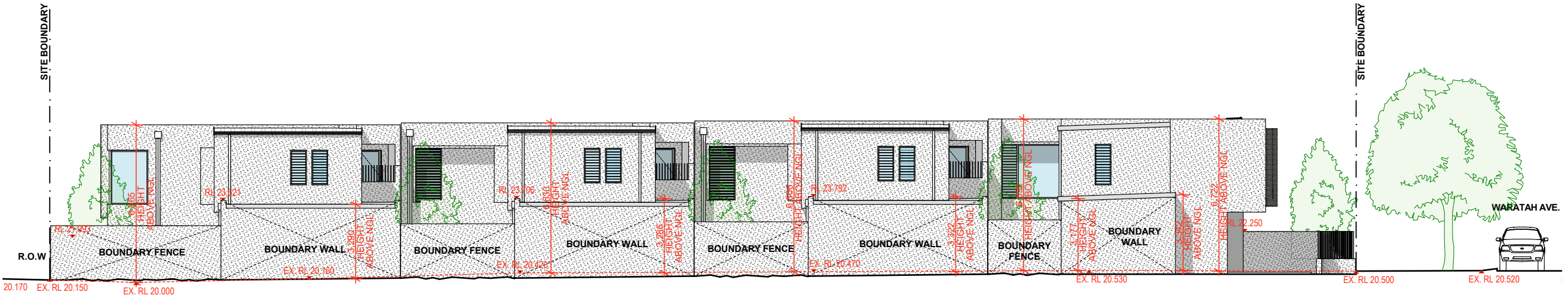
UNIT 1:
REFER SHEETS
DA6.01-6.05

UNIT 2&3:
REFER SHEETS
DA6.05-6.10

UNIT 4:
REFER SHEETS
DA6.011-6.15



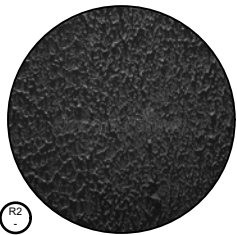
E02 - OVERALL ELEVATION (EASTERN)



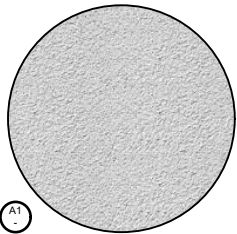
E04 - OVERALL ELEVATION (WESTERN)



R1
WHITE ROUGH STUCCO RENDER



R2
DARK ROUGH STUCCO RENDER



A1
WHITE ACRYLIC RENDER

117 WARATAH AVENUE

UNIT 1 - GROUND FLOOR PLAN

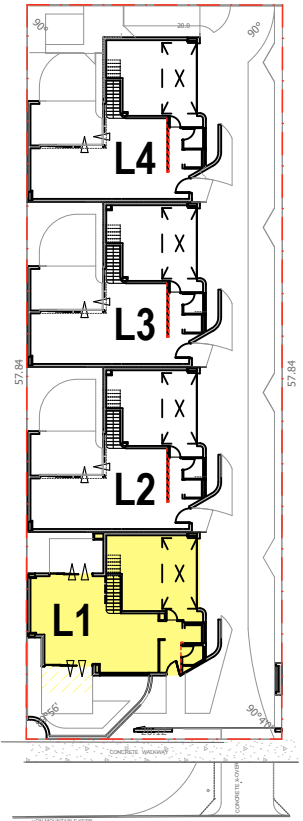
SCALE @ 1:100 (A3)

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE
FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL INFORMATION

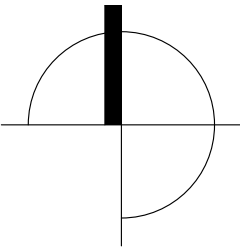
City of Nedlands
Received
11 January 2024

PD03.02.24 – Attachment 2

R.O.W
BETWEEN
20.12



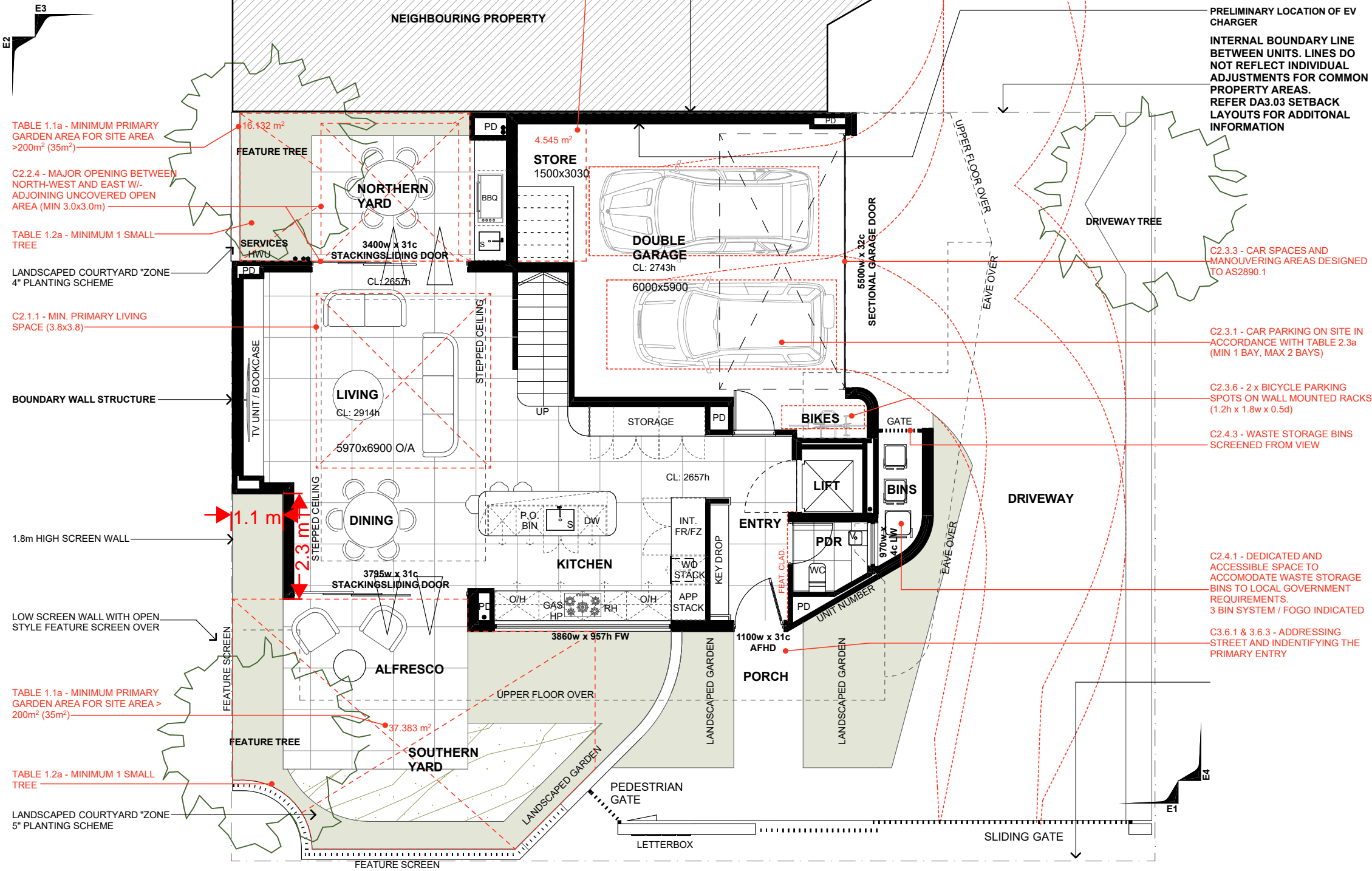
WARATAH AVENUE



UNIT 1

AREAS	
PORCH	2.297 m ²
GF HOUSE AREA	83.799 m ²
ALFRESCO	8.855 m ²
GARAGE/STORE	45.852 m ²
NORTHERN YARD	19.483 m ²
SOUTHERN YARD	41.681 m ²
GF TOTAL	140.803 m ²
UF HOUSE AREA	142.360 m ²
COURTYARD	7.349 m ²
BALCONY	9.280 m ²
UF TOTAL	158.990 m ²
TOTAL LIVING	226.159m ³
TOTAL O/ALL	299.793m ³

117 WARATAH AVENUE



UNIT 1 - UPPER FLOOR PLAN

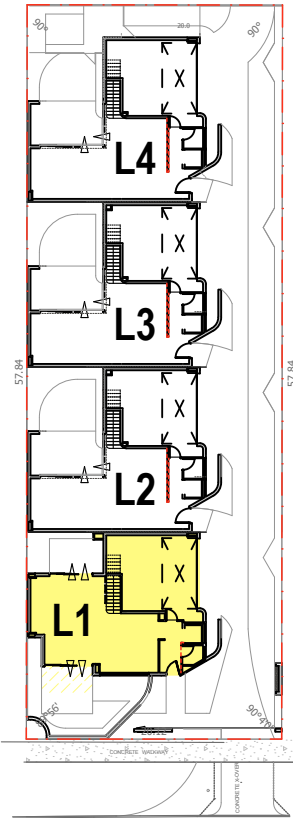
SCALE @ 1:100 (A3)

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE
FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL INFORMATION

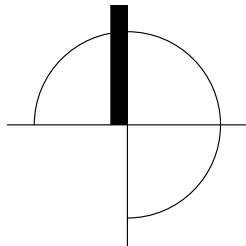
City of Nedlands
Received
11 January 2024

PD03.02.24 – Attachment 2

R.O.W
BETWEEN
20.12



WARATAH AVENUE



UNIT 1

AREAS	
PORCH	2.297 m ²
GF HOUSE AREA	83.799 m ²
ALFRESCO	8.855 m ²
GARAGE/STORE	45.852 m ²
NORTHERN YARD	19.483 m ²
SOUTHERN YARD	41.681 m ²
GF TOTAL	140.803 m ²
UF HOUSE AREA	142.360 m ²
COURTYARD	7.349 m ²
BALCONY	9.280 m ²
UF TOTAL	158.990 m ²
TOTAL LIVING	226.159m ³
TOTAL O/ALL	299.793m ³

117 WARATAH AVENUE

DA6.02

designed AB/DT

drawn CH/AB

checked

AB

scale

AS SHOWN ON DRAWINGS

project #

X372-22

revision

F

11.01.24 AMENDED PLANNING APPROVAL

#117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)



DEVMAC
PROPERTY GROUP

DARKLIGHTDESIGN®

UNIT 1 - ROOF PLAN

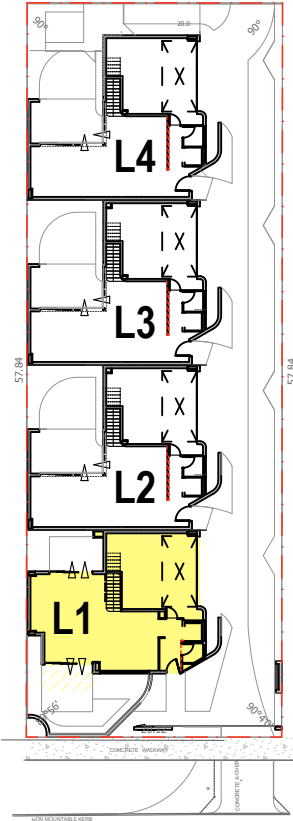
SCALE @ 1:100 (A3)

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE
FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL INFORMATION

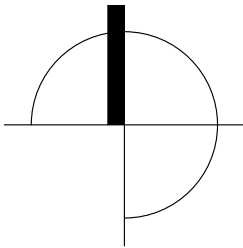
City of Nedlands
Received
11 January 2024

PD03.02.24 – Attachment 2

R. O. W
BETWEEN
20.12



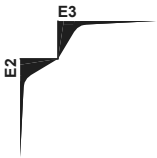
WARATAH AVENUE



UNIT 1

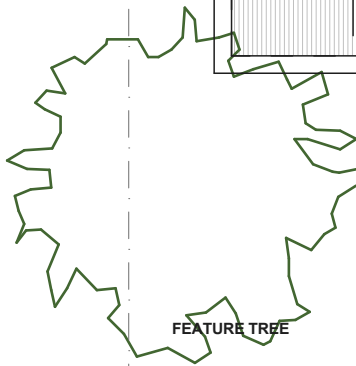
AREAS	
PORCH	2.297 m ²
GF HOUSE AREA	83.799 m ²
ALFRESCO	8.855 m ²
GARAGE/STORE	45.852 m ²
NORTHERN YARD	19.483 m ²
SOUTHERN YARD	41.681 m ²
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BALCONY	9.280 m ²
UF TOTAL	158.990 m ²
TOTAL LIVING	226.159m ³
TOTAL O/ALL	299.793m ³

117 WARATAH AVENUE



ROOF STRUCTURE TO UPPER FLOOR BELOW

RAISED WALL STRUCTURE TO SUIT CONCEALED FLAT ROOF BEYOND



FEATURE TREE

FEATURE TREE

NEIGHBOURING PROPERTY

TRAFFICABLE BOX GUTTER

DRIVEWAY TREE

INTERNAL BOUNDARY WALL STRUCTURE

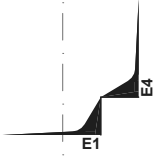
INTERNAL BOUNDARY LINE BETWEEN UNITS. LINES DO NOT REFLECT INDIVIDUAL ADJUSTMENTS FOR COMMON PROPERTY AREAS. REFER DA3.03 SETBACK LAYOUTS FOR ADDITIONAL INFORMATION

STRUCTURE TO UPPER FLOOR BELOW

RAISED WALL STRUCTURE TO SUIT CONCEALED FLAT ROOF BEYOND

C2.2.3 - OPENABLE WINDOW TO BATHROOM ON EXTERNAL WALL FOR NATRUAL VENTILATION

STEPPED ROOF WITH FLAT CONCEALED ROOF

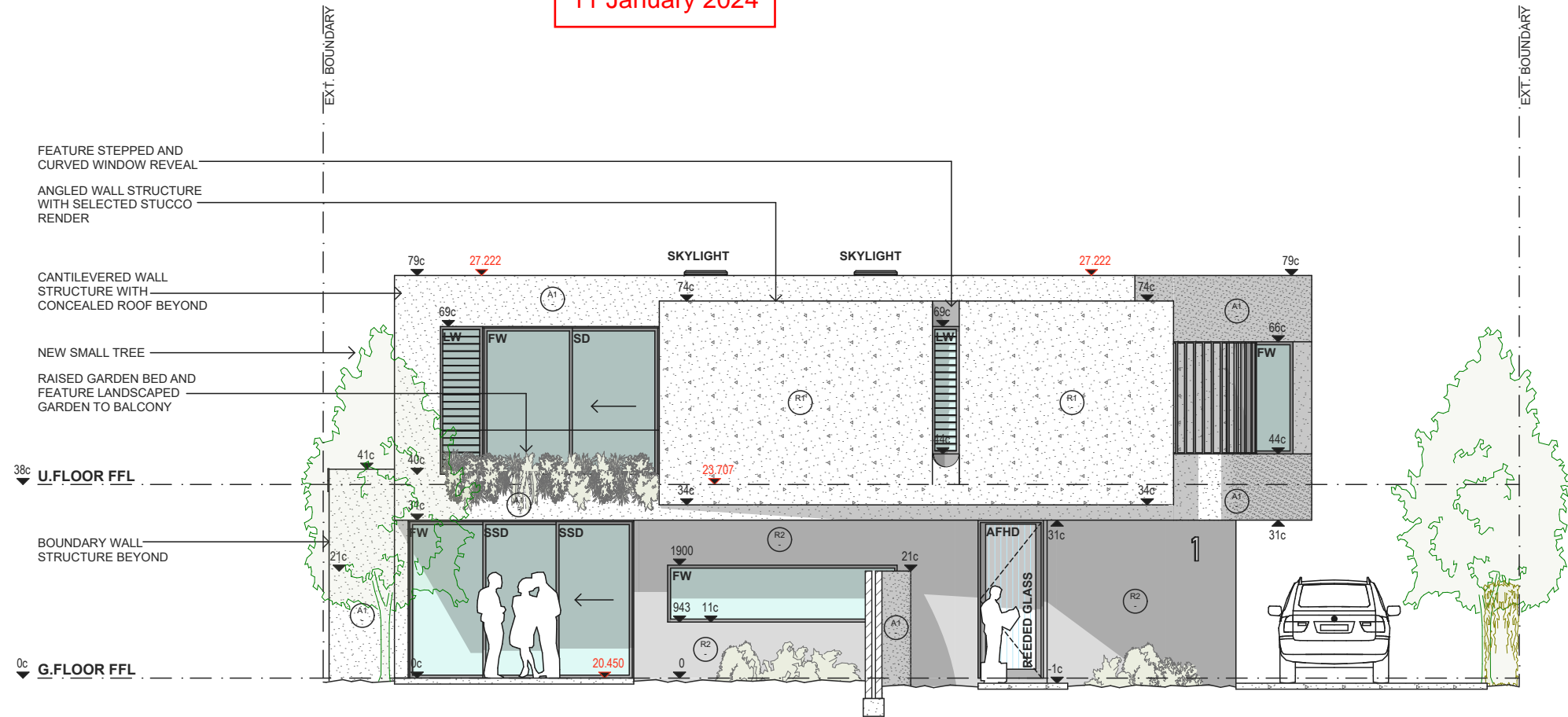


UNIT 1 - ELEVATIONS 01 & 02

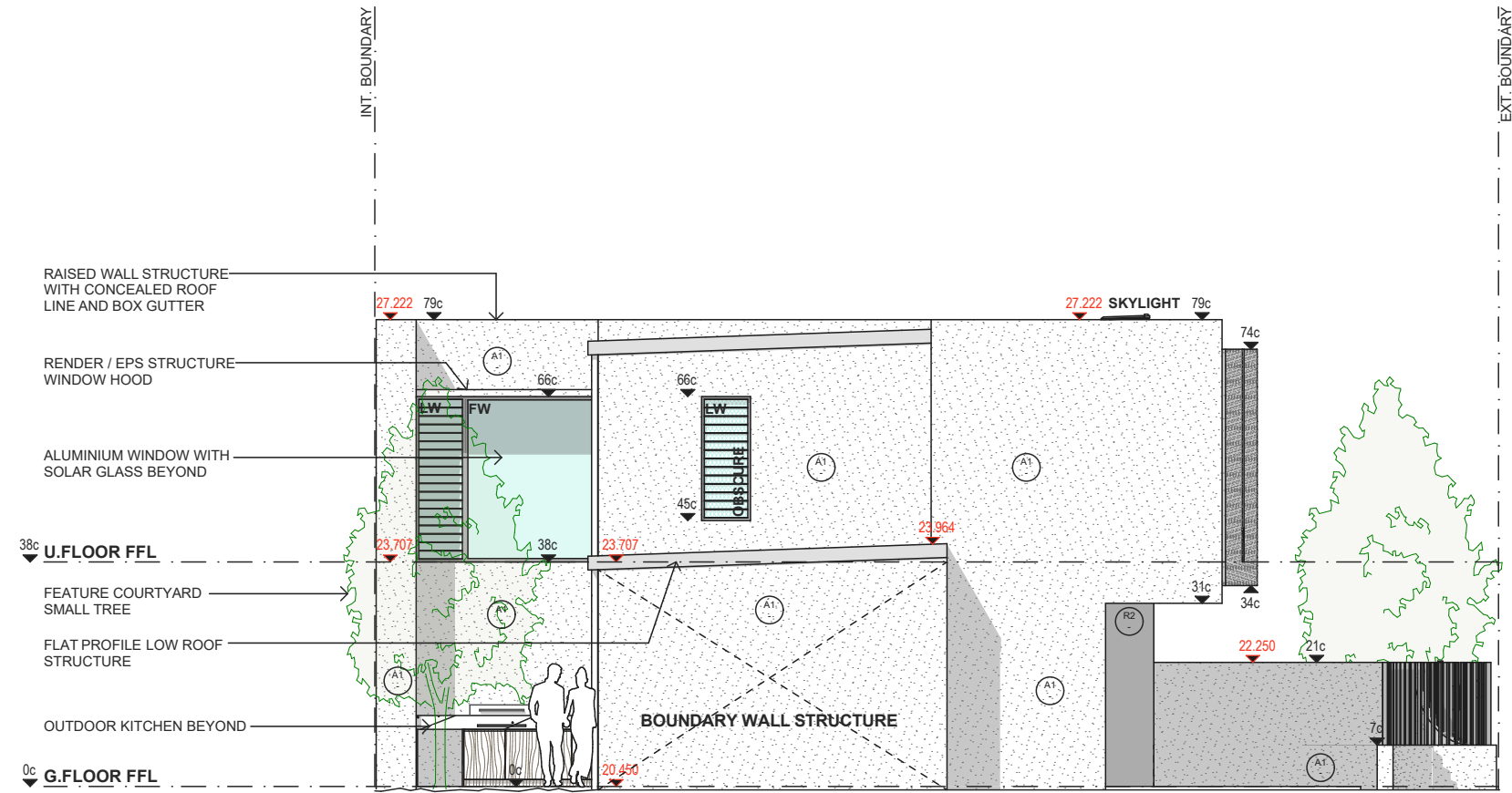
SCALE @ 1:100 (A3)

City of Nedlands
Received
11 January 2024

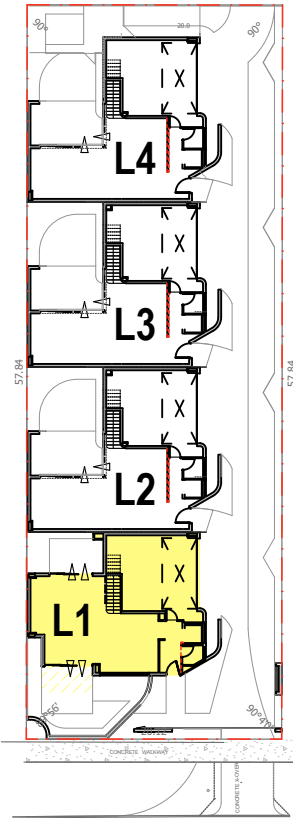
PD03.02.24 – Attachment 2



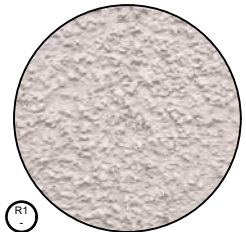
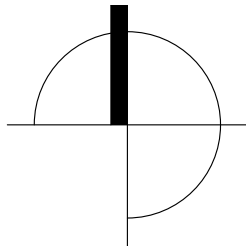
E01 - SOUTHERN ELEVATION



E02 - WESTERN ELEVATION



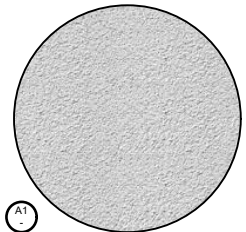
WARATAH AVENUE



WHITE ROUGH STUCCO RENDER



DARK ROUGH STUCCO RENDER



WHITE ACRYLIC RENDER

EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS
REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL
INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING
WALL HEIGHTS

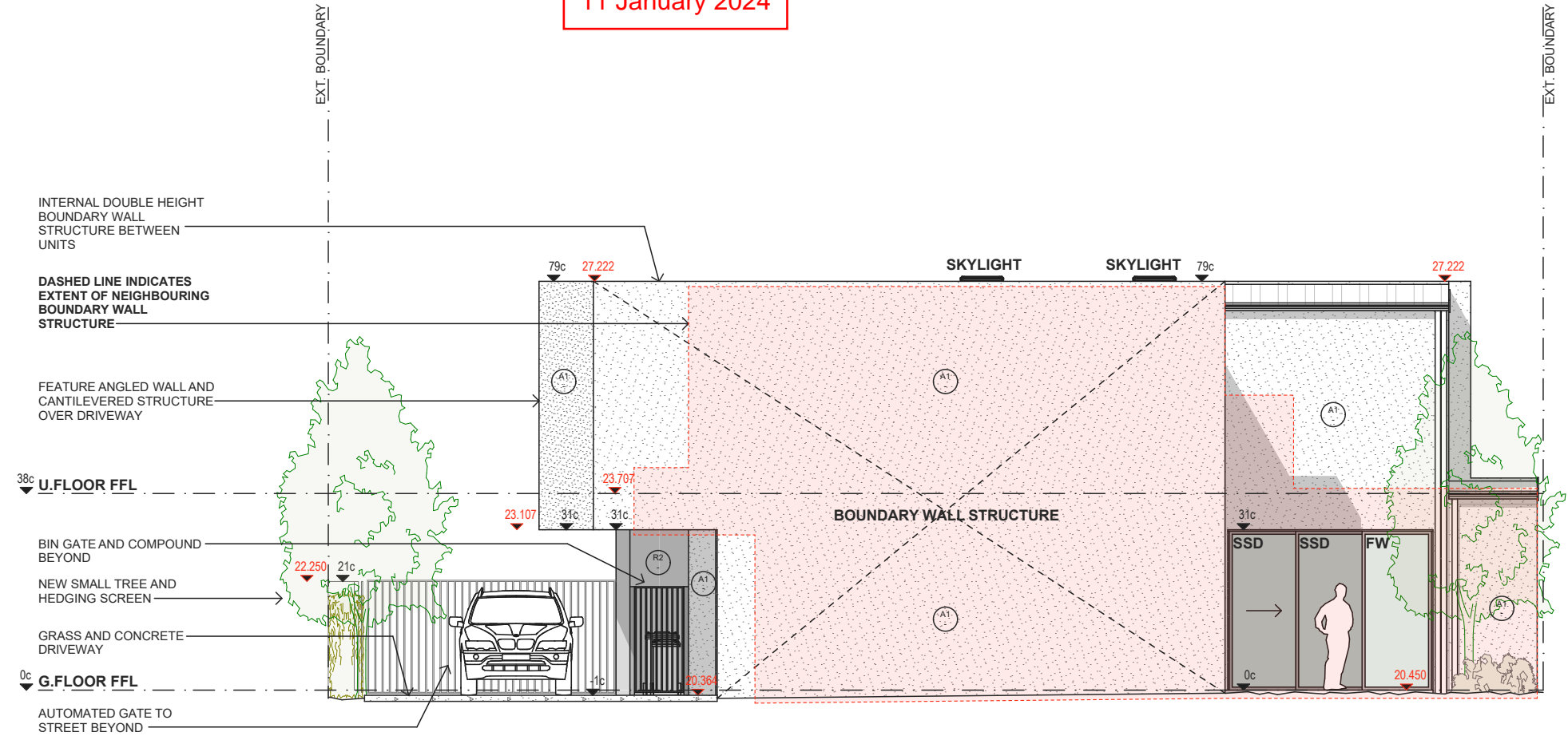
117 WARATAH AVENUE

UNIT 1 - ELEVATIONS 03 & 04

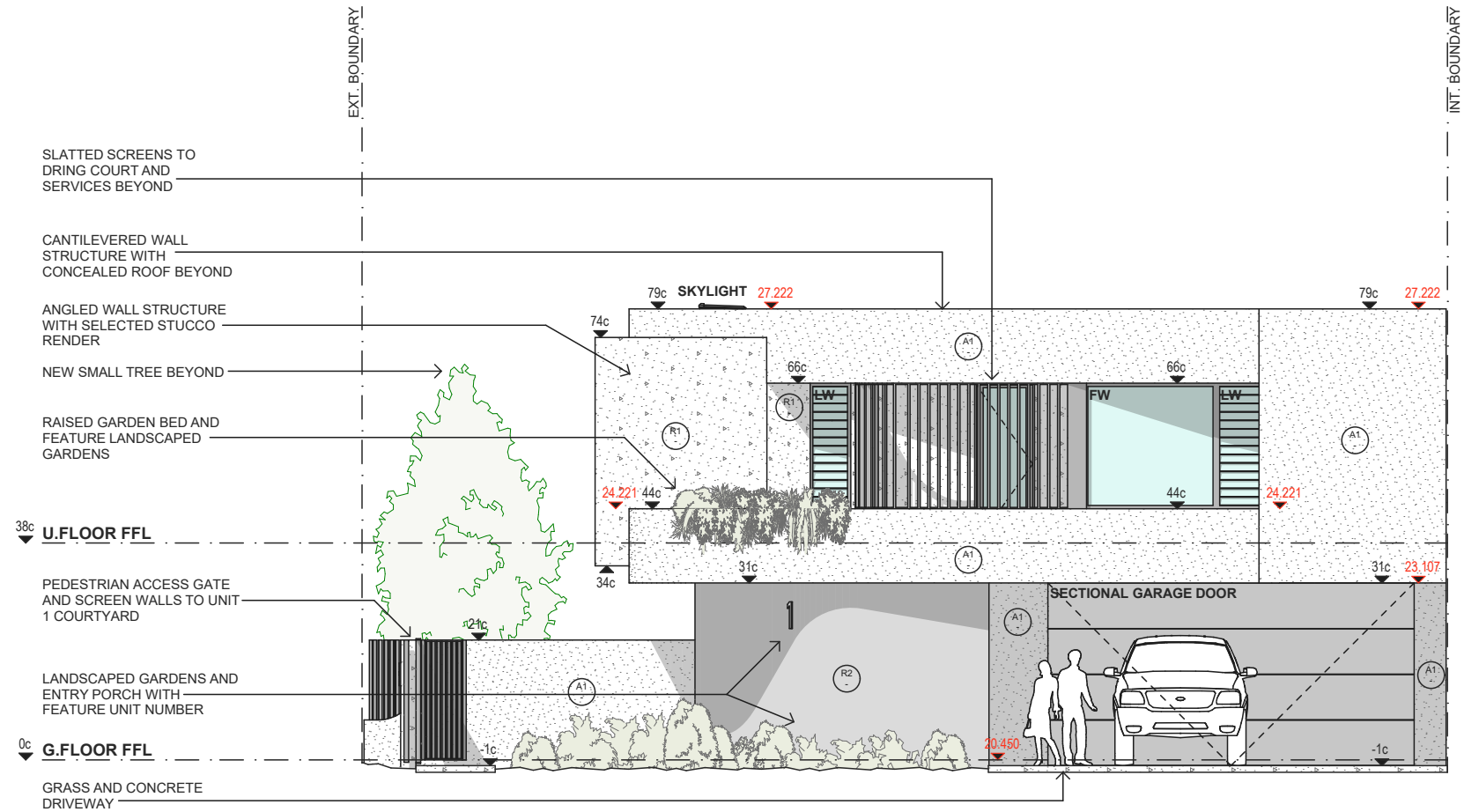
SCALE @ 1:100 (A3)

City of Nedlands
Received
11 January 2024

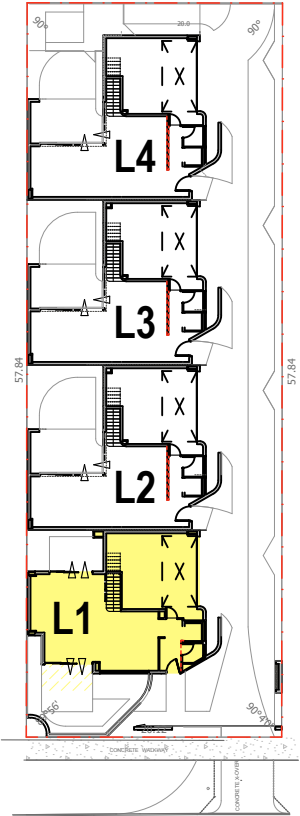
PD03.02.24 – Attachment 2



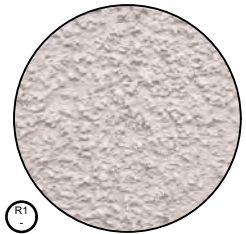
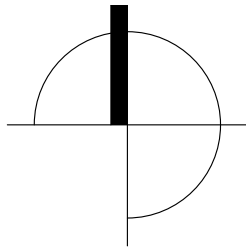
E03 - NORTHERN ELEVATION



E04 - EASTERN ELEVATION



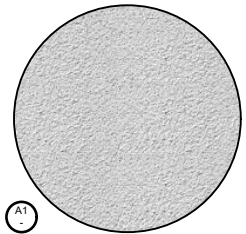
WARATAH AVENUE



WHITE ROUGH STUCCO RENDER



DARK ROUGH STUCCO RENDER



WHITE ACRYLIC RENDER

EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS
REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL
INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING
WALL HEIGHTS

117 WARATAH AVENUE

UNIT 2 & 3 - GROUND FLOOR PLAN

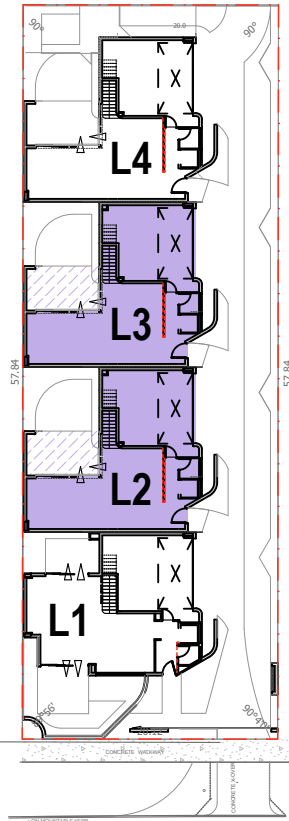
SCALE @ 1:100 (A3)

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE
FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL INFORMATION

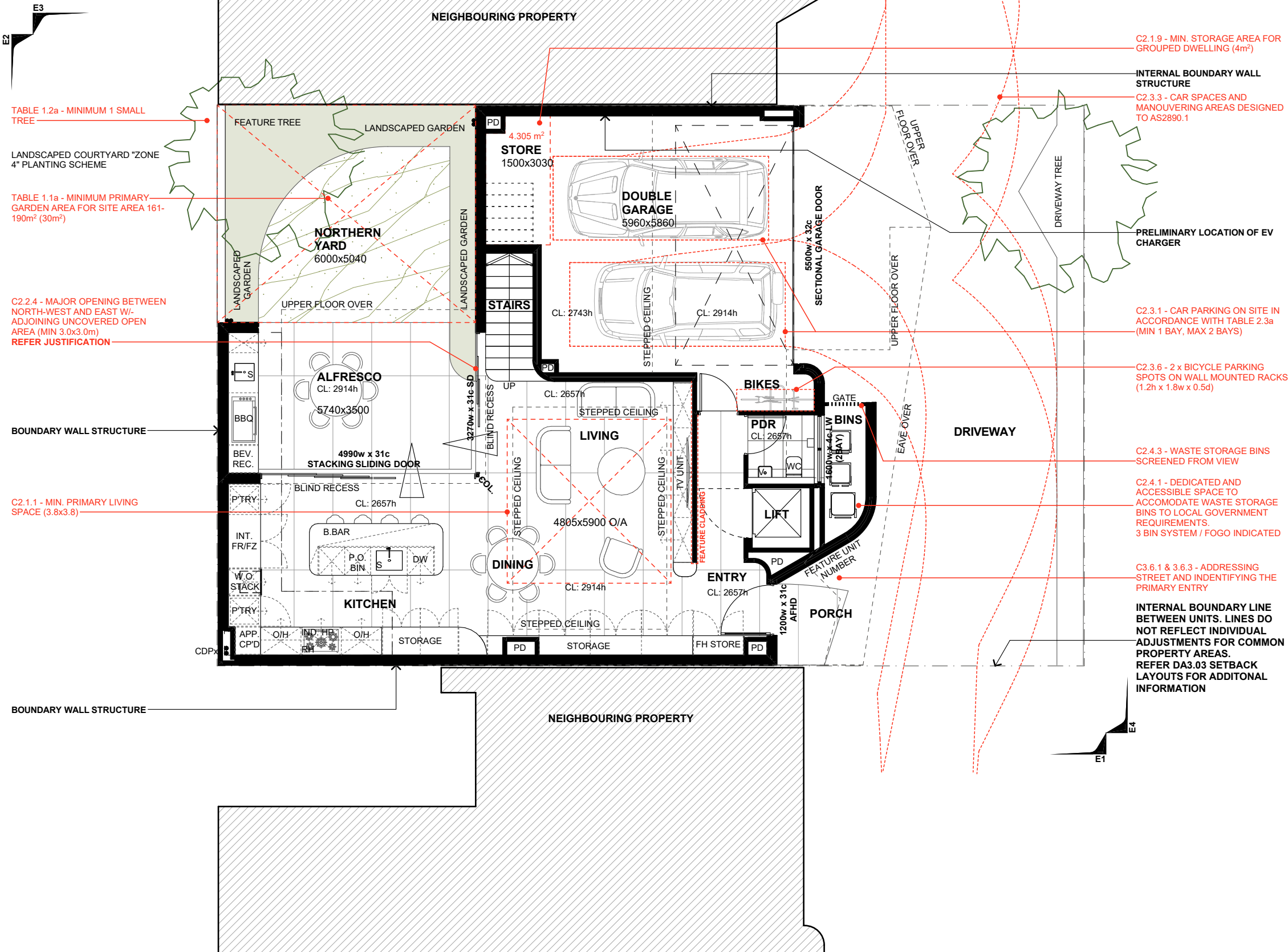
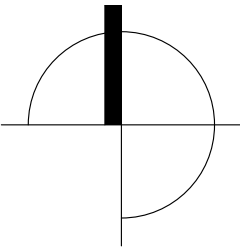
City of Nedlands
Received
11 January 2024

PD03.02.24 – Attachment 2

R.O.W
BETWEEN
20.12



WARATAH AVENUE



UNIT 2&3

AREAS	
PORCH	2.417 m ²
GF HOUSE AREA	80.734 m ²
ALFRESCO	20.895 m ²
GARAGE/STORE	45.252 m ²
OUTDOOR LIVING	29.970 m ²
GF TOTAL	149.299 m ²
UF HOUSE AREA	138.322 m ²
COURTYARD	6.769 m ²
UF TOTAL	145.092 m ²
TOTAL LIVING	219.056m ²
TOTAL O/ALL	294.391m ²

117 WARATAH AVENUE

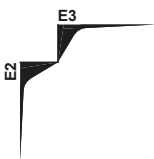
UNIT 2 & 3 - UPPER FLOOR PLAN

SCALE @ 1:100 (A3)

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE
FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL INFORMATION

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E2
E3

C3.10.1 - VISUAL PRIVACY
OVERLOOKING COMPLIANCE VIEW
CONE

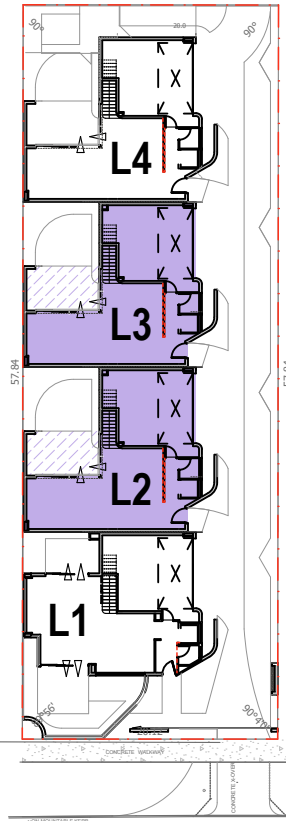
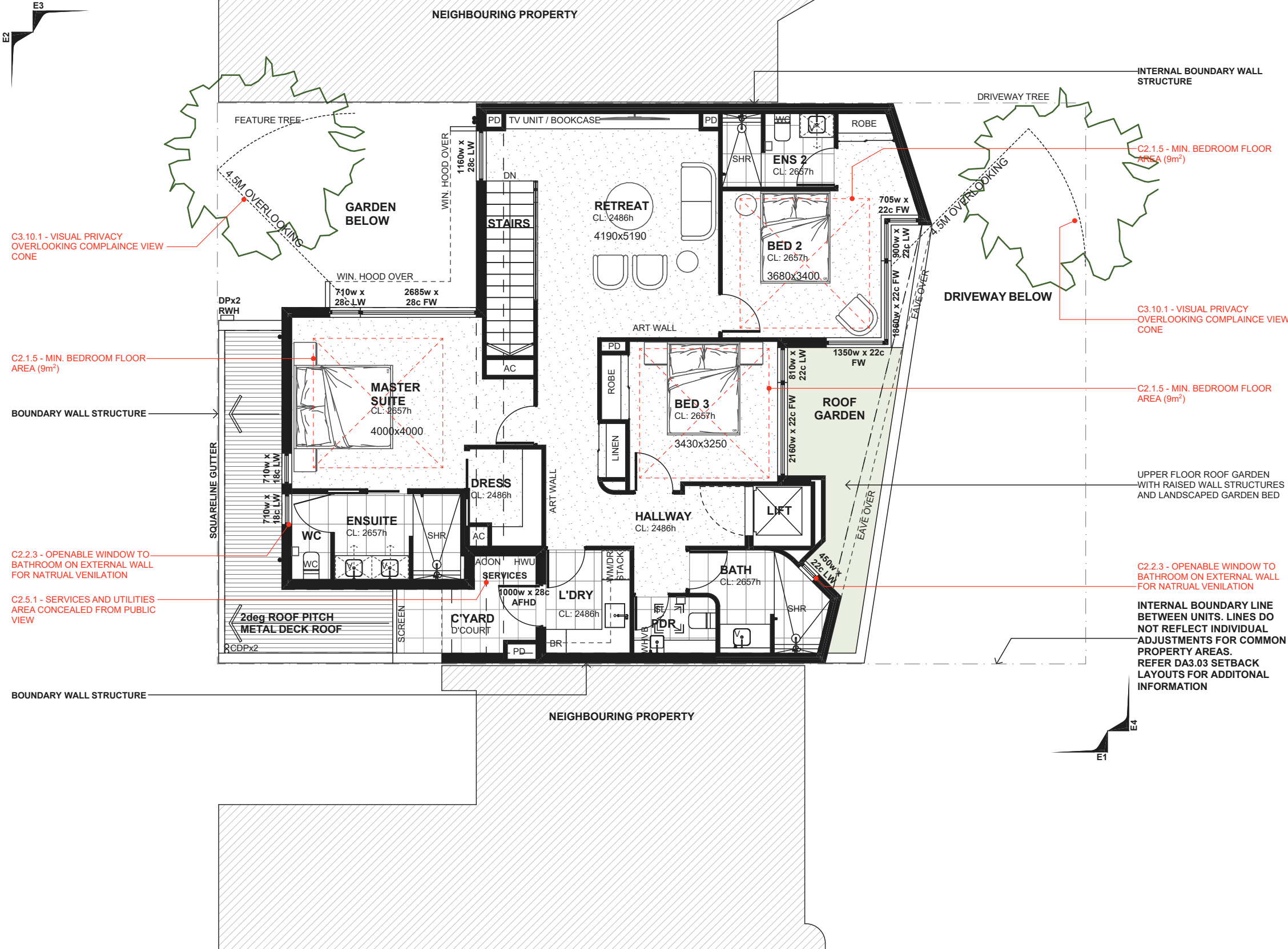
C2.1.5 - MIN. BEDROOM FLOOR
AREA (9m²)

BOUNDARY WALL STRUCTURE

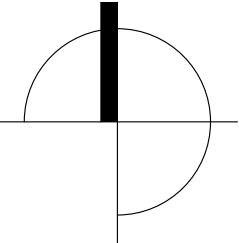
C2.2.3 - OPENABLE WINDOW TO
BATHROOM ON EXTERNAL WALL
FOR NATRUAL VENILATION

C2.5.1 - SERVICES AND UTILITIES
AREA CONCEALED FROM PUBLIC
VIEW

BOUNDARY WALL STRUCTURE



WARATAH AVENUE



C3.10.1 - VISUAL PRIVACY
OVERLOOKING COMPLIANCE VIEW
CONE

C2.1.5 - MIN. BEDROOM FLOOR
AREA (9m²)

UPPER FLOOR ROOF GARDEN
WITH RAISED WALL STRUCTURES
AND LANDSCAPED GARDEN BED

C2.2.3 - OPENABLE WINDOW TO
BATHROOM ON EXTERNAL WALL
FOR NATRUAL VENILATION

INTERNAL BOUNDARY LINE
BETWEEN UNITS. LINES DO
NOT REFLECT INDIVIDUAL
ADJUSTMENTS FOR COMMON
PROPERTY AREAS.
REFER DA3.03 SETBACK
LAYOUTS FOR ADDITIONAL
INFORMATION

E1
E4

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UNIT 2&3

AREAS	
PORCH	2.417 m²
GF HOUSE AREA	80.734 m²
ALFRESCO	20.895 m²
GARAGE/STORE	45.252 m²
OUTDOOR LIVING	29.970 m²
GF TOTAL	149.299 m²
UF HOUSE AREA	138.322 m²
COURTYARD	6.769 m²
UF TOTAL	145.092 m²
TOTAL LIVING	219.056m²
TOTAL O/ALL	294.391m²

UNIT 2 & 3 - ROOF PLAN

SCALE @ 1:100 (A3)

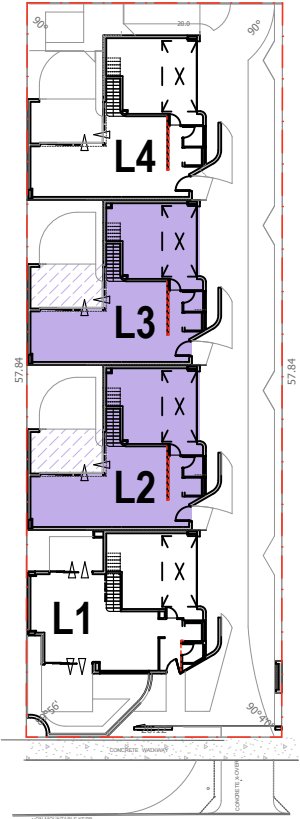
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FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL INFORMATION

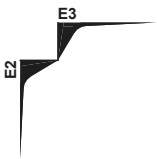
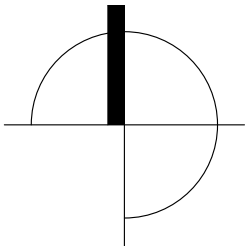
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R. O. W
BETWEEN
20.12



WARATAH AVENUE



ROOF STRUCTURE TO UPPER FLOOR BELOW

INTERNAL BOUNDARY WALL STRUCTURE

NEIGHBOURING PROPERTY

INTERNAL BOUNDARY WALL STRUCTURE

RAISED WALL STRUCTURE TO SUIT CONCEALED FLAT ROOF BEYOND

INTERNAL BOUNDARY LINE BETWEEN UNITS. LINES DO NOT REFLECT INDIVIDUAL ADJUSTMENTS FOR COMMON PROPERTY AREAS. REFER DA3.03 SETBACK LAYOUTS FOR ADDITIONAL INFORMATION

NEIGHBOURING PROPERTY

E1

E4

UNIT 2&3

AREAS	
PORCH	2.417 m ²
GF HOUSE AREA	80.734 m ²
ALFRESCO	20.895 m ²
GARAGE/STORE	45.252 m ²
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COURTYARD	6.769 m ²
UF TOTAL	145.092 m ²
TOTAL LIVING	219.056m ²
TOTAL O/ALL	294.391m ²

117 WARATAH AVENUE



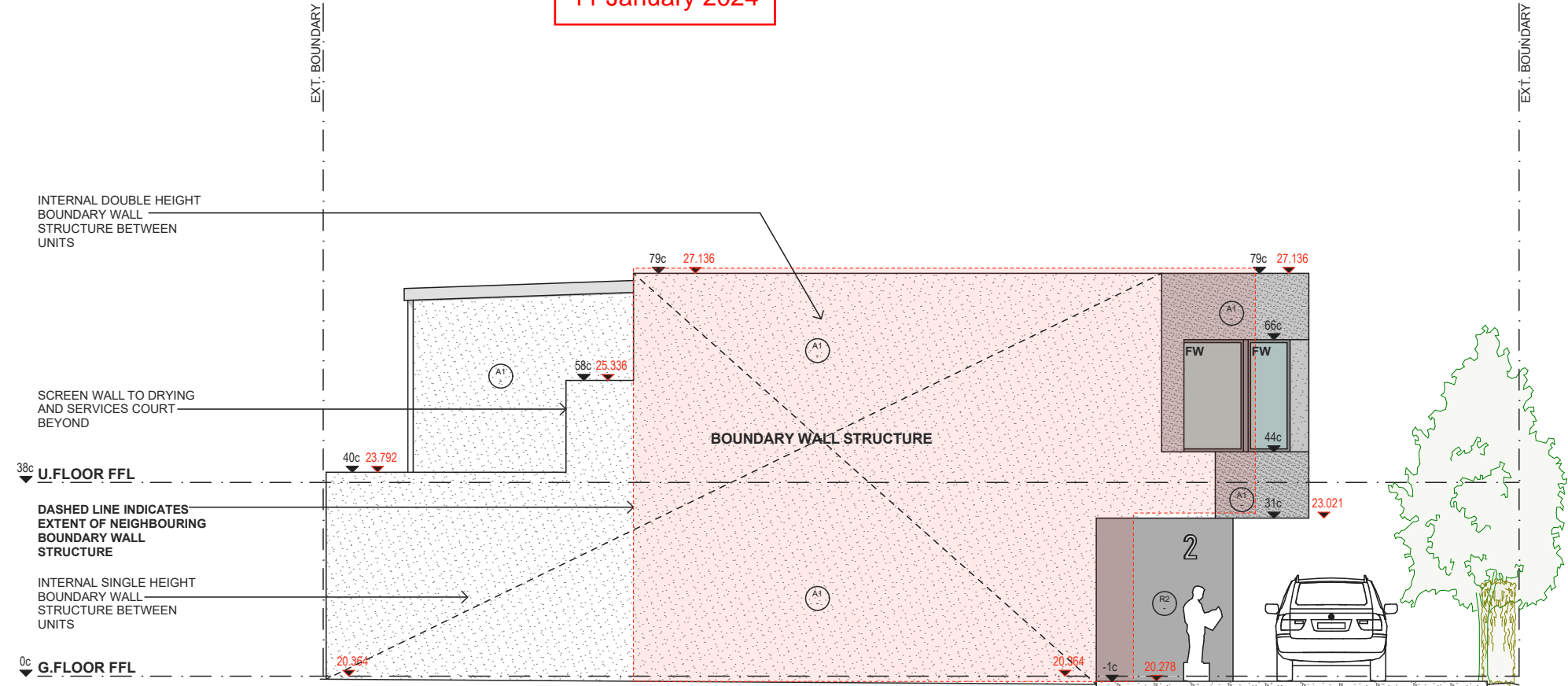
DARKLIGHTDESIGN®

UNIT 2&3 - ELEVATIONS 01 & 02

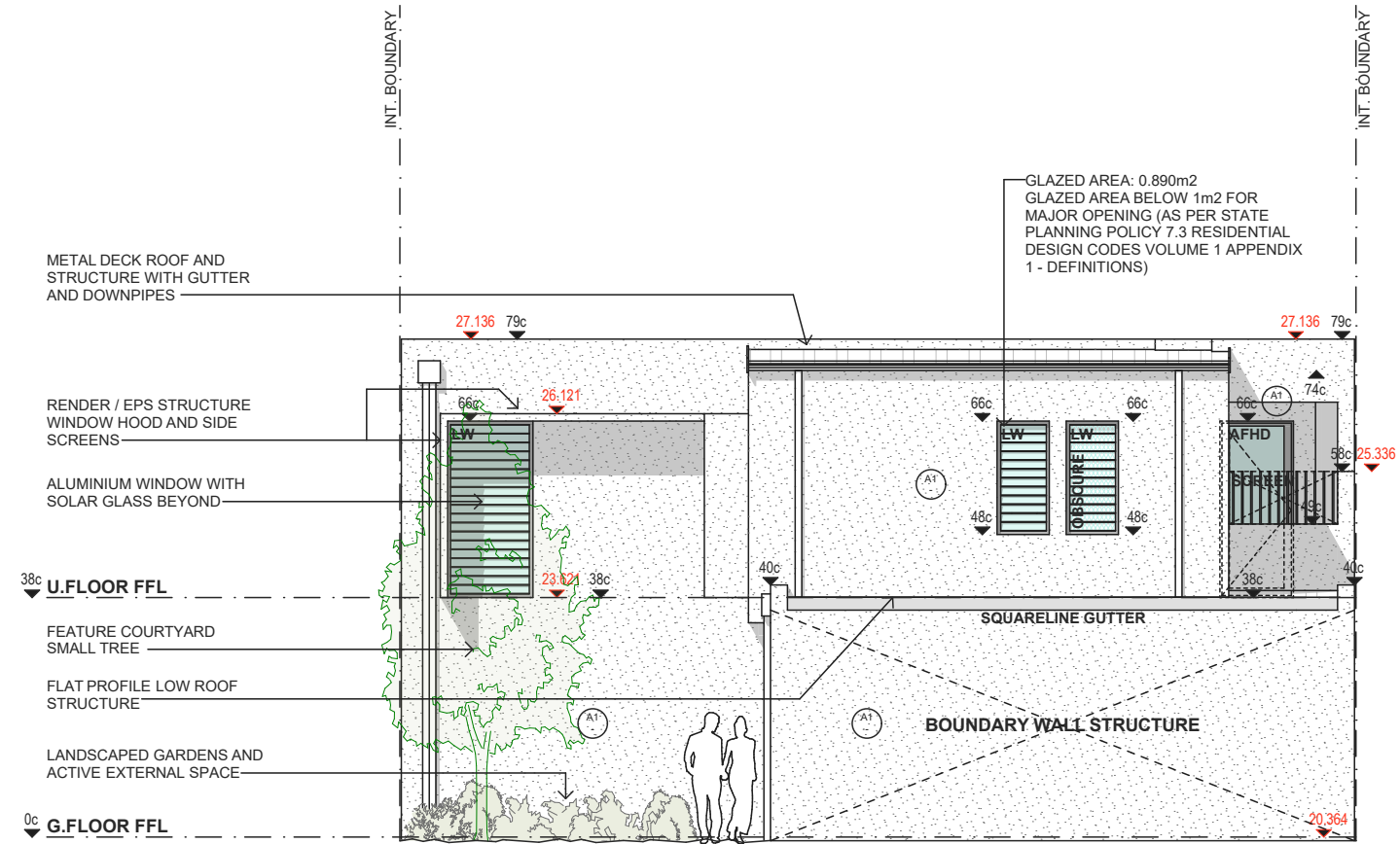
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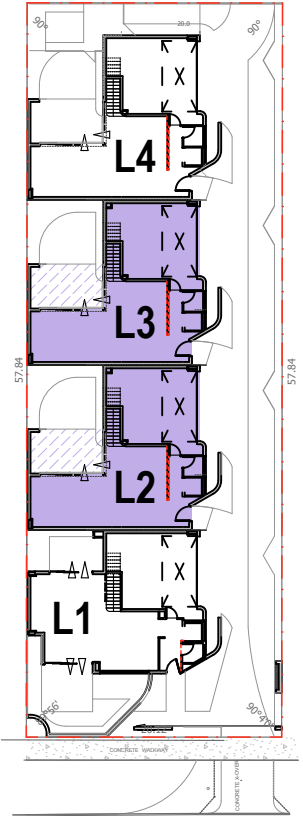
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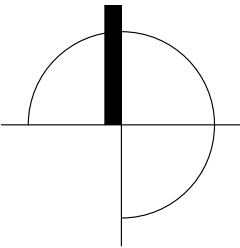
E01 - SOUTHERN ELEVATION



E02 - WESTERN ELEVATION



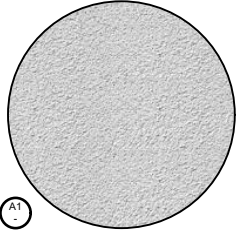
WARATAH AVENUE



R1
WHITE ROUGH STUCCO RENDER



R2
DARK ROUGH STUCCO RENDER



A1
WHITE ACRYLIC RENDER

LEVELS SHOWN ON ELEVATIONS ARE REFLECTIVE ON UNIT OF
UNIT 2 / LOT 2 AS PER KEY PLAN - REFER SITE PLAN DA3.02 FOR
ADDITIONAL DETAILS ON PROPOSED FINISHED FLOOR LEVELS
FOR UNIT 2 / LOT 3

EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS
REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL
INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING
WALL HEIGHTS

117 WARATAH AVENUE



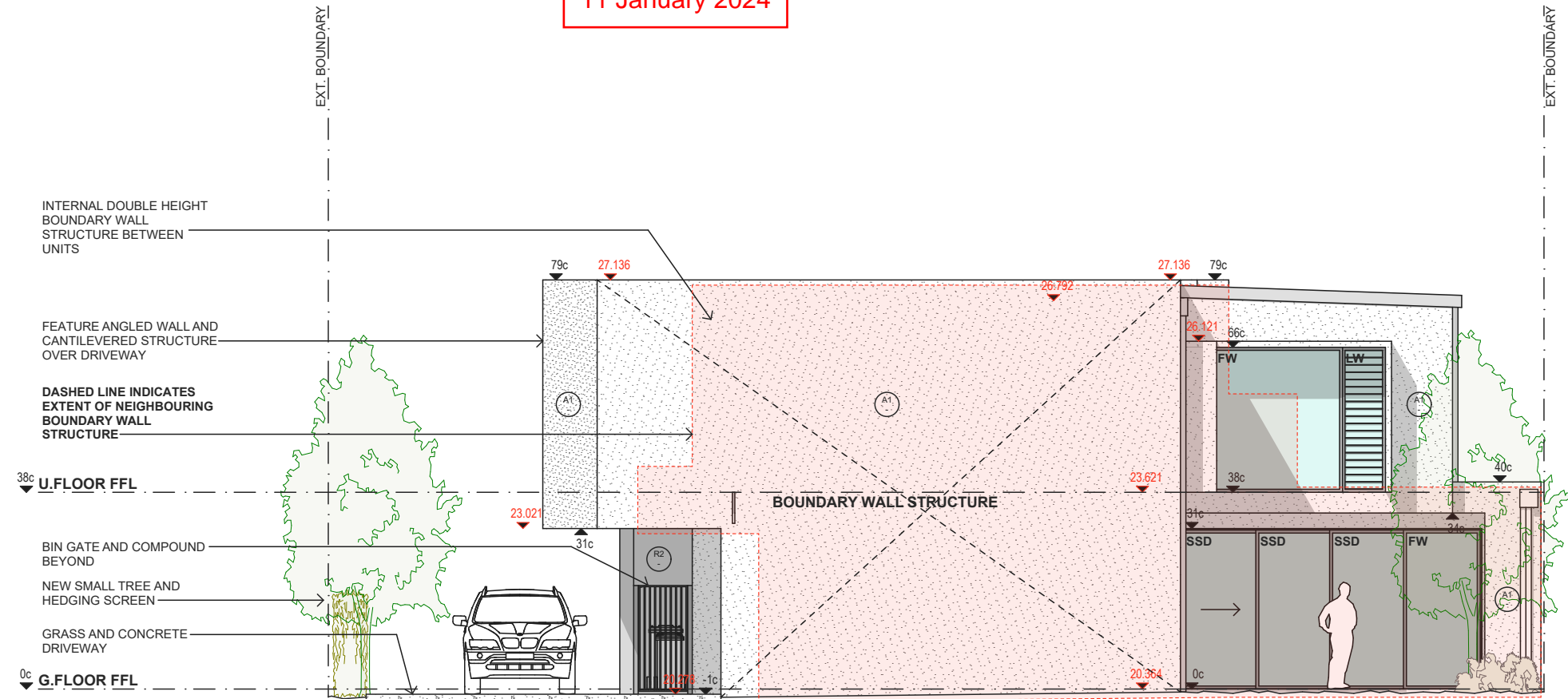
DARKLIGHTDESIGN®

UNIT 2&3 - ELEVATIONS 03 & 04

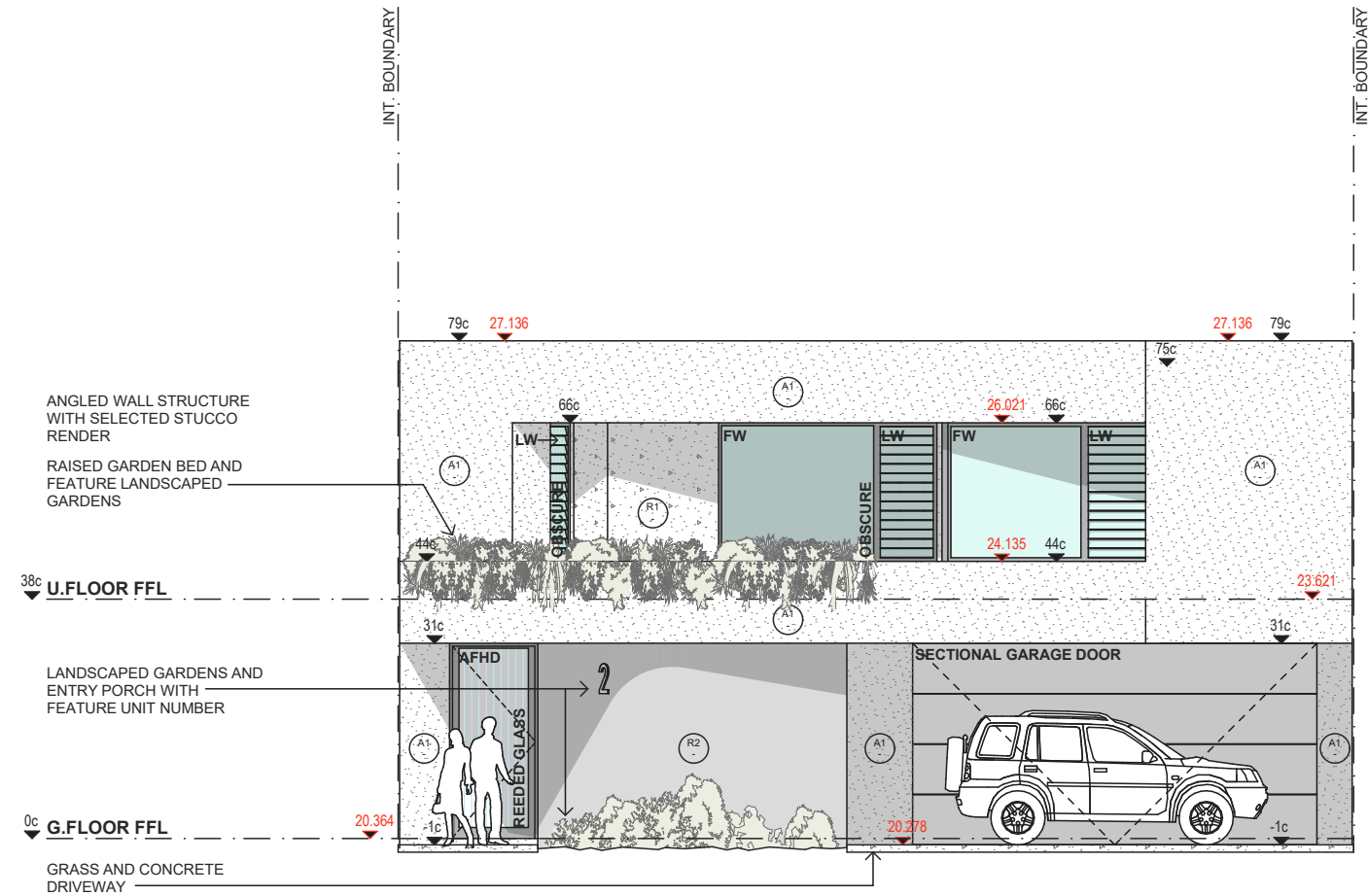
SCALE @ 1:100 (A3)

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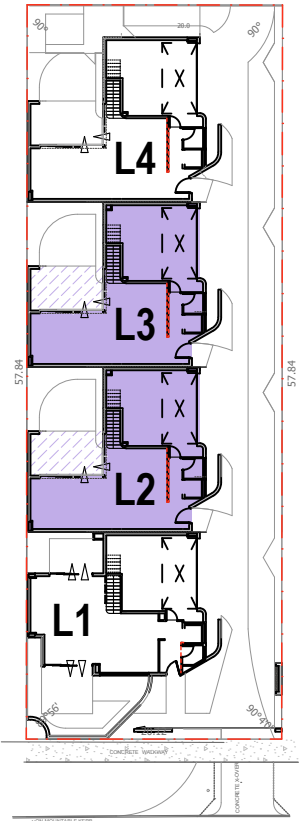
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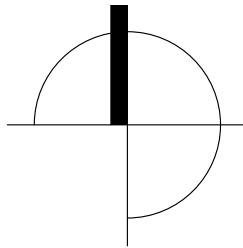
E03 - NORTHERN ELEVATION



E04 - EASTERN ELEVATION



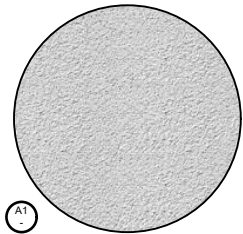
WARATAH AVENUE



R1
WHITE ROUGH STUCCO RENDER



R2
DARK ROUGH STUCCO RENDER



A1
WHITE ACRYLIC RENDER

LEVELS SHOWN ON ELEVATIONS ARE REFLECTIVE ON UNIT OF UNIT 2 / LOT 2 AS PER KEY PLAN - REFER SITE PLAN DA3.02 FOR ADDITIONAL DETAILS ON PROPOSED FINISHED FLOOR LEVELS FOR UNIT 2 / LOT 3

EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING WALL HEIGHTS

117 WARATAH AVENUE

UNIT 4 - GROUND FLOOR PLAN

SCALE @ 1:100 (A3)

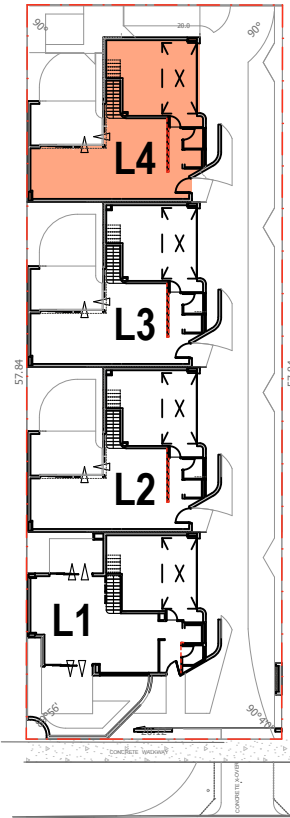
M.D. CODE NOTES
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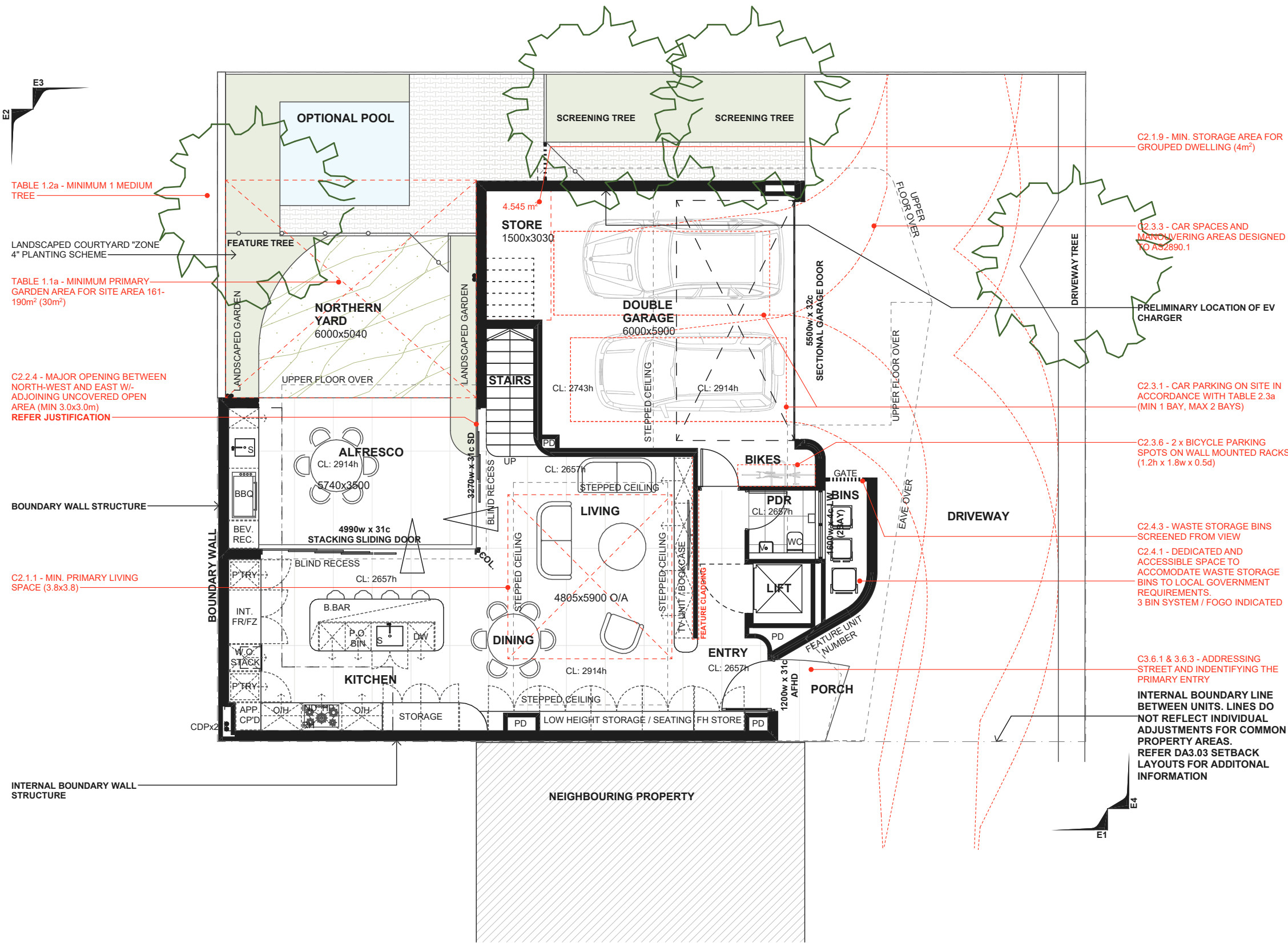
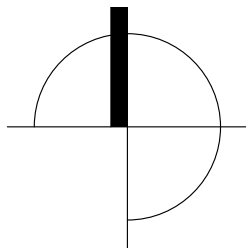
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R.O.W
BETWEEN
20.12



WARATAH AVENUE



UNIT 4

AREAS	
PORCH	2.417 m ²
GF HOUSE AREA	80.734 m ²
ALFRESCO	20.895 m ²
GARAGE/STORE	45.252 m ²
OUTDOOR LIVING	44.716 m ²
GF TOTAL	149.299 m ²
UF HOUSE AREA	139.591 m ²
COURTYARD	6.769 m ²
UF TOTAL	146.360 m ²
TOTAL LIVING	220.325m ²
TOTAL O/ALL	295.659m ²

117 WARATAH AVENUE

UNIT 4 - UPPER FLOOR PLAN

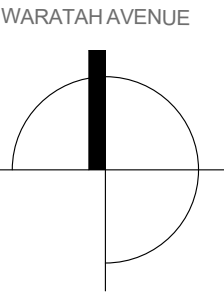
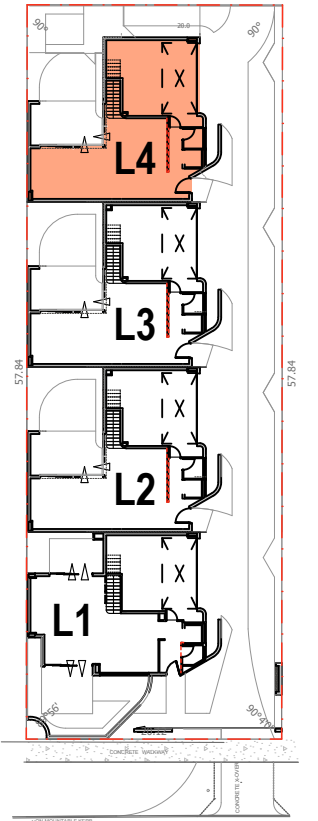
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UNIT 4

AREAS	
PORCH	2.417 m²
GF HOUSE AREA	80.734 m²
ALFRESCO	20.895 m²
GARAGE/STORE	45.252 m²
OUTDOOR LIVING	44.716 m²
GF TOTAL	149.299 m²
UF HOUSE AREA	139.591 m²
COURTYARD	6.769 m²
UF TOTAL	146.360 m²
TOTAL LIVING	220.325m²
TOTAL O/ALL	295.659m²

117 WARATAH AVENUE

UNIT 4 - ROOF PLAN

SCALE @ 1:100 (A3)

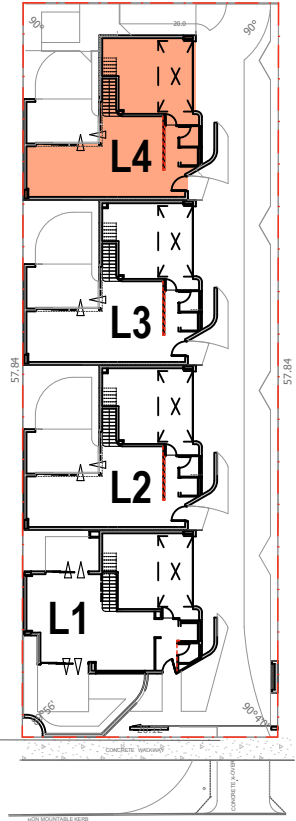
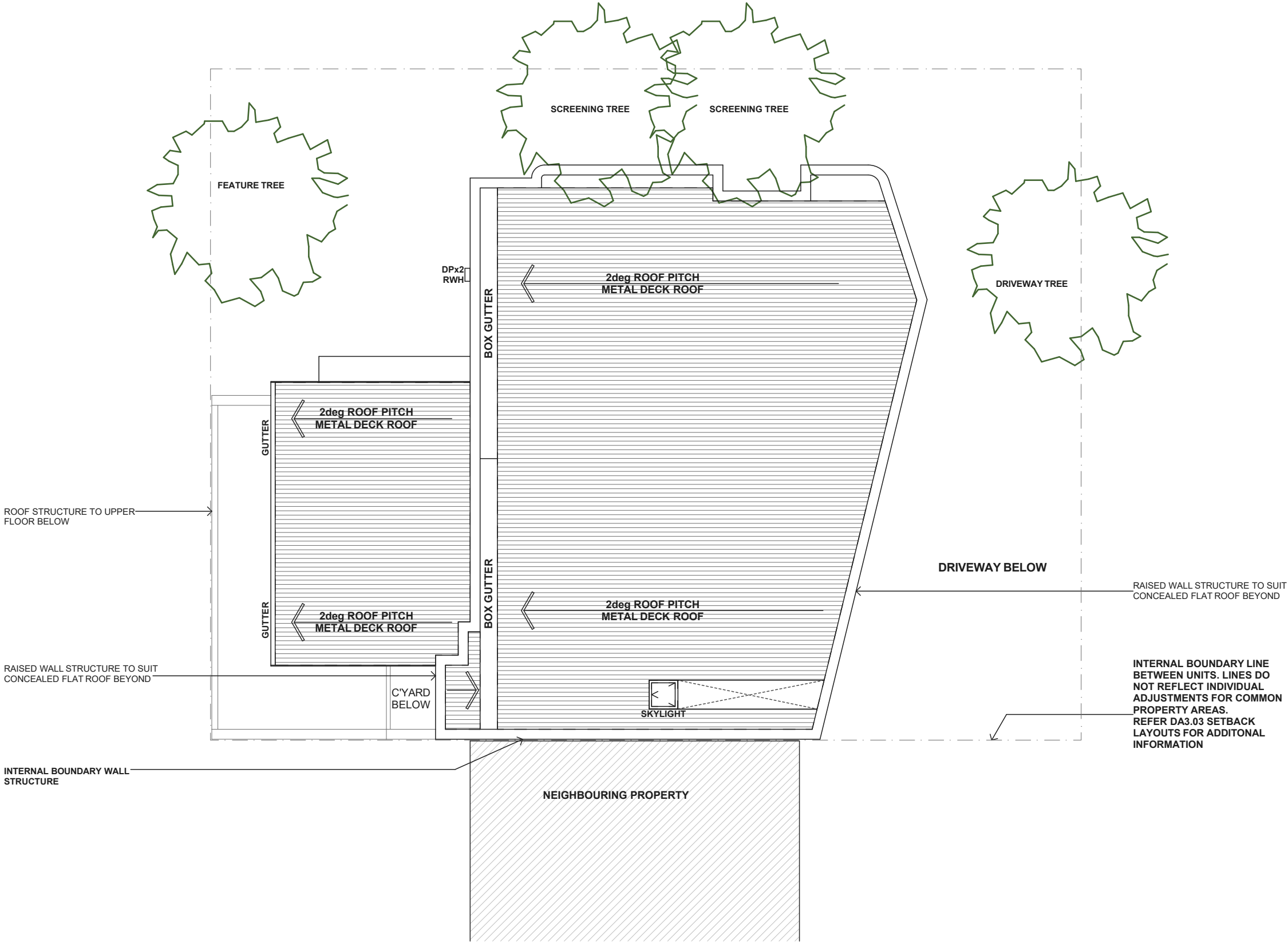
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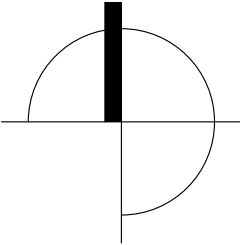
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117 WARATAH AVENUE



WARATAH AVENUE



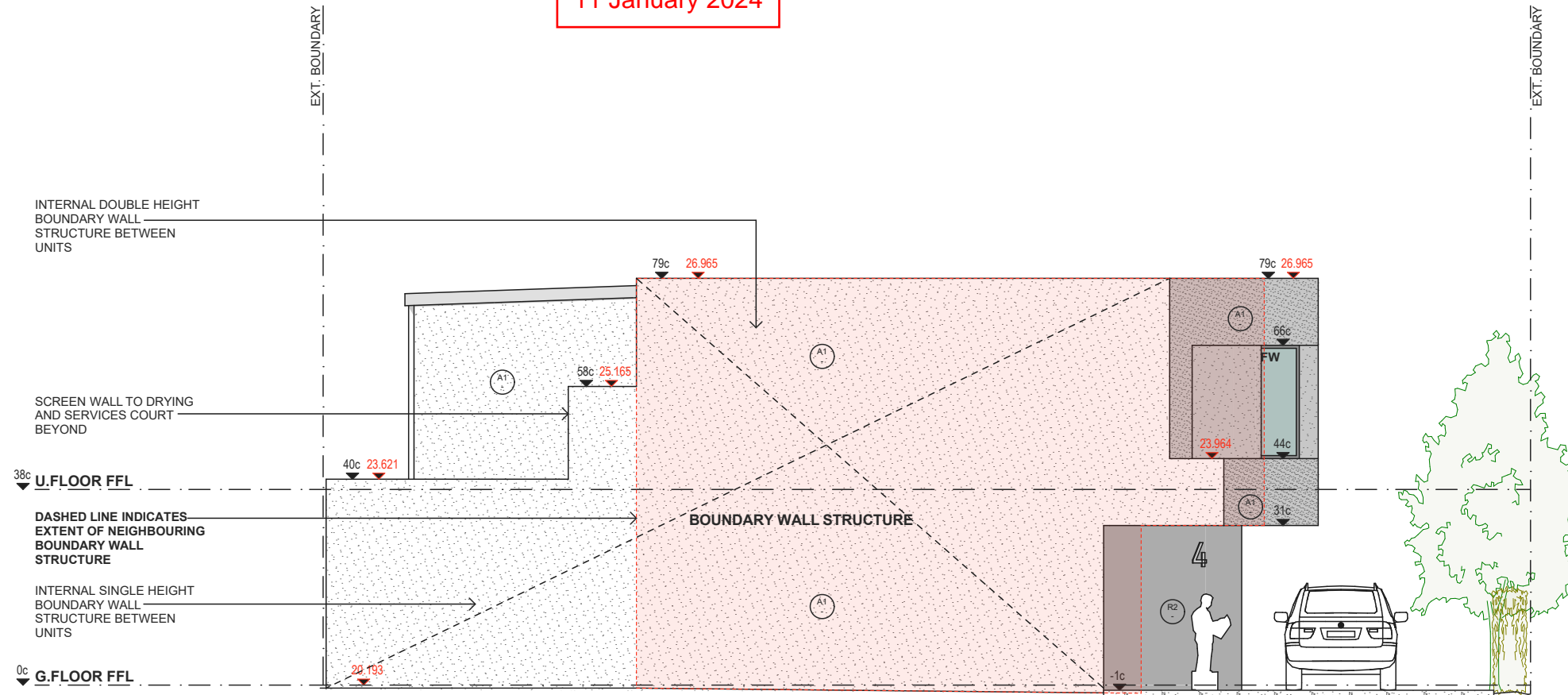
UNIT 4

AREAS	
PORCH	2.417 m²
GF HOUSE AREA	80.734 m²
ALFRESCO	20.895 m²
GARAGE/STORE	45.252 m²
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TOTAL LIVING	220.325m²
TOTAL O/ALL	295.659m²

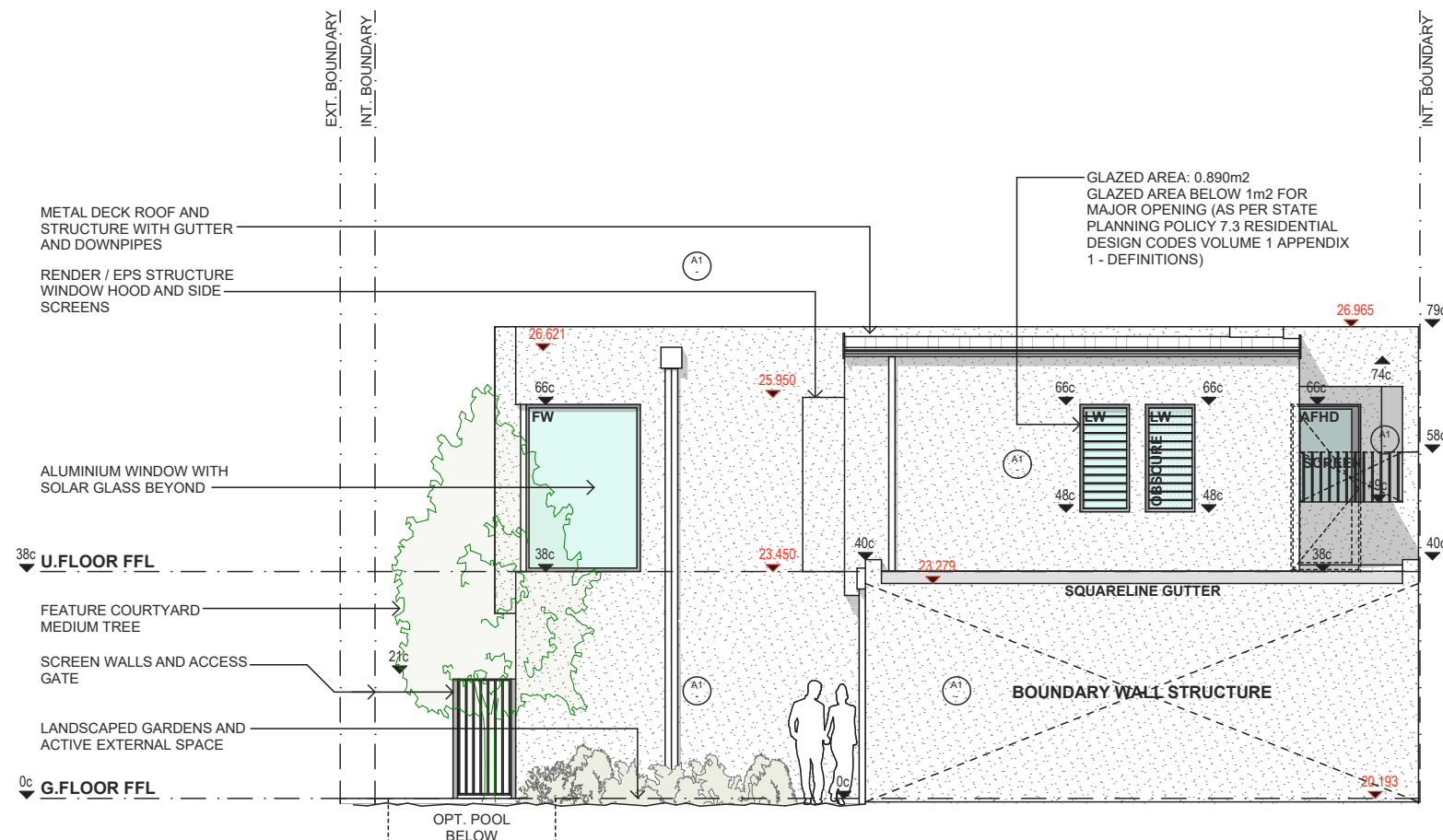
UNIT 4 - ELEVATIONS 01 & 02

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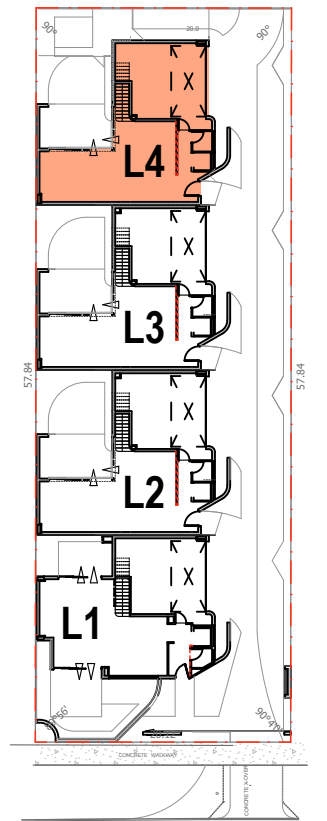
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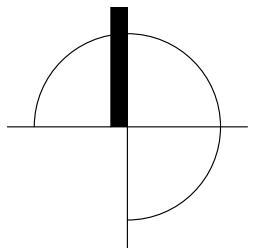
E01 - SOUTHERN ELEVATION



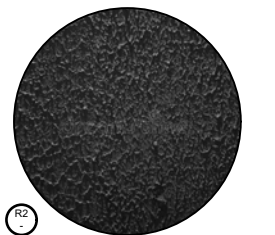
E02 - WESTERN ELEVATION



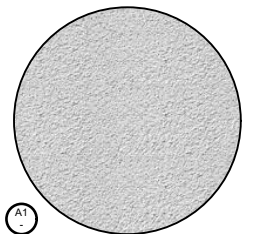
WARATAH AVENUE



WHITE ROUGH STUCCO RENDER



DARK ROUGH STUCCO RENDER



WHITE ACRYLIC RENDER

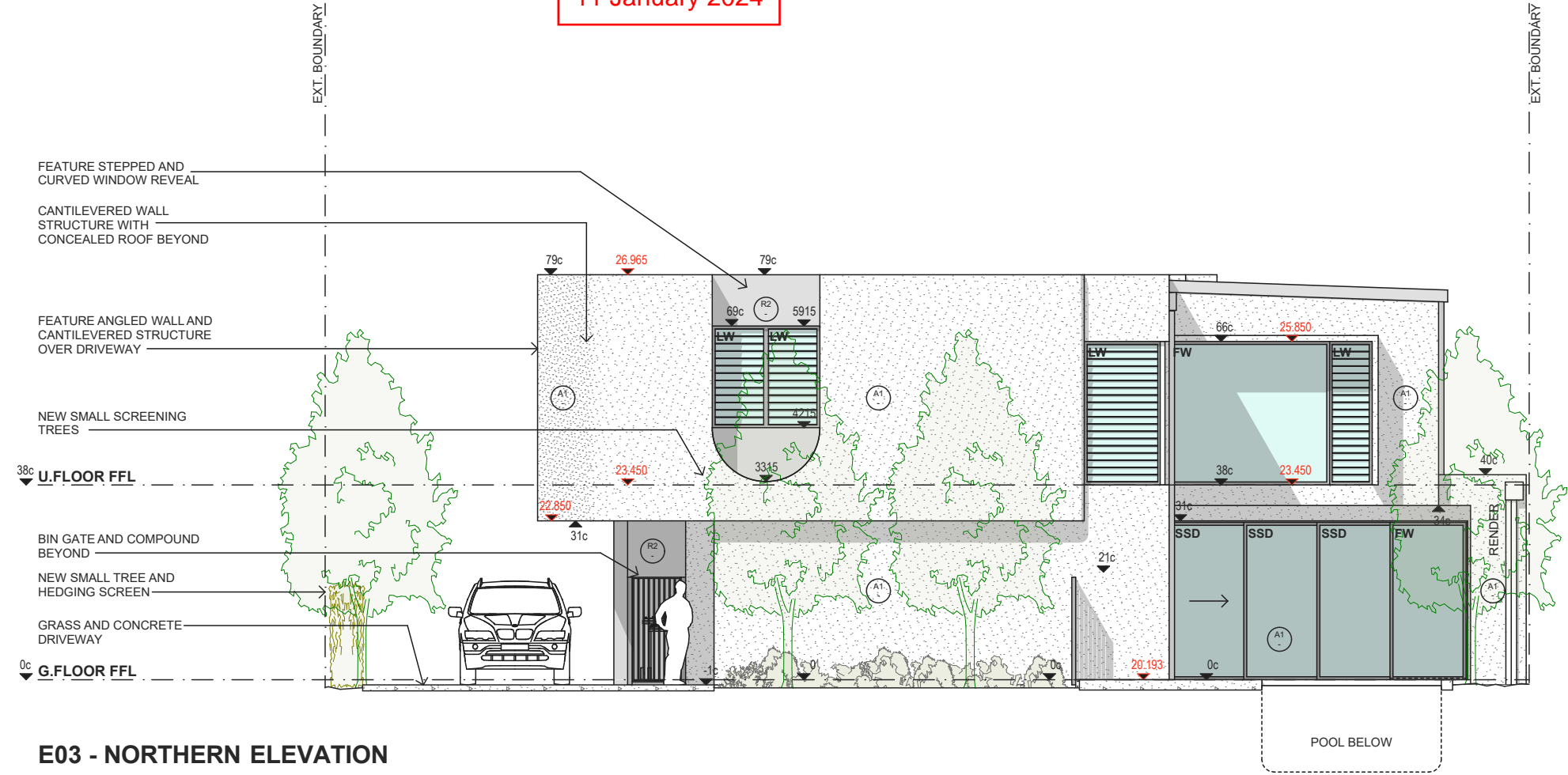
**EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS
REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL
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WALL HEIGHTS**

UNIT 4 - ELEVATIONS 03 & 04

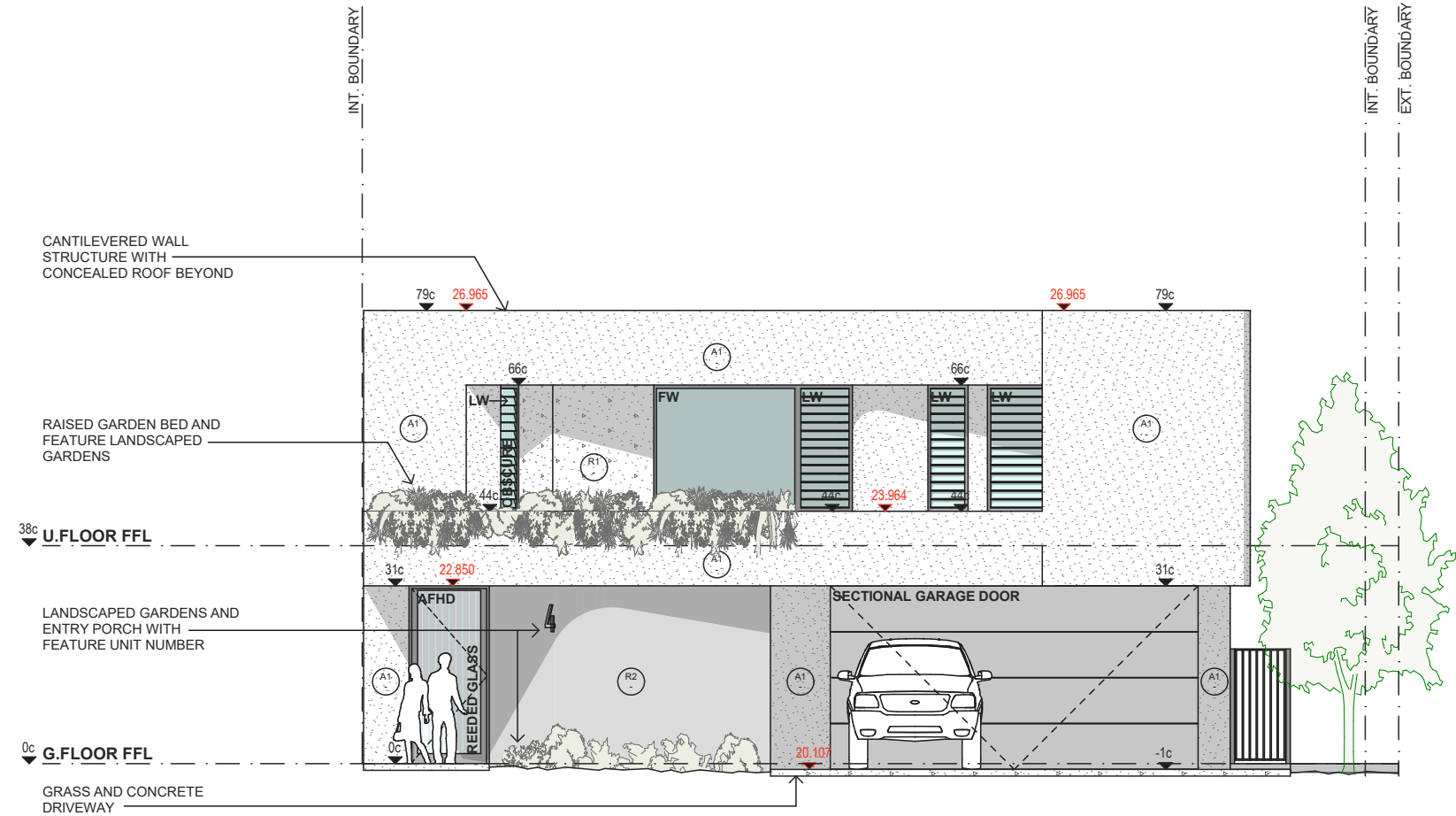
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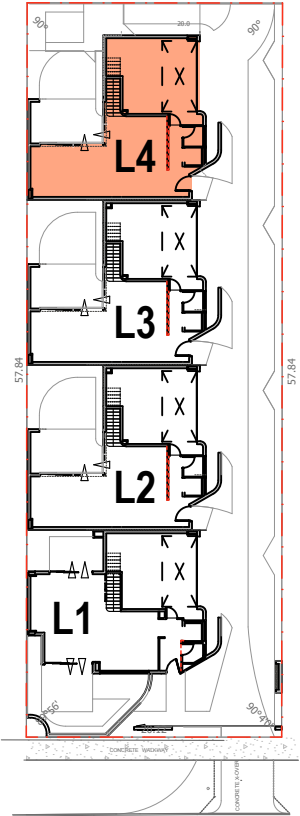
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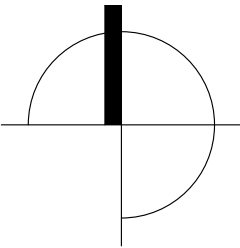
E03 - NORTHERN ELEVATION



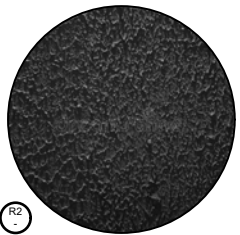
E04 - EASTERN ELEVATION



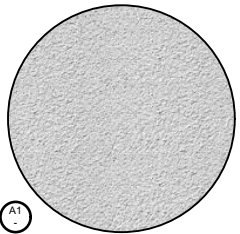
WARATAH AVENUE



WHITE ROUGH STUCCO RENDER



DARK ROUGH STUCCO RENDER



WHITE ACRYLIC RENDER

EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS
REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITIONAL
INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING
WALL HEIGHTS

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ZONE 1

ALOE 'OUTBACK ORANGE'
ALOE



HIBBERTIA SCANDENS
SNAKE VINE



RHAPHIOLEPIS ORIENTAL PEARL
ORIENTAL PEARL



ZONE 2

PYRUS 'NIVALIS'
SNOW PEAR



ALOE 'OUTBACK ORANGE'
ALOE



TRACHELOSPERMUM JASEMENOIDES
STAR JASMINE



VIBURNUM SUSPENSUM
SANDANKWA VIBURNUM



STEPHANOTIS FLORIBUNDA
MADAGASCAR JASMINE



DICHONDRA REPENS
KIDNEY WEED



CRASSULA CV. 'GOLLUM'
TRUMPET JADE



LOMANDRA LIME TUFF
LIME TUFF



RHAPHIOLEPIS ORIENTAL PEARL
ORIENTAL PEARL



KALANCHOE BEHRENSIS 'OAKLEAF'
OAKLEAF KALANCHOE



ZAMIA FURFURACEA
CARDBOARD PALM



DYMONDIA MARGARETAE
SILVER CARPET



ZONE 3

ALOE 'BIG RED'
ALOE 'BIG RED'



ALOE 'IVORY DAWN'
ALOE 'IVORY DAWN'



ALOE 'SOUTHERN CROSS'
ALOE 'SOUTHERN CROSS'



ASPIDISTRA ELATIOR 'VARIEGATA'
VARIEGATED CAST IRON PLANT












KALANCHOE SILVER TEASPOONS
SILVER TEASPOONS



ZONE 4

<u>LAGERSTROEMIA NATCHEZ</u> CREPE MYRTLE	<u>PYRUS 'NIVALIS'</u> SNOW PEAR	<u>LOMANDRA TANKIA</u> HONEY REED	<u>STEPHANOTIS FLORIBUNDA</u> MADAGASCAR JASMINE	<u>VIBURNUM SUSPENSUM</u> SANDANKWA VIBURNUM	<u>CRASSULA CV. 'GOLLUM'</u> TRUMPET JADE
					
<u>PITTOSPORUM MISS MUFFET</u> WHEELERS DWARF	<u>HIBBERTIA SCANDENS</u> SNAKE VINE	<u>ARTHROPODIUM CIRRATUM</u> MATAPOURI BAY ROCK LILY			
					

ZONE 5

<u>LAGERSTROEMIA NATCHEZ</u> CREPE MYRTLE	<u>RHAPHIOLEPIS ORIENTAL PEARL</u> ORIENTAL PEARL	<u>FATSIA JAPONICA</u> JAPANESE ARALIA	<u>VIBURNUM SUSPENSUM</u> SANDANKWA VIBURNUM	<u>HIBBERTIA SCANDENS</u> SNAKE VINE	<u>DICHONDRA REPENS</u> KIDNEY WEED
					
<u>PHILODENDRON 'XANADU'</u> PHILODENDRON	<u>ASPIDISTRA ELATIOR 'VARIEGATA'</u> VARIEGATED CAST IRON PLANT	<u>SALVIA LEUCANTHA 'RED HARRY'</u> DWARF MEXICAN SAGE			
					

ZONE 6

BAUHINIA BLAKEAN
HONG KONG ORCHID TREE



HIBBERTIA SCANDENS
SNAKE VINE



KALANCHOE BEHRENSIS
OAKLEAF KALANCHOE



VIBURNUM SUSPENSUM
SANDANKWA VIBURNUM



CRASSULA CV. 'GOLLUM'
TRUMPET JADE



RHAPHIOLEPIS ORIENTAL PEARL
ORIENTAL PEARL



TRACHELOSPERMUM JASEMENOIDS
STAR JASMINE



MISCANTHUS SINESIS 'ADAGIO'
DWARF MAIDEN GRASS



ZONE 7

ALOE 'BIG RED'
ALOE 'BIG RED'



ALOE 'IVORY DAWN'
ALOE 'IVORY DAWN'



ALOE 'SOUTHERN CROSS'
ALOE 'SOUTHERN CROSS'



ASPIDISTRA ELATIOR 'VARIEGATA'
VARIEGATED CAST IRON PLANT



RHAPIS EXCELSA
LADY PALM



CYCAS REVOLUTA
SAGO PALM



MYOPORUM PARVIOFOLIUM 'YAREENA'
WHITE FLOWERED BOOBIALLA



ROSMARINUS OFFICINALIS 'PROSTRATUS'
ROSEMARY CHEFS CHOICE



VIOLA HEDERACEA
NATIVE VIOLET



MONSTERA TAUERII
FRUIT SALAD PLANT



PHIPSALIS MICRANTHA
BIRDS FOOT CACTUS



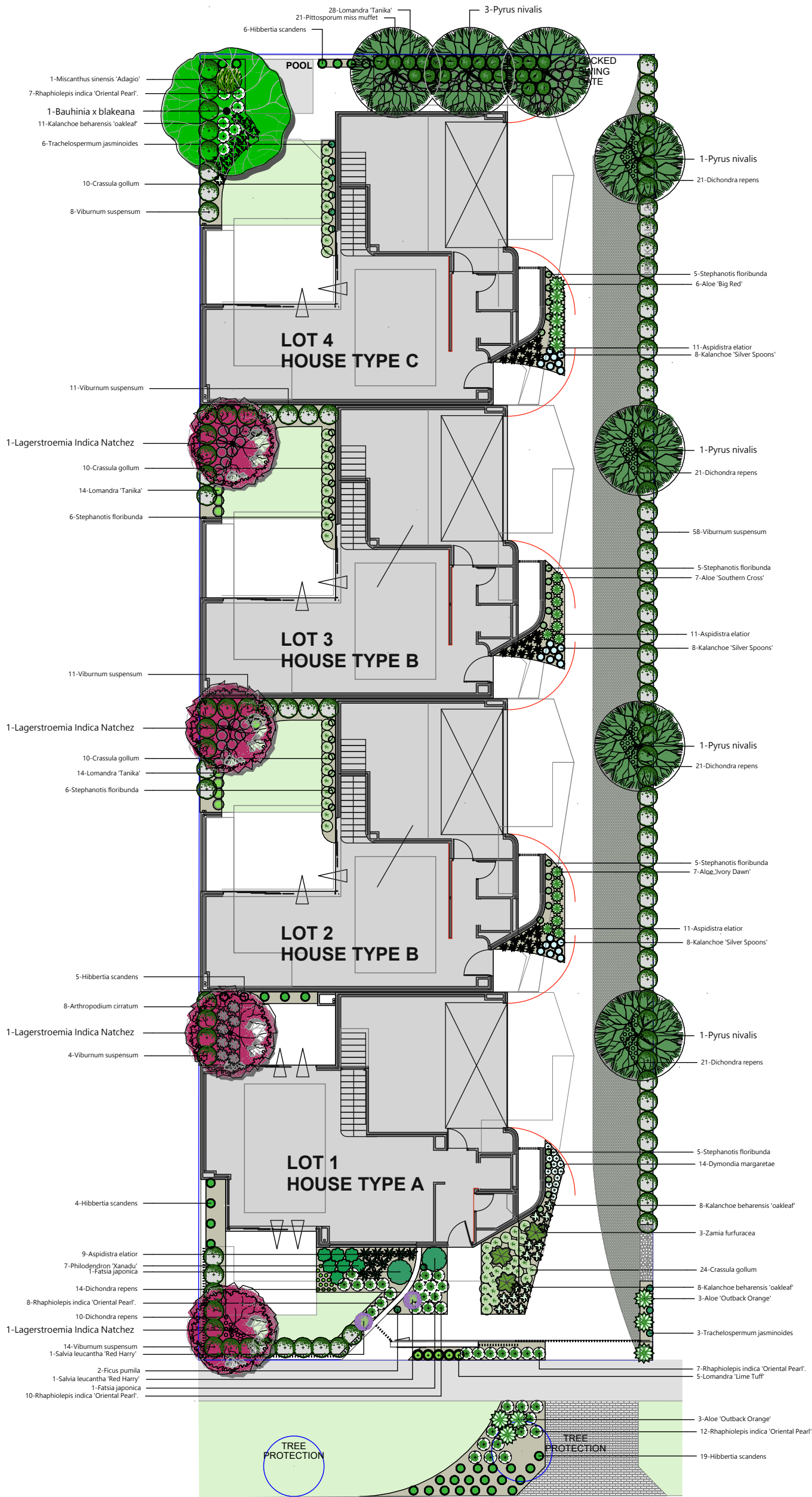


LANDSCAPE PLANTING PLAN (ZONES 1-6)

SCALE @ 1:200 (A3)

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NOTES
This drawing is for design guidance only. Final details must meet site conditions, relevant authorities and applicable building standards.
Do not scale from this drawing.
Contractors to check all dimensions on site prior to work commencing.
Any discrepancies to be reported to designer.
Subcontractors to verify all dimensions on site prior to commencing shop drawings and/or manufacture/fabrication.
All structural items to structural engineers specifications and approved documentation.
It is incumbent upon the contractor to confirm suitability of the proposed design against site conditions and to develop/design construction details in compliance with all relevant construction codes (NCC) and Australian standards. The contractor shall, in consultation with the owner and designer make design changes if and as necessary to accommodate existing site conditions and/or consultant certifications as may be necessary.
All required council approvals and permits are to be attained prior to onset of applicable works.

LANDSCAPE NOTES:
Please note that the plant graphic dimensions indicated are indicative sizes at plant maturity only and not actually stock sizes

All plant images presented are indicative only and do not represent actually plant specimens to be installed.

117 WARATAH AVENUE

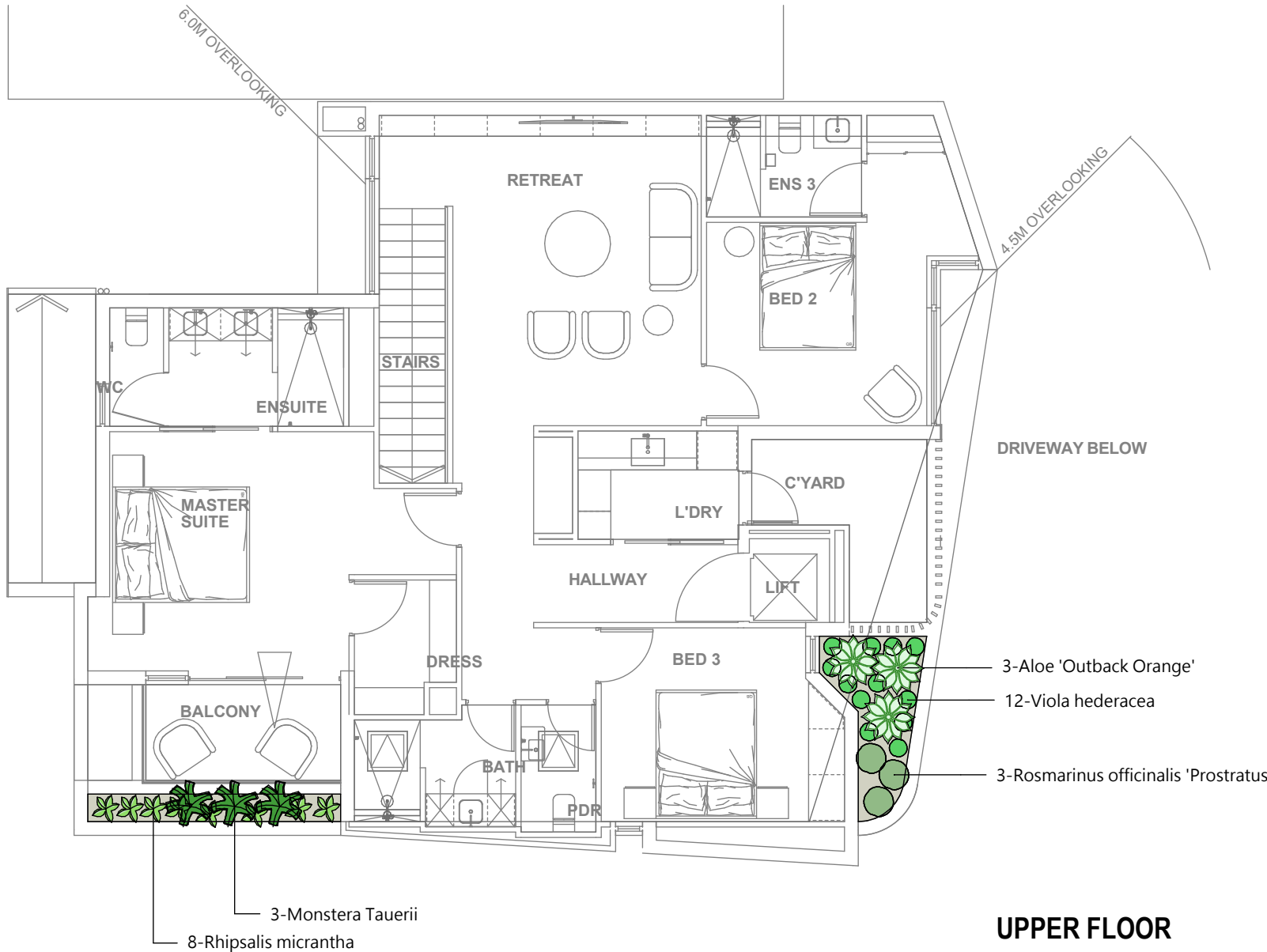


UNIT 1 LANDSCAPE PLANTING PLAN (ZONE 7)

SCALE @ 1:100 (A3)

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Any discrepancies to be reported to designer.
Subcontractors to verify all dimensions on site prior to commencing shop drawings and/or manufacture/fabrication.
All structural items to structural engineers specifications and approved documentation.
It is incumbent upon the contractor to confirm suitability of the proposed design against site conditions and to develop/design construction details in compliance with all relevant construction codes (NCC) and Australian standards. The contractor shall, in consultation with the owner and designer make design changes if and as necessary to accommodate existing site conditions and/or consultant certifications as may be necessary.
All required council approvals and permits are to be attained prior to onset of applicable works.

LANDSCAPE NOTES:
Please note that the plant graphic dimensions indicated are indicative sizes at plant maturity only and not actually stock sizes
All plant images presented are indicative only and do not represent actually plant specimens to be installed.

117 WARATAH AVENUE



UNIT 2 & 3 LANDSCAPE PLANTING PLAN (ZONE 7)

SCALE @ 1:100 (A3)

City of Nedlands
Received
11 January 2024

PD03.02.24 – Attachment 2



UPPER FLOOR

- 1-Rhapis excelsa
- 3-Cycas revoluta
- 42-Aspidistra elatior
- 3-Aloe 'Ivory Dawn'
- 9-Myoporum parvifolium 'Yareena'
- 4-Rosmarinus officinalis 'Prostratus'



NOTES
This drawing is for design guidance only. Final details must meet site conditions, relevant authorities and applicable building standards.
Do not scale from this drawing.
Contractors to check all dimensions on site prior to work commencing.
Any discrepancies to be reported to designer.
Subcontractors to verify all dimensions on site prior to commencing shop drawings and/or manufacture/fabrication.
All structural items to structural engineers specifications and approved documentation.
It is incumbent upon the contractor to confirm suitability of the proposed design against site conditions and to develop/design construction details in compliance with all relevant construction codes (NCC) and Australian standards. The contractor shall, in consultation with the owner and designer make design changes if and as necessary to accommodate existing site conditions and/or consultant certifications as may be necessary.
All required council approvals and permits are to be attained prior to onset of applicable works.

LANDSCAPE NOTES:
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117 WARATAH AVENUE



DARKLIGHTDESIGN®

UNIT 4 LANDSCAPE PLANTING PLAN (ZONE 7)

SCALE @ 1:100 (A3)

City of Nedlands
Received
11 January 2024

PD03.02.24 – Attachment 2



UPPER FLOOR



NOTES
This drawing is for design guidance only. Final details must meet site conditions, relevant authorities and applicable building standards.
Do not scale from this drawing.
Contractors to check all dimensions on site prior to work commencing.
Any discrepancies to be reported to designer.
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All structural items to structural engineers specifications and approved documentation.
It is incumbent upon the contractor to confirm suitability of the proposed design against site conditions and to develop/design construction details in compliance with all relevant construction codes (NCC) and Australian standards. The contractor shall, in consultation with the owner and designer make design changes if and as necessary to accommodate existing site conditions and/or consultant certifications as may be necessary.
All required council approvals and permits are to be attained prior to onset of applicable works.

LANDSCAPE NOTES:
Please note that the plant graphic dimensions indicated are indicative sizes at plant maturity only and not actually stock sizes
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117 WARATAH AVENUE



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LANDSCAPE LEGEND & NOTES

SCALE @ 1:100 (A3)

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PD03.02.24 – Attachment 2



PLANT SCHEDULE					
ID	Botanical Name	Common Name	Size	Qty	Remarks
Trees					
Apb	Lagerstroemia Indica Natchez	White Crepe Myrtle 'Natchez'	150 LTR	4	
Bxb	Bauhinia x blakeana	Hong Kong orchid tree	200 LTR	1	
Pn-1	Pyrus nivalis	Snow Pear	200 LTR	7	
Po	Plumeria obtusa	Singapore Frangipani	MT	4	Min height / spread 2m
Palms - Cycads					
Cr	Cycas revoluta	Dwarf Sago Palm	300mm	6	
Re-1-1	Rhapis excelsa	Lady Palm	300mm	2	
Zf	Zamia furfuracea	Cardboard Plant	300mm	3	
Shrubs					
Pmm	Pittosporum miss muffet	Miss muffet Pittosporum	200mm	21	
Ro	Rosmarinus officinalis 'Prostratus	Rosemary	200mm	19	
Rop	Raphiolepis indica 'Oriental Pearl'	Indian Hawthorn	200mm	44	
Vs	Viburnum suspensum	Sandankwa viburnum	300mm	106	
Perennials					
Aci-1	Arthropodium cirratum	Renga Lily	200mm	8	
Ae-1	Aspidistra elatior	Cast Iron Plant	200mm	126	
Mt1	Monstera Tauerii	Split-leaf philodendron	250mm	3	
Px	Philodendron 'Xanadu'	Philodendron	200mm	7	
Slrh	Salvia leucantha 'Red Harry'	Mexican Sage - 'Red Harry'	150mm	2	
Grasses					
Fj	Fatsia japonica	Japanese Aralia	200mm	2	
Lit*	Lomandra 'Lime Tuff'	'Lime Tuff'	150mm	5	
Lit**	Lomandra 'Tanika'	Spiny-headed mat rush	150mm	56	
Msa	Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass	200mm	1	
Groundcovers					
Dm	Dymondia margaretae	Silver Carpet	150mm	14	
Dr	Dichondra repens	Kidney Weed	150mm	108	
Mpy	Myoporum parvifolium 'Yareena'	White flowered Boobialla	140 mm	18	
Tsa	Thymus serpyllum 'Albus'	White Creeping Thyme	150mm	18	
Vh-1	Viola hederacea	Native Violet	140mm	12	
Succulents					
Abr	Aloe 'Big Red'	'Big Red' Aloe	300mm	9	
Abr-1	Aloe 'Outback Orange'	'Outback Orange' Aloe	300mm	9	
Aid	Aloe 'Ivory Dawn'	'Ivory Dawn' Aloe	300mm	10	
Am-2	Aloe 'Southern Cross'	Southern Cross Aloe	300mm	7	
Co-2	Crassula golum	Jade Plant	200mm	54	
Kb	Kalanchoe beharensis 'oakleaf'	Oak Leaf Kalanchoe	200mm	47	
Kcs-1	Kalanchoe 'Silver Spoons'	Silver Spoons	200mm	24	
Climbers					
Fp	Ficus pumila	Creeping fig	200mm	2	self clinging climber on masonry wall
Hsc	Hibbertia scandens	Snake Vine	200mm	34	use as groundcover + as vertical trellis detail
Rm	Rhipsalis micrantha	Rhipsalis	200mm	8	
Sf	Stephanotis floribunda	Madagascar Jasmine	200mm	32	Trained on vertical trellis detail
Tj	Trachelospermum jasminoides	Chinese Star Jasmine	200mm	9	Trained on post + mesh frame along Eastern boundary fence + vertical detail to LOT 4
Ferns					
Aquatic Plants					
Other					
Total:				842	

GENERAL NOTES

1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS.
2. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE FROM THE DRAWINGS.
4. USE REFERENCED AUSTRALIAN OR OTHER STANDARDS (INCLUDING AMENDMENTS), AND THE BCA INCLUDING STATE AND TERRITORY VARIATIONS WHICH ARE CURRENT THREE MONTHS BEFORE THE DATE OF THE CONTRACT EXCEPT WHERE OTHER EDITIONS OR AMENDMENTS ARE REQUIRED BY STATUTORY AUTHORITIES. ANY LOCAL AUTHORITY REQUIREMENTS TAKE PRECEDENCE.

LANDSCAPE NOTES

SOILS & SURFACES

1. FINAL GRADING SHALL PROVIDE SURFACES FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEViate IN LEVEL NO GREATER THAN 20MM IN ONE LINEAR METRE.
2. SITE AND IMPORTED TOPSOIL TO AS 4419.
3. POTTING MIXES TO AS 3743.
4. COMPOSTS, SOIL CONDITIONERS AND MULCHES TO AS 4458.
5. TURF AREAS TO BE CLEARED OF ALL ROOTS, ROCKS AND BUILDERS RUBBLE AND 50mm OF QUAD C COMPOST SUPPLIED BY SCREENING TREES WA SHALL BE CULTIVATED THROUGH THE EXISTING SOIL TO A DEPTH OF 100MM WITH A ROTARY HOE. WHERE ACCESS FOR A ROTARY HOE IS LIMITED, THE SOIL CONDITIONER CAN BE DUG IN TO THE SAME DEPTH. NOTE - THE SOIL CONDITIONER IS A CONCENTRATE AND THE MIX CANNOT EXCEED 30% OF QUAD C.
6. PLANTED AREAS TO BE CLEARED OF ALL ROOTS, ROCKS AND BUILDERS RUBBLE AND A MIN 150mm OF 'GENERAL GARDEN MIX' SUPPLIED BY GREEN LIFE SOIL COMPANY - MIDDLE SWAN SHALL BE CULTIVATED THROUGH THE EXISTING SOIL TO A DEPTH OF 200MM WITH A ROTARY HOE. WHERE ACCESS FOR A ROTARY HOE IS LIMITED, THE SOIL CONDITIONER CAN BE DUG IN TO THE SAME DEPTH.
7. PLANTED AREAS SHALL BE MULCHED WITH SANDROPER MULCH AS SUPPLIED BY RURAL STONE COMPANY - OGDONNOR UNLESS OTHERWISE STATED AND APPROVED TO A MINIMUM DEPTH OF 75MM.

PLANTING & TREES

1. TREES SHALL BE STAKED WITH 3No. 50mm x 50mm x 1800mm JARRAH STAKES. STAKES SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 600MM. TREES SHALL BE SECURED TO POLES W/ 3 X RUBBER TIES IN FIGURE 8.
2. TREES PLANTED WITHIN 100MM OF WALLS SHALL BE INSTALLED WITHIN 50MM DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
3. PLANTS TO BE SET OUT IN OFFSET ROWS WITH CONSISTENT SPACING TO FILL DESIGNATED AREAS.
4. SUPPLY AND DELIVERY: SUPPLY PLANTS FROM A NURSERY WITH NURSERY INDUSTRY ACCREDITATION SCHEME AUSTRALIA (NISA) ACCREDITATION AND DELIVER TO SITE WITH A LABEL DISPLAYING THE BOTANICAL NAME.
5. HEALTH: SUPPLY PLANTS WITH FOLIAGE SIZE, TEXTURE AND COLOUR AT TIME OF DELIVERY CONSISTENT WITH THE SIZE, TEXTURE AND COLOUR SHOWN IN HEALTHY SPECIMENS OF THE NOMINATED SPECIES.
6. VIGOUR: SUPPLY PLANTS WITH EXTENSION GROWTH CONSISTENT WITH THAT EXHIBITED IN VIGOROUS SPECIMENS OF THE SPECIES NOMINATED.
7. DAMAGE: SUPPLY PLANTS FREE FROM DAMAGE AND FROM RESTRICTED HABIT DUE TO GROWTH IN NURSERY ROWS.
8. PESTS AND DISEASE: SUPPLY PLANTS WITH FOLIAGE FREE FROM ATTACK BY PESTS OR DISEASE.

TURF

1. TURF SHALL BE INSTANT SOFT LEAF BUFFALO AS SUPPLIED BY COMPLETE TURF SUPPLIES UNLESS OTHERWISE NOTED.
2. TURF SHALL BE CULTIVATED TURF OF EVEN THICKNESS, FREE FROM WEEDS AND OTHER FOREIGN MATTER.
3. SUPPLY: DELIVER THE TURF WITHIN 24 HOURS OF CUTTING, AND LAY WITHIN 36 HOURS OF CUTTING. PREVENT TURF FROM DRYING OUT BETWEEN CUTTING AND LAYING. IF NOT LAID WITHIN 36 HOURS OF CUTTING, ROLL OUT ON A FLAT SURFACE WITH THE GRASS UP, AND WATER AS REQUIRED TO MAINTAIN A GOOD CONDITION.
4. LAYING: LAY THE TURF AS FOLLOWS:
 - 4.1. STRETCHER BOND PATTERN WITH THE JOINTS STAGGERED AND CLOSE BUTTED.
 - 4.2. PARALLEL WITH THE LONG SIDES OF LEVEL AREAS, AND WITH CONTOURS ON SLOPES.
 - 4.3. FINISH FLUSH, AFTER TAMPING, WITH ADJACENT FINISHED SURFACES OF GROUND, PAVING, EDGING, OR GRASS SEEDED AREAS.
5. TAMPING: LIGHTLY TAMP TO AN EVEN SURFACE IMMEDIATELY AFTER LAYING. DO NOT USE A ROLLER.
6. FERTILISING: APPLY LAWN FERTILISER AT THE COMPLETION OF THE FIRST AND LAST MOWINGS, AND AT OTHER TIMES AS REQUIRED TO MAINTAIN HEALTHY GRASS COVER.
7. WATERING: WATER IMMEDIATELY AFTER LAYING UNTIL THE TOPSOIL IS MOISTENED TO ITS FULL DEPTH. MAINTAIN MOISTURE TO THIS DEPTH.
8. LEVELS: IF LEVELS HAVE DEVIATED FROM THE DESIGN LEVELS AFTER PLACING AND WATERING, LIFT TURF AND REGRADE TOPSOIL TO ACHIEVE DESIGN LEVELS.

STEEL EDGING

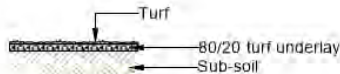
ALL TURF AREAS TO BE EDGED BY 100MM HIGH STRAIGHT/CURVE EDGING AS SUPPLIED BY CREATION LANDSCAPES - NORTH FREMANTLE

FERTILISER

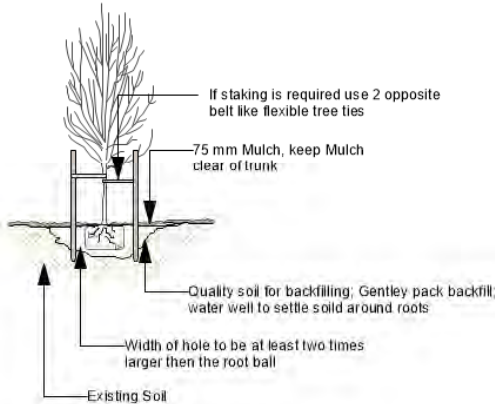
1. DESCRIPTION: PROVIDE PROPRIETARY FERTILISERS, DELIVERED TO THE SITE IN SEALED BAGS MARKED TO SHOW MANUFACTURER OR VENDOR, WEIGHT, FERTILISER TYPE, N:P:K RATIO, RECOMMENDED USES AND APPLICATION RATES.

IRRIGATION

1. WATER SOURCE - MAINS
2. IRRIGATION SLEEVES BENEATH PAVED SURFACES TO BE PROVIDED BY BUILDER
3. IRRIGATION TO BE DESIGNED TO SUIT WATER PRESSURE
4. IRRIGATION SYSTEM TO BE HARD WIRED AND FULLY AUTOMATIC WITH CONTROLLER LOCATED ON EXTERNAL WALL
5. PLANTING TO BE IRRIGATED WITH NETAFIM TECHLINE TO MANUFACTURERS SPECIFICATION
6. TREES BE IRRIGATED BY 3 X TORO FLOOD BUBBLERS WITH SUITABLE SPRINKLER BODIES AND RISERS ON A DEDICATED STATION
7. TURF TO BE IRRIGATED BY MP ROTATORS AND OVERLAP SUFFICIENTLY TO MAINTAIN CONSISTENT GROWTH
8. AS CONSTRUCTED: DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO CLIENT UPON PRACTICAL COMPLETION



01 TYPICAL LAWN INSTALL
Scale: 1:100



02 TYPICAL TREE INSTALL
Scale: 1:100

117 WARATAH AVENUE



UNIT 1 DRIVEWAY 3D PRESENTATION

SCALE @ NTS

City of Nedlands
Received
11 January 2024

PD03.02.24 – Attachment 3

117 WARATAH AVENUE



UNIT 2 DRIVEWAY 3D PRESENTATION

SCALE @ NTS

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UNIT 3&4 DRIVEWAY 3D PRESENTATION

SCALE @ NTS

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FRONT VERGE 3D PRESENTATION

SCALE @ NTS

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PEDESTRIAN GATE 3D PRESENTATION

SCALE @ NTS

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Received
11 January 2024

PD03.02.24 – Attachment 3

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16.2. PD04.02.24 Consideration of Development Application – Four Multiple Dwellings and Additions and Alterations to a Single House at 8 Kingsway, Nedlands

Meeting & Date	Council Meeting – 27 February 2024
Applicant	Allerding and Associates
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/ Manager Urban Planning
Director	Roy Winslow – A/ Director Planning and Development
Attachments	1. Zoning Map 2. Development Plans 3. R-Codes Volume 2 Assessment 4. Landscape Concept Report 5. Applicant's Response to RFI 6. CONFIDENTIAL - Submissions

Purpose

The purpose of this report is for Council to consider a development application for a residential development comprising of four multiple dwellings and additions and alterations to a single house at 8 Kingsway, Nedlands. This application is being presented to Council as the proposal received objections within the consultation period. The matters below have been identified as key considerations for the determination of this application.

- Rear Setback (see report section Side and rear setbacks).
- Internal building separation between existing single house and proposed multiple dwellings (see report section Building Separation).
- Visual Privacy to east and south (see report section Visual Privacy).
- Landscape concept (see report section Landscape Design)
- Carport Setback from street (see report section Street Setback).

Recommendation

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 6 February 2024 for Four Multiple Dwellings and Additions and Alterations to an existing Single House at 8 Kingsway, Nedlands, subject to the following conditions:

- 1. This approval relates only to the development as indicated on the approved plans dated 6 February 2024. It does not relate to any other development on**



this lot and must substantially commence within 2 years from the date of the decision letter.

2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.

Engineering and Design

3. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. Prior to the issue of a building permit, detailed stormwater calculations and design are to be submitted to the satisfaction of the City.
4. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.
5. Prior to the issue of a building permit, a minimum of 20% units (1 unit) are to be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented prior to occupation to the satisfaction of the City of Nedlands.
6. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:
 - a. Face brick;
 - b. Painted render;
 - c. Painted brickwork; or
 - d. Other clean finish as specified on the approved plans.

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

7. Prior to occupation, the kitchen and dining room windows located on the south elevation on the approved plans shall be screened in accordance with the Residential Design Codes by either;
 - a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or
 - b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or
 - c. a minimum sill height of 1.6 metres above the finished floor level; or
 - d. an alternative method of screening approved by the City of Nedlands.

The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.



Landscaping

8. Prior to the issue of a building permit, an amended landscape plan shall be submitted to and approved by the City of Nedlands. Prior to occupation, landscaping is to be installed and maintained in accordance with that plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands.
9. The Jacaranda in the northwest corner of the lot as shown on the approved plans forms part of this approval and is to be retained for the life of the development.
10. Prior to the issue of a demolition permit and/or building permit, a suitably qualified arborist is to submit a plan to be approved by the City of Nedlands outlining tree protection measures to be undertaken to conserve the Jacaranda tree identified for retention as shown on the plans. The approved measures are to be monitored by the arborist and implemented for the duration of the demolition and construction process to the satisfaction of the City of Nedlands.
11. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.
12. Prior to occupation, all communal and private open space areas with landscaping shall include a tap connected to an adequate water supply for the purpose of irrigation.

Acoustics and Sustainability

13. Prior to the issue of a building permit, the applicant is to lodge with the City of Nedlands an amended acoustic report prepared by a suitably qualified and licensed acoustic consultant demonstrating compliance of mechanical plants with the requirements of the Environmental Protection (Noise) Regulations 1997 to the satisfaction of the City of Nedlands.
14. Prior to occupation, the recommendations and specifications contained within the Emergen Sustainable Design Assessment Report dated 24 July 2023, or any approved modifications, are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.

Waste

15. The development shall comply with the approved Waste Management Plan date stamped 24 July 2023 to the satisfaction of the City of Nedlands. Any modification to the approved Waste Management Plan will require further approval by the City.



Parking

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

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

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

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

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R60
Land area	880m ²
Land Use	Residential
Use Class	'P' – Permitted Use

The site is located at 8 Kingsway, Nedlands, within the block bound by Edward Street to the north and Elizabeth Street to the south. The site is located on the eastern side of Kingsway. The lots on the western side of Kingsway are zoned R12.5 and the lots immediately behind the subject site on Broadway are zoned R-AC3 (**Attachment 1**). The lot has a 20m frontage, an area of 880m² and features a natural slope of 3.2m from east to west.

The locality is predominantly characterised by single residential houses between one to two storeys. This street block of Kingsway acts as a transitional corridor between the mixed-use, high-density development on Broadway and the low-density residential development further west. As a result, the immediate area is expected to undergo a gradual transition to a higher density and scale of development.



Figure 1: Aerial Image of 8, Kingsway, Nedlands

Application Details

The site features an existing single storey house which is to be retained. The application seeks development approval for a three-storey residential development to the east of the site, and additions and alterations to the existing single dwelling. Parking for the multiple dwellings is provided in an undercroft space via a ramped driveway from Kingsway. A separate crossover and single carport is proposed to service the single house.

Following the initial consultation period, the applicant provided additional information on 18 January 2024 to address concerns raised by the City, Design Review Panel (DRP) and the public submissions.

The additional information provided is summarised as follows:

- **Further justification provided in relation to the proposed rear setback, building separation, visual privacy and landscaping.**



- Further information detailed on plans in relation to vehicle access, stormwater and vehicle sightlines.
- Further detail provided on proposed landscaping and tree retention.

Further amended plans were provided on 6 February 2024 (**Attachment 2**) to show the window to bedroom 1 for Units 1 and 3 on the eastern elevation as obscure in response to neighbour concerns. The demolition plan was also updated to provide clarity on the northern limestone dividing fence.

Discussion

Design Review Panel

The application was reviewed by the City's Design Review Panel (DRP) on 17 October 2022 and 6 November 2023. A final review of revised plans was conducted by the DRP A/Chair on 18 January 2024. A summary of the DRP advice is provided in the table below.

DRP Design Quality Evaluation			
	Supported		
	Further Information Required		
	Not supported		
	Yet to be addressed		
SPP 7.0 Principles	17 October 2022 - DRP 1	6 November 2023 - DRP 2	18 January 2024 – A/Chair
1. Context and Character			
2. Landscape Quality			
3. Built Form and Scale			
4. Functionality and Built Quality			
5. Sustainability			
6. Amenity			
7. Legibility			
8. Safety			
9. Community			
10. Aesthetics			

In relation to Built Form and Scale, the final DRP A/Chair comments stated “the DRP generally supports this proposal given it has many positive aspects however encourages the applicant to increase the rear setback as suggested in both previous DRP meetings in order to achieve all greens.”

In response to DRP comments the application has provided additional justification relating to the rear setback (**Attachment 5**). On balance the rear setback is considered to meet the element objectives as discussed in this report under Element 2.4 Side and Rear Setbacks.



Assessment of Statutory Provisions

The proposal has been assessed against all relevant legislative requirements including Local Planning Scheme No.3 (LPS3), Residential Design Codes Volume 1 (R-Codes Volume 1), Residential Design Codes Volume 2 – Apartments (R-Codes Volume 2), and Local Planning Policies. The matters below have been identified as key considerations for the determination of this application.

- Rear Setback.
- Building Separation.
- Visual Privacy.
- Landscape Design.
- Carport Setback from street.

The development meets the Element Objectives for the above matters subject to conditions of approval and is supported. Please refer to the assessment provided below and as attached at **Attachment 3**.

Local Planning Scheme No. 3

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

State Planning Policy 7.3 - Residential Design Codes – Volume 2 – Apartments

The proposal has been assessed against all relevant design elements of the Residential Design Codes Volume 2 – Apartments (R-Codes) which provides a comprehensive basis for the control of residential development. Those elements which require key consideration are detailed below.

Element 2.4 Side and Rear Setbacks

To the east (rear), the development proposes a minimum setback of 1.4m and an average setback of 4.3m. Whilst the average setback achieves the provisions of the Broadway Design Response Local Planning Policy 5.10, consideration of the minimum setback against the element objectives is required. The setback is considered to achieve the element objectives for the following reasons:

- The portions of development setback at 1.4m are short in length (3.4m each) and form part of an articulated façade, thereby breaking up the perception of building bulk. A deep soil zone is provided within the rear setback area with screening plants and an existing large Jacaranda tree which will further provide a visual buffer between the adjoining property.



- The orientation of the multiple dwellings has been designed to face all activity internally to the subject site, with any overlooking to the east being oblique. This further keeps any noisy areas to the centre of the site to protect the amenity of adjoining properties. On balance the rear setback provides for adequate separation between neighbouring properties.
- The multiple dwelling development is located at the rear of the existing single house and thereby the proposed rear setback will have minimal impact on the existing streetscape pattern or the desired streetscape character.
- The development includes the retention of the existing large Jacaranda tree to the north-east boundary. The proposed setback of the development from side and rear boundaries is sufficient to ensure the protection of this tree and reinforce the landscape character of the area. Further, a recommended condition of approval will ensure that protection measures are undertaken during the construction to protect the root zone of the existing tree.
- The rear setback adequately responds to sites of differing intensity of development. The lots to the east on Broadway are zoned Mixed Use R-AC3 which allows for an indicative height envelope of 6 storeys. Given the steep slope of the land, typical Broadway developments, including 79 Broadway to the south-east of the subject site, have been approved with six storeys to the street, but present as approximately four storeys to the rear. The proposed development being three storeys at the rear provides for an appropriate transition from the R-AC3 down to the R60 zones. The interface with the rear lot is well articulated and does not inhibit the R-AC3 lots from redeveloping to their density code in the future.
- It is further noted that the existing development on 77 Broadway is setback between nil and 5.2m from the western boundary abutting 8 Kingsway, with an average setback of 2.0m. This minimum and average setback is comparable to the proposal, thereby reflecting the established pattern of development.

Element 2.7 Building Separation

A minimum 4.1m building separation distance is proposed on site between the new apartments and the existing single house. The separation distance ensures there is sufficient residential amenity and adequate landscaping and outdoor space for the following reasons:

- The design of the multiple dwellings takes into consideration the privacy of both the residents in the proposed development and the adjacent single-storey house. Privacy screens and landscaping are provided to minimise direct overlooking, and any overlooking within the site is oblique. The separation distance provided is sufficient to allow for proper airflow and the incorporation of landscaping and greenery. The design considers the orientation of the building to provide a north-south separation corridor that minimises overshadowing and allows for natural light.
- The separation area is a paved and landscaped space that is distinctly separate from the apartment terrace. This space acts as a buffer between the existing house and the new building. The proposed separation distance does not compromise the provision of private outdoor space for the existing dwelling, which has access to two outdoor living areas including a pond, courtyard and landscaping approximately 96m² in area.



- The proposal achieves an appropriate setback from adjoining buildings as viewed from the street. The setbacks proposed reflect both the existing and desired future streetscape.

Element 3.5 Visual Privacy

The north facing windows to bedroom 1 within the multiple dwellings are setback 2.7m within the cone of vision from the eastern boundary with 77 Broadway. The orientation of these windows minimises direct overlooking of habitable rooms and private outdoor living areas of neighboring properties and meets the element objectives for the following reasons:

- **Any overlooking is indirect due to the northern orientation of the windows. All directly eastern facing windows are setback in accordance with the acceptable outcomes. Further, given the change in ground levels between the two sites, any potential overlooking will primarily fall upon the roof of the adjoining dwellings and the patio to the outdoor living area of the subject site.**
- **From Units 1 and 3 the cone of vision only impacts a narrow 1m side setback area. The adjacent wall contains no major openings.**
- **From Units 2 and 3 the cone of vision only impacts an area of dense vegetation which obscures any overlooking to the dwelling beyond.**

The south facing windows to the Units 2 and 4 kitchen/dining area are setback 3.2m within the cone of vision from the southern boundary with 10 Kingsway. These windows will directly impact the outdoor living area on 10 Kingsway. It is acknowledged that the two adjoining properties are currently under the same ownership and are broadly designed to be used in conjunction with one another. Notwithstanding, it is recommended that a condition be imposed to screen these windows to protect the amenity of 10 Kingsway should the owners decide to sell in the future.

Element 4.12 Landscape Design

The applicant has provided a landscape concept plan prepared by Place Lab. Landscaping is provided within the front setback area which features a reflection pond, native plants and feature pots and decorations. This reflects the front yard typology present within the existing streetscape and enhances local amenity. Landscaping is also provided to the rear of the multiple dwellings and in the courtyard space between the multiple dwellings and single house to provide for an attractive outlook from habitable rooms.

As a concept plan this has been endorsed by the DRP, however it is acknowledged that it includes limited information on plant species, reticulation details and soil depths. The applicant has advised in writing that the minimum soil depths will be in accordance with the requirements of Table 4.12 of the R Codes Volume 2, and that a species list and reticulation details will be provided as part of a comprehensive Landscape Plan, to be submitted for approval by the City, prior to lodgement of the building permit. The applicant has further agreed to include a minimum 50% endemic species. All of the above have been recommended as a condition of approval.



Local Planning Policy 5.10 – Broadway Precinct (LPP 5.10) Street Setback (Carport)

The Acceptable Outcome street setback in the City's LPP 5.10 for lots facing Kingsway is 5m. The bulk of the development achieves the street setback provisions of LPP 5.10 thereby reinforcing and complementing the existing and proposed landscape character of the street. The apartment component is setback over 25m from the street thereby having minimal impact on the existing or proposed streetscape character. The setback to the existing single house is 7.5m.

The development proposes a single carport setback 2m from the primary street. This carport replaces an existing double carport which has a 2.3m street setback to the posts and nil setback to the roof line. The proposed carport is open framed in design allowing views through to the existing dwelling. The pitched roof form complements the existing dwelling. In considering the pre-development condition, the single carport is an improvement to the streetscape as it reduces the width of the frontage taken up by the carport and parking. The inclusion of the carport maintains the single house scale as viewed from the public realm thereby complementing the existing character of the street.

Sustainability

The following sustainability initiatives are incorporated in the development:

- 5kW solar PV array to single house and 10kW solar PV array to apartments.
- A 6.5 Star NatHERS rating for the single house and an average 6 star NatHERS rating for the apartments.
- Infrastructure for future EV charging stations to apartments.
- Waterwise, native plants.
- Natural cross-ventilation.
- Water efficient plumbing fixtures and fittings
- Re-use of existing building materials from partial demolition of single house.

A condition is recommended that requires the implementation of the sustainability initiatives in the sustainable design assessment report prepared by EMERGEN dated received 24 July 2023

Consultation

The application was advertised for a period of 28 days from 20 October 2023 to 17 November 2023 by the following:

At the close of the advertising period, five objections were received.

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



1. **Bulk and Scale – concerns with cumulative impact from surrounding development, and impact on natural light and ventilation to habitable areas.**

The development has a maximum height of three storeys and 10.4m. The proposed height is consistent with the City's Broadway LPP which has an acceptable outcome of 3 storeys and 12m. The proposed plot ratio of 0.53 is less than the acceptable outcome of 0.8. All setbacks meet the element objectives as discussed in this report and ensure that adequate access to light and ventilation is maintained. The locality is expected to undergo a gradual transition to a higher density and scale of development. On balance the development proposes a bulk and scale which is within the expectations of the R60 density code and is supported.

2. **Side and Rear Setbacks do not provide for adequate separation.**

Officers support the proposed side and rear setbacks. Please see the report above for further details.

3. **Visual Privacy – concerns with overlooking to adjoining north, south and east properties.**

Officers support the proposed visual privacy setbacks. Please see the report above for further details.

4. **Insufficient provision of parking**

The proposal meets the acceptable outcomes in relation to both residential and visitor parking. The car parking provision is considered appropriate to the site's location within an Activity Centre and proximity to high frequency bus routes.

5. **Concerns with increase in traffic**

Given that the application is for four new dwellings only, the amount of traffic likely to be generated by the new development is comparatively low, considering the R60 density, and the existing road network is capable of accommodating the increase in vehicle numbers.

6. **Pedestrian safety concerns**

The proposal is designed so that vehicles from the multiple dwellings enter and exit in forward gear. Further Kingsway footpath is located on the opposite side of the road thereby the new crossover should not impact on pedestrian safety.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2022-23 vision and desired outcomes as follows:



Vision **Sustainable and responsible for a bright future**

Pillar Place

Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

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

Decision Implications

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

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

Conclusion

The application for a residential development at 8 Kingsway, Nedlands has been presented for Council consideration due to objections being received. The proposal is considered to meet the key amenity related elements of R-Codes Volumes 1 and 2 and, as such, is unlikely to have a significant adverse impact on the local amenity of the area. The proposal has been assessed and satisfies the design principles of the R-Codes in relation to being consistent with the immediate locality and streetscape character.

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



Further Information

Officers are expecting to receive amended plans for this proposal, which will result in an alternative officer recommendation being provided. This information has not been provided in time to incorporate into the agenda.

Question / Request

Councillor Hodsdon – Could an amendment for an additional condition be drafted that should the limestone wall be removed that it be reinstated of the same material and height?

Officer Response

The limestone wall is a dividing fence which falls under the jurisdiction of the Dividing Fences Act 1961. The enforcement of particular materials or height of a dividing fence is not currently covered by any local planning instruments and are generally considered to be civil matters between owners.

Should Council wish to impose a condition, wording is provided as follows:

Add condition 19 as follows:

19. In the event that the limestone wall between 6 Kingsway and 8 Kingsway is removed during construction, it shall be reinstated in the same material and height as the existing wall prior to occupation.

Question / Request

Councillor Smyth – could an amendment be drafted to provide a modified condition 7 that allows the screening to be installed should the two properties be separately owned?

Officer Response

The City has discretion in whether it chooses to enforce compliance with planning conditions, and this generally comes about as a result of the complaints process. The existing condition will not be enforced unless the current or future owners of 10 Kingsway request it.

Should Council wish to impose a specific condition, suggested wording is as follows:

Amend condition 7 to read:

7. In the event that 8 Kingsway and 10 Kingsway change to separate ownership, the kitchen and dining room windows located on the south elevation on the approved plans shall be screened in accordance with the Residential Design Codes by either;
 - a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or
 - b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or
 - c. a minimum sill height of 1.6 metres above the finished floor level; or
 - d. an alternative method of screening approved by the City of Nedlands.



The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

Question / Request

Councillor McManus – could the boundary trees at the rear be retained?

Officer Response

The applicant has stated an intention to remove them and there has been no arborist report or otherwise investigating whether they can be retained considering the existing footprint of the development. However, as it is a multiple dwelling, it is subject to an assessment under Element Objective O3.3.1 of the R-Codes Volume 2, which talks about site planning which “maximises retention of existing healthy and appropriate trees”. As such, the trees could be conditioned to be retained.

Should Council wish to include a condition, an additional condition 19 is provided as follows:

19. The existing *Prunus Nigra* (Canadian Plum) trees on the east of the site are to be protected during demolition and construction, and retained at all times to the satisfaction of the City.

An alternative to keeping the existing trees would be the planting prior to occupation of sufficiently mature trees of a species that will provide the same screening function as the current trees. Should Council consider this appropriate, an alternative Condition 19 is provided as follows:

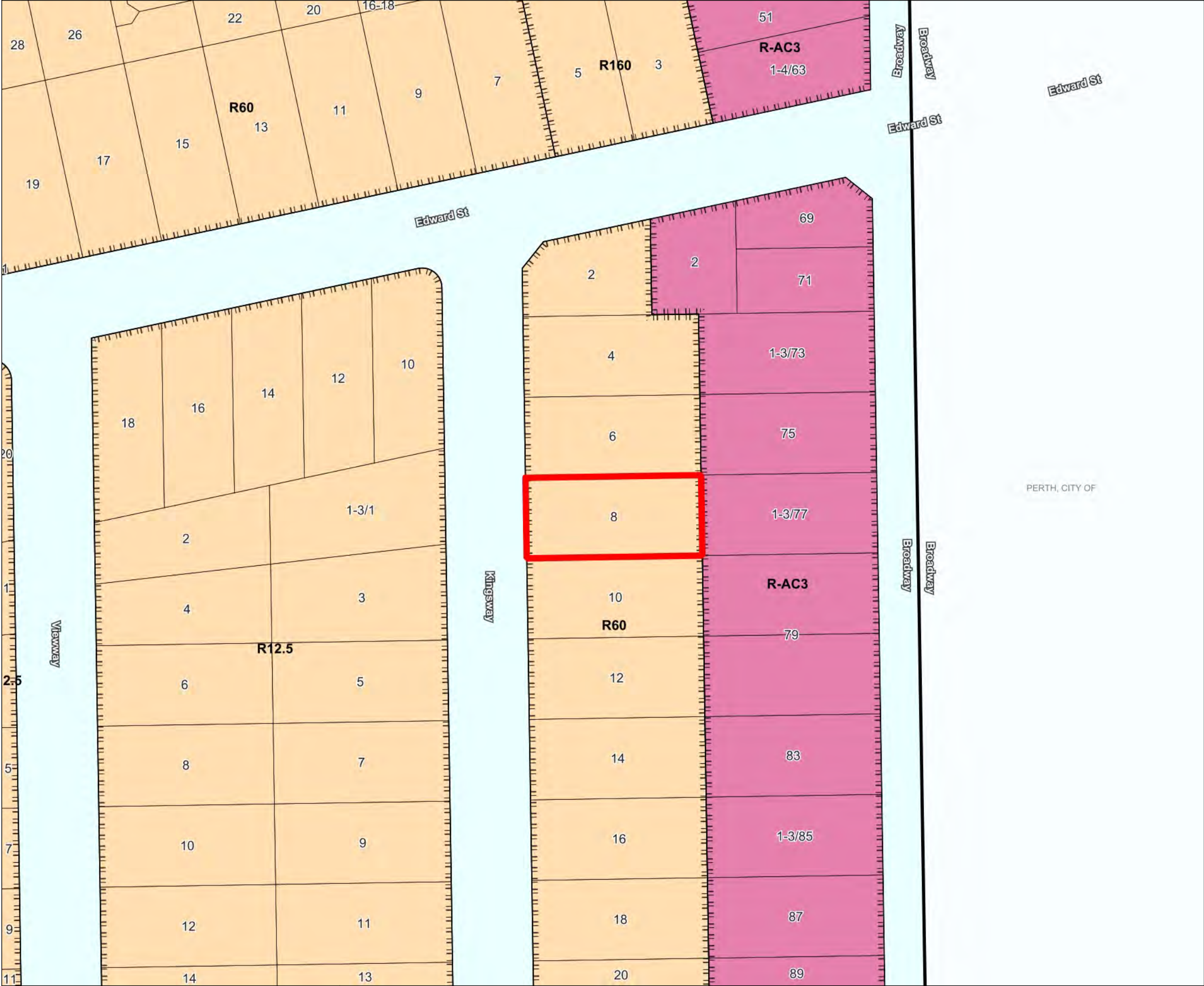
19. Planting prior to occupation of suitable screening vegetation along the eastern boundary of the site to provide a visual buffer to the properties to the east and to reduce the presence of building bulk from the development when viewed from the east. Such landscaping is to be maintained at all times to the satisfaction of the City of Nedlands.

Question / Request

Mayor Argyle – can mediation be organised with both parties re 3 m setbacks?

Officer Response

A meeting was held on the afternoon of Monday 19 February 2024. The mediation resulted in the proponent agreeing to investigating retention and/or relocation of several of the plum trees in the rear, which will likely require an arboricultural report. The proponent has also agreed to shorten the depth of bedroom 1 in Units 2 and 4 by 200mm in order to increase the rear setback. Any amended plans or reports to come out of this will be provided to Council under separate cover prior to the Council meeting.



- Labels
 - House Numbers
 - Road Names
- Boundaries
 - Nedlands LGA Boundary
 - Surrounding LGAs
- LPS3 RCodes
- Property Boundaries
- LPS3 Zones
 - Local Centre
 - Mixed Use
 - Residential



The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

8 Kingsway Zoning Map

19/01/2024

1:1000



KINGSWAY
8 KINGSWAY, NEDLANDS



- ARCHITECTURAL SET -

A000	Cover Sheet
A001	Site Context
A002	Site Plan
A003	Ventilation, Solar Analysis & Overshadowing Diagrams
A005	Demolition Plan
A099	Lower Ground Plan
A100	Ground Floor Plan
A101	First Floor Plan
A105	Roof Plan
A300	Elevations & Section
A301	Elevations & Section



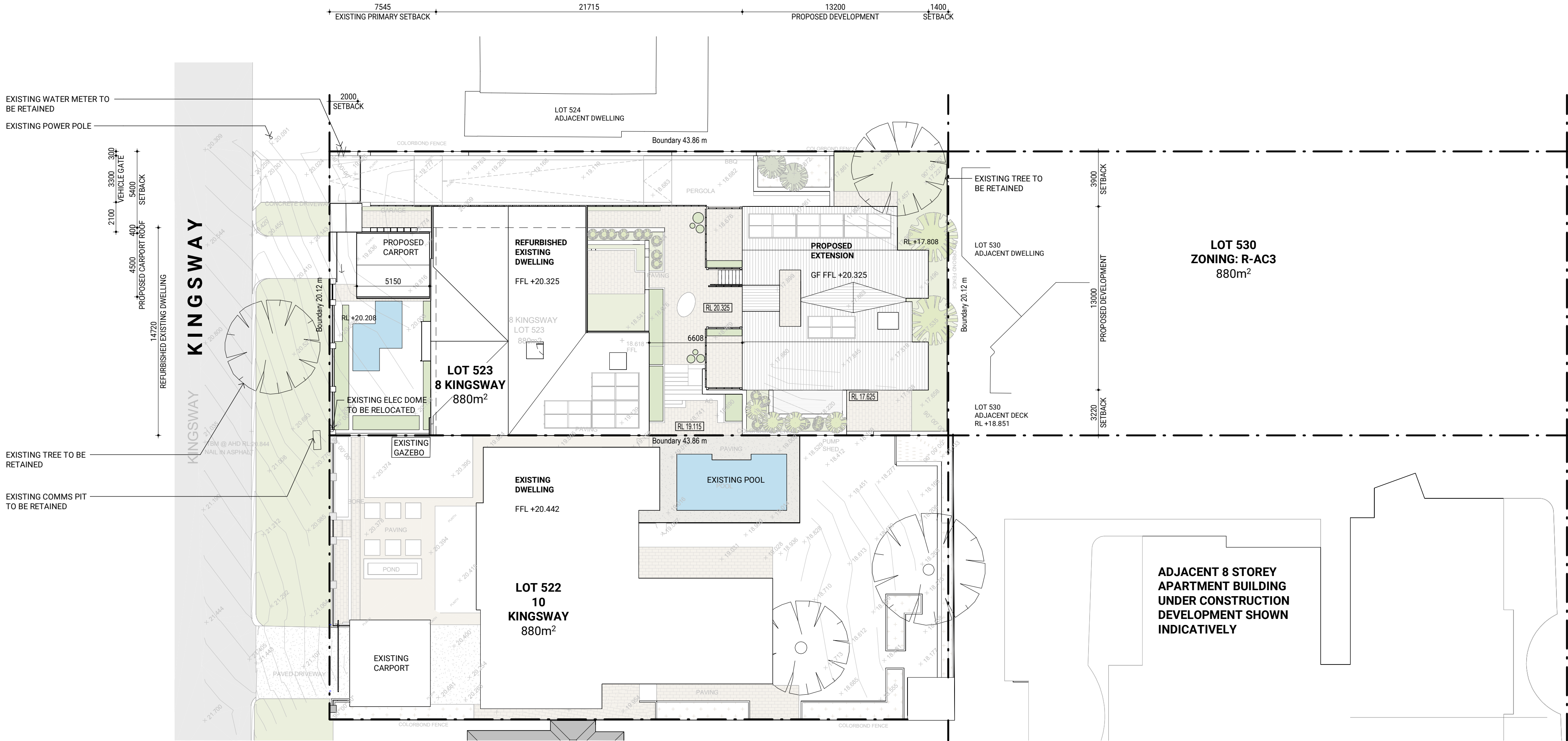
LOCATION PLAN



KINGSWAY STREET ELEVATION

SITE CONTEXT





PLANNING BRIEF
ADDRESS 8 KINGSWAY, NEDLANDS
LOCAL AUTH. CITY OF NEDLANDS
ZONING R60
LPS CITY OF NEDLANDS LOCAL PLANNING SCHEME NO. 3
HEIGHTS 3 STOREYS PERMITTED
SETBACKS PRIMARY - 2m, SIDE - 3m, REAR - 3m

GENERAL PROVISIONS
8 KINGSWAY
LOT SIZE TOTAL 880sqm
DWELLING MIX PROVIDED: 2 BED - 5
PLOT RATIO PERMITTED 704sqm (0.8)
PLOT RATIO PROPOSED 452sqm (0.51)

AREA	MAIN HOUSE				TOTAL
	148	63	65	63	
G	1	1	1		3
1				1	2
TOTAL	1	1	1	1	5
TOTAL AREA	148	63	65	65	401

RESIDENTIAL DWELLING SCHEDULE

NOTE:
AREAS SHOWN ARE STRATA AREAS (TO
INSIDE OF EXTERIOR WALL)

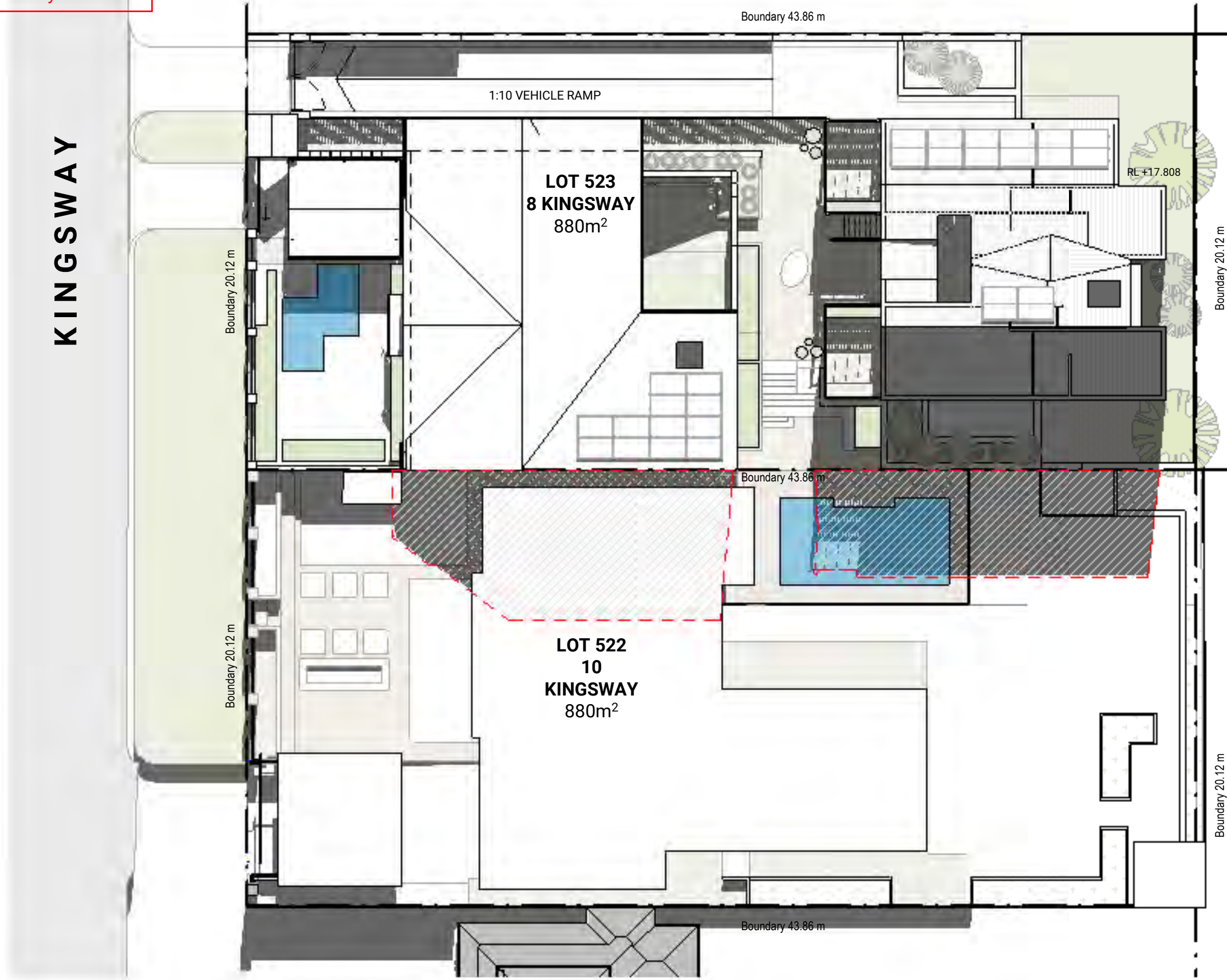
LANDSCAPING
COMMUNAL OPEN SPACE NOT REQUIRED (<10 DWELLINGS)
52sqm PROVIDED

REFER ALSO LANDSCAPE AREA CALCULATIONS ON LANDSCAPE DRAWINGS

CAR & BICYCLE PARKING
LOCATION A (HIGH FREQUENCY BUS ROUTE)
RESIDENTS: 1 CARBAY/2+ BED UNIT
VISITORS: 1 CARBAY/4 UNITS (UP TO 12 UNITS)
BICYCLE SPACES RESIDENTS: 0.5/UNIT, VISITORS: 1/10 UNITS

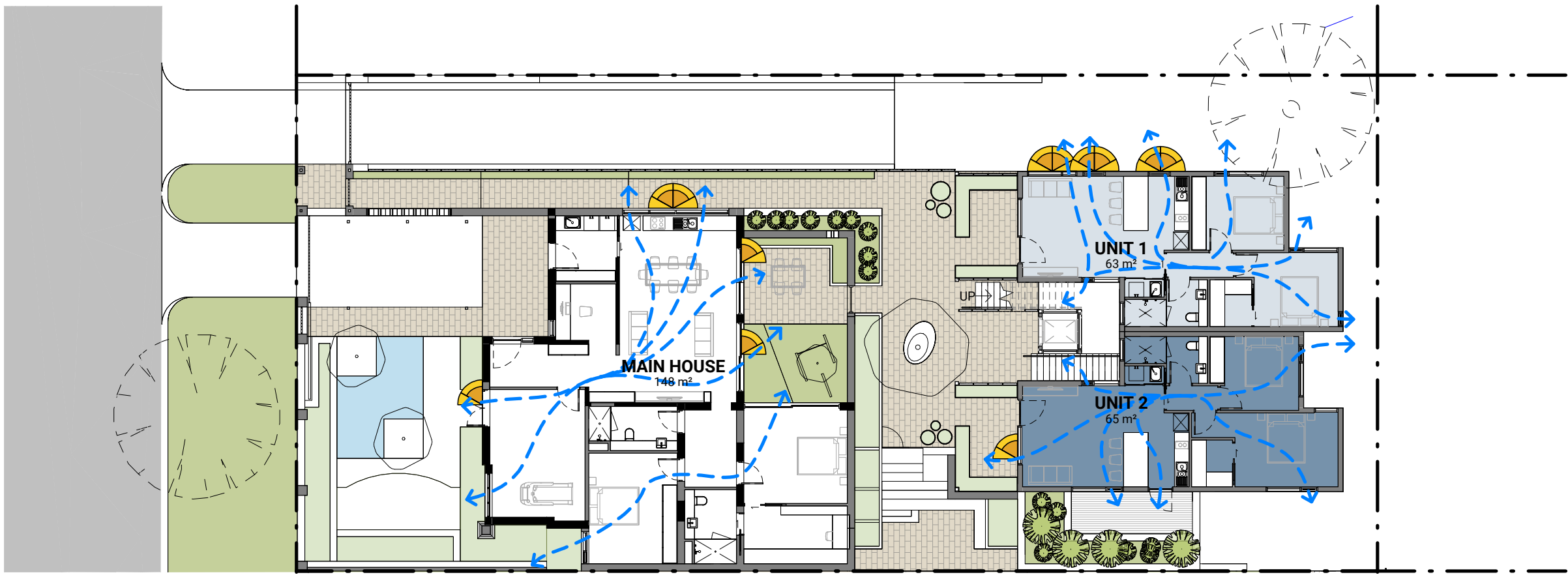
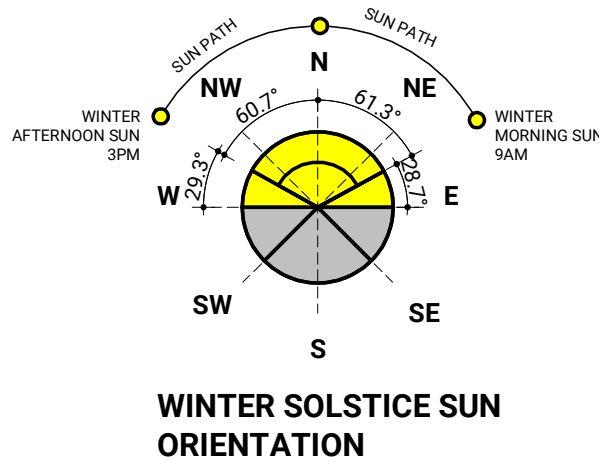
8 KINGSWAY PARKING REQD 5 RESIDENT BAYS, 2 VISITOR BAYS = 7 BAYS TOTAL
8 KINGSWAY PARKING PROVIDED 7 BAYS
8 KINGSWAY BICYCLE SPACES 4 SPACES REQD, 4 SPACES PROVIDED

1 Proposed Site
1:200

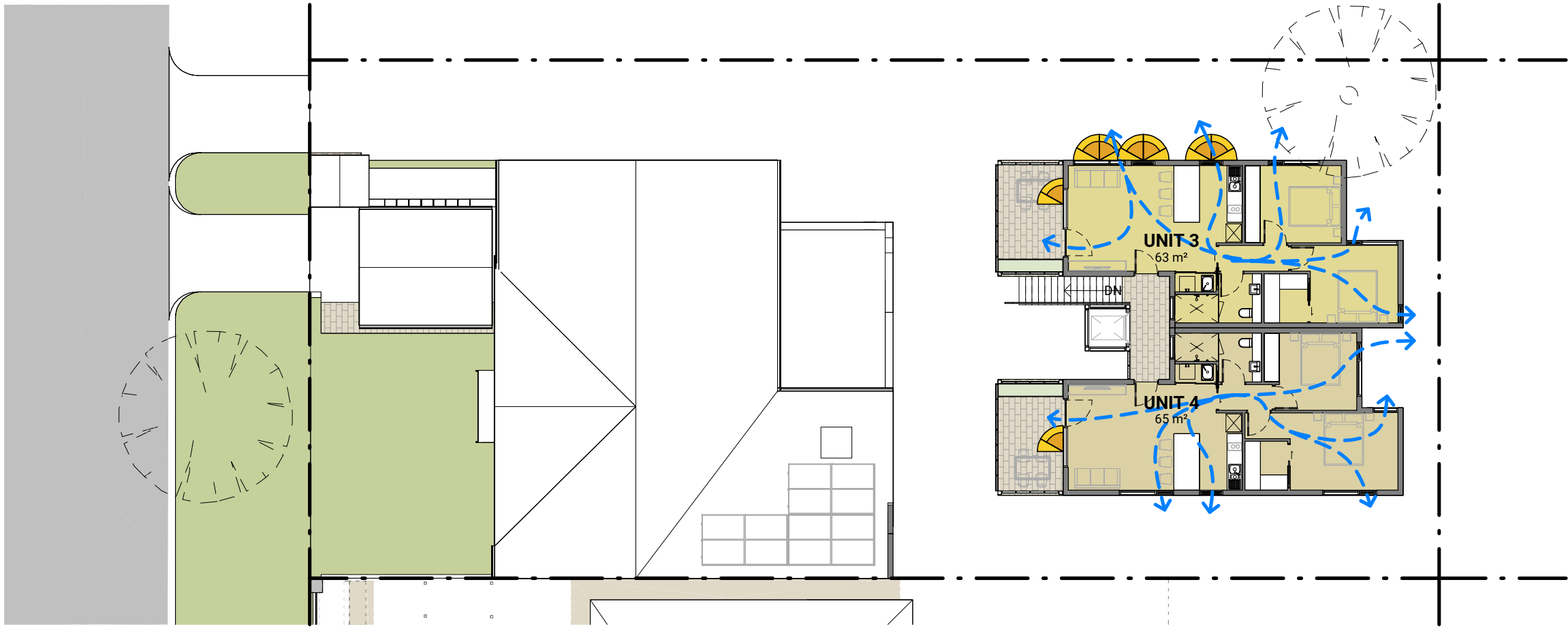


OVERSHADOWING:
APPROX. SHADOW CAST AT MIDDAY 21 JUNE FROM LOT 523 (8 KINGSWAY) ONTO
ADJOINING LOT 522 (LOT 10) ILLUSTRATED
50% OVERSHADOWING OF ADJOINING PROPERTY SITE AREA PERMITTED (R60)
SHADOW CAST APPROX. 174sqm (20% OF 880sqm LOT 10 SITE AREA)

1 **OVERSHADOWING DIAGRAM**
1:200



2 **GROUND - VENTILATION & SOLAR ACCESS**
1:200



3 **FIRST FLOOR - VENTILATION & SOLAR ACCESS**
1:200

CROSS VENTILATION SUMMARY

UNIT NUMBER	FLOOR	ASPECT	CROSS-VENTILATION
MAIN HOUSE	GROUND	TRIPLE	ACHIEVED
UNIT 01	GROUND	DUAL	ACHIEVED
UNIT 02	GROUND	TRIPLE	ACHIEVED
UNIT 03	LEVEL 01	TRIPLE	ACHIEVED
UNIT 04	LEVEL 01	TRIPLE	ACHIEVED

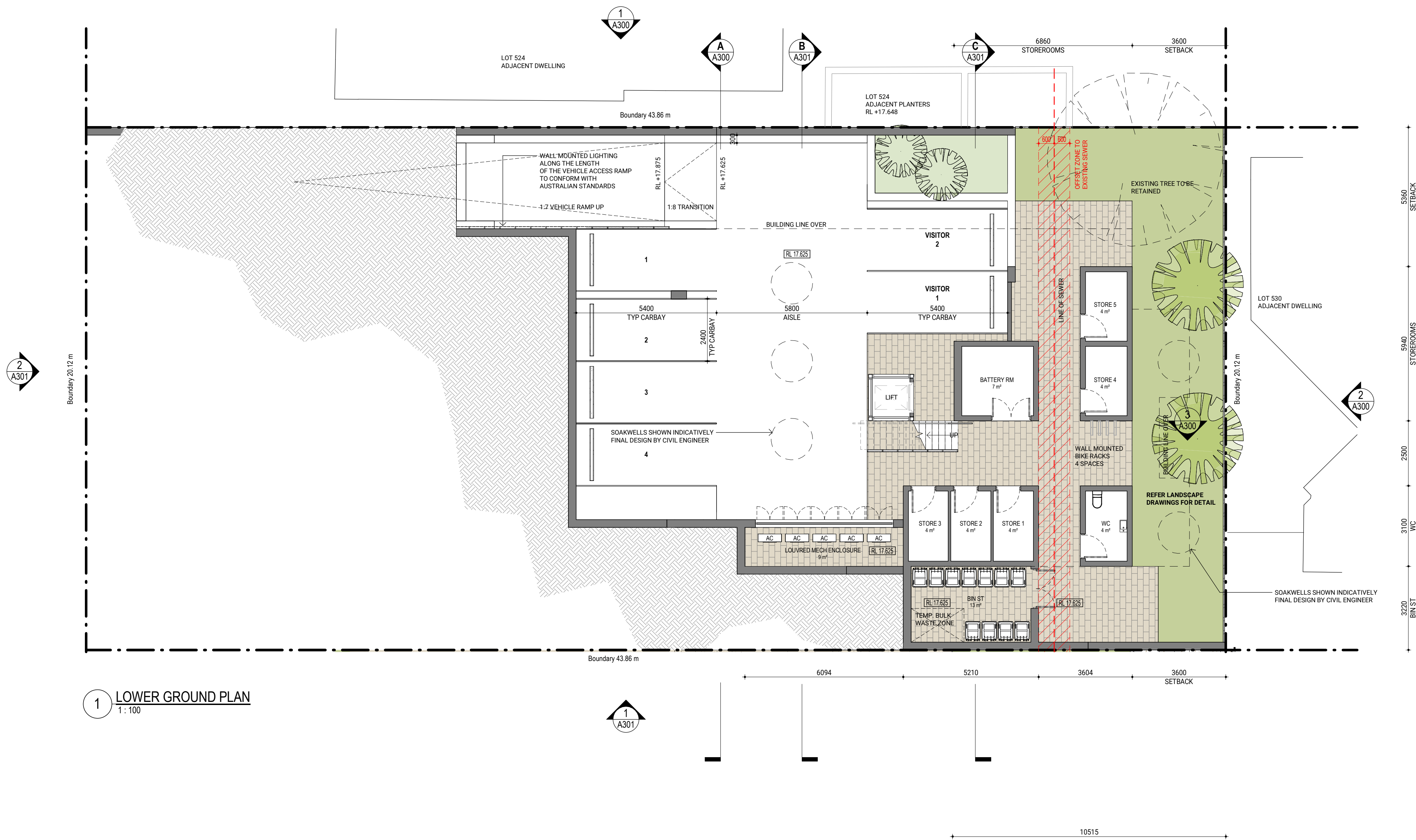
100% OF DWELLINGS ARE CAPABLE OF BEING NATURALLY
CROSS VENTILATED IN ALL STOREYS OF THE DEVELOPMENT
(MIN. 50% AS PER 4.2 NATURAL VENTILATION ACCEPTABLE
OUTCOMES IN SPP 7.3 RESIDENTIAL DESIGN CODES VOL 2
APARTMENTS).
THE DEVELOPMENT IS CONSIDERED TO COMPLY.

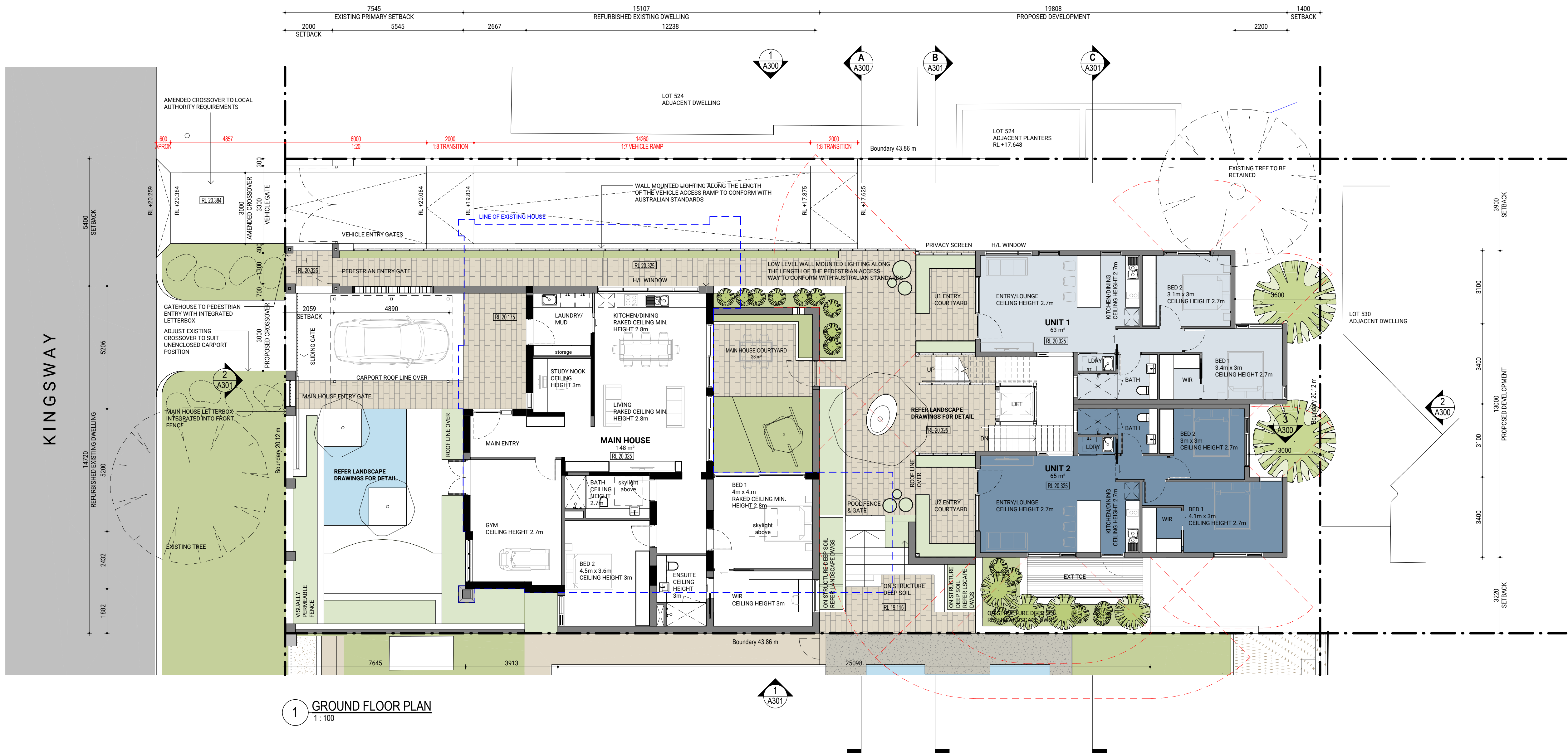
HOURLY SOLAR ACCESS ANALYSIS SUMMARY

UNIT NUMBER	FLOOR	HOURS	SOLAR ACCESS
MAIN HOUSE	GROUND	5-6	PASS
UNIT 01	GROUND	5-6	PASS
UNIT 02	GROUND	2-3	PASS
UNIT 03	LEVEL 01	5-6	PASS
UNIT 04	LEVEL 01	2-3	PASS

100% OF DWELLINGS HAVE LIVING ROOMS AND PRIVATE
OPEN SPACE THAT OBTAIN AT LEAST 2 HOURS DIRECT
SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE (MIN. 70%
AS PER 4.1 SOLAR AND DAYLIGHT ACCESS ACCEPTABLE
OUTCOMES IN SPP 7.3 RESIDENTIAL DESIGN CODES VOL 2
APARTMENTS).
THE DEVELOPMENT IS CONSIDERED TO COMPLY.



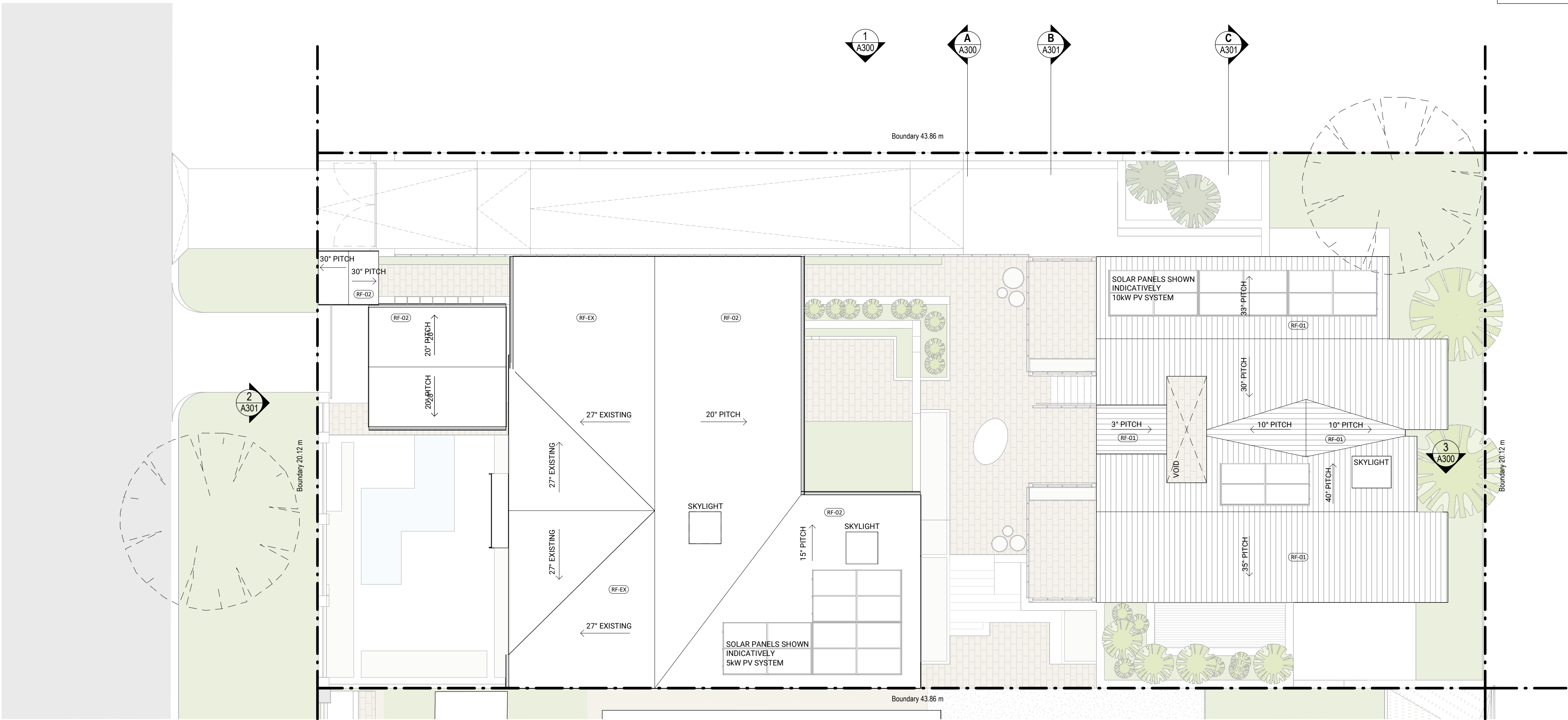




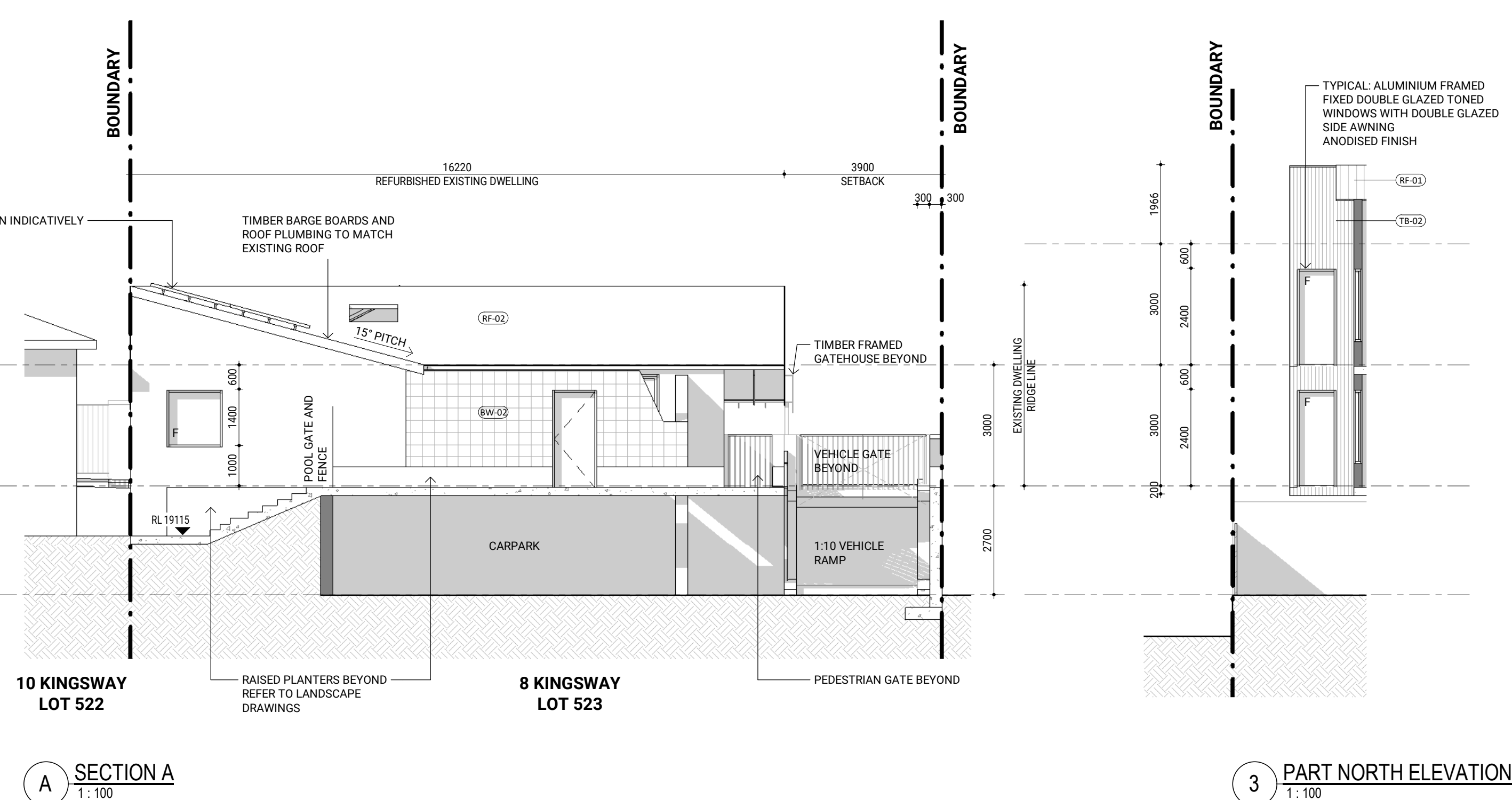
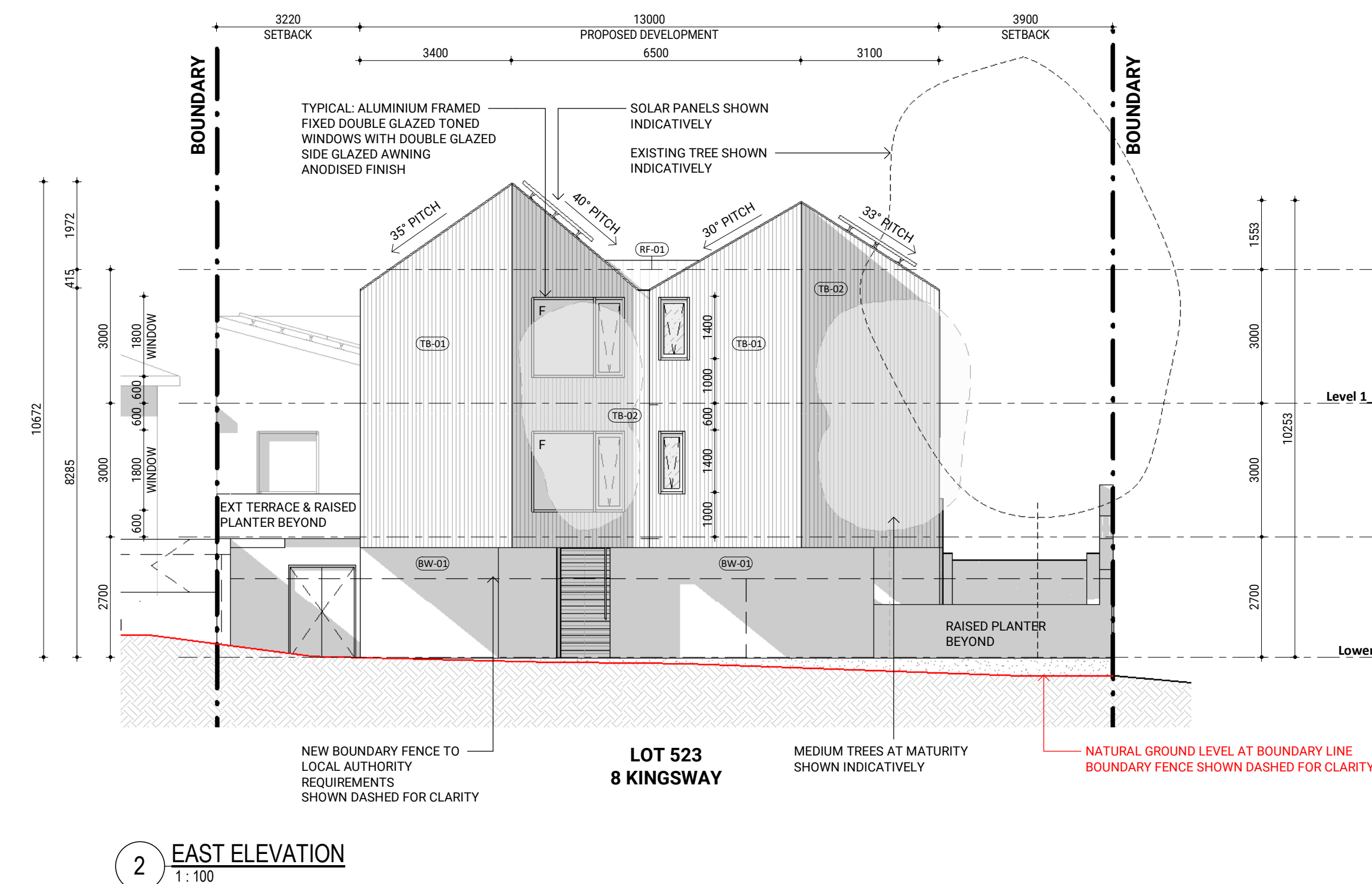
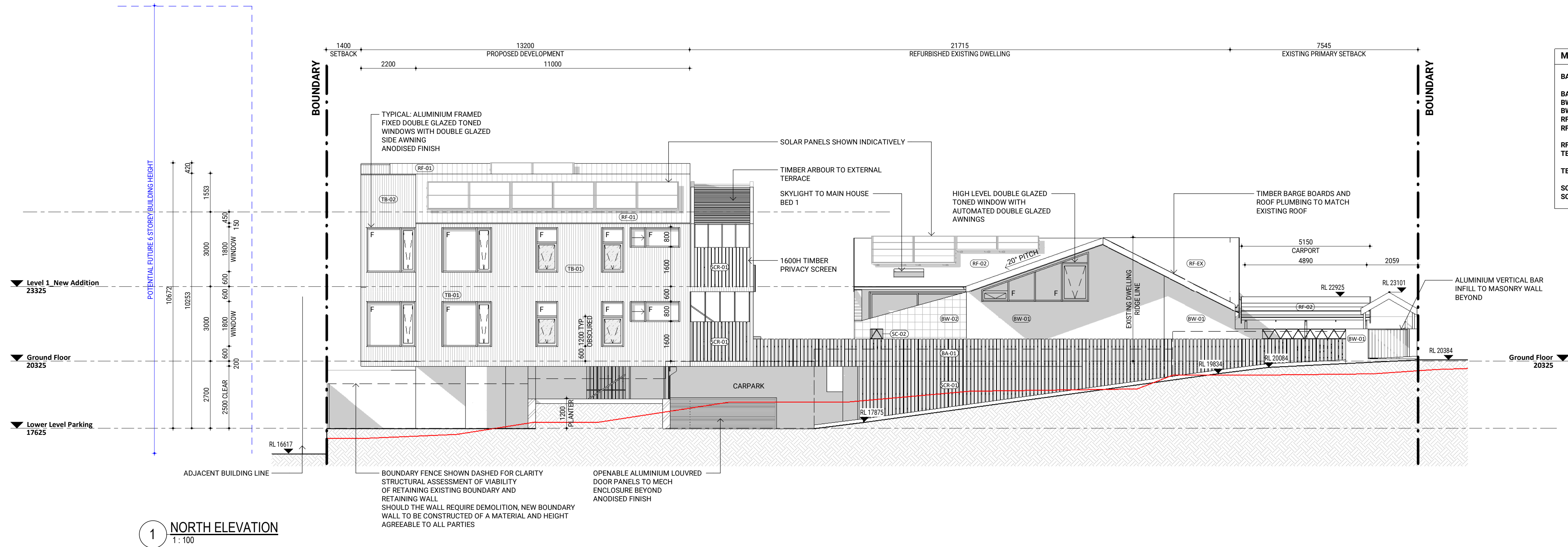
City of Nedlands
Plans Received
6 February 2024



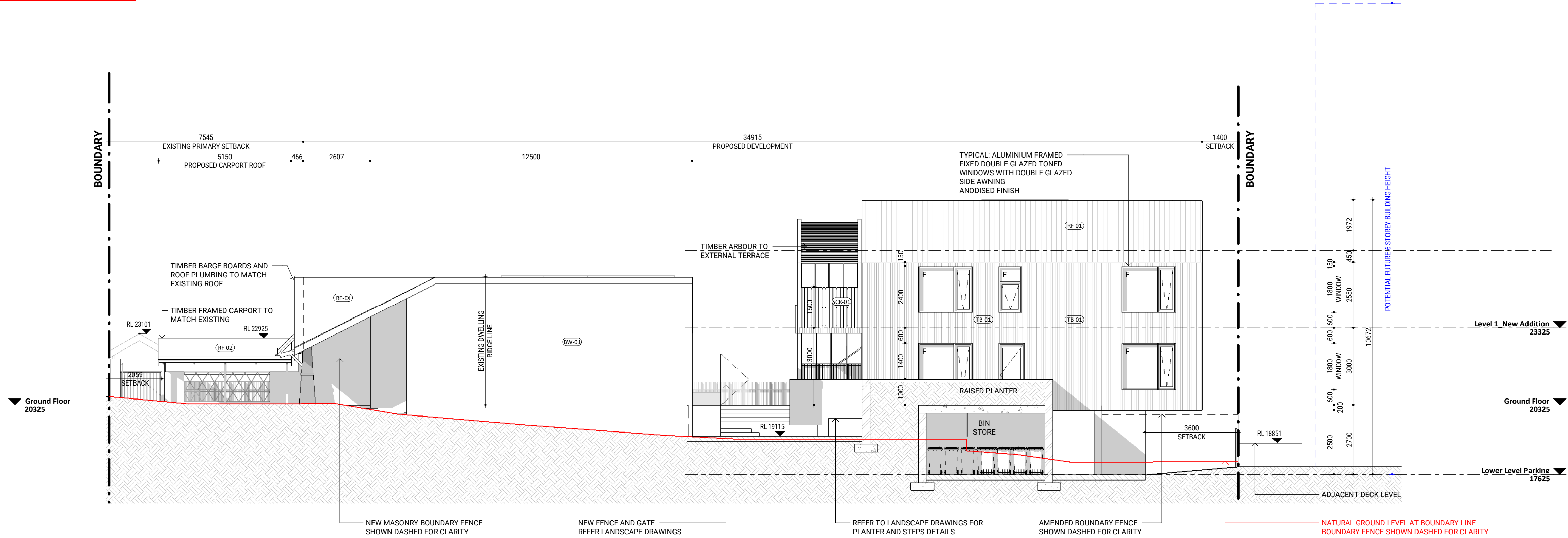
MATERIAL LEGEND	
BA-01	VERTICAL FIXED TIMBER BOARD BALUSTRADE WITH MAX 125MM SPACING. TIMBER SPECIES TBC
BA-02	GLAZED POOL FENCE AND SWING DOOR TO AS1926.1 REQUIREMENTS
BW-01	MASONRY WALL WITH RENDER TO EXT FACE. FINISH TO MATCH EXISTING
BW-02	MASONRY WALL WITH RECYCLED TERRACOTTA ROOF TILE FIXED TO WALL
RF-01	PROFILED METAL ROOF SHEETINGS ZINCALUME FINISH
RF-02	TERRACOTTA ROOF TILE. RE-USE REMOVED ROOF TILES WHERE POSSIBLE
RF-EX	FINISH TO MATCH EXISTING NO. 8 ROOF TILE
TB-01	EXISTING TERRACOTTA ROOF TILE
TB-02	TIMBER BOARD CLADDING WITH SHIPLAP JOINTS - TYPE 1. VERTICAL DIRECTION. TIMBER SPECIES TBC
SCR-01	TIMBER BOARD CLADDING WITH SHIPLAP JOINTS - TYPE 2. VERTICAL DIRECTION. TIMBER SPECIES TBC
SCR-02	VERTICAL FIXED TIMBER BOARD PRIVACY SCREEN. TIMBER SPECIES TBC
	RECYCLED TERRACOTTA ROOF TILED SCREEN & GATE



1 ROOF PLAN
1:100

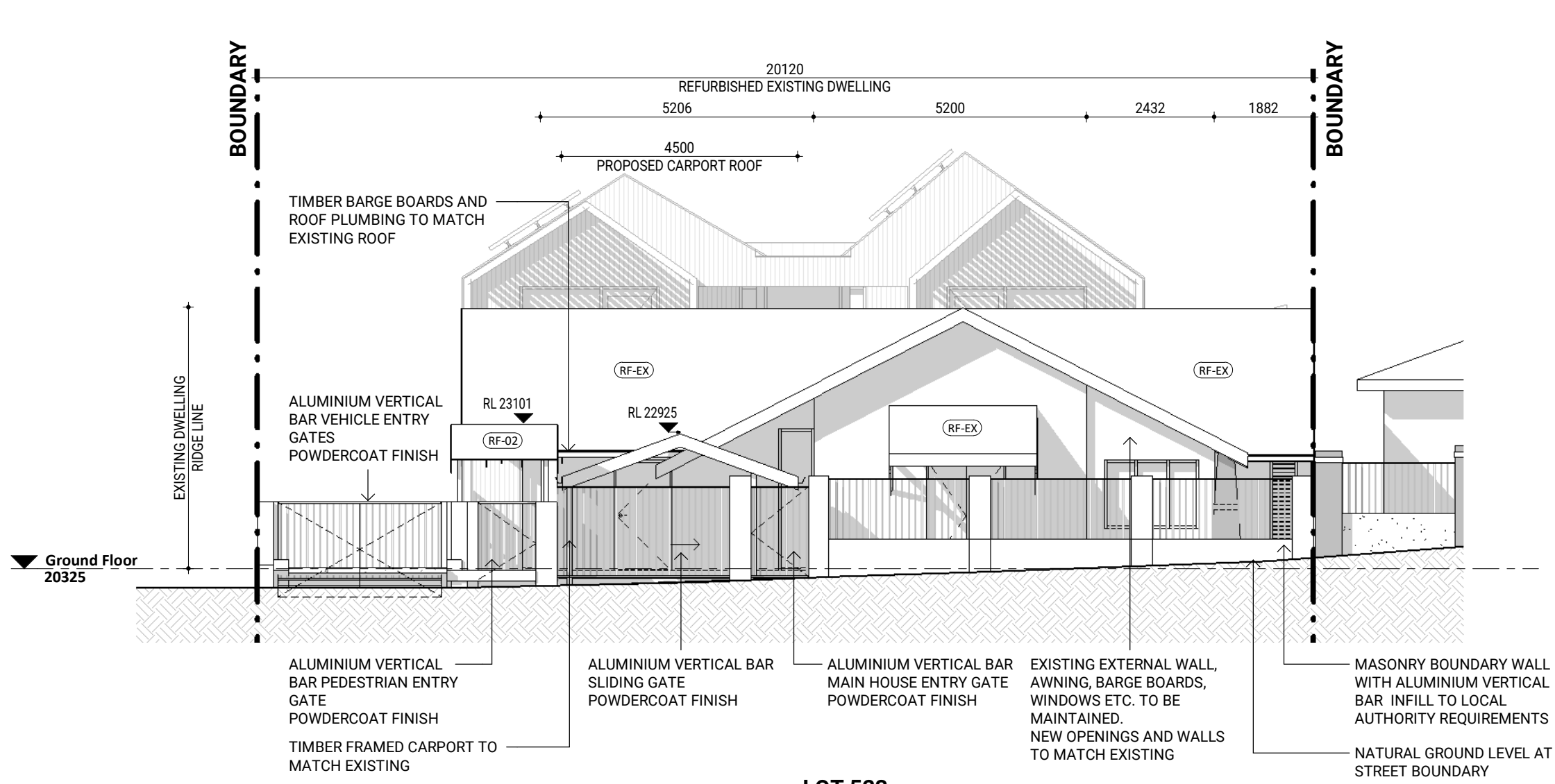


3 PART NORTH ELEVATION
1:100

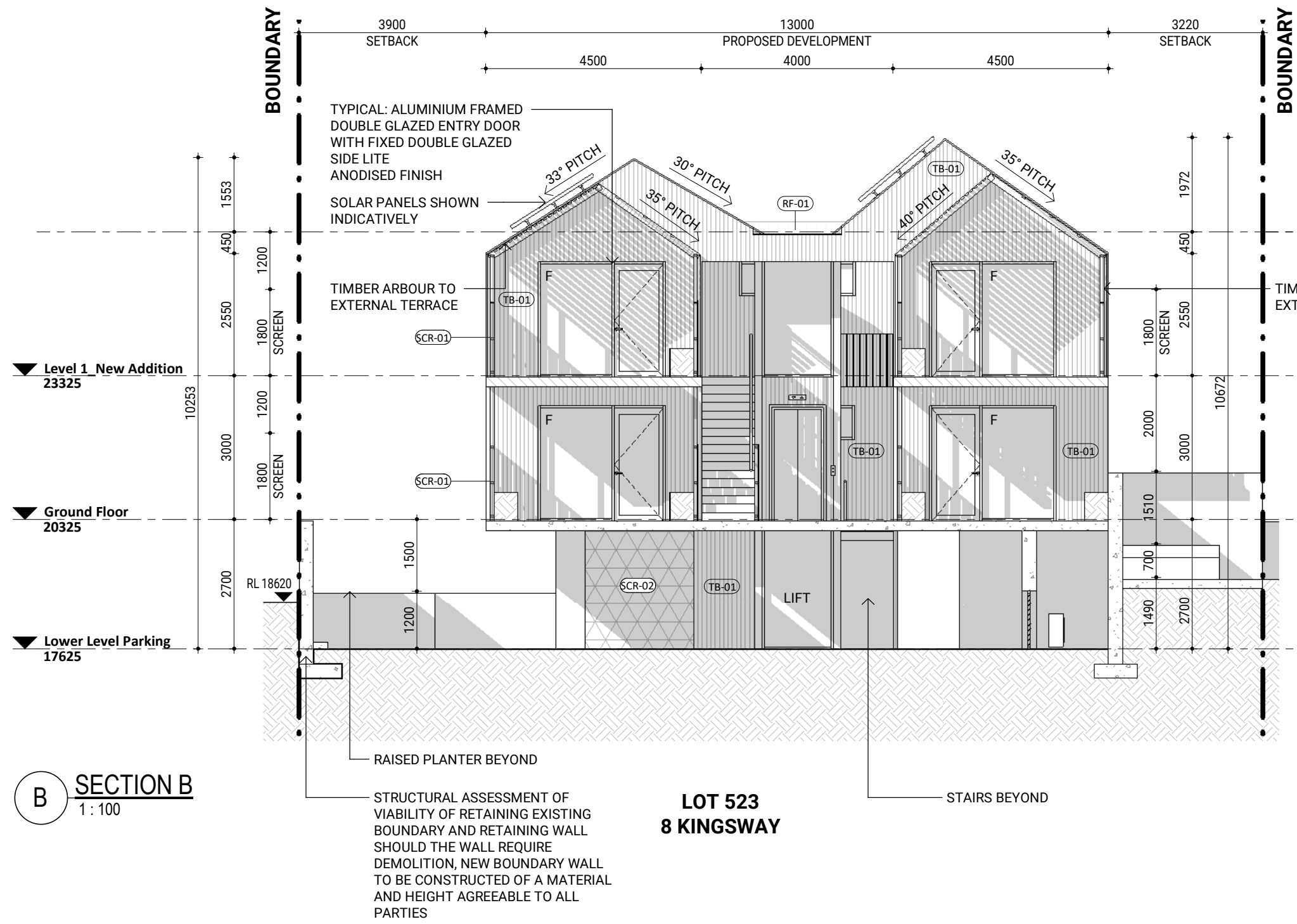


MATERIAL LEGEND	
BA-01	VERTICAL FIXED TIMBER BOARD BALUSTRADE WITH MAX 125MM SPACING. TIMBER SPECIES TBC
BA-02	GLAZED POOL FENCE AND SWING DOOR TO AS1926.1 REQUIREMENTS
BW-01	MASONRY WALL WITH RENDER TO EXT FACE. FINISH TO MATCH EXISTING
BW-02	MASONRY WALL WITH RECYCLED TERRACOTTA ROOF TILE FIXED TO WALL
RF-01	PROFLED METAL ROOF SHEETING. ZINCALUME FINISH
RF-02	TERRACOTTA ROOF TILE. RE-USE REMOVED ROOF TILES WHERE POSSIBLE. FINISH TO MATCH EXISTING NO. 8 ROOF TILE
RF-EX	EXISTING TERRACOTTA ROOF TILE
TB-01	TIMBER BOARD CLADDING WITH SHIPLAP JOINTS - TYPE 1. VERTICAL DIRECTION. TIMBER SPECIES TBC
TB-02	TIMBER BOARD CLADDING WITH SHIPLAP JOINTS - TYPE 2. VERTICAL DIRECTION. TIMBER SPECIES TBC
SCR-01	VERTICAL FIXED TIMBER BOARD PRIVACY SCREEN. TIMBER SPECIES TBC
SCR-02	RECYCLED TERRACOTTA ROOF TILED SCREEN & GATE

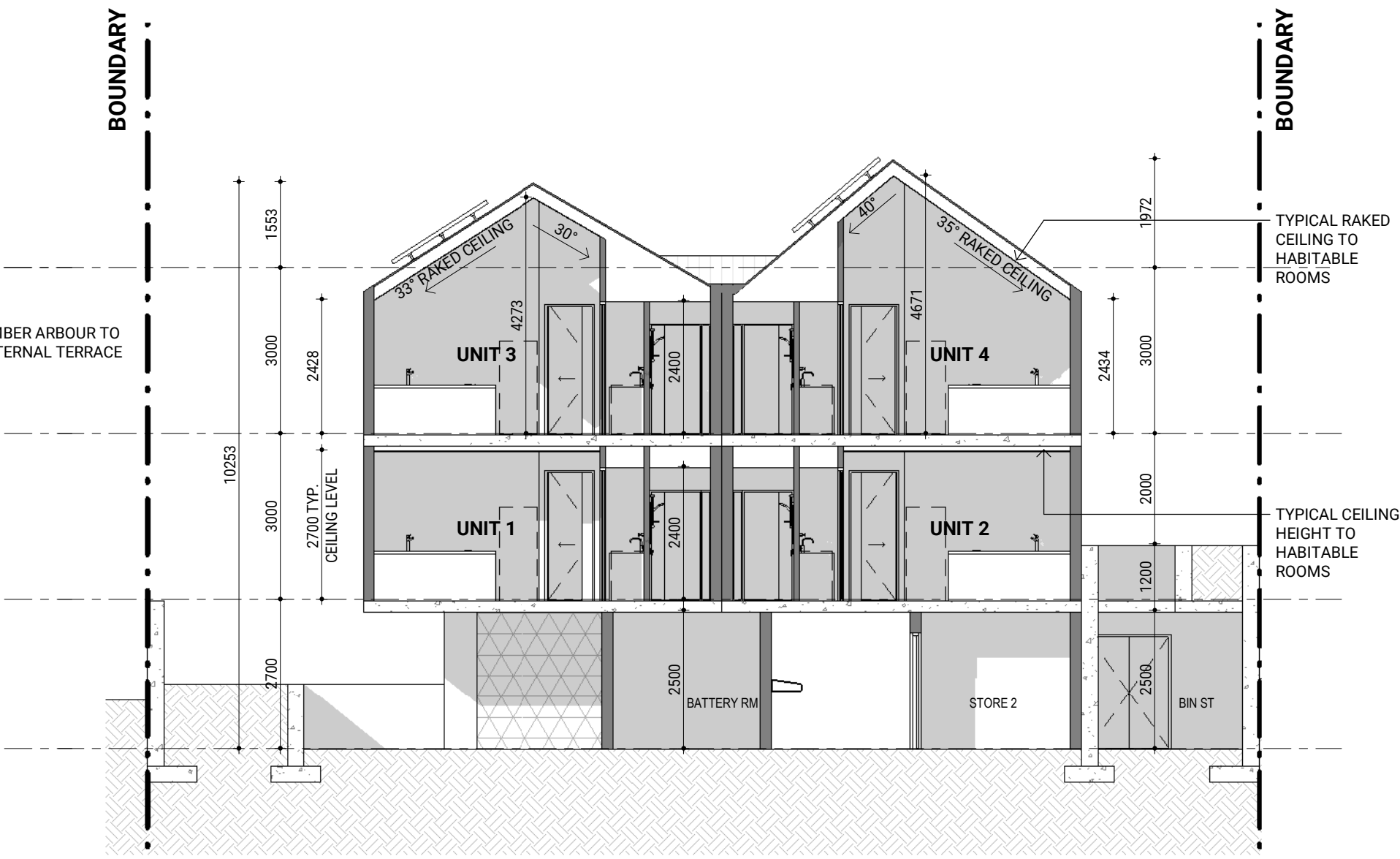
1 SOUTH ELEVATION
1:100



2 WEST ELEVATION
1:100



B SECTION B
1:100



C SECTION C
1:100

Attachment 3: 8 Kingsway, Nedlands – R-Codes Volume 2 Assessment – Four Multiple Dwellings and Additions and Alterations to a Single House – DA23-88048

ELEMENT 2.2 BUILDING HEIGHT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	The development satisfies acceptable outcome A2.2.1. (As amended by LPP 5.10). Table 2.1 of R Codes Vol 2 identifies a height of 3 storeys for an R60 coding. Table 2.2 identifies a height of 12 metres for a 3 storey building. The maximum height of the proposed development is 10.6m and is therefore within the desired future scale. The proposed new development multiple dwelling building is to be located behind the existing dwellings (which are to be retained and modified).	<p>Objective achieved</p> <p>The Acceptable Outcomes under the City's LPP 5.10 for an R60 site is three storeys and a 12m indicative building height.</p> <p>This proposal is three storeys with a maximum height of 10.4m above natural ground level at the highest point, which is to the top of the pitched roof. This is based on the roof RL 28.225 and the natural ground level directly below of RL 17.818.</p> <p>The height is contained within the expected building envelope and responds to the future scale and character of the R60 coding.</p>
O2.2.2 – The height of buildings within a development responds to changes in topography.	The site is sloping in nature with the highest point being at the road level and the lower portion of the site being to the rear. The proposal introduces a lower ground level for parking and storage and thus responding to the changes in topography.	<p>Objective achieved</p> <p>The site features a significant slope of 3.2m from west to east (20.42 – 17.22). The proposed development steps down to respond to this natural slope via the use of undercroft style parking and services at the lowest side of the site (east) with habitable space above. The development minuses the need for excessive site works.</p>
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	The proposal incorporates landscaped spaces at the ground level. The roof from presents various pitched elements to create visual interest, noting that building height is compliant, as per LPP 5.10.	<p>Objective achieved</p> <p>The development incorporates a pitch gable roof design to be responsive to the pattern of development of the surrounding area, which typically exhibits pitched roofs. No communal open space is proposed on the roof. Refer to 4.11 Roof Design.</p>
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	The overshadowing from the proposed development is fully compliant and the positioning of the multiple dwellings to the rear of the site respects the habitable space within the adjoining property to the south.	<p>Objective achieved</p> <p>The shadow from the proposal is significantly under the 50% acceptable outcome as per 3.2 Orientation and is considered to adequately recognises the need for</p>

		daylight and solar access to adjoining and nearby residential development.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.		Refer to Local Planning Framework Assessment.
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Local Planning Policy 5.10 Broadway Precinct Maximum 3 Storeys (12m) Proposed: 3 Storeys / 10.4m to top of pitch (28.225 – 17.818)	

ELEMENT 2.3 STREET SETBACKS		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	<p>The development satisfies acceptable outcome A2.3.1. The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The impact of the multiple dwelling proposal on the streetscape is consequently negligible. Modification is proposed to the dwelling at 8 Kingsway with the minimum front setback to the dwelling not changing from the existing 7.5 metres. Table 2.1 of R Codes Vol 2 identifies a minimum primary street setback of 2 metres. The setback from the primary street boundary to the pillars of the existing double carport on 8 Kingsway is 2.2 metres. The application proposes to demolish the existing carport at 8 Kingsway and replace it with a single carport structure and the setback to the pillars of the proposed relocated carport is 2.1m, satisfying the acceptable outcome front setback. The proposal retains a spacious front yard to 8 Kingsway and the proposed replacement carport structure is similar in setback and scale to a number of other carports within Kingsway. With the front elevation of 8 Kingsway being retained and the carport being reduced down to a single carport, the setback of the development reinforces the</p>	<p>Objective achieved</p> <p>The Acceptable Outcomes under the City's LPP 5.10 for lots facing Kingsway is 5m. The bulk of the development achieves the street setback provisions of LPP 5.10 thereby reinforcing and complementing the existing and proposed landscape character of the street. The apartment component is setback over 25m from the street thereby having minimal impact on the existing or proposed streetscape character.</p> <p>The development proposes a single carport setback 2m from the primary street. This carport replaces an existing double carport which has a 2.3m street setback to the posts and nil setback to the roof line. The proposed carport is open framed in design allowing views through the existing dwelling. The pitched roof form complements the existing dwelling. In considering the pre-development condition the single carport is an improvement to the streetscape as it reduces the width of the frontage taken up by car parking. The inclusion of the carport maintains the single house scale as viewed from the public realm</p>

	spacious open streetscape nature and complements the existing and proposed landscape character. Street setbacks to the dwellings are being maintained and are compliant with LPP 5.10.	thereby complementing the existing character of the street.
O2.3.2 – The street setback provides a clear transition between the public and private realm.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The spacious front setbacks to the dwellings, and the open style front fences proposed, create a clear transition between the public and private realm.	Objective achieved The setback of the front house and carport are consistent a single house typology and the established streetscape character, and provide a clear transition between the public and private realms. The proposed apartments are setback over 25m from the street behind the main existing dwelling thereby having minimal impact on the streetscape.
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The multiple dwellings do not directly front the street. Visual privacy to the retained dwelling is achieved.	Objective achieved The proposed apartments are setback over 25m from the street behind the main existing dwelling. This setback ensures a sufficient level of privacy for residents.
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. Notwithstanding, the proposed level 1 apartments will have distant visibility to the street beyond the roofline of the single storey dwelling. The dwelling at 8 Kingsway will have passive surveillance of the street from the windows on the front elevation, particularly the window to the gym.	Objective achieved The street elevation of the front dwelling proposes major openings from the study and gymnasium which provides for an uninterrupted visual outlook and adequate opportunities for passive surveillance.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument.	Refer to Local Planning Framework Assessment.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Local Planning Policy 5.10 Broadway Precinct Minimum Street Setback of 5m to Single House 7.5m setback proposed to front dwelling. 2.0m setback proposed to carport. >25m setback proposed to multiple dwellings	

ELEMENT 2.4**SIDE AND REAR SETBACKS**

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.</p>	<p>LPP 5.10 stipulates a minimum side setback requirement of 3m (consistent with Table 2.1) and a minimum rear setback of 2m, average of 4m. The application proposes a minimum side setback of 3.9m (north), compliant with LPP 5.10.</p> <p>In relation to the multiple dwellings, the application proposes setbacks as follows:</p> <ul style="list-style-type: none"> • Lower ground – minimum of 3.6m and achieving an average of 4 metres; • Ground Floor and first floor - a minimum rear setback of 1.4m with elements set back 3m and 3.6m, which does not meet the minimum or average setback requirements of LPP 5.10. <p>However, the proposed multiple dwellings are located adjacent to the rear of a grouped dwelling site to the east where the closest dwelling is within 900mm of the rear boundary, presenting a wall without major openings. As a result, a portion of the proposed rear elevation will align with the roof of the closest grouped dwelling and therefore not impact habitable space or major openings. Additionally, the proposed rear elevation has been stepped back to a 3m setback where it aligns with open space within the adjoining lot to protect the neighbour's amenity. It is noted that no overshadowing of the lot to the east will occur as a result of this proposal. The development satisfies the acceptable outcomes of A2.4.1 in relation to the southern side boundaries as this setback is greater than 3 metres.</p> <p>Assessment under A2.4.2 (other element objectives) is provided under the relevant sections. The element objective is satisfied as it is considered that there is adequate separation to all adjoining properties, with a varying setback to 77 Broadway, located to the rear of the subject site and setbacks satisfy the acceptable outcomes for both side boundaries.</p>	<p>Objective achieved</p> <p>The side setback to the north ranges from 3.9m to 5.4m which exceeds the acceptable outcome, thereby provides an adequate separation to the adjoining property to ensure amenity is maintained. To the south the side setback includes a portion of nil setback to a maximum height of 3.1m and length of 9m which meets the R-Codes Volume 2 acceptable outcome.</p> <p>To the east (rear), the development proposes a minimum setback of 1.4m and an average setback of 4.3m. Whilst the average setback achieves the LPP5.10 provisions, consideration of the minimum setback is required. The portions of development setback at 1.94m are short in length (3.4m) and form part of an articulated façade, thereby breaking up the perception of building bulk. Within the rear setback area is a deep soil zone with proposed screening plants and an existing large Jacaranda tree which will provide a visual buffer between the adjoining property. The orientation of the multiple dwellings has been designed to face all activity internally to the subject site, with any overlooking to the east being oblique. This further keeps any noisy areas to the centre of the site to protect the amenity of adjoining properties. On balance the rear setback is provide for adequate separation between neighbouring properties.</p>
<p>O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.</p>	<p>The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The proposed buildings are located behind the existing dwellings and therefore will not have any adverse impact on the streetscape</p>	<p>Objective achieved</p> <p>The multiple dwelling development is located at the rear of the existing single house and thereby the proposed side and rear setbacks will have minimal impact on the existing streetscape pattern or the desired streetscape</p>

	pattern or desired streetscape character. The element objective is satisfied.	character. The side setbacks of the single house are to remain as existing.
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.	The proposal has been designed to retain the tree to the rear of 8 Kingsway. The retained tree is located in a deep soil area. It is also proposed to plant additional trees at rear of the site adjacent to the eastern lot boundary, refer to the landscape plan provided at Annexure 2. The element objective is satisfied.	Objective achieved subject to Condition The development includes the retention of the existing large Jacaranda tree to the north-east boundary. The proposed setback of the development from side and rear boundaries is sufficient to ensure the protection of this tree and reinforce the landscape character of the area. Further a recommended condition of approval will ensure that protection measures are undertaken during the construction to protect the root zone of the existing tree with due regard being given to the Australian Standard, Protection of Trees on Development Sites (AS4970.2009).
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	<p>The setback of the proposed multiple dwellings to the south (same zoning) is 3.2m (fully compliant with setback requirements). To the north, the proposed development is set back 3.9m from the lot boundary, 900mm further than the required setback (same zoning). The built form presents as a two-storey pitched roof design that, given the 30m setback from the front lot boundary and the generous side setback, transitions appropriately from the surrounding built form when viewed from the street and adjoining properties.</p> <p>Due to the significant slope of the land that falls to the rear of the lot toward Broadway beyond the lot to the rear, the built form presenting to the rear of the site is consistent with many of the two-storey dwellings that front Broadway. This includes the grouped dwelling development which adjoining the subject lot to the rear, which has a two-storey pitched roof component adjacent to its rear boundary. Additionally, given the development abuts R60 coded land (same as subject site) to the north and south, and the land to the east, fronting Broadway, has a higher density coding at R-AC3, there is capacity for similar and greater density development in the immediate locality. This includes the recently approved development at 79-81 Broadway located behind 10 Kingsway, presenting as a 4-5 storey development to 10 Kingsway (and a 6-7 storey building to Broadway). The existing development to the rear of 8 Kingsway is 2 storey in nature. This development is 2 storey plus lower ground and similar in size and scale to that on Broadway. The element objective is satisfied.</p>	Objective achieved The lots to the east on Broadway are zoned Mixed Use R-AC3 which allows for an indicative height envelope of 6 storeys. Given the steep slope of the land, typical Broadway developments, including 79 Broadway to the south-east of the subject site, have been approved with six storeys to the street, but present as approximately four storeys to the rear. The proposed development being three storeys at the rear provides for an appropriate transition from the R-AC3 down to the R60 zones. The interface with the rear lot is well articulated and does not inhibit the R-AC3 lots from redeveloping to their density code in the future. It is further noted that the existing development at 77 Broadway has a 2 storey wall of 6m in length, setback approximately 1m from the boundary with 8 Kingsway., and portions of raised decking with nil setback. In this regard the setback proposed by the multiple dwellings is consistent with the existing pattern of development.

ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where: <ul style="list-style-type: none"> a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument AND /OR b) a greater setback is required to address 3.5 <i>Visual privacy</i>. 		Refer to Local Planning Framework Assessment.
A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 <i>Building separation</i> , 3.3 <i>Tree canopy and deep soil areas</i> , 3.5 <i>Visual privacy</i> and 4.1 <i>Solar and daylight access</i> .		Refer to 2.7 <i>Building separation</i> , 3.3 <i>Tree canopy and deep soil areas</i> , 3.5 <i>Visual privacy</i> and 4.1 <i>Solar and daylight access</i> .
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Local Planning Policy 5.10 Broadway Precinct Side Setback AO: 3m <u>North</u> Single House: 5.4m LG: 5.4m GF: 3.9m UF: 3.9m <u>South</u> Single house: Nil (existing) LG: Nil GF: 3.9m UF: 3.9m Rear Setback AO: Minimum 2m, Average 4m <u>Rear (East)</u> LG : 3.6m minimum, 5.8m average GF: 1.4m minimum , 4.3m average UF: 1.4m minimum , 4.3m average	

ELEMENT 2.5	PLOT RATIO		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
<i>Development is to achieve the following Element Objectives</i>			

												Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.												The total development area proposed on site is 452m2 which represents a plot ratio of 0.51, noting that a permitted plot ratio for the site is 0.8. This is compliant with A2.5.1. The proposal achieves the acceptable outcome with a built form of 2 storeys (plus lower ground) and is considered to have bulk and scale appropriate for the character of the locality. The element objective is satisfied.	Objective achieved The Acceptable Outcome for plot ratio is 0.8. The application proposes a plot ratio of 0.53. The overall bulk and scale of the development does not detrimentally impact any other adjoining property in terms of overshadowing, visual privacy or building bulk, and is considered appropriate for the existing and planned character of the area.
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided													
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. (Excerpt from table 2.1)												AO: 0.8 / 704m2 Proposed: 0.53 / 469.5m2 GF: 326.5m2 (143 + 166 + 17.5) UF: 143m2	
Streetscape contexts and character <i>refer A2</i>		Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas	
Site R-Coding		R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	
Plot ratio ⁷ <i>refer 2.5</i>		0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0		
(6) Refer to Definitions for calculation of plot ratio													

ELEMENT 2.6		BUILDING DEPTH	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.		All apartments proposed are multi aspect with openings on three sides, providing adequate access to light and ventilation. The proposal does not have a central corridor, with dwellings having access to light and ventilation on 3 sides with a total depth of 13 metres. The element objective is satisfied.	Objective achieved All apartments are dual aspect and optimise opportunities for daylight and solar access and natural ventilation. Refer to 4.1 Solar and daylight access and 4.2 Natural ventilation.
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural		As illustrated on the Ventilation and solar analysis diagrams (Plan A003), the dwellings will have access to	Objective achieved

ventilation where greater building depths are proposed.	ventilation on 3 sides. Units 1 and 3 have access to northern sunlight. Units 2 and 4 will have access to morning and afternoon sunlight, with the balcony of Unit 4 also having access to sunlight. The element objective is satisfied.	The development does not propose any single aspect apartments which are located on each side of a central circulation corridor.
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	Room depths and ceiling heights allow of solar access and ventilation to all living and bedrooms for the proposed dwellings. The element objective is satisfied.	Objective achieved Room depths and ceiling heights provide adequate solar access and air flow to indoor habitable spaces.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to <i>4.1 Solar and daylight access</i> and <i>4.2 Natural ventilation</i> .		Development does not propose single aspect apartments on each side of a central circulation corridor. Refer to <i>4.1 Solar and daylight access</i> and <i>4.2 Natural ventilation</i> .

ELEMENT 2.7 BUILDING SEPARATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The proposed building is located behind the existing dwelling and will not impact upon the streetscape character. The proposal provides for separation to the rear and side boundaries.	Objective achieved The proposal achieves an appropriate setback from adjoining buildings as viewed from the street. The setbacks proposed reflect both the existing and desired future streetscape.
O2.7.2 – Building separation is in proportion to building height.	Only one building is proposed as part of the multiple dwelling development. Building height and lot boundary setbacks have been addressed with respect to this component of the development. Notwithstanding, the proposal is 2 storey (plus lower ground), of similar scale to other existing developments in Kingsway. The recently approval development to the rear at 79-81 Broadway contains 7 storeys, presenting as 6 levels adjacent to this site with a minimum setback of 6m. Comparatively this development will present as 2-3 levels. The setback proposed is considered to be acceptable having regard to the height at 2 storeys (plus lower ground).	Objective achieved The development is a maximum height of three storeys and 10.4m. The proposed height is consistent with the City's Broadway LPP which has an acceptable outcome of 3 storeys (12m). The separation from building on adjoining properties as discussed in <i>2.4 Side and Rear Setbacks</i> .
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual	Only one building is proposed as part of the multiple dwelling development. Elements relating to building height, lot boundary setbacks, and sunlight/natural	Objective achieved The design of the multiple dwellings takes into consideration the privacy of both the residents in the

and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	ventilation have been addressed. Visual privacy is addressed in 3.5. Notwithstanding, on the rear boundary, the proposed development is articulated with varying setbacks including 1.4m to sections of walls with no openings, 3m to Bedroom 2 window to Units 2 and 4, and 3.6m to Bedroom 2 to Units 1 and 3 (wall without opening). The articulated rear setback provides for acoustic privacy, natural ventilation and access to sunlight, daylight and outlook.	proposed development and the adjacent single-storey house. Privacy screens and landscaping are provided to minimise direct overlooking, and any overlooking within the site is oblique. The separation distance provided is sufficient to allow for proper airflow and the incorporation of landscaping and greenery. The design considers the orientation of the building to provide a north-south separation corridor that minimises overshadowing and allows for natural light.
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	Only one building is proposed as part of the multiple dwelling development. Notwithstanding, designated landscaping is provided in a large courtyard area at the front of the multiple dwellings.	Objective achieved The separation area is a paved and landscaped space that is distinctly separate from the apartment terrace. This space acts as a buffer between the existing house and the new building. The proposed separation distance does not compromise the provision of private outdoor space for the existing dwelling, which has access to two outdoor living areas including a pond, courtyard and landscaping approximately 96m ² in area.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.7.1 – Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

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

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

Within Site Boundary

- 4m separation between Unit 1/Unit 2 openings.
- 4.1m separation between Unit 1/Unit 2 courtyards and main house courtyard.

To Adjoining Property Boundaries

Development is less than four stories. Refer to Development does not propose single aspect apartments on each side of a central circulation corridor. Refer to 2.4 Side and Rear Setbacks and 3.5 Visual Privacy.

ELEMENT 3.2**ORIENTATION****ELEMENT OBJECTIVES**

Development is to achieve the following Element Objectives

APPLICANT COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

ASSESSOR COMMENT

O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	As outlined, the multiple dwellings are all multi aspect apartments that will receive sunlight and ventilation from openings on three sides. The built form has been designed to follow the slope of the land ensuring that the building height is consistent with a typical two storey development comparative to the retained single dwelling on site. A3.2.2 is satisfied as per above. The new access to 8 Kingsway is via a new porch, located at the front of the dwelling. The site slopes down from the road and the proposed development incorporates lower ground level parking that respects the natural topography. Proposed dwelling 1 and 3 have access to northern sunlight, whilst dwellings 2 and 4 will have access to daylight in the morning and afternoon.	Objective achieved The development is orientated to face the public realm and the entrances to both the apartments and the single dwelling are at footpath level to maintain interaction with the streetscape. Major openings from the front dwelling directly overlook the street, providing passive surveillance. The built form of the building is considered to maximise the ability for light to penetrate common areas and habitable rooms.
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	As per the shadow diagram provided, the shadow cast on the adjoining property is 20%, noting a 50% allowable for an R60 property. The proposal has minimal impact on the adjoining property in terms of shadow to habitable rooms and open space, and does not affect solar collectors. The proposal meets the acceptable outcomes of A3.2.3 and this element objective in that there is no overshadowing to the adjoining properties.	Objective achieved The development overshadows the southern adjoining property by 20% which is well under the Acceptable Outcome of 50%. The proposal has minimal impact on the adjoining property in terms of overshadowing to habitable rooms or outdoor living areas. Further it is noted that the two adjoining properties are under the same ownerships and are broadly designed to be used in conjunction with one another. The proposal does not overshadow any adjoining property under separate ownership.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.	The only ground floor dwelling is the main house. This is oriented to face the public realm and has direct frontage to Kingsway.	
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.	The rear apartment building does not have direct frontage to a street or public realm. Adequate access to northern solar to living areas is provided. Refer to 4.1 <i>Solar and daylight access</i> .	
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: <ul style="list-style-type: none"> adjoining properties coded R25 and lower – 25% of the site area¹ adjoining properties coded R30 – R40 - 35% of the site area¹ adjoining properties coded R50 – R60 – 50% of the site area¹ adjoining properties coded R80 or higher – Nil requirements. 	AO: 50% Adjoining property R60 / 440m ² Proposed: 20% / 176m ²	
A3.2.4 – Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.	N/A - Adjoining property is coded R60.	

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	It is proposed to retain the tree in the north east corner of 8 Kingsway Street and plant several new trees adjacent to the apartments, refer to the Landscape Plan provided in Annexure 2.	Objective achieved The development has been designed to incorporate the retention of one large tree towards the rear of the site. The development is setback adequately so as to not adversely impact any street trees or trees on adjoining lots.
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	The proposal retains an existing mature tree and also proposes the planting of several new medium and small trees. In addition, extensive landscaping is proposed over the site, as detailed on the attached landscape plan (Annexure 2).	Objective achieved The development incorporates the retention of one large tree and proposes three new medium trees and seven new small trees, which substantially exceeds the amount of vegetation on site pre-development.
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	A total of 124m2 deep soil is proposed across the site, which represents 14% of the total site area. This supports the retention of an existing tree and the planting of new medium and small trees, along with on structure planting and permanent planter growth throughout the site. Extensive on structure planting is proposed in accordance with the provisions of LPP 5.10. Planting is proposed within the decked and paved spaces of the shared courtyards. In addition, trellis and hedging is also provided on structure. Refer to details included in the landscaping plan.	Objective achieved The development incorporates approximately 10% / 88m ² of deep soil area, which exceeds the area recommended by A3.3.4. A majority of this area is consolidated to the west to retain the green character of the Kingsway streetscape, and to the east to create a buffer between he higher density zoned lots.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.3.1 – Retention of existing trees on the site that meet the following criteria: <ul style="list-style-type: none">– healthy specimens with ongoing viability AND– species is not included on a State or local area weed register AND– height of at least 4m AND/OR– trunk diameter of at least 160mm, measured 1m from the ground AND/OR– average canopy diameter of at least 4m.		Only one existing tree on site which is proposed to be retained.
A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.		
A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.		The development does not impact on any street trees or trees on adjoining sites.

A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

Table 3.3a Minimum deep soil area and tree provision requirements

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

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

Table 3.3b Tree sizes

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

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

AO: 7% / 61.6m²

Proposed: 10% / 88m²

One existing tree to be retained. Two new large trees and five new small trees proposed.

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

Existing and proposed landscaping achieves the acceptable outcome.

A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.

No permeable paving proposed over deep soil areas.

A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

On structure planting proposed in addition to sufficient deep soil area.

ELEMENT 3.4 COMMUNAL OPEN SPACE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	Given a total of four multiple dwellings are proposed, no communal open space is required aside from informal seating associated with deep soil and landscaped areas. Notwithstanding, the existing mature tree is to be retained in the north east of the site at 8 Kingsway, and several other trees are proposed to the south and east of the site for the purpose of providing amenity to the site. Landscaping will be provided throughout the site and informal seating placed appropriately, including the southern section of the central courtyard, and the south east corner of the site adjacent to the apartment dwellings. Refer to attached landscaping plan.	Objective achieved The development proposes a total of 5 dwellings, including the existing single house. The communal open space proposed consists of an informal courtyard space measuring approximately 36m ² in between the main dwelling and the apartment development. The space includes a new medium tree and on structure planting within planter boxes. The space presents an appropriate buffer between the old and new developments and enhances resident amenity.
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	A communal area is located on the lower ground and ground floor levels of the development and is directly accessible from the primary entry point of the apartments and the rear of the retained dwelling. The communal area consists of a shared, central courtyard area that includes a mix of plantings and materials, including a feature tree, decking, feature planters, seating and a fire pit. These communal areas provide a variety of location that residents can meet and enjoy.	Objective achieved The proposed communal open space is at grade and accessible from the main entry, or accessible from the lower level via lift. The space includes landscaping, informal seating and a fire pit to provide a high level of amenity for residents.
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.	The communal area is located in front of the proposed multiple dwellings at ground level and is not considered to adversely impact adjoining properties through its use.	Objective achieved The communal open space is located in between the main dwelling and the new apartments. It abuts the courtyards of both components. The communal open space is not expected to be used for extended periods of time and is not expected to have an impact on the habitable rooms and private open space of adjoining properties.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.4.1 – Developments include communal open space in accordance with Table 3.4		Less than 10 dwellings. Informal communal courtyard provided in between the multiple dwelling development and the existing single house. Note site also has access to pool and gardens on 10 Kingsway.

Table 3.4 Provision of communal open space				
Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension	
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA	
More than 10 dwellings	Total: 6m ² per dwelling up to maximum 300m ²	At least 2m ² per dwelling up to 100m ²	4m	
A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.				Communal open space is accessible from the primary street of the development.
A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.				Communal open space has adequate access to natural sunlight.
A3.4.4 – Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.				Communal open space is co-located with on structure planting.
A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.				Bins, vents, condenser units, noise sources and vehicle circulation areas are located within the basement and are distinctly separated from the communal open space.
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.				The space is considered generally safe and does not result in places for concealment.
A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.				Communal open space is well separated from habitable rooms.

ELEMENT 3.5 VISUAL PRIVACY		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	North facing windows to Bed 1 and Bed 2 do not meet the AOs (cone of vision to cross boundary). However, the windows only have an oblique view to 77 Broadway and therefore do not have direct visibility into the property to the east. The all windows generally look out over the roofline of the dwelling at 77 Broadway, and thus do not impact upon habitable space or outdoor living areas. All other windows are set back in accordance with Table 3.5 within the AOs. Notwithstanding compliance, to the north, visibility from the bedroom 2 window to units 1 and	Objective achieved subject to Condition The north facing windows to bedrooms 1 within the multiple dwellings are setback 2.7m within the cone of vision from the eastern boundary with 77 Broadway. The orientation of these windows minimises direct overlooking of habitable rooms and private outdoor living areas and meets the element objectives for the following reasons: <ul style="list-style-type: none"> Any overlooking is indirect due to the northern orientation of the windows. All directly eastern facing

3 is obscured by the mature tree within the north west corner of the yard. To the east, the compliant 3m setback in conjunction with screening provided by the articulation of the built form ensures that visibility from the bedroom 2 windows to the eastern properties is limited.

Rear (east): 3m setback, noting the articulation of the elevation provides a level screening to the adjacent property when viewed from an oblique angle.

The northern elevation of the balcony to unit 3 contains a privacy screen to ensure that privacy is maintained between the development and the adjoining property to the north at 6 Kingsway. This is also the case in relation to the unit 4 balcony privacy screen which prevents overlooking of the property to the south.

The proposed exit terrace to the south is set back less than 6m from the southern lot boundary, however, the proposed exit terrace will be screened by the perimeter garden bed along the lot boundary which will contain permanent vegetation to adequately prevent overlooking of the adjoining property to the south.

The lounge and dining windows to unit 4 partially encroach into the rear yard of 10 Kingsway, however, the general view from these windows is beyond the yard and therefore the minor encroachment will not adversely impact the neighbour's amenity.

In relation to the rear private open space area of the existing dwelling, this space will be screened by an internal fence and vegetation, noting that the intent is for visibility to be beyond the existing dwelling to Kingsway Street.

windows are setback in accordance with the acceptable outcomes. Further, given the change in ground levels between the two sites, any potential overlooking will primarily fall upon the roof of the adjoining dwellings. And the patio to the outdoor living area.

- From Units 1 and 3 the cone of vision only impacts a narrow 1m side setback area. The adjacent wall contains no major openings.
- From Units 2 and 3 the cone of vision only impacts an area of dense vegetation which obscures any overlooking to the dwelling beyond.

The south facing windows to the Units 2 and 4 kitchen/dining area are setback 3.2m within the cone of vision from the southern boundary with 10 Kingsway. These windows will directly impact the outdoor living area on 8 Kingsway. It is acknowledged that the two adjoining properties are under the same ownership and are broadly designed to be used in conjunction with one another. Notwithstanding, it is recommended that these windows be screened to protect the amenity of 10 Kingsway should the owners decide to sell in the future.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.

Table 3.5 Required privacy setback to adjoining sites

Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

Unit 1/3

Bed 1 (north): 7.0m

Bed 1 (north): 2.7m

Bed 1 (east): 1.4m – minor opening

Bed 2 (north): 3.9m

Living/Kitchen (north): 3.9m – minor opening

OLA (north): 3.9m – screened

OLA (west): 6.0m

Unit 2/4

Bed 1 (north): 2.7m

Bed 1 (south): 3.2m

Bed 2 (east): 3.0m

Living/Kitchen (south): 3.2m

OLA (north): 3.3m - screened

A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).

All balconies are unscreened for at least 25 per cent of their perimeter.

A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.

All living rooms have an external outlook from at least one major opening that is not obscured by a screen.

A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.

Achieved.

ELEMENT 3.6 PUBLIC DOMAIN INTERFACE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The dwelling at 8 Kingsway is being modified to include a front fence, which will be visually permeable in accordance with the R Codes. 8 Kingsway has a major opening to a habitable room on the front façade.	Objective achieved There is a clear separation between the public and private domains, and the proposal is considered to provide a sufficient level of privacy and safety for residents. The main dwelling addresses the public domain and provides for adequate passive surveillance. The bin store area is located within the under croft area, and no services or utilities are located in the street setback area.

O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The proposal has carparking behind the existing dwellings and at a lower ground level, which allows for a greater area for landscaping in the front setback. A bin store area is provided in at the lower ground level, behind the existing dwellings.	Objective achieved Street facing development provides an active frontage via direct pedestrian access to the main dwelling and the main residential entry to the rear apartments. Shade is provided via covering to the entry to the main dwelling. The front setback area is well landscaped to enhance the amenity and visual appeal of the development.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.	The only ground floor dwelling is the main house. This has direct frontage to Kingsway.	
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).	Single carport within front setback area. Refer to 2.3 <i>Street Setbacks</i> .	
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.	Balconies overlook the communal courtyard space.	
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.	Balconies contain a mix of materials to provide passive surveillance while maintaining privacy.	
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.	The finished floor level at the ground floor level of the building is level with the street.	
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.	Front fencing is visually permeable about 0.6m.	
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.	Entrance off the street is direct and offers no opportunities for concealment.	
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.	Bins storage is located within the basement of the building and is not visible from the street. Bin collection will be via the street.	
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage. ¹ (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.	No services or utilities located in the primary street setback area.	

ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	The proposed entry and pedestrian pathway is universally accessible with a grade of 1:20. The entry is defined by a gatehouse and the pedestrian pathway is covered by the roofline of the existing single storey dwelling. The proposed carport at 8 Kingsway and access is at level with the street. The pedestrian path to the rear dwellings has a slope of 1:20. The development has a lower ground level for parking which has lift access to the proposed dwellings.	Objective achieved Entries and pathways are directly accessible from the street, easy to identify, and safe for residents and visitors. The vehicle entry point is distinctly separate from the pedestrian entry, thereby there is no pedestrian shared zone with vehicles. Pedestrian entries are at-grade and step-free and it is considered that the entry experience will be safe and easily navigable.
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	A gatehouse is proposed as a clearly identifiable and attractive entry point to the pedestrian access. The entry to 8 Kingsway is provided with a protected porch area. There is a separate pedestrian entry gate from Kingsway to the rear dwellings.	Objective achieved Entries to building connect directly to the public realm with an attractive street presence and an active frontage. The pedestrian entry provides a straight path to the building without opportunities for concealment and is provides for weather protection.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		Pedestrian entrance at street connects directly to lift lobby and stairs to rear apartments.
A3.7.2 – Pedestrian entries are protected from the weather.		Pedestrian entry to main dwelling is covered and protected from the weather. Pedestrian entry to rear units includes a gatehouse for weather protection.
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.		Pedestrian entry provides a straight path to the building without opportunities for concealment.
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.		Pedestrian entry is distinctly separated from the vehicle entry.
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.		No services or utilities that are located at the pedestrian entry.
A3.7.6 – Bins are not located at the primary pedestrian entry.		Bins are not located at the primary pedestrian entry.

ELEMENT 3.8	VEHICLE ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	The proposal seeks to utilise and modify the existing crossover adjacent to the northern boundary of the site. The crossover is at right angles to the street and good visibility is achieved. A vehicle access gate is proposed	Objective achieved The development proposes two 3m wide vehicle access points via Kingsway. These are both distinctly separated

	at the front of the property, where the access leads to the rear of the site to the under-croft parking area. The access to the single carport at 8 Kingsway and the rear access to the proposed dwellings is located over the location of existing crossover to 8 Kingsway, however the crossover is being separated to form two separate entries (the combined width of the two crossovers is less than the width of the existing crossover). The carparking for the rear dwellings is designed for forward entry and exit in a forward gear to provide for safe access and egress. A separate pedestrian entrance is provided alongside the vehicular access ramp, thus avoiding conflict with pedestrians.	from the pedestrian access to avoid potential conflict. All vehicle access points are eligible and safe.
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	A vehicle access gate is proposed at the front of the property, where the access leads to the rear of the site to the under-croft parking area. Given that no garage structure is proposed adjacent to the street, the amenity of the streetscape is preserved. The access gate to the vehicle ramp to the proposed dwellings is setback 2 metres from the front boundary. The vehicle access gates will be constructed of perforated aluminium thus presenting a permeable design that would be compatible with the existing streetscape. Vehicle access to the multiple dwellings is fully compliant with the dimensions required under LPP 5.10 (minimum 3m, maximum 4m).	Objective achieved The existing vehicle crossover to the site is 7.7m wide, thereby the proposed modification to the crossover reduces the visual impact on the streetscape in comparison to the pre development condition.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.		Two vehicle access points provided.
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.		Vehicle access point is readily apparent from the street and integrated into the design of the building.
A3.8.3 – Vehicle entries have adequate separation from street intersections.		The vehicle entry is over 50m from nearest street intersection.
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.		Due to vehicle entry and building design the ground floor dwelling is totally shielded from any headlight emission.
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.		Each crossover is 3m wide at the lot boundary which is supported in terms of entry/egress requirements.
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: <ul style="list-style-type: none">– the driveway serves more than 10 dwellings– the distance from an on-site car parking to the street is 15m or more OR		Driveway serves less than 10 dwellings. 24.3m distance from the street to under-croft parking. The driveway does not provide for two way access but does allow for forward gear entry and exit.

the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.

A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).

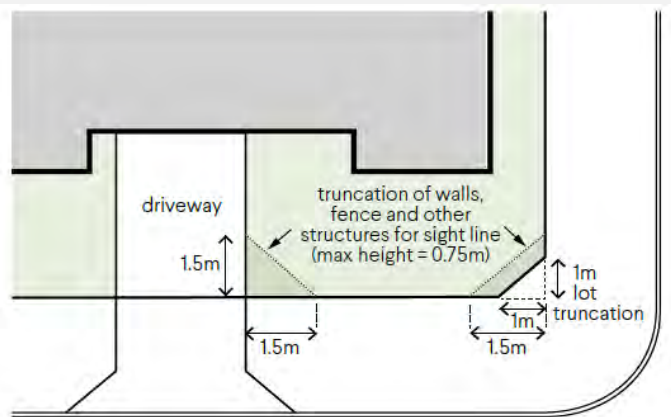


Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

Sightlines are compliant with Local Planning Policy 1.1 Residential Development.

ELEMENT 3.9 CAR AND BICYCLE PARKING		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
03.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	The development proposes 4 wall mounted bicycle racks near to the bin store on the lower ground level.	Objective achieved The application proposes 4 bicycle bays which achieves the acceptable outcome and is considered to provide adequate facilities for alternate transport.
03.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	The multiple dwelling development proposes a total of four residential parking bays in the undercroft, and two visitor bays. Located within an Activity centre, therefore only one parking bay is required per dwelling. This proposal is therefore compliant in this regard. This is consistent with LPP 5.10. The overall development provides a total of 7 resident bays (proposed single carport for 8 Kingsway, 4 resident bays in the proposed carpark) and 2 visitor bays, which satisfies the acceptable outcomes for a 5 dwelling development.	Objective achieved The application proposes 7 car bays, inclusive of 2 visitor bay, which achieves the acceptable outcome. The site is located approximately 160m walking distance from Broadway, where a variety of bus routes serving a range of destinations are available.

O3.9.3 – Car parking is designed to be safe and accessible.	Car parking, located at the lower ground, behind the existing dwellings provides safe and accessible parking with the parking area having lift access to all levels of the development.	Objective achieved Car parking circulation area meets AS2890.1 standards and provides direct access to the building without having to return to the street.
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	The existing dwelling has a carport fronting to the street at a compliant setback. The proposed lower ground parking is located behind the existing dwellings and has no negative impact on the streetscape.	Objective achieved The development proposes a single carport setback 2m from the primary street. This carport replaces an existing double carport which has a 2.3m street setback to the posts and nil setback to the roof line. The proposed carport is open framed in design allowing views through the existing dwelling. The pitched roof form complements the existing dwelling. In considering the pre-development condition the single carport is an improvement to the streetscape as it reduces the width of the frontage taken up by car parking. The inclusion of the carport maintains the single house scale as viewed from the public realm thereby complementing the existing character of the street.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.

Table 3.9 Parking ratio

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

¹ Calculations of parking ratios shall be rounded up to the next whole number.

² For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.

AO: 3 resident bays and 1 visitor bay
4 bike racks in basement.

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

AO: 5 residential bays, and 1 visitor bay.
Four residential bays and two visitor bays are proposed in basement. two car bays are provided in carports at front of main dwelling.

A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9.	Parking does not exceed double the minimum number of bays.
A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.	Car parking and circulation areas satisfy AS2890.1
A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.	Single carport within front setback area. Refer to 2.3 <i>Street Setbacks</i> .
A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.	Carport is co-located with front setback landscaping to soften view from street. Car parking for apartments is located in the under croft and is not visible from the street or private open spaces.
A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.	Visitor parking is clearly marked.
A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.	The proposed carport has been designed to complement the existing house. Parking for apartments is in under croft, no shade structures required.
A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.	No uncovered at-grade parking proposed.
A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.	No basement parking proposed.

ELEMENT 4.1 SOLAR AND DAYLIGHT ACCESS		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	All dwellings have living rooms and private open space that obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. Refer to drawing A003.	Objective achieved The proposal is designed to optimise winter sunlight access for all dwellings. All dwellings have a living room and private open space which obtains at least 2 hours direct sunlight between 9am and 3pm on 21 June.
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	All dwellings have openings on three sides and optimise daylight to habitable rooms. Units 1 and 3 have a major opening to the living room on the northern elevation. The major openings to living rooms to Units 2 & 4 have access to morning sun.	Objective achieved Windows to habitable rooms are designed and positioned in the development to optimise daylight access. All habitable rooms in each dwelling have windows that provide daylight access, and no rooms rely on light wells as a form of daylight access.
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare:	Units 3 & 4 have timber arbors over the external terraces which will have timber battens above to encourage vertical growth of plants and provide shade. Units 1 + 2	Objective achieved

<ul style="list-style-type: none"> from mid-spring to autumn in climate zones 4, 5 and 6 AND year-round in climate zones 1 and 3. 	have inherent shading from the building. Awnings have also been included on northern, southern, and eastern elevations to provide glare control.	Awnings are included on northern, southern, and eastern elevations and arbour spaces are provided to upper floor balconies to provide shading and glare control.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.1.1 – In climate zones 4, 5 and 6 <u>only</u> : a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.		All dwellings have a living room and private open space which obtains at least 2 hours direct sunlight between 9am and 3pm on 21 June.
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.		Achieved.
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.		No dwellings rely on lightwells for solar access.
A4.1.4 – The building is oriented and incorporates external shading devices in order to: <ul style="list-style-type: none"> minimise direct sunlight to habitable rooms: <ul style="list-style-type: none"> between late September and early March in climate zones 4, 5 and 6 only AND in all seasons in climate zones 1 and 3 permit winter sun to habitable rooms in accordance with A 4.1.1 (a).		Awnings are included on northern, southern, and eastern elevations to provide shading and glare control.

ELEMENT 4.2 NATURAL VENTILATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.2.1 – Development maximises the number of apartments with natural ventilation.	Refer Plan A003 Rev A which provides the natural ventilation diagrams which illustrate that all dwellings provide for natural ventilation. The table on Plan A003 also details that all dwellings are compliant for cross ventilation.	Objective achieved The development maximises natural ventilation. The proposal exceeds acceptable outcome A2.2.2 in that 100% of apartments are at least dual aspect with openings on three elevations.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	All dwellings provide for natural ventilation to habitable rooms, as outlined in previous sections. All bedrooms meet the minimum size requirements as per Table 4.3b.	Objective achieved All habitable rooms have openings which are of an adequate size to facilitate natural ventilation. No habitable rooms rely on light wells as a source for air.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	All dwellings have more than one aspect and all three elevations for the proposed development have openings.	N/A – no single aspect apartments proposed.

ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.	Not all habitable rooms have openings on at least two walls, however where this does occur the distance achieve this outcome.
A4.2.2 – (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building Single aspect apartments included within the 60 per cent minimum at (a) above must have: <ul style="list-style-type: none"> ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND room depth no greater than 3 × ceiling height (a) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.	No single aspect units proposed. All dwellings are capable of natural cross-ventilation.
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.	No crossover or cross through apartments.
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.	No dwellings rely on lightwells for ventilation.

ELEMENT 4.3 SIZE AND LAYOUT OF DWELLINGS		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	The 4 proposed dwellings have floor areas of between 63m ² and 65m ² . The dwellings are considered to provide sufficient space for future residents.	Objective achieved All units are of an appropriate size and layout that allows functionality and flexibility appropriate to the expected number of occupants. The dwellings have been designed with open plan living spaces which are conveniently co-located with private open spaces.
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	All bedrooms within the proposed development meet the minimum size requirements. The living rooms achieve a minimum dimension of 4 metres. The development meets the acceptable outcomes for floor to ceiling heights for habitable rooms.	Objective achieved The proposed ceiling heights and room dimensions achieve acceptable outcomes A 4.3.1, A 4.3.2, and A 4.3.3. All units are well-proportioned to allow for access to sunlight and ventilation in every habitable room.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		

A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m ²
1 bed	47m ²
2 bed × 1 bath ¹	67m ²
3 bed × 1 bath ¹	90m ²
¹ An additional 3m ² shall be provided for designs that include a second or separate toilet, and 5m ² for designs that include a second bathroom.	

AO: 67m²
Unit 1: 63m²
Unit 2: 65m²
Unit 3: 63m²
Unit 4: 65m²

A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m ²	3m
Other bedrooms	9m ²	3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
¹ Excluding robes		

Unit 1/3
Bed 1: 11m², 3m minimum dimension
Bed 2: 9.4m², 3m minimum dimension
Living room: 4.1m minimum dimension

Unit 2/4
Bed 1: 14.4m², 3m minimum dimension
Bed 2: 9.2m², 3m minimum dimension
Living room: 4.1m minimum dimension

A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:

- Habitable rooms – 2.7m
- Non-habitable rooms – 2.4m
- All other ceilings meet or exceed the requirements of the NCC.

Min 2.8m floor to ceiling height.

A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.

No single aspect open plan living areas proposed.

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

APPLICANT COMMENT

ASSESSOR COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	All four balcony/terrace areas are a minimum 10m ² which meets the minimum required under Table 4.4. Unit 2 has an additional terrace space to its southern side which has a landscaped perimeter with tree planting. The balcony areas for Units 3 & 4 comply with the acceptable outcomes in relation to dimensions and size and have good access as they are both directly accessible from a living area. The existing house at 8 Kingsway has a private courtyard directly accessible from a living area that exceeds 28m ² . It is considered that the development satisfies the element objective.	Objective achieved All apartments are provided with balconies or a terrace space which exceed the minimum area and dimensions recommended in acceptable outcome A4.4.1. The private open spaces are appropriately sized to enhance residential amenity.
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	The balconies of Units 3 & 4 have screening to ensure that the balconies have privacy. The windows to Unit 4 and the building design is such that the likelihood of overlooking from Unit 4 to the lower ground level private open space of unit 2 is minimised. The private open space for the existing dwellings is located adjacent to the dwellings and is large in size to enhance liveability.	Objective achieved Private open space for each dwelling is accessible from the primary living space of each apartment. The private open space for each dwellings exceeds the minimum area and dimensions recommended in acceptable outcome A4.4.1.
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	The private open space for units 1 & 2 are located at ground level and the balconies of units 3 & 4 are incorporated into the design of the building.	Objective achieved The private open space for the units comprises balconies or a ground floor terrace areas which are well-sized and appropriately located. All balconies feature screening and detailing which is adequately integrated into the architectural form and detail of the building.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.

Table 4.4 Private open space requirements

Dwelling type	Minimum Area ¹	Minimum Dimension ¹
Studio apartment + 1 bedroom	8m ²	2.0m
2 bedroom	10m ²	2.4m
3 bedroom	12m ²	2.4m
Ground floor / apartment with a terrace	15m ²	3m

¹ Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

AO : 10m², 2.4m minimum dimension

Unit 1: 10.5m², 2.5m minimum dimension
Unit 2: 11m², 2.5m minimum dimension

Unit 3: 10.5m², 2.5m minimum dimension
Unit 4: 10.7m², 2.5m minimum dimension

A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.

No apartments feature an entire outdoor living area with visual privacy screening. All

	habitable rooms have appropriate visual outlook.
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.	Landscaping is integrated into balconies and courtyards to provide privacy and soften the external appearance.
A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.	No services are located within private open spaces or visible from the street. All services are integrated into the design of the building.

ELEMENT 4.5 CIRCULATION AND COMMON SPACES		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	The communal walkways, where they provide access to only 2 dwellings are typically 1.2m in width, which is considered adequate for the number of dwellings serviced. The pedestrian walkway from Kingsway and the circulation areas from the carpark to the lift all achieve a minimum width of 1.5m.	Objective achieved The communal circulation space is a minimum width of 1.6m. This is an adequate dimension and will not negatively impact on safety or accessibility for residents and visitors.
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	The site provides a number of common spaces on the ground floor including the designated landscaped courtyard. All of these areas provide excellent amenity for the residents and create opportunities for social interaction. Circulation areas are suitably designed such that no bedroom windows or major openings open directly to the circulation areas.	Objective achieved Circulation and common spaces have access to natural sunlight, good amenity, and opportunities for social interaction between residents where possible.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.5.1 – Circulation corridors are a minimum 1.5m in width.	Communal circulation corridors have a minimum width of 1.6m	
A4.5.2 – Circulation and common spaces are designed for universal access.	Circulation and common spaces are wide enough to allow universal access. All common spaces can be accessed via lifts.	
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.	Circulation and common spaces have limited opportunities for concealment.	
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.	Internal hallways can be lit at night without impacting units.	
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.	Most bedroom windows and major openings to living rooms do not open directly into circulation spaces. The exception is the living room window to the units which face onto the stairwell and lift lobby. The	

development is of a small scale and is not expected to generate an excessive amount of traffic through these corridors so as to create a noise intrusion.

ELEMENT 4.6		STORAGE																			
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT																		
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>																			
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.		All dwellings have stores that meet the minimum height, dimensions and area. The stores for 8 Kingsway and the proposed 4 dwellings are located at the lower ground level.	Objective achieved Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area, which achieves the dimensions in accordance with Table 4.6. The storerooms are located within the basement thereby being adequately integrated into the design of the building and not readily visible from the public domain.																		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																					
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.		5 x 4m2 storerooms are located within the basement/under croft area. All storerooms have a minimum dimension of 1.5m.																			
Table 4.6 Storage requirements <table><tr><th>Dwelling type</th><th>Storage area¹</th><th>Minimum dimension¹</th><th>Minimum height¹</th></tr><tr><td>Studio dwelling</td><td>3m²</td><td rowspan="4">1.5m</td><td rowspan="4">2.1m</td></tr><tr><td>1 bedroom dwelling</td><td>3m²</td></tr><tr><td>2 bedroom dwellings</td><td>4m²</td></tr><tr><td>3 bedroom dwellings</td><td>5m²</td></tr><tr><td colspan="4">¹ Dimensions exclusive of services and plant.</td></tr></table>		Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹	Studio dwelling	3m ²	1.5m	2.1m	1 bedroom dwelling	3m ²	2 bedroom dwellings	4m ²	3 bedroom dwellings	5m ²	¹ Dimensions exclusive of services and plant.					
Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹																		
Studio dwelling	3m ²	1.5m	2.1m																		
1 bedroom dwelling	3m ²																				
2 bedroom dwellings	4m ²																				
3 bedroom dwellings	5m ²																				
¹ Dimensions exclusive of services and plant.																					
A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.		Storage is provided within basement and is convenient, safe, well-lit and secure.																			
A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space ¹ , is integrated into the design of the building or open space and is not readily visible from the public domain.		Storage is provided separately to the dwellings. The storage is designed into the building and is not readily visible from the public domain.																			

ELEMENT 4.7 MANAGING THE IMPACT OF NOISE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	The proposed dwellings are designed to achieve the minimum requirements of the NCC. Refer Annexure 7 which contains a sustainability report.	Objective achieved subject to condition Potential noise sources within the development include the car park, bin store and air conditioning condenser unit area. These have been located underground or enclosed from habitable spaces to minimise noise transfer. Should the development be approved, a condition is recommended to require an Acoustic Report which will identify which sources of noise may need to be attenuated.
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	All units have adequate separation from areas of open space within the site. The element objective is considered to be satisfied.	Objective achieved subject to condition The development has been designed so that noise generating areas are generally separated from residential areas. An acoustic report will be required via condition that demonstrates that the development can achieve compliance with the National Construction Code BCA and the Environmental Protection (Noise) Regulations 1997. Should the development be approved, the recommendations of the provided acoustic report should be incorporated into the development at building permit stage. It is noted that specific mechanical equipment has not been detailed.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).	No acoustic report or compliance with NCC demonstrated.	
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.	Key noise sources are located within the under croft and are separated from major openings to habitable rooms.	
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		

ELEMENT 4.8	DWELLING MIX
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ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	The 2017 Local Housing Strategy does not contain any specific provisions in relation to dwellings mix and the development has less than 10 dwellings so the acceptable outcomes of A4.8.1 are not applicable. The development provides for 5 dwellings of 2 bedrooms, including a retained dwelling. In the context of the locality, it is considered that this provides housing opportunities for changing community demographics.	Objective achieved The acceptable outcomes of A4.8.1 are not applicable to the development as there are less than 10 dwellings. Notwithstanding, the development proposes a multi-generational concept which is an appropriate response to community and social needs. The development offers the ability to age in place or the opportunity to live in a smaller dwelling than is typical for the Nedlands area.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.8.1 – a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument OR b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		No applicable housing strategy. Less than 10 dwellings. <ul style="list-style-type: none"> 4 x 2 bedroom, 1 bathroom apartments 1 x 2 bedroom, 2 bathroom single dwelling
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		Dwelling types are appropriately distributed.

ELEMENT 4.9 UNIVERSAL DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	At least one of the five (20%) dwellings on 8 Kingsway achieves silver level universal design.	Objective achieved subject to Condition The proposal has the ability to achieve at least 20% of apartments meeting Silver Level requirements. This has not been clearly detailed on the plans and thereby a condition of approval is recommended to ensure this is adequately detailed prior to building permit.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.9.1 – a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) OR		Limited information has been provided to demonstrate universal access. Notwithstanding it is acknowledged that the design is capable of providing at least 20% of apartments meeting Silver Level requirements.

- b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).

ELEMENT 4.10 FAÇADE DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	A list of materials is provided on Plan A105. The development colours and materials have been chosen to respect and sit in context with the existing dwellings which are being retained on site. In accordance with LPP 5.10, the proposal incorporates the use of eaves, balconies, and awnings as key elements. This is in conjunction with the use of contrasting treatments and gable ends. It is noted that no garages are proposed in the front setback, and predominantly open fencing will be installed. This is consistent with LPP5.10.	Objective achieved The façade design successfully incorporate proportions, materials and design elements that respect and reference the character of the local area. The DRP have noted support for the contemporary pitched roof forms and materiality incorporating recycled materials which references and contributes to the built form character in the local area (DRP Minutes 17 October 2022).
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	The proposed multiple dwellings are located behind the existing dwellings (set back 30m from the front lot boundary) so will be partially screened from the street and therefore satisfy the element objective.	Objective achieved The multiple dwellings are located to the rear of the existing single house and are not visually prominent from the street. Both buildings clearly read as residential development thereby successfully expressing the internal functions.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.10.1 – Façade design includes: <ul style="list-style-type: none"> – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour. 	The façade design includes appropriate articulation and materiality. The façade design has been supported by the City's Design Review Panel. The design is contemporary, references existing building materials and complements the scale and character of the existing street.	
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.	Proposed development is less than 4 stories in height.	
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.	The façade features a height and contemporary roof design that complements the surrounding buildings.	
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.	All services are located within the undercroft and are not visible from the public realm.	

A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: <ul style="list-style-type: none"> – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character. 	Development is setback more than 1m from the primary street.
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.	No signage proposed.

ELEMENT 4.11 ROOF DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	The proposal provides a variety of roof pitches with the existing dwelling at 8 Kingsway having a roof pitch of 27 degrees with the proposed development to the rear having a roof pitch of 30-40o. The proposed development does not directly front the street. The element objective is considered to be satisfied. In regard to solar absorptancy rating (LPP5.10), the roof material for the multiple dwellings is proposed to be Bluescope Zinalume and the existing dwelling is to have terracotta tiles. This is generally consistent with the objectives of LPP 5.10.	Objective achieved The new development proposes a pitched roof form to reference the existing pattern of development of the surrounding area. The roofing material is noted to have a maximum solar absorptance rating of 0.5 which is consistent with LPP5.10.
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	Portion of the roof space for the new development will accommodate solar panels, shown indicatively on the northern and central roof.	Objective achieved The roof space incorporates space for photo-voltaic solar panels, which adds a direct benefit to the building and its residents.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.	The roof design integrates with the façade design and responds to other contemporary designs in the street.	
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.	Building services cannot be viewed from the roof.	
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.	N/A no useable roof space.	

ELEMENT 4.12 LANDSCAPE DESIGN	
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ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	Refer attached landscape plan (Annexure 2) which details the proposed plantings, which are considered to provide high amenity to the streetscape and the residents on site. A mix of recycled materials are proposed which include tiles, brick and timber, along with natural boulders and gravel. A number of native plants, trellis and hedging will promote greenery on site. Within the front yard, a feature pond, stepping pavers from the verge and new plantings will enhance the streetscape.	Objective achieved Landscaping is provided within the front setback area which features a reflection pond, native plants and feature pots and decorations. This reflects the front yard typology present within the streetscape and enhances local amenity. Landscaping is also provided to the rear of the multiple dwellings and in the courtyard space between the multiple dwellings and single house to provide for an attractive outlook from habitable rooms.
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	The plant selection is to be in accordance with the landscape plan, prepared by a landscape architect, which takes into account the site context which will include a number of native plants, trellis and hedging to promote greenery on site.	Objective achieved subject to Condition The concept landscape plan prepared by Place Lab includes limited information on plant species, reticulation details and soil depths. The applicant has advised in writing that the minimum soil depths will be in accordance with the requirements of Table 4.12 of the R Codes Volume 2, and that a species list and reticulation details will be provided as part of a comprehensive Landscape Plan, to be submitted for approval by the City, prior to lodgement of the building permit. A condition is recommended to this effect.
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	The landscape plan includes water wise plants and drip irrigation.	
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	Landscape design is integral to the development, which incorporates a number of elements including tree retention and planting, deep soil zones, on structure planting and a range of surfaces and finishes. Landscaping is designed taking into account Table 4.12 in regard to soil volume, depth and area in regard to existing and proposed vegetation. Refer to the landscaping plan.	Objective achieved Proposed landscaping is well integrated into the design of the development and built form.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.	A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.	The applicant has provided a landscape concept plan prepared by Place Lab. This includes limited information on plant species, reticulation details and soil depths. The applicant has advised in writing that the minimum soil depths will be in accordance with the

A4.12.3 – Planting on building structures meets the requirements of Table 4.12.

Table 4.12 Planting on structure: minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m ³	1,200mm	64m ² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m ³	1,000mm	36m ² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m ³	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m ³	800mm	2m × 2m
Shrubs	--	--	500-600mm	--
Ground cover	--	--	300-450mm	--
Turf	--	--	200mm	--

requirements of Table 4.12 of the R Codes Volume 2, and that a species list and reticulation details will be provided as part of a comprehensive Landscape Plan, to be submitted for approval by the City, prior to lodgement of the building permit.

A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.

Services are generally separate from the landscaped areas.

ELEMENT 4.13 ADAPTIVE REUSE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	The proposed carport to the existing dwelling at 8 Kingsway has been designed to be sympathetic to the design and materials of the existing dwelling.	Objective achieved The design of the multiple dwellings successfully incorporates proportions, materials and design elements that respect and reference the existing single dwelling. The DRP have noted support for the contemporary pitched roof forms and materiality incorporating recycled materials which references and contributes to the built form character in the local area (DRP Minutes 17 October 2022).
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	The internal redesign of 8 Kingsway results in a dwelling that has a contemporary internal design which provides for greater amenity for the residents of that dwelling.	Objective achieved The internal works to the existing provide for good amenity for residents and achieve adequate solar access and natural ventilation. The room sizes and outdoor living areas meet the Acceptable Outcomes of this policy.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.

Existing building does not have any heritage considerations. Notwithstanding the new development does not mimic the existing building and instead proposes a modern built form.

A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.

Achieved.

ELEMENT 4.14 MIXED USE – N/A not a mixed-use development

ELEMENT 4.15 ENERGY EFFICIENCY

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives

APPLICANT COMMENT**ASSESSOR COMMENT**

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.

The proposed 4 multiple dwellings are designed to exceed the NATHERS requirement for apartments by 0.5 stars.

Objective achieved subject to Condition

The following sustainability initiatives are incorporated in the development:

- 5kW solar PV array to single house and 10kW solar PV array to apartments.
- A 6.5 Star NatHERS rating for the single house and an average 6 star NatHERS rating for the apartments.
- Infrastructure for future EV charging stations to apartments.
- Waterwise, native plants.
- Natural cross-ventilation.
- Water efficient plumbing fixtures and fittings
- Re-use of existing building materials from partial demolition of single house.

A condition of approval is recommended to ensure that the recommendations contained within the EMERGEN report are to be carried out and maintained for the lifetime of the development to the satisfaction of the City.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

<p>A4.15.1 –</p> <p>a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR</p> <p>b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.¹</p> <p>Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.</p>	<p>As above, the development incorporate numerous energy efficiency initiatives within the development that exceeds minimum practice.</p>
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ELEMENT 4.16 WATER MANAGEMENT AND CONSERVATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
04.16.1 – Minimise potable water consumption throughout the development.	The dwellings will not be individually metred but water fixtures in the development will include low flow fixtures to minimise water. Refer to the Sustainability report provided at Annexure 7.	Objective achieved subject to Condition The building has generally been designed to minimise water consumption. Waterwise landscaping and tap fittings are proposed. A condition of approval is recommended to ensure that the recommendations contained within the EMERGEN report are to be carried out and maintained for the lifetime of the development to the satisfaction of the City.
04.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	All stormwater will be contained on site.	Objective achieved Stormwater runoff will be maintained on site.
04.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	The site slopes down from the road, however the site will contain soak wells and the rear portion of the site is landscaped which will provide an area for absorption in the event of a major rain event.	Objective achieved Standard condition will be imposed to contain water in case of 1 in 100 year storm event.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.16.1 – Dwellings are individually metered for water usage.	Not indicated – can be conditioned	
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.	Adequate stormwater containment to be demonstrated at building permit stage but no issues have been raised with the current design.	
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.	Outcome achieved	

ELEMENT 4.17 WASTE MANAGEMENT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT

	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	The proposal includes a bin store located on the lower ground level, located to the rear of the site. This bins store will service the existing grouped dwelling (at 8 Kingsway) and the four proposed dwellings. Waste storage facilities will not be visible from the street. Residents will arrange for bins from the bin store to be taken to the street for collection and returned to the bin store. Refer attached Waste Management Plan at Annexure 6.	Objective achieved subject to Condition The bin store is located within the undercroft so as not to be visible from the primary street. The size of the bin store and the waste management plan are generally in accordance with City requirements subject to a condition that ensures the Waste management plan is adhered to. The design and location of the enclosure minimises the potential for unsightly or unhygienic conditions.
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	The bin store will allow for recycling and separation of waste. The application proposes the use of separate bins for waste, recycling, and FOGO. The bins will be 240L. The bin size is the preference as outlined in the City's Waste Management LPP. A total of 11 bins will be required for the 5 dwellings, which will be collected from the street verge. The number of bins placed on the kerb will not exceed the maximum of 8 allowed at any one time. Refer attached Waste Management Plan at Annexure 6.	Objective achieved The bin store is conveniently located and easily accessible via the stairs, ramp or the lift. Sufficient area provided in bin stores for the three bin FOGO system and bulky waste storage.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> (or local government requirements where applicable).		Waste Management Plan provided is generally in accordance with LPP 3.2 Waste Management.
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> - Appendix 4A (or equivalent local government requirements).		Waste Management Plan provided is generally in accordance with LPP 3.2 Waste Management.
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).		Sufficient area provided for the three bin FOGO system.
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		Communal waste storage is screened from view from the primary street and located away from the dwellings in the undercroft.
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls?</i>	LPP 3.2 Waste Management	

ELEMENT 4.18 UTILITIES		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	The proposal will be serviced with power, water, gas, reticulated sewerage and telecommunications that is fit for purpose.	Objective achieved All required services are available.
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	All servicing, with the exception of reticulated sewerage will be accessed from Kingsway. Initial consultation with Water Corporation is that the proposed development in proximity to the manhole (located on the common boundary of 8 & 10 Kingsway) and the form of development over the easement is acceptable. Notwithstanding, the proposed storerooms have been designed to completely avoid the clearance zone.	Objective achieved Location of utilities do not impede safe movement of vehicles or pedestrians.
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	The location of utilities services has been taken into account in the design of the development and will be integrated into the design where possible.	Objective achieved subject to Condition Not sufficiently noted on plans. It is recommended that this be conditioned to be demonstrated prior to building permit.
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Utilities are proposed to be suitably located to ensure that they are not visually obtrusive to the street and also such that they do not create an adverse impact on other residents.	Objective achieved Utilities are functional to the size of units. The air conditioning units have been positioned within the car parking area to minimise adverse air quality and noise impacts on dwellings.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.	No utilities indicated within the front setback or adjacent to the building entry. PV system on roof is flush with the roof and not visually obtrusive.	
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.	Outcome achieved.	
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.	Condenser units are located in the basement and out of view.	

A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.

Laundries are located within individual units and are of an overall size and dimension that is appropriate to the size of the dwelling.

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KINGSWAY RESIDENCE→

CONCEPT PLAN

JUNE 2023

PLACE
LAB









City of Nedlands
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24 July 2023

ACKNOWLEDGMENT OF COUNTRY

PLACE Laboratory acknowledges the People of Whadjuk country as the Traditional Custodians of the land and waters on which the project is located. We pay our respect to their Elders, past, present, and emerging and thank them for their continuing connection to country, culture and community.

PREPARED FOR

DOCUMENT CONTROL	
NAME OF PROJECT	KINGSWAY RESIDENCE
DOCUMENT REFERENCE	
DOCUMENT SIZE	DOUBLE SIDED A3
PROJECT NUMBERS	22043
PROJECT TEAM	NP,DD

REVISION	DATE ISSUED	ISSUED FOR	PREPARED BY	APPROVED BY	SIGNATURE	DATE APPROVED
A	11/07/2022	REVIEW	NP,DD	SS		11/07/2022
B	23/05/2023	REVIEW	NP,DD	SS		23/05/2023
C	09/06/2023	DA	NP,DD	SS		07/06/2023
D	14/06/2023	DA	NP,DD	SS		14/06/2023
E	20/06/2023	DA	NP,DD	SS		20/06/2023
F	27/06/2023	DA	NP,BD	SS		27/06/2023



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Phone: 9227 9313

Canberra Studio (Ngunnawal Country)
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Canberra ACT 2601 Australia
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CONCEPT



Curated Views



Private yet Open



Connected with Nature



Unified



Layered Texture

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HARDSCAPE: clean, warm, textured

RECYCLED



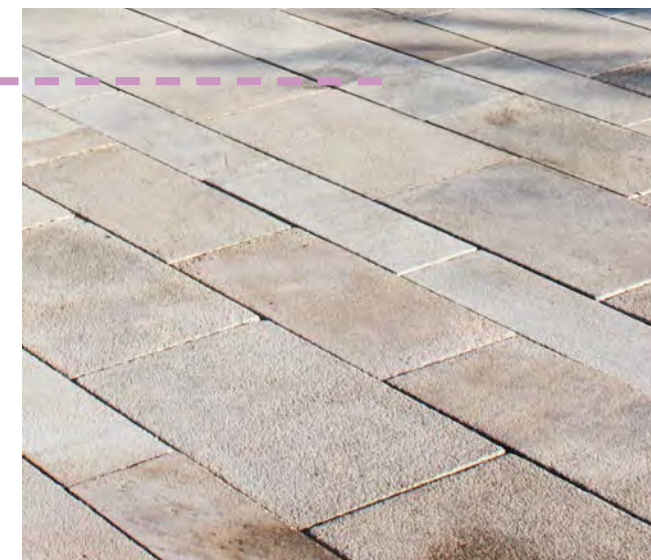
Reimagined and recycled materials such as roof tiles, brick & timber



PAVING



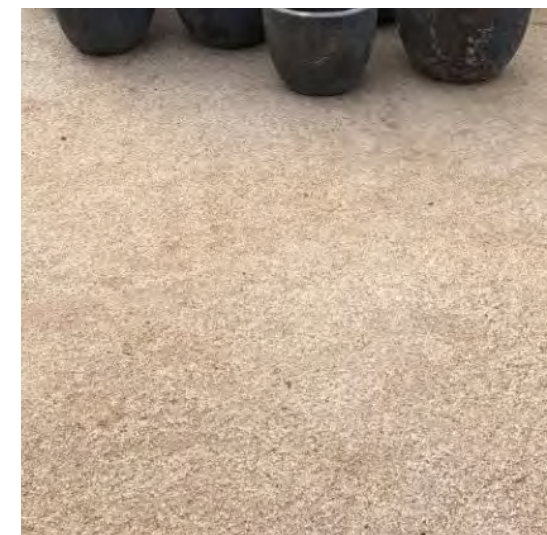
Neutral & cream tones providing warmth, texture & elegance



TEXTURAL



Natural and raw materials create inviting spaces with informal uses



SOFTSCAPE: productive, sensory, lush

PRODUCTIVE + SENSORY



Productive and sensory planting used throughout the site to create a sense of connection.

TEXTURE



Use of sustainable and native plants to provide texture, screening and identity

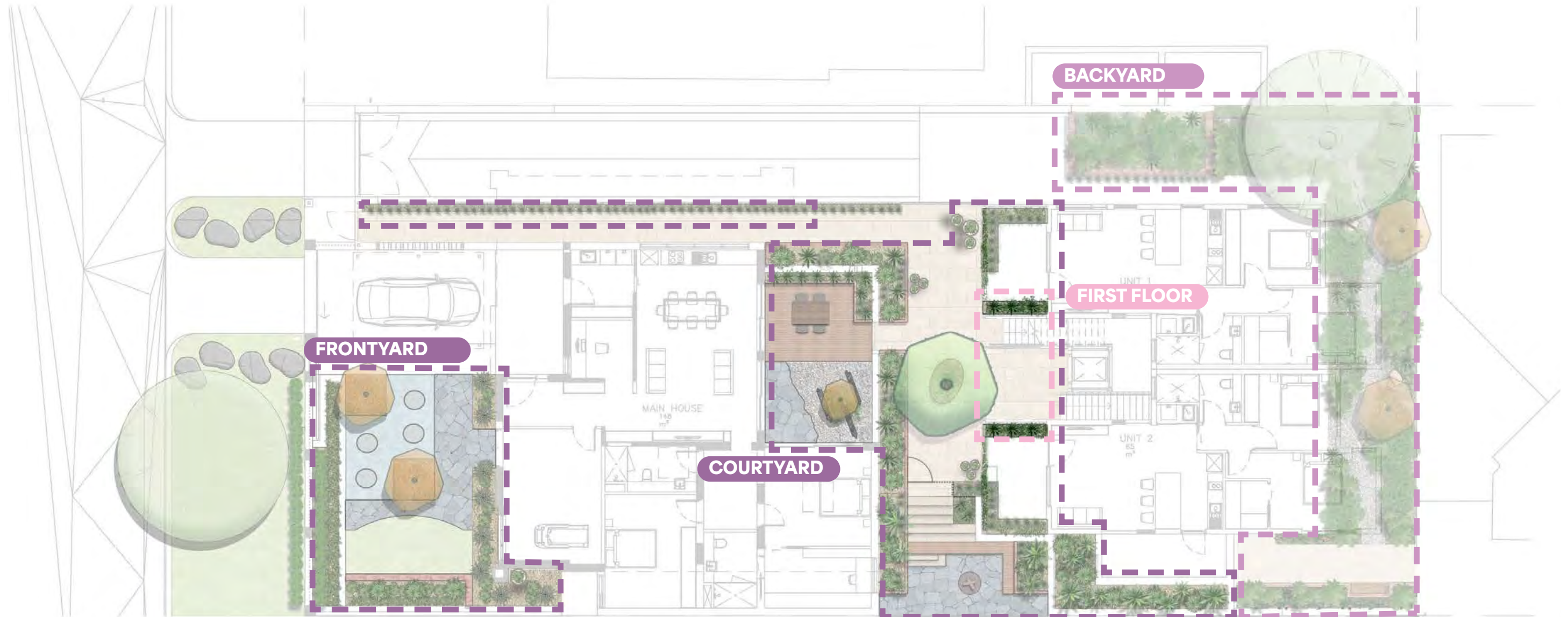
SCREENING



Trellis and hedges creating privacy and dappled views

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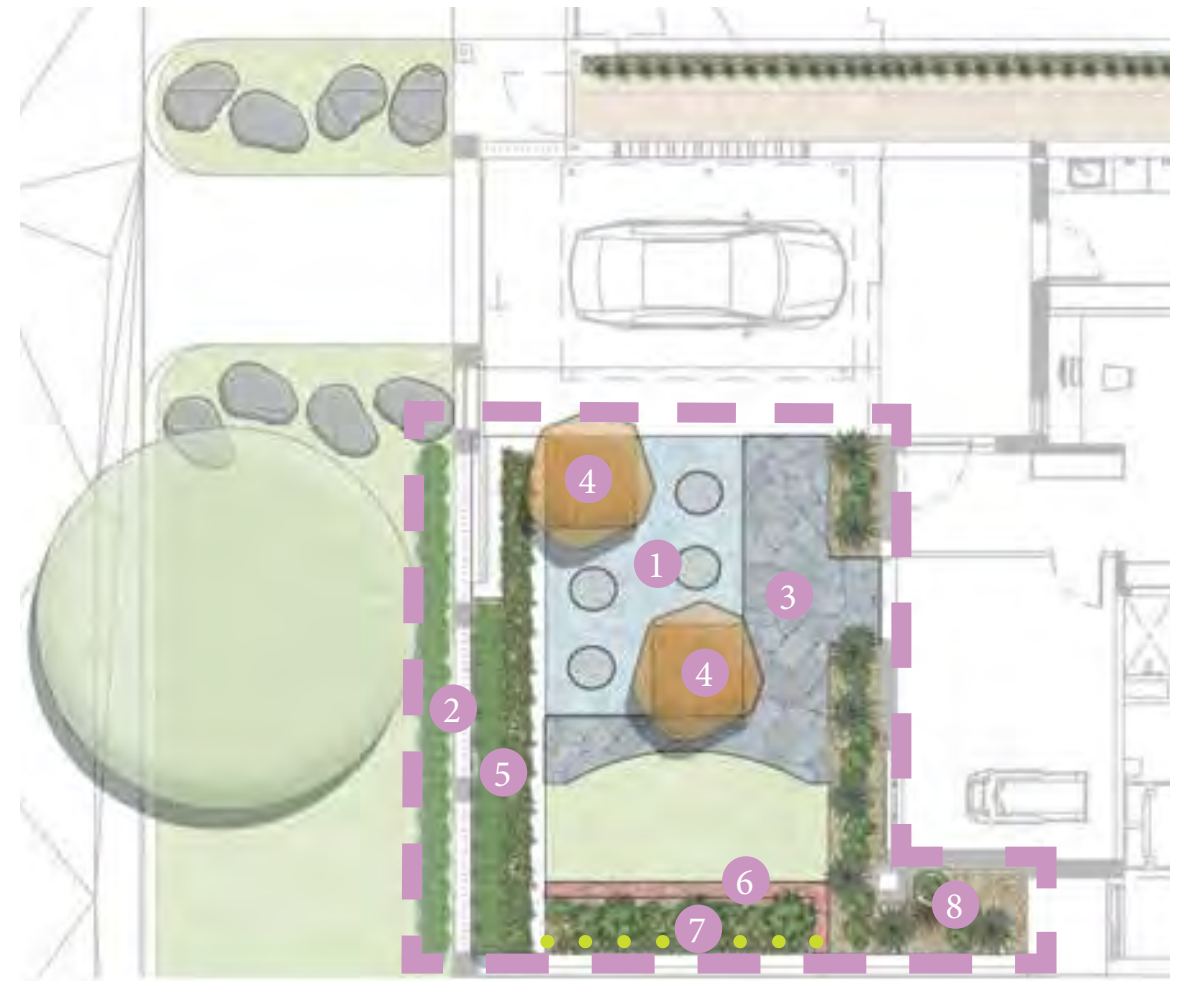
OVERALL PLAN



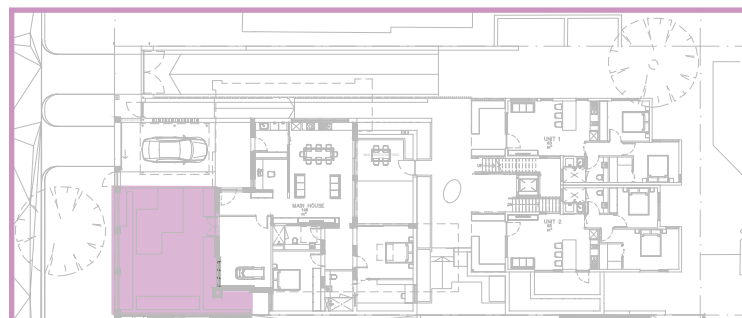
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FRONT YARD - GROUND FLOOR PLAN

- 1 Reflection pond with feature urns
- 2 Native screening plants
- 3 Crazy paving
- 4 Feature deciduous tree
- 5 Raised concrete garden bed
- 6 Recycled brick raised planter
- 7 Feature espaliered fruit tree
- 8 Feature pot cluster



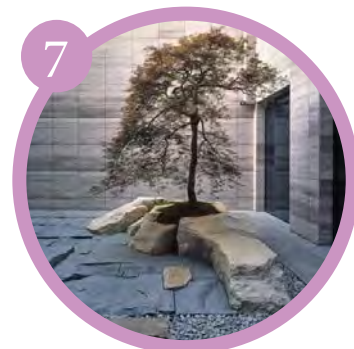
Location plan



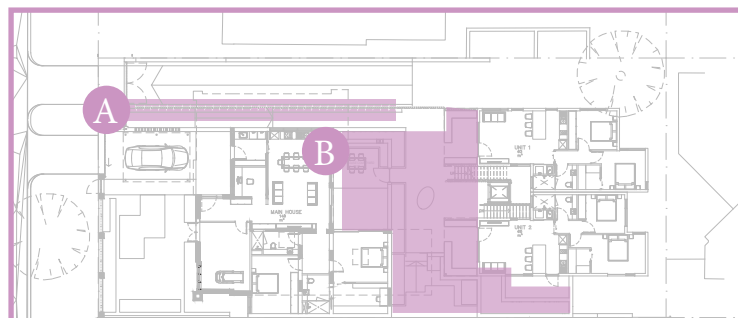
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COURTYARD - GROUND FLOOR PLAN

- | | | | |
|---------------------------------|--------------------|--------------------|------------------------------|
| 1 Trellis screening | 4 Stone mulch | 7 Natural boulders | 10 Feature planters |
| 2 Stone paving | 5 Spotted gum deck | 8 Feature tree | 11 Steps with timber seating |
| 3 Recycled brick raised planter | 6 Bluestone paving | 9 Steel planter | 12 Fire pit / gathering node |



Location plan



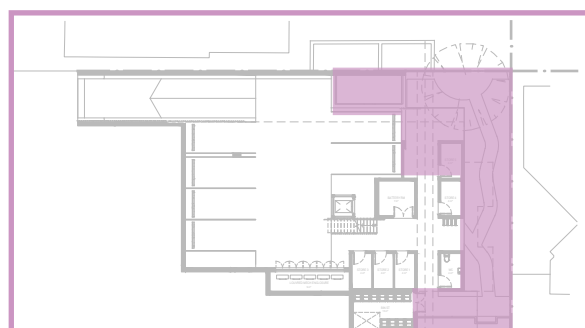
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BACKYARD - LOWER GROUND PLAN

- 1 Recycled brick raised planter
- 2 Trellis for climbing
- 3 Screening plants
- 4 Bluestone paving
- 5 Natural limestone boulders
- 6 Deciduous tree
- 7 Feature pot cluster
- 8 Gravel walkway
- 9 Native planting
- 10 Timber seats
- 11 Feature espaliered fruit tree



Location plan



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FIRST FLOOR PLAN

- 1 Trellis screening
- 2 Steel planter

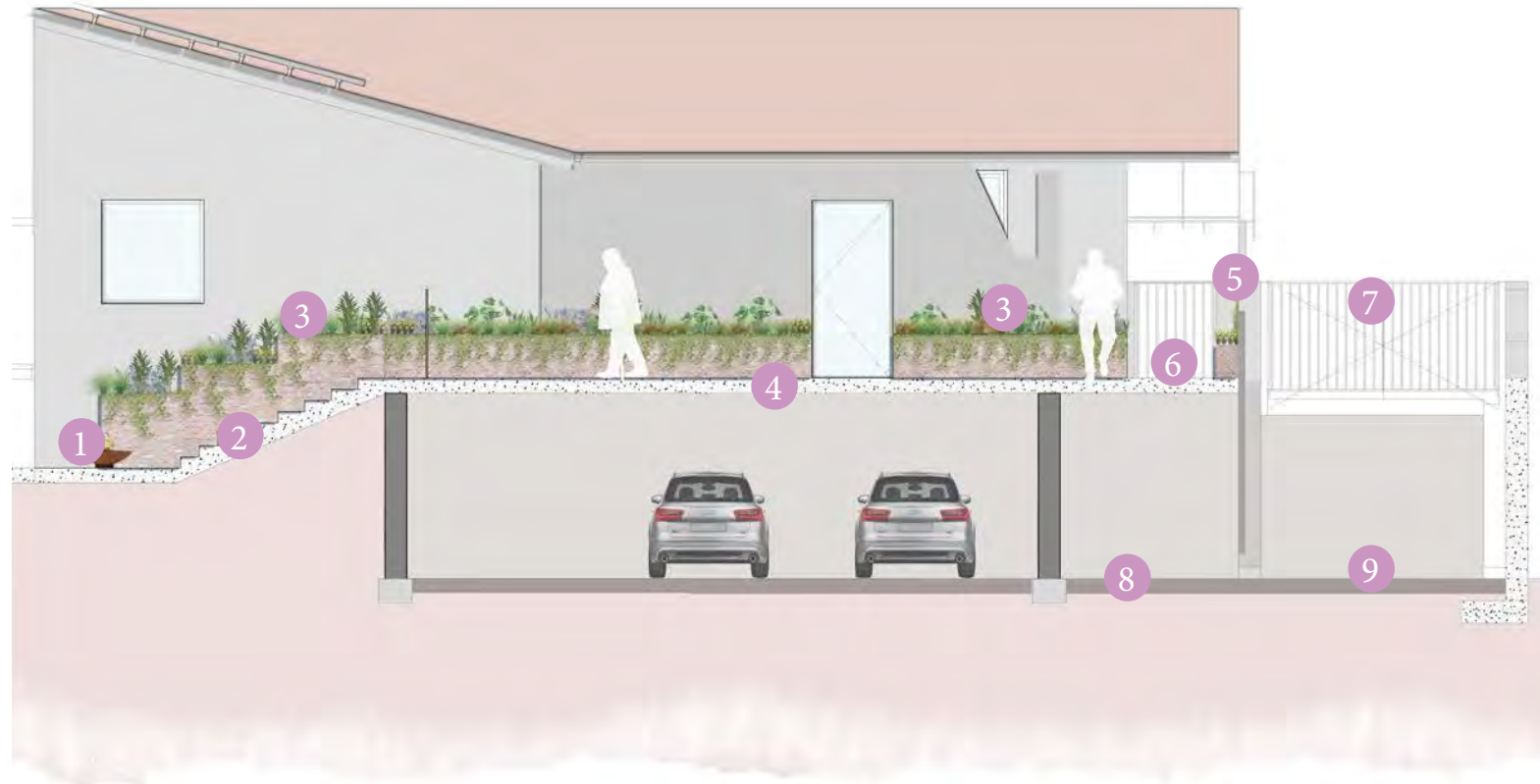


Location plan



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SECTION



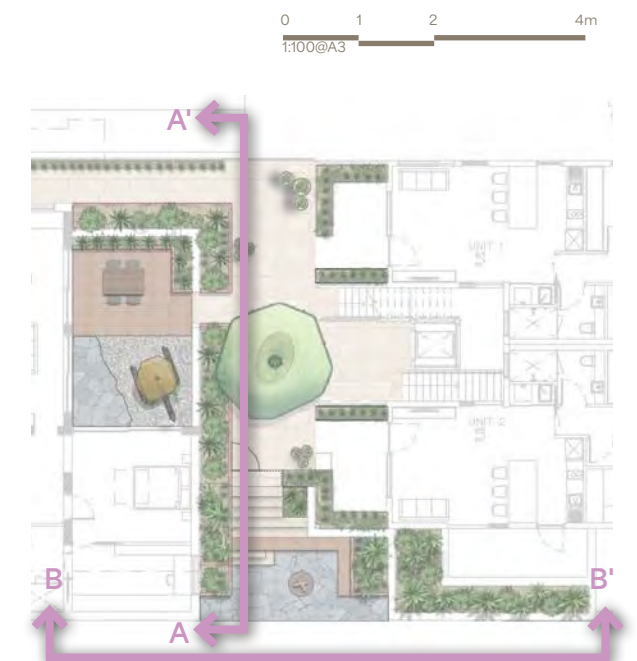
SECTION AA

- 1 Fire pit / gathering node
- 2 Steps with timber seating
- 3 Recycled brick raised planter
- 4 Stone paving
- 5 Trellis screening
- 6 Pedestrian gate
- 7 Vehicle gate
- 8 Car parking
- 9 1:10 Vehicle ramp



SECTION BB

- 1 Existing dwelling
- 2 Feature tree
- 3 Recycled brick raised planter
- 4 Trellis screening
- 5 Steel planter
- 6 Steps with timber seating
- 7 Fire pit / gathering node
- 8 Raised planter
- 9 Proposed dwelling
- 10 Bin store



DEEP SOIL AREA + TREE PROVISION STRATEGY

DEEP SOIL AREA REQUIREMENTS

TOTAL SITE AREA 882m²
MINIMUM DSA REQUIREMENT 62m²

DEEP SOIL AREA ACHIEVED 124.7m²

INEXCESS BY 62.7m²

TREE PROVISION REQUIREMENTS

PROPOSED:

RETAINED TREES 2qty

MEDIUM TREES (200LT) 3qty

SMALL TREES (100LT) 3qty

SPP 7.3 REQUIREMENTS

SPP 7.3 - 3.3a Deep Soil Areas

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

SPP 7.3 - 3.3b Tree Canopy

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

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

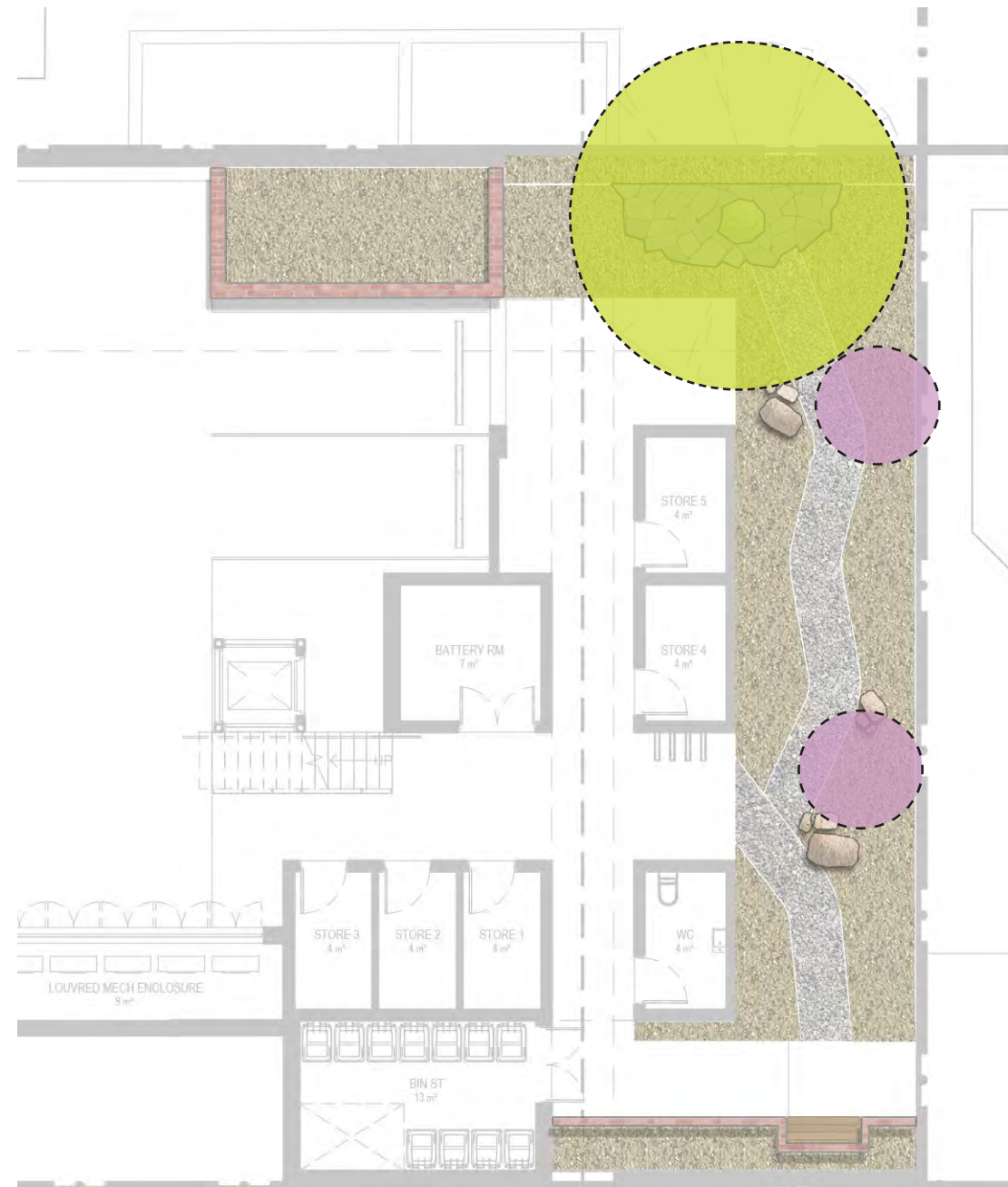
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LOWER GROUND FLOOR _Deep soil area + Tree provision plan



LEGEND

 Deep Soil Area



LEGEND

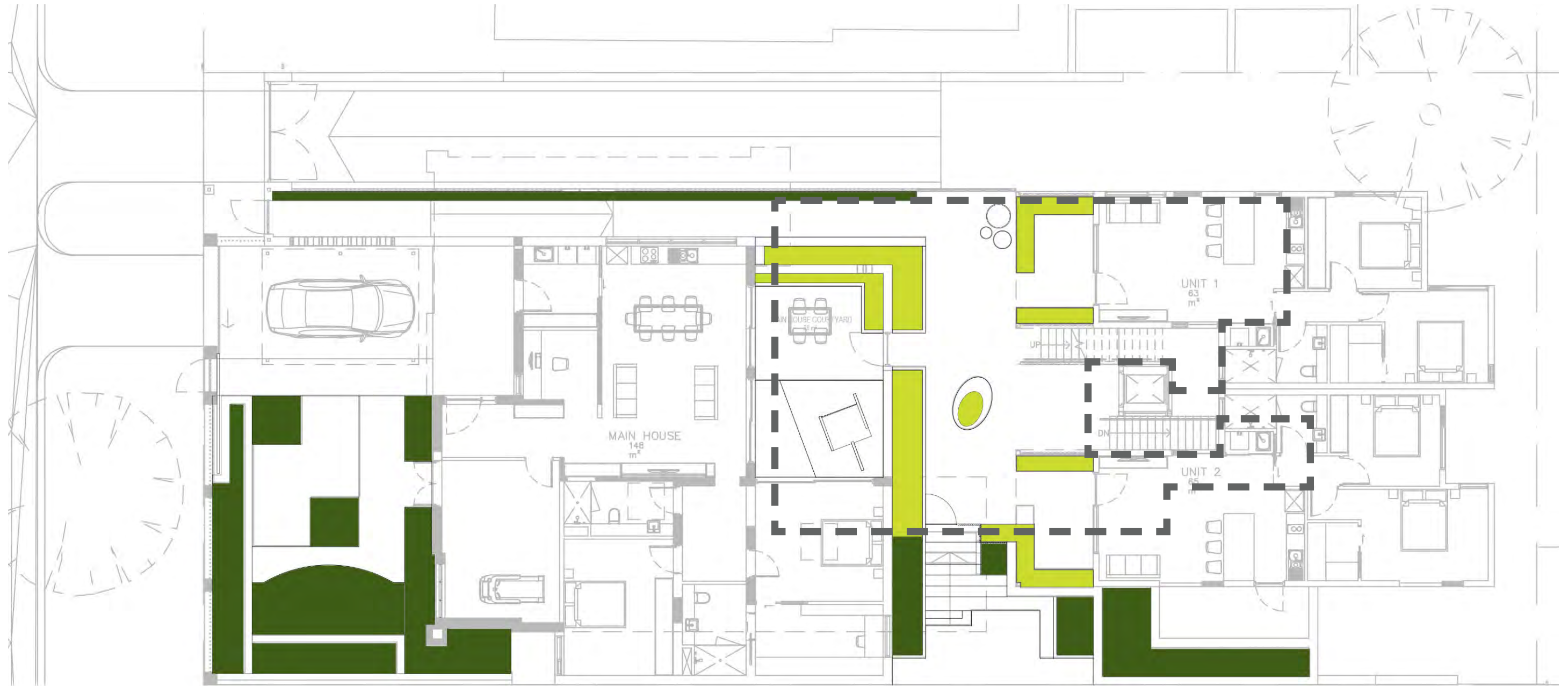
 Retained Tree

 Medium Tree

 Small Tree

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GROUND FLOOR _Deep soil area plan



LEGEND

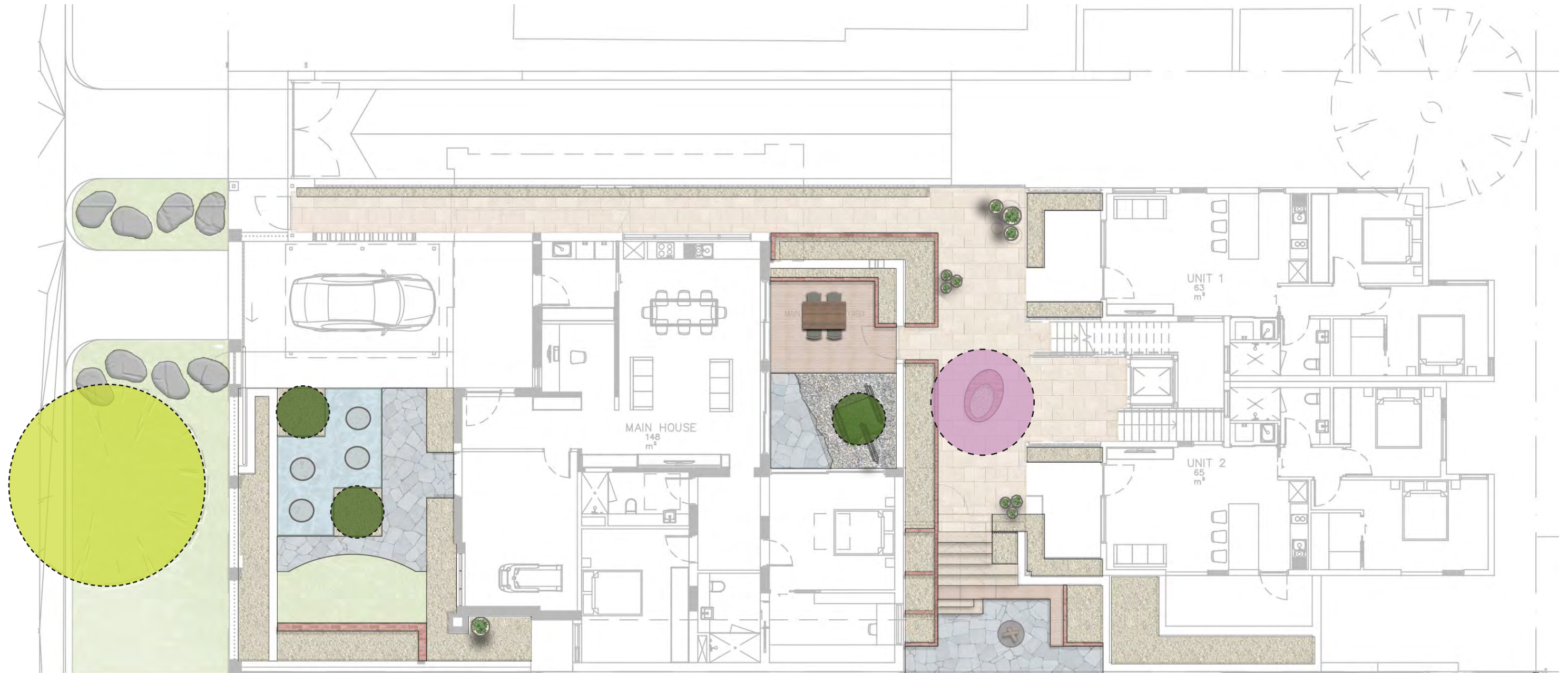
 Deep Soil Area

 Non Deep Soil Area

 Below ground car parking
suspended slab

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GROUND FLOOR _Tree provision plan



LEGEND



Retained Tree



Medium Tree



Small Tree

WATER EFFICIENCY AND MAINTENANCE

OPEN SPACE ELEMENT AND/OR TASK	ACTIONS	FREQUENCY	NUMBER OF TIMES PER YEAR
Hard Landscape	Inspection	Monthly	12
	Repair	As required	As required
Gravels	Inspection	Monthly	12
	Repair	As required	As required
Furniture	Inspection	Monthly	12
	High pressure hosing	Annually	1
	Oiling of timber	Every 6 months	2
	Repair	As required	As required
Planters + trellis	Visual inspection of all drainage points for obstructions	Quarterly	4
	Inspection of soil media for integrity and plant growth	Quarterly	4
	Repair	As required	As required
Weed removal	By hand	Monthly	12
	Chemical treatment	Annually	1
Garden beds	Inspection for plant health, growth and signs of pests and disease	Monthly	12
	Fertiliser	Biannually (Feb and Sept)	2
	Mulch replenishment	Annual	1
	Pruning and trimming	Every 6 months	2
	Weeding	Monthly	12
	Plant replacement	As required	As required
Trees	Inspection	Annually	1
	Pruning	As required	123
	Fertiliser	Biannually (February and September)	2
	Mulch replenishment	Annually	1
	Tree replacement	As required	As required
Irrigation	Inspection	1 times per week (Sept - April) Weekly (May to August)	30
	Flushing	Monthly (May- August)	4
	Repair	As required	As required
Rubbish removal		As required	Every visit
Graffiti removal		As required	Every visit

Landscape Strategy

- Robust and resilient materials will be used to reduce ongoing maintenance requirements
- All soft landscape areas will have an irrigation system designed by industry experts in multi residential and strata developments;
- Systems designed in accordance with Water corporation standards, usage standards, restrictions, innovation and best practice;
- Standard requirements include an automated system including rain sensors and a metered alarm so that faults can be rectified promptly;
- Water efficient methods of irrigation to all soft landscape areas including lawns, planters, trees and gardens on grade;
- Consideration of Hydro zoning and roof eaves;
- Whole of life carbon footprint consideration of all materials;
- Drippers if appropriate to the scenario;
- Flood bubblers for trees which can be wound down over time once trees are established;
- Maintenance practicabilities of the design;
- Use of ameliorants to best suit the types of planting and layering proposed;
- Sourcing mulches which are sustainably sourced;
- Use of plants which are suited to the conditions of the site including endemic, native and hardy exotics;
- The use of durable and robust materials / species and planting strategies;
- Creating micro climates to reduce the impacts of hot wind, aspect, evaporation;
- Maximizing permeable surfaces where practical to increase water capture on-site.
- Designing out working at heights scenarios for ease of maintenance.

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16.3. PD05.02.24 Consideration of Change of Use – Holiday House at 8 Odern Crescent, Swanbourne

Meeting & Date	Council Meeting – 27 February 2024
Applicant	G J Simpson & J R Simpson
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Zoning Map 2. Management Plan 3. Development Plan 4. CONFIDENTIAL – Submissions and Applicants Response and Map of Submissions

Purpose

The purpose of this report is for Council to consider a development application for the addition of a Short-Term Accommodation land use ('Holiday House') to the existing Residential ('Single House') development at 8 (Lot 61) Odern Crescent, Swanbourne.

Recommendation

That Council:

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 6 October 2023 for a change of land use from the existing 'Single House' to 'Holiday House' at 8 Odern Crescent, Swanbourne (DA23-89904), subject to the following conditions:

1. The approval period for the Holiday House is limited to 12 months (1 year) from the date of this decision letter.
2. The Management Plan date stamped 18 January 2024 forms part of this development approval and shall be complied with at all times, to the satisfaction of the City of Nedlands.
3. A copy of the approved Management Plan for the Holiday House shall be provided to residents of adjoining and abutting properties prior to commencement of the operations.
4. A maximum of six (6) guests are permitted to reside at the Holiday House at any one time.



5. All vehicles of the guests of the Holiday House shall be parked within the property boundaries of the subject site. No guest parking is permitted on the verge or street.

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

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

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

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R12.5
Land area	1002m ²
Land Use	Existing – Single House Proposed – Single House and Holiday House
Use Class	Proposed – 'A' use class for Holiday House in the Residential zone

The subject site is located at 8 Odern Crescent, Swanbourne, directly opposite the car park access for the WA Bridge Club, Associates Rugby Club and PCHF Hospice construction site (Figure 1). The site is located on the southern side of Odern Crescent, Swanbourn and has an existing two-storey house with an undercroft on the lot. The lot is regular in shape, zoned Residential R12.5 and has an area of 1002m².

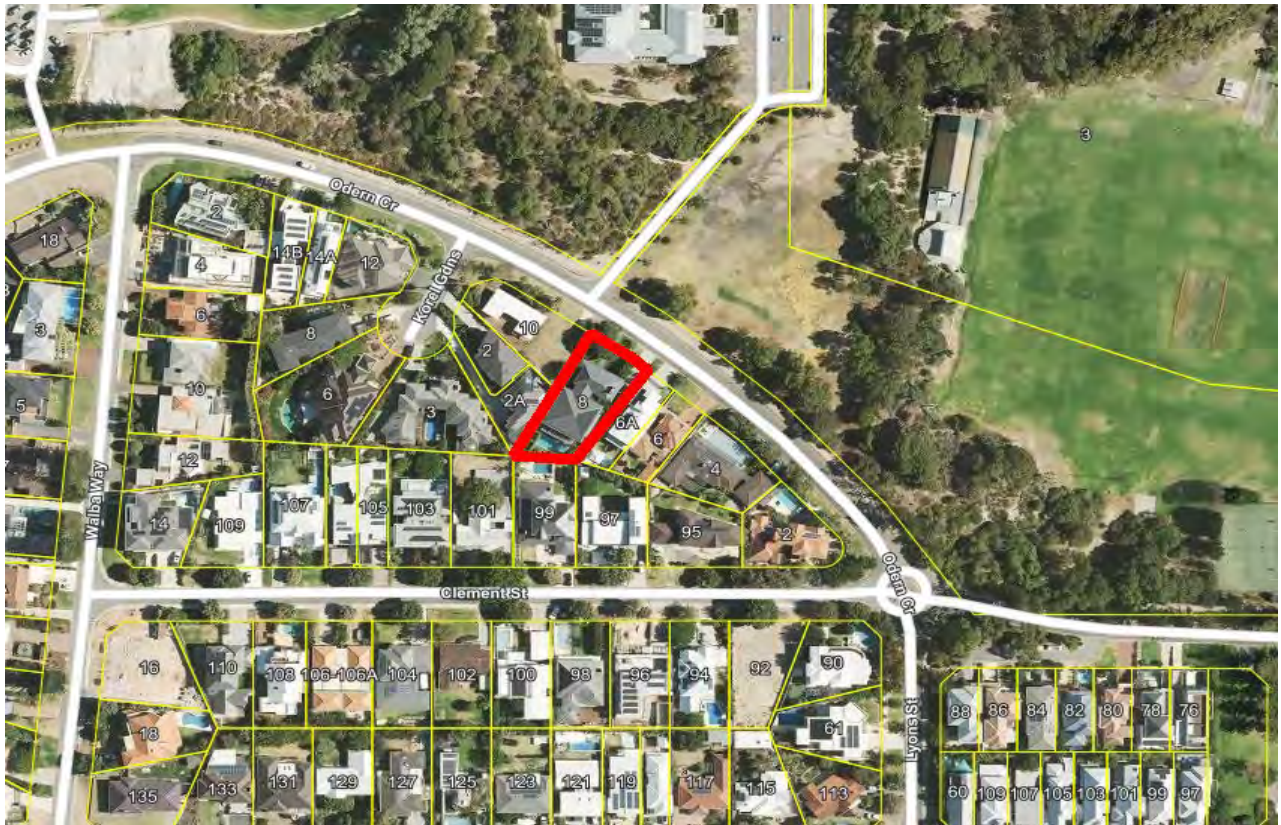


Figure 1: Aerial image of 8 Odern Crescent, Swanbourne

Application Details

The application seeks development approval for the addition of a Short-Term Accommodation land use ('Holiday House') to the existing Residential development. No works are proposed as part of this application. A 'Holiday House' is defined by City of Nedlands Local Planning Scheme No.3 as:

"a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast."

The applicant, who is the owner of the property, is seeking to operate a 'Holiday House' at the subject site. The purpose of the 'Holiday House' is for the property to be rented throughout the year when the owners are not residing on-site. The property will be managed by a property manager for the entire duration of the house being used as a short-term rental.

Discussion

Local Planning Scheme No. 3

Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. The zone objectives of the Local Planning Scheme No. 3 are relevant to the proposal. The proposal has been assessed against and is consistent with the below objectives of the 'Residential' zone.



To provide for a range of housing and choice of residential densities to meet the needs of the community.

The proposal for the 'Holiday House' use promotes a range of housing stock within the Swanbourne area. Short term accommodation has been applied to meet the needs of the landowner and to provide housing diversity. The site is within proximity to the beach, cafes and Allen Park.

To facilitate and encourage high quality design, built form and streetscapes through residential areas.

There are no works proposed as part of this application, and the dwelling maintains its role as part of the existing streetscape.

To provide for a range of non-residential uses which are compatible with and complementary to residential development.

The holiday house is complementary to existing residential development as it provides short term stay for visitors. Providing short stay would complement the neighbourhood as residents could potentially utilise the existing amenities within this locality i.e. the local cafes, Allen Park and Swanbourne Beach.

To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.

As above, there are no works proposed as part of this application, and the proposal will have no impact in terms on bulk, scale, height, street alignment and setbacks.

Local Planning Policy 2.2 – Short Term Accommodation

The Local Planning Policy 2.2 – Short Term Accommodation provides guidance and development provisions for operators seeking to establish short-term accommodation within the City. In accordance with Part 4.2 of the Policy, development applications for the 'Holiday House' land use where the owner does not reside on-site may be supported where: the number of guests is limited to 6 persons; and bookings must be for a minimum stay of 2 consecutive nights.

A Management Plan has been provided and assessed. In the Management Plan, all points identified in Part 7.1 of the Policy have been addressed and deemed acceptable as detailed in the table below. The Management Plan will form part of any approval and is to be complied with at all times to the City's satisfaction as per recommended Condition 2.

Management Plan Assessment		
LPP 2.2 – Short-Term Accommodation	Proposal	Officer Comments
(a) Establishing the maximum number of guests which will stay, in	The maximum number that can be accommodated is 6 people. The owners will not be residing	Acceptable – it is recommended that this will form part of the approval



addition to (if applicable) those which reside at the property on a permanent basis	on-site when the property is being rented out.	stipulated as condition 4 of the development approval.
(b) Establishing a code of conduct detailing the expected behaviour and obligations of guests. The code of conduct shall be displayed in a prominent position within the premises.	The code of conduct for guests will be provided to all guests. This includes the House Rules which details the expected behaviours and obligations for all guests. This also details how all breaches to the code of conduct will be dealt with.	Acceptable
(c) Details of how complaints regarding anti-social behaviour, car parking and noise, amongst other matters, will be managed by the landowner(s)	The holiday house will be managed by a property manager who will be responsible for general oversight and managing complaints. All neighbours will be provided the property managers contact details.	Acceptable – this will form part of any approval stipulated as condition 3 of the development approval.
(d) The contact details of the landowner(s) if a neighbour wants to lodge a complaint.	The contact details of the owners and property manager will be provided to neighbours.	Acceptable
(e) Details regarding guest check-in and check-out procedures (i.e. days and times)	Guests can check in anytime between 2:00 and 5:00pm and need to check out by 10:00am. This is for all days of the week.	Acceptable
(f) Details of how car parking for those staying at the property and (if applicable) those residing at the property on a permanent basis will be managed by the landowner(s). The	There are adequate parking spaces within property boundaries for 6 guests that are related or associated with one another. The dwelling has a undercroft basement that has 6 parking spaces which can be accessed from the property's driveway (refer to Parking LPP assessment below for further information).	Acceptable



measures proposed are to ensure vehicles will always have easy access to on-site parking spaces.		
(g) Details of how guests will be informed of the requirements of parking.	The requirements of parking are shown in the code of conduct and house rules document. The property manager will meet guests at arrival to ensure guests are aware of all house rules, including parking requirements.	Acceptable
(h) Details regarding how guests are expected to maintain the property.	General cleaning is expected from the guests during their stay. Maintenance of gardens and building will be provided by the owners/ manager.	Acceptable
(i) Details whether pets and guests associated with those staying at the property will be permitted, and if so, how this will be managed.	No pets allowed at the premise. No gatherings or functions are allowed. Permission may be granted for small numbers during daytime. No visitors are allowed overnight.	Acceptable
(j) Details of compliance with Strata-By-laws (if applicable) in the form of a Statement of Compliance	Not applicable to this proposal.	N/A
(k) To provide details of waste disposal.	Information on waste disposal and on the FOGO system will be provided to all guests.	Acceptable

As per the Short-Term Accommodation LPP, the City may grant temporary development approval for short-term accommodation uses for an initial 12-month period. A subsequent development approval will be required to be submitted for the renewal of the approval for the short-term accommodation which may then be on a permanent basis. Condition 1 is recommended to this effect.

For renewal to be considered, the City will give regard to any substantiated complaints against the operation of the short-term accommodation in accordance with the conditions of its development approval.



It should be noted that in the matter of *Joseph and City of Nedlands* [2022] WASAT 13, the State Administrative Tribunal (SAT) determined that due to the existence of the City's Short Term Accommodation Policy and the guidance it provides, that the Policy ought to be afforded the most weight in determining the proposal. The subject application is wholly consistent with the objectives of the City's Local Planning Policy – Short Term Accommodation.

Local Planning Policy – Parking

As per the City's Local Planning Policy – Parking, the parking requirements under Table 1 (LPP 4.1) for a Holiday House land use is one per guest bedroom, in addition to any bays required under the R-Codes for the dwelling (if applicable). The application proposes three guest bedrooms. As the owners will not be residing on-site while this property is being operated as a holiday house, the R-Codes do not apply. Therefore, the Policy requires a total of three car parking bays for this proposal.

The site is serviced by one existing crossover from Odern Crescent. All parking within this site is accessed from this crossover and leads into an undercroft underneath the existing two-storey dwelling. The basement parking services four parking spaces with a lift and stairs to access the main living areas on the upper floors. Therefore, the site can accommodate more than three car bays and satisfies the requirements of the City's Local Planning Policy – Parking.

Consultation

A Holiday House is an 'A' Use in a Residential Zone, meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the Deemed Provisions.

The application was advertised for a period of 14 days from 8 November 2023 to 22 November 2023. Letters inviting comment were sent to 59 owners and occupiers of property within a 100m radius of the site. At the close of the advertising period, two objections were received.

The applicant consulted with the surrounding neighbours prior to the formal advertising period, six neighbours provided written support for the proposal.

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

1. **Opposed to the nature of Airbnb style accommodation**

The concern is relating to the potential social issues that might arise from the proposed use. The management plan associated with this application provides specific rules so as to avoid any anti-social behaviour from occurring as well as providing a complaints process should any anti-social behaviour arise in the future as a result of this land use.



2. Concerns with safety of the neighbourhood.

The applicant's management plan indicates that there will be a vetting process prior to receiving any guests. As above, if there are concerns with neighbourhood safety, the applicant's management plan identifies how to make a complaint. The contact details of the owners and property manager will be provided to all neighbours should there be any safety concerns.

3. The interests of the community should be paramount.

When considering any renewal of the development application after the initial 12-month period, the City will give regard to any substantiated complaints against the operation of the short-term accommodation. If the City deems the proposed land use to have substantially impacted the community, the approval will not be renewed any further.

4. Concerns with potential future precedent this might set.

This concern is outside of the scope of the City's planning framework. Each application is determined on its merits.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place

Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Should Council refuse the application, the proponent will have the option to appeal to the State Administrative Tribunal.

This application is comparable to *Joseph and City of Nedlands* [2022] WASAT 13 (37 Strickland Street, Mt Claremont), being an application for a Holiday House within Mt Claremont. In this case, the SAT set aside the City's decision to refuse the application and granted approval subject to conditions to ensure it was appropriate in its setting.

The City incurred costs of approximately \$25,000 going through the Tribunal process in that instance and would likely incur a similar amount should the subject proposal go to the Tribunal.



Legislative and Policy Implications

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

Decision Implications

If Council resolves to approve the proposal, the holiday house use can commence.

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the City's Short Stay Local Planning Policy. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

Conclusion

The application for the change of use from the existing 'Single House' to a 'Holiday House' at 8 Odern Crescent, Swanbourne has been presented for Council consideration due to objections being received. The proposal is considered to meet the development provisions of the City's local planning framework and, as such, is unlikely to have significant adverse impact on the local amenity of the area.

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

Further Information

Question / Request

Councillor Smyth – Correction for page 160 Item 16.3

The subject site is located at 8 Odern Crescent, Swanbourne, directly opposite the Allen Park Tennis Club (Figure 1).

This is inaccurate by about 200m, it would be more accurate to say - directly opposite the car park access for the WA Bridge Club, Associates Rugby Club and PCHF Hospice construction site.

Officer Response

The report has been corrected.



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MANAGEMENT PLAN
SHORT TERM ACCOMODATION
8 ODERN CRESCENT
SWANBOURNE, W.A.

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1.0 INTRODUCTION/DESCRIPTION

This Short-Term Holiday Accommodation Management Plan relates to the dwelling at 8 Odern Crescent and the City of Nedlands planning regime. The property falls under the definition of Short-Term Rental Accommodation. It is an architect designed house and was constructed to a high standard.

This is the owners' private home, a modern, fully maintained and furnished residence, with a pool, lift and reticulated gardens. The owners are semi-retired professionals and have raised their three adult children at the property. The owners wish to maintain flexibility to cater for future needs and have no desire to have a long-term rental arrangement. The property would not otherwise be made available for rental and would simply be retained for private use. The owners plan to travel over the coming years and intend to make it available for guests when they are absent. They want the premises to be maintained at a high standard during their absence. They will engage professional property management, which specialises in short term accommodation. The owners intend to close off and secure 2 rooms and several cupboards which will not be available for guests.

The Management Plan establishes an acceptable standard of behaviour for guests and visitors to seek to minimise any adverse impact on the owners, neighbours, residents of the City of Nedlands and others.

Income from the property will be declared for taxation purposes.

The property will be managed by David Sharp of Cottesloe Property Care (CPC), who has been specifically selected by the owners, considering his highly regarded service. CPC has managed short-term accommodation properties for over 10 years and has a well-established reputation for managing similar, high-end properties in the area.

Guest booking enquiries are received by the Manager, including through online portals. The Manager will assess all potential guests for suitability. Guests will book a stay at this address via established supporting organisations, such as real estate professionals, relocation managers and short-stay accommodation providers such as Airbnb. Bookings are for a maximum of 6 adults. No pets, no smoking and no party rules apply.

2.0 CHECK IN/HOUSE RULES

Check in time is from 2pm till 8pm.

The Manager will meet all guests on arrival, to introduce the property and ensure guests are clearly aware of the House Rules.

Guests who book must give ID, pay a refundable security deposit and sign a rental agreement on the secure online management portal.

Guests are not allowed to stay and will not receive check-in details, until these details have been provided.

At the time of booking online, guests are required to review and agree to accept the House Rules.

The House Rules state:

- No parties or events. In the event of a breach, you will be evicted immediately without refund, and if appropriate, we will notify police.
- Visitors- guests are permitted to enjoy normal social gatherings of a few friends, but parties are not permitted.
- Quiet house after 9pm. Guests are required to limit noise from 9pm till 7am on weekdays and 11pm till 9am on weekends and public holidays.
- Parking- guests are limited to a maximum of 3 cars parked on the property in the underground basement car park. Subject to Council parking rules, visitors may park across the road but not on the front verge.
- Pool- safety is of paramount importance. Pool gates must remain closed at all times. It is unlawful to prop open a pool gate, even if there are no children in your group. Children must be supervised at all times.
- Waste Management- guests are required to follow the FOGO bin management information provided and place bins on the front verge, facing the road on Sunday night, ready for collection early on the Monday. Bin lids must be fully closed. A bin schedule is in the Guest Manual.

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- No amplified music is permitted after 9pm or at any time, in a manner that causes inconvenience or loss of amenity to neighbours.
- Strictly no smoking in the house garden.
- Accommodation maximum of 6 guests.
- Guests should not seek to access rooms or areas that have been intentionally locked or made unavailable.
- No pets are allowed onto the property.

3.0 ACCESS TO THE PROPERTY

The Manager will greet guests on arrival at the property, provide them with keys and introduce the property and its features.

4.0 CHECK OUT

Self check out time is 10am or later by arrangement.

5.0 MANAGER'S DETAILS

David Sharp

Cottesloe Property Care

Host David (Primary Contact)

Mobile:

Housekeeping Debbie

Mobile:

Backup Contact Tammy

Mobile:

David Sharp of Cottesloe Property Care has extensive experience in short stay property management and a background in building safety

and preventative maintenance. He personally supervises all aspects of property management including owner/guest communications, financial management, housekeeping, laundry and maintenance services, together with a regular crew of trusted contractors.

David is well versed in local planning laws and has been instrumental in assisting local and state governments in development of short stay policies.

David resides in Mosman Park within 10 minutes drive of the property and is available on call from 7:00am until 10:00pm

6.0 COMPLAINTS MANAGEMENT

Guests are required to agree to the House Rules/Code of Conduct as a condition of booking and are reminded of this on arrival. A copy of the House Rules and Code of Conduct is provided to guests in the House Manual.

Complaints will be managed by the dedicated Manager, with contact details in section 5.0 above.

If neighbours believe that guests are not complying with the Code of Conduct, they are to contact the Manager. Immediate neighbours will be provided with the phone number and details of the property owners and are encouraged to immediately contact the owners.

If neighbours are having any issues with the operation of the property, such as noise, vehicle movement, parking on site or any other general issues, they are encouraged to contact the Manager to further discuss such issues. Again, immediate neighbours are encouraged to contact the owners directly.

A register of complaints will be maintained by the Manager and the owner and made available for inspection by an authorised Council Officer. The complaints register is to contain the following information:

- 1 The date and time of the complaint;*
- 2 The name and address of the complainant;*
- 3 The nature of the complaint;*
- 4 Investigations carried out;*
- 5 Action taken; and*
- 6 Response provided to complainant.*

A copy of this management plan will be made available to neighbours. Neighbours will also be provided with the contact details of the Manager.

Neighbours are to be provided with the following in regards to the accommodation:

- 1 A copy of the Code of Conduct;
- 2 A copy of the Complaints Management Procedure;
- 3 Contact details which will allow neighbours to engage with the Manager in the event of antisocial behaviour, particularly after hours, if not addressed directly with the guests. Contact details for the owners have been provided to immediate neighbours.

Neighbours should also contact the police if they have any concern that illegal activity is occurring.

Complaints will be divided into two categories, the process for each is detailed below:

Level 1 Complaint (minor noise disturbance and/or complaint)

In the event of a Level 1 complaint, the following procedure is to be adopted.

- 1 The neighbour is encouraged to contact the Manager.*
- 2 The Manager will contact the guests to advise the nature of the complaint and remind the guest of their obligations under the Code of Conduct and/or explain the nature of the concern raised.*
- 3 If the issue is not resolved and a further complaint is received within 12 hours, the Manager or an appointed security firm is to attend the site.*
- 4 In the event of a further complaint being received, and the complaint is verified, the guests will be evicted in accordance with the Code of Conduct.*

Level 2 Complaint (major disturbance or party)

Guests are encouraged to enjoy their time on the property, but as outlined in the Code of Conduct parties are strictly not permitted and noise should be minimised after 9pm and before 7am.

If a Level 2 complaint is received the following procedure is to be adopted.

- 1 The Manager or security firm will attend the premises as soon as possible to verify if this is a major noise disturbance or party.*
- 2 If the complaint and the issue is deemed to be a Level 1 complaint, then procedure for Level 1 shall be followed.*
- 3 If the complaint is verified as a Level 2 complaint, the guests will be evicted in accordance with the Code of Conduct.*

7.0 USE OF PREMISES/PARKING

The house has available three double bedrooms, with one king bed and two queen beds. It also has available three bathrooms, a lift from the basement and a swimming pool. The underground basement has four available parking bays. The property will be available from time to time throughout the year, with a maximum guest booking duration of three consecutive months. Bookings are limited to a minimum of four consecutive nights. Guests should be mindful of the proximity to

neighbours and keep noise to a minimum to ensure no detrimental impact to the neighbours.

The property will be serviced on each and every checkout or on a weekly basis, in addition to cleaning prior to check in. The house is fully maintained, including garden and pool.

Only one booking is accepted at a time.

8.0 GUEST CONTACT DETAILS

Names of guests staying at the property are provided at the time of booking. The contact details of all guests are retained by the Manager and are available for inspection by an authorised Council Officer and shall contain;

- 1 The full names and usual place of residence for all occupants.
- 2 The date of arrival and departure of the occupants.

9.0 MAINTENANCE

Maintenance refers to both building maintenance and care of garden, lift and pool. Maintenance will be managed by the Manager and will be performed at a time between occupancy, unless it is urgent and requires attendance at the time of occupancy.

Other than in the case of an emergency, any maintenance required and contractors or staff to be engaged, will attend during normal business hours to minimise disruptions to neighbours.

10.0 GUEST MANUAL

A manual shall be prepared for guests and kept in a folder on the premises, indicating the following information:

- Manager's name and contact details
- House Rules
- Code of Conduct

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- Wi-Fi device name and password
- Key lockbox code
- 'TV information.
- Air-conditioner operation
- Instructions for appliances
- Location of first aid kit
- Location of the fire extinguisher and fire blanket.
- Hot water system operation
- Rubbish bin location and procedure for collection of rubbish bins, including detail on the FOGO system operating in the area.
- Check in time.
- Check out time.
- Details of available public transport options.
- Local restaurants and shopping options
- Local parks and recreation services
- Other major attractions
- All local events and attractions to support local community and businesses
- Important contact numbers
- Any other information as required

11.0 MANAGER'S RESPONSIBILITIES

The Manager shall be responsible for:

- Assessment of potential guests for suitability
- Greeting guests at check in
- General hosting, (including liaison with clients providers and Local Government)
- Coordinating cleaning, gardening and building maintenance between occupants
- Procedure for rubbish collection.
- Laundry requirements

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The Manager shall maintain:

1 A register of complaints

2 A register of all occupants

12.0 REVIEW

This management plan is to be reviewed and updated annually by the Manager.

A copy of the approved management plan is to be given to the abutting neighbours and a minimum of once per year, upon request.

13.0 APPENDIX A – CODE OF CONDUCT

CODE OF CONDUCT FOR GUESTS AND VISITORS

The Code of Conduct is provided to guests upon confirmation of the booking and will be at the property to ensure that guests and visitors know and comply with specific behaviour governing their permission to enter and occupy the property.

The Code of Conduct will be displayed in full view at the property, so it can be easily viewed by guests and visitors.

1.0 General Principles.

Short term accommodation is a unique experience and the guiding principles of this Code of Conduct are:

- Treat this as your own home
- Respect your neighbours.
- Leave the property in the same condition as it was upon your arrival.

2.0 General Requirements

- Guests and visitors must comply with this Code of Conduct and instructions from the Manager during their stay.
- Guests must notify the Manager of any disputes or complaints from neighbours as soon as practicable.

3.0 Noise and Residential Amenity.

- Guests and visitors must not create noise which is offensive, or has potential to create a nuisance to occupiers of the neighbouring properties, especially between 9pm and 7am Monday to Saturday and 9pm and 9am on Sunday and public holidays, during arrival, during departure and at any time throughout the occupancy.

- Offensive noise is prohibited and may result in termination of permission to occupy the property, eviction, loss of rental paid and extra charges for security deposit or bond under the terms and conditions.
- Guests and visitors must not engage in any antisocial behaviour and must minimise their impact upon the residential amenity of the neighbours and the local community.

4.0 Visitors

- No visitors or guests, other than those who are booked to stay at the property, can stay in the property without first obtaining the Manager's approval.
- If the Manager's approval is obtained for visitors, guests are responsible for ensuring that visitors comply with the Code of Conduct.

5.0 Gathering or Functions

- This property is not a party house and any such activities are strictly prohibited.
- The property is not to be used for events, gatherings, parties, functions, or similar activities.
- Guests and visitors are to comply with parking regulations and show consideration to neighbours and other vehicles.
- Please note and obey all street sign restrictions with regard to parking

7.0 Garbage and Recycling

- Rubbish and recycled goods are to be disposed of in accordance with the usual practice at the property, in the allocated bins and excess rubbish must not be left in public areas.
- Rubbish and recycling arrangements at the property are in the form of the FOGO system to comply with the City of Nedlands requirements.
- Rubbish is collected every Monday morning.

- Bins should not be placed on the verge before 12pm on Sundays.
- The Manager may check on Sunday evening that the bins have been placed on the verge for collection. If the bins are not placed on the verge by 6pm on Sunday evening, the Manager may put the bins out for collection.
- The Manager may check on Monday evening that the bins have been brought into the property. If the bins are still on the verge on Monday evening, the Manager may bring the bins in.
- The house is supplied with a bench top FOGO bin and bags, along with a bin for general waste and two bins for recycling.

8.0 Security

- Whenever you are absent from the property, please close and lock all windows and doors to maintain security and prevent water damage.
- At all other times, please secure doors and windows as required.
- The main electricity RCD (Residual Current Devices) are in the meter box

9.0 Balcony and Outdoor spaces

- Guests are to respect the privacy of neighbours when utilising any veranda or balcony areas.
- Guests are to minimise noise when in the outdoor areas.

10.0. Smoking

- Smoking is not permitted at the property including within the residence or garden areas.

11.0 Pets

- No pets are allowed on the property, including if accompanying any visitors.

12.0 Motorbikes and Bicycles

- Motorbikes and bikes are not permitted inside the residence but may be stored in the basement garage.

13.0 BBQ

- BBQ is provided and guests are to ensure that all controls are turned off when not use.
BBQ is to be cleaned after each use.

14.0 Damages and Breakages

- Damages and breakages must be reported to the Manager immediately.

15.0 Compliance

Breach of this Code of Conduct or the House Rules is a breach of the Terms and Conditions of Contract: and permission for occupancy of the property.

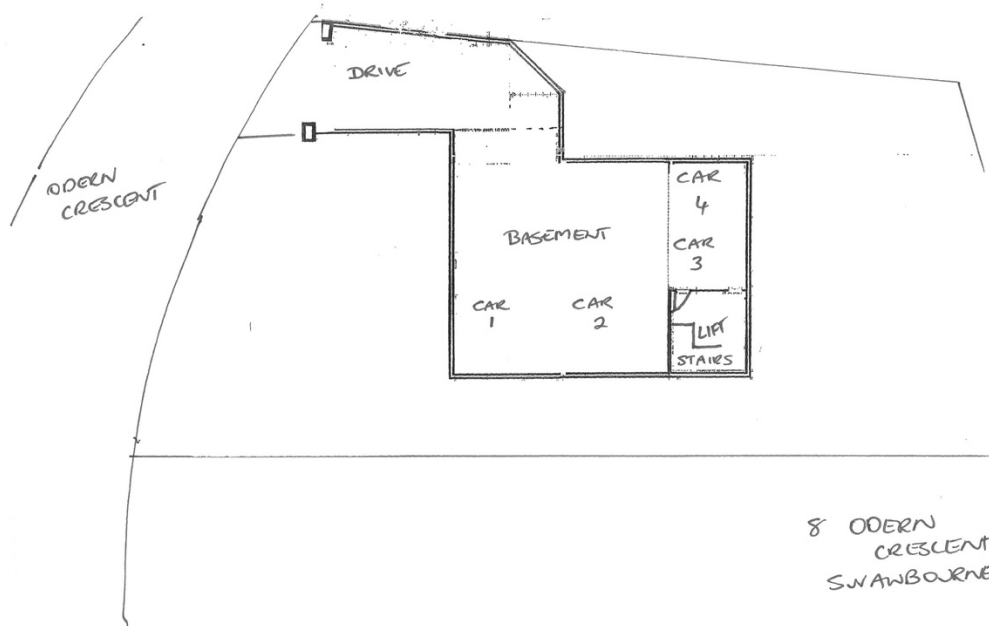
The owner and Manager reserve the right, in accordance with their legal rights, to terminate permission to occupy the property, and to evict any guests or visitors who do not comply with the Code of Conduct or the House Rules or otherwise act unlawfully.

14.0 APPENDIX B - COMPLAINTS REGISTER

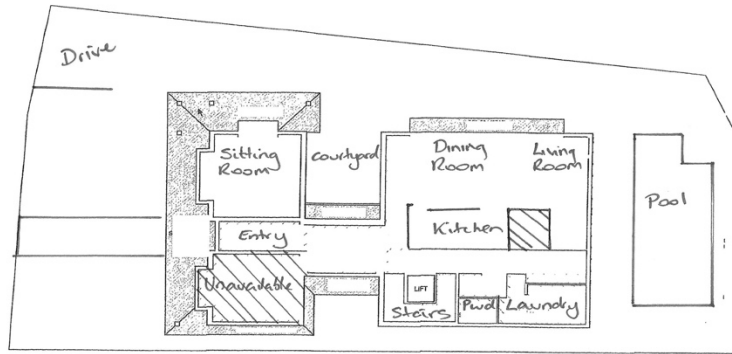
Short Term Accommodation

Date and time of complaint	Name and address of complainant	Nature of the complaint	Investigations of carried out	Actions taken	Date and summary of response to complainant

14.0 APPENDIX C – FLOOR PLANS

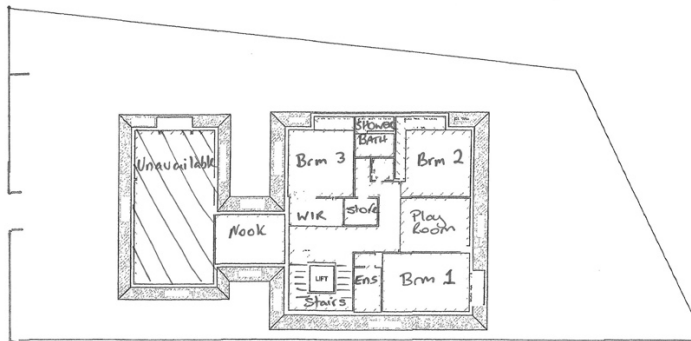


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Ground Floor

8 Odern
Crescent
Swanbourne



First Floor

8 Odern Crescent
Swanbourne

15.0 APPENDIX D - FOGO RUBBISH SYSTEM



Recycling (yellow) and general waste (red) bins are collected alternatively each fortnight, on Monday mornings.

The lime green FOGO bin is emptied EVERY Monday morning.

Guests should check the calendar in the Guest Manual to determine which bins should be put out on the verge.

Place your bins on the verge before 6 am on the day of your collection. Bins must be:

- Within 1m of the kerb (or as close as possible without obstructing the footpath)
- 1m away from obstacles (including street trees, parked cars, signs, lamp posts and parked cars)
- Half a metre apart
- At a weight less than 35kg for 120L rubbish bins
- For 240L rubbish bins, the weight should be less than 70kg.

Bins are only permitted on the verge 24 hours before and after collection.

Bins are to be stored so as not to be visible from the street or public place except for bin collection day.

Please ensure rubbish bins are not overfilled and the lids are closed.

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FOGO

If it didn't live or grow i

t's not FOGO. Only food, garden waste, paper products and council supplied compostable liners go into your FOGO bin

Do :

- Bread and dairy
- Fruit and vegetables
- Meat, bones, and seafood
- Prunings and leaves
- Dog poo, kitty litter, paper towel, serviettes and tissues

Don't:

- No aerosol cans or gas bottles
- No batteries or electronic waste
- No clothes or textiles
- No materials in bags
- No glass
- No metal

Yellow Recycling Bin – Collected **FORTNIGHTLY**

Do:

- Glass bottles and jars (*clean and empty*)
- Paper (*not shredded*)
- Cardboard (*flattened*)
- Plastic bottles and containers (*clean, empty, no lids*)
- Steel and aluminum cans (*clean and empty*)

All items should be clean, dry and empty with lids removed and placed in the bin loosely.

Don't

- No aerosol cans or gas bottles
- No batteries or electronic waste
- No clothes or textiles
- No garden or food waste
- No materials in bags
- No nappies
- No plastic bags or films
- No ropes, cables or hose

Red lid General Waste bin – Collected **FORTNIGHTLY**

This bin is mainly for things that can't be composted or recycled.

Do:

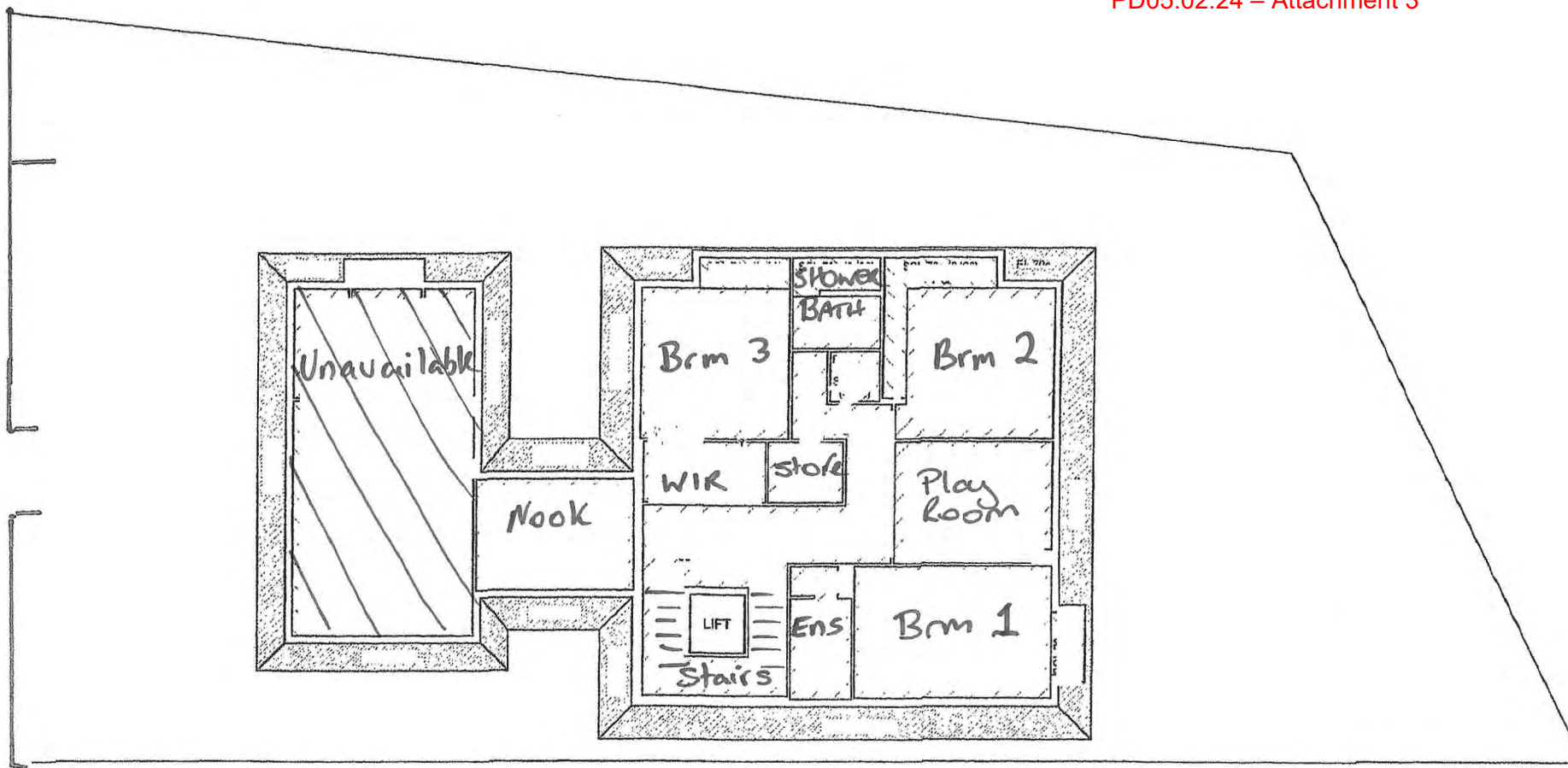
City of Nedlands
Amended Plans Received
18 January 2024

- General rubbish items
- Hygiene products
- Nappies
- Plastic bags
- Polystyrene and soft plastic

Don't:

- No food organics or garden organics
- No clean recyclables
- No hazardous waste

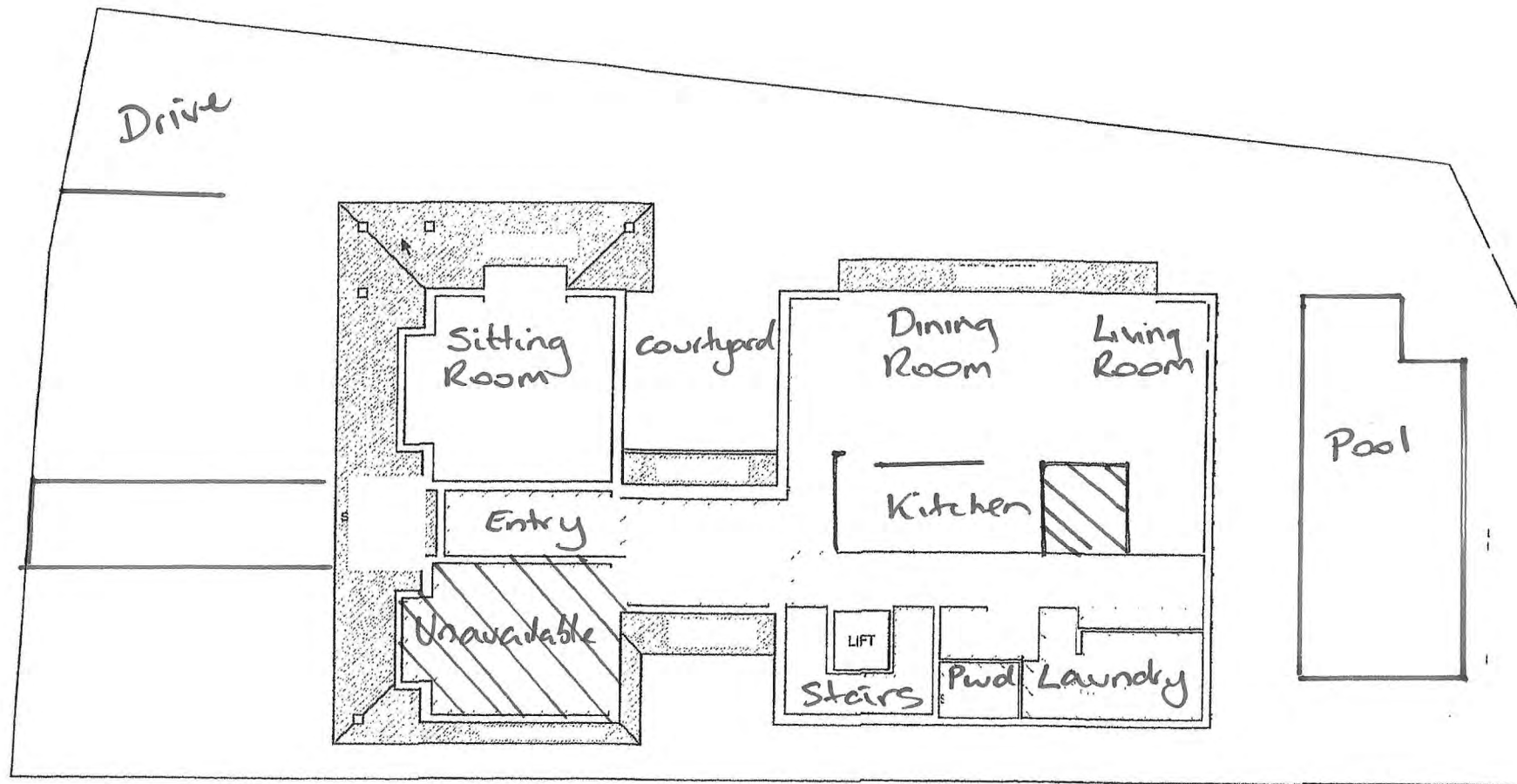
City of Nedlands
Received
06 October 2023



First Floor

8 Odern Crescent
Swanbourne

City of Nedlands
Received
06 October 2023



Ground Floor

8 Odern
Crescent
Swanbourne

City of Nedlands
Received
06 October 2023

Document Set ID: 64742
Version: 1, Version Date: 04/10/2023

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16.4. PD06.02.24 Consideration of Change of Use – Display Home at 154 Adelma Road, Dalkeith

Meeting & Date	Council Meeting – 27 February 2024
Applicant	CF Town Planning and Development
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Zoning Map 2. Development Plans 3. Cover Letter 4. CONFIDENTIAL – Schedule of Submissions and Applicants Response

Purpose

The purpose of this report is for Council to consider a development application for a temporary change of use from a 'Residential - Single House' to 'Display Home' and an associated sign at 154 Adelma Road, Dalkeith. The application is presented to Council as objections have been received during the advertising period.

Recommendation

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 28 September 2023 for a change of use from 'Residential – Single House' to 'Display Home' and associated signage at 154 Adelma Road, Dalkeith, subject to the following conditions:

1. This approval is valid for 18 months from the date of determination. The signs are to be removed, and the use of the site as a 'Display Home' will revert to a 'Residential – Single House' single house at the end of the approval period.
2. This approval relates only to a temporary change of use from Residential – Single House' to 'Display Home' and two signs. It does not relate to any other development on this lot.
3. The operation of the Display Home is limited to the following:
 - a. Monday to Friday – appointments only.
 - b. Saturday and Sunday – 2:00pm to 4:00pm.



4. **Notwithstanding conditions 1 and 2 above, signage associated with the land use is to be limited to the following:**
 - a. **One (1) fixed sign with a maximum width of 1.2 metres by a maximum height of 0.7 metres and a maximum overall height of 1.05 metres with posts, to be displayed only for the life of this approval.**
 - b. **One (1) A-frame sign visible within the hours of operation only and removed at the close of the operating period daily.**
5. **A maximum of 6 visitors and 1 employee are permitted on site at any one time.**

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

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

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

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R10
Land area	1,011m ²
Land Use	Existing – Single House Proposed – Display Home
Use Class	Use not Listed

The subject site is located at 154 Adelma Road, Dalkeith, approximately 200 metres north of the Swan River foreshore reserve (Figure 1). The site is located on the eastern side of Adelma Road, Nedlands. On 8 April 2021, the City granted development approval for a two storey, single house on the site. The house is currently under construction.



Figure 1: Aerial image of 154 Adelma Road, Dalkeith

Application Details

The application seeks development approval for a temporary change of use from a single house to display home for a maximum period of three years, after which the site will revert back to a single house. Officers recommend an initial 18-month approval period, after which the applicant may reapply.

Details of the proposed display home has been outlined in the attached cover letter. These are as follows:

- Hours of operation:
Monday to Friday – Appointments only.
Saturday and Sunday – 2pm to 4pm.
- Employees on site
One staff member at any one given time and a second may attend on occasions.
- Visitors
The estimated patronage is between two and six persons.



- Signage
A 'monolith' type sign with a height of 3m and a width of 1.4m is proposed. The proposed sign is further discussed below.

Discussion

Local Planning Scheme No. 3

Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, and the impact on the local amenity will be minimal for the reasons discussed in the below section.

A Display Home is considered a 'use not listed' by City of Nedlands Local Planning Scheme No.3 (the Scheme). As per clause 18 (4)(b), uses that are not specifically listed may be considered for approval having regard to the objectives of the zone. The proposal has been assessed against, and is considered consistent with, the below relevant objectives of the 'Residential' zone.

To provide for a range of non-residential uses, which are comparable with and complimentary to residential development.

- Display homes are complimentary to the residential zone as they can typically be found in suburban areas and are used by real estate agencies and building companies to facilitate the sale or design of houses.
- The proposed display home will be temporary in nature as the maximum time of operation is recommended to be 18 months. After the display home use lapses, the land use will default back to a single house.

To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.

- The proposed development is compatible with the character of the area as it pertains to a two-storey single house that will not physically alter the low-density residential streetscape appearance of Adelma Road.
- The use will be limited in operational hours and number of visitors to eliminate detrimental impact to neighbourhood amenity.
- Four parking bays are provided on site to accommodate visitors and staff.



Local Planning Policy – Parking

A Display Home use is a 'use not listed' within the Scheme. In accordance with Clause 4.2.1 of the Local Planning Policy-Parking, where a land use is not listed, the parking ratio will be determined having regard to similar and surrounding uses. The display home use can be considered similar to a home business use as staff and customers will be arriving and leaving the property during operational hours. Therefore the parking requirements (as per Table 1 of LPP 4. 1) are informed by the number of staff and customers expected to visit the property at any one time.

The proposal identifies that the display house will comprise of one staff member and up to six visitors at any given time which requires a total of seven bays. This is a 'worst case' scenario that assumes that all visitors will come in separate vehicles. The site will be serviced by two bays in the garage and two bays in the property's driveway which will provide a total of four car parking bays on site. This indicates that there will be a three car parking bay policy shortfall.

Notwithstanding the policy shortfall, the parking arrangements are considered acceptable for this site due to the following reasons.

- The site is serviced by a crossover from Adelma Road which will be able to facilitate two extra parking bays.
- Visitation during the week will be by appointment only, which limits the number of people arriving and leaving throughout the opening hours.
- Most visitors are likely to be in groups arriving together in a single vehicle reducing the need for multiple parking bays.
- If additional parking is required, on-street car parking is available on Adelma Road in the immediate vicinity of the subject site.
- The use will mostly operate outside of peak hours and when on-street parking availability is at its highest.

Local Planning Policy – Signage and Advertisements

The proposal include the erection of a 'monolith' advertising sign within the front setback of the site for the purpose of advertising the display home. The sign is proposed to have a height of 3m and a maximum width of 1.4m, with the sign to be on site for the entirety of the site being used as a display house. In accordance with Local Planning Policy – Signage and Advertisements, the sign is determined as a 'monolith' sign, which is not permitted within a residential zoned area. Therefore the sign is required to be assessed against the below relevant objectives of the policy identified in section 3.0.

To ensure that Signage and Advertisements do not adversely impact on the amenity of the surrounding area or any heritage-protected place.



- The advertising sign will be permanently installed for the entire duration of the site being used as a display house. A monolith sign is not in keeping with the amenity of a quiet established residential streetscape and will impact on neighbouring properties especially considering its permanent nature.

To ensure Signage and Advertisements are generally located in non-residential areas.

- The proposed sign is a large, permanent sign in a residential area. This type of sign is usually associated with non-residential uses.

It is recommended a condition be imposed which alters the signage to have two smaller signs, consistent with other approved display homes in the City:

- A fixed sign with a maximum overall height of 1.05 metres to only be displayed for the life of this approval.
- A temporary portable sign that is removed at the end of the operating period daily. This type of sign has minimal impact on the amenity of the locality as it is only visible during hours of operation.

It should be noted that in the matter of *Webb and Brown-Neaves and City of Nedlands* [2023] WASAT 5, the State Administrative Tribunal (SAT) determined that the relevant fixed sign is acceptable within a residential zoned area, in particular considering the limited size, location, orientation, and colours. This site is appropriate for a fixed sign given the proposed location of the sign is positioned behind the front fence and will be relatively small in comparison to the originally proposed 'monolith' sign.

Consultation

The development application was advertised in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 and the City's Local Planning Policy - Consultation of Planning Proposals. The application was advertised for a period of 28 days from 17 November 2023 to 14 December 2023. A sign was placed on site and letters inviting comment were sent to a total of 177 owners and occupiers within a 200m radius of the site. At the close of the advertising period, two objections and one statement of support were received.

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

1. Display home and associated signage is not in keeping with the street aesthetic and character of Dalkeith.

The proposed 'Display Home' will be of temporary nature with it reverting back to a 'Single House', maintaining the local character of the area. The proposed signage will not be recommended by the City, alternatively, signs that are more fitting with the local area will be placed as a condition of any approval.



2. Display home could impact the areas property value.

Assessment of planning proposals are not permitted to take into account the potential financial impact on the site, applicant or any other party.

3. A further three years of a potential display home can create further inconveniences due to increase in traffic, parking and disruption.

It is recommended a condition is imposed which limits the approval period to 18 months. This will allow for the operation to be monitored prior to any future decision to extend the time period. The development proposal provides sufficient parking on site and satisfies the objective of the Parking Local Planning Policy.

4. A display home could result in the loss of amenity within the local area.

The potential for an impact on amenity is noted by officers. However, the impact on amenity is reduced by a number of key factors, including the duration of operation, the limited hours and days and the limit on number of staff and visitors at any one time. The impact of display homes on the amenity of a low density residential area was considered by the State Administrative Tribunal in its decision on a similar facility in Curlew Road, Dalkeith. The Tribunal in approving the display home in that case indicated that there is no underlying amenity consideration that prevents the operation of display homes in Dalkeith.

5. Construction work on this development has taken too long.

It is noted that a large number of building projects in the City of Nedlands have experienced delays for a variety of reasons. The current consideration of the display home use is not affected by the length of time the house may be taking to be built.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	Place
Outcome	6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Should Council refuse the application, the proponent will have the option to appeal to the State Administrative Tribunal (SAT).



This application is comparable to *Webb and Brown-Neaves and City of Nedlands* [2023] WASAT 5 (20 Curlew Road, Dalkeith), being an application for a display home within Dalkeith. In *Webb and Brown-Neaves and City of Nedlands*, the SAT set aside the City's decision to refuse the application and granted approval subject to conditions to ensure it was appropriate in its setting.

The City incurred costs of approximately \$11,000 going through the Tribunal process in that instance and would likely incur a similar amount should the subject proposal go to the Tribunal.

Legislative and Policy Implications

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

Decision Implications

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

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to other relevant decisions made by it. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

Conclusion

The application for a change of use from a 'Residential - Single House' to 'Display Home' has been presented for Council consideration due to objections being received. The proposal is considered to meet the objectives of the Residential zone within the Local Planning Scheme No. 3 and the relevant local planning policies. The development is unlikely to have significant adverse impact on the locality's amenity. The proposal is recommended for a temporary approval of 12 months and does not involve any works.

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

Further Information

Question / Request

Councillor Amiry – Please double check previous decision re parking bays.



Officer Response

A review of the previous decisions has found the following:

- 20 Curlew Road (SAT case decision): Employee parking to be located in the garage and visitors parking to be located on the driveway.
- 6 Colin Street (Atrium Homes): Staff shall park within the garage during opening hours and visitors instructed to park on the property where available by the staff of the display home.
- 45 Viking Road (Grandwood): Staff shall park within the garage during opening hours and visitors instructed to park within the or directly outside the subject site only by the staff of the display home.

To be consistent with the above decisions, officers recommend the following condition be placed:

- “6. All staff to park within the garage and visitors instructed to park on the property where available by the staff of the display home during opening hours.”

This condition is reflected in the Revised Officer Recommendation below.

Question / Request

Councillor Amiry – please provide any submissions regarding this.

Officer Response

Submissions on the current proposal raised a number of concerns, including traffic and parking. The proposed parking arrangements are considered acceptable for the following reasons:

- The site is serviced by a crossover from Adelma Road which will be able to facilitate two extra parking bays.
- Visitation during the week will be by appointment only, which limits the number of people arriving and leaving throughout the opening hours.
- Most visitors are likely to be in groups arriving together in a single vehicle reducing the need for multiple parking bays.
- If additional parking is required, on-street parking is available on Adelma Road in the immediate vicinity of the subject site.
- The use will mostly operate outside of peak hours and when on-street parking availability is at its highest.

Question / Request

Mayor Argyle – please provide history of this development and any issues?

Officer Response

Timeline of development and issues related to the development at 154 Adelma Road, Dalkeith are provided below:

1 June 2018: Initial development approval for a two-storey single house with undercroft



28 May 2019: Amended plans were referred to Council meeting for consideration and were approved.

8 April 2021: Development approval was granted for a scaled down version of the previous development approval for a single house.

6 December 2021: Initial building permit issued.

11 July 2022: Initial enquiry regarding construction time and relative works.

16 October 2023: Further complaint in relation to duration of construction works.

24 November 2023: Complaint issued for the extent of materials placed on the verge.

Question / Request

Councillor Bennett – request for an amendment for an additional condition to avoid openings on Public Holidays and Sundays be prepared for the Council Meeting?

Officer Response

City officers recommend that this to not be applied.

Potential disturbances to the local amenity will not be further reduced if the display home were to restrict its use on Public Holidays and Sundays, as the display home use is required to operate as per the conditions of the planning approval.

In reference to condition 3 and 5, the use of a display home is restricted to appointments only during the week, operational between 2:00pm to 4:00pm during the weekends and a maximum of 6 visitors at any one time. This includes Public Holidays and Sundays. Any condition further restricting the use is likely to be challenged at SAT and, based on experience with previous similar cases, is unlikely to stand. This is due to the fact that any disturbances at these times are unlikely to be such that they would cause a significant detrimental amenity impact.

Should Council wish to impose such a condition, an alternate condition 3 is provided as follows:

The operation of the Display Home is limited to the following:

- a. Monday to Friday – appointments only.
- b. Saturdays – 2:00pm to 4:00pm.
- c. No operation on Sundays or Public Holidays.

Question / Request

Councillor Hodsdon – request for an amendment for the approval to start from the completion of the development for a period of 18 months to start within 12 months?



Officer Response

A revised officer recommendation reflecting the request is included below:

That Council:

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 28 September 2023 for a change of use from 'Residential – Single House' to 'Display Home' and associated signage at 154 Adelma Road, Dalkeith, subject to the following conditions:

1. This approval is valid for 18 months beginning from the soonest of:
 - a. The date of the completion of the construction works at 154 Adelma Road, Dalkeith, or
 - b. 12 months of the date of this decision notice.

After such time the signs are to be removed and the use will revert to a residential single house
2. This approval relates only to a temporary change of use from Residential – Single House' to 'Display Home' and two signs. It does not relate to any other development on this lot.
3. The operation of the Display Home is limited to the following:
 - a. Monday to Friday – appointments only.
 - b. Saturday and Sunday – 2:00pm to 4:00pm.
4. Notwithstanding conditions 1 and 2 above, signage associated with the land use is to be limited to the following:
 - a. One (1) fixed sign with a maximum width of 1.2 metres by a maximum height of 0.7 metres and a maximum overall height of 1.05 metres with posts, to be displayed only for the life of this approval.
 - b. One (1) A-frame sign visible within the hours of operation only and removed at the close of the operating period daily.
5. A maximum of 6 visitors and 1 employee are permitted on site at any one time.
6. All staff to park within the garage and visitors instructed to park on the property where available by the staff of the display home during opening hours.



COTTAGE & ENGINEERING SURVEYS

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2988
Email: perth@cottage.com.au Website: www.cottage.com.au

J/N: 409568 DATE: 16 Jan 17 SCALE: 1:100 DRAWN: T. Polmear

NOTE: EARTHWORKS: SET OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER: DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION. CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED. IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC

Loc Auth: CITY OF NEDLANDS
Plan: 4874 Volume: 1074 Folio: 49
Location: Check Title

MAP REF: 401-18/40
COASTAL: NO
LOT MISCLOSE: 0.000 m

SOIL DESCRIPTION: Sand
Refer to Survey

BEWARE: Deep sewer junction.
Check With Water Corp.
BUILDER and PLUMBER
check GRADE.

2 Storey Brick & Tile
well clear

Out Levels Uncb.

High Stepping Brick Wall

High Stepping Brick Wall

2 Storey Brick & Tile on Slab

Approx FL Unobtainable

Porch UMR

Brick & Galv on Slab

Approx FL Unobtainable

Approx FL Unobtainable (Locked Gate)

Balcony

First Floor

Ground Floor

Porch UMR

Line UP NEW SCREEN WALL WITH NEIGHBOURS EXISTING SCREEN WALL

PROVIDE SEMI-MOUNTABLE KERB WHERE EXISTING CROSSOVER WAS LOCATED

NOTE: REAR OF APRON TO BE 125MM ABOVE ROAD LEVEL

1000 MM RADIUS

EXISTING SEMI-MOUNTABLE KERB

AREA TO BE BLENDED FROM KERB

EXISTING KERB TO BE REMOVED

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City of Nedlands
Received
28 September
2023

CF Town Planning & Development

11 September 2023

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

Dear Sir/Madam

**APPLICATION FOR DEVELOPMENT APPROVAL
PROPOSED CHANGE OF USE FROM 'SINGLE DWELLING' TO 'DISPLAY HOME'
(USE NOT LISTED)
LOT 46 (No.154) ADELMA ROAD, DALKEITH
CITY OF SOUTH PERTH**

We act on behalf of Seacrest Homes as their consultant town planners and hereby lodge an Application for Development Approval with the City of Nedlands seeking the City's approval to change the current approved use of Lot 46 (No.154) Adelma Road, Dalkeith from 'Single House' to 'Display Home' to highlight the products offered by the company to prospective clients.

Please find enclosed the following information to assist the City of Nedlands consideration and processing of the application:

- A completed and signed 'Application for Development Approval' form;
- A complete and signed 'Metropolitan Region Scheme Form 1';
- A copy of the Certificate of Title for the subject land; and
- A copy of the plans prepared in support of the application.

We request that the invoice for any development application fees payable to be addressed to 'Seacrest Homes' and forward to 'Mr Peter Musuruca via email at pmusuruca@delstrat.com.au at the City's earliest convenience.

In assessing the application, it is requested that the City of Nedlands give due consideration to the following information prepared in support of the application:

PROPERTY DETAILS & BACKGROUND

Property Details

Lot 46 is located within the southern extremities of the Nedlands locality, approximately 74 metres from Jutland Parade and approximately 195 metres north of the Swan River foreshore reserve (see Figure 1 -Location Plan).

City of Nedlands
Received
28 September
2023

CF Town Planning & Development

It is noted that Adelma Road provides a connection between Jutland Parade and Stirling Highway, Adelma Road also providing direct access to the activity centre located at the intersection of Waratah Avenue and Adelma Road, approximately 750 metres north of the subject land. A review of the immediate area has identified a mixture of land uses including single dwellings, grouped dwelling, a hospital, recreational facilities, a yacht club, a child care centre and a school. As such, the immediate area contains a number of non-residential land use activities.

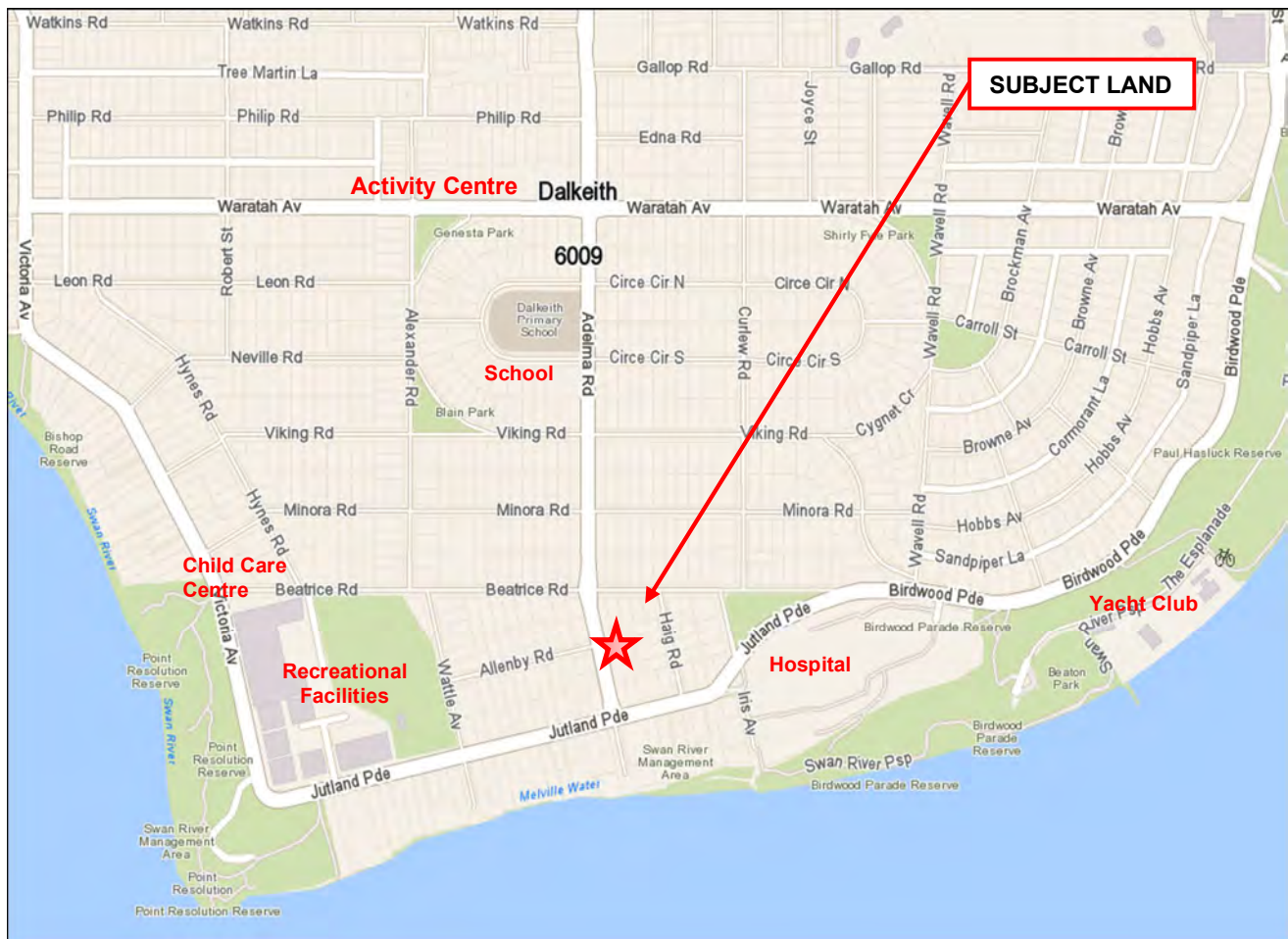


Figure 1 - Location Plan

Lot 46 is rectangular in shape, comprises an area of approximately 1,012m² and contains a fall in natural ground levels (NGL) from 9.48 metres along the land's front boundary to 6.93 metres along the land's rear boundary, which equates to a fall in NGL down/across the site of 2.55 metres (see site plan).

The subject land has been approved for development of a 'Single House', which is currently under construction. Furthermore, Lot 46 does not comprise any vegetation and the verge area abutting the subject land does not contain a street tree (see Figure 2 – Aerial Site Plan).

City of Nedlands
Received
28 September
2023

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Plan 2 - Aerial Site Plan

Background

On 1 June 2018, the City of Nedlands granted development approval for the construction of a new single dwelling (i.e. two storey dwelling with undercroft parking) on the subject land (Ref: DA2017/127).

Following a review of the design layout, the landowner prepared and lodged amended plans with the City of Nedland in 2019 seeking approval. The matter was referred to the meeting of Council held on 28 May 2019 for consideration and was subsequently approved.

A further development application for the single dwelling was lodged with the City of Nedlands on the 6 January 2021 to scale down the size of the new dwelling on the land. Following an assessment of the application, the City granted development approval on 8 April 2021 (Ref: DA21-59180).

As outlined previously, the dwelling is currently under construction.

ESSENTIAL SERVICES

Lot 46 is served by an extensive range of essential service infrastructure including power, water, reticulated sewerage, stormwater drainage, gas, NBN and telecommunications.

The subject land is also served by an efficient local and district road network with convenient access to Stirling Highway. Lot 46 also has access to a nearby public transport service that operates along Beatrice Road (see Figure 3 – Public Transport Network). In addition, the local road network throughout the area provides a good pedestrian path network. The accessibility to the public transport network and pedestrian path network provides an alternative form of transportation for visitors to the display home.

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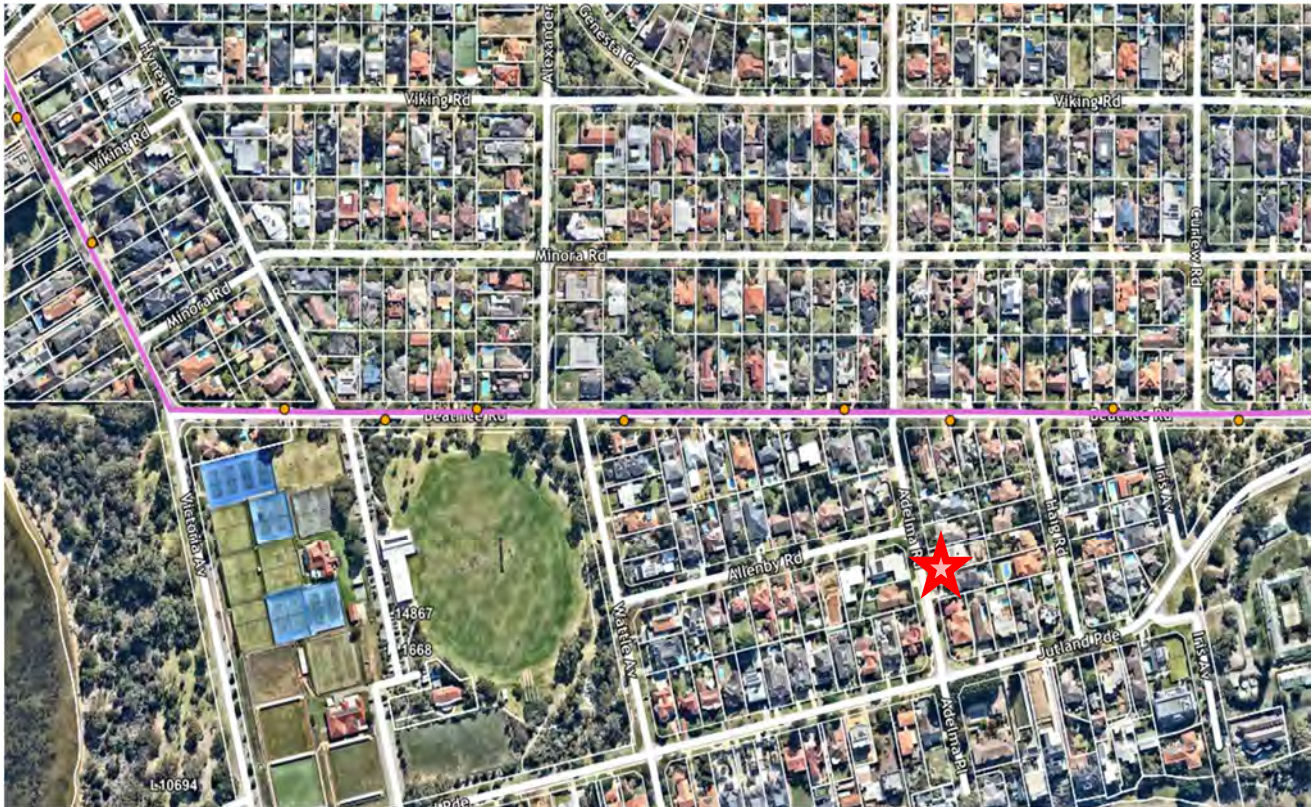


Figure 3 – Public transport network (marked in pink – MNG Mapping)

PROPOSAL

This application seeks the City of Nedlands development approval to change the current approval use of Lot 46 from 'Single House' to 'Display Home' to enable the dwelling to be used by Seacrest Homes to showcase products and home designs to the prospective clients. The use of the land for display homes purposes will be temporary, with the land reverting back to a 'Single House' use on the conclusion of a two (2) or three (3) year period for the display.

Details of the operation of the display home are listed as follows:

- i) The display home will be operated by Seacrest Homes, which is a well-established and well known premium home builder. The display home will showcase the level of finishes and design that could be adopted by prospective customers throughout the Perth Metropolitan Area;
- ii) The hours of operation for the display home will be Saturday & Sunday 2pm to 4 pm, with appointments only between Monday to Friday;
- iii) The land will be used for a display home purposes for a period of two (2) or a maximum of three (3) years from commencement. On conclusion of the display home use by Seacrest Homes, the use of the site/dwelling will revert back to a 'Single House' and any signage removed;
- iv) The estimated patronage to the display home is between two (2) to six (6) persons at any one given time. This estimate is derived from other premium display home operated by Seacrest Homes throughout the Perth Metropolitan Area;
- v) The display home will comprise one (1) staff at any one given time (i.e. sales consultant). A second sales consultant/assistant may also attend the site on occasions. The sales person/s will park their vehicle within the garage of the dwelling, as indicated on the plans prepared in support of this

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application. A parking area for clients will be accommodated within the front setback area of the dwelling (i.e. on the driveway of the dwelling).

- vi) The application also proposes the erection of an advertising sign in support of the display home (i.e. displaying the corporate logo of the builder) with a width of 1.4 metres and maximum height of 3.0 metres (i.e. 'monolith' type sign with an area of approximately 4.2m²). The signage will be located within the front setback area and will not conflict with any visual sightlines associated with driveways on the adjoining land and/or adjoining properties (see Figure 4). The sign will be removed once the display home use ceases.



Figure 4 – The configuration of the proposed advertising sign.

STATUTORY REQUIREMENTS

Metropolitan Region Scheme

The subject land is currently classified 'Urban' zone under the provisions of the Metropolitan Region Scheme (MRS). The following definition is provided as a guide to its stated purpose/s in the MRS:

"Urban Zone - Areas in which a range of activities are undertaken, including residential, commercial recreational and light industry."

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The proposed temporary use of the single dwelling on the subject land for display home purposes is considered to be consistent with the defined intent of the land's current 'Urban' zoning classification under the MRS and could be supported by the City of Nedlands.

City of Nedlands Local Planning Scheme No.3

The subject land is classified 'Residential' zone under the City of Nedlands current operative Local Planning Scheme No.3 (LPS No.3) with a density coding of R10.

Council's stated objectives for all land classified 'Residential' zone under LPS No.3 are:

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

The proposed use of the single dwelling on the subject land for 'Display Home' purposes is consistent with the objectives of the land's current 'Residential' zoning classification in LPS No.3 for the following reasons:

- On completion of the display home use, the use of the site will revert back to a single dwelling and reflect the current approved use and the uses on the adjoining lots;
- The approved dwelling has been designed to a high quality and provides a significant improvement to the local streetscape;
- The proposed use allows for a non-residential uses to be temporarily established within the area that complimentary to the surrounding residential development; and
- The approved dwelling on the land reflects the existing established built form within the areas.

A review of the City of Nedlands Local Planning Scheme No.3 has identified that the land use "Display Home" is not listed within Table 3 of the Scheme ('Zoning Table').

In light of the above, Clause 18(4) of the City's LPS No.3 applies. The Clause state the following:

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table:

- a) *determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- b) *determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*
- c) *determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone*

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In light of the above, it is concluded that the use is consistent with the stated objectives of the 'Residential' zone and that the proposal could be considered and approved by the City of Nedlands subject to public advertising under Clause 64 of the deemed provisions.

State Administrative Tribunal Case between Webb & Brown-Neaves v City of Nedlands

The aforementioned case was heard by the Tribunal on November 2021 in regard to a refusal issued by the City of Nedlands for a similar application at Lot 835 (No.20) Curlew Road, Dalkeith. The City's refusal was based on the potential impact of increased traffic movements within the area and that the use had inadequate on-site parking.

The Tribunal delivered its decision on 7 February 2022 and included the following conclusions:

1. The proposed development involves a temporary change of use from 'Residential' (Single house) to 'Display Home', a use not listed under LPS 3.
2. The Tribunal consider that the proposed development meets the relevant objective of the 'Residential' zone in LPS No.3 because it is a small-scale non-residential activity and its amenity impacts on the locality (for a temporary period) is capable of being acceptably managed through relevant measures such as:
 - i) Designated operating hours;
 - ii) Restriction visiting;
 - iii) Encourage visitation by appointment;
 - iv) Limiting the signage.
3. The Tribunal conclude to set aside the City's decision of refusal of the display home and approve of the proposed development, subject to conditions because it is consistent with an orderly and proper planning outcome.

In light of the decision made by the Tribunal, it is concluded that the use of Lot 46 (No.154) Adelma Road, Dalkeith for 'Display Home' purposes can be approved by the City.

Car Parking

Whilst the City of Nedlands does not comprise any development standards applicable to 'Display Home', specifically car parking, the following information is provided in support of the application to address any concerns regarding car parking for the small volume of customers that would attend the display home.

- i) The proposed dwelling comprises six (6) on-site car parking bays. The display home will have the ability to use four (4) of these bays (with the front tandem bays in the garage would be difficult to be use). The bays within the garage will accommodate the vehicles for the sale representatives. The two (2) bays on the driveway is sufficient to accommodate visitors to the display home.
- ii) In light of the above, the car parking for Lot 46 reflects the decision made by the Tribunal in 2021 for No.20 Curlew Road, Dalkeith;

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- iii) The road carriageway comprises adequate width to allow for on-street car parking bays. In addition, there is sufficient car parking at nearby recreational reserves and hospital to accommodate any/unlikely increase in parking demand;
- iv) The display home will predominantly operate during weekends, when traffic movements along Adelma Road and Jutland Parade are typically lower than during week days. Furthermore, the anticipated movements of customers for the display home (i.e. two to six people at anyone given time for two to three couples) is very low. As such, it is contended that the proposed display home will not have an adverse impact on traffic movements along the local road network and/or result in any car parking issues;
- v) The display home will attract very low patronage numbers for a limited time period over the weekend. Given this, the parking demand will be low and will not adversely impact traffic safety within the immediate area;
- vi) The subject land comprises access to public transport and a pedestrian footpath network that will provide for an alternative means of transportation for customers; and
- vii) As outlined in the SAT case for No.2 Curlew Road, Dalkeith, it was established that similar display home uses expect a rates of visitors at a rate ranging from 0.9 to 1.25 per hour, which is low.

In light of the above and having due regard of the previous decision made by the Tribunal for a similar application, it is contended that the proposed on-street car parking for the proposed use of the subject land is adequate.

Local Planning Policy No.2.1: 'Signage and Advertisements'

As previously mentioned, this application proposes the erection of an advertising sign within the front setback of the building in support of the display home. The sign will comprise a width of 1.4 metres and maximum height of 3.0 metres (i.e. 'monolith' type sign with an area of approximately 4.2m²) (Figure 5).

The City's Local Planning Policy No.2.1 provides the requirements which apply to signs and provides guidance when determining development applications for signage. A review of the policy indicates that the proposed sign would be classified as a 'monolith sign'.

It is noted that the Policy states that 'monolith signs' are permitted on all zoned land except the 'Residential' zone. Given the residential zoning of the subject land, the matter would need to be considered under Clause 5.1 of the Policy which addresses variations.

Clause 5.1 states that any variations to this Policy shall be assessed against the objectives of this policy. The stated objections of the City's Local Planning Policy No.2.1 are as follows:

- *To ensure that Signage and Advertisements do not adversely impact on the amenity of the surrounding area or any heritage-protected place;*
- *To avoid proliferation of Signage and Advertisements that may contribute to visual clutter or are not relevant to the business at a site;*
- *To ensure Signage and Advertisements are generally located in non-residential areas;*
- *To ensure that Signage and Advertisements do not detract from the level of safety for motorists, cyclists and pedestrians; and*
- *To ensure that Signage and Advertisements are proportionate to the scale of the site to which they relate.*

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In assessing the proposed signage against the objectives of the City's Local Planning policy No.2.1, it is contended that the proposed sign is able to meet the requirements for a 'monolith sign' and address the objectives of the Policy for the following reasons:

- i) Only one (1) sign is proposed and it is located within the property boundaries. As such, the proposal does not result in the proliferation or visual clutter of signage on the land;
- ii) The sign is only temporary and will be removed once the display home use ceases;
- iii) The maximum height and width is less than that allowed by the Policy for a 'monolith sign';
- iv) Minimum setback of 2.0m from adjoining sites;
- v) Minimum 1.5m clearance from where the driveway meets the crossover;
- vi) Aligned at a right angle to street;
- vii) The sign is discrete and is akin to a property advertising (i.e. real estate) sign. As such, the proposed sign on the subject land will not have an adverse impact on the amenity of the surrounding area. Furthermore, the subject land is not listed on any heritage list;
- viii) The sign will not adversely impact traffic and pedestrian safety along the local road network, therefore it will not detract from the level of safety for motorists, cyclists and pedestrians; and
- ix) The proposed sign is relatively small in proportion to the dwelling being constructed on the land.

In light of the above, there is scope for the City to consider and approve the proposed signage of the subject land to support the temporary use of the land for 'Display Home' purposes.

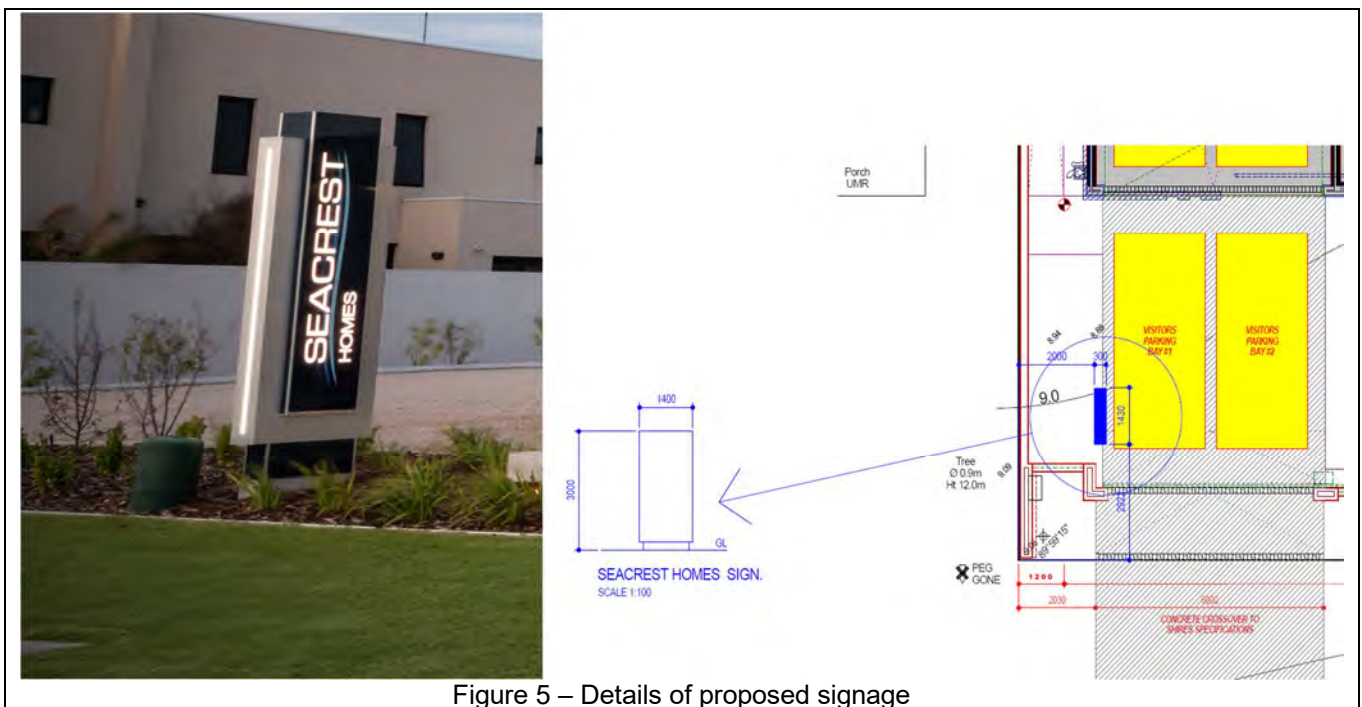


Figure 5 – Details of proposed signage

BUSHFIRE PRONE AREAS (DFES)

The subject land has not been identified by the Department of Fire & Emergency Services (DFES) as being located within a designated 'bushfire prone area' (see Figure 5).

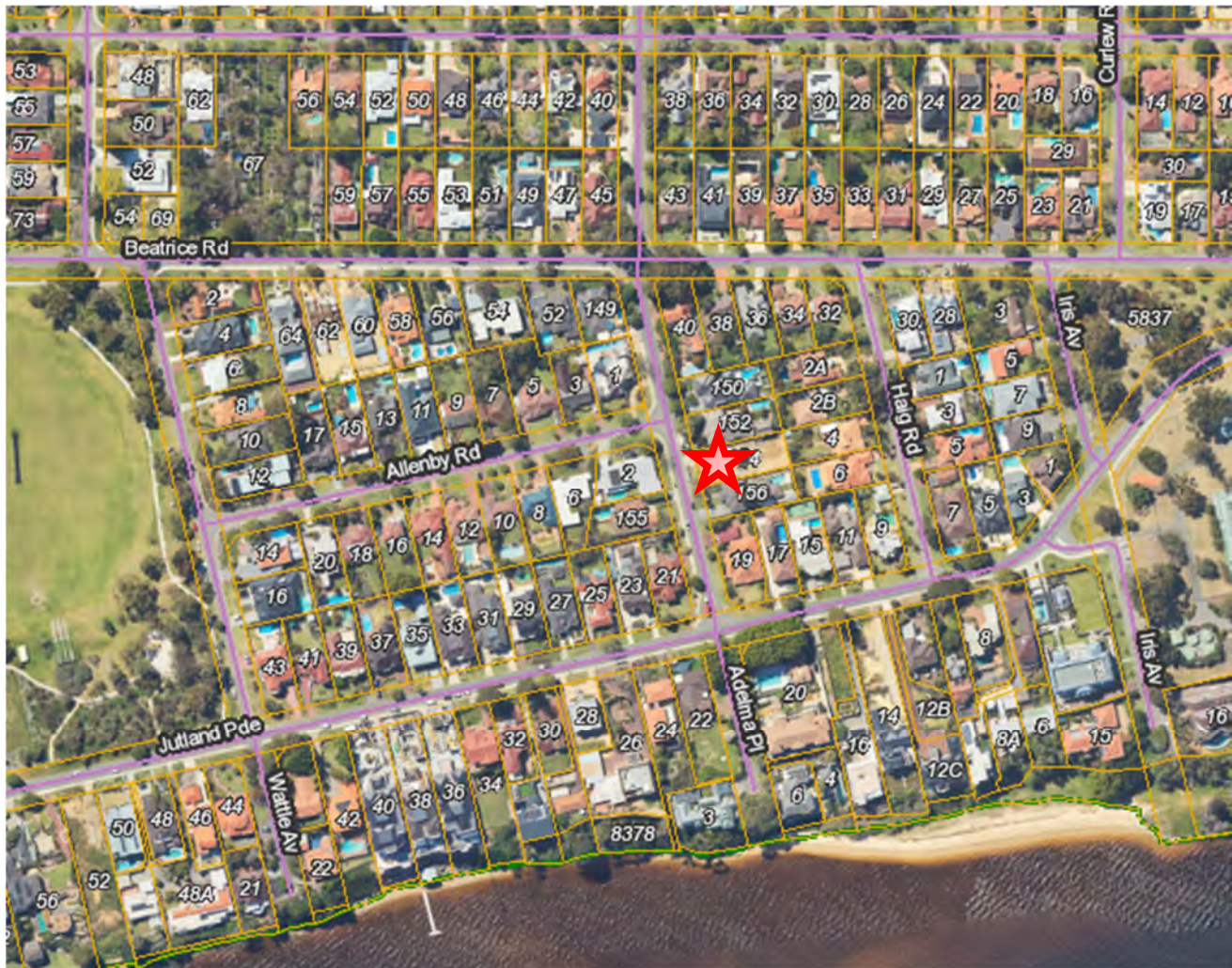


Figure 5 – DFES bushfire prone mapping

SUMMARY OF JUSTIFICATIONS

Having regard for all of the above, it is contended the proposed use of the new dwelling (under construction) on Lot 46 (No.154) Adelpa Road, Dalkeith for 'Display Home' purposes is suitable and capable of being approved by the City of Nedlands for the following reasons:

- The proposed display home use is consistent with the general objectives of the land's current 'Urban' zoning classification under the Metropolitan Region Scheme.
- Whilst the use ('Display Home') is not listed within the City of Nedlands Local Planning Scheme No.3, the City does have the discretion to consider and support the use following advertising for public comment, as the use is consistent with the stated objective of the 'Residential' zone prescribed within the City's LPS No.3.

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- The location of a display home on land classified 'Residential' zone is common within the City of Nedlands and throughout the Perth Metropolitan Area.
- The proposed display home use on the subject land will not compromise the existing character, amenity or compatibility of land uses in the immediate locality or give rise to any land use conflicts.
- The use is only temporary and will ultimately revert back to a single detached dwelling once the display home use ceases in three (3) years time.
- The display home is a low intensity type use with limited operating hours. As such, it will not generate any impacts detrimental to the amenity of the district or to the health, welfare and safety of existing established uses on surrounding properties.
- The proposal display home on the subject land is consistent with the recent decision made by the Stata Administrative Tribunal for a similar application within the Dalkeith locality.

CONCLUSION

The proposed display home will assist with showcasing the products offered by Seacrest Homes and will only be use for a short period of time, with the dwelling being reverted back to a single dwelling on conclusion of the display home period. Given the temporary nature of the display home and the low use of the site, it is considered that the proposal will not have an adverse impact on the existing character of the immediate locality and will not have an impact on the adjoining properties given the low volumes expected through the premises on the weekends.

In light of the above information and justifications, we respectfully request the City of Nedlands favorable consideration and approval of the development application to change the current approved use of Lot 46 (No.154) Adelma Road, Dalkeith from 'Single House' to 'Display Home' (i.e. use not listed) at the City's earliest convenience.

Should you have any queries or require any additional information regarding any of the matters raised above please do not hesitate to contact me on 0407384140 or carlof@people.net.au.

Yours faithfully,

Carlo Famiano
Town Planner
CF Town Planning & Development

cc Seacrest Homes

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16.5. PD07.02.24 Initiation and Consent to Advertise Amendment No.15 to Local Planning Scheme No.3 - Rezone Pt Lots 101 and 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to Additional Use Provisions

Meeting & Date	Council Meeting – 27 February 2024
Applicant	CLE Town Planning and Design
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Zoning Map 2. Scheme Amendment Report and Map

Purpose

The purpose of this report is for Council to provide consent to initiate and advertise the proposed Amendment No 15 to Local Planning Scheme No.3. The Amendment proposes to rezone portions of Lots 101 and 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions in line with the Nedlands Village Precinct Structure Plan.

The Nedlands Village Precinct Structure Plan is currently being advertised to the community, after which it will be presented to Council for a recommendation. The structure plan sets out indicative heights, zoning, density, additional uses, road layouts and open space but cannot supersede the scheme. Scheme Amendment 15 is the vehicle through which the structure plan zoning and additional uses are implemented. At a later date, a policy or guidelines setting out built form specifics will be introduced for consideration by Council.

Scheme Amendment 15 has been submitted now because the process to proceed to advertising takes much longer than that of a structure plan. Council's decision on the amendment in this report will be referred to the Environmental Protection Agency and the Western Australian Planning Commission, who will review it and make a decision on whether it can be advertised and/or whether it needs modifications. This process can take several months. Because of this timeframe, the structure plan will be referred to Council for a final recommendation before the scheme amendment returns. Should the structure plan change prior to final adoption, the scheme amendment can be modified to match.

Initiation of the amendment is not an endorsement by Council and does not bind any future decisions of Council. A further report will be presented to Council after advertising for a final recommendation.



Recommendation

That Council:

1. in accordance with regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015, initiates Amendment No.15 to the City of Nedlands Local Planning Scheme No.3 as shown in the Scheme Amendment Report and Map within Attachment 2.
2. informs the Western Australian Planning Commission and the Minister for Planning that the Council considers Amendment No.15 to City of Nedlands Local Planning Scheme No.3 as a 'Standard Amendment' as it does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area but is not considered a 'Basic Amendment' because the changes are considered to have more than a minimal effect on the locality and the Scheme.
3. refers the proposed Amendment No.15 to City of Nedlands Local Planning Scheme No.3 to the Environmental Protection Authority, Western Australian Planning Commission and the Minister for Planning for consent to advertise and once consent is given, commence advertising in accordance with the procedures set out in the Planning and Development (Local Planning Schemes) Regulations 2015.
4. notes that initiating this amendment does not construe Council approval, nor does it bind future decisions by Council.

Voting Requirement

Simple Majority.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Existing Local Planning Scheme Zone	Residential – 'A3' Additional uses
Proposed Local Planning Scheme Zone	Lot 101 - 102: Mixed Use Pt Lot 102 (116): Mixed Use - 'A3' Additional uses Lot 103: Residential – 'A10' Additional uses
Land area	Lot 101: 1.73ha Lot 102: 1.86ha Lot 103: 3.82ha

On 23 November 2023 the City received an application for a Scheme Amendment to the City's Local Planning Scheme No 3 (LPS3) to rezone part of Lots 101 and 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions to facilitate the implementation of the Nedlands Village Precinct Structure Plan (PSP). The Amendment area comprises three lots being 108-116 (Lot 102) Monash Avenue, 118-120 (Lot 101) Monash Avenue, and 15-25 (Lot 103) Karella Street.



Figure 1: Aerial image of Scheme Amendment area.

Lot 103 Karella Street is presently vacant. Lots 101 and 102 Monash Avenue are occupied by two residential aged care facilities (Regis Weston and Regis Nedlands) and one retirement village (Centennial Close). All three lots are currently zoned 'Residential' by LPS3 with Additional Use rights in accordance with clause 19 Table 4 'A3' as below. There is currently no density code applicable as the area has long been used for the purposes of residential aged care and retirement care, which is subject to separate controls under planning and other legislation.

No.	Description of Land	Additional Use	Conditions
A3	Lots 101 (118) and 102 (108) Monash Avenue, Nedlands	Car park Office Medical centre Place of worship	Residential aged care facility is a 'P' use. Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.



	Lot 103 (15) Karella Street, Nedlands	Residential aged care facility Shop	Where there is no approved structure plan, local development plan and/or activity centre plan, the following height controls apply: maximum of 6 storeys; or maximum of 3 storeys where development has a residential interface.
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The purpose of the proposed amendment is to make the provisions of LPS3 consistent with the Nedlands Village Precinct Structure Plan (PSP). The Nedlands Village PSP has been lodged with the City and is being advertised from 15 January 2024 until 26 February 2024.

A key purpose of the PSP is to inform the rezoning of the land. Given this, the preparation of a Precinct Structure plan can take place before a rezoning amendment. The Scheme Amendment and the PSP work together to guide development within the specified area.

Discussion

Amendment details

Scheme Amendment 15 proposes the following:

1. Rezoning Pt. Lot 101 Monash Avenue, Nedlands and Pt. Lot 102 Monash Avenue, Nedlands from the 'Residential' zone to the 'Mixed Use' zone.

The Lots are currently zoned Residential, with no applicable density code. The proposed zoning is as shown in Figure 2 below. Note that density codes are provided in the advertised Nedlands Village PSP being Mixed Use R-AC1 and Residential R160 and R80.

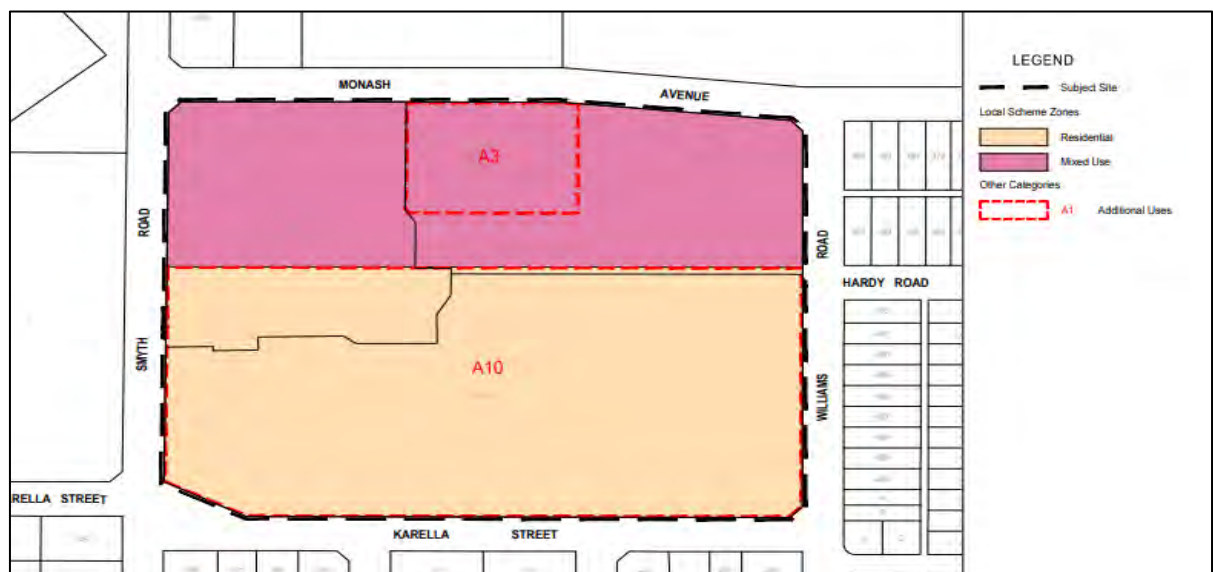


Figure 2: Proposed zoning and Additional Use rights map.



2. Amending Table 4 – Specified Additional Uses for zoned land in Scheme area by replacing the row labelled ‘A3’ with the following:

No.	Description of Land	Additional Use	Conditions
A3	Pt Lot 102 (116) Monash Avenue, Nedlands	Car park Office Medical centre Place of worship Residential aged care facility Shop	Residential aged care facility is a 'P' use. Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.

This proposed change removes the existing reference to Lots 101 and 103, and removes Condition 3 relating to height, from the A3 provisions. Height controls for all lots will form part of the Nedlands Village PSP via the applicable density code.

3. Amending Table 4 – Specified Additional Uses for zoned land in Scheme area by adding a new row labelled ‘A10’ as follows:

No.	Description of Land	Additional Use	Conditions
A10	Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands Pt. Lot 103 (15) Karella Street, Nedlands	Office Recreation-private Restaurant/café Shop	Office, Recreation-private, Restaurant/café and Shop are ‘D’ uses.

This proposed change inserts modified Additional Uses for the lots to be zoned Residential. These proposed uses are of a lower intensity than those afforded via A3 and the Mixed Use zone, so as to be more compatible with the surrounding residential area.

Amendment Type

Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) requires a resolution of a Local Government to prepare or adopt an amendment to a Local Planning Scheme. The resolution must:

- ‘(a) Specify whether, in the opinion of the local government, the Amendment is a complex Amendment, a standard Amendment or a basic Amendment; and
(b) Include an explanation of the reason for the local government forming that opinion.’

Regulation 34 of the Regulations identifies the various Amendment types. The proposed Amendment No 15 is considered a Standard Amendment for the following reasons:



1. Lots 101 and 102 are already afforded a range of additional non-residential use rights, thereby the proposed zoning change to from 'Residential' to 'Mixed Use' is broadly consistent with the existing Scheme. The proposed zonings are consistent with the 'Urban' zoning by the Metropolitan Region Scheme.
2. The removal of Condition 3 of the Additional Use 'A3' will enable detailed built form outcomes to be guided via the Nedlands Village PSP. The intent of the Nedlands Village PSP as currently advertised is for building height to be determined with reference to the designated density code. The removal of this condition will ensure that there are no conflicting height controls between LPS3, the R-Codes and the future Nedlands Village PSP.
3. The additional use rights proposed via new Additional Use 'A10', are consistent with the existing additional use rights afforded to the site, with the addition of 'Recreation – private'. It is acknowledged that some 'Recreation – private' land uses may be appropriate and provide a greater level of amenity within this locality. All proposed non-residential uses are discretionary and thereby will require Development Approval to be obtained from the City prior to commencement. This allows for detailed assessment of the specific land uses and operations to occur via the development application pathway.

The City's adopted Local Planning Strategy identifies the site as available for development/redevelopment for the purposes of increasing dwelling numbers. As the existing zoning for the site has no density code, it is acknowledged that it lacks a comprehensive planning framework to ensure the redevelopment of the site is compatible with the surrounding locality whilst increasing dwelling numbers to meet housing targets. In considering the above, the proposed Scheme Amendment is consistent with the City's Local Planning Strategy and is appropriate for public advertising as a standard amendment in accordance with Regulation 34 of the Regulations. Further detailed assessment of the Scheme Amendment and Nedlands Village PSP will be presented to Council following advertising.

Consultation

External Referral

Should Council resolve to initiate the Amendment, it is required to be referred to the Environmental Protection Authority (EPA) and the Minister for Planning for consent to advertise. Once consent is given, the Local Government is required to advertise the Amendment in accordance with the Regulations. This includes providing a copy of the Amendment to all public authorities that are likely to be affected.

Public Consultation

Should Council resolve to initiate the Amendment and consent is given for advertising by the Minister, it is required to be advertised in accordance with Regulation 47 of the



Regulations, and the City of Nedlands Local Planning Policy – Consultation of Planning Proposals. Advertisement of a Standard Amendment is as follows:

1. The City must prepare a notice in a form approved by the WAPC giving details of the purpose of the Amendment, where the Amendment may be inspected and to whom and during what period submissions can be made.
2. The City must then advertise the Amendment by:
 - a. Publishing the notice on the City’s website;
 - b. Publishing the notice in a newspaper circulating throughout the scheme area;
 - c. Publishing the notice via the City’s social media channels;
 - d. Providing letters to affected owners and occupiers;
 - e. Providing a community information session; and
 - f. Displaying the notice in the Administration building.

The advertising period can be no less than 42 days, commencing on the day that the notice is published in a newspaper circulating in the scheme area.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	Place
Outcome	6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

All costs associated with the processing of the Scheme Amendment are covered by the application fee paid by the applicant.

Legislative and Policy Implications

The Scheme Amendment is to be processed in line with the requirements of the Planning and Development (Local Planning Scheme) Regulations 2015.

Decision Implications

This report seeks only to initiate and advertise the proposed Scheme Amendment in accordance with the Regulations and does not indicate support of the Amendment. Should the Council adopt the amendment for advertising, the Amendment will be sent to the EPA



and Minister for consent to advertise. Following this the Amendment will be advertised in accordance with Regulation 47 of the Regulations.

Following advertising, and in accordance with Regulation 50 of the Regulations, the City has a 60 day consideration period by which to consider all submissions and pass a resolution:

- a. to support the amendment without modification;
- b. to support the amendment with proposed modifications to address issues raised in the submissions; or
- c. not to support the amendment.

Once Council has made its resolution on the proposed Scheme Amendment, all documents will be referred to the WAPC and it will deliver a recommendation to the Minister for Planning. The Minister will then make the final decision on the Scheme Amendment.

If Council resolves not to initiate the Amendment as per Regulation 35, the City must provide a copy of the Resolution to the WAPC within 21 days of the decision. No further action will be taken with the Amendment after the Resolution is provided to the WAPC. Whilst a resolution is not reviewable through the State Administrative Tribunal, an applicant may appeal to the Minister for Planning, who may instruct the City to initiate it under Clause 76 of the Planning and Development Act 2005.

Conclusion

The proposed Scheme Amendment is consistent with the City's adopted Local Planning Strategy which identifies the subject site as available for development/redevelopment for the purposes of increasing dwelling numbers. It is recommended that Council adopts Amendment No.15 for the purpose of public advertising. Should Council initiate the Amendment for advertising and the Minister provide consent, a further report will be presented to Council post-advertising.

Further Information

Question / Request

Councillor Amiry – request for a deferral motion to be drafted for the Council Meeting.

Officer Response

A deferral motion is provided as follows:

That Council defer consideration of the initiation of Amendment No.15 to City of Nedlands Local Planning Scheme No.3 until such time as the Nedlands Village Precinct Structure Plan is tabled for Council consideration.

Question / Request

Councillor Coghlan – please provide information regarding provision of connections across the sites.



Officer Response

A Councillor briefing occurred on 19 February 2024 to address this question and others relating to the precinct structure plan. Further information will be provided in the future Council report regarding the precinct structure plan, likely towards the middle of 2024.





City of Nedlands
Local Planning Scheme No.3

Amendment 15

Rezone pt. Lot 101 Monash Avenue, Nedlands and pt. Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

Prepared by:



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3767Rep33B

November 2023

Form 2A

*Planning and Development Act 2005***RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME****CITY OF NEDLANDS LOCAL PLANNING SCHEME NO. 3****AMENDMENT 15**

RESOLVED that the local government, pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Pt. Lot 101 Monash Avenue, Nedlands and Pt. Lot 102 Monash Avenue, Nedlands from the 'Residential' zone to the 'Mixed Use' zone.
2. Amending Table 4 – Specified additional uses for zoned land in Scheme area by replacing the row labelled 'A3' with the following:

No.	Description of land	Additional use	Conditions
A3	Pt Lot 102 (116) Monash Avenue, Nedlands	<ul style="list-style-type: none"> • Car park • Office • Medical centre • Place of worship • Residential aged care facility • Shop 	<p>(1) Residential aged care facility is a 'P' use.</p> <p>(2) Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.</p>

3. Amending Table 4 – Specified additional uses for zoned land in Scheme area by adding a new row labelled 'A10' as follows:

No.	Description of land	Additional use	Conditions
A10	Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands Pt. Lot 103 (15) Karella Street, Nedlands	<ul style="list-style-type: none"> • Office • Recreation-private • Restaurant/café • Shop 	<p>(1) Office, Recreation-private, Restaurant/café and Shop are 'D' uses.</p>

The Amendment is **standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* because it is:

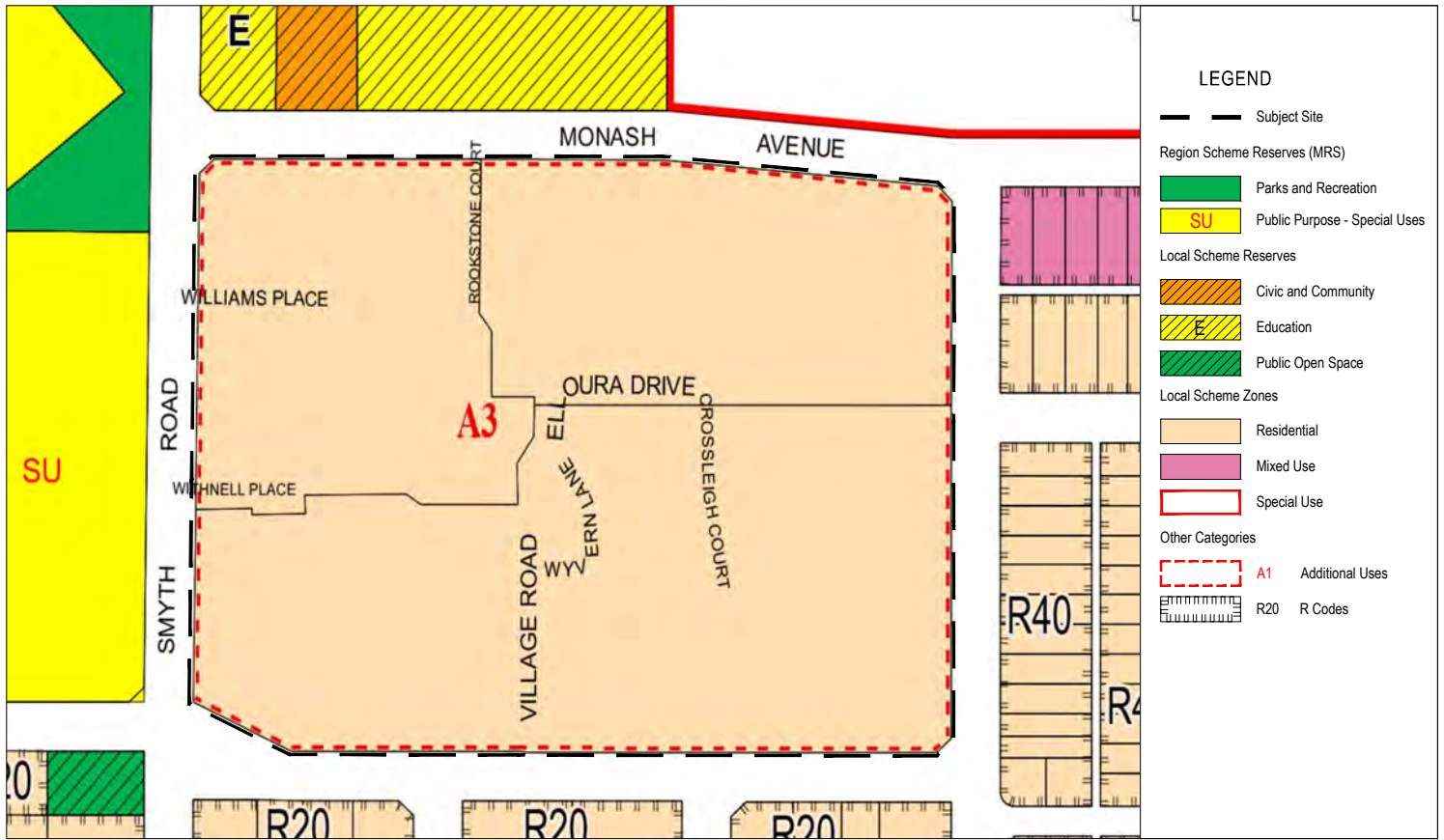
- An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- An amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission, being the City of Nedlands Local Planning Strategy;
- An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Date of Council Resolution.....

.....

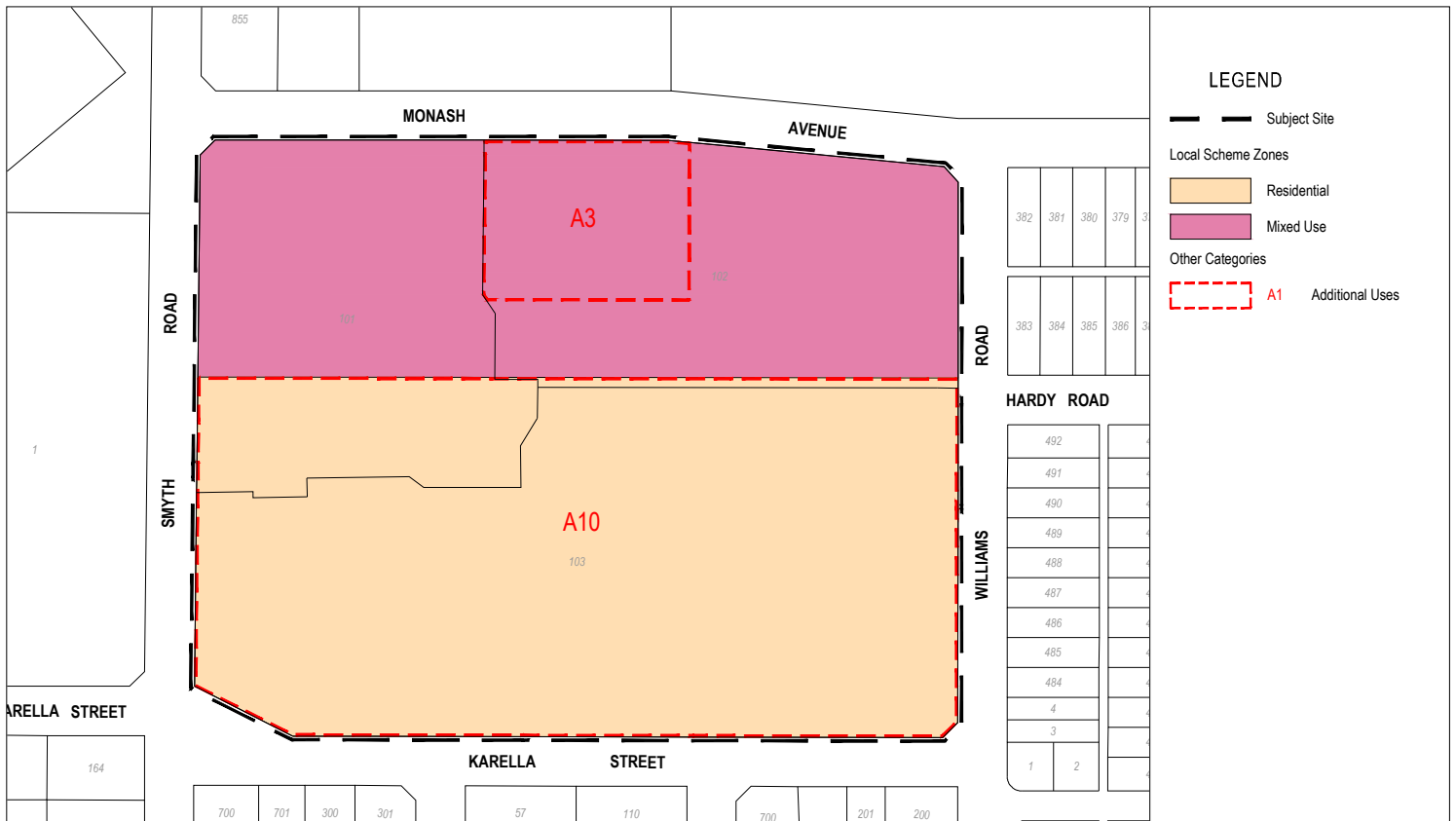
(Chief Executive Officer)

Dated this day of 20.....



Source: DPLH

EXISTING



PROPOSED

SCHEME AMENDMENT REPORT

LOCAL AUTHORITY:	City of Nedlands
DESCRIPTION OF SCHEME:	Local Planning Scheme No. 3
TYPE OF SCHEME	Local Planning Scheme
SERIAL NO. OF AMENDMENT:	Amendment No. XX
PROPOSAL:	Rezone pt. Lot 101 Monash Avenue, Nedlands and pt. Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

1. INTRODUCTION

On behalf of Hesperia, CLE Town Planning + Design (CLE) seeks the support of the City of Nedlands, the Western Australian Planning Commission and the Minister for Planning for an Amendment to City of Nedlands Local Planning Scheme No. 3 ('LPS 3').

The Amendment proposes to rezone a portion of Lot 101 Monash Avenue, Nedlands and a portion of Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

2. SITE DESCRIPTION

2.1 Location and Context

The Amendment area is coincident with the Nedlands Village Precinct for which a Precinct Structure Plan ('PSP') was recently lodged by CLE, on 30 October 2023.

The Amendment area is in the suburb of Nedlands approximately 5km south-west of the Perth city centre and approximately 500m west of the Hampden Road high street. It covers approximately 7.4 hectares and is bounded by Monash Avenue to the north, Williams Road to the east, Karella Street to the south and Smyth Road to the west.

The Amendment area is in close proximity to Hollywood Primary School, the Queen Elizabeth II (QEII) Medical Centre, Karrakatta Cemetery and the Perth War Cemetery. The nearest railway stations are Shenton Park and Karrakatta, and the nearest local open spaces are Hollywood Reserve to the west and Karella Park to the south-west.

Mature street trees and dwellings exhibiting a mix of modern and heritage architecture characterise the adjacent residential areas to the east and south. These are zoned for residential purposes and generally comprise original single dwellings with long front setbacks. The lot layout is uniform and original, and the street layout is a grid comprising local access streets and, to the east, rear laneways.

The surrounds of the Amendment area can be considered settled and are unlikely to change in the foreseeable future in terms of land use. The adjacent suburb of Nedlands is a sought-after area for residential homebuyers. There are many examples of renovations and extensions in the nearby neighbourhood, but almost no evidence of subdivision, even to the east where the current density coding enables it and the presence of laneways facilitates access. The PSP contains land use and built form controls that aim to (among other things) respect this context.

The nearby institutions are established, have facilitative planning controls and are not readily relocatable. In particular, the QEII Medical Centre, which includes significant institutions such as Sir Charles Gairdner Hospital, Perth Children's Hospital, Hollywood Hospital and the UWA Health Campus. Numerous allied health premises are co-located with QEII either on the campus or in the vicinity, particularly along Monash Avenue.

2.2 Site Characteristics

2.2 Site Characteristics

Table 1: Title particulars

Lot no.	DP no.	CT	Address	Area	Proprietor
101	411077	Vol. 2950 Fol. 233	118 Monash Av, Nedlands	1.73ha	HN Asset Pty Ltd
102	411077	Vol. 2950 Fol. 234	108 Monash Av, Nedlands	1.86ha	Retirement Care Australia (Hollywood) Pty Ltd
103	411077	Vol. 2950 Fol. 235	15 Karella St, Nedlands	3.82ha	HN Asset Pty Ltd

Table 2: Title encumbrances

Reference	Encumbrance
Lot 101	
E987333	Memorial under the <i>Retirement Villages Act 1992</i> . Lodged 14/9/1992
L747626	Easement to Electricity Networks Corporation for transmission works
Plan	Easement burden created under s.167 <i>Planning and Development Act 2005</i> for sewerage purposes to Water Corporation
Lot 102	
E987333	Memorial under the <i>Retirement Villages Act 1992</i> . Lodged 14/9/1992
L747626	Easement to Electricity Networks Corporation for transmission works
Plan	Easement burden created under s.167 <i>Planning and Development Act 2005</i> for sewerage purposes to Water Corporation
Plan	Easement benefit created under s.136C <i>Transfer of Land Act 1893</i> for right of footway purposes
Lot 103	
E987333	Memorial under the <i>Retirement Villages Act 1992</i> . Lodged 14/9/1992
Plan	Easement burden created under s.167 <i>Planning and Development Act 2005</i> for electricity purposes to Electricity Networks Corporation
Plan	Easement burden created under s.167 <i>Planning and Development Act 2005</i> for electricity purposes to Electricity Networks Corporation
Plan	Easement benefit created under s.136C <i>Transfer of Land Act 1893</i> for right of footway purposes

The easements listed in Table 2 are shown on Figure 2: Site Plan.

**Figure 2: Site Plan**

The memorial listed under the *Retirement Villages Act 1992* is, at the time of lodgement, in the process of being removed.

The memorial relates back to a period of time when the Amendment area was developed in its entirety for the purposes of residential aged care facilities and retirement villages (refer to Figure 3: Aerial Photograph from October 2006). Most of these have reached the end of their economic life and have been removed.



Figure 3: Aerial Photograph from October 2006

The southern half of the Amendment area is now vacant and available for development in the short-term. It is geotechnically unconstrained, generally flat and contains no remnant vegetation. There is a small number of mature trees, but the Environmental Assessment and Management Strategy prepared with the PSP states that the site is in “*Completely Degraded*” condition and does not support any significant species of flora or fauna.

The northern half of the Amendment area, fronting Monash Avenue, is occupied by the two remaining residential aged care facilities (Regis Weston and Regis Nedlands) and one retirement village (Centennial Close).

The nearby vegetation in Hollywood Reserve, mentioned above, is a bushfire hazard and as such, the Amendment area is partly identified as being bushfire-prone in the map database maintained by the Department of Fire and Emergency Services. A Bushfire Management Plan was submitted with the PSP and found that development in accordance with the PSP can meet the relevant requirements of the applicable State Planning Policy, being SPP 3.7: Planning in Bushfire-Prone Areas.

2.3 Transport and Access

The Amendment area is very well-located in respect of facilities, services and amenities, and the established street network provides outstanding pedestrian, cyclist and vehicular access to local and regional destinations (refer to Figure 4). It is bounded on all four sides by existing streets, which presents opportunities for logical extensions to access routes and services.

The following streets form the boundary of the Amendment area:

- Monash Avenue is a single carriageway road classified as a ‘Distributor B’ in the Western Australian road hierarchy. It links Winthrop Avenue with Smyth Road and is a major access route for patrons of the QEII Medical Centre and Hollywood Primary School. A stop on bus route no. 25 is in place adjacent to the Amendment area.
- Smyth Road is classified as a ‘Local Distributor’. It links Aberdare Road with Stirling Highway. A stop on bus route no. 25 is in place adjacent to the Amendment area and it provides pedestrian and cyclist access toward the nearest railway station, Shenton Park.

- Karella Street and Williams Road are both Access Roads providing local access to residential properties. They connect with each other at an elbow curve at the south-eastern corner of the Amendment area. They intersect with Langham Street, Portland Street and Hardy Road, and these present opportunities to extend seamlessly into the Amendment area to create a permeable grid.

All four perimeter streets are original one-chain (20.12m) road reserves and each has a single carriageway lined with trees. There is a footpath on each side of each perimeter street, but no dedicated cycle network. The 'Perth / Fremantle Bike Map' published by the Department of Transport describes the surrounding footpaths and streets as *"Other Shared Path[s]"* and, for Williams Road, a *"Good Road Riding Environment"*.

The movement network proposed in the PSP is the subject of a Transport Impact Assessment submitted with the PSP. This concludes that in relation to traffic, a full build-out scenario for the PSP in the morning and afternoon peaks would see *"the existing and future networks operate well within accepted traffic engineering parameters"*. It also notes that the site has *"excellent public transport accessibility"*, with a network of bus routes being available.



Figure 4: Local Movement Plan

Electricity, sewer, drainage and telecommunications infrastructure is in place in the perimeter streets. Its capacity and capability for extension are examined in the Engineering Infrastructure Report submitted with the PSP, which identifies that development in accordance with the PSP would not generate demand beyond the capacity of existing infrastructure. No off-site upgrades are expected to be required.

3. PLANNING FRAMEWORK

3.1 Strategic Planning Context

3.1.1 *Perth and Peel @ 3.5 million*

The *Perth and Peel @ 3.5 million* suite of policies forms the spatial framework and strategic plan for Perth and Peel. Its purpose is to establish a blueprint to support a population of 3.5 million by 2050 through the implementation of four sub-regional planning frameworks. The structure plan area is within the 'Central' sub-region.

3.1.2 *Central Sub-regional Planning Framework*

The *Central Sub-regional Planning Framework* ('the Framework') is part of the *Perth and Peel @ 3.5 million* suite of documents and provides guidance at a sub-regional level for land use and infrastructure.

The Amendment area is shown as part of the 'UWA / QEII' Activity Centre. As explored further below, this has not been reflected in more recent planning initiatives including the draft UWA / QEII Precinct Plan and is therefore outdated.

The Framework reflects the Metropolitan Region Scheme ('MRS') reserves in place to the west (refer to Section 3.2.1 below), indicating that no major land use changes are envisaged for the foreseeable future. The 'Public Purposes-Hospital' reserve applied in the MRS to Sir Charles Gairdner Hospital and the Perth Children's Hospital site is included with the broader Activity Centre annotation. Further afield, Hampden Road and Stirling Highway are both identified as 'Urban Corridors', which are priority areas for infill development at medium to high densities.

The Framework adopts the State Government's 47% infill target for Perth's dwelling demand to 2050 and states that "*Approximately 215,000 dwellings (56 per cent of the total amount of new infill dwellings) are expected to be delivered in the Central sub-region...*", with a target set for each local government.

The City of Nedlands is set a target of 4,320 additional dwellings by 2050, taking the total number of dwellings in the municipal area to 12,390. This would accommodate additional population of 9,500, assuming 2.2 people per dwelling. Through their local planning strategies and schemes, local governments are responsible for deciding how their dwelling target will be delivered (refer to Section 3.1.3 below).

A Framework plan appears as Figure 5.

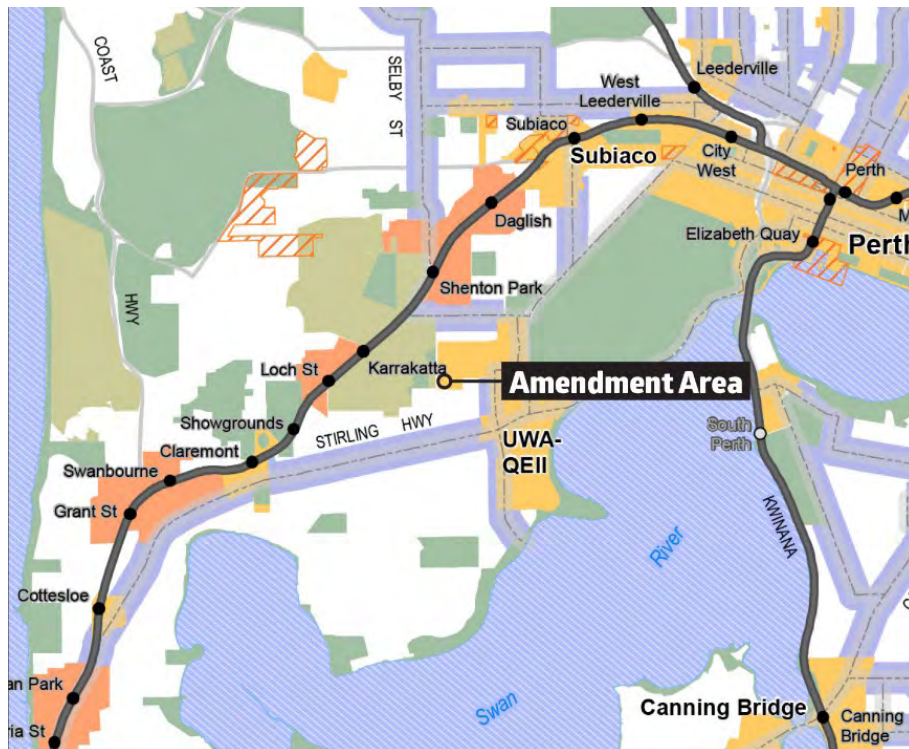


Figure 5: Central Sub-Regional Planning Framework
(Source: Perth & Peel @ 3.5 Million, DPLH, 2018)

3.1.3 City of Nedlands Local Planning Strategy

As described in the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'), a Local Planning Strategy summarises the long-term planning directions for a local government area and provides a rationale for the zones and reserves applied through a Local Planning Scheme. Local Planning Strategies are prepared in a manner and form approved by the WAPC and must apply any State or regional policy that is relevant to the Strategy area.

The City obtained WAPC endorsement for its Local Planning Strategy in 2017. The Strategy contains a map that identifies the subject lots as a 'Redevelopment / Development Area' and the north-eastern corner as a 'First Transition Zone' from the 'Urban Growth Area' defined along the eastern half of Monash Avenue. These categories are three of the four defined 'Targeted Infill' categories.

The City's interest in preserving its leafy, low-density character is well-documented and is expressed in the Strategy. Section 10.2 of the Strategy states that *"In most areas of the City of Nedlands the status quo of actively seeking to conserve and enhance the physical quality and value of the existing residential neighbourhoods is to prevail."* Achievement of the infill target prescribed by the State Government therefore relies heavily on the 'Targeted Infill' areas, including the Amendment area.

The following 'Intentions' in the area of Population and Housing are relevant to the Amendment area:

- *"Strongly encourage development of a considerable number of additional dwelling units of a diverse nature within the targeted infill areas."*
- *"Facilitate greater diversity, specifically higher-density multiple and grouped dwelling developments in targeted infill areas to provide a diverse range of dwelling types to accommodate changes in population trends."*
- *"Develop controls to ensure key sites are not under-developed, thus ensuring existing residential character is protected long-term and development is focused in a few specified locations."*

In addition, the specific strategies for the 'Monash' precinct include the following for the subject lots:

“Within the Smyth Road redevelopment/development area, comprehensively plan to allow the maximum potential redevelopment of the site with land uses that are complementary to the existing site and the UWA-QEII Specialised Centre”.

The Strategy is not prescriptive about a yield target for the subject lots. The PSP proposes to provide a range of housing product and a yield that makes optimal use of the site whilst respecting the low-density character of the surrounding residential area, and medical-oriented commercial floorspace adjacent to Monash Avenue, which is the motivation behind the ‘Mixed Use’ rezoning proposed in this amendment.

A Strategy plan appears as Figure 6.

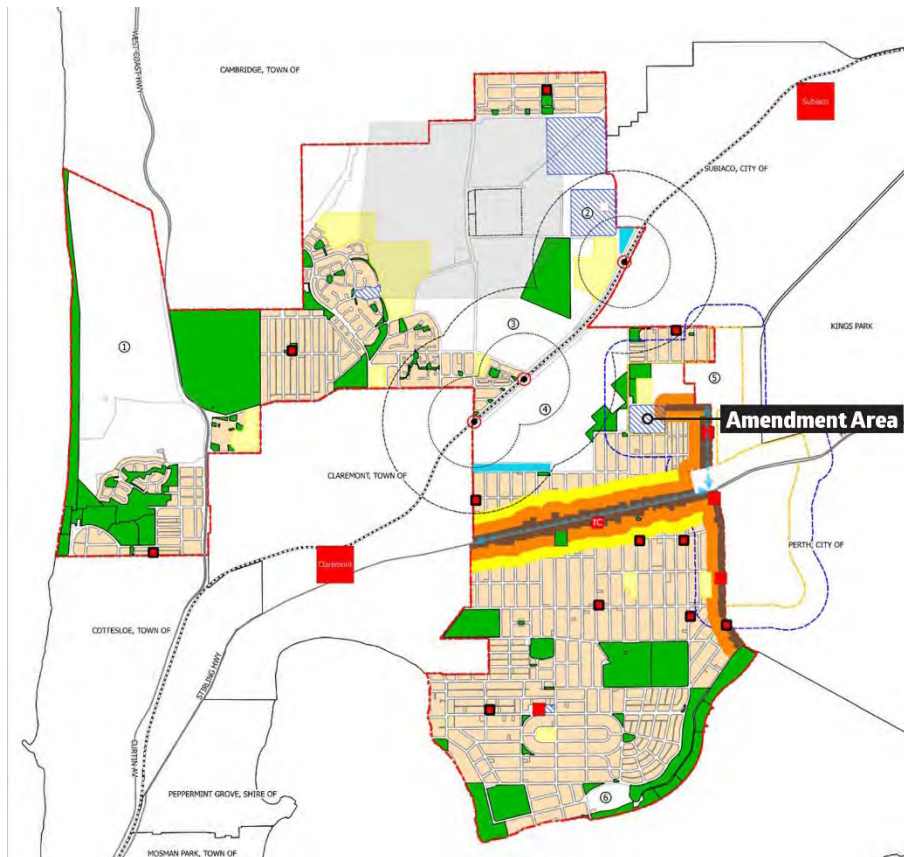


Figure 6: City of Nedlands Local Planning Strategy Map
(Source: City of Nedlands Local Planning Strategy, 2017)

3.2 Statutory Planning Context

3.2.1 Metropolitan Region Scheme

The Metropolitan Region Scheme ('MRS') applies zones and reserves across the Perth metropolitan region. Its purpose is to co-ordinate planning across local government areas by defining and protecting land for public purposes and designating broad zones to guide local-level planning controls.

The Amendment area is zoned 'Urban' under the MRS. Nearby:

- The residential areas to the east, south and south-west are zoned 'Urban'.
- To the north, Hollywood Primary School and the privately-operated Hollywood Hospital are also zoned 'Urban'.
- The publicly-operated Sir Charles Gairdner Hospital is reserved for 'Public Purposes-Hospital'.
- To the west, Karrakatta Cemetery and the Perth War Cemetery are both reserved for 'Public Purposes-Special Use'.
- Between the cemeteries, Hollywood Reserve is reserved for 'Parks and Recreation'.

No other MRS instruments, such as the Bush Forever overlay, are applicable on the subject site or in the local area.

An MRS plan appears as Figure 7.

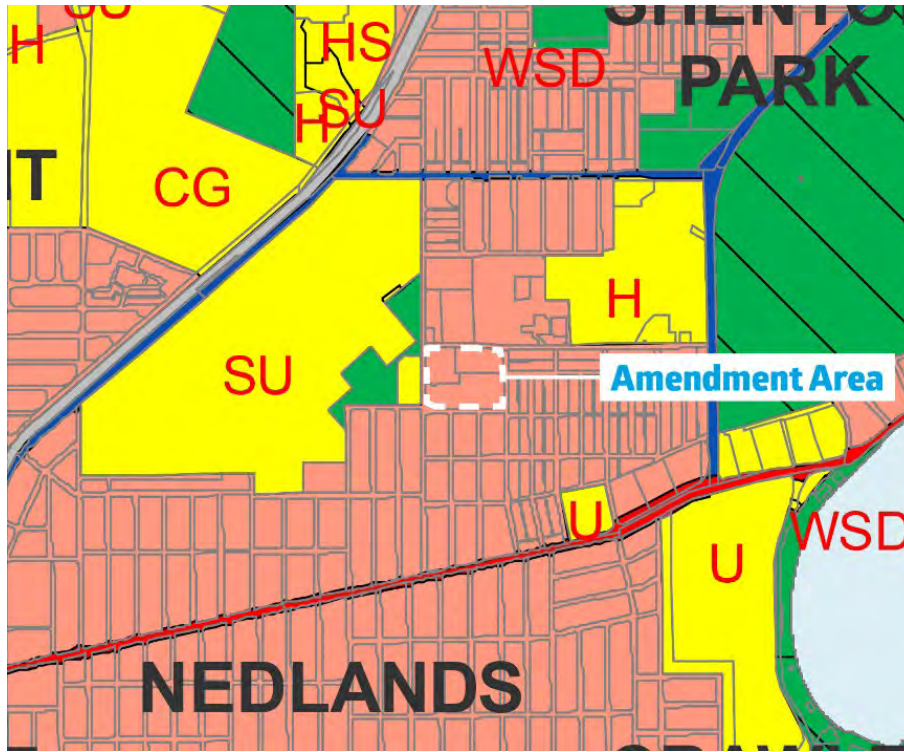


Figure 7: Metropolitan Region Scheme
(Source: DPLH)

3.2.2 City of Nedlands Local Planning Scheme No. 3

Content

The *Planning and Development Act 2005* gives local governments the power to prepare and maintain local planning schemes to make “suitable provision for the improvement, development and use of land in the local planning scheme area”. This is done through the application of appropriate local-level zones and reserves.

Local Planning Schemes comprise three parts – the Deemed Provisions that apply to all Local Planning Schemes through the *Planning and Development (Local Planning Schemes) Regulations 2015*, as amended, the Scheme Text, which is encouraged to be consistent with the Model Provisions in the aforementioned Regulations, and the Scheme Maps that illustrate the spatial extent of the various zones and reserves.

Amendment area

The City of Nedlands Local Planning Scheme No. 3 ('LPS 3') applies a 'Residential' zone to the Amendment area. There is no density code because the area has long been used for the purposes of residential aged care and retirement care, which is subject to separate controls under planning and other legislation.

There is no enabling provision for the PSP in LPS 3, however, the proponent received approval from the WAPC to prepare a PSP pursuant to Section 15(c) of the Deemed Provisions. A copy of the WAPC's letter to this effect was submitted with the PSP.

An Additional Use listing, reference A3 in Table 4 of LPS 3, currently applies to the Amendment area. Sub-clause (1) states that the 'Residential Aged Care' is a 'Permitted' use and sub-clause (2) states that the following uses are permitted if incidental to a Residential Aged Care facility ('I' uses):

- Car Park
- Office
- Medical Centre
- Shop
- Place of Worship

The third and final sub-clause states that:

"Where there is no approved structure plan, local development plan and/or activity centre plan, the following height controls apply:

- (i) *maximum of 6 storeys; or*
- (ii) *maximum of 3 storeys where development has a residential interface."*

LPS 3 does not define the term 'storey', so it is assumed that the definition in the R-Codes applies.

Local Context

The following local zones and reserves apply to the land adjacent to the Amendment area:

- The residential area to the east is zoned 'Residential' with density codes of R60 and R40, apart from the first row of lots fronting Monash Avenue, which is zoned 'Mixed Use' with a density code of R-AC3. The lot mix is relatively uniform and the prevailing lot size could support subdivision at the applied density codes, but very little has occurred.
- The residential area to the south is zoned 'Residential'. The first row of lots fronting Karella Street are coded R20 whilst beyond those, an R12.5 code applies. The lot mix is relatively uniform and the prevailing lot sizes are not subdivisible under the current codes.
- The residential area to the south-west is zoned 'Residential' with a density code of R10 apart from two lots coded R20. The lot mix is relatively uniform and the prevailing lot sizes are not subdivisible under the current codes.
- Karella Park, south-west of the intersection of Karella Street and Smyth Road, is reserved for 'Public Open Space'.
- Hollywood Primary School to the north is reserved for 'Public Purposes-Education'. The co-located pre-kindergarten centre is reserved for 'Civic and Community'.
- Hollywood Hospital is zoned Special Use and has site-specific planning controls.

An LPS 3 plan appears as Figure 8.



Figure 8: City of Nedlands Local Planning Scheme Map (Karrakatta and Nedlands Localities)
(Source: City of Nedlands Local Planning Scheme No. 3, 2019)

3.3 State Planning Policies

This section summarises the State-level policies and strategies that are most relevant to the Amendment area.

3.3.1 SPP 3.7: Planning in Bushfire-Prone Areas

The north-western corner of the Amendment area is identified in the map database administered by the Department of Fire and Emergency Services as being bushfire-prone. As such, SPP 3.7 is applicable. The purpose of this policy is to:

- Avoid any increase in the threat of bushfire to people, property and infrastructure;
- Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process;
- Ensure that strategic planning documents (which include structure plans) include specified bushfire protection measures;
- Achieve an appropriate balance between bushfire risk management measures and: biodiversity conservation values, environmental protection and biodiversity management, and landscape amenity, with consideration of the potential impacts of climate change.

To ensure that development in accordance with the PSP achieves the objectives of SPP 3.7, a Bushfire Management Plan was submitted with the PSP. This concludes that *“as development progresses, it will be possible for an Acceptable Solution to be adopted for each of the applicable bushfire protection criteria”* in SPP 3.7, of which there are four. Specifically:

- *“Location: there are no specific environmental or topographic considerations restricting any works for the purpose of attaining a moderate bushfire hazard level for the land.”*
- *“Siting and Design: all future habitable buildings can be sited within the proposed development so that BAL-29 or less can be achieved based on the proposed SP. Asset Protection Zones (APZ) are achieved for all lots through the management of residential lots, non-vegetated areas and low threat vegetation in the design layout including roadways and public open space.*

- *“Vehicular Access: the proposed layout provides for a road network within the site that will connect to the existing public road network...providing egress options in all directions...”*
- *“Water: the development will be provided with a permanent and reticulated water supply to support onsite firefighting requirements and is surrounded by fire hydrants.”*

The PSP can therefore deliver compliance with SPP 3.7, and this extends to the Amendment.

3.3.2 SPP 4.2: Activity Centres

SPP 4.2 describes the WAPC’s policy position on activity centres in the Perth metropolitan area, Peel and Greater Bunbury. It describes activity centres as simply *“mixed use urban areas where there is a concentration of commercial, residential and other land uses”* that are *“multi-functional”* and *“generally well-served by transport networks with a focus on public transport and active transport”*.

In this context, SPP 4.2 defines a hierarchy of centres that is intended to form the basis for an activity centre network that meets different levels of community need and, with reference to Section 6(a) of SPP 4.2, *“enables employment, housing, goods and services to be accessed efficiently and effectively by the community”*.

The Queen Elizabeth II Medical Centre and the University of Western Australia are identified within a Specialised Centre precinct referred to as ‘UWA / QEII’. The ‘Specialised Centre’ category differs from others in that it facilitates a specific type of activity, rather than being defined by scale and complexity. UWA / QEII has an *“Education, research and health”* specialisation.

The following observations are made about the boundaries of the UWA / QEII Specialised Centre:

- SPP 4.2 does not define a boundary.
- The City’s Local Planning Strategy (2017) defines a boundary that includes the Amendment area.
- The *Central Sub-regional Planning Framework* (2018) defines a boundary that includes the Amendment area.
- The draft Precinct Plan for the Specialised Centre that is under preparation by the City of Perth defines a boundary that excludes the Amendment area (webpage dated 2023).

There is therefore considerable inconsistency about whether the Amendment area is part of the QEII / UWA Specialised Centre in a policy sense.

Functionally, the Amendment area has no history of being part of the QEII / UWA ‘environment’ and although the residential aged care facilities provide medical services, they are not dependent on being included in the Specialised Centre.

The PSP is not reliant on this question being resolved and neither is this enabling Amendment. The PSP makes practical responses to its functional and policy context, specifically:

- A mixed use / commercial site with a medical focus is proposed in the north-eastern corner fronting Monash Avenue. This is a logical location in the context of the QEII Medical Centre located to the north-east and can create a transition between that facility and the residential land within the Amendment area.
- The Regis Nedlands facility is proposed to be retained on its current site fronting Monash Avenue.
- Although not identified as part of the ‘First Transition Zone’ defined in the City’s Strategy, which contemplates medium to high-density residential, apartment buildings of up to ten storeys are proposed in the north-western corner for the reason that this area is distanced from any of the nearby low-density residential areas.
- Generally medium-density residential development is proposed south of the Hardy Road extension, which strikes a balance between seeking dwelling yield and diversity whilst also respecting the character of the nearby residential areas.

Overall, the PSP proposes a mix of uses and a mix of residential densities that responds to its policy and functional context. Progression of this Amendment will enable its implementation.

3.3.3 State Planning Policy 7.0: Design of the Built Environment

SPP 7.0 was prepared by the WAPC to provide a basis for a suite of design-focused policies for different planning proposal types. It does this by outlining three policy measures for adoption in type-specific policies:

- Design Principles. There are ten of these as follows, and they underpin all other aspects of the WAPC's policies on the built environment: Context and Character; Landscape Quality; Built Form and Scale; Functionality and Build Quality; Sustainability; Amenity; Legibility; Safety; Community and Aesthetics.
- Design Review. This is described as an *“independent and impartial evaluation process through which a panel of experts on the built environment assesses the design of a proposal”*. Design Review Panels now exist for most local governments and at a State level and can consider proposals pre- and post-lodgement.
- Design Skills. This measure advocates design by a *“competent and skilled architect or building designer”* and the delivery of a design statement to provide an explanation of the performance of the design against the ten Design Principles.

The ten Design Principles are most relevant to the PSP and are implemented through SPP 7.2: Precinct Design, which is the specific policy applicable to precinct structure planning. This is covered in the following section of this report.

3.3.4 State Planning Policy 7.2: Precinct Design

SPP 7.2 is part of the WAPC's 'Design of the Built Environment' suite of documents and provides direction on the preparation, assessment and implementation of Precinct Structure Plans, Local Development Plans and subdivision and development applications within precincts.

SPP 7.2 provides a performance-based process defined in the context of six interrelated design elements and uses the ten Design Principles defined in SPP 7.0 as its basis.

The Nedlands Village Precinct is a 'Residential / Mixed Use' precinct for the purposes of SPP 7.2, which encourages the following Planning and Design Focus:

- *“Guiding subdivision / amalgamation and development to support increased residential density and high-quality built form outcomes.*
- *Enhancing urban amenity by detailing lot/building orientation and lot access arrangements that support the future residential character of the precinct.*
- *Strengthening green networks through the enhancement of the urban tree canopy and improved interfaces between the public realm and private property.*
- *Ensuring street design supports safe access and movement, public transport use, walking and cycling.”*

These principles are integral to the recommendations and content of the PSP and, by extension, this Amendment.

3.3.5 SPP 7.3: Residential Design Codes

The Residential Design Codes (R-Codes) form the basis for assessment of all single, grouped and multiple-dwelling developments in Western Australia. They are applicable to the Amendment area by virtue of the proposed Residential and Mixed Use zones shown in the PSP, within both of which dwellings are permissible in accordance with the applied density code.

The City of Nedlands has confirmed that the R-Codes is also applicable (to the extent relevant) to any other development (i.e. non-residential development) proposed on land with a density coding in the Amendment area. This is enabled by Clause 25(4) of LPS 3.

The deemed-to-comply pathway in the R-Codes (Volume 1) can be varied by, inter alia, a Precinct Structure Plan. The PSP contains some variations and also makes provision for the creation of Local Development Plans, which can also implement R-Codes variations, at a later date for specific sites.

Variations and supplementary provisions for residential development in the City of Nedlands are also in place via the City's Local Planning Policy No. 1.1: Residential Development – Single and Grouped Dwellings.

Compliance with the R-Codes will be assessed for individual development proposals in due course.

3.4 Local Planning Policies

This section summarises the Local Planning Policies that are most relevant to the PSP. Others may apply at the development stage depending on the nature of the proposal.

3.4.1 LPP 3.1: Landscaping Plans

LPP 3.1 is the City's policy guiding the preparation and approval of Landscaping Plans as part of development applications. It is not directly applicable to the Amendment stage of the planning process but will be when development applications within the Amendment area are lodged, and it is referenced in Part 1 of the PSP accordingly.

LPP 3.1 has the following objectives:

- (a) *"To encourage the provision and maintenance of landscaping with all non-residential development, and grouped multiple dwellings development.*
- (b) *To provide guidance on Council's expectations in terms of the type and minimum standard of landscape plans.*
- (c) *To encourage development that incorporates creative landscaping with the use of interesting plant selection and design ideas.*
- (d) *To encourage the retention of trees and vegetation of environmental, aesthetic and cultural significance through integration as part of a landscape design."*

LPP 3.1 sets standards for landscaping within residential and non-residential development. These are required to be demonstrated in Landscaping Plans, which are defined in LPP 3.1 as having the following objectives:

- (a) *"Enhance the environmental amenity of a site by retaining remnant vegetation, preventing erosion, soil degradation and nutrient stripping;*
- (b) *Integrate elements of the streetscape;*
- (c) *Enhance privacy;*
- (d) *Create a buffer between incompatible development;*
- (e) *Create shade and a wind shelter;*
- (f) *Define pedestrian networks;*
- (g) *Enhance the overall appearance of development and create a more pleasant working environment; and*
- (h) *Soften the effect of large areas of paving."*

The PSP endorses these objectives and advocates for due regard to be given to LPP 3.1 when development applications are being prepared for the Amendment area.

3.4.2 LPP 4.1: Parking

LPP 4.1 defines the City's standards for car-parking for non-residential development. Like LPP 3.1, it is not directly applicable to the Amendment stage of the planning process but will be when development applications within the Amendment area are lodged, and it is referenced in Part 1 of the PSP accordingly.

LPP 4.1 has the objective of facilitating *"sufficient parking facilities for cars and other wheeled vehicles"*. It specifies a parking ratio for the land use classes defined in LPS 3.

Although the PSP is largely residential in nature, with parking ratios defined in the R-Codes, the 'Mixed Use' zone proposed in this Amendment can accommodate uses such as a medical centre, childcare premises, consulting rooms, office or shop. As such, LPP 4.1 will apply at the development stage.

4. PROPOSED AMENDMENT

4.1 Vision for the Precinct

This Amendment is being requested to facilitate the full implementation of the Nedlands Village PSP, which was lodged with the City of Nedlands in October 2023. The Vision for the PSP is that:

“Nedlands Village will be a new vibrant and inclusive precinct that celebrates the unique character of Nedlands while embracing the needs of modern living.”

The PSP seeks to improve housing supply and diversity in the local area by delivering a mix of townhouses and apartments, and strike a balance between delivering density and respecting its context. This is proposed to be achieved through the provision of two- to three-storey townhouses along most of the residential interfaces and taller apartment and mixed-use buildings toward Monash Avenue and Smyth Road.

A commercial site near the intersection of Monash Avenue and Williams Road is proposed to deliver additional medical-oriented floorspace in the sought-after Monash Avenue corridor. This is expected to fall within the definition of a 'Medical Centre' for planning purposes. The Regis Nedlands residential aged care facility is proposed to continue on its current site and there is potential for the apartment buildings proposed near the Monash Avenue / Smyth Road intersection to include a limited commercial component, which would make them mixed use buildings.

Complete detail on the vision, objectives and provisions for the Amendment area is provided in the PSP.

4.2 Purpose of the Amendment

Implementation of the PSP is reliant on minor changes to the planning controls applicable to the Amendment area in LPS 3. Specifically:

- The Medical Centre will not operate as an incidental use to the Regis Nedlands facility proposed to be retained, meaning that the permissibility provided via Table 4 of LPS 3 will not be applicable. 'Medical Centre' is an 'X' use in the 'Residential' zone under LPS 3, meaning it is not permitted.
- The proposed building heights (up to ten storeys in targeted locations) exceed the 6 storey limit, which in any case was applied in the context of a Residential Aged Care Facility.
- A potential small café on a portion of the Amendment area proposed to remain in the 'Residential' zone would fall within the definition of a 'Restaurant / Café' under LPS 3, which is an 'X' use in that zone.

To facilitate the above, this Amendment request proposes the following:

- A 'Mixed Use' zone for the land between Monash Avenue and the Hardy Road extension, which provides permissibility for, inter alia, the Medical Centre, Regis Nedlands and any potential mixed use development near the Monash Avenue / Smyth Road intersection.
- Edits to the existing provisions in row A3 in Table 4 to ensure that land use permissibility for the Regis Nedlands facility remains the same as, or is better than, the status quo.
- A new row in Table 4, A10, making 'Car Park' and 'Restaurant / Café' a 'D' (Discretionary) use on Lot 103 to enable a development application for a carpark or café to be considered within the portion of the Amendment area proposed to remain in the 'Residential' zone.

4.3 Proposed Amendments to A3 in Table 4

In making the changes described at Section 4.2 above, the project team is cognisant that the Regis Nedlands facility will be continuing on its current site and requires planning controls that are consistent

with, or better than, the status quo. Table 3 summarises how the proposed planning framework compares to the existing provisions in row A3 of Table 4.

Table 3: Comparison of land use permissibility

Existing provisions in row A3 of Table 4	Proposed permissibility
(1) <i>“Residential aged care facility is a ‘P’ use.”</i>	Retain existing. ‘Residential aged care facility’ is an ‘A’ use in LPS 3, meaning that the existing permissibility is preferred and proposed to be kept.
(2) <i>“Car park, Office, Medical centre, Shop and Place of worship are ‘I’ uses.”</i>	Retain existing. These uses have a variety of permissibility classifications in LPS 3. It is intended that any such uses continuing or potentially arising in future would be incidental to the residential aged care facility, so it is appropriate for all uses to remain ‘I’ uses.
(3) <i>“Where there is no approved structure plan, local development plan and/or activity centre plan, the following height controls apply:</i> <i>(i) maximum of 6 storeys; or</i> <i>(ii) maximum of 3 storeys where development has a residential interface.”</i>	Delete. A structure plan (the Nedlands Village PSP) has been lodged and is expected to be approved at around the same time as this Amendment (which is not a prerequisite for the PSP in principle). As such, there will be an approved structure plan in place and the PSP includes building height controls for the Regis Nedlands facility and the balance of the Amendment area. The rationale for these is detailed in the PSP.

The changes summarised above in Table 3 are reflected in the text proposed for Table 4 in LPS 3 in the approval page above.

4.3 Proposed Additions to Table 4

In addition to the changes to row A3 in Table 4, the project team wishes to introduce three land uses as Additional Uses for the Amendment area that will remain in the ‘Residential’ zone, namely:

- Office and Shop, to facilitate a small office/s and/or shop/s in the apartment buildings envisaged in particular locations in the PSP.
- Recreation-private, to facilitate a gym/s in the apartment buildings envisaged in particular locations in the PSP.
- Restaurant/café, to facilitate a café space south-east of the intersection of the Hardy Road and Portland Street extensions proposed in the PSP, overlooking the planned POS.

The role of each of these uses in the development of the PSP area is outlined below.

The notion of introducing permissibility for a targeted selection of non-residential land uses in the PSP area is consistent with the relevant ‘Retail and Commerce’ objectives outlined in the City’s Local Planning Strategy. These focus on activity centres, and whilst the Amendment area is not an activity centre, it is conducive to a mix of uses by virtue of:

- Its relatively high planned population density, which is inter-dependent with commercial floorspace;
- The potential to build commercial spaces into residential buildings from the outset rather than retrofitting; and

- Its transitional location between a major activity centre (the UWA / QEII Specialised Centre) and established residential neighbourhoods.

In this regard, we consider that the intent of the City's Strategy objective to encourage the "*SPP 4.2 'mix of land use' provisions in neighbourhood and local activity centres where practicable*" is relevant and facilitative for this proposal.

Café

In relation to the objectives and considerations for (relevantly) Element 3: Public Realm and Element 5: Land Use in SPP 7.2, a café adjacent to the POS would:

- Enhance the relationship between the POS and the adjacent land uses and built form by facilitating a social gathering space with views over the POS and contributes to its use, activation and safety, creating mutual benefit.
- Facilitate co-location of land uses that have a mutual, positive benefit, for the reasons given above.
- Provide for land uses that appropriately activate and promote safety in the public realm.
- Support local employment and the local economy.

Built form for the café would be determined at the development stage in the context of the PSP and other relevant documents.

The restaurant/café use is proposed to be a 'D' use, meaning that planning approval from the City will be required for both the use and any works associated with the development.

Office, Shop and Recreation-private

These Additional Uses are intended to facilitate, respectively, office space, a potential small-format retail tenancy or tenancies, and a gym. Similar to the café, if these eventuate, they are likely to be facilitated within one of the apartment buildings.

Justification for these uses can be considered in the context of the City's Strategy and Element 5: Land Use in SPP 7.2. If provided, they would:

- Provide services to the local area, including current and future residents;
- Take opportunities for co-location, with the proposed uses being substantially population-dependent and the proposed population density in the Amendment area proposed to be relatively high;
- Support local employment and the local economy. The establishment of small, pedestrian-accessed commercial spaces in the absence of a major anchor is challenging and opportunities to support such outcomes should be taken.

Built form for the office/s, shop/s and/or gym/s would be determined at the development stage in the context of the PSP and other relevant documents. Any potential amenity issues, such as loading or servicing arrangements and the long opening hours and music associated with gyms, can be managed at the development stage.

All three uses are proposed to be 'D' uses, meaning that planning approval from the City will be required for both the use and any works associated with the development.

4.4 Mixed Use Zone

The lodged PSP proposes a 'Mixed Use' zone with a residential density coding of R-AC1 between Monash Avenue and Hardy Road, encompassing:

- A portion of Lot 102, which is proposed to be developed for commercial, medical-oriented purposes;
- The Regis Nedlands facility on another portion of Lot 102; and

- A portion of Lot 101, which will continue as a retirement village into the medium-term and eventually be redeveloped for residential purposes with a potential commercial component.

The 'Mixed Use' zone shown in the PSP does not statutorily displace the underlying 'Residential' zone applied in LPS 3. The purpose of this amendment is to rezone the subject land from 'Residential' to 'Mixed Use' in LPS 3 to enable the above-mentioned development proposals to proceed.

Justification for the 'Mixed Use' zone is provided in the PSP and summarised below:

- The subject land is opposite (over Monash Avenue) the QEII Medical Centre, which presents locational opportunities for medical-oriented floorspace.
- Monash Avenue is a 'Distributor B' road (relatively high-order for the area) that provides movement network connections, including bus routes, which delivers opportunities for transit-oriented commercial and residential development.
- The Regis Nedlands facility completed in 2018 presents four storeys to the street and creates a precedent for specialised land uses, multi-level built form and rooftop activation.
- The *Central Sub-regional Planning Framework* identifies the Amendment area as part of the UWA / QEII Specialised Centre, implying support for mixed use development.
- The City's Local Planning Strategy (2017) identifies the whole Amendment area as part of the 'Immediate Catchment' of the UWA / QEII Specialised Centre, highlighting opportunities for complementary development.
- The Strategy also calls for "*land uses that are complementary to the existing site and the UWA / QEII Specialised Centre*" for the Amendment area (Section 5.9.6).
- LPS 3 applies 'Mixed Use' zone with a density coding of R-AC3 to the equivalent area (to a lesser distance, for contextual reasons) along Monash Avenue further east. In this area, various medical-oriented and residential land uses are in evidence, mainly in original buildings.

There is therefore considerable strategic planning context for this Amendment and detailed context in the PSP. Application of the proposed 'Mixed Use' zone will enable the PSP to be implemented in full and deliver land for commercial and residential development that will complement existing land uses.

5. PRECINCT STRUCTURE PLAN

The Nedlands Village Precinct Structure Plan was lodged by CLE for Hesperia on 30 October 2023. It was prepared in accordance with the WAPC's *Guidance for Structure Plans* (August 2023), which requires a detailed analysis of the context, opportunities, constraints and design responses that influence the development concept.

By its own description, the purpose of the PSP is to provide direction on the intended future structure, land uses and built environment. It was prepared in the context of Hesperia's vision for the site, which is: *'Nedlands Village will be a new vibrant and inclusive precinct that celebrates the unique character of Nedlands while embracing the needs of modern living.'*

The PSP notes that the Amendment area sits between an established, low-density residential area and significant institutional land uses including the QEII Medical Centre, Hollywood Primary School and Karrakatta Cemetery. It seeks to improve housing diversity in the local area by delivering a mix of townhouses and apartments, and strike a balance between delivering density and respecting its context. A key feature of the design approach is the transition of building height up from 2-3 storeys along interfaces with existing residential areas up to ten storeys in the north-western corner.

The development concept shows an indicative site for a commercial/medical/mixed use development in the north-eastern corner, delivering additional medical-oriented floorspace within the sought-after Monash Avenue corridor, facilitates the continuation of the Regis Nedlands facility and contemplates a mixed-use development outcome in the north-western corner. Collectively, as expressed elsewhere in this report, these initiatives are the motivation behind the 'Mixed Use' zone proposed in this amendment.

The PSP also proposes a centralised POS and a permeable street network designed with its basis in the grid pattern of the local area is proposed. Linkages to public transport will be prioritised.

Development will occur on a staged basis beginning with the townhouses adjacent to Williams Road and Karella Street and progressing through to the apartments and mixed-use components. The Regis Nedlands facility will continue in its existing premises for the long-term. Centennial Close and Regis Weston will operate until suitable arrangements for their existing residents have been made, then be redeveloped.

Preparation of the PSP involved extensive pre-lodgement consultation with the general public, the City of Nedlands, servicing authorities and representatives from nearby land uses including Hollywood Primary School, the Kids Biz childcare centre, the Commonwealth War Graves Commission and the Metropolitan Cemeteries Board. No fundamental objections to the proposed development concept were received and feedback has been incorporated. A full summary in this regard is provided in the PSP.

Overall, the PSP intends to deliver a modern, high-quality mixed use development that respects its setting whilst delivering on the significant development potential of this well-located, consolidated site. It is anticipated that the PSP and this Amendment could be advertised together, which would enable the public and referral agencies to consider the related initiatives together.

6. CONCLUSION

The Amendment area represents a unique and outstanding opportunity for a holistic, master-planned urban renewal project in a sought-after part of Perth.

The Amendment request proposes to rezone a portion of Lot 101 Monash Avenue, Nedlands and a portion of Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street.

The PSP provides a framework for the development of the Amendment area and the Amendment itself will enable the full implementation of the PSP by making changes to the statutory controls applicable to the site in LPS 3.

TEXT MODIFICATION PAGE**PLANNING AND DEVELOPMENT ACT 2005****CITY OF NEDLANDS****LOCAL PLANNING SCHEME NO. 3 – AMENDMENT NO. XX**

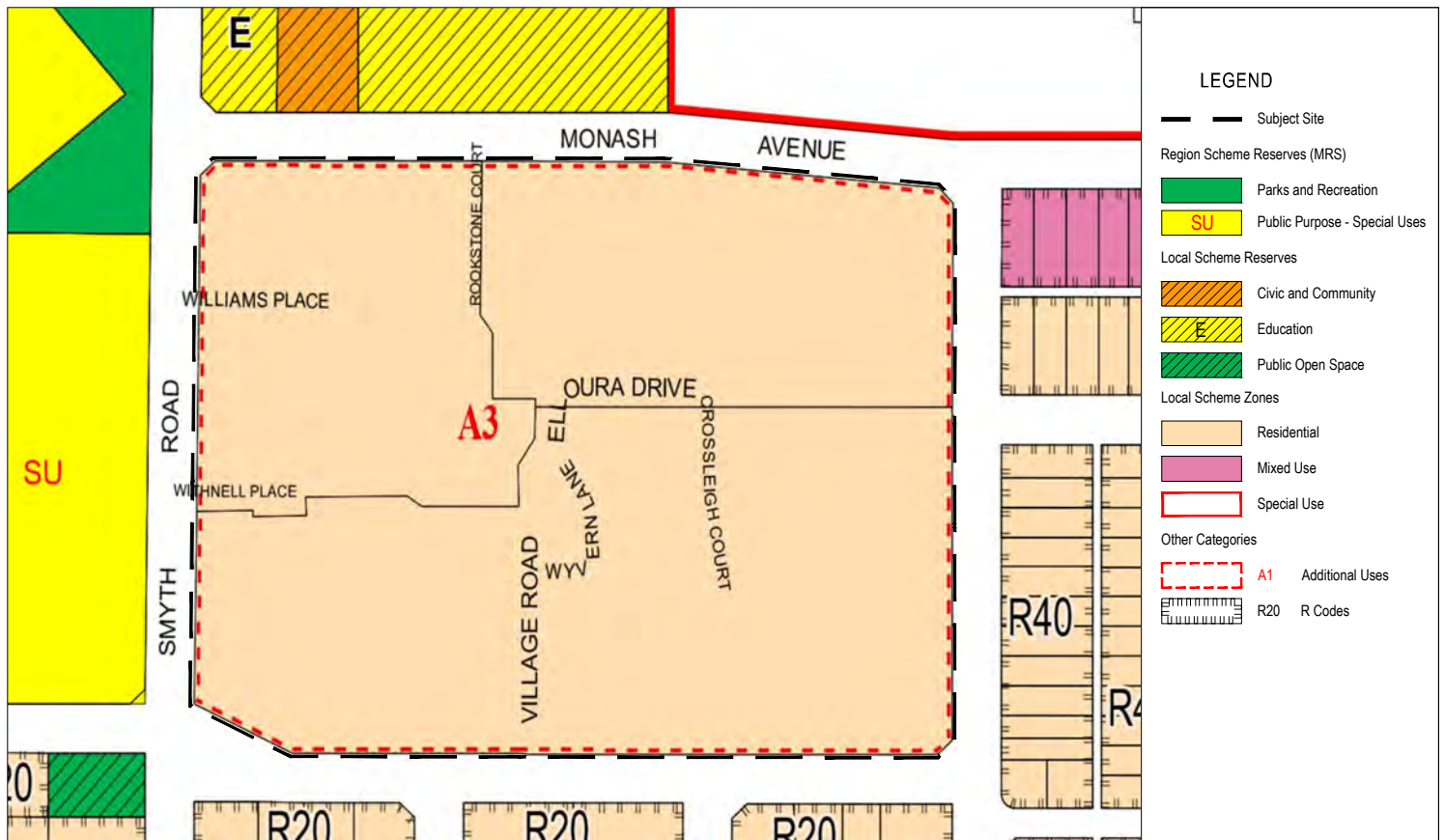
The City of Nedlands under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Pt. Lot 101 Monash Avenue, Nedlands and Pt. Lot 102 Monash Avenue, Nedlands from the 'Residential' zone to the 'Mixed Use' zone.
2. Amending Table 4 – Specified additional uses for zoned land in Scheme area by replacing the row labelled 'A3' with the following:

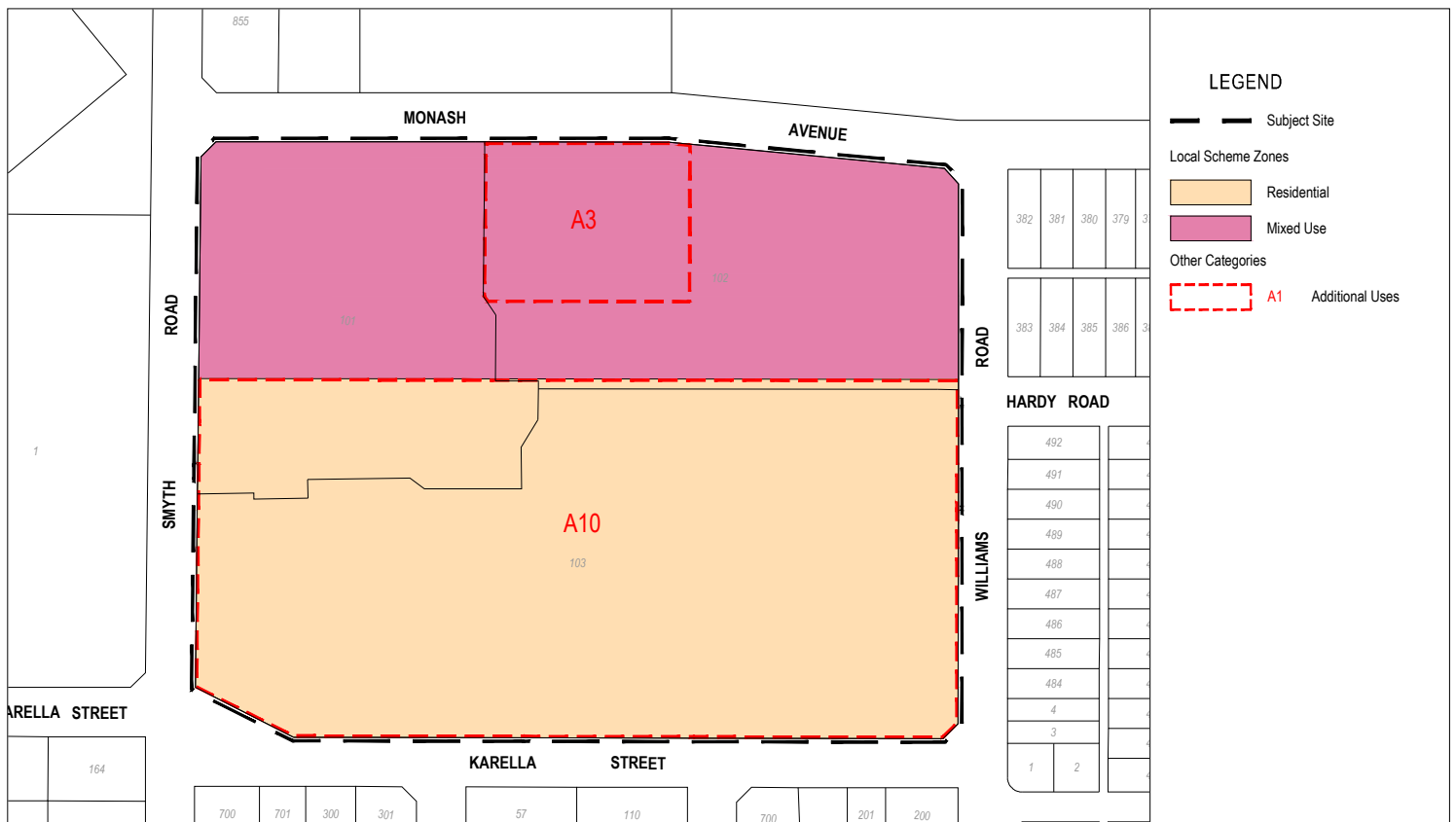
No.	Description of land	Additional use	Conditions
A3	Pt Lot 102 (116) Monash Avenue, Nedlands	<ul style="list-style-type: none"> • Car park • Office • Medical centre • Place of worship • Residential aged care facility • Shop 	(1) Residential aged care facility is a 'P' use. (2) Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.

3. Amending Table 4 – Specified additional uses for zoned land in Scheme area by adding a new row labelled 'A10' as follows:

No.	Description of land	Additional use	Conditions
A10	Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands Pt. Lot 103 (15) Karella Street, Nedlands	<ul style="list-style-type: none"> • Office • Recreation-private • Restaurant/café • Shop 	(1) Office, Recreation-private, Restaurant/café and Shop are 'D' uses.



Source: DPLH

EXISTING**PROPOSED**

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Nedlands at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year]

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Nedlands at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], proceed to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for [support with/without modification or not support] by resolution of the City of Nedlands at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], and the Common Seal of the City of Nedlands was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

.....
DELEGATED UNDER S.16 OF

PD ACT 2005

DATE

Approval Granted

.....
MINISTER FOR PLANNING, LANDS AND
HERITAGE

DATE



16.6. PD08.02.24 Adoption of Draft Local Planning Policy 3.3 – Sustainable Design - Residential

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Draft Local Planning Policy 3.3 – Sustainable Design - Residential

Purpose

The purpose of this report is for Council to consider modifications to the draft Local Planning Policy 3.3: Sustainable Design - Residential (the Policy) post advertising and to consider adoption.

Recommendation

That Council proceed with modifications with the Local Planning Policy 3.3: Sustainable Design - Residential (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Voting Requirement

Simple Majority.

Background

Some of the City's existing planning policies address energy efficiency by way of requiring additional insulation and providing for appropriate siting and layout of development. However, these criteria are outdated and only apply to select neighbourhoods within the City. It is proposed that the draft Policy collect the best practices of energy efficiency and locate it in one policy that applies for the whole of the City.

The Policy was adopted for advertising at the 29 August 2023 Ordinary Council Meeting and subsequently advertised.



Draft Policy

The Policy introduces criteria for all forms of development, generally scaling up the requirements commensurate with the size of development. However, it cannot be imposed on single houses that are fully deemed-to-comply and thus do not require planning approval.

The Policy was constructed so that Western Australian Planning Commission (WAPC) approval is not required. It will take effect once it is adopted and a notice published on the City's website.

A summary of the requirements are provided below and apply to new development only, not additions to existing development:

Single houses

Single houses are to have a minimum 3kw solar panel system and water fixtures within 1 star of the WELS maximum for the given fixture. These requirements increase energy and water efficiency with minimal cost to a build. Additionally, over the life of the development, the criteria will result in savings that far outweigh the initial expenditure. The initial expenditure for 3kw solar panels is between \$2900 - \$5600.

It is noted that advice from the WAPC is that a local planning policy that adds criteria not currently covered by the R-Codes cannot be used on a development that is deemed-to-comply. In other words, if a house meets all the deemed-to-comply criteria of the R-Codes, this Policy cannot be used as a reason to deny planning approval. However, where a design principle assessment is sought, this Policy can be applied.

Grouped dwellings

Grouped dwellings of four or more units are to achieve the same criteria as single houses, along with additional criteria that the landscaping plan demonstrate waterwise principles and heat-tolerant plants, and that the development be fitted to allow provision of vehicle charging.

Multiple dwellings (Volume 1)

For multiple dwellings, Volume 1 of the R-Code covers lots with densities of less than R40 and any multiple dwelling developments within these lots tend to consist of fewer units. To make it easier to achieve energy efficiency, the Policy sets out a list of specific and reasonable criteria that are to be adhered to. These criteria improve the development without imposing an undue burden.

For small multiple dwelling developments, proponents will be required to demonstrate that their development reduces the heat island effect through colour and landscaping choices, includes the use of low flow taps, waterwise landscaping, and provision to allow electric vehicle charging in the parking bays. They are also to select any two additional measures from within the Table in the Policy. Costing for these mandatory criteria are expected to be minimal.



Larger developments of 10 units or more will be required to select an additional measure from the Table.

Multiple dwellings (Volume 2)

The criteria for larger developments are based on the criteria within the Green Star Building Code. Green Star is an internationally recognised sustainability rating system for the built environment. It is a national, voluntary rating system that covers many aspects of sustainable design and has become a best practice benchmark. Green Star provides a list of criteria that may apply and it operates on a points-based system. Only buildings that achieve 4 stars and above through the official certification process can claim they are Green Star buildings.

Green Star is the accepted industry standard. The consensus in the design community is that an uncertified Green Star design is unreliable and insufficient to ensure that the design actually meets the star rating that the proponent has selected. Designs must be certified through the Green Star building process to ensure that they achieve their designated rating. However, the certification process is expensive and is not financially viable for projects under \$15 million.

For that reason, a Table within the Policy is provided that includes selected aspects of the Green Star Building Code. The City will rely on this Table to set out criteria for smaller developments. These criteria can be verified in-house by City Officers as part of the Planning and Building processes without requiring these smaller developments to go through the expensive formal certification process.

The sustainability guidance within the Policy includes the criterion that developments above \$15 million are to go through the formal certification process for a minimum 5-star Green Star.

Of note for development in relation to Volume 2 of the R-Codes: The Policy does not change the Element Objectives of the R-Codes. Ultimately, a proponent may opt to achieve the Element Objectives in a different manner than meeting the Green Star criteria or the suggested design guidance within the Table of the Policy. All proposals will be assessed by City Officers against the Element Objectives of the R-Codes.

Further, Volume 2 of the R-Codes includes provision for Energy Efficiency. As noted above, in order to avoid having to seek WAPC approval, the proposed Volume 2 criteria has been worded to state that these criteria are the City's preferred outcome, without attempting to make them mandatory.

Commercial development

Commercial sustainability is being dealt with through a separate policy to be introduced later.



Changes after advertising

The following minor changes were made after advertising:

1. **Solar absorption rate for tiles has been increased from .545 to .58. This change is intended to allow more of the earth colour palettes common to Nedlands to be used, as tiled roofs have a higher solar absorptance rating in general than metal roofs. It is noted that deep red tiles will not meet this level of absorption. Typical colour palettes are provided below and included in the policy (Note that these are indicative only as the palette range varies by manufacturer, although not too greatly).**

Colorbond palette with a solar absorption rate of 0.5 or less:



Tiled roof palette with a solar absorption rate of 0.58 or less:



Consultation

The Policy was advertised through the Post newspaper and on the city's Your Voice page from 8 September to 29 September 2023 and no comments were received.



Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place

Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Clause 3(1) of the [Deemed Provisions](#) of Schedule 2 of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) allows the City to prepare a Local Planning Policy in respect to any matter related to the planning and development of the Scheme area.

Council must consider any submissions received and resolve to:

- Proceed with the Policy without modification;
- Proceed with the policy with modification; or
- Not proceed with the policy.

Decision Implications

If Council resolves to proceed with the Policy, it will be adopted and take effect once a notice has been placed on the City's website. From this date, the Policy will apply to all new residential development except those exempt from planning approval.

If Council resolves not to proceed, the Policy will not come into effect.

Conclusion

It is recommended that Council proceed with the draft Local Planning Policy 3.3: Sustainable Design - Residential.



Further Information

Question / Request

Councillor Smyth – Could we add new builds on a property to match the existing house?

Officer Response

It is recommended that the following clause 5.2 be added to the draft Policy:

5.2 Notwithstanding cl. 5.1 above, where a new ancillary dwelling or similar standalone building is constructed on a lot that contains an existing house, the roof colour of the ancillary dwelling or standalone building may match the existing house.

This has been added to the Policy included at Attachment 1.

Question / Request

Mayor Argyle – Can we add Zinalume to the approved materials list?

Officer Response

As the solar absorbance of Zinalume will be less than 0.5, the product can be used without modification to the draft Policy. The materials listed in the Policy are examples only, with there being not finite “approved list”. Given this, Zinalume is a product that meets the Policy requirements.

Question / Request

Councillor Bennett – Can we consider reflectivity (glare) to surrounding properties due to colour, material and angle?

Officer Response

The ability to control glare is limited given the wide array of situations where glare can be produced from building materials. Glare is not limited to a material type or colour. Rather, the location of the material, angle in comparison to the sun and whether there are surrounding buildings or features that reduce the opportunity for glare all contribute.

The codification of glare nuisance is unlikely to be successful. City officers will continue to deal with any complaints that are received in a professional and compassionate manner.



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7. MIXED USE AND MULTIPLE DWELLINGS UNDER R- CODES VOLUME 1
8. MIXED USE AND MULTIPLE DWELLINGS UNDER R- CODES VOLUME 2
9. VARIATIONS TO THIS POLICY
TABLE 1: SUSTAINABILITY CRITERIA

DRAFT



1. PURPOSES
<p>1.1 The purposes of this Policy are to:</p> <ul style="list-style-type: none"> a) Set criteria and improve sustainable design of single houses, grouped dwellings, multiple dwellings and mixed use development; and b) Provide local Design Guidance for applications seeking an assessment against Element 4.15: Energy Efficiency of Volume 2 of the Residential Design Codes (R-Codes).
2. APPLICATION OF POLICY
<p>2.1 This policy applies to all new development where it includes single houses, grouped dwellings, and/or multiple dwellings within the City of Nedlands Local Planning Scheme No. 3 area.</p> <p>2.2 Section 5 applies to all new residential development.</p> <p>2.3 Section 6 applies to all new single houses and grouped dwellings.</p> <p>2.4 Section 7 applies to all new multiple dwellings and mixed-use development assessed under Volume 1 of the R-Codes.</p> <p>2.5 Section 8 applies to all new multiple dwellings and mixed-use development assessed under Volume 2 of the R-Codes.</p>
3. RELATIONSHIP TO OTHER POLICIES AND LEGISLATION
<p>3.1 This Policy has been prepared under Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.</p> <p>3.2 This Policy should be read in conjunction with the following planning instruments, and its requirements apply unless specifically stipulated elsewhere in any of the below:</p> <ul style="list-style-type: none"> • <i>Planning and Development Act 2005</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> • <i>City of Nedlands Local Planning Scheme No. 3</i> <p>3.3 Where this Policy is inconsistent with a lower sustainability standard within a Local Development Plan or Local Planning Policy, this Policy prevails.</p>
4. OBJECTIVES
<p>4.1 To ensure that new development is constructed and functions in an environmentally sustainable manner, with a focus on minimising environmental impact, maximising resource efficiency and reducing or</p>



eliminating reliance on non-renewable energy without undue detrimental impact on the amenity of the locality.

- 4.2** To require design features that assist in reducing the urban heat island effect, provide alternate forms of transportation, and positively impact occupant health.

5. ALL DEVELOPMENT

This section applies to all new development with a residential component (including new standalone ancillary dwellings) but excludes additions and alterations to existing developments.

- 5.1** To reduce the urban heat island effect, roof structures (excluding solar roofs and the like) are to have the following maximum solar absorptance ratings (refer to manufacturer's specifications) unless otherwise required by a specific local planning policy, local development plan, structure plan, or the colours would be inconsistent with the heritage requirements of a heritage-protected place:

- a) Metal flat roofs that are not visible from the street or adjacent properties: 0.4.
- b) Metal pitched roofs or metal roofs that are visible from the street or adjacent properties: 0.5.
- c) Tiled roof structures: 0.58



Figure 1: Sample metal (Colorbond) colours with a solar absorptance rating maximum of 0.5*



Figure 2: Sample tile colours with a solar absorptance rating maximum of 0.58*

**Colours are indicative only and may vary by manufacturer. Manufacturer's specifications are to be provided demonstrating roof colour and material achieves the solar absorptance criteria.*

- 5.2** Notwithstanding cl. 5.1 above, where a new ancillary dwelling or similar standalone building is constructed on a lot that contains an existing house, the roof colour of the ancillary dwelling or standalone building may match the existing house.

6. SINGLE HOUSES AND GROUPED DWELLINGS

This section applies to all new single houses and grouped dwellings but excludes additions and alterations to single houses and grouped dwellings.

- 6.1** Each new dwelling (excluding ancillary dwellings) shall be provided with a minimum 3kw photovoltaic solar panel system.
- 6.2** All water fittings such as taps, toilets and showers (excluding kitchen sinks and laundries) are to be within 1 star of the maximum Water Efficiency Labelling Standard (WELS) rating as per No. 13 in Table 1 of this Policy.
- 6.3** Grouped dwellings are to include landscaping plans demonstrating achievement of No. 14: Irrigation Efficiency in Table 1 of this Policy.
- 6.4** Grouped dwellings proposing 4 or more dwellings shall demonstrate achievement of No. 17: Sustainable Transport – Infrastructure in Table 1 of the Policy.
- 6.5** Grouped dwellings proposing 4 or more dwellings shall include a sustainability report by a suitably qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0.

**7. MIXED USE AND MULTIPLE DWELLINGS UNDER R-CODES VOLUME 1**

This section applies to all new mixed use and multiple dwellings assessed under Volume 1 of the R-Codes but excludes additions and alterations to mixed use or multiple dwellings.

7.1 All development is to achieve the following from Table 1 of this Policy:

- 8) Urban Heat Island
- 13) Water Use
- 14) Irrigation Efficiency
- 17) Sustainable Transport – Infrastructure

Plus any two measures of the proponent's choice from Table 1 of this Policy which relate to the type of development proposed.

7.2 For developments of greater than 10 dwellings, an additional requirement applies that at least one of the following from Table 1 of this Policy must be achieved:

- 2) Building Envelope Pressure Testing
- 3) Embedded Meter Network
- 5) Exhaust of Pollutants
- 6) Toxicity and Indoor Environment
- 9) Upfront Carbon
- 11) Energy Source
- 18) Sustainable Transport Car Share
- 19) NatHERS

7.3 All development shall include a sustainability report by a suitably qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0.**8. MIXED USE AND MULTIPLE DWELLINGS UNDER R-CODES VOLUME 2**

This section applies to all new mixed use and multiple dwellings assessed under Volume 2 of the R-Codes but excludes additions and alterations to mixed use or multiple dwellings. The criteria below augments the Design Guidance of Clause 4.15 of the R-Codes Volume 2 by providing local objectives for housing design and development, and are the local government's preferred methods of achieving the Objectives.

8.1 For development with a cost of \$15 million and above, the Acceptable Outcome of Element 4.15 is considered to be achieved through a minimum 5-star Green Star certification. Equivalent alternative sustainability assessment certification may be considered where they are nationally or internationally recognised, compliant with applicable Australian or international standards and subject to oversight by a certifying body.



8.2 For development costing less than \$15 million, the items in green in Table 1 of this Policy are preferred Design Guidance options.

8.3 All development shall include a sustainability report by a qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0.

9. VARIATIONS TO THIS POLICY

9.1 Variations to this policy will be assessed against the objectives of this policy.



Adoption Date	
Date Reviewed/Modified	

DRAFT

Table 1: Sustainability Criteria

Feature	Type of Development	Design Implications	Verification / Demonstration	Development Application Stage Requirement	Building Permit Stage Requirement	Practical Completion (Prior to Occupancy)
1) Performance Targets	Residential development with strata-controlled areas	Minimal	<p>A) Achieve minimum 5.0 NABERS rating.</p> <p>OR</p> <p>B) Proponent to set operational performance targets for gas and electricity usage. Usage to be below the current year WA <u>Average Energy Intensity By Space Use Type</u> set out by the <u>Commonwealth Government</u>. It shall also be demonstrated how usage will be managed in operation.</p>	<p>A) For NABERS: Copy of executed Commitment Agreement between developer and NABERS</p> <p>OR</p> <p>B) Commitment from proponent and condition of approval.</p>	<p>A) For NABERS: Copy of NABERS report provided to the City.</p> <p>OR</p> <p>B) Project targets to be submitted with Building Permit Application. This shall also include the measurement strategy.</p>	Verification that measurement systems are in place.
2) Building Envelope Pressure Testing	> 10 dwellings	Minimal	Project teams would be required to test building envelope pressure on at least 10% of dwellings prior to practical completion in accordance with Section J of the NCC, J1V4. Apartments must	Commitment from proponent and condition of approval.	Commitment from proponent.	Provide Building Envelope pressure test report.

			achieve no more than 10m ³ /hr.m ² @ 50Pa.			
3) Embedded Meter Network	>10 dwellings	Embedded meter network with energy monitors capable of tracking individual units.	Proponent is to demonstrate an embedded meter network including private meters tracking energy performance for apartments and major building uses.	Commitment from proponent and condition of approval.	Single line drawings for electrical and water services showing meter provisions.	Commissioning report, including verification of meter operation.
4) Natural Ventilation	Development with a residential component	Ensure all bedrooms, kitchens and living areas comply with AS1668.4 for direct natural ventilation. Ensure all rooms which are likely to be occupied have openable windows.	Show air circulation on plans. Require suitably qualified practitioner to certify compliance in accordance with AS1668.4.	Commitment from proponent and condition of approval.	Specific certification of compliance with AS1668.4 by mechanical engineer.	
5) Exhaust of Pollutants	All development	Provide ducted exhaust for all kitchens, laundries and toilets to the outside of the building. No recirculating hoods to be used.	Require suitably qualified practitioner to certify compliance in accordance with AS1668.4. <i>For non-residential:</i> General exhaust at the rate of 0.5 l/s per m ² of occupied space of 3,000 l/s for any food tenancy.	Commitment from proponent and condition of approval.	Specific certification of compliance with AS1668.4 by mechanical engineer or suitably qualified practitioner.	

			Discharge is to be fully compliant with AS 1668.2			
6) Toxicity and Indoor Environment	All development	Select products for internal finishes with low volatile organic compounds (VOC) and formaldehyde ratings.	<p>Schedule of finishes including VOC / formaldehyde levels are to be submitted for all joinery, floor coverings, and paints.</p> <p>Applicants to demonstrate the following:</p> <p>a) 95% of painted surfaces are to be low VOC as defined by the Australian Paint Approval Scheme (APAS), being 49 g/L or less.</p> <p>b) Carpets are to have a maximum VOC limit of 0.5 mg/m² per hour with a 4-PC limit of 0.05 mg/m² per hour.</p> <p>c) low-formaldehyde joinery a minimum of E1 (less than 1 m/L).</p>	Commitment from proponent and condition of approval.	<p>Proponent to submit schedule of finishes and certification demonstrating low VOC/formaldehyde levels.</p> <p>Where products have specific adhesive / sealant requirements (e.g. Corrian) also demonstrate compliance for these products.</p>	As-installed data sheets for paints, carpets, resilient flooring, timber flooring and joinery.

7) Amenities	>30 bedrooms	Provide a minimum of 10m ² floor area of amenity space per residential occupant (ie: Number of bedrooms).	Provide a space (or spaces) within the building for use by occupants to promote community and wellbeing. Spaces should be: * Freely accessible * Naturally ventilated and air conditioned * Compliant with AS 2107 (Acoustics) for apartments * Designated to promote physical and mental health and wellbeing (i.e. meditation rooms, gyms, external delineated recreation space) * Maintained by strata complex	Calculation of occupants (based on bedrooms), location and description of spaces within the development.	Drawings demonstrating provision of space. Verification from acoustic consultant of compliance with AS 2107.	Installed prior to occupation
8) Urban Heat Island	All development	Utilise light finishes, incorporate landscape within the design, and avoid unshaded parking areas.	Proponents are to demonstrate that at least 75% of their site area, when viewed from directly above, is comprised of: a) Vegetation and green roofs b) Light roofs (3 Year solar reflectivity index (SRI)>64 for a flat roof and >34 (pitched roof) c) Shaded or light	Marked up site plan demonstrating compliance and condition of approval.	Marked up site plan demonstrating compliance.	Marked up site plan demonstrating compliance with supporting photos for each relevant area.

			<p>hardscaping (3 Year SRI > 34)</p> <p>d) Water bodies and/or water courses (excluding pools)</p> <p>e) Solar PV or thermal collectors</p>			
9) Upfront Carbon Reduction	>10 dwellings	Employ a Life Cycle Assessment (LCA) professional to demonstrate the building's upfront carbon emissions are at least 20% less than those of a comparative reference building - including any demolition works.	<p>Provide a report demonstrating performance meets 20% reduction from baseline performance.</p> <p>Report is to have been peer reviewed and is to include a clear list of design and construction assumptions made to achieve performance.</p>	<p>Initial target-setting report as prepared and peer reviewed by the LCA.</p> <p>Condition of approval.</p>	Completed report with feature list. Report is to be certified for compliance by suitably qualified professionals and demonstrate that the physical features and services design have been included in the building.	Certification that the report recommendations been implemented. Where proposed compliance path has changed, provide a new, peer reviewed support and new features list for certification.
10) Energy and Water Use	Pool in development	Ensure any pool is provided with automated pool blanket.	Provide an automated pool blanket to cover all pools when not in use. Pool blanket must comply with NCC Section J performance requirements.	Shown on plans and condition of approval.	Design documentation to include pool blanket.	Commissioning report confirming operation of blanket.
11) Energy Source	All development	Avoid any fossil fuel use on site.	No gas is to be used within the development. Small allowance for BBQs and commercial kitchens.	Commitment from proponent	Statement from building certifier and no gas fixtures shown on plans.	

			Diesel for fire systems is allowable.	and condition of approval.	Certification of extent of gas use on site by hydraulic engineer.	
12) Renewable Energy	> 30 bedrooms	<p>Provide sufficient on-site renewable generation to equate to net zero energy use for common facilities such as:</p> <ul style="list-style-type: none"> - Lights - Lifts - Pools - Car Park lighting and ventilation - Amenities <p>Not applicable to small power, air conditioning and lighting within apartments and commercial tenancies.</p>	<p>Suitably qualified professional to provide an estimate of operating energy for development common areas and demonstrate sufficient solar (PV) to balance annual usage.</p> <p>Energy estimate does not require a dynamic 3D model. Consumption to be based on rated power draw and anticipated run times. A suitable diversity factor can be applied.</p> <p>Show solar panels or other renewable generation on site. Allow at least 1m² of unshaded panel per apartment.</p>	<p>Show solar panels on drawings. Provide energy rate and consumption estimates.</p> <p>Condition of approval.</p>	Calculation and certification from sustainability consultant demonstrating expected generation potential and likely common area power draw.	Solar panels installed prior to occupation

13) Water Use	All development	Utilise low flow taps, toilets and showers for all sanitary tapware (kitchen sinks and laundries are excluded).	Design teams are to provide WELS certificates demonstrating fittings are within 1 star of the maximum WELS rating.	Commitment from proponent and condition of approval.	Provision of fixtures schedule with WELS certificates.	Confirmation of installation.
14) Irrigation Efficiency	All development	<p>Waterwise landscaping to be implemented, including:</p> <p>a) Avoiding large areas of turf.</p> <p>b) Using sub-soil drip irrigation for all planting requiring irrigation.</p> <p>c) Providing automatic moisture sensing for irrigation control.</p> <p>d) Diverting rainfall to irrigate any planting in rain shadows or under-cover.</p>	Landscaping details to include information on details such as drip irrigation, timers, and appropriate plant selection. Waterwise plant species are to be used, with a preference for natives where appropriate.	Landscaping plan to form part of approval.	Irrigation design drawings shown on the building permit.	Demonstration that landscaping plan has been implemented.

15) Active Living Support	Development with a non-residential component	Provide secure bike parking, showers and lockers for commercial staff on site.	Proponent to demonstrate provision of amenities for staff, which is to include: a) 5 Staff for café / F&B tenancy b) 1 Person per 15m ² for office tenancies c) 1 shower per 50 staff. d) 1 locker per 8 Staff e) 1 bike rack per 10 staff	Show staff amenities on plans.	Show staff amenities on plans.	Installed prior to occupation
16) Bike Storage	Development with a residential component	Provide at least one bike park per dwelling. Bike parking may be communal or located within apartment stores, however, an AS 2970 compliant rack must be provided at completion. Where bike parking is included in apartment stores, increase store area by 1m ² to accommodate bike.	Design team to show bike parking provisions on drawings.	Shown on plans and included as condition of approval.	Shown on plans	Installed prior to occupation
17) Sustainable Transport – Infrastructure	All development	Comply with NCC 2022 provisions for electric vehicle parking now. (NB: This	Compliance certification as part of electrical or sustainability CDC demonstrating the	Show nominated EV provisions, including board locations.	Certification of compliance. Identification of elements on plans and	Installed prior to occupation

		option expires when NCC 2022 comes into full effect)	development meets NCC 2022 for spatial and performance allowances for EV chargers.	Condition of approval.	on electrical single line drawings.	
18) Sustainable Transport – Car Share	>10 dwellings OR Non-residential	Provide a vehicle and bay for ride share scheme.	1 dedicated share bay per 20 dwellings or part thereof over 10 to facilitate a ride share scheme. For non-residential: 1 ride share bay and vehicle per 2000m ² over 1,000m ² .	Show bays and waiting area. Details of ride share scheme to be included such as how it will be implemented and maintained.	Drawings showing bays, waiting area(s) and proposed signage.	Bays are line-marked and signed. Appropriate number of shared bays are provided. Details of scheme to be adhered to for the life of the development.
19) NatHERS	Development with a residential component	All dwellings exceed the minimum NatHERS requirement (in reference to the lower benchmark of the NCC) for apartments by 0.5 stars based on the NCC 2022 standard or a more recent standard.	All dwellings exceed the minimum NatHERS requirement (in reference to the lower benchmark of the NCC) for apartments by 0.5 stars based on the NCC 2022 standard or a more recent standard.	Demonstrate indicative star rating at application stage. Condition of approval.	Demonstrate achievement through certified star rating with building documentation.	
20) Water Management	All development	Water re-use system to be installed.	Rain and storm water collection and re-use for irrigation or grey water.	Re-use system to be shown on plans. Condition of approval.	Tanks shown on plans. Grey water systems may require separate approval from City's EHOs.	Installed prior to occupation



17. Divisional Reports - Technical Services

17.1. TS02.02.24 Tree Removal for Development – 19 Bulimba Road, Nedlands

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Jac Scott, Manager Urban Landscape and Conservation
Director	Matthew MacPherson, Director Technical Services
Attachments	Nil.

Purpose

A proposed development at 19 Bulimba Road, Nedlands will require a new crossover as the current dwelling does not have a formal crossover. There are currently three verge trees on the verge at close spacings that necessarily require a removal, in order, to provide the crossover. The developer has approached the City to seek guidance on the City's preferred crossover location in advance of the formal Development Approval submission.

Approval of a tree of this size for removal is no longer an administrative decision following a Notice of Motion passed at the Ordinary Council Meeting held on 28th November 2023.

Recommendation

That Council approves the removal and subsequent stump grinding of a mature *Callistemon 'Kings Park Special'* (Bottlebrush) from the verge of 19 Bulimba Road, Nedlands to facilitate the construction of a property crossover.

Voting Requirement

Simple Majority.

Background

At the Ordinary Council Meeting of 28th November 2023, the following Notice of Motion was passed.

That Council requests that the Chief Executive Officer present:

1. any verge tree above 5 metres in height which is not dead, diseased or dying come before Council for approval to remove.

The development at 19 Bulimba Road requires a crossover location for the proposed dwelling. The current dwelling does not have a formal crossover, with three verge trees located across the frontage that do not provide sufficient space between to accommodate a crossover. The development will therefore necessarily require removal of one tree to facilitate the provision of a crossover.

The developer has approached the City, in advance of Development Approval lodgement, seeking guidance on the preferred crossover location to ensure the impact on the verge trees is minimised. The following preliminary plan has been provided for consideration.

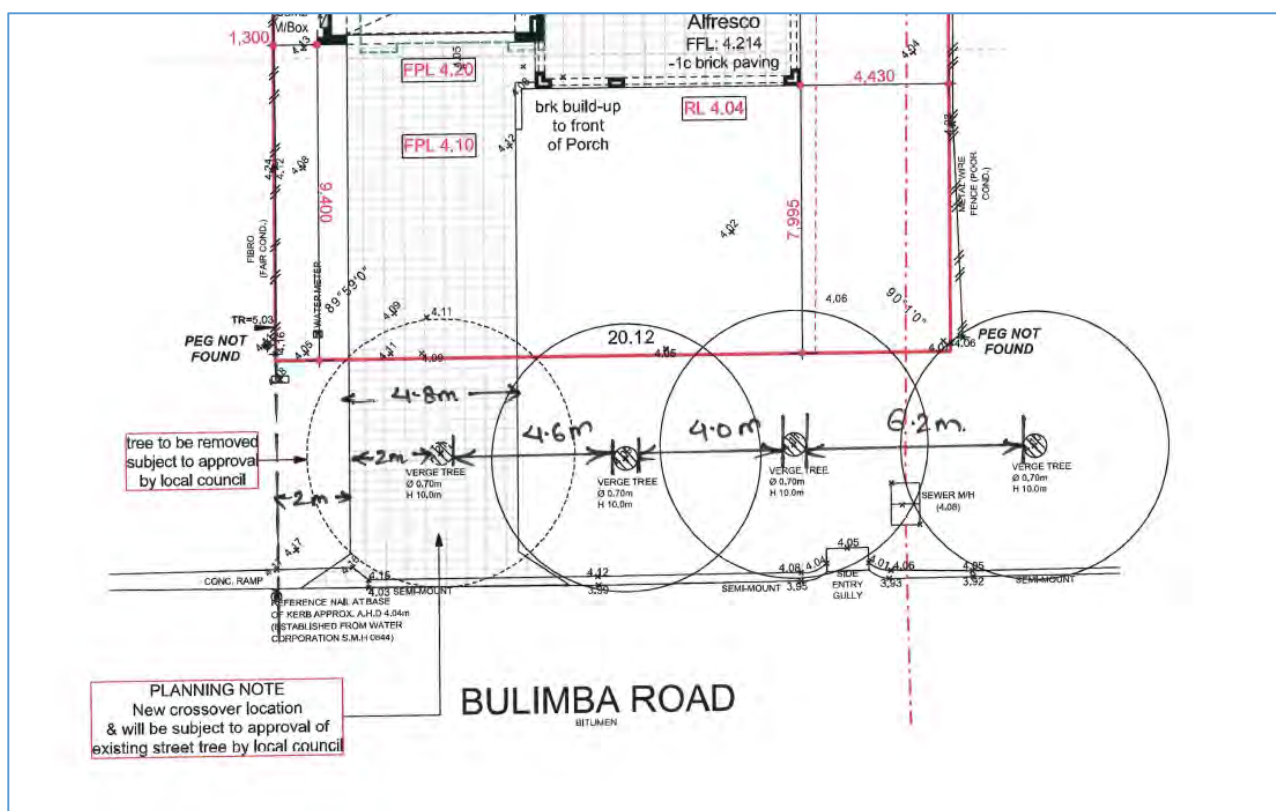


Figure 1: Preliminary Plan indicated proposed removal of southern most verge tree

Discussion

The City is obliged to provide a crossover between a lot and the paved road under Section 3.52 of the *Local Government Act 1995*. This requires that reasonable vehicular access is provided to land adjoining the thoroughfare.

There is insufficient space between the existing trees to accommodate a crossover. The removal therefore meets the Street Tree Policy requirements:

“To facilitate private development where, following consultation between the City and the developer, no practicable design alternative exists that permits retention of the tree.”



A review of the existing verge trees, which are all *Callistemon 'Kings Park Special'* (Bottlebrush), has identified that the tree with the poorest form and canopy is that at the southern proximity of the verge (the left-hand tree as viewed from the road). This supports the southern-most tree as the preferred removal.

When development removals are approved the Street Tree Policy requires:

- The developer must plant a minimum of two suitable replacement trees from the approved species list.
- Replacement trees shall be a species that fulfils the Aggregate Tree Canopy Area provision.

The existing trees proposed to remain provide 117m² of canopy coverage. This equates to 78% of verge area. There is insufficient verge space for any replacement trees to be planted on the adjoining verge. Therefore, there is no opportunity to meet the Aggregate Tree Canopy Area Provision requirement of policy within the adjoining verge.

Given replacement on the development site is not possible, replacement in an alternative site as close as possible to the removal site is therefore proposed. The developer will be required to meet the costs of both the removal and the replacements.

Given the Policy requirements of two for one replacement, and the Aggregate Tree Canopy area provision requirement, two trees providing a total of 108m² of canopy cover will be required. Replacements will therefore be required to be selected from species expected to provide a minimum 10m spread at maturity.

Consultation

This report has been prepared in response to the developer initiating consultation with the City, specifically with regard to the tree removal, prior to the submission of a Development Application.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future.
Outcome	6. Sustainable population growth with responsible urban planning.
Pillar	Performance
Outcome	11. Effective leadership and governance.



Budget/Financial Implications

Nil - The developer will be invoiced for the cost of the removal and subsequent replacements.

Internal staff labour was spent in the formalisation of this report.

Legislative and Policy Implications

The City is required to provide reasonable access to land adjoining a thoroughfare under Section 3.52 of the *Local Government Act 1995*.

The removal aligns with the Street Tree Policy given no suitable design alternative exists.

Decision Implications

Should Council not endorse the removal, the City will be in breach of the Local Government Act requirements.

Conclusion

The City is obliged to provide a crossover to the lot. This necessitates the removal of a single *Callistemon 'Kings Park Special'* (Bottlebrush).

The developer has provided the City with the opportunity for input prior to Development Approval Submission. The preliminary design provides a solution that is the most preferable of available design options.

Removal should be approved.

Further Information

Question / Request

Mayor Argyle – Can a replacement tree be planted on the verge?

Officer Response

A replacement tree will not be able to be planted without compromised outcomes.

A tree of suitable size and shape in line with the Street Tree Policy will not be able to be planted outside of the clearance zone of nearby and future crossovers as defined within the Crossover Policy and Guidelines. To do so would lead to damaged infrastructure and impacted long-term tree health.



A tree of a reduced size could be planted between existing trees and the proposed crossover, however, this would be outside of the current Street Tree Policy and Species List in that it would not be within the acceptable tree spacing to promote long-term tree health, and would be below the 150% verge area requirement as defined in policy.

In lieu of not seeking to vary any policy of Council, the requirement for the developer to pay for 2 replacements of specimens of a suitable size continues to be a reasonable outcome in this instance in accord with the current policies applicable.

Councillors retain the option to amend the resolution to vary from either policy in this instance and wording can be provided to suitable effect.



17.2. TS03.02.24 Hazardous Tree Removal – 8 Loftus Street, Nedlands

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Jac Scott, Manager - Urban Landscape and Conservation
Director	Matthew MacPherson - Director Technical Services
Attachments	1. Arboricultural Report – 8 Loftus Street, Nedlands. 2. Quantified Tree Risk Assessment – 8 Loftus Street, Nedlands

Purpose

A verge tree at 8 Loftus Street, Nedlands has been of concern to the adjoining residents and suffered a significant branch failure on 8th December 2023. A consultant arboricultural report recommends removal of the tree as soon as possible, due to safety concerns. Approval of a tree of this size for removal is no longer an administrative decision following a Notice of Motion passed at the Ordinary Council Meeting held on 28th November 2023.

Recommendation

That Council approves the removal and subsequent stump grinding of a mature *Corymbia ficifolia* (Red Flowering Gum) from the verge of 8 Loftus Street, Nedlands due to safety concerns.

Voting Requirement

Simple Majority.

Background

At the Ordinary Council Meeting of 28 November 2023 the following Notice of Motion was passed.

That Council requests that the Chief Executive Officer present

- Any verge tree above 5 metres in height which is not dead, diseased or dying come before Council for approval to remove.



The residents of 8 Loftus Street have previously raised concerns regarding a *Corymbia ficifolia* located on the City's verge at 8 Loftus Street, Nedlands. Concerns included the angle of the tree, potential for instability, roots causing tripping hazards and the potential for branch loss. The City refused removal in August 2021 and has subsequently been monitoring the tree.

On 8th December 2023, the tree suffered a significant branch failure of approx. 200mm in diameter. A subsequent inspection confirmed the tree now posed sufficient increased risk, that a consultant arboricultural report (Attachment 1) with a supporting Quantified Tree Risk Assessment (Attachment 2) was appropriate. The report confirmed the *Corymbia ficifolia* to be in good health but of very poor structural form due to the severe and uncorrected orientation of the tree.

The report considers the tree to present an increased risk of major branch failure, particularly as it continues to mature. Due to the increasing dead weight and lever arm of the horizontally oriented crown structure and the point loading and leverage of ascending lateral branches.

The report confirms there has been significant subsidence of the stem in recent years which may reasonably be attributable to both the tensile loading, and elongation of fibres on the upper side of the stem and possibly some minor lifting at the base.

The report does not recommend substantial weight reduction pruning of the tree due to the poor structural form of the tree and the ongoing risk weakly attached epicormic re-growth would present. Epicormic growth is a response of trees to damage or stress, where new shoots grow from epicormic buds that lie dormant beneath the bark of the tree. This can be prompted by substantial pruning as the tree seeks to replace the lost branches.

The report recommends removal of the tree as soon as possible due to safety concerns, followed by stump grinding.

The tree is not located on the planting line and is competing with two other verge trees that are located appropriately within the verge. These are a *Cupressus macrocarpa* (Monterey Cypress) approximately 12m in height and a *Lophostemon confertus* (Queensland Brush Box) approximately 8 m in height. Given the location it is highly unlikely that the *Corymbia ficifolia* was originally planted by the City and replacement in the same location would not be recommended.

There is a Water Corporation mainline and underground powerlines within the verge, and the Utility Providers Code of Practice restricts placement of trees other than on the planting line. Any replacement within this property verge would compete with the existing mature trees on the verge and potentially deform in a similar way.

The two existing trees proposed to remain provide an Aggregate Tree Canopy Area of 132% of the nature strip area. There is capacity on the verge of 10 Loftus for additional tree planting where canopy would extend over 8 Loftus Street and bring the verge coverage to 150% in accordance with policy.



Discussion

Branch drop is an inevitable risk that the City seeks to manage appropriately. Trees are most likely to drop limbs in Summer, during periods of hot or humid weather and/or during strong winds. The age of a tree and other factors, such as a lean, will increase the risk. Full tree failure is less common. Trip hazards related to tree root growth are very common, and can most often be managed without tree removal being required.

Whilst trees all present an ongoing risk of property damage and injury to person(s), as well as various inconveniences, they also provide economic, environmental, psychological and physical benefits to the community. The City seeks to protect trees in as far as is practicable and takes a proactive risk management approach for higher risk trees as a no-risk approach is generally neither practicable nor achievable.

The tree has been retained for some years however the ongoing decline has resulted in the risk profile now exceeding preferable levels. Administration consider that it would be best practice to follow the independent arborist recommendations for tree removal on grounds of safety.

Consultation

At the time of writing, the adjoining owners have not been informed of the recommendations of the consultant arborist report. However, residents will be informed upon finalising the Council agenda and that the decision will be taken at the February Council Meeting.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar People
Outcome 2. A healthy, active and safe community.

Pillar Planet
Outcome 4. Healthy and sustainable ecosystems.

Budget/Financial Implications

Removal of a tree and subsequent stump grinding generally costs up to \$1,500. Quotes will be sought. Sufficient operational budget is available.

Internal staff labour was spent in the formalisation of this report.



The independent arborist report cost \$525.00

Legislative and Policy Implications

The removal is in accordance with the Street Tree Policy, as the tree poses an unmanageable and increasing hazard that endangers persons and property. Pruning or other techniques cannot effectively remedy the hazard.

Decision Implications

Should Council not endorse the removal the City will continue to monitor the tree and return to Council for future decision as appropriate. There would be ongoing and increasing risk of failure, with the potential for endangerment of persons and property. Should this occur the City's insurance provider would be expected to take into consideration a City decision to not act on professional advice to remove the risk.

Conclusion

The tree has been confirmed to pose an unacceptable level of risk due to branch drop and continuing exacerbation of the lean.

Further Information

Nil.



December 2023

Arboricultural Report – 8 Loftus Street, Nedlands



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21st December 2023

Chris Batchem
City of Nedlands
51 Stirling Highway,
Nedlands

Dear Chris,

RE: ARBORICULTURAL REPORT – 8 Loftus St, Nedlands

With reference to the above, please find the report attached regarding the *Corymbia ficifolia* (Red Flowering Gum) situated within the Local Authority verge adjacent the above property.

If you require clarification of any point, please contact me.

Yours sincerely,

Zana Sheary



Professional Advice • Arboricultural Reports • Digital Tree Mapping Services • Tree Risk Assessments



Paperbark Technologies Pty Ltd – Arboricultural Consultants
PO Box 1116, Scarborough WA 6922

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Arboricultural Inspection Report for City of Nedlands

Date inspected: 18th December 2023
Location: 8 Loftus Street, Nedlands
Tree species: *Corymbia ficifolia* (Red Flowering Gum)

1. Reason for Assessment

- 1.1. In accordance with your instructions, I confirm that you have employed this consultant to carry out an inspection of the mature *Corymbia ficifolia* (Red Flowering Gum) situated within the Local Authority verge at the above location due to the concerns regarding the structural integrity of the tree following recent branch failure.
- 1.2. The purpose of this report is to assess the tree's health and mechanical structural condition, to undertake a Quantified Tree Risk Assessment (QTRA) of the risk of harm the tree presents to people and property and provide recommendations accordingly.
- 1.3. This consultant confirms that a site visit to inspect the tree situated at the above location was carried out on the 18th of December 2023.

2. Tree Observations

- 2.1. This mature *Corymbia ficifolia* (Red Flowering Gum) is one of three trees located within the verge adjacent the above property and has a clinometer height reading of 7.1m, a canopy spread of approximately 11m north/south & 7m east/west and a trunk diameter of 44.5cm measured at 1.4m above ground level (Figure 1).
- 2.2. The trunk of the tree arches and extends in a northerly direction over the verge and driveways of nos. 6 & 8 Loftus Street and away from the shade cast by particularly the *Cupressus* sp. (Cypress) located just south of this tree and to a lesser extent the *Lophostemon confertus* (Qld Box) also within the verge.
- 2.3. The base of the tree is located 1m from the roadway and 0.5m from the asphalt crossover of no. 8 Loftus Street, which was found in a somewhat dilapidated condition.

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- 2.4. Works are currently being undertaken within no. 8 Loftus Street; however, there was no evidence of recent works in proximity of the tree and no evidence of materials stored within the verge area.

3. Ground Level Inspection

- 3.1. An examination at ground level found the tree has a well-developed lignotuber above ground level while roots were found to be close to the surface around the base with some evidence of minor lifting visible on the southern side that appears consistent with the significant northerly lean of the tree (Figures 2 & 3).
- 3.2. Surface roots up to approximately 100mm diameter close to the base of the tree were exposed by this consultant and previous cutting of one root close to the crossover was evident.
- 3.3. Recent minor wounding at the base of the tree on the northern side was also visible.
- 3.4. There was no evidence of fungal decay or termites within the trunk or base of the tree and the tree was considered to remain root firm.

4. Trunk Inspection

- 4.1. The trunk of this tree extends in a northerly direction from the base and arches over the adjacent crossover and becoming approximately horizontal where the remaining branches have developed (Figure 1).
- 4.2. The lower arched section of the trunk was found to be approximately 3.5m above the crossover and recent bark loss and gouge marks within the underlying wood appeared consistent with recent vehicle impact (Figure 4).
- 4.3. Adaptive secondary growth was evident on the underside of the stem and growth split scarring was visible (Figure 5).
- 4.4. A comparison of the current lean of the trunk with an image of the tree taken from a similar position in April 2015 indicates that there has been significant subsidence of the stem over that time which may reasonably be attributable to both the tensile loading and elongation of fibres on the upper side of the stem and possibly some lifting at the base, although that appears to be minor (Figures 6 & 7).

5. Crown Inspection

- 5.1. This tree displays an unusually severe lean to the north with the trunk and lateral branches predominantly maintaining a horizontal orientation with no significant correction to a more vertical orientation evident.
- 5.2. The tree supports a dense cover of healthy foliage including a vigorously ascending lateral branch within a somewhat limited crown for a tree of this maturity and species. (Figure 8).
- 5.3. Recent failure of a horizontally oriented first order lateral branch approximately 200mm in diameter appeared consistent with the branch rotating and failing as a result of its orientation and weight, and inspection of both the remaining stub and failed section found no evidence of an internal structural defect that may have contributed to the failure (Figures 9 & 10).

6. Quantified Tree Risk Assessment (QTRA) (refer also to the Assessment form accompanying this document)

- 6.1. QTRA assessment is based upon the likelihood of failure within the next 12 months.
- 6.2. For this tree, the horizontally extended trunk and lateral branches 110 – 250mm in diameter held over the crossovers of no. 6 & 8 Loftus Street were considered the most significant limbs most likely to fail.
- 6.3. Probability of failure within the next 12 months' time was considered to be within range 3 or 1 /100 - >1/1,000.
- 6.4. The targets of human occupancy beneath the tree of 15mins - 2.4hrs per day and/or damage to parked vehicles in the range of \$3,800 - \$38,000 were applied.

This tree was considered to present a moderate risk of harm due to trunk or limb failure with a QTRA Risk of Harm calculation of <1/30,000 in relation to property damage and 1/50,000 in relation to injury to people.

7. Discussion/Conclusions

- 7.1. This consultant's inspection found this *Corymbia ficifolia* (Flowering Red Gum) to be in good health but of very poor structural form due to the severe and uncorrected orientation of the tree.
- 7.2. The tree was considered to present an increased risk of major branch failure, particularly as the tree matures, due to the increasing dead weight and lever arm of the horizontally oriented crown structure and the point loading and leverage of ascending lateral branches.
- 7.3. The base of the tree was found to remain root firm and, failure of the tree at ground level was considered unlikely.
- 7.4. Substantial weight reduction pruning of the tree has not been recommended due to the poor structural form of the tree and the ongoing risk weakly attached epicormic re-growth would present.
- 7.5. Removal of the tree due to safety concerns is therefore recommended.

8. Recommendations

- 8.1. Remove the tree as soon as possible due to safety concerns and stump grind.

7. Method of Assessment

This consultant has made recommendations based upon the following criteria:

- The characteristics of the species.
- The existing health and condition of the tree.
- The structural integrity of major limbs.

- The level of risk that the tree represents to property and to persons.
- The aesthetic quality and amenity value that the tree provides to the surrounding streetscape.



*Andrew Morrissey - Arboricultural Consultant
Paperbark Technologies Pty Ltd*

PO Box 1116

Scarborough WA 6922

Mob: 0401 817 551/0403 805 084

Diploma of Arboriculture & Horticulture

ISA Certified Arborist AU-0341A

QTRA Licensed User no. 3442

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Limitation of liability

Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk.

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

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

9. Photos



Figure 1 Displaying the current condition of the *Corymbia ficifolia* (Red Flowering Gum) situated within the Local Authority verge adjacent no. 8 Loftus Street, Nedlands with the severe lean of the trunk and recent branch failure evident.



Figures 2 & 3 Displaying the base and lower trunk of the tree with lignotuber evident and indicating what appears to be slight lifting of the base on the southern side.



Figures 4 & 5 Indicating the bark wound to the underside of the trunk over the crossover of no. 8 Loftus Street consistent with vehicle impact and scarring associated with adaptive secondary growth in response to loading.



Figures 6 & 7 Displaying the current orientation of the trunk and crown of the tree (top) in comparison with an image of the tree taken from a similar position in September 2015 (bottom).



Figure 8 Displaying the remaining crown of the tree viewed from the western side.



Figure 9 Displaying the wound due to recent 200mm diameter branch failure.



Figure 10 Displaying the failed stub section with no visible evidence of an internal defect contributing to failure.

10. Glossary

Branch attachment	The structural union of a lateral limb to the trunk or another branch.
Branch bark ridge	Enlarged area of bark tissue on the upper side of a branch junction; a normal pattern of development.
Branch collar	Wood which forms around a branch attachment, frequently more pronounced below the branch.
Canker	A localised area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.
Cavity	An open wound, characterized by the presence of decay and resulting in a hollow.
Central leader	The main stem of the tree.
Chlorotic	Lacking chlorophyll, typically yellow in colour.
Codominant	Equal in size and relative importance, usually associated with either the trunks/stems or scaffold limbs/branches in the crown.
Crack	Longitudinal split in the stem, involving bark, cambium and xylem; may be vertical and horizontally oriented.
Crotch	The point at which two branches (or branch and leader) meets.
DBH	Diameter breast height. Diameter of the trunk, measured at breast height - 1.4 m above ground level.
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin.
Decurrent	Referring to the growth habit of the tree being rounded or spreading.
Defect	Any structural weakness or deformity.
Dieback	Progressive death of twigs and small branches, generally from tips.
Dripline	The width of the crown, as measured by the lateral extent of foliage.
End Weight	The concentration of the foliage at the distal ends of branches.
Epicormic shoot	Shoot that arises from latent or adventitious buds that occur on stems and from poorly pruned branches.
Excurrent	Tree growth habit with pyramidal crown and a central leader.
Flush cut	Pruning technique where both branch and stem tissue are removed; Flush cutting usually is a poor practice.
Fork	Bifurcation of branches, usually equal in size and occurring at a narrow angle.

Girdling roots	Roots that grow around the trunk in a circular manner, constricting other roots or restricting trunk growth.
Growth crack	Longitudinal split in the bark due to normal expansion of cambium and xylem; not considered a defect.
Hanger	Both partially attached (but clearly broken) and unattached, lodged branches in the crown.
Heart rot	Decay in the centre (heartwood) of a branch, trunk, or large root.
Included bark	Pattern of development at branch junctions where bark is turned inward and embedded in a crotch between branches or stems causing a weakened structure.
Lion tailing	The removal of excessive number of inner laterals and foliage. This practice displaces foliar weight to the ends of the branches and may result in sunburned bark tissue, water sprouts, reduced branch taper, weakened branch structure and breakage from wind exposure.
Necrotic	Localised death of tissue in a living organism.
pH	A measure of the acidity or alkalinity of a soil. pH of 7.0 is neutral, acidic soil has a pH less than 7.0, and alkaline soil is greater the 7.0.
Pollard	Pruning technique where young trees or branches are initially lopped, then re-lopped on an annual basis without disturbing the callus.
Scaffold limb	Primary structural branch of the crown.
Structural Root Zone (SRZ)	The area required for tree stability. The SRZ radius is calculated by the diameter at root flare using the following formula $(D \times 50)^{0.42} \times 0.64$.
Stub	Short length of branch remaining following pruning or limb failure.
Suppressed	Trees which have been overtopped by adjacent trees and whose crown development is restricted from above.
Topping	Pruning technique to reduce a trees height, heading of large branches. Generally considered poor practice.
Tree Protection Zone (TPZ)	The tree protection zone is the principal means of protecting trees on development sites. It is an area isolated from construction disturbance, so that the tree remains viable. The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.

11. References

Lonsdale David, (1999) *Principles of Tree Hazard Assessment and Management*. London TSO (The Stationery Office).

Mattheck, C & Breloer H, (1994) *The body language of trees, a handbook for failure analysis*. London TSO (The Stationery Office)

Mattheck, Claus, (2007) Updated Field Guide for Visual Tree Assessment. Karlsruhe, Karlsruhe Research Centre.

Hayes, Ed (2007) *Evaluating Tree Defects, second edition*. Safetrees Rochester.

Australian Standard 4373-2007 *Pruning of amenity trees*.



Arboricultural
Consultants



December 2023

QTRA – 8 Loftus Street, Nedlands



Paperbark Technologies Pty Ltd

Arboricultural Consultants

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zana@paperbarktechnologies.com.au

Mob: 0401 817 551

DETAILED INDIVIDUAL TREE RISK INSPECTION

SITE: 8 LOFTUS STREET NEDLANDS				
CLIENT: CITY OF NEDLANDS				
BRIEF:	SPECIFIC	GENERAL	DETAILED	X
ASSESS TREE IN RELATION TO SURROUNDING TARGETS. THE TREE IS LOCATED WITHIN THE LOCAL AUTHORITY VERGE AT THE ABOVE LOCATION.				

SURVEYOR:	ANDREW MORRISSEY
ASSESSMENT DATE:	18 TH DECEMBER 2023
VIEWING CONDITIONS:	FINE, SOUTHEAST WIND
JOB REFERENCE:	

PAGE: 1

SPECIES	AGE RANGE	HEIGHT (M)	CROWN SPREAD (M)	STEM DIA (MM)	BASAL DIA (MM)	VITALITY	ASPECT	SOIL TYPE AND MOISTURE	LEAN DEGREE AND DIRECTION	MOST SIGNIFICANT PART	TARGET	TARGET RANGE	SIZE RANGE (MM)	PROB FAILURE RANGE	RISK INDEX	REVIEW
<i>Corymbia ficifolia</i> (Red Flowering Gum)	M	7.1	~11	445	-	G	STH	SAND, DRY	>45DEG NTH	EXTENDED TRUNK AND FIRST ORDER BRANCHES	PROPERTY HUMAN OCCUPANCY	3 (\$3800 - \$38,000) 2 (15MIN - 2.4HR/DAY)	NA 3 (110 - 250)	3 (1/1K-<1/10K)	30K 50K	

QTRA RISK OF HARM: Property - 1/30,000; Persons - 1/50,000. This tree was found to represent a moderate risk to people and property and removal of the tree is recommended due to safety concerns

Please refer to the detailed report accompanying this assessment.

Andrew Morrissey - Arboricultural Consultant
Quantified Tree Risk Assessor - 3442
Paperbark Technologies Pty Ltd
 PO Box 1116
 Scarborough WA 6922
 Mob: 0401 817 551/0403 805 084
andrew@paperbarktechnologies.com.au
zana@paperbarktechnologies.com.au

MANAGEMENT OPTIONS:

- Please refer to the detailed report accompanying this assessment.

HEADINGS & ABBREVIATIONS		
REF:	TREE REFERENCE	ASPECT:
AGE RANGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE	S, SW, SSW = COMPASS BEARING
HEIGHT:	OTHER THAN WHERE THE HEIGHT OF A TREE IS CRITICAL TO THE OUTCOME OF THE RISK ASSESSMENT, APPROXIMATELY 1 IN 10 TREES ARE MEASURED AND THE REMAINDER ARE ESTIMATED AGAINST THE MEASURED TREES	H=HOLLOW; L=LEVEL; R=RIDGE; SL=SLOPE; SSL=STEEP SLOPE GREATER THAN 10 DEGREES;
CROWN SPREAD:	MEASURED OR ESTIMATED DIAMETER OF CROWN AT THE WIDEST POINT	
STEM DIA:	STEM DIAMETER MEASURED AT A HEIGHT OF APPROXIMATELY 1.3 METRES	SOIL:
BASAL DIA:	BASAL DIAMETER OF STEM MEASURED ONLY WHERE DETAILED ASSESSMENT OF CAVITIES OR ROOT-PLATE STABILITY IS REQUIRED	B=BEDROCK; C=CLAY; CH=CHALK; F=FLINTS; L=LOAM;
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION.	MS=MUDSTONE; P=PEAT; S=SAND; SH=SHALLOW; D=DEEP;
	D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD	/=OVER.
SIZE RANGE:	SIZE CATEGORY OF MOST SIGNIFICANT PART CONSIDERED LIKELY TO FAIL. SELECTED FROM A RANGE OF 1-5 1 = LARGE, 5 = SMALL	EG. SH, W, L/C=SHALLOW WATERLOGGED LOAM OVER CLAY
	PART IDENTIFIED IN COLUMN 12	
PROB FAILURE	PROBABILITY OF FAILURE WITHIN 12 MONTHS. RANGES 1-5 OR A USER DEFINED RATIO. 1 (HIGH) - 5	
RANGE:		
TARGET RANGE:	HIGHEST VALUE TARGET (IDENTIFIED IN COLUMN 13) THAT THE MOST SIGNIFICANT PART LIKELY TO FAIL COULD STRIKE SELECTED FROM A RANGE OF 1-6. 1 = HIGH, 6 = LOW VALUE/OCCUPANCY OR A USER DEFINED RATIO	
REDUCED MASS %:	WHERE THE MASS OF A TREE OR BRANCH IS REDUCED BY DEGRADATION. THE RISK INDEX IS MULTIPLIED TO REFLECT THE PERCENTAGE OF MASS REDUCTION	
RISK INDEX:	RISK OF SIGNIFICANT HARM ÷ 1,000 = RISK INDEX (E.G. RISK INDEX 20 = RISK OF SIGNIFICANT HARM 1 IN 20,000) AN ADDITIONAL FIGURE IN BRACKETS MAY BE SUFFIXED EITHER T OR F REPRESENTING 'F' THE RATE OF FAILURES OVER THE YEAR, AND 'T' THE RATE OF MULTIPLE OCCUPATION OVER THE YEAR, E.G. 1(10T)/10,000 REPRESENTS A RISK OF HARM 1/10,000 TO 10 OCCUPANTS OR AN EQUIVALENT MONETARY VALUE SUFFIXES: (M) = FOR GENERAL ARBORICULTURAL OR SILVICULTURAL MANAGEMENT; (S) = TO REMOVE OR REDUCE THE RISK OF DIRECT DAMAGE TO A FIXED STRUCTURE BY MEANS OF CIRCUMFERENTIAL GROWTH	
REVIEW:	PERIOD (YEARS) TO NEXT INSPECTION	
ITALIC TEXT:	SURVEY DATA FROM PREVIOUS ASSESSMENT	



17.3. TS04.02.24 Tree Removal for Development – 17-19 Louise Street, Nedlands

Meeting & Date	Council Meeting – 27 th February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Jac Scott, Manager - Urban Landscape and Conservation
Director	Matthew MacPherson - Director Technical Services
Attachments	1. Vehicle Crossover Permit - 17 Louise Street, Nedlands, Lot 144, 55217, 153288

Purpose

A verge tree at 17-19 Louise Street is located within a proposed crossover location. The development has an approved Development Approval and Vehicle Crossover Permit (Attachment 1). Actioning of the tree removal has now been requested by the developer. Approval of a tree of this size for removal is no longer an administrative decision following a Notice of Motion passed at the Ordinary Council Meeting held on 28th November 2023.

Recommendation

That Council approves the removal and subsequent stump grinding of a mature *Lophostemon confertus* (Queensland Box) from the verge of 19 Louise Street, Nedlands to facilitate the construction of a property crossover.

Voting Requirement

Simple Majority.

Background

At the Ordinary Council Meeting of 28th November 2023, the following Notice of Motion was passed.

That Council requests that the Chief Executive Officer present

- Any verge tree above 5 metres in height which is not dead, diseased or dying come before Council for approval to remove.



A Development Approval for 17-19 Louise Street, DAP Application reference DAP/19/01699 and accompanying plans, was approved on 9 July 2020 by the Metro Inner-North Joint Development Assessment Panel. The crossover within the Development Approval required the removal of a verge tree, in order, to construct it. The removal was indicated on the plans.

In May 2021, a permit for construction of the crossover that aligns to the Development Approval for the site was granted by administration. This Vehicle Crossover Permit included for the removal of the *Lophostemon confertus* (Queensland Box). This was approved by officers in accordance with the current policy and practice at that time. The development has advanced to the stage where the developer is now seeking to construct the approved crossover and has requested the removal of the tree.

Previous advice sourced by the City has confirmed the following.

1. A Local Government cannot reasonably refuse a crossover application on the basis that removal of a tree is unacceptable if the development has already been approved and the building permit issued.
2. Council does not have powers to 'call in' a Crossover Approval and review the City's decision to issue that approval. The applicant is entitled to act on that approval.
3. There is no power to revoke an approval issued under the *Local Government (Uniform Local Provisions) Regulation 1996* - Regulation 12.

An additional tree on the same verge has now died and will accordingly also be removed in accordance with policy. Administration have delegation to approve the removal and replacement of this tree. Furthermore, the developer has confirmed that they are willing to plant replacement trees at their own expense to replace both trees now expected to be removed.

Discussion

The development has a valid Development Approval and a valid Vehicle Crossover Permit. The Developer has paid the fee for the tree removal. Legal advice is that the City and Council do not have powers under which the granted approval to remove the tree can be revoked.

The decision to grant the vehicle crossover permit cannot now be revoked. In addition, where a developer has already received Development and Building Approval the City cannot reasonably refuse the removal of a tree where the location of the new crossover requires it to be removed.

Consultation

Nil.



Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	Place
Outcome	6. Sustainable population growth with responsible urban planning.
Pillar	Performance
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Removal – Nil - The developer will be invoiced for the cost of the removal and subsequent replacements.

Internal staff labour was spent in the formalisation of this report.

Legislative and Policy Implications

Council does not have legislative powers to revoke the approval that was granted under the Council Policy of the time. Future decisions will be made under the governing Council Policy at the time of the decision.

Decision Implications

Should Council not endorse the removal, it is expected that the developer would refer the decision to the State Administrative Tribunal where it is unlikely the decision would be upheld. Administration would at that stage seek further legal advice and representation for the City's defence with respect to any challenge.

Conclusion

Council and the City do not have power to revoke the removal and the tree removal must therefore be approved.

Further Information

Nil.

Enquiries:
Our reference:

Civil Compliance Officer - 9273 3500
TECH-900122359-1735



City of Nedlands

ABN 92 614 728 214

19 May 2021

Attn: Sinan Pirie
Hilliam Architects
1/15 Roydhouse St,
Subiaco WA 6008

Dear Sinan

Vehicle Crossover Permit - 17 Louise Street, NEDLANDS, Lot 144, 55217, 153288

I refer to the Vehicle Crossover Application you submitted dated 20 April 2021 regarding a proposal to construct or renew a vehicle crossover servicing the above property.

In accordance with the applicable statutory provisions, Council policy and the authority delegated to the City, your application has been **approved**.

Please find enclosed a Permit approving commencement to construct or renew a vehicle crossover subject to acceptance of the conditions attached to the Permit. Please ensure a record of the Permit is kept as it is a lawful requirement that you produce the Permit as soon as practicable when required to do so by an authorised person.

If you have any enquiries regarding this matter, please contact the City's Civil Compliance Officer on 9273 3500.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Glen Burwood'.

Glen Burwood
Acting Manager Parks Services

Enclosed: Vehicle Crossover Permit
Copy of Approved Plans
Specification for the Construction of Crossovers



Vehicle Crossover Permit

Local Government (Uniform Local Provisions) Regulations 1996; r. 12(1) & 14(2)

City of Nedlands Thoroughfares Local Law; cl. 18(1) & 20(1)

Permit Details:


Permit No:	TECH-900122359-1735
Licensee:	Hilliam Architects
Address:	1/15 Roydhouse St, Subiaco WA 6008

Property Details:

Description:	LOT: 144 D/P: 3668 & LOT: 143 D/P: 3668
Address:	17-19 Louise Street, Nedlands, WA 6009
Owner(s):	Ian Phipps & Jennifer Rougan

The Licensee is authorised to undertake works / activities as identified below and, on the plans, attached here to and is subject to the attached Conditions of Approval.

Relevant Clause(s) Regulation(s)	r - 12(1)
Period for Which Permit is Valid	<ul style="list-style-type: none"> Commences: 19 May 2021 Expires: Upon removal or renewal of development
Fees / Charges Payable	N/A
Description of Approved Works	<ul style="list-style-type: none"> Construction of new crossover as per approved plans Remove existing crossover and path, reinstate kerbs and turf

Building Activities Prohibited within Nature Strip	<ul style="list-style-type: none"> Storing of builders sand for adjacent building works. Mixing of mortar. Placement of chemical toilets. Placement of sea containers. Placement or storing of building waste. Storing of any building materials or equipment within 2 metres of a street tree
Date Approved: 20 MAY 2021	 Manager Parks Services Signature: Acting Manager Parks Services
Posted / Collected	



Conditions of Approval for Permit No: TECH-900122359-1735

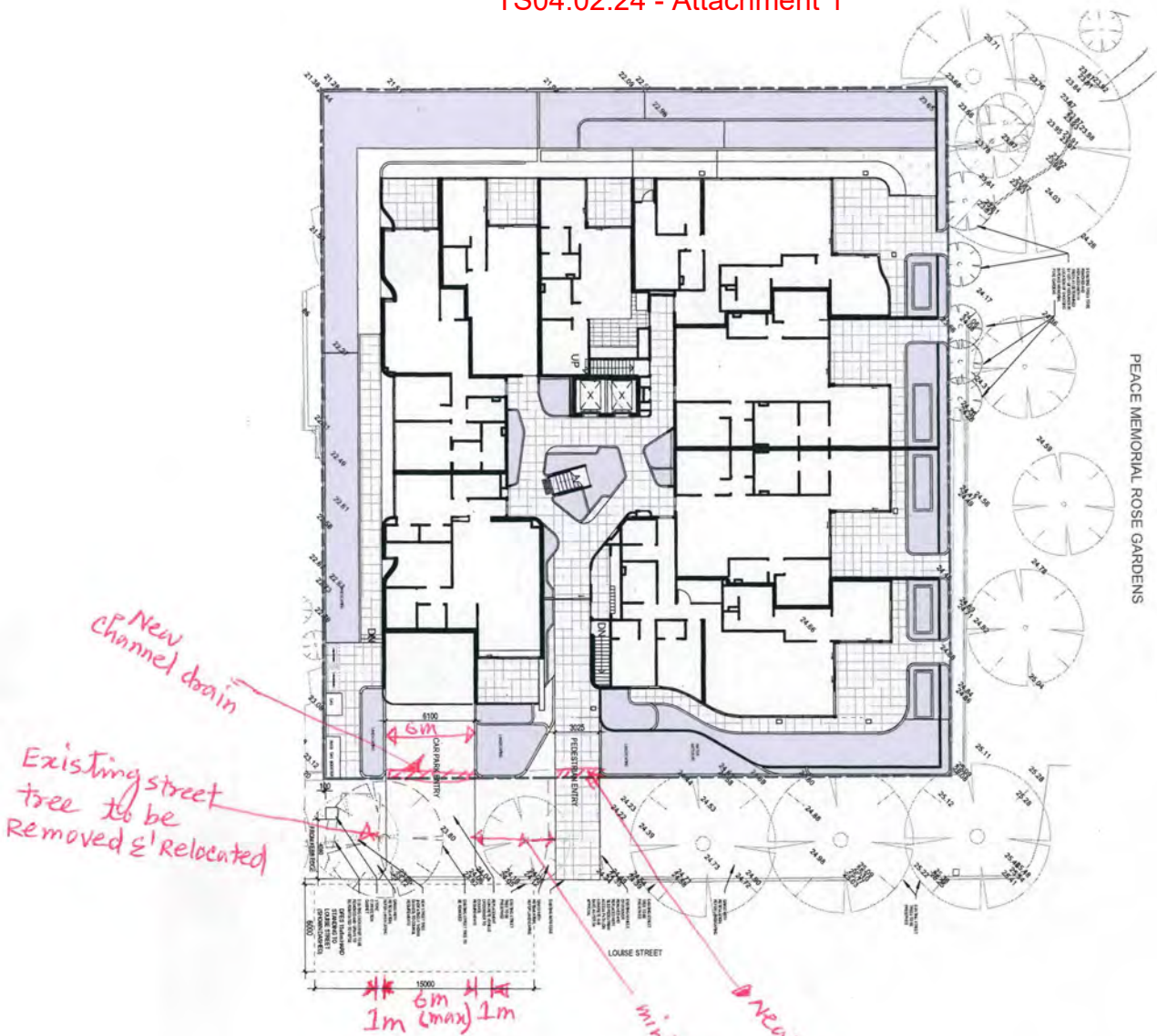
Permit to commence construction or renewal of the vehicle crossover is conditional to the Licensee / property owner / occupier (as applies):

1. Accepting all costs associated with the construction of the crossover in accordance with this permit.
2. Installing / constructing the crossover in accordance with the enclosed approved plan(s) and observing / complying with any notations marked in red.
3. Constructing the crossover in accordance with the City of Nedlands' Specification for the Construction of Crossovers (see enclosed).
4. Accepting that the nature strip remains a public space and may be traversed by the public if and when required.
5. Accepting responsibility for maintaining the crossover once completed and keeping it in a safe and tidy condition.
6. Ensuring no damage is caused to utilities services or infrastructure during construction / installation of the crossover and damage of any kind to adjacent property or nature strip areas in the course of construction works is reinstated to the satisfaction of the City.
7. Accepting where the City or a utilities provider carrying out works disturbs a crossover, the City or the utilities provider is not liable or obligated to compensate the Licensee / property owner / occupier for the disturbance or to replace or restore a crossover.
8. Agreeing to indemnify the City of Nedlands in respect of any injury to any person, or any damage to any property, which may occur in connection with the approved crossover, or use, of the crossover by the Licensee / property owner.
9. Agreeing to indemnify the City against all future claims for damages to the development arising from the proximity of the crossover to the most located street tree on the nature strip.
10. Ensuring the crossover provides a minimum 0.6 metre clearance from the implied property boundary on the nature strip to the edge of the crossover.
11. Ensuring the crossover apron is located a minimum distance of 1.0 m from the adjacent road storm water drain / gully.
12. Ensuring the crossover provides a minimum clearance of 2.0 metres from the adjacent street tree.
13. Removing the existing / redundant crossover and reinstating the nature-strip, including reinstatement of roadway kerbing, in accordance with Council's Nature Strip Improvement Policy.
14. Contacting the City's Civil Compliance Officer (9273 3500) to arrange a site inspection prior to commencement of the works.


Manager Parks Services

Signature:

Failure to observe any condition imposed by way of this permit, in giving approval to undertake development on the nature strip, constitutes an offence pursuant to the *Local Government (Uniform Local Provisions) Regulations 1996* and may result in cancellation of the permit and/or commencement of compliance or enforcement action.



ALL STORMWATER
TO BE RETAINED ON SITE

- ⊗ Existing drive way to be removed.
- ⊗ Lower than the road maintain set slope

min 2m distance Existing tree for both V&E & PE

Signature: _____
Manager Parks Services

*as marked and subject to conditions of attached permit

VEHICLE CROSSOVER
APPROVED

THE ASSOCIATED ROADWAY DESIGN
THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
STANDARD SPECIFICATIONS FOR ROADWORK

HILLAM
ARCHITECTS

16/04/2021 B. BILLOREY
26/03/2021 A. BILLOREY
02/04/21 REV. (DESCRIPTION)

CLIENT
MAISON HOLDINGS NO 2
PTY LTD

PROJECT NAME
THE GARDENS
17 - 19 LOUISE STREET NEDLANDS
WA

DRAWING NAME
SITE LOCATION PLAN



17.4. TS05.02.24 Waste Expo Australia 2023 Report

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Employee disclosure required where there is an interest in any matter of which the employee is providing advice or a report.
Report Author	Chaminda Mendis - Waste Minimisation Coordinator
Director	Mathew MacPherson - Director Technical Services
Attachments	1. Waste Summit Conference Report 2023

Purpose

This report provides the Council with a concise summary of the key takeaways from the administration's participation in the Waste Summit 2023 Conference

Recommendation

That Council notes the Administration's Waste Summit 2023 (Melbourne) report in accordance with the "interstate and international Travel" Policy.

Voting Requirement

Simple majority.

Background

The City has attended the numerous national level waste conferences for a number of years. Learnings from the conference and the opportunity to networks with a broader range of waste management managers, contractors and leaders has continued to support the City's waste team to be a leader in the State for the responsible and effective management of municipal waste.

The Waste Summit 2023 Conference's discussion centered around the theme "Advancing Towards Sustainable Resource Recovery" brought industry leaders, experts, academics, and innovators together for a transformative two-day event. The event is the largest waste conference in Australia, featuring an impressive selection of over 60 individual sessions across four stages, showcasing the insights of over 100 leading industry experts.



The conference's four main streams, Local Government and Policy, Commercial Demolition and Commercial Industrial (CD&CI), Circular Economy and Waste Innovation, and Waste to Energy (W2E), delved into a diverse range of critical topics, emphasising the significance of circularity, waste-to-energy innovations, and collaborative efforts across the value chain. This comprehensive approach ensured that the conference addressed the wide-ranging challenges and opportunities within the waste management sector.

Discussion

As Australia's waste crisis continues to escalate, this year's theme focused on legislation, better funding and implementation of thorough policies to help to "shift the dial" and provide a much-needed framework that outlines ways to improve infrastructure, increase recycling and re-use initiatives and waste to energy.

The key takeaways from the conference are expanded upon below and include:

- Legislation;
- Enhanced Funding; and
- Thorough Policies.

Legislation

Effective legislation is essential for establishing a framework that drives sustainable waste management practices. Australia requires a comprehensive legal system that mandates waste reduction, promotes recycling and reuse, and incentivises waste-to-energy solutions. Key legislative measures include:

- **Extended Stewardship Responsibility Schemes:** These schemes hold producers accountable for the end-of-life management of their products, encouraging sustainable packaging design and promoting recycling investments.
- **Single-use Plastics Bans:** Reducing the availability of single-use plastics, particularly those difficult to recycle, is crucial to minimise plastic pollution and encourage reusable alternatives.
- **Waste Levies:** Implementing levies on landfill disposal discourages waste generation and encourages diversion to recycling or waste-to-energy facilities.

Enhanced Funding: Investing in Infrastructure and Innovation

Adequate funding is paramount for the development and implementation of sustainable waste management solutions. Australia requires significant investments in:

- **Recycling Infrastructure:** Expanding and upgrading recycling facilities is essential to increase the capacity to process and remanufacture recyclables.



- **Waste-to-energy Plants:** Investing in waste-to-energy facilities provides a valuable alternative to landfills, generating clean energy from non-recyclable waste.
- **Research and Development:** Supporting research into innovative waste management technologies, such as advanced recycling techniques and waste valorisation processes, is crucial for long-term solutions.

Thorough Policies: Guiding Effective Implementation

Comprehensive policies provide the roadmap for implementing sustainable waste management practices. Australia requires policies that:

- **Establish Clear Waste Reduction and Recycling Targets:** Setting ambitious yet achievable targets drive progress towards a more circular economy.
- **Promote Public Awareness and Education:** Encouraging informed consumer choices and fostering a culture of waste reduction and recycling requires ongoing education campaigns.
- **Encourage Circular Economy Principles:** Integrating circular economy principles into design, production, and consumption patterns minimizes waste generation and maximizes resource utilisation.

By prioritising legislation, enhancing funding, and implementing thorough policies, we can effectively address the waste crisis and transition towards a more sustainable waste management model. This approach will not only protect the environment but also generate economic opportunities and foster a more resilient and resource-efficient society.

A report of the presentations and discussions notes is included in Attachment 1-Waste Summit Conference Report 2023.

Consultation

Not required.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	Performance
Outcome	11. Effective leadership and governance.



Budget/Financial Implications

The expense for this conference is in line with the approved 23/24 waste budget – Professional Development for the financial year. The allocated budget for this event was capped at around \$2,000, covering.

- Air fares \$768.00.
- Accommodation \$740.00.
- Meals and Transport \$ 168.57.

The total expenditure for this conference was \$1,676.57.

Legislative and Policy Implications

[Interstate and International Travel Council Policy](#)

Decision Implications

The expenditure for this conference falls within the approved 23/24 waste budget under Professional development.

Conclusion

The City continues to gain beneficial insights and ideas for the continuous improvement of the City's waste services through attendance at this national level conference. The conference once again provided a valuable platform for professional development and networking opportunities. Participants gained insights into the latest trends and innovations in the waste management industry, expanded their professional knowledge, and connected with peers from across Australia.

The conference endorses the principles of the circular economy and its action plan, recognising the significance of implementing initiatives that support this critical endeavour. The City's strategic direction aligns clearly with the conference's objectives, positioning it as a forerunner in the pursuit of a more sustainable future.

Continued attendance at the conference is recommended for future years.

Further Information

Nil.

2023 Waste Summit Conference Report



JANUARY 24

City of Nedlands

**Authored by: Chaminda Mendis
(Waste Minimisation Coordinator)**

Introduction

Waste Summit Conference 2023 focussed discussion around the theme “Advancing Towards Sustainable Resource Recovery”. It brought industry leaders, experts, academics, and innovators for a transformative two-day event, the largest in Australia, and featured an impressive selection of over 60 individual sessions across four stages, showcasing the insights of over 100 leading industry experts.

The conference had four main streams:

- Local Government and Policy,
- Commercial Demolition and Commercial Industrial (CD&CI),
- Circular Economy and Waste Innovation, and
- Waste to Energy (W2E).

These streams were explored into a diverse range of critical topics, emphasizing the significance of circularity, waste-to-energy innovations, and collaborative efforts across the value chain. This comprehensive approach ensured that the conference addressed the complete challenges and opportunities within the waste management sector.

The conference commenced with a keynote address that delved into the following key areas:

- Circularity in waste management
- Strategic plan (Vision and direction)
- Management of the regenerative economy
- Key priorities for waste recovery and recycling
- A principal-based approach to compliance
- Organic recovery as a top priority
- Product stewardship on plastics
- Macro-economic tool – levies vs higher landfill levies
- Waste-to-energy
- Decarbonisation and net zero emissions
- Balancing community support for waste-to-energy facilities with human health concerns.

The keynote speakers highlighted the importance of circularity in waste management, emphasising the need to redefine waste as a resource. The speaker outlined strategies for achieving circularity, including implementing a regenerative economy framework, prioritising organic, plastic stream recovery and adopting a principal-based approach to compliance. The speaker also addressed the challenges of balancing community support for waste-to-energy facilities with human health concerns.

THE PRESENTATION AND DISCUSSIONS TOPICS

Unravelling Challenges in the Waste-to-Energy (WTE) Sector

This session explored the complexities of the waste-to-energy (WTE) sector, investigating the challenges faced and the potential of sustainable solutions. Experts engaged in a thorough discussion encompassing technological -advancements, regulatory hurdles, and the avenues for innovation in transforming waste into a valuable energy source.

Key takeaways from the discussion:

- **Decarbonisation:** The transition from coal to gas as a primary energy source was identified as a crucial step towards a more sustainable WTE industry.
- **Financing Considerations:** The financial aspects of WTE projects were discussed, highlighting the need for innovative financing mechanisms to support the development and implementation of these technologies.
- **WTE in a Circular Economy:** Integrating WTE into a circular economy framework was emphasized, promoting resource recovery and reducing reliance on landfills.
- **Carbon Footprint Reduction:** The potential of WTE to lower the carbon footprint of waste management was explored, emphasizing its contribution to environmental sustainability.
- **WTE from an Overseas and Local content:** The discussion touched on the balance between utilising local WTE technology and incorporating advancements from overseas.

- **Social Acceptance and Licensing:** Addressing public perception and gaining social acceptance for WTE facilities was recognised as a critical factor for success.
- **Employment Opportunities:** The potential for WTE to create employment opportunities was acknowledged, adding to the sector's overall benefits.

The discussion on the challenges and opportunities in the WTE sector highlighted the need for a comprehensive approach that addresses technological advancements, regulatory frameworks, financial considerations, social acceptance, and environmental sustainability. By adopting an integrated approach, the WTE sector can play a significant role in achieving a more sustainable and circular waste management future.

Future Directions of Waste-to-Energy in Australia:

The discussion was around the path of WTE in Australia, analysing the influence of policy decisions, market trends, and technological advancements on the industry's future landscape. The session highlighted the Kwinana and Rockingham plants as exemplary models of WTE technology in Australia, showcasing the key drivers for adopting this technology:

Key takeaways from the discussion

- **Regulatory Framework:** Government policies and regulations play a pivotal role in shaping the WTE industry, incentivizing investment and promoting its adoption.
- **Landfill Levies:** Implementing higher landfill levies can encourage waste diversion and promote the utilization of WTE technology as a sustainable alternative.
- **Acknowledging Recycling Limitations:** Recognizing the practical challenges of achieving 100% recycling underscores the importance of WTE in managing non-recyclable waste and reducing landfill reliance.

The discussion emphasized the importance of a collaborative approach among government agencies, industry stakeholders, and the community to ensure the successful integration of WTE technology into Australia's waste management strategy. By addressing regulatory frameworks, market trends, and technological advancements, Australia can position itself as a leader in the WTE sector, promoting sustainability and environmental stewardship.

Charting the Path ahead – the future direction of waste to energy in Australia

- WTE is a promising technology that can help Australia reduce its reliance on fossil fuels and achieve its net zero emissions target.
- There are a number of different WtE technologies available, including thermal, thermochemical, and biochemical.
- The most promising WtE technologies for Australia are those that can produce electricity, hydrogen, and other valuable products.
- Small modular WtE plants are particularly well-suited for regional Australia, as they can be deployed with limited infrastructure.
- WTE plants should be located within cities, where they can be integrated with existing infrastructure and provide a reliable source of energy.
- Intergrade option (on shop stop): Use of WTE to produce electricity that can be stored and used when needed.
- Anaerobic digestion (sustainable mean): a type of WTE technology that uses anaerobic digestion to break down waste into biogas, which can then be used to produce electricity or heat.

Key takeaways from the discussion:

The case study was for facilities located within City limits, such as in London and Denmark. The study found that these facilities have gained social acceptance due to their safety, reliability, and consistent operation confirming that WtE facilities can be successfully integrated into urban environments without significant public opposition.

Decentralised Waste-to-Energy Solutions:

The conference delved into the domain of small and medium-scale waste-to-energy (WTE) solutions, emphasising the importance of decentralized systems in addressing waste management challenges. Experts explored the advantages, challenges, and potential scalability of these solutions, demonstrating their relevance to the diverse needs of various communities.

Key takeaways from the discussion:

- Advantages of Decentralized WTE: Decentralized WTE solutions offer several advantages, including reduced transportation costs, localised energy production, and the ability to tailor systems to specific community needs.

- **Challenges and Considerations:** Implementing decentralized WTE systems requires careful consideration of factors such as technology selection, feedstock availability, environmental regulations, and community engagement.
- **Scalability and Potential:** Decentralized WTE solutions exhibit scalability, catering to the varying waste generation rates of different communities. Their potential to contribute to sustainable waste management is significant.

Case Study: Pyrolysis Technology for Small-Scale WTE

A presentation focused on pyrolysis technology options for small-scale WTE applications. Pyrolysis involves thermal decomposition of waste in the absence of oxygen, producing a range of valuable products.

The case study explored the Shire of Broome's innovative use of pyrolysis technology to convert waste into biochar for soil conditioning and carbon sequestration. This case study demonstrated the practical implementation of decentralised WTE solutions.

Emerging Contaminants in the Waste Industry

Topic discussion was the growing concern surrounding emerging contaminants in the waste industry. These contaminants, often overlooked in traditional waste management practices, pose potential risks to the environment and public health. The session explored into the challenges associated with these contaminants and explored potential solutions to effectively address their environmental and public health implications.

Key takeaways from the discussion:

- **Single-use plastics:** The pervasive use of single-use plastics, particularly in disposable packaging and food service items, has resulted in a significant increase in plastic waste.
- **Legislative Initiatives:** Countries worldwide are taking legislative action to address the issue of single-use plastics. France, for instance, has implemented a ban on single-use plastic packaging for meals served in fast-food restaurants (seating over 20 people). This legislation demonstrates a growing recognition of the need for policy interventions to tackle plastic waste pollution. The France Macdonald's case study was discussed.

- **Addressing Microplastic Pollution:** Effective solutions to microplastic pollution require a multi-pronged approach. Reducing the production and consumption of single-use plastics is crucial. Additionally, improving waste collection and management practices, particularly in developing countries, is essential to prevent microplastics from entering the environment.
- **Emerging Contaminants of Concern:** Emerging contaminants encompass a diverse range of substances, including pharmaceuticals, personal care products, and industrial chemicals. These contaminants can enter the environment through wastewater treatment plants and landfills, posing potential risks to human health and ecosystems.
- **Monitoring:** Strengthening monitoring programs is crucial to identify emerging contaminants and assess their potential risks. This information is essential for developing effective regulatory frameworks and mitigation strategies.
- **Public Awareness and Education:** Raising public awareness about emerging contaminants and their potential impacts is critical to promote responsible waste disposal practices and encourage consumer choices that minimize the generation of these contaminants.
- **Collaboration and Innovation:** Addressing the challenge of emerging contaminants requires collaboration among researchers, policymakers, industry stakeholders, and the public. Fostering innovation in waste management technologies and treatment processes is essential to effectively remove these contaminants from the environment.

Panel Discussion on Beyond Waste to Energy

A panel of industry leaders engaged in a lively discussion on waste-to-hydrogen (WTH) technologies, delving into the immense potential of hydrogen as a clean energy source derived from waste materials. The session explored the transformative role of WTH in shaping a sustainable future.

Yarra Vally W2E case study was examined.

WTH technologies have emerged as a game-changer in the quest for a sustainable future. By harnessing the power of hydrogen from waste, we can address waste management challenges, reduce reliance on fossil fuels, and contribute to a cleaner and more sustainable energy future. The potential of WTH is undeniable, and its future trajectory is bright.

Collaboration Across the Value Chain

A compelling case for collaboration across the waste management value chain was presented to delegates at the conference. The session highlighted the critical role of cooperation among stakeholders, from waste generators to processors, recyclers, and policymakers, in achieving a more sustainable and efficient waste management system.

Key takeaways from the discussion:

- **Benefits of Collaboration:** Embracing collaboration across the value chain offers a multitude of benefits, including:
 - ❖ enhanced waste segregation and diversion from landfills
 - ❖ Improved efficiency and cost savings
 - ❖ Development of innovative waste management solutions
 - ❖ Accelerated adoption of circular economy principles
 - ❖ Aligning on shared goals and objectives
 - ❖ Fostering trust and transparency
 - ❖ Sharing data and information
- **Implementing collaborative initiatives**
- **Role of Policymakers:** Policymakers play a crucial role in promoting collaboration by:
 - ❖ Establishing supportive policy frameworks
 - ❖ Encouraging information sharing
 - ❖ Facilitating partnerships and collaborations

Success Stories: The session showcased successful examples of collaboration across the value chain, demonstrating the tangible benefits of this approach.

Reducing Waste through the Circular Economy

A comprehensive discussion on reducing waste through the circular economy highlighted successful strategies and case studies. Speakers shared best practices to minimize waste generation and promote recycling and reuse. One example is a Sydney apartment development that was built with no demolition, but instead refurbished an existing building. This approach saved both money and resources, and it also helped to reduce the amount of waste that was sent to the landfill.

Key takeaways from the discussion:

- Design for circularity: Products should be designed to be easily disassembled, recycled, or reused.
- Prevent waste in the first place: This can be done by using less packaging and choosing durable products,
- Extend the lifespan of products by repairing, maintaining, and upgrading products instead of replacing them.
- Create markets for recycled materials by setting targets for recycled content in products and by supporting businesses that use recycled materials.

Waste Collection Solutions in a Vehicle-Free City:

The conference delved into the realm of innovative waste collection solutions specifically designed for vehicle-free city environments. Experts shed light on cutting-edge technological advancements and meticulously crafted logistics strategies to optimize waste collection and management in urban settings where vehicular access is limited or restricted.

Key takeaways from the discussion include:

- Embracing Automation and Robotics: Deploying automated vehicles and robotic systems can streamline waste collection processes, reducing reliance on manual labour and fuel enhancing efficiency.
- Leveraging tube Systems: Utilising underground tube networks can facilitate the rapid and efficient transport of waste from collection points to centralized processing facilities, minimising disruptions to pedestrian and public transit flow.
- Optimizing Route Planning and Scheduling: Implementing intelligent route planning software and scheduling algorithms can optimize waste collection routes, reducing travel time, fuel consumption, and emissions.
- Enhancing waste separation at Source: Promoting and incentivising proper waste segregation at the household or commercial level can simplify downstream processing and increase the value of recovered materials.

- **Educating and Empowering Communities:** Engaging residents and businesses in waste reduction and recycling initiatives can foster a sense of shared responsibility and contribute to a cleaner, more sustainable urban environment.

The Role of Bioenergy in the Circular Economy

A dedicated session focused on the role of bioenergy in promoting a circular economy. The discussion covered bioenergy production, its environmental benefits, and integration into waste management systems.

Key takeaways from the discussion include:

- **Bioenergy production from diverse Feedstocks:** Bioenergy can be generated from a variety of renewable sources, including agricultural residues, municipal solid waste, and wastewater treatment byproducts, promoting resource diversification and reducing reliance on fossil fuels.
- **Environmental benefits of Bioenergy:** Bioenergy utilisation offers a multitude of environmental benefits, including reducing greenhouse gas emissions, mitigating air pollution, and conserving fossil fuels. Additionally, bioenergy production can contribute to soil health improvement and sustainable land management practices.
- **Integration of Bioenergy into Waste Management Systems:** Bioenergy technologies can be seamlessly integrated into small to medium waste management systems cost effectively, providing an effective means of utilising waste as a valuable energy source. This integration promotes resource recovery, reduces reliance on landfills, and contributes to a circular economy approach.
- **Bioenergy's Role in Carbon Sequestration:** Bioenergy production can play a significant role in carbon sequestration, capturing and storing carbon dioxide from the atmosphere. This helps to mitigate climate change and promotes a more sustainable carbon cycle.
- **Sustainability Considerations in Bioenergy Production:** Sustainable practices must be adopted throughout the bioenergy production lifecycle, ensuring that the process does not harm ecosystems or biodiversity. This includes responsible sourcing of feedstocks, efficient energy conversion technologies, and proper waste management practices.

Soft Plastic- how are we tracking

The session focused on the ongoing efforts to manage soft plastic waste, highlighting the progress made and the challenges that remain. The discussion encompassed current initiatives, recycling technologies, and public awareness campaigns aimed at tackling this pressing environmental issue.

Key takeaways from the discussion include:

- National Framework for Circular Economy: Establishing a national framework for a circular economy at the federal level is crucial for coordinating efforts and ensuring consistency across jurisdictions.
- Sustainable Consumption and Production: Promoting sustainable consumption and production practices, particularly in packaging design and manufacturing, can significantly reduce the generation of soft plastic waste.
- Recycling Technologies and Infrastructure: Investing in advanced recycling technologies and expanding recycling infrastructure is essential to effectively process and repurpose soft plastic waste.
- Public Awareness and Education: Raising public awareness and educating consumers about proper soft plastic waste management practices is crucial to foster responsible disposal and recycling habits.
- Incentives for Investment and Recycling: Implementing financial incentives and regulatory mandates can encourage investment in recycling technologies and promote the use of recycled materials.
- Product Stewardship: Embracing product stewardship principles, where producers take responsibility for the end-of-life management of their products, can drive innovation in soft plastic waste reduction and recycling.
- Evidence-Based Policymaking: Data collection, research, and analysis are essential to inform evidence-based policymaking and ensure that interventions are targeted and effective.
- Collaboration and Partnerships: Fostering collaboration among government agencies, industry stakeholders, and non-profit organizations is crucial to address the multifaceted challenges of soft plastic waste management.

Tackling soft plastic waste requires a comprehensive approach that encompasses sustainable consumption, advanced recycling technologies, effective public education,

policy initiatives, and collaboration among various stakeholders. By addressing these challenges, we can move towards a more sustainable and circular economy.

Waste-to-Energy Development for Melbourne:

A highlight of the conference was the unveiling of Cleanaway's groundbreaking waste-to-energy (WTE) development for Melbourne. This innovative project promises to revolutionise the city's waste management landscape, transforming waste into a valuable source of energy while promoting sustainability and environmental stewardship.

Key takeaways from the presentation include:

- **Comprehensive Project Scope:** The WTE development encompasses a state-of-the-art facility that will divert a significant portion of Melbourne's waste from landfills, reducing reliance on traditional disposal methods.
- **Advanced Technology Integration:** The facility will utilise cutting-edge WTE technology to convert non-recyclable waste into electricity, providing a sustainable and renewable energy source for the city.
- **Environmental Impact Mitigation:** The WTE development is designed to minimise its environmental footprint, employing stringent emission control measures and incorporating sustainable construction practices.
- **Positive Economic Contributions:** The WTE project is expected to generate significant economic benefits, creating employment opportunities, attracting investment, and reducing waste management costs.
- **Promoting a Circular Economy:** The WTE development aligns with Melbourne's commitment to a circular economy, diverting waste from landfills, recovering valuable resources, and promoting sustainable waste management practices.
- **Demonstrating Industry Leadership:** Cleanaway's WTE project sets a benchmark for innovation and sustainability in the waste management sector, showcasing the industry's potential to contribute to a cleaner, more sustainable future in Victoria.
- **The WTE development represents a significant step forward in Melbourne's journey towards a more sustainable and environmentally conscious future. By harnessing the power of waste to generate energy, the city is embracing innovation and demonstrating its commitment to a circular economy.**

Kerbside Collection and the 4- Bin System

The conference concluded with a session focusing on the implementation of the new 4-bin system in Merri-Bek City Council. Speakers explored into the thorough planning, strategic implementation, and effective community engagement strategies that paved the way for a successful transition to this innovative waste management system.

Key takeaways from the discussion include:

- **Thorough Planning and Assessment:** The council conducted a comprehensive assessment of its waste management needs, identifying the potential benefits and challenges of adopting the 4-bin system.
- **Tailored Implementation Strategies:** The council developed customised implementation strategies for different areas and demographics within the municipality, ensuring that the transition was seamless and accessible for all residents.
- **Effective Community Engagement:** A robust community engagement plan played a pivotal role in the success of the transition. The council utilised various channels, including workshops, and targeted communication campaigns, to educate and inform residents about the new system.
- **Addressing Resident Concerns:** The council proactively addressed concerns raised by residents, providing clear explanations, addressing logistical challenges, and offering support to ensure a smooth transition for all.
- **Continuous Monitoring and Evaluation:** The council implemented ongoing monitoring and evaluation mechanisms to assess the effectiveness of the 4-bin system, identify areas for improvement, and make necessary adjustments.
- **Sharing Best Practices:** The council's experience in implementing the 4-bin system serves as a valuable example for other municipalities considering a similar transition. By sharing best practices and lessons learned, the council can contribute to the wider adoption of this sustainable waste management approach.

Merri-Bek City Council's success in implementing the 4-bin system highlights the importance of comprehensive planning, strategic implementation, and effective community engagement. By following these principles, other municipalities can effectively transition to this innovative waste management system and contribute to a more.

Conclusion

The Waste Expo Melbourne 2023 conference provided a valuable platform for professional development and networking opportunities. Participants gained insights into the latest trends and innovations in the waste management industry, expanded their professional knowledge, and connected with peers from across Australia.

The conference concluded with a resounding endorsement of the circular economy principles and its action plan, emphasising the crucial role of implementing initiatives that support this transformative approach to waste management. The City's strategic direction aligns clearly with the conference's objectives, positioning it as a forerunner in the pursuit of a more sustainable future.

Waste Expo Melbourne 2023 served as a catalyst for professional growth, knowledge sharing, and the exploration of innovative solutions to address pressing waste management challenges. The conference reinforced the importance of collaboration, technological advancements, and effective policy frameworks in achieving a more sustainable and circular waste management system.



18. Divisional Reports - Corporate Services

18.1. CPS01.02.24 - Monthly Financial Report - November 2023

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Ankit Sharma – Senior Financial Accountant
Director	Michael Cole – Director Corporate Services
Attachments	1. Statement of Financial Activity – 30 November 2023 2. Statement of Net Current Assets – 30 November 2023 3. Statement of Comprehensive Income – 30 November 2023 4. Statement of Financial Position – 30 November 2023 5. Reserve Movements – 30 November 2023 6. Borrowings – 30 November 2023 7. Capital Works Program – 30 November 2023

Purpose

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

Recommendation

That Council receive the Monthly Financial Report for 30 November 2023.

Voting Requirement

Simple Majority.

Background

Nil.



Discussion

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

The attached report shows the month end position as at the end of November 2023. Please note that the opening position is a preliminary result for the year ended 30 June 2023 as the Financial Statements for 2022/23 are still being finalised and as a result will be subject to change. The municipal closing surplus as of 30 November 2023 is \$23,954,368 which is a \$5,342,838 favourable variance, compared to a budgeted surplus for the same period of \$18,611,530.

The operating revenue at the end of November 2023 was \$34,003,212 which represents a \$1,743,889 favourable variance compared to the year-to-date budget of \$32,259,323, primarily in Rates and Fees and Charges.

The operating expense at the end of November 2023 was \$15,163,537 which represents a \$1,022,352 favourable variance compared to the year-to-date budget of \$16,185,889, primarily in Employee costs, Insurance expenses, Materials and Contracts and Overhead costing.

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

Operating Activities

Operating grants, subsidies, and contributions

Unfavourable variance of \$270,604 primary due to Budget timing.

Fees and charges

Favourable variance of \$668,750 primarily due to Budget timing.

Service charges

Favourable variance of \$62,665 primarily due to Budget timing.

Interest earnings

Favourable variance of \$171,303 primarily due to Budget timing.

Other revenue

Unfavourable variance of \$97,750 primarily due to Budget timing.

Profit on disposal of assets

No variance

Employee costs

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



Materials and contracts

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

Utility charges

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

Depreciation and amortisation

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

Insurance expenses

Favourable variance of \$237,314 due to Budget timing.

Interest expenses

Favourable variance of \$17,391 due to Budget timing.

Other expenditure

Favourable variance of \$84,857 due to Budget timing

Loss on disposal of assets

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

Investing Activities

Non-operating grants, subsidies, and contributions

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

Proceeds from disposal of assets

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

Purchase of property, plant, and equipment

Favourable variance of \$119,730 primary due to budget phasing of capital projects. To be reviewed at mid-year review.

Purchase and construction of infrastructure

Favourable variance of \$1,030,717 primary due to budget phasing of capital projects. To be reviewed at mid-year review.

Purchase of right of use assets

The variance is \$81,017 due to budget timing issue.

Payments for intangible assets

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

Financing Activities

Repayment of borrowings

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

**Recoup from self-supporting loans**

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

Payment for principal portion of lease liability

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

Transfer to reserves

Unfavourable variance of \$1,129,648 due to timing of transfers being processed.

Transfer from reserves

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

Rates

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

Outstanding rates debtors are \$8,244,643 as of 30 November compared to \$6,580,000 as of 30 November 2022. Breakdown as follows:

Receivable	30-Nov-23 (\$)	30-Nov-22 (\$)	Variance (\$)
Rates & UGP	\$8,636,426.58	\$7,773,509.04	\$862,917.54
Rubbish & Pool	\$340,488.24	\$187,817.17	\$152,671.07
Pensioner Rebates	-\$1,224,729.68	-\$1,181,580.02	-\$43,149.66
ESL	\$472,215.13	\$337,836.84	\$134,378.29
Total	\$8,224,400.27	\$7,117,583.03	\$1,106,817.24

Employee Data

Description	Number
Budgeted FTE (1 July 2023)	165
Budgeted FTE (30 June 2024)	162
Headcount (Active Employees including FT, PT, & Casual)	182
Occupied FTE (FT & PT)	144
Occupied FTE (Casual)	10
No. of contract employees (Temporary/Agency)	7

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



Consultation

N/A

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar **Performance**

Outcome 11. Effective leadership and governance

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

Budget/Financial Implications

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

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

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

Legislative and Policy Implications

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

Decision Implications

Nil.



Conclusion

The municipal surplus as of 30 November 2023 is \$23,954,368 which is favourable, compared to a budgeted surplus for the same period of \$18,611,530.

The operating revenue at the end of November 2023 was \$34,003,212 which represents a \$1,743,889 or 5% favourable variance compared to the year-to-date budget of \$32,259,323 primarily in Rates, Fees and Charge.

The operating expense at the end of November 2023 was \$15,163,537, which represents a \$1,022,352 or 6% favourable variance compared to the year-to-date budget of \$16,185,889, primarily in Employee costs, Insurance expenses, Materials and Contracts and Overhead costing.

Further Information

Nil.



City of Nedlands Statement of Financial Activity

By Nature or Type
For the Period 01-Nov-2023 to 30-Nov-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	2,518,831	3,300,420	3,300,420	3,300,420	0	0.00%
Revenue						
Operating grants, subsidies, and contributions	728,830	1,868,864	812,330	541,726	(270,604)	-33.31%
Fees and charges	8,245,665	7,717,410	5,401,623	6,070,373	668,750	12.38%
Service charges	0	31,373	13,070	75,735	62,665	479.45%
Interest earnings	910,824	789,842	349,271	520,574	171,303	49.05%
Other revenue	309,706	282,601	142,164	44,414	(97,750)	-68.76%
Profit on disposal of assets	73,761	0	0	0	0	No Budget
	10,268,786	10,690,090	6,718,458	7,252,823	534,365	7.95%
Expenses						
Employee costs	(18,350,366)	(16,393,322)	(7,437,750)	(6,755,068)	682,682	-9.18%
Materials and contracts	(13,868,542)	(13,255,948)	(5,028,116)	(4,916,752)	111,364	-2.21%
Utility charges	(939,500)	(777,586)	(301,642)	(330,112)	(28,470)	9.44%
Depreciation and amortisation	(6,537,872)	(6,458,604)	(2,691,085)	(2,644,530)	46,555	-1.73%
Insurance expenses	(536,512)	(404,821)	(427,657)	(190,343)	237,314	-55.49%
Interest expenses	(64,060)	(77,770)	(49,689)	(32,298)	17,391	-35.00%
Other expenditure	(533,138)	(856,660)	(391,188)	(306,331)	84,857	-21.69%
Loss on disposal of assets	0	(44,871)	0	0	0	No Budget
	(40,829,991)	(38,269,581)	(16,327,127)	(15,175,434)	1,151,693	-7.05%
Non-cash amounts excluded from operating activities	6,112,811	6,503,475	2,656,464	2,566,852	(89,612)	-3.37%
Amount attributable to operating activities	(21,929,563)	(17,775,596)	(3,651,785)	(2,055,339)	1,596,446	-43.72%
Investing Activities						
Non-operating grants, subsidies, and contributions	1,592,667	3,893,959	83,155	89,370	6,215	7.47%
Proceeds from disposal of assets	351,300	199,927	34,621	15,455	(19,166)	-55.36%
Purchase of property, plant, and equipment	(2,007,221)	(2,007,217)	(334,537)	(214,807)	119,730	-35.79%
Purchase and construction of infrastructure	(6,174,496)	(6,174,496)	(1,029,083)	1,635	1,030,717	-100.16%
Purchase of right of use assets	(615,000)	(636,483)	(102,500)	(21,483)	81,017	-79.04%
Purchase of intangible assets	(1,512,632)	(1,498,632)	(249,772)	(242,603)	7,169	-2.87%
Amount attributable to investing activities	(8,365,382)	(6,222,942)	(1,598,116)	(372,433)	1,225,683	-76.70%
Financing Activities						
Repayment of borrowings	0	(1,109,194)	(518,559)	(358,193)	160,366	-30.93%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	21,483	0	0	0	No Budget
Recoup from self supporting loans	0	18,506	4,626	0	(4,626)	-100.00%
Payments for principal portion of lease liability	0	(65,506)	(35,853)	(10,057)	25,796	-71.95%
Transfers to reserves	0	(1,555,338)	(1,129,648)	0	1,129,648	-100.00%
Transfers from reserves	0	4,185,300	0	0	0	No Budget
Amount attributable to financing activities	0	1,495,251	(1,679,434)	(368,250)	1,311,184	-78.07%
Surplus/(deficit) before imposition of general rates	(30,294,945)	(22,503,287)	(6,929,335)	(2,796,021)	4,133,313	-59.65%
Total amount raised by general rates	26,891,228	25,819,393	25,540,865	26,750,390	1,209,525	4.74%
Surplus/(deficit) after imposition of general rates	(3,403,717)	3,316,106	18,611,530	23,954,368	5,342,838	28.71%

Non-cash amounts excluded from operating activities

Non Current Asset Non Cash Movement

10-9000-9000-1500-0	Deferred Debtor Control - Rates	345,562	345,562	0
10-9000-9000-1501-0	Deferred Debtor Control - ESL	51,911	51,911	0
10-9000-9000-1520-6	Self Supporting Loans - Non Cui	22,671	22,671	0
10-9000-9000-1530-0	Deferred Service Charges West	299,019	362,312	(63,293)
10-9000-9000-1531-0	Deferred Service Charges Alder	33,524	39,606	(6,082)
10-9000-9000-1532-0	Deferred Service Charges Alfre	52,920	61,222	(8,303)
10-9000-9000-1606-0	Right of Use Asset - Accumulate	(231,342)	(231,342)	0
10-9000-9000-1621-0	Buildings - Accumulated Deprec	(32,226,924)	(32,740,164)	513,240
10-9000-9000-1631-0	Furniture & Equipment - Accum	(361,609)	(361,609)	0
10-9000-9000-1641-0	ICT Equipment - Accumulated D	(1,176,317)	(1,176,317)	0
10-9000-9000-1651-0	Plant & Equipment - Accumulate	(1,620,820)	(1,620,820)	0
10-9000-9000-1661-0	Fleet - Accumulated Depreciatio	(1,284,683)	(1,567,278)	282,595
10-9000-9000-1701-0	Roads - Accumulated Depreciat	(40,634,865)	(41,401,115)	766,250
10-9000-9000-1711-0	Footpath - Accumulated Depreci	(15,006,961)	(15,248,016)	241,055
10-9000-9000-1721-0	Drainage - Accumulated Deprec	(16,400,888)	(16,707,223)	306,335
10-9000-9000-1731-0	Park Development - Accumulate	(6,457,142)	(6,925,307)	468,165
10-9000-9000-1741-0	Other Infrastructure - Accumulat	(1,461,428)	(1,528,318)	66,890
10-9000-9000-1800-0	WALGA - Local Government Ho	162,979	162,979	0
Sub-Total		(115,894,396)	(118,461,248)	2,566,852

Non Current Liability Non Cash Movement

10-9000-9000-2411-0	Long Service Leave Non-Curr	(359,357)	(359,357)	0
10-9000-9000-2412-0	Refund Liability - Non Current	(78,905)	(78,905)	0
Sub-Total		(438,262)	(438,262)	0

Profit, Gain, or Loss Non Cash Movement

		0	0	0
Sub-Total		0	0	0
Total		(116,332,659)	(118,899,511)	2,566,852



City of Nedlands

Net Current Assets

	Balance As At 1-Jul-23	Balance As At 30-Nov-23
Current Assets		
Cash and cash equivalents	15,333,448	28,790,864
Other Financial Assets	17,597	13,271
Trade and other receivables	2,826,389	12,202,704
Inventories	56,650	80,754
Total Current Asstes	18,234,085	41,087,593
Current Liabilities		
Trade and other payables	(4,987,601)	(7,396,699)
Lease Liabilities	(53,100)	(43,043)
Borrowings	(647,117)	(288,925)
Grant and contract liabilities	(87,889)	(270,159)
Provisions	(3,076,974)	(2,407,592)
Other liabilities	41,470	59,399
Clearing accounts	8,655	(253,467)
Total Current Liabilities	(8,802,556)	(10,600,487)
Adjustments to NCA		
Less: Reserves	(7,885,891)	(7,885,891)
Less: Restricted Cash	0	0
Less: Self Supporting Loans	(17,597)	(13,271)
Add: Borrowings	647,117	288,925
Add: Leases	53,100	43,043
Total Adjustments	(7,203,271)	(7,567,194)
Net Current Asstes	2,228,257	22,919,912



City of Nedlands

Statement of Comprehensive Income

By Nature or Type
For the Period 2023-07-01 to 30-Nov-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD
Revenue				
Rates	26,891,228	25,819,393	25,540,865	26,750,390
Operating grants, subsidies and contributions	728,830	1,868,870	812,330	541,726
Fees and charges	8,245,665	7,717,417	5,401,623	6,070,373
Service charges	0	31,369	13,070	75,735
Interest earnings	910,824	789,845	349,271	520,574
Other revenue	309,706	282,611	142,164	44,414
	37,086,253	36,509,505	32,259,323	34,003,212
Expenses				
Employee costs	(19,514,865)	(17,550,362)	(7,437,750)	(6,755,068)
Materials and contracts	(13,928,824)	(13,477,414)	(5,028,116)	(4,916,752)
Utility charges	(939,500)	(777,531)	(301,642)	(330,112)
Depreciation and amortisation	(6,537,872)	(6,458,603)	(2,691,085)	(2,644,530)
Insurance expenses	(541,124)	(409,127)	(427,657)	(190,343)
Other expenditure	(533,138)	(856,660)	(391,188)	(306,331)
Interest expenses	(64,060)	(77,770)	(49,689)	(32,298)
Overhead costing	1,384,700	1,213,905	141,303	11,897
Activity Based Costings	0	0	(65)	0
	(40,674,684)	(38,393,562)	(16,185,889)	(15,163,537)
Net Operating	(3,588,431)	(1,884,057)	16,073,434	18,839,676
Non-operating grants, subsidies and contributions	1,592,667	3,783,459	83,155	89,370
Profit on Disposal of Assets	73,761	0	0	0
Loss on Disposal of Assets	0	(44,871)	0	0
	1,666,428	3,738,588	83,155	89,370
Net Result for the Period	(1,922,003)	1,854,531	16,156,589	18,929,046
Other Comprehensive Income				
	0	0	0	0
Total Other Comprehensive Income	0	0	0	0
Total Comprehensive Income for the Period	(1,922,003)	1,854,531	16,156,589	18,929,046



City of Nedlands

Statement of Financial Position

	Balance As At 1-Jul-23	Balance As At 30-Nov-23
Assets		
Current Assets		
Cash and cash equivalents	(15,333,448)	(28,790,864)
Other Financial Assets	(17,597)	(13,271)
Trade and other receivables	(2,826,389)	(12,202,704)
Inventories	(56,650)	(80,754)
Total Current Asstes	(18,234,085)	(41,087,593)
Non Current Assets		
Trade and other receivables	(1,116,823)	(1,194,501)
Other Financial Assets	(185,650)	(185,650)
Property, plant and equipment	(105,850,074)	(105,269,045)
Infrastructure	(248,177,279)	(246,326,949)
Right of Use Assets	(53,138)	(53,138)
Intangible assets	0	(242,603)
Total Non Current Assets	(355,382,963)	(353,271,885)
Total Assets	(373,617,048)	(394,359,478)
Liabilities		
Current Liabilities		
Trade and other payables	4,987,601	7,396,699
Lease Liabilities	53,100	43,043
Borrowings	647,117	288,925
Grant and contract liabilities	87,889	270,159
Provisions	3,076,974	2,407,592
Other liabilities	(41,470)	(59,399)
Clearing accounts	(8,655)	253,467
Total Current Liabilities	8,802,556	10,600,487
Non Current Liabilities		
Trade and other payables	78,905	78,905
Borrowings	925,356	925,356
Lease Liabilities	107,644	107,644
Provisions	359,357	359,357
Total Non Current Liabilities	1,471,262	1,471,262
Total Liabilities	10,273,818	12,071,749
Equity		
Retained surplus	239,120,756	258,049,802
Reserves - cash backed	7,885,891	7,885,891
Revaluation surplus	116,336,582	116,336,582
Total Equity	363,343,229	382,272,275
Variance	0	(15,455)



City of Nedlands Reserve Movements

For the Period 1-Nov-2023 to 30-Nov-2023

Reserve	Adopted Budget				Amended Budget				Actuals YTD			
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	284,544	0	0	284,544	284,544	1,498	(255,241)	30,801	370,728	0	0	370,728
City Development Reserve	1,439,166	0	0	1,439,166	1,439,166	3,241	(1,064,407)	378,000	991,682	0	0	991,682
North Street Reserve	136,868	0	0	136,868	136,868	5,882	0	142,750	140,827	0	0	140,827
Welfare Reserve	827,286	0	0	827,286	827,286	35,576	(117,000)	745,862	674,655	0	0	674,655
Service Reserve	12,794	0	0	12,794	12,794	546	0	13,340	16,888	0	0	16,888
Insurance Reserve	65,452	0	0	65,452	65,452	2,810	0	68,262	65,464	0	0	65,464
Underground Power Projects	2,191,096	0	0	2,191,096	2,191,096	1,004,996	(598,777)	2,597,315	2,585,872	0	0	2,585,872
Waste Management Reserve	1,291,004	0	0	1,291,004	1,291,004	222,639	(220,000)	1,293,643	1,167,774	0	0	1,167,774
Building Replacement Reserve	563,328	0	0	563,328	563,328	24,226	(559,397)	28,157	582,521	0	0	582,521
Swanbourne Development Reserve	135,429	0	0	135,429	135,429	5,825	(140,000)	1,254	130,833	0	0	130,833
Public Art Reserve	73,227	0	0	73,227	73,227	3,146	(40,000)	36,373	45,709	0	0	45,709
Business System Reserve	243,276	0	0	243,276	243,276	2,367	(418,279)	(172,636)	97,551	0	0	97,551
All Abilities Play Space	413,452	0	0	413,452	413,452	17,774	0	431,226	427,356	0	0	427,356
Major Projects	589,682	0	0	589,682	589,682	25,352	(615,000)	34	338,642	0	0	338,642
Lawler Park Infrastructure Reserve	4	0	0	4	4	0	0	4	0	0	0	0
Public Open Space Reserve	0	0	0	0	0	110,500	0	110,500	110,500	0	0	110,500
PRCC Reserve	143,746	0	0	143,746	143,746	88,957	(157,199)	75,504	138,890	0	0	138,890
Reserve Total	8,410,354	0	0	8,410,354	8,410,354	1,555,335	(4,185,300)	5,780,389	7,885,891	0	0	7,885,891

City of Nedlands



For the Period 1-Nov-2023 to 30-Nov-2023

Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	Adopted Budget			Opening Balance	Amended Budget			Opening Balance	Actuals YTD			Interest
					Repayment	Closing Balance	Interest		Repayment	Closing Balance	Interest		Repayment	Closing Balance	Interest	
Road Infrastructure	179	WATC	6.04%	285,748	0	285,748	(14,159)	285,748	(138,593)	147,155	(14,159)	147,156	(69,156)	77,999		
Building Infrastructure	183	WATC	2.80%	537,226	0	537,226	(13,130)	537,226	(178,521)	358,705	(13,130)	363,088	(88,895)	274,193		
Building Infrastructure	184	WATC	3.12%	519,065	0	519,065	(14,537)	519,065	(110,879)	408,186	(14,537)	376,476	(90,175)	286,301		
Building Infrastructure	185	WATC	3.12%	245,662	0	245,662	(6,880)	245,662	(67,484)	178,178	(6,880)	178,178	(17,335)	160,842		
Dalkeith Bowling Club	186	WATC	3.07%	50,272	0	50,272	(1,372)	50,272	(14,940)	35,332	(1,372)	35,332	(3,807)	31,525		
Underground Power - City of Nedlands	187	WATC	2.64%	512,598	0	512,598	(6,781)	512,598	(512,598)	0	(6,781)	0	0	0		
Underground Power - West Hollywood	188	WATC	3.07%	446,816	0	446,816	(13,717)	446,816	(68,955)	377,861	(13,717)	377,860	(71,072)	306,788		
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	65,261	0	65,261	(2,003)	65,261	(10,071)	55,190	(2,003)	55,189	(10,381)	44,808		
Underground Power - Alderbury	190	WATC	3.07%	46,346	0	46,346	(1,423)	46,346	(7,153)	39,193	(1,423)	39,195	(7,372)	31,822		
				2,708,994	0	2,708,994	(74,002)	2,708,994	(1,109,194)	1,599,800	(74,002)	1,572,473	(358,193)	1,214,280	0	



City of Nedlands Capital Works Program

For the Period 1-Nov-2023 to 30-Nov-2023

Project Description	Adopted Budget	Amended Budget	Actuals YTD
Education Buildings			
PRCC Cabinetry and storage	50,351	50,351	0
Total	50,351	50,351	0
Recreation			
Allen Park Cottage Stage 2 Building upgr	281,968	281,968	0
Swanbourne Surf Life Saving Ext SNSLSC b	0	0	31,963
Total	281,968	281,968	31,963
Other Buildings			
City wide air-conditioning program	40,595	40,595	0
City wide flooring program	53,183	53,183	18,973
City wide painting program	58,218	58,218	0
Total	151,996	151,996	18,973
Park Development Renewal			
Public Arts Work	0	0	255
Allen park - Upgrade floodl 2 game stand	125,877	125,877	100,000
Greenway - Foreshore Reserve 28307	78,673	78,673	5,100
Groundwater Bore Renewal	118,064	118,064	0
Urban Forest Strategy	188,815	188,815	0
College Park- Renew Central Capable Cab	9,575	9,575	0
Total	521,004	521,004	105,355
Drainage Renewel			
Drainage Renewal	62,938	62,938	0
Flood Mitigation Design	251,754	251,754	0
City wide drainage pipe program	71,062	71,062	0
City wide drainage soakwell program	62,938	62,938	0
Total	448,692	448,692	0
Road Improvements			
Investigation and Design	358,749	358,749	9,600
Total	358,749	358,749	9,600
Road Rehabilitation			
Smyth Road Rehabilitation	0	0	20,932
Rochdale Road Rehabilitation	1,659,439	1,659,439	198,941
Total	1,659,439	1,659,439	219,873
Footpath Construction			
Whadjuck Trail Footpath	176,228	176,228	0
Total	176,228	176,228	0
Parks Plant			
1DWC369:Hino Mowing Unit 1	75,000	75,000	0
1DWC370: Hino Mowing Unit 2	75,000	75,000	0
Total	150,000	150,000	0

Other Plant & Equipment

1GJZ462:Subaru Forester Wagon-L	39,000	39,000	0
Total	39,000	39,000	0

IT capital

OneCouncil Solution	1,373,632	1,373,632	242,603
Azure Migration	25,000	25,000	0
Councilor Chambers Upgrade	200,000	200,000	161,635
The Client Alternative	15,000	15,000	0
WiFi Upgrade	5,000	5,000	0
LMS Software	20,000	20,000	0
Total	1,638,632	1,638,632	404,238

Not Applicable

Tresillian Art Cntr-F&F Renewal, Power Improvement	125,877	125,877	0
Councilor Chambers Upgrade	125,877	125,877	2,235
PRCC - Roof renewal	83,796	83,796	0
ICT Equipment (1)	75,000	75,000	0
ICT Equipment (2)	50,000	50,000	0
ICT Equipment (3)	6,000	6,000	0
ICT Equipment (4)	6,000	6,000	0
Furniture & Equipment (1)	110,000	110,000	0
Alfred Road / West Coast Highway	18,882	18,882	0
Smyth Road / Stirling Highway - Black Spot-Signal m	18,883	18,883	0
Broadway Road renewal of northbound carriageway	837,169	837,169	(49,753)
Lemnos Street Road renewal from Brockway Road to	1,257,358	1,257,358	(149,484)
Carrington Street Road renewal from Weld Street to	362,978	362,978	(17,226)
Vincent Street Safety Upgrade	377,630	377,630	(120,000)
Intangibles (1)	60,000	60,000	0
Minor Parks Furniture Renewal Program	62,938	62,938	0
Bird Waterers for Black-cockatoos	24,546	24,546	0
Waste Recycling Stations	50,000	50,000	0
Right of Use asset	615,000	615,000	0
Placeholder Capital - Fleet	541,356	541,356	0
Placeholder Capital - Plant & Equipment	10,000	10,000	0
Total	4,819,290	4,819,290	(334,228)

Capital Work Program Total	10,295,349	10,295,349	455,775
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18.2. CPS02.02.24 - Monthly Financial Report - December 2023

Meeting and Date	Council Meeting - 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 of the Local Government Act 1995	Nil
Report Author	Ankit Sharma – Senior Account Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	<ol style="list-style-type: none">1. Statement of Financial Activity – 31 Dec 20232. Statement of Net Current Assets – 31 Dec 20233. Statement of Comprehensive Income – 31 Dec 20234. Statement of Financial Position – 31 Dec 20235. Reserve Movements – 31 Dec 20236. Borrowings – 31 Dec 20237. Capital Works Program – 31 Dec 2023

Purpose

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

Recommendation

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

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

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



The attached report shows the month end position as at the end of December 2023. Please note that the opening position is a preliminary result for the year ended 30 June 2023 as the Financial Statements for 2022/23 are still being finalised and as a result will be subject to change. The municipal closing surplus as of 30 December 2023 is \$20,274,453 which is a \$6,057,408 favourable variance, compared to a budgeted surplus for the same period of \$14,217,045.

The operating revenue at the end of December 2023 was \$34,425,256 which represents a \$1,579,464 favourable variance compared to the year-to-date budget of \$32,845,792, primarily in Rates, Fees, and Charges.

The operating expense at the end of December 2023 was \$18,544,354 which represents a \$1,223,450 favourable variance compared to the year-to-date budget of \$19,777,804, primarily in Employee costs, Insurance expenses, Materials and Contracts and Depreciation and Amortisation.

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

Operating Activities

Operating grants, subsidies, and contributions

Unfavourable variance of \$438,942 primary due to Budget timing

Fees and charges

Favourable variance of \$761,814 primary due to Budget timing

Service charges

Favourable variance of \$60,051 primary due to Budget timing

Interest earnings

Favourable variance of \$167,349 primary due to Budget timing

Other revenue

Unfavourable variance of \$76,011 primary due to Budget timing

Profit on disposal of assets

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

Employee costs

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

Materials and contracts

Favourable variance of \$791,747 primary due to Budget timing



Utility charges

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

Depreciation and amortisation

Favourable variance of \$584,772 primary due to Budget timing

Insurance expenses

Favourable variance of \$234,670 primary due to Budget timing

Interest expenses

Favourable variance of \$20,088 primary due to Budget timing

Overhead Costing

Favourable variance of \$153,928 primary due to Budget timing

Other expenditure

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

Loss on disposal of assets

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

Investing Activities

Non-operating grants, subsidies, and contributions

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

Proceeds from disposal of assets

Unfavourable variance of \$21,272 primary due to Budget timing

Purchase of property, plant, and equipment

Favourable variance of \$440,750 primary due to budget phasing of capital projects. To be adjusted at mid-year review.

Purchase and construction of infrastructure

Favourable variance of \$1,419,199 primary due to budget phasing of capital projects. To be adjusted at mid-year review.

Purchase of right of use assets

Favourable variance of \$157,975 due to budget timing issue.

Payments for intangible asset

Favourable variance of \$228,566 primary due to budget phasing of capital projects. To be adjusted at mid-year review.



Financing Activities

Repayment of borrowings

Favourable variance of \$334,951 primary due to Budget timing

Recoup from self-supporting loans

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

Payment for principal portion of lease liability

Favourable variance of \$16,913 primary due to Budget timing

Transfer to reserves

Unfavourable variance of \$1,163,806 due to timing of transfers being processed.

Transfer from reserves

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

Rates

Outstanding rates debtors are \$9,307,127.64 as of 31 December 2023 compared to \$8,048,183.31 as of 31 December 2022. Breakdown as follows:

Receivable	31-Dec-23 (\$)	31-Dec-22 (\$)	Variance (\$)
Rates & UGP	\$7,534,957.14	\$6,528,208.04	\$1,006,749.10
Rubbish & Pool	\$225,023.29	\$130,533.04	\$94,490.25
Pensioner Rebates	(\$1,223,754.76)	(\$1,188,964.34)	(\$34,790.42)
ESL	\$323,392.45	\$200,477.89	\$122,914.56
Total	\$9,307,127.64	\$8,048,183.31	\$1,189,363.49

Employee Data

Description	Number
Budgeted FTE (1 July 2023)	165
Budgeted FTE (30 June 2024)	162
Headcount (Active Employees including FT, PT & Casual)	163
Occupied FTE (FT & PT)	142
Occupied FTE (Casual)	5
No. of contract employees (Temporary/Agency)	6



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

Consultation

N/A

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Performance

Outcome 11. Effective leadership and governance

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

Budget/Financial Implications

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

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

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

Legislative and Policy Implications

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



Decision Implications

Nil.

Conclusion

The municipal closing surplus as of 30 December 2023 is \$20,274,453 which is a \$6,057,408 favourable variance, compared to a budgeted surplus for the same period of \$14,217,045.

The operating revenue at the end of December 2023 was \$34,425,256 which represents a \$1,579,464 favourable variance compared to the year-to-date budget of \$32,845,792, primarily in Rates, Fees, and Charges.

The operating expense at the end of December 2023 was \$18,544,354 which represents a \$1,223,450 favourable variance compared to the year-to-date budget of \$19,777,804, primarily in Employee costs, Insurance expenses, Materials and Contracts and Depreciation and Amortisation.

Further Information

Nil.



City of Nedlands Statement of Financial Activity

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

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	2,518,831	3,300,420	3,300,420	3,300,420	0	0.00%
Revenue						
Operating grants, subsidies, and contributions	728,830	1,868,864	985,798	546,856	(438,942)	-44.53%
Fees and charges	8,245,665	7,717,410	5,672,578	6,434,392	761,814	13.43%
Service charges	0	31,373	15,684	75,735	60,051	382.88%
Interest earnings	910,824	789,842	397,826	565,175	167,349	42.07%
Other revenue	309,706	282,601	154,513	78,502	(76,011)	-49.19%
Profit on disposal of assets	73,761	0	0	0	0	No Budget
	10,268,786	10,690,090	7,226,399	7,700,660	474,261	6.56%
Expenses						
Employee costs	(18,350,366)	(16,393,322)	(8,905,220)	(9,192,834)	(287,614)	3.23%
Materials and contracts	(13,868,542)	(13,255,948)	(6,444,993)	(5,653,246)	791,747	-12.28%
Utility charges	(939,500)	(777,586)	(385,282)	(372,171)	13,111	-3.40%
Depreciation and amortisation	(6,537,872)	(6,458,604)	(3,229,302)	(2,644,530)	584,772	-18.11%
Insurance expenses	(536,512)	(404,821)	(425,013)	(190,343)	234,670	-55.21%
Interest expenses	(64,060)	(77,770)	(52,564)	(32,476)	20,088	-38.22%
Other expenditure	(533,138)	(856,660)	(501,177)	(470,652)	30,525	-6.09%
Loss on disposal of assets	0	(44,871)	0	0	0	No Budget
	(40,829,991)	(38,269,581)	(19,943,551)	(18,556,251)	1,387,300	-6.96%
Non-cash amounts excluded from operating activities	6,112,811	6,503,475	3,192,575	2,566,852	(625,723)	-19.60%
Amount attributable to operating activities	(21,929,563)	(17,775,596)	(6,224,157)	(4,988,319)	1,235,838	-19.86%
Investing Activities						
Non-operating grants, subsidies, and contributions	1,592,667	3,893,959	83,155	89,370	6,215	7.47%
Proceeds from disposal of assets	351,300	199,927	36,727	15,455	(21,272)	-57.92%
Purchase of property, plant, and equipment	(2,007,221)	(2,007,217)	(669,074)	(228,324)	440,750	-65.87%
Purchase and construction of infrastructure	(6,174,496)	(6,174,496)	(2,058,165)	(638,966)	1,419,199	-68.95%
Purchase of right of use assets	(615,000)	(636,483)	(205,000)	(47,025)	157,975	-77.06%
Purchase of intangible assets	(1,512,632)	(1,498,632)	(499,544)	(270,978)	228,566	-45.75%
Amount attributable to investing activities	(8,365,382)	(6,222,942)	(3,311,901)	(1,080,468)	2,231,433	-67.38%
Financing Activities						
Repayment of borrowings	0	(1,109,194)	(693,144)	(358,193)	334,951	-48.32%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	21,483	21,483	0	(21,483)	-100.00%
Recoup from self supporting loans	0	18,506	9,253	0	(9,253)	-100.00%
Payments for principal portion of lease liability	0	(65,506)	(40,076)	(23,163)	16,913	-42.20%
Transfers to reserves	0	(1,555,338)	(1,163,806)	0	1,163,806	-100.00%
Transfers from reserves	0	4,185,300	0	0	0	No Budget
Amount attributable to financing activities	0	1,495,251	(1,866,290)	(381,356)	1,484,934	-79.57%
Surplus/(deficit) before imposition of general rates	(30,294,945)	(22,503,287)	(11,402,348)	(6,450,143)	4,952,205	-43.43%
Total amount raised by general rates	26,891,228	25,819,393	25,619,393	26,724,597	1,105,204	4.31%
Surplus/(deficit) after imposition of general rates	(3,403,717)	3,316,106	14,217,045	20,274,453	6,057,408	42.61%

Non-cash amounts excluded from operating activities

Non Current Asset Non Cash Movement

10-9000-9000-1500-0	Deferred Debtor Control - Rates	345,562	345,562	0
10-9000-9000-1501-0	Deferred Debtor Control - ESL	51,911	51,911	0
10-9000-9000-1520-6	Self Supporting Loans - Non Cui	22,671	22,671	0
10-9000-9000-1530-0	Deferred Service Charges West	299,019	362,312	(63,293)
10-9000-9000-1531-0	Deferred Service Charges Alder	33,524	39,606	(6,082)
10-9000-9000-1532-0	Deferred Service Charges Alfre	52,920	61,222	(8,303)
10-9000-9000-1606-0	Right of Use Asset - Accumulate	(231,342)	(231,342)	0
10-9000-9000-1621-0	Buildings - Accumulated Deprec	(32,226,924)	(32,740,164)	513,240
10-9000-9000-1631-0	Furniture & Equipment - Accum	(361,609)	(361,609)	0
10-9000-9000-1641-0	ICT Equipment - Accumulated D	(1,176,317)	(1,176,317)	0
10-9000-9000-1651-0	Plant & Equipment - Accumulate	(1,620,820)	(1,620,820)	0
10-9000-9000-1661-0	Fleet - Accumulated Depreciatio	(1,284,683)	(1,567,278)	282,595
10-9000-9000-1701-0	Roads - Accumulated Depreciat	(40,634,865)	(41,401,115)	766,250
10-9000-9000-1711-0	Footpath - Accumulated Depreci	(15,006,961)	(15,248,016)	241,055
10-9000-9000-1721-0	Drainage - Accumulated Deprec	(16,400,888)	(16,707,223)	306,335
10-9000-9000-1731-0	Park Development - Accumulate	(6,457,142)	(6,925,307)	468,165
10-9000-9000-1741-0	Other Infrastructure - Accumulat	(1,461,428)	(1,528,318)	66,890
10-9000-9000-1800-0	WALGA - Local Government Ho	162,979	162,979	0
Sub-Total		(115,894,396)	(118,461,248)	2,566,852

Non Current Liability Non Cash Movement

10-9000-9000-2411-0	Long Service Leave Non-Curr	(359,357)	(359,357)	0
10-9000-9000-2412-0	Refund Liability - Non Current	(78,905)	(78,905)	0
Sub-Total		(438,262)	(438,262)	0

Profit, Gain, or Loss Non Cash Movement

		0	0	0
Sub-Total		0	0	0
Total		(116,332,659)	(118,899,511)	2,566,852



City of Nedlands Net Current Assets

	Balance As At 1-Jul-23	Balance As At 31-Dec-23
Current Assets		
Cash and cash equivalents	15,333,448	24,325,165
Other Financial Assets	17,597	8,886
Trade and other receivables	2,826,389	10,409,003
Inventories	56,650	80,754
Total Current Asstes	18,234,085	34,823,808
Current Liabilities		
Trade and other payables	(4,987,601)	(5,224,360)
Lease Liabilities	(53,100)	(29,937)
Borrowings	(647,117)	(288,925)
Grant and contract liabilities	(87,889)	(270,159)
Provisions	(3,076,974)	(1,994,395)
Other liabilities	41,470	55,724
Clearing accounts	8,655	(251,460)
Total Current Liabilities	(8,802,556)	(8,003,511)
Adjustments to NCA		
Less: Reserves	(7,885,891)	(7,885,891)
Less: Restricted Cash	0	0
Less: Self Supporting Loans	(17,597)	(8,886)
Add: Borrowings	647,117	288,925
Add: Leases	53,100	29,937
Total Adjustments	(7,203,271)	(7,575,916)
Net Current Asstes	2,228,257	19,244,381



City of Nedlands

Statement of Comprehensive Income

By Nature or Type
For the Period 2023-07-01 to 31-Dec-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD
Revenue				
Rates	26,891,228	25,819,393	25,619,393	26,724,597
Operating grants, subsidies and contributions	728,830	1,868,870	985,798	546,856
Fees and charges	8,245,665	7,717,417	5,672,578	6,434,392
Service charges	0	31,369	15,684	75,735
Interest earnings	910,824	789,845	397,826	565,175
Other revenue	309,706	282,611	154,513	78,502
	37,086,253	36,509,505	32,845,792	34,425,256
Expenses				
Employee costs	(19,514,865)	(17,550,362)	(8,905,220)	(9,192,834)
Materials and contracts	(13,928,824)	(13,477,414)	(6,444,993)	(5,653,246)
Utility charges	(939,500)	(777,531)	(385,282)	(372,171)
Depreciation and amortisation	(6,537,872)	(6,458,603)	(3,229,302)	(2,644,530)
Insurance expenses	(541,124)	(409,127)	(425,013)	(190,343)
Other expenditure	(533,138)	(856,660)	(501,177)	(470,652)
Interest expenses	(64,060)	(77,770)	(52,564)	(32,476)
Overhead costing	1,384,700	1,213,905	165,825	11,897
Activity Based Costings	0	0	(78)	0
	(40,674,684)	(38,393,562)	(19,777,804)	(18,544,354)
Net Operating	(3,588,431)	(1,884,057)	13,067,988	15,880,902
Non-operating grants, subsidies and contributions	1,592,667	3,783,459	83,155	89,370
Profit on Disposal of Assets	73,761	0	0	0
Loss on Disposal of Assets	0	(44,871)	0	0
	1,666,428	3,738,588	83,155	89,370
Net Result for the Period	(1,922,003)	1,854,531	13,151,143	15,970,272
Other Comprehensive Income				
	0	0	0	0
Total Other Comprehensive Income	0	0	0	0
Total Comprehensive Income for the Period	(1,922,003)	1,854,531	13,151,143	15,970,272



City of Nedlands

Statement of Financial Position

	Balance As At 1-Jul-23	Balance As At 31-Dec-23
Assets		
Current Assets		
Cash and cash equivalents	(15,333,448)	(24,325,165)
Other Financial Assets	(17,597)	(8,886)
Trade and other receivables	(2,826,389)	(10,409,003)
Inventories	(56,650)	(80,754)
Total Current Asstes	(18,234,085)	(34,823,808)
Non Current Assets		
Trade and other receivables	(1,116,823)	(1,194,501)
Other Financial Assets	(185,650)	(185,650)
Property, plant and equipment	(105,850,074)	(105,282,563)
Infrastructure	(248,177,279)	(246,967,550)
Right of Use Assets	(53,138)	(78,680)
Intangible assets	0	(270,978)
Total Non Current Assets	(355,382,963)	(353,979,921)
Total Assets	(373,617,048)	(388,803,729)
Liabilities		
Current Liabilities		
Trade and other payables	4,987,601	5,224,360
Lease Liabilities	53,100	29,937
Borrowings	647,117	288,925
Grant and contract liabilities	87,889	270,159
Provisions	3,076,974	1,994,395
Other liabilities	(41,470)	(55,724)
Clearing accounts	(8,655)	251,460
Total Current Liabilities	8,802,556	8,003,511
Non Current Liabilities		
Trade and other payables	78,905	78,905
Borrowings	925,356	925,356
Lease Liabilities	107,644	107,644
Provisions	359,357	359,357
Total Non Current Liabilities	1,471,262	1,471,262
Total Liabilities	10,273,818	9,474,773
Equity		
Retained surplus	239,120,756	255,091,028
Reserves - cash backed	7,885,891	7,885,891
Revaluation surplus	116,336,582	116,336,582
Total Equity	363,343,229	379,313,501

Variance

0

(15,455)



City of Nedlands Reserve Movements

For the Period 1-Dec-2023 to 31-Dec-2023

Reserve	Adopted Budget				Amended Budget				Actuals YTD			
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	284,544	0	0	284,544	284,544	1,498	(255,241)	30,801	370,728	0	0	370,728
City Development Reserve	1,439,166	0	0	1,439,166	1,439,166	3,241	(1,064,407)	378,000	991,682	0	0	991,682
North Street Reserve	136,868	0	0	136,868	136,868	5,882	0	142,750	140,827	0	0	140,827
Welfare Reserve	827,286	0	0	827,286	827,286	35,576	(117,000)	745,862	674,655	0	0	674,655
Service Reserve	12,794	0	0	12,794	12,794	546	0	13,340	16,888	0	0	16,888
Insurance Reserve	65,452	0	0	65,452	65,452	2,810	0	68,262	65,464	0	0	65,464
Underground Power Projects	2,191,096	0	0	2,191,096	2,191,096	1,004,996	(598,777)	2,597,315	2,585,872	0	0	2,585,872
Waste Management Reserve	1,291,004	0	0	1,291,004	1,291,004	222,639	(220,000)	1,293,643	1,167,774	0	0	1,167,774
Building Replacement Reserve	563,328	0	0	563,328	563,328	24,226	(559,397)	28,157	582,521	0	0	582,521
Swanbourne Development Reserve	135,429	0	0	135,429	135,429	5,825	(140,000)	1,254	130,833	0	0	130,833
Public Art Reserve	73,227	0	0	73,227	73,227	3,146	(40,000)	36,373	45,709	0	0	45,709
Business System Reserve	243,276	0	0	243,276	243,276	2,367	(418,279)	(172,636)	97,551	0	0	97,551
All Abilities Play Space	413,452	0	0	413,452	413,452	17,774	0	431,226	427,356	0	0	427,356
Major Projects	589,682	0	0	589,682	589,682	25,352	(615,000)	34	338,642	0	0	338,642
Lawler Park Infrastructure Reserve	4	0	0	4	4	0	0	4	0	0	0	0
Public Open Space Reserve	0	0	0	0	0	110,500	0	110,500	110,500	0	0	110,500
PRCC Reserve	143,746	0	0	143,746	143,746	88,957	(157,199)	75,504	138,890	0	0	138,890
Reserve Total	8,410,354	0	0	8,410,354	8,410,354	1,555,335	(4,185,300)	5,780,389	7,885,891	0	0	7,885,891

City of Nedlands



For the Period 1-Dec-2023 to 31-Dec-2023

Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	Adopted Budget			Opening Balance	Amended Budget			Opening Balance	Actuals YTD			Interest
					Repayment	Closing Balance	Interest		Repayment	Closing Balance	Interest		Repayment	Closing Balance	Interest	
Road Infrastructure	179	WATC	6.04%	285,748	0	285,748	(14,159)	285,748	(138,593)	147,155	(14,159)	147,156	(69,156)	77,999		
Building Infrastructure	183	WATC	2.80%	537,226	0	537,226	(13,130)	537,226	(178,521)	358,705	(13,130)	363,088	(88,895)	274,193		
Building Infrastructure	184	WATC	3.12%	519,065	0	519,065	(14,537)	519,065	(110,879)	408,186	(14,537)	376,476	(90,175)	286,301		
Building Infrastructure	185	WATC	3.12%	245,662	0	245,662	(6,880)	245,662	(67,484)	178,178	(6,880)	178,178	(17,335)	160,842		
Dalkeith Bowling Club	186	WATC	3.07%	50,272	0	50,272	(1,372)	50,272	(14,940)	35,332	(1,372)	35,332	(3,807)	31,525		
Underground Power - City of Nedlands	187	WATC	2.64%	512,598	0	512,598	(6,781)	512,598	(512,598)	0	(6,781)	0	0	0		
Underground Power - West Hollywood	188	WATC	3.07%	446,816	0	446,816	(13,717)	446,816	(68,955)	377,861	(13,717)	377,860	(71,072)	306,788		
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	65,261	0	65,261	(2,003)	65,261	(10,071)	55,190	(2,003)	55,189	(10,381)	44,808		
Underground Power - Alderbury	190	WATC	3.07%	46,346	0	46,346	(1,423)	46,346	(7,153)	39,193	(1,423)	39,195	(7,372)	31,822		
				2,708,994	0	2,708,994	(74,002)	2,708,994	(1,109,194)	1,599,800	(74,002)	1,572,473	(358,193)	1,214,280	0	



City of Nedlands Capital Works Program

For the Period 1-Dec-2023 to 31-Dec-2023

Project Description	Adopted Budget	Amended Budget	Actuals YTD
Education Buildings			
PRCC Cabinetry and storage	50,351	50,351	0
Total	50,351	50,351	0
Recreation			
Allen Park Cottage Stage 2 Building upgr	281,968	281,968	0
Swanbourne Surf Life Saving Ext SNSLSC b	0	0	31,963
Total	281,968	281,968	31,963
Other Buildings			
City wide air-conditioning program	40,595	40,595	0
City wide flooring program	53,183	53,183	18,973
City wide painting program	58,218	58,218	0
Total	151,996	151,996	18,973
Park Development Renewal			
Public Arts Work	0	0	710
Allen park - Upgrade floodl 2 game stand	125,877	125,877	100,000
Greenway - Foreshore Reserve 28307	78,673	78,673	5,100
Groundwater Bore Renewal	118,064	118,064	0
Urban Forest Strategy	188,815	188,815	0
College Park- Renew Central Capable Cab	9,575	9,575	0
Total	521,004	521,004	105,810
Drainage Renewel			
Drainage Renewal	62,938	62,938	0
Flood Mitigation Design	251,754	251,754	0
City wide drainage pipe program	71,062	71,062	0
City wide drainage soakwell program	62,938	62,938	0
Total	448,692	448,692	0
Road Improvements			
Investigation and Design	358,749	358,749	9,600
Total	358,749	358,749	9,600
Road Rehabilitation			
Smyth Road Rehabilitation	0	0	22,921
Rochdale Road Rehabilitation	1,659,439	1,659,439	827,938
Total	1,659,439	1,659,439	850,859
Footpath Construction			
Whadjuck Trail Footpath	176,228	176,228	0
Total	176,228	176,228	0
Parks Plant			
1DWC369:Hino Mowing Unit 1	75,000	75,000	0
1DWC370: Hino Mowing Unit 2	75,000	75,000	0
Total	150,000	150,000	0

CPS02.02.24 - Attachment 7

Other Plant & Equipment

1GJZ462:Subaru Forester Wagon-L	39,000	39,000	0
Total	39,000	39,000	0

IT capital

OneCouncil Solution	1,373,632	1,373,632	270,978
Azure Migration	25,000	25,000	0
Councilor Chambers Upgrade	200,000	200,000	161,635
The Client Alternative	15,000	15,000	0
WiFi Upgrade	5,000	5,000	0
LMS Software	20,000	20,000	0
Total	1,638,632	1,638,632	432,613

Not Applicable

Tresillian Art Cntr-F&F Renewal, Power Improvement	125,877	125,877	0
Councilor Chambers Upgrade	125,877	125,877	2,235
PRCC - Roof renewal	83,796	83,796	0
ICT Equipment (1)	75,000	75,000	0
ICT Equipment (2)	50,000	50,000	13,517
ICT Equipment (3)	6,000	6,000	0
ICT Equipment (4)	6,000	6,000	0
Furniture & Equipment (1)	110,000	110,000	0
Alfred Road / West Coast Highway	18,882	18,882	0
Smyth Road / Stirling Highway - Black Spot-Signal m	18,883	18,883	0
Broadway Road renewal of northbound carriageway	837,169	837,169	(46,994)
Lemnos Street Road renewal from Brockway Road to	1,257,358	1,257,358	(149,484)
Carrington Street Road renewal from Weld Street to	362,978	362,978	(16,647)
Vincent Street Safety Upgrade	377,630	377,630	(120,000)
Intangibles (1)	60,000	60,000	0
Minor Parks Furniture Renewal Program	62,938	62,938	5,823
Bird Waterers for Black-cockatoos	24,546	24,546	0
Waste Recycling Stations	50,000	50,000	0
Right of Use asset	615,000	615,000	25,542
Placeholder Capital - Fleet	541,356	541,356	0
Placeholder Capital - Plant & Equipment	10,000	10,000	0
Total	4,819,290	4,819,290	(286,009)

Capital Work Program Total	10,295,349	10,295,349	1,163,810
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18.3. CPS03.02.24 – Monthly Investment Report - December 2023

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Ankit Sharma – Senior Accountant Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	1. Investment Report for the period ended 31 December 2023

Purpose

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

Recommendation

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

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

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

The Investment Policy is structured to minimize any risks associated with the City's cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

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

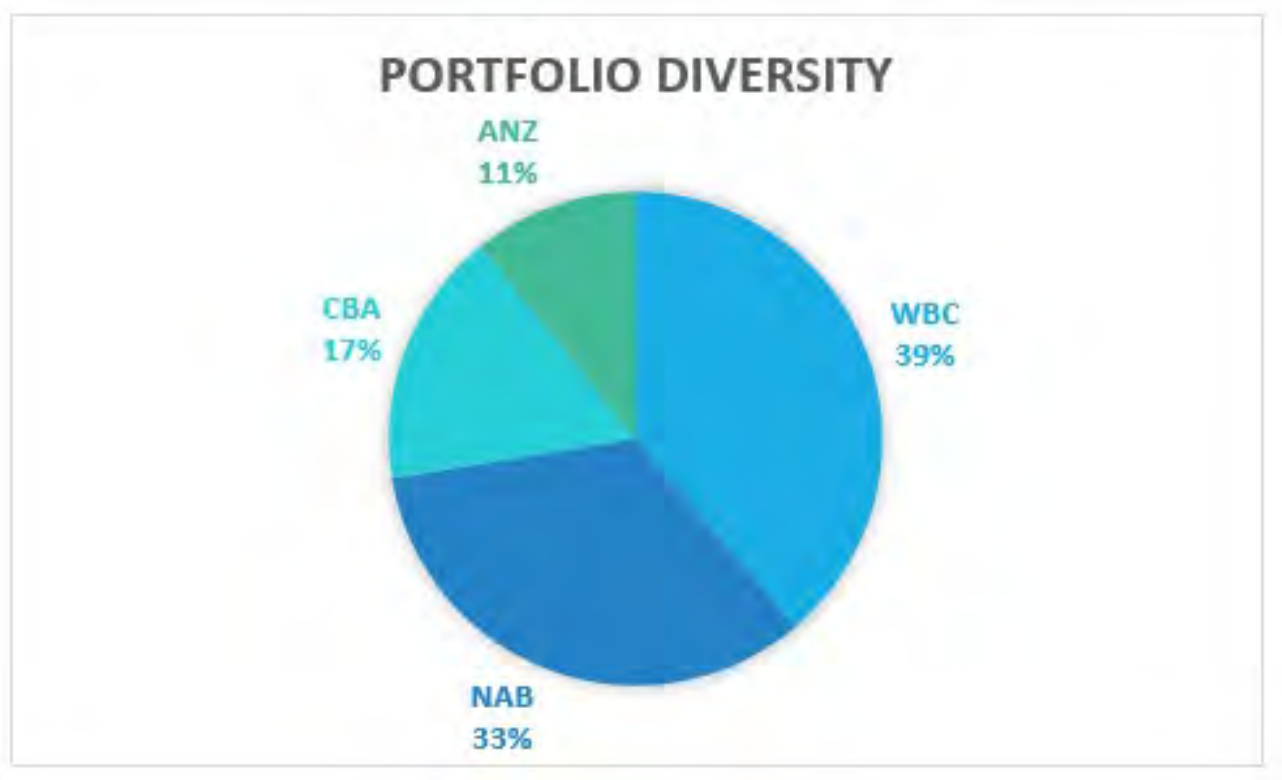


Funds	31-Dec-23 (\$)	31-Dec-22 (\$)
Municipal	\$1,920,331.07	\$1,858,459.73
Reserve	\$8,867,314.55	\$10,570,069.39
Total Investments	\$10,787,645.62	\$12,428,529.12

The total interest earned from investments as of 31 December 2023 was \$153,019.48 comprising of \$66,687.97 received at maturity and \$86,331.51 accrued.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Proportion of Portfolio
NAB	\$ 3,651,629.62	33%
WBC	\$4,172,174.00	39%
ANZ	\$ 1,143,803.00	11%
CBA	\$1,820,039.00	17%
Total	\$10,787,645.62	100.00%



Consultation

N/A.



Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Performance

Outcome 11. Effective leadership and governance

Budget/Financial Implications

The December 2023 YTD Actual interest income from investments is \$153,019.48.

Legislative and Policy Implications

[City of Nedlands – Investment of Council Funds](#)

Decision Implications

N/A.

Conclusion

The Investment Report is presented to Council.

Further Information

Nil.



City of Nedlands Investments

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

Bank	Interest Rate	Investment Date	Maturity Date	Term (Months)	Invested Amount	Accrued Interest
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	71,406	1,077
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	145,527	2,275
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	141,488	2,212
Westpac Banking Corporation	1.68%	4/06/2022	4/10/2022	4	2,080,521	43,109
Westpac Banking Corporation	1.05%	31/07/2022	31/08/2022	1	1,107,109	21,552
Westpac Banking Corporation	1.88%	4/06/2022	4/11/2022	5	609,776	11,314
National Australia Bank	0.54%	14/07/2022	15/08/2022	1	0	0
National Australia Bank	2.85%	19/04/2022	17/11/2022	6	1,225,312	23,262
National Australia Bank	2.81%	15/07/2022	14/11/2022	3	295,302	5,589
National Australia Bank	0.75%	23/03/2022	22/08/2022	4	(0)	0
National Australia Bank	0.75%	28/03/2022	25/08/2022	4	2,089,128	36,977
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	36,103	657
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	68,722	1,531
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	148,601	2,643
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	33,286	593
Commonwealth Bank Australia	2.60%	20/06/2022	18/10/2022	3	334,975	4,498
Commonwealth Bank Australia	0.25%	30/05/2022	28/10/2022	4	364,946	6,546
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	16,383	365
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	636,712	11,422
Commonwealth Bank Australia	2.60%	20/06/2022	18/10/2022	3	140,936	2,779
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	27,219	606
Commonwealth Bank Australia	0.21%	23/03/2022	21/07/2022	3	402	0
Commonwealth Bank Australia	0.93%	12/04/2022	19/07/2022	3	785	0
Australia & New Zealand Banking Group	0.35%	7/07/2022	7/08/2022	1	(0)	0
Australia & New Zealand Banking Group	0.15%	11/04/2022	11/10/2022	6	120,047	1,630
Australia & New Zealand Banking Group	0.10%	11/05/2022	11/08/2022	3	(0)	0
Australia & New Zealand Banking Group	0.10%	18/04/2022	18/10/2022	6	1,023,233	14,282
Total					10,717,919	194,919



18.4. CPS04.02.24 – List of Accounts Paid - December 2023

Meeting & Date	Council Meeting – 27 February 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Ankit Sharma – Senior Accountant Financial Services
Director	Michael Cole - Director Corporate Services
Attachments	1. List of Accounts Paid – December 2023; and 2. Credit Card and Purchasing Card Payments – December 2023

Purpose

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

Recommendation

Council receives the List of Accounts Paid for the month of December 2023.

Voting Requirement

Simple Majority.

Background

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

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



Discussion

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

Consultation

Nil.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Performance

Outcome 11. Effective leadership and governance

Budget/Financial Implications

The payments are made in accordance with the approved budget.

Legislative and Policy Implications

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

Decision Implications

Nil.

Conclusion

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



Further Information

Question / Request

Mayor Argyle – Could you please advise what the \$77,000 Westpac bank payment is for?

Officer Response

The payment relates to employee superannuation contributions to be disbursed to various superannuation funds via Westpac.



City of Nedlands - List of Accounts Paid

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

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105870	1/12/2023	10001	Australian Taxation Office	1,146.00
FORTNIGHT 26/11/2023	Withholding Tax (PAYG)		1,146.00	
105871	13/12/2023	10006	Westpac Banking Corporation	138.46
			138.46	
105872	1/12/2023	10008	Advantech Mobile Auto Electrics	658.00
INVA261	Auto electrical repairs		360.00	
INVA249	Auto electrical repairs		298.00	
105873	1/12/2023	10013	Alinta Energy	353.05
552359310	16 Oct 2023 to 15 Nov 2023		13.25	
350890590	22 Aug 2023 to 20 Nov 2023		91.75	
921743550	22 Aug 2023 to 21 Nov 2023		40.15	
493345330	22 Aug 2023 to 21 Nov 2023		163.75	
530105310	23 Aug 2023 to 20 Nov 2023		44.15	
105874	1/12/2023	10025	Boc Limited	9.90
4035312208	Dry Ice for Mosquito Management		9.90	
105875	1/12/2023	10043	Western Australia Police Force	17.00
127088711	Volunteer National Police Certificates		17.00	
105876	1/12/2023	10070	J Blackwood & Son Ltd	119.67
SI06269454	PPE- sun screen and lens cleaner		119.67	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105877	1/12/2023	10076	Kleenit Pty Ltd	286.00
165624	Graffiti removal - David Cruickshank Res			132.00
165626	Graffiti removal - 27 Carrington St			154.00
105878	1/12/2023	10104	WA Hino Sales & Service	326.92
300604	Truck Door Checks			326.92
105879	1/12/2023	10106	SoundPack	690.53
INV-17037	Supply CD and DVD cases			690.53
105880	1/12/2023	10136	Westbooks	1,036.87
338842	Mt Claremont Junior Local Stock			48.97
338841	Nedlands Junior Local Stock			512.12
338844	MtC adult local stock			89.58
338843	Nedlands adult local stock			386.20
105881	1/12/2023	10174	Green Skills (Eco Jobs)	19,974.72
P3596	Priority hand weeding Allen Park			19,974.72
105882	1/12/2023	10183	Water Corporation	1,972.31
9001455403	Bill ID - 0118			122.32
9001459017	Bill ID - 0122			27.80
9016515501	Bill ID - 0078			75.06
9001442397	Bill ID - 0144			536.82
9001450303 - NOVEMBER	Bill ID - 0118			5.56
9001453731	Bill ID - 0145			234.84
9001442389	Bill ID - 0216			119.13
9014584802	Bill ID - 0094			850.78

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105883	1/12/2023	10199	Hays Specialist Recruitment Aust Pty Ltd	13,378.99
51942018	Relief Staff		1,604.01	
51942021	Relief Senior Accountant		3,334.32	
51942016	Relief Rates Officer		2,513.78	
51942020	Relief Staff		280.84	
51942017	Relief Senior Accountant		3,750.52	
51942019	Temp Positive Ageing		1,895.52	
105884	1/12/2023	10222	Parks & Leisure Australia	286.00
20396	Training Seminar - Dog Parks		286.00	
105885	1/12/2023	10223	Local Government Professionals Australia	138.76
33359	LG Professionals Membership BL & TN		138.76	
105886	1/12/2023	10255	Cr B G Hodsdon	2,022.50
DECEMBER 2023	Monthly Councillor Allowance		2,022.50	
105887	1/12/2023	10286	A. Noble & Son Ltd	323.73
NS319444	Tie down chains		323.73	
105888	1/12/2023	10302	Wilson Security	213.40
W00311192	Swanbourne gate carpark opening/closing		213.40	
105889	1/12/2023	10304	Synergy	95,523.13
214579230	Invoice 2085945010		48,347.62	
844348590	Invoice 2081964051		231.80	
214579230	Invoice 2085945011		46,787.99	
653311790	Invoice 2065975427		155.72	
105890	1/12/2023	10318	Perth Irrigation Centre	10,522.40
I1876	Irrigation Materials for Mt Claremont		10,522.40	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105891	1/12/2023	10332	Natural Area Consulting Management	20,665.23
00021394	Shenton Bushland Maintenance		4,330.27	
00021396	Shenton Bushland Maintenance		4,608.88	
00021395	Birdwood July - December Maintenance		11,726.08	
105892	1/12/2023	10357	Magicorp Pty Ltd	1,424.74
INV-40442	On Hold Messages		1,424.74	
105893	1/12/2023	10374	Dept of Transport - Information Fees Application	1,488.75
8048373	Department of Transport		1,488.75	
105894	1/12/2023	10376	Syrinx Environmental Pty Ltd	8,646.00
INV02114	Bio engineering Maintenance Zone A + E		6,336.00	
INV02115	Weed Control Foreshore 28307 Year 1		2,310.00	
105895	1/12/2023	10396	Lock Stock & Farrell Locksmith Pty Ltd	85.50
18880-1	Keys and Lock		85.50	
105896	1/12/2023	10419	Sustainable Outdoors	1,515.25
INV-2748	Maintenance Montario Quarter BPZ		1,515.25	
105897	1/12/2023	10430	South East Regional Centre for Urban	28,126.41
00005467	Shenton PVG Hand Weeding		6,153.25	
00005466	Shenton winter - Spring hand weeding		21,973.16	
105898	1/12/2023	10455	Cr L McManus	2,022.50
DECEMBER 2023	Monthly Councillor Allowance		2,022.50	
105899	1/12/2023	10493	Randstad Pty Ltd	908.96
RA5287949	Agency staff		908.96	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105900 710430	1/12/2023 DAP Fees - Various DA23-90803	10506	Dept of Planning, Lands and Heritage - DAP Application F 257.00	257.00
105901 DECEMBER 2023	1/12/2023 Monthly Deputy Mayor Allowance	10516	Deputy Mayor Cr K A Smyth 3,395.73	3,395.73
105902 100424817	1/12/2023 Azure Plan for Commercial Business	10517	Insight Enterprises Australia Pty Ltd 3,346.16	3,346.16
105903 AU1408331	1/12/2023 Temporary support Community Development	10520	Hudson Global Resources 3,424.25	3,424.25
105904 RA980023377:01 RA980023378:02	1/12/2023 Service Bus Service Bus	10528	Daimler Trucks Perth 2,301.28 1,830.25	4,131.53
105905 INV12026	1/12/2023 Illegal dumping - John XXIII Avenue	10604	Junk Removal 150.00	150.00
105906 00080544	1/12/2023 Street blade order	10608	Corsign WA Pty Ltd 104.50	104.50
105907 49494 49493 49567 49420 49889	1/12/2023 Allen Park fix bollard light New Court Gardens replace globe street light repairs various Supply & install parts for Swanbne BBQ's streetlight repair 15 Sadka Lane	10693	The Fauntleroy Family Trust & The Mihevc Family Trust B 220.28 553.58 2,275.55 2,540.57 121.19	5,711.17

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105908 1430-01	1/12/2023 Lesley Graham playground & Wall repair	10704	Budo Group Pty Ltd	3,507.35
			3,507.35	
105909 2	1/12/2023 Pressure clean seat in Hollywood Reserve	10731	Bore Stain West /Powell's Pressure	85.00
			85.00	
105910 19751498	1/12/2023 TPG Telecom - Internet Service	10733	TPG Telecom	5,121.16
			5,121.16	
105911 214 215 217	1/12/2023 All Abilities Play Space (Beaton Park) Annie Dorrington Servicing Annie Dorrington Servicing	10817	Mowmentum	440.00
			180.00	
			130.00	
			130.00	
105912 71783	1/12/2023 Towing Service	10862	Specialized Tilt Tray & Towing	220.00
			220.00	
105913 IN00000003285 IN00000003276 IN00000003305	1/12/2023 Catering for Concept Forum - 21 November Catering for Concept Forum - 7 November Catering for the Volunteer Event 2023	10878	Cupid Catering	4,285.60
			371.80	
			371.80	
			3,542.00	
105914 2112023	1/12/2023 Repaint timber parking sign Bridge Club	10902	Subiaco Painting Service	260.00
			260.00	
105915 SI-2610608 SI-2611213	1/12/2023 ASUS PN64 Mini PC Crucial 8GB DDR5 5600MH	10907	PLE Computers Pty Ltd	851.00
			803.00	
			48.00	
105916 3352488	1/12/2023 Tyre Replace and repair	10909	Richards Tyrepower	330.00
			330.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105917 INV-14614	1/12/2023 Repair drinking fountain Dawes Park	10925	Westend Plumbing & Gas	132.00
			132.00	
105918 CFP 2431	1/12/2023 Paint works	10954	Colour Flow Painting Services	2,970.00
			2,970.00	
105919 15371	1/12/2023 Replace dog tap at Blain Park	10977	Watertight Plumbing & Gas	401.50
			401.50	
105920 1948APM 1947APM 1945APM 1950APM 1946APM 1955APM 1949APM	1/12/2023 John Leckie - Pest Treatment JC Smith - 6 Monthly Service Hackett Play Centre - Pest Treatment Public Toilets pest/termites treatment Adam Armstrong Pest treatment 2023/24 NCC - Pest treatment/ Termites 2023/24 College Park - Pest Treatment 2023/24	10979	Active Pest Management WA Pty Ltd	902.00
			88.00	
			88.00	
			176.00	
			88.00	
			88.00	
			198.00	
			176.00	
105921 30014817	1/12/2023 NBN Enterprise service	11012	Aussie Broadband Pty Ltd	4,930.50
			4,930.50	
105922 DECEMBER 2023	1/12/2023 Monthly Councillor Allowance	11016	Cr R A Coghlan	2,022.50
			2,022.50	
105923 DECEMBER 2023	1/12/2023 Monthly Councillor Allowance	11021	Cr F Bennett	2,022.50
			2,022.50	
105924 17498664	1/12/2023 Depot milk 2023-24	11182	Brownes Foods Operations Pty Ltd	62.82
			62.82	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105925 DECEMBER 2023	1/12/2023 Monthly Councillor Allowance	11184	Cr N R Youngman	2,022.50
			2,022.50	
105926 001885	1/12/2023 Beehive removal Dawes Park Dawes View	11185	Wild Honey Australia	495.00
			495.00	
105927 55873773 55830773	1/12/2023 Bulk commercial bulk bins (Jul-Dec23) Waste Disposal - Res&comm(Jul-Dec23)	11192	Veolia Recycling & Recovery Pty Ltd (Suez)	36,432.35
			811.60	
			40,707.58	
105928 DECEMBER 2023	1/12/2023 Monthly Mayor Allowance	11270	Mayor F E Argyle	8,202.08
			8,202.08	
105929 4679625	1/12/2023 Temporary support Community Development	11280	Programmed Skilled Workforce Limited	2,566.19
			2,566.19	
105930 890766	1/12/2023 Nedlands Lib Quarterly/ Monthly Service	11291	CMS Engineering Pty Ltd	104.20
			104.20	
105931 644	1/12/2023 Power line pruning-Smyth Rd by PTS.	11307	Liveable Group Pty Ltd T/A Professional PROFESSIONAL	1,809.50
			1,809.50	
105932 1385 1283	1/12/2023 Minor + Major services for sewer pumps Sewer Pumps - Pump out/pit clean	11324	EL Plumbing & Gas	2,497.00
			572.00	
			1,925.00	
105933 12344	1/12/2023 Maisonettes - Garden and Ground Mainten	11336	Troy Yiakalis Landscapes	154.00
			154.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105934	1/12/2023	11369	Cr Blane Brackenridge	2,022.50
DECEMBER 2023	Monthly Councillor Allowance		2,022.50	
105935	1/12/2023	11370	Cr H Amiry	2,022.50
DECEMBER 2023	Monthly Councillor Allowance		2,022.50	
105936	1/12/2023	11374	Western Suburbs Cricket Club Inc	28,057.77
INV-0166	Turf Wicket Management (College Oval).		28,057.77	
105937	1/12/2023	11409	Pipeline Irrigation	2,695.00
00006130	Maintenance of Irrigation - Montario		1,155.00	
00006134	Supply of an Irrigation Contractor		1,210.00	
00006133	Supply of an Irrigation Contractor		220.00	
00006132	Supply of an Irrigation Contractor		110.00	
105938	1/12/2023	11428	Ergolink Advanced Ergonomics	535.00
SI-00084139	Office chair		535.00	
105939	1/12/2023	11532	Rent A Fence Pty Ltd	515.59
RF 597123	Security Fencing - Hackett Hall		515.59	
105940	1/12/2023	11573	Veale Auto Parts	196.40
19713377	Subaru Battery		196.40	
105941	1/12/2023	11584	Vigilant Traffic Management Group Pty. Ltd.	489.06
00006962	Traffic Management standing order		489.06	
105942	1/12/2023	11639	Telstra Limited	20.00
3043361421 - NOVEMBER ; T 311			20.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105943 638263	1/12/2023 Verge Bond	11689	Dale Alcock Homes Pty Ltd	1,700.00 1,700.00
105944 46	1/12/2023 Life Drawing Social	11758	Cynthia Forrest	80.00 80.00
105945 3155572	1/12/2023 Admin Milk Delivery FY23/24	11773	The Fruit Box Group Pty Ltd	82.20 82.20
105946 1557	1/12/2023 Dog Barking Monitor Hire	11777	NoiseNet Operations Pty Ltd	3,850.00 3,850.00
105947 1675778 1675776 1685122 1685121	1/12/2023 2023 August DA Notices DA Notices August 2023 2023 Ordinary Election Notice of Results Public Notice Scheme Amendment 13	11778	Omnicom Media Group Australia Pty Ltd	4,094.48 1,064.56 682.48 1,846.90 500.54
105948 SALES0007293	1/12/2023 Charity Contribution - Volunteering	11796	Foodbank WA Inc	400.00 400.00
105949 11806 - 20 OCTOBER 2023	1/12/2023 Affinity Club Activities Oct-Dec2023	11806	Elysia Henley	240.00 240.00
105950	5/12/2023	11807	Civil Engineering Assignments	7,749.50 7,749.50
105957 FORTNIGHT 03/12/2023 FORTNIGHT 03/12/2023	6/12/2023 Withholding Tax (PAYG) Extra Tax	10001	Australian Taxation Office	137,004.00 126,280.00 1,190.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
FORTNIGHT 03/12/2023	HELP			2,362.00
FORTNIGHT 03/12/2023	TSL			3,370.00
FORTNIGHT 03/12/2023	Withholding Tax (PAYG)			3,802.00
105958	6/12/2023	10002	Child Support Registrar	670.66
FORTNIGHT 03/12/2023	Child Support Agency			670.66
105959	6/12/2023	10003	Australian Services Union	226.50
FORTNIGHT 03/12/2023	Australian Services Union			226.50
105960	6/12/2023	10004	City of Nedlands - Social Club	360.00
FORTNIGHT 03/12/2023	Social Club			350.00
FORTNIGHT 03/12/2023	Social Club			10.00
105961	6/12/2023	10005	Easi	7,200.61
FORTNIGHT 03/12/2023	Novated Lease Easifleet - Pre Tax			4,159.12
FORTNIGHT 03/12/2023	Novated Lease Easifleet- Post Tax			3,041.49
105962	13/12/2023	10006	Westpac Banking Corporation	77,466.92
				77,466.92
105963	6/12/2023	10007	Becarwise	1,147.69
FORTNIGHT 03/12/2023	Novated Lease Becarwise - Pre Tax			399.19
FORTNIGHT 03/12/2023	Novated Lease Becarwise- Post Tax			748.50
105964	6/12/2023	10028	Bunnings Group Limited	354.66
2433/00168120	Materials			240.76
2433/00730193	maintenance supplies			113.90
105965	6/12/2023	10057	Elliotts Filtration (Previously	565.40
F29201	Filtration servicing -Dot Bennett			282.70
F29215	Filtration servicing - Montario			282.70

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105966	6/12/2023	10070	J Blackwood & Son Ltd	817.88
SI06346122	PPE Saftey Glasses And Electrolyte			169.47
SI06358222	PPE Saftey Glasses And Electrolyte			357.27
SI06360907	PPE- Sun screen and lens cleaner			291.14
105967	6/12/2023	10073	John Hughes	49.92
4160745	Hyundai parts			49.92
105968	6/12/2023	10091	Modern Teaching Aids Pty Ltd	362.89
45695968	Back order			362.89
105969	6/12/2023	10139	Western Metropolitan Regional Council	1,057.34
M-2311109	Council greenwaste disposal 2023/24			1,057.34
105970	6/12/2023	10153	Priestman & Sharp	2,550.00
22694	Auto Panel Repair			550.00
22693	Repair Bus - Excess			2,000.00
105971	6/12/2023	10180	Lizzi Bee Flowers	200.00
231177	Wreaths for Remembrance Day			200.00
105972	6/12/2023	10183	Water Corporation	6,758.01
9016473946	Bill ID - 0074			75.06
9001444608	Bill ID - 0146			298.33
9011837667	Bill ID - 0092			13.90
9023256122	Bill ID - 0030			5.49
9001465871	Bill ID - 0117			77.84
9001470689	Bill ID - 0071			361.23
9012351730	Bill ID - 0087			8.34

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
9018438431	Bill ID - 0072			58.38
9001458743	Bill ID - 0116			13.90
9001474380	Bill ID - 0137			50.48
9023255963	Bill ID - 0031			25.02
9001480350	Bill ID - 0145			230.74
9001474401	Bill ID - 0137			301.11
9001474399 - NOVEMBER	Bill ID - 0139			252.38
9001478795	Bill ID - 0128			230.74
9001480836	Bill ID - 0140			5.56
9001482217	Bill ID - 0140			777.63
9001485434	Bill ID - 0029			247.42
9001483770	Bill ID - 0147			1,631.36
9010249468	Bill ID - 010.0			8.34
9001486103	Bill ID - 0140			158.90
9008766896	Bill ID - 0112			80.62
9011328467	Bill ID 0089			13.90
9017842942	Bill ID - 0080			448.28
9001482049	Bill ID - 0146			1,121.74
9001458444	Bill ID - 0126			216.84
9001458620	Bill ID - 0122			44.48
105973	6/12/2023	10199	Hays Specialist Recruitment Aust Pty Ltd	11,475.01
51954145	Relief Senior Accountant			3,796.25
51954144	Relief Rates Officer			2,513.78
51960815	Wages For Turf Maintenance Officer			933.50
51954147	Finance Officer relief			3,334.32
51954146	Casual Parks			897.16
105974	6/12/2023	10234	Turf Care WA Pty Ltd	3,146.00
INV-7166	Broadacre Mowing			3,146.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105975 304430	6/12/2023 MtC adult LP and audiobooks	10246	Bolinda Publishing Pty Ltd	60.78
105976 701101	6/12/2023 Candidate Nomination Refund	10255	Cr B G Hodsdon	100.00
105977 00075217	6/12/2023 3 Mt skip bin for Admin	10273	West Tip Waste Control Pty Ltd	264.00
105978 W00311314	6/12/2023 Swanbourne gate carpark opening/closing	10302	Wilson Security	213.40
105979 00021397	6/12/2023 Hollywood Bulbous Weed Control	10332	Natural Area Consulting Management	13,637.42
105980 160053	6/12/2023 Waste Oil Disposal	10343	Wren Oil	187.00
105981 R55145	6/12/2023 2024 Parking Permits	10351	Colleagues Nagels Pty Ltd	1,370.99
105982 701402	6/12/2023 Candidate Nomination Refund	10455	Cr L McManus	100.00
105983 00016067	6/12/2023 City wide educting and jetting	10483	Drainflow Services Pty Ltd	2,061.38
105984 AU1409832	6/12/2023 Temporary support Community Development	10520	Hudson Global Resources	3,434.16

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105985 1253531941	6/12/2023 Hilti Glue cartridges	10539	Hilti (Aust.) Pty Ltd	3,796.76
			3,796.76	
105986 88483S	6/12/2023 Subaru Parts	10547	Subaru Osborne Park	246.05
			246.05	
105987 40	6/12/2023 TAC - Tutor Fees	10625	Anna Ruocco	1,710.00
			1,710.00	
105988 00025393 00025390	6/12/2023 Roof Restraint Testing - Allen Park Roof Restraint Testing - John Leckie	10726	Safemaster Safety Products Pty Ltd	1,236.40
			503.80	
			732.60	
105989 9043865520 9043899727	6/12/2023 Kitchen consumables Stationery Order	10735	WINC Australia Pty Ltd (Previous name	327.06
			217.49	
			109.57	
105990 601480	6/12/2023 Weekly cash collection pickup	10769	Southern Cross Protection Pty Ltd	68.90
			68.90	
105991 1952APM 1953APM 1954APM 1957APM 1956APM 1958APM 1959APM 1960APM	6/12/2023 Allen Park - Pest and Termite treatment Adam Armstrong Pest treatment 2023/24 Nedlands Child Health - Quarterly Public Toilets pest/termites treatment Public Toilets pest/termites treatment Public Toilets pest/termites treatment Public Toilets pest/termites treatment Public Toilets pest/termites treatment	10979	Active Pest Management WA Pty Ltd	1,100.00
			88.00	
			88.00	
			176.00	
			88.00	
			88.00	
			88.00	
			88.00	
			88.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
1951APM	Mt Claremont Community - Pest Treatment			132.00
1961APM	Nedlands Child Health - Quarterly			176.00
105992	6/12/2023	11016	Cr R A Coghlan	100.00
701417	Candidate Nomination Refund			100.00
105993	6/12/2023	11021	Cr F Bennett	100.00
701106	Candidate Nomination Refund			100.00
105994	6/12/2023	11184	Cr N R Youngman	100.00
701413	Candidate Nomination Refund			100.00
105995	6/12/2023	11214	Roof Checks W.A.	2,710.00
281	Tresillian - Gutter Cleaning			310.00
283	JC Smith - Gutter Cleaning			270.00
287	NCC / Dalkeith Hall - Gutter Cleaning			250.00
284	Admin - Gutter Cleaning			310.00
280	Mt Claremont CC / Library / Playgroup -			440.00
285	Cottage - Gutter Cleaning -			300.00
288	Drabble House - Gutter Cleaning			250.00
286	Nedlands Library - Gutter Cleaning			270.00
282	College Park - Gutter Cleaning			310.00
105996	6/12/2023	11268	Kyocera Document Solutions Pty Ltd	479.60
INV-107219-Z9G5P1	Principal repayment of lease - Plotter			479.60
105997	6/12/2023	11270	Mayor F E Argyle	100.00
701111	Candidate Nomination Refund			100.00
105998	6/12/2023	11307	Liveable Group Pty Ltd T/A Professional PROFESSIONAL	165.00
723	Stump grinding			165.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
105999 INV-0646	6/12/2023 Annual online booking system-SpaceToCo	11368	SpacetoCo	1,980.00
			1,980.00	
106000 00006166	6/12/2023 Supply of an Irrigation Contractor	11409	Pipeline Irrigation	385.00
			385.00	
106001 19737138	6/12/2023 Honda Oil	11573	Veale Auto Parts	42.50
			42.50	
106002 00006990 00006989 00006985 00006986 00006987 00006988	6/12/2023 Traffic Management standing order Traffic Management standing order Traffic Management standing order Traffic Management standing order Traffic Management standing order Traffic Management standing order	11584	Vigilant Traffic Management Group Pty. Ltd.	5,809.69
			487.30	
			2,307.36	
			389.84	
			1,056.83	
			617.21	
			951.15	
106003 38	6/12/2023 Life Drawing Social	11673	Nola Britton	80.00
			80.00	
106004 TRES 1	6/12/2023 TAC - Tutor Fees	11770	Ms Rhonda Ann Hickey	1,180.00
			1,180.00	
106005 INV-0017 INV-0018	6/12/2023 Lemnos St Rehab - Civil Design Services Lemnos St Rehab - Civil Design Services	11807	Civil Engineering Assignments	7,749.50
			4,227.00	
			3,522.50	
106006 FORTNIGHT 03/12/2023	6/12/2023 LGRCEU Union Fees	11811	LGRCEU The Western Australian Municipal Road Boards	22.00
			22.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106007	14/12/2023	10001	Australian Taxation Office	1,214.00
FORTNIGHT 03/12/2023	Withholding Tax (PAYG)			1,214.00
106008	14/12/2023	10006	Westpac Banking Corporation	78,101.31
FORTNIGHT 26/11/2023	Employee Additional Contrib Pre Tax (%)			38.46
FORTNIGHT 26/11/2023	SGC Employer Contribution			84.62
FORTNIGHT 26/11/2023	Employer Contribution (Additional)			15.38
FORTNIGHT 03/12/2023	Employee Additional Contrib Pre Tax (\$)			2,380.00
FORTNIGHT 03/12/2023	Employee Additional Contrib Pre Tax (%)			9,916.24
FORTNIGHT 03/12/2023	Employee Additional Contrib Post Tax (%)			224.14
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,942.91
FORTNIGHT 03/12/2023	SGC Employer Contribution			491.62
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,838.26
FORTNIGHT 03/12/2023	SGC Employer Contribution			693.85
FORTNIGHT 03/12/2023	SGC Employer Contribution			941.54
FORTNIGHT 03/12/2023	SGC Employer Contribution			3,168.13
FORTNIGHT 03/12/2023	SGC Employer Contribution			549.92
FORTNIGHT 03/12/2023	SGC Employer Contribution			4,364.20
FORTNIGHT 03/12/2023	SGC Employer Contribution			947.09
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,525.83
FORTNIGHT 03/12/2023	SGC Employer Contribution			600.28
FORTNIGHT 03/12/2023	SGC Employer Contribution			565.77
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,028.76
FORTNIGHT 03/12/2023	SGC Employer Contribution			3,371.94
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,626.04
FORTNIGHT 03/12/2023	SGC Employer Contribution			883.94
FORTNIGHT 03/12/2023	SGC Employer Contribution			187.08
FORTNIGHT 03/12/2023	SGC Employer Contribution			952.76
FORTNIGHT 03/12/2023	SGC Employer Contribution			363.85

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,045.37
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,475.81
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,178.45
FORTNIGHT 03/12/2023	SGC Employer Contribution			3,611.25
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,601.24
FORTNIGHT 03/12/2023	SGC Employer Contribution			460.28
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,313.95
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,021.16
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,035.22
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,660.54
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,617.40
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,564.94
FORTNIGHT 03/12/2023	SGC Employer Contribution			5,335.05
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,594.83
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,250.62
FORTNIGHT 03/12/2023	SGC Employer Contribution			440.59
FORTNIGHT 03/12/2023	SGC Employer Contribution			432.35
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,383.45
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			71.94
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			89.38
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			255.76
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			61.54
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			120.28
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			456.42
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			90.89
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			109.14
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			41.76
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			56.71
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			309.37
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			104.42

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			141.85
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			66.15
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			104.42
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			85.15
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			126.60
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			445.26
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			220.41
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			54.92
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			170.77
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			70.16
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			358.94
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			127.50
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			86.73
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,053.80
FORTNIGHT 03/12/2023	Employee Additional Contrib Pre Tax (%)			71.27
FORTNIGHT 03/12/2023	SGC Employer Contribution			239.36
FORTNIGHT 03/12/2023	SGC Employer Contribution			156.79
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			28.51
106009	14/12/2023	10013	Alinta Energy	172.25
129840030	1 Sep 2023 to 4 Dec 2023			103.40
921344190	30 Aug 2023 to 30 Nov 2023			40.60
282000794	30 Aug 2023 to 30 Nov 2023			28.25
106010	14/12/2023	10020	AIM - Australian Institute of Management	983.00
7156468	AIM - Advanced Excel Course			983.00
106011	14/12/2023	10025	Boc Limited	21.85
4035459874	Oxy Acetylene Bottle lease			21.85

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106012	14/12/2023	10026	Brown McAllister Surveyors	9,295.00
INV-8440	Vincent Street blackspot survey			9,295.00
106013	14/12/2023	10028	Bunnings Group Limited	242.30
2433/00865243	Materials			217.60
2260/00641436	Materials			24.70
106014	14/12/2023	10034	Chubb Fire & Security Pty Ltd	2,288.50
8726909	College Park Fire Pump Shed Maintenace			30.60
8726722	Tresillian - Fire Panels 2023/24			66.21
6108621	Fire Pannel Fault finding - Tresillian			721.60
8726726	Admin - Fire Panels 2023/24			66.21
8726808	NCC - Fire Panels 2023/24			66.21
8748191	Tresillian - Fire Panels 2023/24			66.21
8726910	College Park Fire Pump Shed Maintenace			80.63
8726913	College Park Fire Pump Shed Maintenace			42.97
8726912	College Park Fire Pump Shed Maintenace			105.05
8726911	College Park Fire Pump Shed Maintenace			30.60
3316876	Fault-finding - College Park Fire Pump			946.00
6083796	NCC - Fire Panels 2023/24			66.21
106015	14/12/2023	10040	CJD Equipment Pty Ltd	1,359.68
002737578	Volvo Service Kit			596.83
006491508	Volvo Loader Repair			762.85
106016	14/12/2023	10043	Western Australia Police Force	102.00
127088898	Volunteer National Police Certificates			102.00
106017	14/12/2023	10048	Dalkeith Nedlands Bowling Club	523.53
I0003918	electricity- part payment			523.53

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106018	14/12/2023	10053	Landgate	181.55
388727	Schedule revaluation			181.55
106019	14/12/2023	10067	Mrs B L Hunt	1,416.00
BHT42023	TAC - Tutor Fees			1,416.00
106020	14/12/2023	10076	Kleenit Pty Ltd	594.00
166040	Bore stain removal bus stop 19470			154.00
166263	Graffiti removal - Daisy Grace Park			132.00
166648	Graffiti removal - Allen Park			143.00
166649	Graffiti removal - Allen Pk Cricket Club			165.00
106021	14/12/2023	10089	McLeods Barristers & Solicitors	932.25
132733	Legal Fees			932.25
106022	14/12/2023	10116	St John Ambulance Western Australia Ltd.	343.20
EHSINV000955887	Event First Aid Service			343.20
106023	14/12/2023	10119	Swanbourne Nedlands Surf Life Saving	52,008.21
00000496	Annual Grant 2023			52,008.21
106024	14/12/2023	10143	Zipform Pty Ltd	2,224.01
218272	Final Notice Run 2023/2024 - Group 1			2,224.01
106025	14/12/2023	10145	IPWEA WA	3,050.00
112023-0697-0646	Registration for IPWEA PD Week 11/23			900.00
112023-0698-0641	Shared Registration IPWEA PD Week 11/23			2,150.00
106026	14/12/2023	10151	Civica Pty Ltd	220.00
C/LA034731	Spydus training sessions			220.00
106027	14/12/2023	10153	Priestman & Sharp	2,000.00
22755	Repairs to 1GKT080			2,000.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106028	14/12/2023	10180	Lizzi Bee Flowers	100.00
231181	Native Floral Arrangement - 25 Jan 2024		100.00	
106029	14/12/2023	10199	Hays Specialist Recruitment Aust Pty Ltd	16,623.30
51965877	Wages For Turf Maintenance Officer		1,400.26	
51965876	Relief Senior Accountant		3,796.25	
51965875	Relief Rates Officer		1,005.51	
51965878	Relief Finance Officer		3,334.32	
51970521	Temp Positive Ageing		404.62	
51997648	Temp Positive Ageing		2,207.04	
51903490	Temp Positive Ageing		1,961.52	
51909432	Relief Rates Officer		2,513.78	
106030	14/12/2023	10223	Local Government Professionals Australia	60.00
37752	Council Planning Network Event		60.00	
106031	14/12/2023	10231	Seek Limited	17,197.40
700239813	SEEK Branded Ad 12 month contract		16,500.00	
700257296	SEEK advertising		697.40	
106032	14/12/2023	10233	Dept of Local Governement, Sport &	6,120.40
RI036646	Local Government Standard Panel Fees		6,120.40	
106033	14/12/2023	10271	U N Nolli	1,462.00
UN 4 23	TAC - Tutor Fees		1,462.00	
106034	14/12/2023	10273	West Tip Waste Control Pty Ltd	1,783.00
00074805	Skip bin bulk rubbish - Aria		1,188.00	
00075344	Skip bin - Commercial waste		595.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106035	14/12/2023	10304	Synergy	946.48
338661010	Invoice 2089955788			167.37
331018820	Invoice 2053979643			145.54
342131310	Invoice 2018006314			633.57
106036	14/12/2023	10319	Claremont Nedlands Cricket Club	21,507.36
INV-0193	Turf Wicket Management (Melvista Park)			21,507.36
106037	14/12/2023	10326	C Schilizzi	2,394.00
00065B	TAC - Tutor Fees			2,394.00
106038	14/12/2023	10364	J Brown	416.00
JB0423	TAC - Tutor Fees			416.00
106039	14/12/2023	10405	C Marinovich	3,216.50
T42023CM	TAC - Tutor Fees			3,216.50
106040	14/12/2023	10419	Sustainable Outdoors	13,792.65
INV-2747	Greenways Maintenance Road Verges			11,214.52
INV-2756	Greenways Maintenance Allen Park			1,918.13
INV-2761	Golden Crown Beard Control Oct 23 - Apr			660.00
106041	14/12/2023	10430	South East Regional Centre for Urban	11,205.63
00005468	Shenton maintenance July - Dec			11,205.63
106042	14/12/2023	10456	G M S Security (WA) Pty Ltd	5,574.80
INV-20295	Admin Security install and repairs			1,372.80
INV-20284	CCTV installation at John 23rd Depot			4,202.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106043 13122023	14/12/2023 CPA Membership Renewal - 2024	10480	Mr D J Wong	837.00
106044 52	14/12/2023 TAC - Tutor Fees	10504	Ms S Hibbert	2,478.00
106045 0023	14/12/2023 TAC - Tutor Fees	10518	Ms J Rogers	1,808.00
106046 AU1415320	14/12/2023 Temporary support Community Development	10520	Hudson Global Resources	2,888.19
106047 3057084923	14/12/2023 22 Nov 23 - 05 Dec 23	10524	Business Fuel Cards Pty Ltd	7,958.00
106048 IDT423	14/12/2023 TAC - Tutor Fees	10553	Mr I De Souza	1,557.60
106049 39	14/12/2023 TAC - Tutor Fees	10625	Anna Ruocco	2,972.00
106050 610548233 610594459 610615247 610590335 610590812 610993320 610993274	14/12/2023 Stationary and Office Equipment Stationary and Office Equipment Samsung 27" FHD LED Monitor 31 Stationery Order for Depot - Nov 2023 Stationery Order for Depot - Nov 2023 Stationary Order Stationary Order	10688	Officeworks Ltd	2,281.05
				106.59
				907.95
				498.00
				97.92
				867.07
				185.54
				46.98

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106051	14/12/2023	10691	The Factory (Australia) Pty Ltd	5,500.00
INV005599	Christmas Light Installation 2023		5,500.00	
106052	14/12/2023	10693	The Fauntleroy Family Trust & The Mihevc Family Trust B	1,923.30
49497	Princess & Vincent check uplights		121.19	
49877	Repair P.E Cell At Tresillian		199.53	
49504	3 lights not working Dawes Park		242.38	
49561	Electrical works - Adam Armstrong		292.13	
49908	Light Audit		550.00	
50042	Dot Bennett Wiring Issues		518.07	
106053	14/12/2023	10724	TechnologyOne	39,192.19
229148	TechnologyOne Consulting		31,361.91	
229065	GIS CONSULTANCY		2,365.00	
229149	TechnologyOne Consulting		3,279.17	
229245	TechnologyOne Consulting		2,186.11	
106054	14/12/2023	10735	WINC Australia Pty Ltd (Previous name	282.73
9044056681	Councillor refreshments		282.73	
106055	14/12/2023	10817	Mowmentum	180.00
216	All Abilities Play Space (Beaton Park)		180.00	
106056	14/12/2023	10869	CSCH Pty Ltd T/A Charles Service Company	2,686.20
00036411	Verandah cleaning - John Leckie		2,686.20	
106057	14/12/2023	10874	Sculpture by the Sea Inc	500.50
00025105	Public artwork transportation		500.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106058	14/12/2023	10878	Cupid Catering	1,938.20
IN00000003321	Catering for agenda forum - 5 December		451.00	
IN00000003316	Council Meeting Dinner - 28 November		583.00	
IN00000003320	Catering for Concept Forum - 4 Dec		464.20	
IN00000003326	End of Year Function Catering		440.00	
106059	14/12/2023	10966	David Conlin	1,416.00
T42023	TAC - Tutor Fees		1,416.00	
106060	14/12/2023	10968	Fiona Buchanan Art	1,956.00
23_1202	TAC - Tutor Fees		1,956.00	
106061	14/12/2023	10981	Rhonda Breen	2,672.00
202	TAC - Tutor Fees		2,672.00	
106062	14/12/2023	10983	Michelle Kelly	558.00
158	TAC - Tutor Fees		558.00	
106063	14/12/2023	11056	Dr K Tan	1,770.00
004/23	TAC - Tutor Fees		1,770.00	
106064	14/12/2023	11063	Cameron Chisholm & Nicol (WA) Pty Ltd	902.00
10481.P19046.26	Design Review Panel Member Fees		902.00	
106065	14/12/2023	11093	Myra Staffa	1,080.00
MST42023	TAC - Tutor Fees		1,080.00	
106066	14/12/2023	11167	Debora Gregorio	663.00
08	TAC - Tutor Fees S.H. T4 2023		663.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106067	14/12/2023	11192	Veolia Recycling & Recovery Pty Ltd (Suez)	219,308.09
166960	Residential Waste collection (Jul-Dec23)		219,308.09	
106068	14/12/2023	11266	Richard Gunning	950.40
12	TAC - Tutor Fees		950.40	
106069	14/12/2023	11268	Kyocera Document Solutions Pty Ltd	14,649.57
90833412	Principal repayment of lease		4,710.99	
90811640	Principal repayment of lease		4,710.99	
90790557	Principal repayment of lease		4,747.99	
INV-110331-F2P1X2	Principal repayment of lease - Plotter		479.60	
106070	14/12/2023	11275	Life Choice Fitness	500.00
11223	Affinity Club Tai Chill Oct - Dec 2023		500.00	
106071	14/12/2023	11280	Programmed Skilled Workforce Limited	13,289.25
4687015	Temporary support Community Development		2,566.18	
4687679	Recruitment		10,723.07	
106072	14/12/2023	11291	CMS Engineering Pty Ltd	3,183.61
891048	Adam Armstrong - Quarterly A/C service		2,981.10	
889860	Nedlands Lib Quarterly/ Monthly Service		98.31	
891380	Nedlands Lib Quarterly/ Monthly Service		104.20	
106073	14/12/2023	11386	Swanbourne Cricket Club	17,083.71
INV-0102	Turf Wicket Management (Allen Park).		17,083.71	
106074	14/12/2023	11398	R & J Marinich Pty Ltd T/as Totally	2,021.01
INV-26346	Uniforms/PPE		607.64	
INV-26345	Uniform/PPE		419.73	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
INV-25571	Work Clothes			656.14
NEDLANDS WA 6009INVOI	Uniform			171.00
INV-26908	PPE- Parks Staff			166.50
106075	14/12/2023	11413	Shin-I Tang	1,296.00
008	TAC - Tutor Fees			1,296.00
106076	14/12/2023	11448	Tania Cohen	1,092.00
12	TAC - Tutor Fees			1,092.00
106077	14/12/2023	11498	Carealot Home Health Services Pty Ltd	572.00
20226646	Domestic assistance to CHSP clients			220.00
20226681	Domestic assistance to CHSP clients			132.00
20226209	Domestic assistance to CHSP clients			220.00
106078	14/12/2023	11501	Rumbafit	440.00
RF107-23	Affinity Club ZUMBA Gold Oct - Dec 2023			440.00
106079	14/12/2023	11508	Jill Porter	107.20
1122023	Vol. Vehicle Reimbursement			107.20
106080	14/12/2023	11552	Ric Burkitt	2,832.00
0132	TAC - Tutor Fees			2,832.00
106081	14/12/2023	11570	Nathalie Butcher	3,746.00
T4/2023	TAC - Tutor Fees			3,746.00
106082	14/12/2023	11591	Robert Kerr	1,296.00
0018	TAC - Tutor Fees			1,296.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106083	14/12/2023	11595	Shupiwe Chongwe	4,536.00
17	TAC - Ceramic Studio Fees		648.00	
16	TAC - Tutor Fees		3,888.00	
106084	14/12/2023	11596	Yellow Citrine Pty. Ltd. T/A Perth Marquee Hire	1,530.00
INV-3583	Hire equipment for Remembrance Day 2023		1,530.00	
106085	14/12/2023	11621	Cottesloe Golf Club Incorporated	7,320.00
1179941	Staff Christmas Function		7,320.00	
106086	14/12/2023	11640	Downer EDI Works t/as DM Roads	197,701.70
779010	RFT2022-23-1 Rochdale Rd - Rehab		197,701.70	
106087	14/12/2023	11695	Tyrell Cafe Pty Ltd	230.00
INV-0009	Tyrell Cafe T4 2023		230.00	
106088	14/12/2023	11728	Patricia Jane Barwell	1,416.00
0101	TAC - Tutor Fees		1,416.00	
106089	14/12/2023	11776	Micah Stepehn Beaumont Diana Kalekenova	1,450.00
5	Affinity Club Beginners Yoga Oct - Dec		260.00	
3	Affinity Club Chair Yoga Oct - Dec		400.00	
4	Affinity Club Beginners Yoga July - Oct		130.00	
7	Affinity Club Beginners Yoga Oct - Dec		260.00	
6	Affinity Club Chair Yoga Oct - Dec		320.00	
8	Affinity Club Yoga for Seniors Cover		80.00	
106090	14/12/2023	11778	Omnicom Media Group Australia Pty Ltd	3,402.14
1685124	Public Notice POS Contributions		427.77	
1685123	Public Notice November SCM		354.99	
1685120	Nedlands News October		2,619.38	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106091 061123A	14/12/2023 TAC - Tutor Fees	11780	Edward Finnegan John Happ	432.00
			432.00	
106092 0109	14/12/2023 TAC - Tutor Fees	11791	Annemieke Mulders	1,296.00
			1,296.00	
106093 H3181 H3102 H3073 H3047 H3153 H3235 H3126 H3209	14/12/2023 Labour Hire Service Labour Hire Service Labour Hire Service Labour Hire Service Labour Hire Service PO10004316 Labour Hire Service Labour Hire Service	11797	Helene Pty LTD T/AS Lo-Go Appontments	21,433.02
			3,069.61	
			2,419.57	
			3,069.61	
			2,455.68	
			1,841.76	
			3,069.61	
			3,033.49	
			2,473.69	
106094 INV-2019521	14/12/2023 Swanbourne Contaminated Site Remediation	11803	THUROONA SERVICES PTY LTD	75,900.00
			75,900.00	
106095 2	14/12/2023 Affinity Club Activities Oct-Dec2023	11806	Elysia Henley	320.00
			320.00	
106096 INV-0021 INV-0020	14/12/2023 Lemnos St Rehab - Civil Design Services Lemnos St Rehab - Civil Design Services	11807	Civil Engineering Assignments	10,210.75
			2,042.15	
			8,168.60	
106097 INV-0510	14/12/2023 Remove insulation, vacuum roof space and	11814	Megatec Services Pty Ltd	12,245.53
			12,245.53	

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Creditor EFT				5,085,914.68
106108	19/12/2023	10001	Australian Taxation Office	8,742.00
FORTNIGHT 10/12/2023	Withholding Tax (PAYG)		8,742.00	
106109	19/12/2023	10006	Westpac Banking Corporation	219.13
FORTNIGHT 10/12/2023	Employee Additional Contrib Pre Tax (%)		60.87	
FORTNIGHT 10/12/2023	SGC Employer Contribution		133.91	
FORTNIGHT 10/12/2023	Employer Contribution (Additional)		24.35	
106110	19/12/2023	10013	Alinta Energy	154.90
751974110	13 Sep 2023 to 14 Dec 2023		154.90	
106111	19/12/2023	10027	Construction Training Fund	52,995.52
INV-194711-F4G1Z7	BCITF Levy Payment		7,361.22	
INV-197733-X0N0V3	BCITF Levy Payment		8,475.61	
INV-194643-Y6X7W7	BCITF Levy Payment		3,699.13	
INV-194639-X0Y8D1	BCITF Levy Payment		2,130.44	
INV-194637-S5S4N5	BCITF Levy Payment		5,992.93	
INV-194632-Z6N9N4	BCITF Levy Payment		3,311.65	
INV-194486-H0Q1P2	BCITF Levy Payment		22,024.54	
106112	19/12/2023	10046	Toll Global Express-2085472(IPEC Pty	421.55
P60795999	Standing order Toll Global Express Cust		421.55	
106113	19/12/2023	10052	Tillys Home Helpers	440.00
16131	Gardening to CHSP clients in July 2023		440.00	
106114	19/12/2023	10053	Landgate	1,227.78
388903	Schedule revaluation		956.99	
389752	Schedule revaluation		270.79	

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Creditor EFT				5,085,914.68
106115	19/12/2023	10057	Elliotts Filtration (Previously	565.40
F29345	Filtration servicing -Dot Bennett			282.70
F29344	Filtration servicing - Montario			282.70
106116	19/12/2023	10061	Galvins Plumbing Supplies	110.88
1025837	Plumbing fittings for irrigation			110.88
106117	19/12/2023	10070	J Blackwood & Son Ltd	451.14
SI06440178	PPE Safety Glasses			57.40
SI06527791	PPE & Safety Glasses			109.19
SI06586568	PPE- Parks Staff			284.55
106118	19/12/2023	10073	John Hughes	291.78
4184233	Ford Parts			123.06
4198336	Hyundai parts			168.72
106119	19/12/2023	10089	McLeods Barristers & Solicitors	5,089.00
133211	Legal Expenses			745.80
133226	Legal Expenses			870.10
133227	Legal Expenses			1,553.75
133063	Legal Services			600.45
132914	Legal Expenses			1,318.90
106120	19/12/2023	10099	Optus Billing Services Pty Ltd	6,648.60
000403124463	Optus Mobile-Shared Data & Teams Calling			6,648.60
106121	19/12/2023	10120	Swanbourne Veterinary Centre	456.50
6601551	Animal Impounds			456.50
106122	19/12/2023	10127	Martins Trailer Parts Pty Ltd	60.32
1422759	Trailer Parts			60.32

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Creditor EFT				5,085,914.68
106123 156594	19/12/2023 2023/24 ESL Quarter 2	10131	Dept of Fire and Emergency Services	1,410,167.27
			1,414,067.46	
106124 338999 338998 339000 339001 339002 339250 339253 339254	19/12/2023 MtC adult local stock MtC Library local stock Nedlands adult local stock Mt Claremont Junior Local Stock Nedlands Junior Local Stock Nedlands adult local stock MtC Library local stock MtC adult local stock	10136	Westbooks	1,694.94
			51.08 198.03 364.95 126.64 225.13 449.92 224.61 54.58	
106125 4320721635	19/12/2023 Workshop Consumables	10142	Wurth Australia Pty Ltd	283.47
			283.47	
106126 9354749304	19/12/2023 Sign	10147	Seton Australia	110.72
			110.72	
106127 109772	19/12/2023 Glassware hire for the volunteer event	10160	Hire Society	205.16
			205.16	
106128 CD-3668208	19/12/2023 Admin - Rheem 10L Lazer Staff Kitchen	10200	Waterlogic Australia	112.79
			112.79	
106129 00011579	19/12/2023 New Park Furniture for Poplar Gardens	10219	Exteria Street + Park Outfitters	6,405.30
			6,405.30	
106130 SI-008266	19/12/2023 Professional Developement Training	10229	WALGA	638.00
			638.00	

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Creditor EFT				5,085,914.68
106131	19/12/2023	10246	Bolinda Publishing Pty Ltd	569.31
305582	MtC adult LP and audiobooks		198.21	
305828	Nedlands adult LP and audiobooks		76.66	
305827	Nedlands adult LP and audiobooks		294.44	
106132	19/12/2023	10261	Donegan Enterprises Pty Ltd	1,452.00
00007000	Repairs to spinner & Flying Fox JWAAPS		1,452.00	
106133	19/12/2023	10272	Capital Recycling	6,549.55
CSD15692-J13209	concrete/sand/grass removal j23rd		642.59	
CSD15692-J13273	Concrete and materials cartage		5,906.96	
106134	19/12/2023	10279	Bale Data Services	214.50
92566	Supply Thermal Paper Rolls		214.50	
106135	19/12/2023	10288	Nutrien Water (Total Eden Pty Ltd)	1,247.75
412949095	Irrigation Materials		1,247.75	
106136	19/12/2023	10302	Wilson Security	1,554.42
W00311537	Swanbourne gate carpark opening/closing		213.40	
W00311790	Nedlands Library Evening Patrol 3 months		410.44	
W00311789	Mt Claremont Library Patron July - Dec		251.89	
W00312004	Swanbourne gate carpark opening/closing		213.40	
W00312229	Swanbourne gate carpark opening/closing		213.40	
W00310721	Mt Claremont Library Patron July - Dec		251.89	
106137	19/12/2023	10317	Arbor Logic	3,938.00
00005345	Annual Visual Tree nspections- 228 Trees		3,938.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106138 I2421	19/12/2023 Irrigation Material for Dawes Park	10318	Perth Irrigation Centre	1,052.90
			1,052.90	
106139 00021586	19/12/2023 Eco- Zone Maintenance July - September	10332	Natural Area Consulting Management	1,636.91
			1,636.91	
106140 INV02133	19/12/2023 Rehabilitation Foreshore 28307 Year 1	10376	Syrinx Environmental Pty Ltd	3,300.00
			3,300.00	
106141 I234748	19/12/2023 Chocolates for public activities	10384	Chokeby Road & Chocbel	687.78
			687.78	
106142 19156-1	19/12/2023 Keys for parks	10396	Lock Stock & Farrell Locksmith Pty Ltd	93.00
			93.00	
106143 00017806	19/12/2023 Electrical works at Dot Bennet Park	10402	DU Electrical Pty Ltd	2,076.80
			2,076.80	
106144 00003213	19/12/2023 Beach cleaning- Swanbourne	10407	Nu-Trac Rural Contracting	862.00
			862.00	
106145 CONS290519	19/12/2023 Emergency evacuation training	10409	First Five Minutes Pty Ltd	3,619.42
			3,619.42	
106146 INV2024-17	19/12/2023 Summer Reading Quest stamps	10410	Public Libraries Western Australia Inc.	51.26
			51.26	
106147 3115011	19/12/2023 Sonic Employment Medicals	10429	Sonic HealthPlus Pty Ltd	347.60
			347.60	

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Creditor EFT				5,085,914.68
106148	19/12/2023	10435	West Coast Spring Water P/L	160.50
2961623	15L cooler water bottle		20.50	
2979401	15L cooler water bottle		140.00	
106149	19/12/2023	10446	Kool Digital Graphics	825.00
A9450	2024 Tresillian Term 1 Program Design		825.00	
106150	19/12/2023	10456	G M S Security (WA) Pty Ltd	6,127.00
INV-20400	Admin Security install and repairs		3,146.00	
INV-20399	Haldane H Security install and repairs		2,981.00	
106151	19/12/2023	10457	Instant Products Hire	184.15
169391	Portaloo j23rd		184.15	
106152	19/12/2023	10464	Pirtek Malaga	727.69
ML-T00060242	Hydraulic Pump		727.69	
106153	19/12/2023	10467	The Information Management Group Pty Ltd	2,282.46
93629364	On-Demand Records Digitisation Services		1,001.78	
93629363	Archive Record Storage		1,280.68	
106154	19/12/2023	10479	State Wide Turf Services	6,380.00
8659	Highview Reserve Verti-Drain/Top dress		4,400.00	
8658	Allen Park Oval Rugby field 1		1,980.00	
106155	19/12/2023	10493	Randstad Pty Ltd	391.25
RA5340627	Agency Staff		391.25	
106156	19/12/2023	10512	West Coast Turf	3,665.20
95878728	Carrington Dog Park Returfing		3,665.20	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106157 INV-1420	19/12/2023 Procurement Services - Bulk Rubbish	10532	Core Business Australia Pty Ltd	5,562.92
			5,562.92	
106158 BD1310228	19/12/2023 Microsoft Surface	10549	JB Hi-Fi Group Pty Ltd	2,132.00
			2,132.00	
106159 112	19/12/2023 Internode IDC COLO: Full Rack Next DC	10561	Internode Pty Ltd	2,950.50
			2,950.50	
106160 00081250	19/12/2023 street blade repairs	10608	Corsign WA Pty Ltd	99.00
			99.00	
106161 12970 13012 13013	19/12/2023 2023 Freeman of the City Certificates Tresillian Parking Permits 2024 TAC Course Booklet Printing	10612	Data Documents	3,710.30
			49.50	
			476.30	
			3,184.50	
106162 11905	19/12/2023 A/C works for Council Chambers upgrades	10617	Aus Chill Technical Services Pty Ltd	6,639.97
			6,639.97	
106163 433152	19/12/2023 Waste Management Internal Audit	10640	Moore Australia WA Pty Ltd (Old Name:	13,200.00
			13,200.00	
106164 I0025421	19/12/2023 WHS Unit - Cert IV - Amanda	10658	Central Regional TAFE	216.16
			216.16	
106165 NEDLAN-592780 NEDLAN-592779	19/12/2023 RFT 2023-24.07 RFT 2023-24.06 Adv	10689	Illion Australia Pty Ltd	369.60
			184.80	
			184.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106166 49967	19/12/2023 Move GPOs	10693	The Fauntleroy Family Trust & The Mihevc Family Trust B 332.68	332.68
106167 1430-02	19/12/2023 Lesley Graham playground & Wall repair	10704	Budo Group Pty Ltd 1,016.40	1,016.40
106168 384	19/12/2023 Sale of Artwork	10728	A Davis 5,005.00	5,005.00
106169 1	19/12/2023 Bromilow Green Memorial seat clean	10731	Bore Stain West /Powell's Pressure 425.00	425.00
106170 19865804	19/12/2023 TPG Telecom - Internet Service	10733	TPG Telecom 5,121.16	5,121.16
106171 9043968985 9043984525 9043977238 9043958407 9043955277 9043974464 9044030844 9044042164 9043997254 9044120484 9044056665 9043958847	19/12/2023 PPE Supplies Stationery supplies Stationary Order - Customer Service Stationary Order - Admin Building Stationary Order - Customer Service PPE Supplies Shredder Biscuits Polycell 10mm Standard Air Pocket Wrap 3 Mentos Mints Individually Wrapped 540g Yellow Coloured Copy Paper A4 80gs Winc Dvdrs A4 Pp 1-12 Gry Tb	10735	WINC Australia Pty Ltd (Previous name 578.59 478.85 4.58 268.78 17.82 291.59 752.32 353.50 260.97 40.72 71.23 3.47	3,122.42

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106172	19/12/2023	10766	Inlogik Pty Ltd	1,592.43
IN000071521	Implementation new Chart of Account		530.81	
IN000072374	Implementation new Chart of Account		530.81	
IN000070700	Implementation new Chart of Account		530.81	
106173	19/12/2023	10769	Southern Cross Protection Pty Ltd	68.90
602694	Weekly cash collection pickup		34.45	
611631	Weekly cash collection pickup		34.45	
106174	19/12/2023	10772	Ream Clean Property Service	247.50
23/O/D/2023	Emptying 3 recycling stations		247.50	
106175	19/12/2023	10856	Ahern Australia Pty Ltd	1,605.81
230010073	Repair EWP		1,605.81	
106176	19/12/2023	10878	Cupid Catering	328.90
IN00000003330	Lunch and Learn Catering		328.90	
106177	19/12/2023	10880	Horizon West Landscape & Irrigation Pty	7,568.00
00013003	PFSYC Foreshore Gardening 2023-24		220.00	
00013001	General Gardening November 2023		6,028.00	
00013002	Collect and install mulch for Camelia		1,320.00	
106178	19/12/2023	10909	Richards Tyrepower	1,804.00
3353981	Mower Tyres		316.00	
3354114	Tyre Replace and repair		1,488.00	
106179	19/12/2023	10925	Westend Plumbing & Gas	1,210.00
INV-14703	Isolate water to air-cons at PRCC		137.50	
INV-14701	Repair water unit at the Depot		137.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
INV-14695	Replace tap mixer and fix leaking trap		517.00	
INV-14700	Repair toilet & taps at Hollywood		286.00	
INV-14699	Unblock Toilet at Allen Park		132.00	
106180	19/12/2023	10939	RLEC Electrical Contractors	2,460.70
S0855	Kiln - Mumma		2,460.70	
106181	19/12/2023	10954	Colour Flow Painting Services	1,083.50
CFP 2441	Patch and paint wall after TV installed		660.00	
CFP 2444	Painting at NCC		423.50	
106182	19/12/2023	10958	CMS Electracom	881.63
494730	Additional power rails for Desking		881.63	
106183	19/12/2023	10993	Harvey Norman AV/IT Superstore Osborne	1,550.00
9239778	TV purchase - Adam Armstrong		1,550.00	
106184	19/12/2023	11012	Aussie Broadband Pty Ltd	4,930.50
30799854	NBN Enterprise service- July23- Feb24		4,930.50	
106185	19/12/2023	11047	Axiis Contracting Pty Ltd	24,800.42
7934	retic repairs 72 smyth rd		495.00	
7956	limestone wall swanbourne		4,833.84	
7954	1 sutcliffe tree roots crossover		3,454.00	
7955	Swanbourne Lifesaving club		9,889.97	
7953	James St footpath Swanbourne		6,127.61	
106186	19/12/2023	11087	Beacon Equipment	2,382.00
73052 #21	Cutter line		61.00	
73091 #21	Stihl Parts		97.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
73140 #21	Atom Edger			1,898.00
73139 #21	Mower Rod			326.00
106187	19/12/2023	11088	OtagoIT Pty Ltd	3,253.25
0000382	Tresilliann updating courses 2023-2024			2,575.65
0000383	Tresillian WebsiteMonthlyManag 2023-2024			677.60
106188	19/12/2023	11101	Snap Osborne Park	318.00
F034-21611	Health Authorisation ID Card			35.00
F034-21632	Whadjuk Trail Corflute Signage			283.00
106189	19/12/2023	11182	Brownes Foods Operations Pty Ltd	125.64
17521311	Depot milk			62.82
17545758	Depot milk			62.82
106190	19/12/2023	11192	Veolia Recycling & Recovery Pty Ltd (Suez)	40,732.66
56215617	Waste Disposal - Res&comm(Jul-Dec23)			39,783.74
56257454	Commercial recycling(Jul-Dec23)			948.92
106191	19/12/2023	11214	Roof Checks W.A.	300.00
293	Mt Claremont CC / Library / Playgroup -			300.00
106192	19/12/2023	11307	Liveable Group Pty Ltd T/A Professional PROFESSIONAL	11,536.25
643	Power line clearance- Floreat			4,999.50
741	Removal&grind			4,611.75
740	Works on tree			1,122.00
772	Emergency removal of tree limb from roof			803.00
106193	19/12/2023	11398	R & J Marinich Pty Ltd T/as Totally	347.67
INV-25047	Uniform for Steve Crossman			171.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
INV-26110	Uniform for Depot Staff			154.67
INV-26142	Hard hat – White (SKU HHV9R)			22.00
106194	19/12/2023	11401	Strategy 8 Pty Ltd	400.00
INV-0221	Photography			400.00
106195	19/12/2023	11479	Eire Total Access	12,346.40
11218	Scaffolding for PRRCC roofing project			12,346.40
106196	19/12/2023	11532	Rent A Fence Pty Ltd	703.89
RF 606401	Security Fence Hire			204.93
RF 606402	Security Fencing - Hackett Hall			498.96
106197	19/12/2023	11539	Ambius	691.31
21589844	Interior Plantscape Rental for Depot			296.46
21589843	Int Plantscape Rental Admin Building			394.85
106198	19/12/2023	11573	Veale Auto Parts	627.80
19777346	Beacons			296.40
19805497	Beacons			331.40
106199	19/12/2023	11579	Delisha Distributors Pty Ltd	171.00
313124	MTC library newsround July-Dec 2023			171.00
106200	19/12/2023	11584	Vigilant Traffic Management Group Pty. Ltd.	6,230.35
00007017	Traffic Management standing order			1,338.65
00007016	Traffic Management standing order			448.58
00007048	Traffic Management standing order			2,254.56
00007087	Smyth Road - VMS x 2 for 1 week (nov 23)			2,188.56

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106201 INV-4330	19/12/2023 Graphic Design	11608	Seal Island Pty Ltd ATF Lucas Family Trust T/A Lateral As 2,539.75	2,539.75
106202 00048449	19/12/2023 Gap Analysis & Data Models	11612	GISSA International Pty Ltd 31,212.50	31,212.50
106203 INV-13189	19/12/2023 Standing order - Monthly Fuel Tax Credit	11620	AIT Specialists Pty Ltd 85.47	85.47
106204 87	19/12/2023 Supply and install new cabinetry	11675	Daniel Truslove t/as Not Ikea Kitchens 24,178.00	24,178.00
106205 236081 236083	19/12/2023 Carrington Letter Drop Pre-construction Broadway Business pre-work notification	11752	Bing Technologies Pty Ltd 636.51 3,027.02	3,663.53
106206 0306185	19/12/2023 Remediation	11764	Zetta Pty Ltd 5,227.20	5,227.20
106207 3156787 3164675 3165932 3167398	19/12/2023 Admin Milk Delivery FY23/24 Admin Milk Delivery FY23/24 Admin Milk Delivery FY23/24 Admin Milk Delivery FY23/24	11773	The Fruit Box Group Pty Ltd 98.55 65.60 43.80 65.60	273.55
106208 32636	19/12/2023 Clerk of Works - Rochdale Road	11779	Pritchard Francis Consulting Pty Ltd 8,151.00	8,151.00
106209 1412	19/12/2023 PA Affinity Club Ukelele Oct-Dec 2023	11795	Campeche Pty Ltd 1,650.00	1,650.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106210	19/12/2023	11798	HP Financial Services (Australia) Pty Ltd	28,096.20
100001614312	Laptop Right of Use Purchase			14,048.10
100001614382	Laptop Right of Use Purchase			14,048.10
106211	19/12/2023	11804	West Soil and Water Pty Ltd	12,402.50
INV-0018	Swanbourne Contaminated Site - EC			12,402.50
106212	19/12/2023	11805	Aqua Filtration Enterprises Pty Ltd	302.50
INV-0222	Mt Claremont Hive - Water Unit hire			49.50
INV-0226	PRCC - Water Unit hire & maintain			55.00
INV-0225	Mt Claremont Library - Water Unit hire			49.50
INV-0223	Admin Comms - Water Unit hire			49.50
INV-0227	John XXIII - Water Unit hire & maintain			49.50
INV-0224	Tresillian - Water Unit Hire & Maintain			49.50
106213	19/12/2023	11806	Elysia Henley	160.00
3	Affinity Club Activities Oct-Dec2023			160.00
106216	21/12/2023	10001	Australian Taxation Office	152,224.00
FORTNIGHT 17/12/2023	Withholding Tax (PAYG)			144,396.00
FORTNIGHT 17/12/2023	Extra Tax			1,158.00
FORTNIGHT 17/12/2023	HELP			2,846.00
FORTNIGHT 17/12/2023	TSL			3,824.00
106217	21/12/2023	10002	Child Support Registrar	670.66
FORTNIGHT 17/12/2023	Child Support Agency			670.66
106218	21/12/2023	10003	Australian Services Union	200.00
FORTNIGHT 17/12/2023	Australian Services Union			200.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106219	21/12/2023	10004	City of Nedlands - Social Club	355.00
FORTNIGHT 17/12/2023	Social Club		355.00	
106220	21/12/2023	10005	Easi	7,200.61
FORTNIGHT 17/12/2023	Novated Lease Easifleet - Pre Tax		4,159.12	
FORTNIGHT 17/12/2023	Novated Lease Easifleet- Post Tax		3,041.49	
106221	21/12/2023	10006	Westpac Banking Corporation	82,108.54
FORTNIGHT 17/12/2023	Employee Additional Contrib Pre Tax (\$)		2,180.00	
FORTNIGHT 17/12/2023	Employee Additional Contrib Pre Tax (%)		10,590.54	
FORTNIGHT 17/12/2023	Employee Additional Contrib Post Tax (%)		239.20	
FORTNIGHT 17/12/2023	SGC Employer Contribution		1,989.57	
FORTNIGHT 17/12/2023	SGC Employer Contribution		516.20	
FORTNIGHT 17/12/2023	SGC Employer Contribution		1,974.60	
FORTNIGHT 17/12/2023	SGC Employer Contribution		728.55	
FORTNIGHT 17/12/2023	SGC Employer Contribution		1,172.65	
FORTNIGHT 17/12/2023	SGC Employer Contribution		3,894.77	
FORTNIGHT 17/12/2023	SGC Employer Contribution		465.38	
FORTNIGHT 17/12/2023	SGC Employer Contribution		577.42	
FORTNIGHT 17/12/2023	SGC Employer Contribution		4,646.62	
FORTNIGHT 17/12/2023	SGC Employer Contribution		951.30	
FORTNIGHT 17/12/2023	SGC Employer Contribution		1,488.84	
FORTNIGHT 17/12/2023	SGC Employer Contribution		630.29	
FORTNIGHT 17/12/2023	SGC Employer Contribution		594.07	
FORTNIGHT 17/12/2023	SGC Employer Contribution		2,130.21	
FORTNIGHT 17/12/2023	SGC Employer Contribution		3,513.48	
FORTNIGHT 17/12/2023	SGC Employer Contribution		2,780.12	
FORTNIGHT 17/12/2023	SGC Employer Contribution		928.14	
FORTNIGHT 17/12/2023	SGC Employer Contribution		186.62	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,084.50
FORTNIGHT 17/12/2023		SGC Employer Contribution		177.69
FORTNIGHT 17/12/2023		SGC Employer Contribution		382.04
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,114.67
FORTNIGHT 17/12/2023		SGC Employer Contribution		2,601.21
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,501.93
FORTNIGHT 17/12/2023		SGC Employer Contribution		3,663.31
FORTNIGHT 17/12/2023		SGC Employer Contribution		2,770.88
FORTNIGHT 17/12/2023		SGC Employer Contribution		483.29
FORTNIGHT 17/12/2023		SGC Employer Contribution		2,427.94
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,389.27
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,086.99
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,698.26
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,698.27
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,643.19
FORTNIGHT 17/12/2023		SGC Employer Contribution		5,244.51
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,674.56
FORTNIGHT 17/12/2023		SGC Employer Contribution		2,363.15
FORTNIGHT 17/12/2023		SGC Employer Contribution		462.62
FORTNIGHT 17/12/2023		SGC Employer Contribution		453.97
FORTNIGHT 17/12/2023		SGC Employer Contribution		1,841.95
FORTNIGHT 17/12/2023		Employer Contribution (Additional)		75.54
FORTNIGHT 17/12/2023		Employer Contribution (Additional)		93.85
FORTNIGHT 17/12/2023		Employer Contribution (Additional)		276.63
FORTNIGHT 17/12/2023		Employer Contribution (Additional)		64.62
FORTNIGHT 17/12/2023		Employer Contribution (Additional)		33.46
FORTNIGHT 17/12/2023		Employer Contribution (Additional)		126.29
FORTNIGHT 17/12/2023		Employer Contribution (Additional)		84.62
FORTNIGHT 17/12/2023		Employer Contribution (Additional)		479.24
FORTNIGHT 17/12/2023		Employer Contribution (Additional)		95.43

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			82.38
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			114.60
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			43.85
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			59.54
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			330.75
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			109.64
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			152.52
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			69.46
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			54.82
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			137.51
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			132.93
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			467.52
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			230.74
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			49.43
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			179.32
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			73.67
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			322.47
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			133.87
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			91.07
106222	21/12/2023	10007	Becarwise	1,147.69
FORTNIGHT 17/12/2023	Novated Lease Becarwise - Pre Tax			399.19
FORTNIGHT 17/12/2023	Novated Lease Becarwise- Post Tax			748.50
106223	21/12/2023	10015	Apacaid Inc	3,550.00
INV-0153D	Plant Stock Swanbourne Estate 2024			3,550.00
106224	21/12/2023	10089	McLeods Barristers & Solicitors	6,349.79
132732	Legal			1,180.85
133276	Legal			4,174.54
133212	Legal			994.40

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106225	21/12/2023	10183	Water Corporation	10,545.41
9014278979	Bill ID - 0079			13.90
9011838619	Bill ID - 0091			88.96
9023612334	Bill ID - 0024			30.58
9012041505	Bill ID - 0087			19.46
9008607449	Bill ID - 0113			5.56
9008659732	Bill ID - 0114			5.56
9001438160	Bill ID - 0099			158.46
9001436843	Bill ID - 0119			8.34
9001434741	Bill ID - 0145			706.82
9001426506	Bill ID - 0139			187.13
9001419920	Bill ID - 0137			464.09
9001418928	Bill ID - 0117			19.46
9001418733	Bill ID - 0141			324.22
9001418688	Bill ID - 0127			697.78
9014584802	Bill ID - 0095			753.00
9014026245	Bill ID - 0084			175.14
9014026229 - DECEMBER 20	Bill ID - 0085			151.43
9001417087	Bill ID - 0127			440.98
9001416797	Bill ID - 0119			113.98
9001415778	Bill ID - 0120			380.86
9001412868	Bill ID - 0139			418.74
9001412833 - DECEMBER 20	Bill ID - 0205			555.23
9001410555	Bill ID - 0137			1,139.63
9001409802	Bill ID - 0117			5.56
9001409431	Bill ID - 0130			386.69
9001409423	Bill ID - 0133			164.89
9001409415	Bill ID - 0129			529.34
9001399093	Bill ID - 0133			395.03

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
9001405115	Bill ID - 0156			961.55
9001398891 - DECEMBER 2	Bill ID - 0122			353.33
9001418629	Bill ID - 0148			889.71
106226	21/12/2023	10199	Hays Specialist Recruitment Aust Pty Ltd	35,299.34
51977169	Relief Rates Officer			2,446.74
51977170	Relief Senior Accountant			3,841.99
51977171	Akshay Mathur Hays Temp Worker			3,376.00
51997647	Wages For Turf Maintenance Officer			1,867.01
51987711	Wages For Turf Maintenance Officer			2,306.30
51982298	Temp Positive Ageing			2,059.90
51997646	Relief Rates Officer			2,346.19
51997649	Relief Finance Officer			3,334.32
51960814	Wages For Turf Maintenance Officer			2,306.30
52002626	Temp Positive Ageing			2,059.90
52002624	Relief Rates Officer			636.82
52002625	Wages For Turf Maintenance Officer			2,306.30
52007479	Relief Finance Accountant			2,577.10
52002627	Relief Finance Officer			3,834.47
106227	21/12/2023	10272	Capital Recycling	1,346.00
CSD15692-J13308	Concrete and materials cartage			1,346.00
106228	21/12/2023	10288	Nutrien Water (Total Eden Pty Ltd)	2,772.00
412962222	Sprinklers for Sunset and College Park			2,772.00
106229	21/12/2023	10296	Connect Call Centre Services (Previous	437.58
00115526	Telephony services - After hours call			437.58
106230	21/12/2023	10302	Wilson Security	49.50
W00312394	Swanbourne gate carpark opening/closing			49.50

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106231	21/12/2023	10304	Synergy	31,980.12
801870080	Invoice 3000210416			8,361.71
301696720	Invoice 2022005552			129.72
131596660	Invoice 2037992429			635.89
968214430	Invoice 2037992402			319.97
856995430 - DECEMBER 20	Invoice 2034002561			1,794.05
338661150	Invoice 2089955789			1,753.99
801340050	Invoice 3000211149			12,087.13
392417010	Invoice 2053986668			2,367.64
239411960	Invoice 2006016981			279.80
380380410	Invoice 2022015728			1,680.89
380380600	Invoice 2022015729			1,666.29
313447070 - DECEMBER 20	Invoice 2038001775			55.22
380380790	Invoice 2026013561			847.82
106232	21/12/2023	10332	Natural Area Consulting Management	6,930.56
00021398	2023-24 Cottesloe Golf Bush Maintenance			4,256.25
00021661	2023-24 Cottesloe Golf Bush Maintenance			1,227.77
00021660	Shenton Bushland Fire Site Maintenance			1,446.54
106233	21/12/2023	10374	Dept of Transport - Information Fees Application	30.10
8049702	Department of Transport			30.10
106234	21/12/2023	10383	Data#3 Limited	52,328.43
SIN000166656	Annual subs for adobe			52,328.43
106235	21/12/2023	10396	Lock Stock & Farrell Locksmith Pty Ltd	286.00
19730-1	Keys and Lock			110.00
19668-1	Keys and Lock			176.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106236 00017819	21/12/2023 Electrical works at Sunset Reserve	10402	DU Electrical Pty Ltd	1,658.80
			1,658.80	
106237 INV-2771	21/12/2023 Golden Crown Beard Control Oct 23 - Apr	10419	Sustainable Outdoors	660.00
			660.00	
106238 00005527 00005528 00005530 00005529	21/12/2023 Allen Park PVG Hand Weeding River Foreshore Maintenance July - Dec Shenton winter - spring hand weeding Fire breaks and path pruning Shenton	10430	South East Regional Centre for Urban	30,747.24
			8,774.07	
			7,710.55	
			4,557.96	
			9,704.66	
106239 INV-20407	21/12/2023 Depot Security install and repairs	10456	G M S Security (WA) Pty Ltd	7,803.40
			7,803.40	
106240 100433662 100433973 100434421 100434422	21/12/2023 Azure Plan for Commercial Business O365 Extra File Storage Sub Add-on Advanced Communications O365 Extra File Storage Sub Add-on Extra	10517	Insight Enterprises Australia Pty Ltd	282,232.84
			2,390.30	
			8,988.67	
			255,474.55	
			15,379.32	
106241 12243 12244	21/12/2023 Remove, supply and fit 3 awning windows Reglaze door glass	10598	Domain Glass Pty Ltd	2,513.50
			2,343.00	
			170.50	
106242 433171 433296	21/12/2023 Management of Audit Log - FY23/24 Management of Audit Log - FY23/24	10640	Moore Australia WA Pty Ltd (Old Name:	3,592.08
			2,431.00	
			1,161.08	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106243 NEDLAN-595813	21/12/2023 Advertising Cost for RFT 2023-24.01	10689	Illion Australia Pty Ltd	184.80
106244 230156	21/12/2023 GIS CONSULTANCY	10724	TechnologyOne	295.63
106245 00025394	21/12/2023 Roof Restraint Testing - Adam Armstrong	10726	Safemaster Safety Products Pty Ltd	546.70
106246 9044127627 9044140939 9044121658	21/12/2023 IK Copy Paper A4 80gsm White Carton 5 Re Coffee Machine Cleaner Hand Dishwashing Soap	10735	WINC Australia Pty Ltd (Previous name	394.08
106247 613443	21/12/2023 Weekly cash collection pickup	10769	Southern Cross Protection Pty Ltd	68.90
106248 00036383 00036384	21/12/2023 Cleaning services from July- Dec - Admin Cleaning services July - Dec MTCC	10869	CSCH Pty Ltd T/A Charles Service Company	37,532.52
106249 INV-14779 INV-14776 INV-14758 INV-14720 INV-14715 INV-14760 INV-14750 INV-14757	21/12/2023 Install drink tap to d/fountain Jo Wheat Repair water leak Peace Memorial Park Repair leaks and unblock toilet Rosegard Locate and repair burst water pipe Replace sinks wastes and seals Repair leaking tap Jones Park Swanbourne Replace burst hose Unblock sink at Admin	10925	Westend Plumbing & Gas	3,096.50

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
INV-14741	Epoxy hot water tray to stop leak			192.50
INV-14719	Repair vent pipe on external wall			176.00
106250	21/12/2023	11001	Playlovers Inc	805.00
20122023	Refund facility bookings Oct/ Nov			805.00
106251	21/12/2023	11034	Richard Leake	202.40
20122023 (3)	Vol. Vehicle Reimbursement			202.40
106252	21/12/2023	11087	Beacon Equipment	420.60
73347 #21	Mower Filters			420.60
106253	21/12/2023	11101	Snap Osborne Park	340.00
F034-21704	Business Card Order November 2023			340.00
106254	21/12/2023	11214	Roof Checks W.A.	2,130.00
292	Allen Park - Gutter Cleaning			300.00
290	Rosegardens Toilets - Gutter Cleaning			250.00
289	Tresillian - Gutter Cleaning			450.00
294	Hollywood Toilets - Gutter Cleaning			250.00
296	Drabble House - Gutter Cleaning			250.00
295	Hackett Playgroup - Gutter Cleaning			250.00
291	Nedlands Library - Gutter Cleaning			380.00
106255	21/12/2023	11275	Life Choice Fitness	200.00
201223	Affinity Club Tai Chill Oct - Dec 2023			200.00
106256	21/12/2023	11307	Liveable Group Pty Ltd T/A Professional PROFESSIONAL	16,736.50
641	Power line clearance- Floreat			462.00
642	Power line clearance- Floreat			4,290.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
806	Camphur x2. Prune			3,784.00
774	Power line vegetation clearance			3,184.50
787	Swanbourne Estate Firebreak			1,716.00
791	Masons Gardens- Branch removal. QUARANT			308.00
796	Dead Box tree removal. Grind			2,992.00
106257	21/12/2023	11374	Western Suburbs Cricket Club Inc	28,057.77
INV-0219	Turf Wicket Management (College Oval)			28,057.77
106258	21/12/2023	11377	Malcolm Clingham	576.00
20122023	Vol. Vehicle Reimbursement			96.00
20122023 (2)	Vol. Vehicle Reimbursement			240.00
20122023 (4)	Vol. Vehicle Reimbursement			240.00
106259	21/12/2023	11409	Pipeline Irrigation	1,760.00
00006191	Supply of an Irrigation Contractor			880.00
00006200	Supply of an Irrigation Contractor			880.00
106260	21/12/2023	11488	Chen He	1,296.00
000523	TAC - Tutor Fees			1,296.00
106261	21/12/2023	11541	Miracle Recreation Equipment	511.50
54427	2 x Swing Toddler bucket Seat & delivery			511.50
106262	21/12/2023	11578	Stannard Group Pty Ltd	1,700.00
637774	Verge Bond			1,700.00
106263	21/12/2023	11608	Seal Island Pty Ltd ATF Lucas Family Trust T/A Lateral As	2,475.00
INV-4314	Graphic Design Annual Report 2022/23			2,475.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106264 00002677	21/12/2023 Bluebeam Revu	11618	Advanced Spatial Technologies 4,174.50	4,174.50
106265 782849	21/12/2023 Rochdale Road	11640	Downer EDI Works t/as DM Roads 683,745.05	683,745.05
106266 INV-0641	21/12/2023 Supply and fit new roof tiles and timber	11668	Axis Roof Tiling and Maintenance Pty. Ltd. 31,405.00	31,405.00
106267 236180 230268	21/12/2023 David Cruikshank Reserve - Letter to Res Broadway Business pre-work notification	11752	Bing Technologies Pty Ltd 171.33 7.44	178.77
106268 1696607 1696606 1696604 1696609 1696605 1696608 1696610	21/12/2023 Public Notice CEO Recruitment Panel 2023 Christmas/New Year Closure Notice Nedlands News July Public Notice RFT 2023-24.08 2023 Christmas Function Closure Notice Nov 2023 RFT Notices Public Notice RFT 2023-24.03	11778	Omnicom Media Group Australia Pty Ltd 1,474.13 833.69 2,619.38 591.15 312.75 825.90 428.44	7,085.44
106269 FORTNIGHT 17/12/2023	21/12/2023 LGRCEU Union Fees	11811	LGRCEU The Western Australian Municipal Road Boards 22.00	22.00
106270 INV-0004	21/12/2023 Consultancy Finders Fee	11817	Bravo Search Pty Ltd 13,040.28	13,040.28
106271 INV-0122	21/12/2023 Sharps training	11823	IKIT FIRST AID 4,060.00	4,060.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
Sundry EFT				30,310.18
105951 508123	1/12/2023 Verge Bond	99998	G Living Pty Ltd	1,650.00
105952 633406	1/12/2023 Verge Bond	99998	Nuchange	1,700.00
105953 29112023	1/12/2023 Parking at Perth for UWAQE2 Meeting	99998	M Whitbread	11.11
105954 383876	1/12/2023 Sale of Artwork	99998	Jillian Parnell	308.00
105955 29112023	1/12/2023 Purchase of BBQ food for monthly staff m	99998	K D Klimcke	299.22
105956 686567	1/12/2023 Verge Bond	99998	A B Korbl	2,000.00
106098 694116	14/12/2023 Verge Bond	99998	Nicole Clarke	2,000.00
106099 681281	14/12/2023 Verge Bond	99998	Christopher McGonnell	2,000.00
106100 REFUND2024+21	14/12/2023 Overpayment refund	99998	Success Legal	78.38

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106101 07122023	14/12/2023 YouthCARE Grant	99998	The Churches' Commission on Education 13,000.00	13,000.00
106102 REFUND2024-22	14/12/2023 Refund Duplicate payment	99998	A & G Karu 2,483.50	2,483.50
106103 11122023	14/12/2023 GP Visit - Asbestos Exposure	99998	TR & LE Macfarlane Reid 70.00	70.00
106104 13122023	14/12/2023 CPA Membership 2024	99998	A Sharma 837.00	837.00
106105 DEIRDRE SMORENBURG	14/12/2023 Community Grant Fund 2023/2024	99998	Ability Heroes 500.00	500.00
106106 13122023	14/12/2023 Community Grant Fund 2023/2024	99998	Graylands Hospital Volunteer Service 250.00	250.00
106107 REFUND2024-23	14/12/2023 Refund Rates Duplicate	99998	Delstrat Pty Ltd 328.00	328.00
106214 14122023	19/12/2023 Community Grant Fund 2023/2024	99998	Jana Filippi 250.00	250.00
106215 REFUND2024-24	19/12/2023 Credit Balance	99998	THANH NHU TAN ATF TAN FAMILY TRUST 78.07	78.07
106272 21122023	21/12/2023 Reimbursement of 2 x Cables	99998	A Fisher 88.00	88.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106273 21122023	21/12/2023 MR License Application Reimbursement	99998	J Dockery	156.90
			156.90	
106274 707780	21/12/2023 Refund of Doonan Road Tree Removal	99998	EMCO Building	2,222.00
			2,222.00	
Sundry Cheque				300.00
71279 04122023	5/12/2023 Farewell Gift	99999	Andrew Mangano	300.00
			300.00	
Direct Debit				50,311.38
100360	1/12/2023	10141	Westpac Banking Corporation	20,171.92
			20,171.92	
100362 FUELCARDS	12/12/2023 Fuel Cards	10524	Business Fuel Cards Pty Ltd	7,958.00
			7,958.00	
100363 BANK FEES	1/12/2023 BANK FEES 1DEC23	10141	Westpac Banking Corporation	5,715.88
			5,715.88	
100364 BANK FEES	4/12/2023 CBA BANK FEES 4DEC23	11506	Commonwealth Bank Australia (CBA)	131.95
			131.95	
100365 STRIPE4DEC	4/12/2023 Stripe refund 4 Dec 2023	99996	Sundry Creditor - Purchase Cards	17.35
			17.35	
100366 32034646	4/12/2023 LODGEMENT FEES 04DEC	10871	Dept of Justice	3,590.50
			3,590.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
100367 32034674	4/12/2023 LODGEMENT FEES 04DEC	10871	Dept of Justice	83.50
			83.50	
100368 32102789	15/12/2023 LODGEMENT FEES 15DEC	10871	Dept of Justice	83.50
			83.50	
100369 277496	31/12/2023 Newspaper Subscription	10133	West Australian Newspaper	83.60
			83.60	
100370 DEBIT27DEC	27/12/2023 Fuel Direct Debit 27 Dec23	10524	Business Fuel Cards Pty Ltd	8,361.63
			8,361.63	
100371 BPNTFEES15	15/12/2023 BPNT DIR DR FEES DEC 2023	11506	Commonwealth Bank Australia (CBA)	35.54
			35.54	
100372 LOAN186DEC	7/12/2023 LOAN 186 WATC 07122023	11507	Western Australia Treasury Corporation (WATC)	4,078.01
			4,078.01	
Credit Card Refunds				480.50
100102 TRESIREF11	31/12/2023 Tresi Cr Card refund DTS111223	99996	Sundry Creditor - Purchase Cards	31.50
			31.50	
100103 TRESIREF05	31/12/2023 Tresi Cr Card refund DTS051223	99996	Sundry Creditor - Purchase Cards	92.00
			92.00	
100104 TRESIREF04	31/12/2023 Tresi Cr Card refund DTS011223	99996	Sundry Creditor - Purchase Cards	51.00
			51.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
100105	31/12/2023	99996	Sundry Creditor - Purchase Cards	150.00
TRESIREF07	Tresi Cr Card refund DTS071223		150.00	
100106	1/12/2023	99996	Sundry Creditor - Purchase Cards	156.00
TRESIREF01	Tresi Cr Card refund DTS011223		156.00	
Cancelled Payments				93,312.88
100362	22/12/2023	10524	Business Fuel Cards Pty Ltd	7,958.00
			7,958.00	
105871	13/12/2023	10006	Westpac Banking Corporation	138.46
			138.46	
105950	5/12/2023	11807	Civil Engineering Assignments	7,749.50
			7,749.50	
105962	13/12/2023	10006	Westpac Banking Corporation	77,466.92
			77,466.92	
Payroll				1,821,751.20
FORTNIGHT 03/12/2023	3/12/2023	109000900010010	City of Nedlands	405,274.31
FORTNIGHT 03/12/2023	Additional Bank 1		9,150.00	
FORTNIGHT 03/12/2023	Additional Bank 2		950.00	
FORTNIGHT 03/12/2023	Net Pay		386,096.53	
FORTNIGHT 03/12/2023	Net Pay		6,761.70	
FORTNIGHT 03/12/2023	Net Pay		2,316.08	
FORTNIGHT 10/12/2023	10/12/2023	109000900010010	City of Nedlands	12,256.90
FORTNIGHT 10/12/2023	Net Pay		12,256.90	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
FORTNIGHT 17/12/2023	17/12/2023	109000900010010	City of Nedlands	432,041.90
FORTNIGHT 17/12/2023	Additional Bank 1			9,150.00
FORTNIGHT 17/12/2023	Additional Bank 2			950.00
FORTNIGHT 17/12/2023	Net Pay			421,941.90
FORTNIGHT 24/12/2023	24/12/2023	109000900010010	City of Nedlands	178,959.85
FORTNIGHT 24/12/2023	Net Pay			86,730.65
FORTNIGHT 24/12/2023	Net Pay			79,664.54
FORTNIGHT 24/12/2023	Net Pay			3,348.32
FORTNIGHT 24/12/2023	Net Pay			9,216.34
FORTNIGHT 31/12/2023	31/12/2023	109000900010010	City of Nedlands	793,218.24
FORTNIGHT 31/12/2023	Additional Bank 1			8,150.00
FORTNIGHT 31/12/2023	Additional Bank 2			950.00
FORTNIGHT 31/12/2023	Net Pay			385,831.91
FORTNIGHT 31/12/2023	Additional Bank 1			1,000.00
FORTNIGHT 31/12/2023	Net Pay			397,286.33
TOTAL PAYMENTS				7,052,070.64

Payments to Cash at Bank Reconciliation

Payment Type	Report	General Ledger	Variance
Cheque	300.00	(300.00)	0.00
EFT	5,085,914.68	(5,085,914.68)	0.00
Direct Debit	50,311.38	(50,311.38)	0.00
Credit Card Refunds	480.50	(480.50)	0.00
Payroll	1,821,751.20	(1,821,751.20)	0.00
Cancel Payment	93,312.88	(93,312.88)	0.00
Total	7,052,070.64	(7,052,070.64)	0.00

City of Nedlands

Purchasing & Credit Card Payments - Dec 2023 (Statement period 28 Nov 2023 to 27 Dec 2023)

Date	Supplier	Description	AUD
27/12/2023	CARD FEE	Card Fee	5.00
8/12/2023	BOC GAS AND GEAR	Receipts - Boc Gas	12.38
27/12/2023	CARD FEE	Card Fee	5.00
30/11/2023	BUNNINGS 483000	Washers Tv Bracket Mount Donga	14.78
1/12/2023	BUNNINGS 483000	Fixings Tv Mounting	45.90
4/12/2023	ALTRONIC DISTRIBUTORS PL	Tv Connections For Pass Through Wall Plate	97.95
14/12/2023	ERGONOMIC ESSENTIALS	For Electric Desks	790.90
20/12/2023	SUPER CHEAP AUTO	Replacement Cord For Ute Cover. Fleet 644	37.98
21/12/2023	GALVINS PLUMBING SUPPL	Materials For Roof Repairs	54.46
27/12/2023	CARD FEE	Card Fee	5.00
12/12/2023	PAYPAL	Qtra Qualification Renewal	93.41
27/12/2023	CARD FEE	Card Fee	5.00
8/12/2023	RMWilliams_POS_AU	Voucher - Greg Lightfoot	150.00
27/12/2023	CARD FEE	Card Fee	5.00
11/12/2023	AP NEDLANDS POST SHOP	Post For Return Of Dog Noise Monitor	17.29
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	Lawleys Bakery Cafe	Staff Meeting Catering	36.47
27/12/2023	Lawleys Bakery Cafe	Surcharge	0.44
27/12/2023	CARD FEE	Card Fee	5.00
14/12/2023	IN SAFE HANDS EDUCATO	Staff Training- Child Protection	297.00
19/12/2023	SP JB HI-FI ONLINE	Kitchen Appliance Replacement	94.99
19/12/2023	Deli Chicchi	Coffee Purchase- Pat Approved :D	21.70
19/12/2023	Deli Chicchi	Coffee Purchase- Pat Approved :D	0.05
20/12/2023	KMART	Centre Resources	266.81
20/12/2023	SPOTLIGHT INNALOO	Centre Resources	90.00
20/12/2023	IKEA PERTH	Centre Resources	167.50
22/12/2023	KMART	Refund	- 45.00
22/12/2023	KMART	Refund	- 19.00
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
6/12/2023	R AND J MARINICH PTY LTD	Safety Boots - Zoe Schwass	235.00
11/12/2023	DMIRS EAST PERTH	Hrwl Renewal	44.00
14/12/2023	PAYPAL	Training Course - S Maharjan	1,500.00
19/12/2023	SP HIVISGROUP	Machinery Part	114.82
22/12/2023	TAYLOR RD IGA	Depot Kitchen Supplies	37.18
27/12/2023	CARD FEE	Card Fee	5.00
7/12/2023	WOOLWORTHS/MARMION AVE &	Woolworths 6.12.23	91.50
21/12/2023	COLES 0489	Coles 23.12.23	65.20
27/12/2023	CARD FEE	Card Fee	5.00
4/12/2023	GOOGLE*GSUITE NEDLANDS	Google*Gsuite Nedlands	46.20
11/12/2023	Microsoft G034594483	Nov 2023- Azure Storage	70.91
14/12/2023	WWW.RECKON.COM	Reckon Online Pos - Tresillian	87.00
14/12/2023	Mailchimp	Dec 2023 Mailchimp Survey	115.11
14/12/2023	Mailchimp	Foreign Transaction Fee	3.45
15/12/2023	MSFT * E0200Q0UWQ	Dec 2023 - Ms Azure	544.18
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
6/12/2023	BIGW ONLINE	Adult Local Stock	100.00
6/12/2023	SP JB HI-FI ONLINE	Adult Local Stock DVDs	251.78
6/12/2023	SP JB HI-FI ONLINE	Shipping	6.99
7/12/2023	BOOKTOPIA PTY LTD	Adult Local Stock	219.41
11/12/2023	AMAZON AU	Adult Local Stock	93.42
13/12/2023	FOODIES MARKET CLARE	Events' Milk	3.29
27/12/2023	CARD FEE	Card Fee	5.00
4/12/2023	SP JB HI-FI ONLINE	Junior DVD For Local Stock	4.89
4/12/2023	SP JB HI-FI ONLINE	Shipping	5.99

City of Nedlands

Purchasing & Credit Card Payments - Dec 2023 (Statement period 28 Nov 2023 to 27 Dec 2023)

Date	Supplier	Description	AUD
11/12/2023	OFFICEWORKS	Poster	23.00
11/12/2023	OFFICEWORKS	Shipping	5.95
14/12/2023	KMART	Prizes For Junior Community Book Reviews Competition	60.00
14/12/2023	KMART	School Holiday Activity Materials	70.00
27/12/2023	CARD FEE	Card Fee	5.00
30/11/2023	HAMED & FROUZAN RAHI	Clients On Account Lunches	140.40
27/12/2023	CARD FEE	Card Fee	5.00
29/11/2023	SQ *TYRELL CAFE	Comm Dev Interviewee Coffee Meetup	16.50
30/11/2023	COLES 7545	Consumables - Milk And Tea Staff Kitchen	10.10
30/11/2023	COLES 7545	Pouring Jugs Ceramics Classroom	30.00
11/12/2023	ALDI STORES - KARDINYA	Tresillian Christmas Party Provisions	93.34
11/12/2023	ALDI STORES - KARDINYA	Tresillian Christmas Party Provisions	42.39
11/12/2023	AMAZON MARKETPLACE AU	Ceramics Room Resources - Batts	148.80
27/12/2023	AMAZON MARKETPLACE AU	Ceramics Batt X 1	29.76
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
8/12/2023	BENCHMARK ENGRAVING AN	Don Not Disturb Signage	242.00
11/12/2023	LOCAL GOVERNEMENT MANA	State Conference Fees	50.00
27/12/2023	CARD FEE	Card Fee	5.00
6/12/2023	IKEA PERTH	Serviettes & Holder, Storage Containers	66.00
12/12/2023	MISS MAUD	Wsa CEO's Meeting 14 December 2023	116.35
13/12/2023	KETURAH DAY SPA	Ex Cr Combes	101.50
14/12/2023	OFFICEWORKS 0609	Ex Cr Senath rajah - Parker Pen	95.00
14/12/2023	KMART 1004	Farewell Ex Crs Combes & Senathrajah	13.00
15/12/2023	WOOLWORTHS/MORLEY S/C COL	Former Cr Senath rajah & Cr Combes	166.95
15/12/2023	MAHAKAL RETAIL PTY L	Former Cr Senath rajah	70.00
18/12/2023	WAIVPAY PTY LTD	Former Cr Nikola Horley	262.90
18/12/2023	WAIVPAY PTY LTD	Former Councillor Horley	262.90
21/12/2023	EASYFLOWERS	Staff Member Loss Of Family Member	138.90
27/12/2023	CANVA* I04008-14791535	Subscription Graphic Design Program Communications	164.99
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	BRAYCO COMMERCIAL	Sink Delivery	65.00
8/12/2023	RED DOT	Facility Materials	53.60
14/12/2023	MISS MAUD	Staff Workshop Catering	225.45
15/12/2023	Business Base	Office Equipment	1,107.00
27/12/2023	BUNNINGS 483000	Additional Keys For Public Toilets	3.97
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	Lawleys Bakery Cafe	Bld Dept Meeting	5.57
28/11/2023	Lawleys Bakery Cafe	Bld Dept Meeting	23.99
22/12/2023	COLES 0299	Farewell Morning Tea - J Lamont	50.56
22/12/2023	COLES 0299	Farewell Morning Tea - J Lamont	39.27
27/12/2023	COLES 0299	Staff Farewell Gift Card - J Lamont	60.00
27/12/2023	CARD FEE	Card Fee	5.00
22/12/2023	All Foods Market	Joe Farewell Morning Tea Ingredients	22.46
6/12/2023	Australia Post	Working With Children Application	11.00
11/12/2023	Lawleys Bakery Cafe	Catering For Meeting	12.75
12/12/2023	BUNZL	Catering For Staff Activity	37.57
13/12/2023	Lawleys Bakery Cafe	Catering For Meeting	12.20
14/12/2023	PUSEYS PUFFS	Catering For Ncc Event	260.00
19/12/2023	BWS LIQUOR/FLOREAT PARK S	Catering For Ncc Farewell Activity	120.00
19/12/2023	WOOLWORTHS/FLOREAT PARK S	Catering For Ncc Farewell Activity	47.46
19/12/2023	WOOLWORTHS/FLOREAT PARK S	Catering For Ncc Farewell Activity	79.75
19/12/2023	COLES 0302	Items For Ncc Farewell	31.20
19/12/2023	TAYLOR RD IGA	Catering For Client Activity	13.00
19/12/2023	TAYLOR RD IGA	Catering For Client Activity	52.46

City of Nedlands

Purchasing & Credit Card Payments - Dec 2023 (Statement period 28 Nov 2023 to 27 Dec 2023)

Date	Supplier	Description	AUD
20/12/2023	SMART DOLLARS WESTERN	Client Activity Resources	21.47
20/12/2023	LIZZI BEE	Resources For Client Activity	75.00
21/12/2023	COSTCO WHOLESALE AUSTR	Catering For Ncc Activity	13.49
21/12/2023	COSTCO WHOLESALE AUSTR	Catering For Ncc Activity	159.63
27/12/2023	CARD FEE	Card Fee	5.00
4/12/2023	ACCESS OFFICE INDUSTR	Cleaners Cabinet	500.50
14/12/2023	DMIRS EAST PERTH	License	44.00
18/12/2023	BUNNINGS 483000	Cleaners Cabinet	281.67
18/12/2023	BUNNINGS 483000	Door Stops & Bath Accessories.	156.42
20/12/2023	COMSUPPLY	Door Vent	313.50
27/12/2023	CARD FEE	Card Fee	5.00
6/12/2023	The Cheesecake Shop	Technical Services Briefing - Added Birthday Cakes	81.90
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	WWW.OURXPLOR.COM	Staff Professional Development	55.00
4/12/2023	WOOLWORTHS/INNALOO S/C 38	Ingredients For The Fst	24.53
4/12/2023	WOOLWORTHS/INNALOO S/C 38	Ingredients For The Fst	76.86
15/12/2023	SP SHOP RED NOSE	Prcc Staff Training	341.00
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	BLITZFIELD ENTERPRIS	Cleaning Supplies For Volunteer Event	20.95
28/11/2023	V/CELLARS 3224	Ice For Volunteer Event	6.00
29/11/2023	KARRINYUP FLOWER SHED	Flower Arrangements For Volunteer Event	125.00
29/11/2023	RECONCILIATION AUST	Rap Development Fee	1,650.00
30/11/2023	SQ *TYRELL CAFE	Coffee For Interviewee	4.00
6/12/2023	COTTESLOE GOLF CLUB	Freeman Of The City Venue Hire	1,221.64
7/12/2023	BUNNINGS GROUP LTD	Shelving For Tresillian	348.41
7/12/2023	J AND K HOPKINS	Office Chair For Sam	329.00
7/12/2023	TEAM FARR PTY LTD	Materials For Tresillian	361.21
7/12/2023	MODERN TEACHING AIDS	Ceramic Room Chairs	588.16
11/12/2023	BUNNINGS 483000	Vacuum For Tresillian	129.00
11/12/2023	AP BROADWAY NEDLANDS	Registered Post - Citizenship Certs	8.10
13/12/2023	THE PERTH MINT	2024 Coins For Citizenship Ceremony	140.25
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
5/12/2023	WOOLWORTHS/FLOREAT PARK S	Christmas Decorations	40.80
8/12/2023	FORUM NEWSAGENCY	Greeting Cards	32.91
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	BLITZFIELD ENTERPRIS	27.11.23 Tucker Fresh Client Morning Tea For Weekly	41.14
28/11/2023	BLITZFIELD ENTERPRIS	27.11.23 Tucker Fresh Client Morning Tea For Weekly	16.81
1/12/2023	ALKIMOS TAVERN PTY LTD	28.11.23 The Landing Client Volunteer And Staff Lu	133.00
1/12/2023	ALH VENUES/33 HERDSMAN PD	30.11.23 Herdsman Tavern Client Volunteer And Staff	98.00
4/12/2023	ALH VENUES/535 STIRLING H	1.12.23 Albion Hotel Client Volunteer And Staff Lu	72.00
8/12/2023	THE ASHBY BAR & BIST	5.12.23 Ashby Bar And Grill Lunch Costs For Staff	89.10
8/12/2023	THE ASHBY BAR & BIST	5.12.23 Ashby Bar And Grill Lunch Costs For Staff	0.53
8/12/2023	CHARLES HOTEL	6.12.23 Charles Hotel Client Staff And Volunteer L	64.00
8/12/2023	ALH VENUES/33 HERDSMAN PD	7.12.23 Herdsman Lake Tavern Client Staff And Volu	60.00
11/12/2023	The Beach House at SQ	8.12.23 The Beach House Client Staff And Volunteer	107.58
11/12/2023	The Beach House at SQ	8.12.23 The Beach House Client Staff And Volunteer	0.22
13/12/2023	BLITZFIELD ENTERPRIS	12.12.23 Tucker Fresh Client Supplies For The Cent	34.10
13/12/2023	BLITZFIELD ENTERPRIS	12.12.23 Tucker Fresh Client Supplies For The Cent	3.38
15/12/2023	THE BROOK BAR AND BI	12.12.23 Brook Bar And Grill Client Volunteer And	90.97
15/12/2023	THE BROOK BAR AND BI	12.12.23 Brook Bar And Grill Client Volunteer And	0.68
14/12/2023	OCEAN BEACH HOTEL	13.12.23 Obh Hotel Client Volunteer And Staff Lunch	77.00
15/12/2023	CIVIC HOTEL APP	14.12.23 Civic Hotel Client Volunteer And Staff Lu	77.85
27/12/2023	CARD FEE	Card Fee	5.00
12/12/2023	SWANBOURNE MARKET	Refreshments For Volunteers	45.00

City of Nedlands

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Date	Supplier	Description	AUD
13/12/2023	CAFE ZAMIA KINGS PAR	Refreshments For Volunteers	43.00
14/12/2023	ADVANTAGE PHARMACY	Materials For Insect Study	28.50
15/12/2023	SQ *KILO CAFE	Refreshments For Volunteers	12.10
27/12/2023	CARD FEE	Card Fee	5.00
			<u>19,031.68</u>



18.5. CPS05.02.24 - Monthly Financial Report - January 2024

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Ankit Sharma – Senior Financial Accountant
Director	Michael Cole – Director Corporate Services
Attachments	1. Statement of Financial Activity – 31 January 2024 2. Statement of Net Current Assets – 31 January 2024 3. Statement of Comprehensive Income – 31 January 2024 4. Statement of Financial Position – 31 January 2024 5. Reserve Movements – 31 January 2024 6. Borrowings – 31 January 2024 7. Capital Works Program – 31 January 2024

Purpose

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

Recommendation

That Council receive the Monthly Financial Report for 31 January 2024.

Voting Requirement

Simple Majority.

Background

Nil.



Discussion

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

The attached report shows the month end position as at the end of January 2024. Please note that the opening position is a preliminary result for the year ended 30 June 2023 as the Financial Statements for 2022/23 are still being finalised and as a result will be subject to change. The municipal closing surplus as of 31 January 2024 is \$17,888,316 which is a \$7,277,017 favourable variance, compared to a budgeted surplus for the same period of \$10,611,300.

The operating revenue at the end of January 2024 was \$34,872,278 which represents a \$1,274,701 favourable variance compared to the year-to-date budget of \$33,597,577, primarily in Rates and Fees and Charges.

The operating expense at the end of January 2024 was \$20,782,880 which represents a \$2,038,336 favourable variance compared to the year-to-date budget of \$22,821,216, primarily in Materials and contracts, Depreciation and Amortisation and Insurance expenses.

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

Operating Activities

Operating grants, subsidies, and contributions

Unfavourable variance of \$686,936 primary due to Budget timing.

Fees and charges

Favourable variance of \$676,990 primarily due to Budget timing.

Service charges

Favourable variance of \$59,530 primarily due to Budget timing.

Interest earnings

Favourable variance of \$210,852 primarily due to Budget timing.

Other revenue

Unfavourable variance of \$98,546 primarily due to Budget timing.

Profit on disposal of assets

No variance

Employee costs

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



Materials and contracts

Favourable variance of \$781,290 due to Budget timing

Utility charges

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

Depreciation and amortisation

Favourable variance of \$1,122,989 due to Budget timing

Insurance expenses

Favourable variance of \$232,026 due to Budget timing.

Interest expenses

Favourable variance of \$21,756 due to Budget timing.

Other expenditure

Favourable variance of \$39,681 due to Budget timing

Loss on disposal of assets

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

Investing Activities

Non-operating grants, subsidies, and contributions

Favourable variance of \$104,285 due to Budget timing

Proceeds from disposal of assets

Unfavourable variance of \$52,378 due to Budget timing

Purchase of property, plant, and equipment

Favourable variance of \$721,997 primary due to budget phasing of capital projects. To be reviewed at mid-year review.

Purchase and construction of infrastructure

Favourable variance of \$1,977,346 primary due to budget phasing of capital projects. To be reviewed at mid-year review.

Purchase of right of use assets

Favourable variance of \$260,475 primary due to budget phasing of capital projects. To be reviewed at mid-year review.

Payments for intangible assets

Favourable variance of \$466,586 primary due to budget phasing of capital projects. To be reviewed at mid-year review



Financing Activities

Repayment of borrowings

Favourable variance of \$333,287 due to Budget timing

Recoup from self-supporting loans

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

Payment for principal portion of lease liability

Favourable variance of \$21,483 due to Budget timing

Transfer to reserves

Favourable variance of \$1,308,464 due to timing of transfers being processed.

Transfer from reserves

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

Rates

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

Outstanding rates debtors are \$5,861,984.34 as of 31 January compared to \$4,681,627.85 as of 31 January 2023. Breakdown as follows:

Receivable	31-Jan-24 (\$)	31-Jan-23 (\$)	Variance (\$)
Rates & UGP	\$6,595,015.14	\$5,562,241.31	\$1,032,773.83
Rubbish & Pool	\$213,425.04	\$124,501.03	\$88,924.01
Pensioner Rebates	-\$1,230,133.12	-\$1,188,950.79	-\$41,182.33
ESL	\$283,677.28	\$183,836.30	\$99,840.98
Total	\$5,861,984.34	\$4,681,627.85	\$1,180,356.49

Employee Data

Description	Number
Budgeted FTE (1 July 2023)	165
Budgeted FTE (30 June 2024)	162
Headcount (Active Employees including FT, PT, & Casual)	165
Occupied FTE (FT & PT)	142
Occupied FTE (Casual)	3
No. of contract employees (Temporary/Agency)	4

The figures reported are as at the end of the calendar month of January 2024.

Consultation

N/A



Strategic Implications

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

Vision Sustainable and responsible for a bright future

Pillar Performance

Outcome 11. Effective leadership and governance

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

Budget/Financial Implications

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

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

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

Legislative and Policy Implications

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

Decision Implications

Nil.

Conclusion

The municipal surplus as of 31 January 2024 is \$17,888,316 which is favourable, compared to a budgeted surplus for the same period of \$10,611,300.



The operating revenue at the end of January 2024 was \$34,872,278 which represents a \$1,274,701 or 4% favourable variance compared to the year-to-date budget of \$33,597,577 primarily in Rates, Fees, and Charges.

The operating expense at the end of January 2024 was \$20,782,880, which represents a \$2,038,336 or 9% favourable variance compared to the year-to-date budget of \$22,821,216, primarily in Materials and contracts, Depreciation and Amortisation and Insurance expenses.

Further Information

Nil.



City of Nedlands Statement of Financial Activity

By Nature or Type
For the Period 01-Jan-2024 to 31-Jan-2024

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	2,518,831	3,300,420	3,300,420	3,300,420	0	0.00%
Revenue						
Operating grants, subsidies, and contributions	728,830	1,868,864	1,236,868	549,932	(686,936)	-55.54%
Fees and charges	8,245,665	7,717,410	6,082,040	6,759,030	676,990	11.13%
Service charges	0	31,373	18,298	77,828	59,530	325.34%
Interest earnings	910,824	789,842	446,380	657,232	210,852	47.24%
Other revenue	309,706	282,601	183,862	85,316	(98,546)	-53.60%
Profit on disposal of assets	73,761	0	0	0	0	No Budget
	10,268,786	10,690,090	7,967,448	8,129,337	161,889	2.03%
Expenses						
Employee costs	(18,350,366)	(16,393,322)	(10,352,436)	(10,353,203)	(767)	0.01%
Materials and contracts	(13,868,542)	(13,255,948)	(7,439,806)	(6,658,516)	781,290	-10.50%
Utility charges	(939,500)	(777,586)	(440,408)	(400,151)	40,257	-9.14%
Depreciation and amortisation	(6,537,872)	(6,458,604)	(3,767,519)	(2,644,530)	1,122,989	-29.81%
Insurance expenses	(536,512)	(404,821)	(422,369)	(190,343)	232,026	-54.93%
Interest expenses	(64,060)	(77,770)	(57,974)	(36,218)	21,756	-37.53%
Other expenditure	(533,138)	(856,660)	(551,497)	(511,816)	39,681	-7.20%
Loss on disposal of assets	0	(44,871)	0	0	0	No Budget
	(40,829,991)	(38,269,581)	(23,032,009)	(20,794,777)	2,237,232	-9.71%
Non-cash amounts excluded from operating activities	6,112,811	6,503,475	3,699,686	2,566,852	(1,132,834)	-30.62%
Amount attributable to operating activities	(21,929,563)	(17,775,596)	(8,064,455)	(6,798,167)	1,266,288	-15.70%
Investing Activities						
Non-operating grants, subsidies, and contributions	1,592,667	3,893,959	193,655	89,370	(104,285)	-53.85%
Proceeds from disposal of assets	351,300	199,927	67,833	15,455	(52,378)	-77.22%
Purchase of property, plant, and equipment	(2,007,221)	(2,007,217)	(1,003,611)	(281,614)	721,997	-71.94%
Purchase and construction of infrastructure	(6,174,496)	(6,174,496)	(3,087,248)	(1,109,902)	1,977,346	-64.05%
Purchase of right of use assets	(615,000)	(636,483)	(307,500)	(47,025)	260,475	-84.71%
Purchase of intangible assets	(1,512,632)	(1,498,632)	(749,316)	(282,730)	466,586	-62.27%
Amount attributable to investing activities	(8,365,382)	(6,222,942)	(4,886,187)	(1,616,446)	3,269,741	-66.92%
Financing Activities						
Repayment of borrowings	0	(1,109,194)	(745,865)	(412,578)	333,287	-44.68%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	21,483	21,483	0	(21,483)	-100.00%
Recoup from self supporting loans	0	18,506	9,253	0	(9,253)	-100.00%
Payments for principal portion of lease liability	0	(65,506)	(44,595)	(27,434)	17,161	-38.48%
Transfers to reserves	0	(1,555,338)	(1,308,464)	0	1,308,464	-100.00%
Transfers from reserves	0	4,185,300	0	0	0	No Budget
Amount attributable to financing activities	0	1,495,251	(2,068,188)	(440,012)	1,628,177	-78.72%
Surplus/(deficit) before imposition of general rates	(30,294,945)	(22,503,287)	(15,018,830)	(8,854,625)	6,164,205	-41.04%
Total amount raised by general rates	26,891,228	25,819,393	25,630,129	26,742,941	1,112,812	4.34%
Surplus/(deficit) after imposition of general rates	(3,403,717)	3,316,106	10,611,300	17,888,316	7,277,017	68.58%

Non-cash amounts excluded from operating activities

Non Current Asset Non Cash Movement

10-9000-9000-1500-0	Deferred Debtor Control - Rates	345,562	345,562	0
10-9000-9000-1501-0	Deferred Debtor Control - ESL	51,911	51,911	0
10-9000-9000-1520-6	Self Supporting Loans - Non Cui	22,671	22,671	0
10-9000-9000-1530-0	Deferred Service Charges West	299,019	362,312	(63,293)
10-9000-9000-1531-0	Deferred Service Charges Alder	33,524	39,606	(6,082)
10-9000-9000-1532-0	Deferred Service Charges Alfre	52,920	61,222	(8,303)
10-9000-9000-1606-0	Right of Use Asset - Accumulate	(231,342)	(231,342)	0
10-9000-9000-1621-0	Buildings - Accumulated Deprec	(32,226,924)	(32,740,164)	513,240
10-9000-9000-1631-0	Furniture & Equipment - Accum	(361,609)	(361,609)	0
10-9000-9000-1641-0	ICT Equipment - Accumulated D	(1,176,317)	(1,176,317)	0
10-9000-9000-1651-0	Plant & Equipment - Accumulate	(1,620,820)	(1,620,820)	0
10-9000-9000-1661-0	Fleet - Accumulated Depreciatio	(1,284,683)	(1,567,278)	282,595
10-9000-9000-1701-0	Roads - Accumulated Depreciati	(40,634,865)	(41,401,115)	766,250
10-9000-9000-1711-0	Footpath - Accumulated Depreci	(15,006,961)	(15,248,016)	241,055
10-9000-9000-1721-0	Drainage - Accumulated Deprec	(16,400,888)	(16,707,223)	306,335
10-9000-9000-1731-0	Park Development - Accumulate	(6,457,142)	(6,925,307)	468,165
10-9000-9000-1741-0	Other Infrastructure - Accumulat	(1,461,428)	(1,528,318)	66,890
10-9000-9000-1800-0	WALGA - Local Government Ho	162,979	162,979	0
Sub-Total		(115,894,396)	(118,461,248)	2,566,852

Non Current Liability Non Cash Movement

10-9000-9000-2411-0	Long Service Leave Non-Curr	(359,357)	(359,357)	0
10-9000-9000-2412-0	Refund Liability - Non Current	(78,905)	(78,905)	0
Sub-Total		(438,262)	(438,262)	0

Profit, Gain, or Loss Non Cash Movement

		0	0	0
Sub-Total		0	0	0
Total		(116,332,659)	(118,899,511)	2,566,852



City of Nedlands Net Current Assets

	Balance As At 1-Jul-23	Balance As At 31-Jan-24
Current Assets		
Cash and cash equivalents	15,333,448	22,368,498
Other Financial Assets	17,597	8,886
Trade and other receivables	2,826,389	9,422,643
Inventories	56,650	80,754
Total Current Asstes	18,234,085	31,880,782
Current Liabilities		
Trade and other payables	(4,987,601)	(4,897,854)
Lease Liabilities	(53,100)	(25,666)
Borrowings	(647,117)	(231,052)
Grant and contract liabilities	(87,889)	(270,159)
Provisions	(3,076,974)	(1,762,787)
Other liabilities	41,470	56,051
Clearing accounts	8,655	(256,498)
Total Current Liabilities	(8,802,556)	(7,387,966)
Adjustments to NCA		
Less: Reserves	(7,885,891)	(7,885,891)
Less: Restricted Cash	0	0
Less: Self Supporting Loans	(17,597)	(8,886)
Add: Borrowings	647,117	231,052
Add: Leases	53,100	25,666
Total Adjustments	(7,203,271)	(7,638,059)
Net Current Asstes	2,228,257	16,854,757



City of Nedlands

Statement of Comprehensive Income

By Nature or Type
For the Period 2023-07-01 to 31-Jan-2024

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD
Revenue				
Rates	26,891,228	25,819,393	25,630,129	26,742,941
Operating grants, subsidies and contributions	728,830	1,868,870	1,236,868	549,932
Fees and charges	8,245,665	7,717,417	6,082,040	6,759,030
Service charges	0	31,369	18,298	77,828
Interest earnings	910,824	789,845	446,380	657,232
Other revenue	309,706	282,611	183,862	85,316
	37,086,253	36,509,505	33,597,577	34,872,278
Expenses				
Employee costs	(19,514,865)	(17,550,362)	(10,352,436)	(10,353,203)
Materials and contracts	(13,928,824)	(13,477,414)	(7,439,806)	(6,658,516)
Utility charges	(939,500)	(777,531)	(440,408)	(400,151)
Depreciation and amortisation	(6,537,872)	(6,458,603)	(3,767,519)	(2,644,530)
Insurance expenses	(541,124)	(409,127)	(422,369)	(190,343)
Other expenditure	(533,138)	(856,660)	(551,497)	(511,816)
Interest expenses	(64,060)	(77,770)	(57,974)	(36,218)
Overhead costing	1,384,700	1,213,905	210,884	11,897
Activity Based Costings	0	0	(91)	0
	(40,674,684)	(38,393,562)	(22,821,216)	(20,782,880)
Net Operating	(3,588,431)	(1,884,057)	10,776,361	14,089,399
Non-operating grants, subsidies and contributions	1,592,667	3,783,459	193,655	89,370
Profit on Disposal of Assets	73,761	0	0	0
Loss on Disposal of Assets	0	(44,871)	0	0
	1,666,428	3,738,588	193,655	89,370
Net Result for the Period	(1,922,003)	1,854,531	10,970,016	14,178,769
Other Comprehensive Income				
	0	0	0	0
Total Other Comprehensive Income	0	0	0	0
Total Comprehensive Income for the Period	(1,922,003)	1,854,531	10,970,016	14,178,769



City of Nedlands

Statement of Financial Position

	Balance As At 1-Jul-23	Balance As At 31-Jan-24
Assets		
Current Assets		
Cash and cash equivalents	(15,333,448)	(22,368,498)
Other Financial Assets	(17,597)	(8,886)
Trade and other receivables	(2,826,389)	(9,422,643)
Inventories	(56,650)	(80,754)
Total Current Asstes	(18,234,085)	(31,880,782)
Non Current Assets		
Trade and other receivables	(1,116,823)	(1,194,501)
Other Financial Assets	(185,650)	(185,650)
Property, plant and equipment	(105,850,074)	(105,335,852)
Infrastructure	(248,177,279)	(247,438,486)
Right of Use Assets	(53,138)	(78,680)
Intangible assets	0	(282,730)
Total Non Current Assets	(355,382,963)	(354,515,899)
Total Assets	(373,617,048)	(386,396,680)
Liabilities		
Current Liabilities		
Trade and other payables	4,987,601	4,897,854
Lease Liabilities	53,100	25,666
Borrowings	647,117	231,052
Grant and contract liabilities	87,889	270,159
Provisions	3,076,974	1,762,787
Other liabilities	(41,470)	(56,051)
Clearing accounts	(8,655)	256,498
Total Current Liabilities	8,802,556	7,387,966
Non Current Liabilities		
Trade and other payables	78,905	78,905
Borrowings	925,356	925,356
Lease Liabilities	107,644	107,644
Provisions	359,357	359,357
Total Non Current Liabilities	1,471,262	1,471,262
Total Liabilities	10,273,818	8,859,228
Equity		
Retained surplus	239,120,756	253,299,525
Reserves - cash backed	7,885,891	7,885,891
Revaluation surplus	116,336,582	116,336,582
Total Equity	363,343,229	377,521,998
Variance	0	(15,455)



City of Nedlands Reserve Movements

For the Period 1-Jan-2024 to 31-Jan-2024

Reserve	Adopted Budget				Amended Budget				Actuals YTD			
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	284,544	0	0	284,544	284,544	1,498	(255,241)	30,801	370,728	0	0	370,728
City Development Reserve	1,439,166	0	0	1,439,166	1,439,166	3,241	(1,064,407)	378,000	991,682	0	0	991,682
North Street Reserve	136,868	0	0	136,868	136,868	5,882	0	142,750	140,827	0	0	140,827
Welfare Reserve	827,286	0	0	827,286	827,286	35,576	(117,000)	745,862	674,655	0	0	674,655
Service Reserve	12,794	0	0	12,794	12,794	546	0	13,340	16,888	0	0	16,888
Insurance Reserve	65,452	0	0	65,452	65,452	2,810	0	68,262	65,464	0	0	65,464
Underground Power Projects	2,191,096	0	0	2,191,096	2,191,096	1,004,996	(598,777)	2,597,315	2,585,872	0	0	2,585,872
Waste Management Reserve	1,291,004	0	0	1,291,004	1,291,004	222,639	(220,000)	1,293,643	1,167,774	0	0	1,167,774
Building Replacement Reserve	563,328	0	0	563,328	563,328	24,226	(559,397)	28,157	582,521	0	0	582,521
Swanbourne Development Reserve	135,429	0	0	135,429	135,429	5,825	(140,000)	1,254	130,833	0	0	130,833
Public Art Reserve	73,227	0	0	73,227	73,227	3,146	(40,000)	36,373	45,709	0	0	45,709
Business System Reserve	243,276	0	0	243,276	243,276	2,367	(418,279)	(172,636)	97,551	0	0	97,551
All Abilities Play Space	413,452	0	0	413,452	413,452	17,774	0	431,226	427,356	0	0	427,356
Major Projects	589,682	0	0	589,682	589,682	25,352	(615,000)	34	338,642	0	0	338,642
Lawler Park Infrastructure Reserve	4	0	0	4	4	0	0	4	0	0	0	0
Public Open Space Reserve	0	0	0	0	0	110,500	0	110,500	110,500	0	0	110,500
PRCC Reserve	143,746	0	0	143,746	143,746	88,957	(157,199)	75,504	138,890	0	0	138,890
Reserve Total	8,410,354	0	0	8,410,354	8,410,354	1,555,335	(4,185,300)	5,780,389	7,885,891	0	0	7,885,891

City of Nedlands



For the Period 1-Jan-2024 to 31-Jan-2024

Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	Adopted Budget			Opening Balance	Amended Budget			Opening Balance	Actuals YTD			Interest
					Repayment	Closing Balance	Interest		Repayment	Closing Balance	Interest		Repayment	Closing Balance	Interest	
Road Infrastructure	179	WATC	6.04%	285,748	0	285,748	(14,159)	285,748	(138,593)	147,155	(14,159)	147,156	(69,156)	77,999		
Building Infrastructure	183	WATC	2.80%	537,226	0	537,226	(13,130)	537,226	(178,521)	358,705	(13,130)	363,088	(88,895)	274,193		
Building Infrastructure	184	WATC	3.12%	519,065	0	519,065	(14,537)	519,065	(110,879)	408,186	(14,537)	376,476	(127,089)	249,387		
Building Infrastructure	185	WATC	3.12%	245,662	0	245,662	(6,880)	245,662	(67,484)	178,178	(6,880)	178,178	(34,806)	143,372		
Dalkeith Bowling Club	186	WATC	3.07%	50,272	0	50,272	(1,372)	50,272	(14,940)	35,332	(1,372)	35,332	(3,807)	31,525		
Underground Power - City of Nedlands	187	WATC	2.64%	512,598	0	512,598	(6,781)	512,598	(512,598)	0	(6,781)	0	0	0		
Underground Power - West Hollywood	188	WATC	3.07%	446,816	0	446,816	(13,717)	446,816	(68,955)	377,861	(13,717)	377,860	(71,072)	306,788		
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	65,261	0	65,261	(2,003)	65,261	(10,071)	55,190	(2,003)	55,189	(10,381)	44,808		
Underground Power - Alderbury	190	WATC	3.07%	46,346	0	46,346	(1,423)	46,346	(7,153)	39,193	(1,423)	39,195	(7,372)	31,822		
				2,708,994	0	2,708,994	(74,002)	2,708,994	(1,109,194)	1,599,800	(74,002)	1,572,473	(412,578)	1,159,896	0	



City of Nedlands Capital Works Program

For the Period 1-Jan-2024 to 31-Jan-2024

Project Description	Adopted Budget	Amended Budget	Actuals YTD
Education Buildings			
PRCC Cabinetry and storage	50,351	50,351	0
Total	50,351	50,351	0
Recreation			
Allen Park Cottage Stage 2 Building upgr	281,968	281,968	0
Swanbourne Surf Life Saving Ext SNSLSC b	0	0	31,963
Total	281,968	281,968	31,963
Other Buildings			
City wide air-conditioning program	40,595	40,595	0
City wide flooring program	53,183	53,183	30,682
City wide painting program	58,218	58,218	0
Total	151,996	151,996	30,682
Park Development Renewal			
Public Arts Work	0	0	710
Allen park - Upgrade floodl 2 game stand	125,877	125,877	104,400
Greenway - Foreshore Reserve 28307	78,673	78,673	5,100
Groundwater Bore Renewal	118,064	118,064	0
Urban Forest Strategy	188,815	188,815	0
College Park- Renew Central Capable Cab	9,575	9,575	0
Total	521,004	521,004	110,210
Drainage Renewel			
Drainage Renewal	62,938	62,938	0
Flood Mitigation Design	251,754	251,754	0
City wide drainage pipe program	71,062	71,062	0
City wide drainage soakwell program	62,938	62,938	0
Total	448,692	448,692	0
Road Improvements			
Investigation and Design	358,749	358,749	9,600
Total	358,749	358,749	9,600
Road Rehabilitation			
Smyth Road Rehabilitation	0	0	22,921
Rochdale Road Rehabilitation	1,659,439	1,659,439	1,290,635
Total	1,659,439	1,659,439	1,313,557
Footpath Construction			
Whadjuck Trail Footpath	176,228	176,228	0
Total	176,228	176,228	0
Parks Plant			
1DWC369:Hino Mowing Unit 1	75,000	75,000	0
1DWC370: Hino Mowing Unit 2	75,000	75,000	0
Total	150,000	150,000	0

CPS05.02.24 - Attachment 7

Other Plant & Equipment

1GJZ462:Subaru Forester Wagon-L	39,000	39,000	0
Total	39,000	39,000	0

IT capital

OneCouncil Solution	1,373,632	1,373,632	282,730
Azure Migration	25,000	25,000	0
Councilor Chambers Upgrade	200,000	200,000	161,635
The Client Alternative	15,000	15,000	0
WiFi Upgrade	5,000	5,000	0
LMS Software	20,000	20,000	0
Total	1,638,632	1,638,632	444,366

Not Applicable

Tresillian Art Cntr-F&F Renewal, Power Improvement	125,877	125,877	15,032
Councilor Chambers Upgrade	125,877	125,877	28,784
PRCC - Roof renewal	83,796	83,796	0
ICT Equipment (1)	75,000	75,000	0
ICT Equipment (2)	50,000	50,000	13,517
ICT Equipment (3)	6,000	6,000	0
ICT Equipment (4)	6,000	6,000	0
Furniture & Equipment (1)	110,000	110,000	0
Alfred Road / West Coast Highway	18,882	18,882	0
Smyth Road / Stirling Highway - Black Spot-Signal m	18,883	18,883	0
Broadway Road renewal of northbound carriageway	837,169	837,169	(43,856)
Lemnos Street Road renewal from Brockway Road to	1,257,358	1,257,358	(149,484)
Carrington Street Road renewal from Weld Street to	362,978	362,978	(15,948)
Vincent Street Safety Upgrade	377,630	377,630	(120,000)
Intangibles (1)	60,000	60,000	0
Minor Parks Furniture Renewal Program	62,938	62,938	5,823
Bird Waterers for Black-cockatoos	24,546	24,546	0
Waste Recycling Stations	50,000	50,000	0
Right of Use asset	615,000	615,000	25,542
Placeholder Capital - Fleet	541,356	541,356	0
Placeholder Capital - Plant & Equipment	10,000	10,000	0
Total	4,819,290	4,819,290	(240,590)

Capital Work Program Total	10,295,349	10,295,349	1,699,788
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18.6. CPS06.02.24 - Monthly Investment Report - January 2024

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Ankit Sharma – Senior Accountant Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	1. Investment Report for the period ended 31 January 2024

Purpose

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

Recommendation

That Council receive the Investment Report for the period ended 31 January 2024.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

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

The Investment Policy is structured to minimize any risks associated with the City's cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

The Investment Summary shows that as of 31 January 2024 and 31 January 2023 the City held the following funds in investments:



Funds	31-Jan-24 (\$)	31-Jan-23 (\$)
Municipal	\$1,929,623.60	\$1,866,536.44
Reserve	\$8,867,314.55	\$8,578,769.83
Total Investments	\$10,796,938.15	\$10,445,306.28

The total interest earned from investments as of 31 January 2024 was \$192,736.83 comprising of \$66,687.97 received at maturity and \$126,048.86 accrued.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Proportion of Portfolio
NAB	\$3,651,629.41	33.82%
WBC	\$4,181,465.35	38.73%
ANZ	\$1,143,803.71	10.59%
CBA	\$1,820,039.69	\$16.86%
Total	\$10,796,938.15	100.00%



Consultation

N/A.



Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision Sustainable and responsible for a bright future

Pillar Performance

Outcome 11. Effective leadership and governance

Budget/Financial Implications

The January 2024 YTD Actual interest income from investments is \$192,736.83.

Legislative and Policy Implications

[City of Nedlands - Investment of Operating Cash Policy](#)

Decision Implications

N/A.

Conclusion

The Investment Report is presented to Council.

Further Information

Nil.



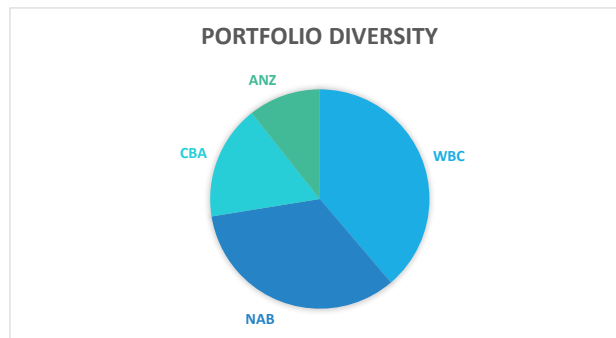
City of Nedlands Investments

For the Period 1-Jul-2022 to 31-Jan-2024

Bank	Interest Rate	Investment Date	Maturity Date	Term (Months)	Invested Amount	Accrued Interest
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	71,406	1,397
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	145,527	2,929
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	141,488	2,847
Westpac Banking Corporation	1.68%	4/06/2022	4/10/2022	4	2,080,521	51,205
Westpac Banking Corporation	1.05%	31/07/2022	31/08/2022	1	1,107,109	26,507
Westpac Banking Corporation	1.88%	4/06/2022	4/11/2022	5	609,776	13,948
National Australia Bank	0.54%	14/07/2022	15/08/2022	1	0	0
National Australia Bank	2.85%	19/04/2022	17/11/2022	6	1,225,312	28,795
National Australia Bank	2.81%	15/07/2022	14/11/2022	3	295,302	6,922
National Australia Bank	0.75%	23/03/2022	22/08/2022	4	(0)	0
National Australia Bank	0.75%	28/03/2022	25/08/2022	4	2,089,128	45,945
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	36,103	812
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	68,722	1,819
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	148,601	3,276
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	33,286	736
Commonwealth Bank Australia	2.60%	20/06/2022	18/10/2022	3	334,975	5,895
Commonwealth Bank Australia	0.25%	30/05/2022	28/10/2022	4	364,946	8,118
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	16,383	434
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	636,712	14,163
Commonwealth Bank Australia	2.60%	20/06/2022	18/10/2022	3	140,936	3,368
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	27,219	720
Commonwealth Bank Australia	0.21%	23/03/2022	21/07/2022	3	402	0
Commonwealth Bank Australia	0.93%	12/04/2022	19/07/2022	3	785	0
Australia & New Zealand Banking Group	0.35%	7/07/2022	7/08/2022	1	(0)	0
Australia & New Zealand Banking Group	0.15%	11/04/2022	11/10/2022	6	120,047	1,943
Australia & New Zealand Banking Group	0.10%	11/05/2022	11/08/2022	3	(0)	0
Australia & New Zealand Banking Group	0.10%	18/04/2022	18/10/2022	6	1,023,233	16,955
Total					10,717,919	238,732

Portfolio Diversity

WBC	4,155,827	0.387745687
NAB	3,609,742	0.336795085
CBA	1,809,070	0.168789304
ANZ	1,143,280	0.106669924
	10,717,919	1





18.7. CPS07.02.24 - List of Accounts Paid - January 2024

Meeting & Date	Council Meeting – 27 February 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Ankit Sharma – Senior Accountant Financial Services
Director	Michael Cole - Director Corporate Services
Attachments	1. List of Accounts Paid – January 2024; and 2. Credit Card and Purchasing Card Payments – January 2024

Purpose

The purpose of this report is to present a list of accounts paid for the month of January 2024.

Recommendation

Council receives the List of Accounts Paid for the month of January 2024.

Voting Requirement

Simple Majority.

Background

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

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

Discussion

The accounts payable procedures ensure that risk is managed, and no fraudulent payments are made by the city, and these procedures are strictly adhered to by the officers.



These include the final vetting of approved invoices by the Coordinator Revenue and the Manager Financial Services (or designated alternative officers).

Consultation

Nil.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision Sustainable and responsible for a bright future

Pillar Performance

Outcome 11. Effective leadership and governance

Priority Area

Nil.

Budget/Financial Implications

The payments are made in accordance with the approved budget.

Legislative and Policy Implications

In accordance with regulation 13 of the [Local Government \(Financial Management\) Regulations 1996](#) administration is required to present the List of Accounts Paid for the month of January 2024 to Council.

Decision Implications

Nil.

Conclusion

The List of Accounts Paid for the months of January 2024 complies with the relevant legislation and can be received by Council (see attachments).



Further Information

Nil.



City of Nedlands - List of Accounts Paid

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				2,719,486.88
106275	11/01/2024	10001	Australian Taxation Office	319,977.00
FORTNIGHT 24/12/2023	Withholding Tax (PAYG)			48,549.00
FORTNIGHT 24/12/2023	HELP			1,026.00
FORTNIGHT 24/12/2023	TSL			1,396.00
FORTNIGHT 24/12/2023	Withholding Tax (PAYG)			45,995.00
FORTNIGHT 24/12/2023	HELP			652.00
FORTNIGHT 24/12/2023	TSL			2,922.00
FORTNIGHT 24/12/2023	Withholding Tax (PAYG)			34.00
FORTNIGHT 24/12/2023	Extra Tax			100.00
FORTNIGHT 24/12/2023	Withholding Tax (PAYG)			4,426.00
FORTNIGHT 24/12/2023	TSL			80.00
FORTNIGHT 31/12/2023	Withholding Tax (PAYG)			134,198.00
FORTNIGHT 31/12/2023	Extra Tax			884.00
FORTNIGHT 31/12/2023	HELP			2,794.00
FORTNIGHT 31/12/2023	TSL			3,658.00
FORTNIGHT 31/12/2023	Withholding Tax (PAYG)			61,295.00
FORTNIGHT 31/12/2023	Extra Tax			292.00
FORTNIGHT 31/12/2023	ETP Tax - Code O			11,676.00
106276	11/01/2024	10002	Child Support Registrar	670.66
FORTNIGHT 31/12/2023	Child Support Agency			670.66
106277	11/01/2024	10003	Australian Services Union	200.00
FORTNIGHT 31/12/2023	Australian Services Union			183.50
FORTNIGHT 31/12/2023	Australian Services Union			16.50



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106278 FORTNIGHT 31/12/2023	11/01/2024 Social Club	10004	City of Nedlands - Social Club	360.00
			360.00	
106279 FORTNIGHT 31/12/2023 FORTNIGHT 31/12/2023	11/01/2024 Novated Lease Easifleet - Pre Tax Novated Lease Easifleet- Post Tax	10005	Easi	7,200.61
			4,159.12	
			3,041.49	
106280 FORTNIGHT 31/12/2023 FORTNIGHT 31/12/2023	11/01/2024 Novated Lease Becarwise - Pre Tax Novated Lease Becarwise- Post Tax	10007	Becarwise	1,147.69
			399.19	
			748.50	
106281 552359310	11/01/2024 15 Nov 2023 to 15 Dec 2023	10013	Alinta Energy	69.80
			69.80	
106282 1012864656	11/01/2024 Postage	10021	Australia Post - 9484754 - Agency Acc for Pos	339.91
			339.91	
106283 4035572153	11/01/2024 Dry Ice for Mosquito Management	10025	Boc Limited	15.40
			15.40	
106284 16208	11/01/2024 Gardening to CHSP clients in Dec 2023	10052	Tillys Home Helpers	935.00
			935.00	
106285 SI06767055 SI06767558	11/01/2024 PPE & materials for Landscape Team PPE & materials for Landscape Team	10070	J Blackwood & Son Ltd	171.99
			28.16	
			143.83	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106286	11/01/2024	10079	Lightning Laundry	460.90
19202	Laundry			460.90
106287	11/01/2024	10134	Wattleup Tractors	975.22
1300679 C	Tractor service			975.22
106288	11/01/2024	10136	Westbooks	497.66
339423	Nedlands adult local stock			263.27
339424	MtC Library local stock			173.54
339425	Nedlands Library adult local stock			60.85
106289	11/01/2024	10183	Water Corporation	272.30
9001426506	Bill ID - 0137			272.30
106290	11/01/2024	10185	Western Chainwire	825.00
00006058	Repair Nedlands Tennis fence			825.00
106291	11/01/2024	10199	Hays Specialist Recruitment Aust Pty Ltd	8,348.30
52014745	Relief Rates Officer			2,011.02
52014748	Finance Officer Relief			2,729.98
52014747	Temp Positive Ageing			2,207.04
52014746	Turf Maintenance Officer			1,400.26
106292	11/01/2024	10246	Bolinda Publishing Pty Ltd	733.80
307593	Nedlands adult LP and audiobooks			121.55
307592	MtC adult LP and audiobooks			121.55
306759	MtC adult LP and audiobooks			102.81
306758	Nedlands adult LP and audiobooks			387.89



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106293 00115727	11/01/2024 Telephony services - After hours call	10296	Connect Call Centre Services (Previous 340.34	340.34
106294 W00312887	11/01/2024 Swanbourne gate carpark opening/closing	10302	Wilson Security 213.40	213.40
106295 380380220 380380220 801870080 968214430	11/01/2024 Invoice 2077988412 Invoice 2061995481 Invoice 3000212068 Invoice 2022023725	10304	Synergy 1,315.01 853.67 2,693.29 456.14	5,318.11
106296 I2883	11/01/2024 Water level meter for irrigation	10318	Perth Irrigation Centre 1,915.40	1,915.40
106297 00021659	11/01/2024 Maintenance July to Dec Mt Claremont Oval	10332	Natural Area Consulting Management 17,182.53	17,182.53
106298 699599	11/01/2024 Councillor Nomination Refund	10379	Cr V R Senathirajah 100.00	100.00
106299 INV-2772	11/01/2024 Greenways Maintenance Allen Park	10419	Sustainable Outdoors 4,806.62	4,806.62
106300 6110	11/01/2024 Drinking Fountains	10426	Woodlands Distributors & Agencies 9,018.35	9,018.35



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106301 3113763	11/01/2024 Sonic Employment Medicals	10429	Sonic HealthPlus Pty Ltd	270.60
			270.60	
106302 00002279	11/01/2024 Bush Fire Clearing	10450	Commercial & Industrial Mowing	1,100.00
			1,100.00	
106303 4116	11/01/2024 Gutter replacement - Depot washdown area	10492	Neri Roofing Contractors	4,840.00
			4,840.00	
106304 RA5357721	11/01/2024 Part payment- agency staff	10493	Randstad Pty Ltd	862.75
			862.75	
106305 100435592	11/01/2024 FortiGate-201F	10517	Insight Enterprises Australia Pty Ltd	14,869.06
			14,869.06	
106306 AU1418143 AU1418145	11/01/2024 Temporary support Community Development Temporary support Community Development	10520	Hudson Global Resources	6,848.52
			3,424.26	
			3,424.26	
106307 121659 121658	11/01/2024 Envelopes Envelopes	10599	Quik Impressions	1,307.90
			1,076.90	
			231.00	
106308 CISC4636089	11/01/2024 Library courier	10667	CTI Couriers Pty Ltd	1,472.48
			1,472.48	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106309	11/01/2024	10680	Carpet Force	12,880.00
J25242	Carpet flooring - Council chambers room		12,880.00	
106310	11/01/2024	10693	The Fauntleroy Family Trust & The Mihevc Fai	158.59
50091	Supply new GPO and replace ducting		158.59	
106311	11/01/2024	10705	Cardia Bioplastics (Australia) Pty Ltd	2,288.00
INVCBA0000625	500,000 Compostable dog waste bags		1,144.00	
INVCBA0000660	500,000 Compostable dog waste bags		1,144.00	
106312	11/01/2024	10724	TechnologyOne	12,927.92
230183	TechnologyOne Consulting		2,186.11	
230182	TechnologyOne Consulting		10,741.81	
106313	11/01/2024	10735	WINC Australia Pty Ltd (Previous name	246.12
9044183399	Kitchen consumables		32.96	
9044183063	Kitchen consumables		169.17	
9044179274	Dilmah Black Tagged Tea Bags Carton 1000		43.99	
106314	11/01/2024	10769	Southern Cross Protection Pty Ltd	34.45
614506	Weekly cash collection pickup		34.45	
106315	11/01/2024	10800	Living Turf	6,380.00
126896/01	Wetting Agent for sports fields		6,380.00	
106316	11/01/2024	10839	Encyclopaedia Britannica Australia	2,422.20
102166	Britannica Library subscription		2,422.20	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106317	11/01/2024	10878	Cupid Catering	591.80
IN000000003335	Catering for Council Meeting - 12 Dec		363.00	
IN000000003343	NCC's farewell lunch catering		228.80	
106318	11/01/2024	10880	Horizon West Landscape & Irrigation Pty	6,248.00
00013167	PFSYC Foreshore Gardening 2023-24		220.00	
00013166	General Gardening December 2023		6,028.00	
106319	11/01/2024	11018	Dept of Mines, Industry Regulation and	36,961.49
OCTOBER 2023	1 October 2023 to 31 October 2023		28,227.46	
NOVEMBER 2023	1 November 2023 - 30 November 2023		8,734.03	
106320	11/01/2024	11052	Arup Australia Pty Ltd	12,113.70
5002-237186	Integrated Transport Strategy		12,113.70	
106321	11/01/2024	11087	Beacon Equipment	18.00
73485 #21	Stihl Parts		18.00	
106322	11/01/2024	11280	Programmed Skilled Workforce Limited	8,667.76
4697973	Programmed Skilled Workforce Pty Ltd		8,667.76	
106323	11/01/2024	11291	CMS Engineering Pty Ltd	1,708.09
891518	Fault finding - Depot		488.95	
891519	Fault finding - Adam Armstrong		777.48	
890599 (2)	PO10004417		441.66	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106324 786	11/01/2024 Quote 843 Hollywood Reserve Firebreaks	11307	Liveable Group Pty Ltd T/A Professional PROI 6,336.00	6,336.00
106325 12410	11/01/2024 Maisonettes - Garden and Ground Mainten	11336	Troy Yiakalis Landscapes 154.00	154.00
106326 INV-24998	11/01/2024 Uniform	11398	R & J Marinich Pty Ltd T/as Totally 232.38	61.38
106327 INV000062310	11/01/2024 Reimburse CPA Membership as per contract	11490	Michael Cole 837.00	837.00
106328 RF108-23	11/01/2024 Affinity Club ZUMBA Gold Oct - Dec 2023	11501	Rumbafit 220.00	220.00
106329 21593875 21593876	11/01/2024 Int Plantscape Rental Admin Building Interior Plantscape Rental for Depot	11539	Ambius 394.85 296.46	691.31
106330 2052	11/01/2024 Executive Coaching	11554	Inspired Development Solutions 440.00	440.00
106331 19871761	11/01/2024 Belt Tension Guage	11573	Veale Auto Parts 105.90	105.90
106332 00007110	11/01/2024 TM for Smyth Rd and Princess St R/abouts	11584	Vigilant Traffic Management Group Pty. Ltd. 1,120.80	1,120.80



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106333 3043361421 - DECEMBER 2023	11/01/2024 T311	11639	Telstra Limited	20.00
			20.00	
106334 INV-PCG125672	11/01/2024 Licence Plate Recognition 3 mths	11660	Pixelcase Group Pty Ltd	8,167.50
			8,167.50	
106335 CON03	11/01/2024 Development of City's local public health	11669	Kaje Consulting	16,500.00
			16,500.00	
106336 0306119	11/01/2024 Remediation	11764	Zetta Pty Ltd	7,163.20
			7,163.20	
106337 3168466	11/01/2024 Admin Milk Delivery FY23/24	11773	The Fruit Box Group Pty Ltd	65.60
			65.60	
106338 9 10	11/01/2024 Affinity Club Beginners Yoga Oct - Dec Affinity Club Chair Yoga Oct - Dec	11776	Micah Stepehn Beaumont Diana Kalekenova	290.00
			130.00	
			160.00	
106339 1699986	11/01/2024 Nedlands News September	11778	Omnicom Media Group Australia Pty Ltd	10,477.50
			10,477.50	
106340 32835	11/01/2024 Clerk of Works - Rochdale Road	11779	Pritchard Francis Consulting Pty Ltd	5,456.00
			5,456.00	
106341 INV-0024	11/01/2024 Lemnos St Rehab - Civil Design Services	11807	Civil Engineering Assignments	2,000.00
			2,000.00	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106342 FORTNIGHT 31/12/2023	11/01/2024 LGRCEU Union Fees	11811	LGRCEU The Western Australian Municipal R 22.00	22.00
106345 JANUARY 2024	17/01/2024 Monthly Councillor Allowance	10255	Cr B G Hodsdon 2,022.50	2,022.50
106346 JANUARY 2024	17/01/2024 Monthly Councillor Allowance	10455	Cr L McManus 2,022.50	2,022.50
106347 JANUARY 2024	17/01/2024 Monthly Deputy Mayor Allowance	10516	Deputy Mayor Cr K A Smyth 3,395.73	3,395.73
106348 JANUARY 2024	17/01/2024 Monthly Councillor Allowance	11016	Cr R A Coghlan 2,022.50	1,923.50
106349 JANUARY 2024	17/01/2024 Monthly Councillor Allowance	11021	Cr F Bennett 2,022.50	2,022.50
106350 JANUARY 2024	17/01/2024 Monthly Councillor Allowance	11184	Cr N R Youngman 2,022.50	2,022.50
106351 JANUARY 2024	17/01/2024 Monthly Mayor Allowance	11270	Mayor F E Argyle 8,202.08	8,202.08
106352 JANUARY 2024	17/01/2024 Monthly Councillor Allowance	11369	Cr Blane Brackenridge 2,022.50	2,022.50



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106353 JANUARY 2024	17/01/2024 Monthly Councillor Allowance	11370	Cr H Amiry	2,022.50
			2,022.50	
106354 FORTNIGHT 07/01/2024 FORTNIGHT 14/01/2024 FORTNIGHT 14/01/2024 FORTNIGHT 14/01/2024 FORTNIGHT 14/01/2024 FORTNIGHT 14/01/2024 FORTNIGHT 14/01/2024	18/01/2024 Withholding Tax (PAYG) Withholding Tax (PAYG) Extra Tax HELP TSL Withholding Tax (PAYG) HELP	10001	Australian Taxation Office	152,246.00
			5,672.00	
			137,700.00	
			1,224.00	
			2,934.00	
			3,534.00	
			1,040.00	
			142.00	
106355 FORTNIGHT 14/01/2024	18/01/2024 Child Support Agency	10002	Child Support Registrar	670.66
			670.66	
106356 FORTNIGHT 07/01/2024 FORTNIGHT 14/01/2024	18/01/2024 Australian Services Union Australian Services Union	10003	Australian Services Union	183.50
			26.50	
			157.00	
106357 FORTNIGHT 14/01/2024	18/01/2024 Social Club	10004	City of Nedlands - Social Club	350.00
			350.00	
106358 FORTNIGHT 14/01/2024 FORTNIGHT 14/01/2024	18/01/2024 Novated Lease Easifleet - Pre Tax Novated Lease Easifleet- Post Tax	10005	Easi	6,970.46
			3,928.97	
			3,041.49	



CITY OF NEERABUP - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106359	18/01/2024	10006	Westpac Banking Corporation	202,477.36
FORTNIGHT 24/12/2023	Employee Additional Contrib Pre Tax (%)			2,166.35
FORTNIGHT 24/12/2023	SGC Employer Contribution			336.31
FORTNIGHT 24/12/2023	SGC Employer Contribution			270.40
FORTNIGHT 24/12/2023	SGC Employer Contribution			813.69
FORTNIGHT 24/12/2023	SGC Employer Contribution			242.37
FORTNIGHT 24/12/2023	SGC Employer Contribution			679.63
FORTNIGHT 24/12/2023	SGC Employer Contribution			63.46
FORTNIGHT 24/12/2023	SGC Employer Contribution			844.48
FORTNIGHT 24/12/2023	SGC Employer Contribution			344.24
FORTNIGHT 24/12/2023	SGC Employer Contribution			417.87
FORTNIGHT 24/12/2023	SGC Employer Contribution			330.16
FORTNIGHT 24/12/2023	SGC Employer Contribution			126.34
FORTNIGHT 24/12/2023	SGC Employer Contribution			291.31
FORTNIGHT 24/12/2023	SGC Employer Contribution			826.16
FORTNIGHT 24/12/2023	SGC Employer Contribution			549.80
FORTNIGHT 24/12/2023	SGC Employer Contribution			23.22
FORTNIGHT 24/12/2023	SGC Employer Contribution			70.28
FORTNIGHT 24/12/2023	SGC Employer Contribution			413.35
FORTNIGHT 24/12/2023	SGC Employer Contribution			1,019.28
FORTNIGHT 24/12/2023	SGC Employer Contribution			440.93
FORTNIGHT 24/12/2023	SGC Employer Contribution			1,981.37
FORTNIGHT 24/12/2023	SGC Employer Contribution			1,461.32
FORTNIGHT 24/12/2023	SGC Employer Contribution			253.16
FORTNIGHT 24/12/2023	SGC Employer Contribution			381.40
FORTNIGHT 24/12/2023	SGC Employer Contribution			566.97
FORTNIGHT 24/12/2023	SGC Employer Contribution			190.98



CITY OF MEDFORD - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 24/12/2023		SGC Employer Contribution		488.31
FORTNIGHT 24/12/2023		SGC Employer Contribution		945.89
FORTNIGHT 24/12/2023		SGC Employer Contribution		175.55
FORTNIGHT 24/12/2023		SGC Employer Contribution		165.98
FORTNIGHT 24/12/2023		SGC Employer Contribution		242.34
FORTNIGHT 24/12/2023		SGC Employer Contribution		288.31
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		39.57
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		50.99
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		104.79
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		38.06
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		49.99
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		247.15
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		60.03
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		22.97
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		71.76
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		12.78
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		43.00
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		69.64
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		244.90
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		36.08
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		26.49
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		66.85
FORTNIGHT 24/12/2023		Employee Additional Contrib Pre Tax (%)		2,793.43
FORTNIGHT 24/12/2023		SGC Employer Contribution		209.04
FORTNIGHT 24/12/2023		SGC Employer Contribution		228.17
FORTNIGHT 24/12/2023		SGC Employer Contribution		186.16
FORTNIGHT 24/12/2023		SGC Employer Contribution		517.86



CITY OF INDIANAPOLIS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 24/12/2023		SGC Employer Contribution		864.42
FORTNIGHT 24/12/2023		SGC Employer Contribution		69.77
FORTNIGHT 24/12/2023		SGC Employer Contribution		1,437.45
FORTNIGHT 24/12/2023		SGC Employer Contribution		154.09
FORTNIGHT 24/12/2023		SGC Employer Contribution		184.85
FORTNIGHT 24/12/2023		SGC Employer Contribution		779.85
FORTNIGHT 24/12/2023		SGC Employer Contribution		445.54
FORTNIGHT 24/12/2023		SGC Employer Contribution		680.32
FORTNIGHT 24/12/2023		SGC Employer Contribution		311.56
FORTNIGHT 24/12/2023		SGC Employer Contribution		101.19
FORTNIGHT 24/12/2023		SGC Employer Contribution		492.53
FORTNIGHT 24/12/2023		SGC Employer Contribution		116.10
FORTNIGHT 24/12/2023		SGC Employer Contribution		197.95
FORTNIGHT 24/12/2023		SGC Employer Contribution		443.75
FORTNIGHT 24/12/2023		SGC Employer Contribution		469.65
FORTNIGHT 24/12/2023		SGC Employer Contribution		389.67
FORTNIGHT 24/12/2023		SGC Employer Contribution		237.80
FORTNIGHT 24/12/2023		SGC Employer Contribution		853.84
FORTNIGHT 24/12/2023		SGC Employer Contribution		860.74
FORTNIGHT 24/12/2023		SGC Employer Contribution		1,648.14
FORTNIGHT 24/12/2023		SGC Employer Contribution		683.49
FORTNIGHT 24/12/2023		SGC Employer Contribution		1,083.76
FORTNIGHT 24/12/2023		SGC Employer Contribution		237.80
FORTNIGHT 24/12/2023		SGC Employer Contribution		505.86
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		41.49
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		33.85
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		78.34



CITY OF MEDFORD - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		189.33
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		31.19
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		90.53
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		56.65
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		62.27
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		29.53
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		51.54
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		87.42
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		38.59
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		104.22
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		68.17
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		48.32
FORTNIGHT 24/12/2023		Employee Additional Contrib Pre Tax (%)		155.23
FORTNIGHT 24/12/2023		Employee Additional Contrib Pre Tax (%)		164.43
FORTNIGHT 31/12/2023		Employee Additional Contrib Pre Tax (\$)		1,680.00
FORTNIGHT 31/12/2023		Employee Additional Contrib Pre Tax (%)		8,748.37
FORTNIGHT 31/12/2023		Employee Additional Contrib Post Tax (%)		219.68
FORTNIGHT 31/12/2023		Employee Additional Contrib Pre Tax (\$)		500.00
FORTNIGHT 31/12/2023		Employee Additional Contrib Pre Tax (%)		2,568.58
FORTNIGHT 31/12/2023		Employee Additional Contrib Post Tax (%)		60.44
FORTNIGHT 24/12/2023		SGC Employer Contribution		545.98
FORTNIGHT 24/12/2023		SGC Employer Contribution		201.10
FORTNIGHT 24/12/2023		SGC Employer Contribution		242.98
FORTNIGHT 24/12/2023		SGC Employer Contribution		430.13
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		8.84
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		44.18
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		10.63



CITY OF MEDFORD - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 24/12/2023		SGC Employer Contribution		359.49
FORTNIGHT 24/12/2023		Employer Contribution (Additional)		34.77
FORTNIGHT 31/12/2023		SGC Employer Contribution		1,989.57
FORTNIGHT 31/12/2023		SGC Employer Contribution		516.20
FORTNIGHT 31/12/2023		SGC Employer Contribution		1,930.18
FORTNIGHT 31/12/2023		SGC Employer Contribution		1,022.70
FORTNIGHT 31/12/2023		SGC Employer Contribution		1,356.69
FORTNIGHT 31/12/2023		SGC Employer Contribution		3,193.71
FORTNIGHT 31/12/2023		SGC Employer Contribution		465.38
FORTNIGHT 31/12/2023		SGC Employer Contribution		577.42
FORTNIGHT 31/12/2023		SGC Employer Contribution		4,646.62
FORTNIGHT 31/12/2023		SGC Employer Contribution		376.54
FORTNIGHT 31/12/2023		SGC Employer Contribution		951.30
FORTNIGHT 31/12/2023		SGC Employer Contribution		1,002.19
FORTNIGHT 31/12/2023		SGC Employer Contribution		630.29
FORTNIGHT 31/12/2023		SGC Employer Contribution		352.89
FORTNIGHT 31/12/2023		SGC Employer Contribution		2,130.21
FORTNIGHT 31/12/2023		SGC Employer Contribution		3,232.84
FORTNIGHT 31/12/2023		SGC Employer Contribution		928.14
FORTNIGHT 31/12/2023		SGC Employer Contribution		186.62
FORTNIGHT 31/12/2023		SGC Employer Contribution		812.66
FORTNIGHT 31/12/2023		SGC Employer Contribution		248.77
FORTNIGHT 31/12/2023		SGC Employer Contribution		382.04
FORTNIGHT 31/12/2023		SGC Employer Contribution		1,114.67
FORTNIGHT 31/12/2023		SGC Employer Contribution		1,899.09
FORTNIGHT 31/12/2023		SGC Employer Contribution		1,766.49
FORTNIGHT 31/12/2023		SGC Employer Contribution		3,791.81



CITY OF INDIANAPOLIS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 31/12/2023			SGC Employer Contribution	2,881.00
FORTNIGHT 31/12/2023			SGC Employer Contribution	483.29
FORTNIGHT 31/12/2023			SGC Employer Contribution	2,078.59
FORTNIGHT 31/12/2023			SGC Employer Contribution	2,159.63
FORTNIGHT 31/12/2023			SGC Employer Contribution	1,086.99
FORTNIGHT 31/12/2023			SGC Employer Contribution	1,698.26
FORTNIGHT 31/12/2023			SGC Employer Contribution	1,698.27
FORTNIGHT 31/12/2023			SGC Employer Contribution	1,643.19
FORTNIGHT 31/12/2023			SGC Employer Contribution	4,255.89
FORTNIGHT 31/12/2023			SGC Employer Contribution	1,679.88
FORTNIGHT 31/12/2023			SGC Employer Contribution	2,363.15
FORTNIGHT 31/12/2023			SGC Employer Contribution	462.62
FORTNIGHT 31/12/2023			SGC Employer Contribution	453.97
FORTNIGHT 31/12/2023			SGC Employer Contribution	1,841.95
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	75.54
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	93.85
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	268.55
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	64.62
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	66.92
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	479.25
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	95.43
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	82.38
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	114.60
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	59.54
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	109.64
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	115.52
FORTNIGHT 31/12/2023			Employer Contribution (Additional)	69.46



CITY OF INDIANAPOLIS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		185.61
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		132.93
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		488.90
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		188.46
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		149.19
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		49.43
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		179.32
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		73.67
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		159.27
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		133.87
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		91.07
FORTNIGHT 31/12/2023		SGC Employer Contribution		486.23
FORTNIGHT 31/12/2023		SGC Employer Contribution		844.13
FORTNIGHT 31/12/2023		SGC Employer Contribution		5,633.97
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		88.41
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		153.48
FORTNIGHT 31/12/2023		Employer Contribution (Additional)		744.60
FORTNIGHT 07/01/2024		SGC Employer Contribution		234.49
FORTNIGHT 14/01/2024		Employee Additional Contrib Pre Tax (\$)		1,680.00
FORTNIGHT 14/01/2024		Employee Additional Contrib Pre Tax (%)		8,935.62
FORTNIGHT 14/01/2024		Employee Additional Contrib Post Tax (%)		219.68
FORTNIGHT 14/01/2024		SGC Employer Contribution		2,533.97
FORTNIGHT 14/01/2024		SGC Employer Contribution		516.20
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,974.60
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,022.70
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,356.69
FORTNIGHT 14/01/2024		SGC Employer Contribution		3,245.36



CITY OF MEDFORD - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 14/01/2024		SGC Employer Contribution		465.38
FORTNIGHT 14/01/2024		SGC Employer Contribution		577.42
FORTNIGHT 14/01/2024		SGC Employer Contribution		4,646.63
FORTNIGHT 14/01/2024		SGC Employer Contribution		376.54
FORTNIGHT 14/01/2024		SGC Employer Contribution		951.30
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,560.06
FORTNIGHT 14/01/2024		SGC Employer Contribution		630.29
FORTNIGHT 14/01/2024		SGC Employer Contribution		612.98
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,781.87
FORTNIGHT 14/01/2024		SGC Employer Contribution		3,442.87
FORTNIGHT 14/01/2024		SGC Employer Contribution		863.12
FORTNIGHT 14/01/2024		SGC Employer Contribution		186.62
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,143.63
FORTNIGHT 14/01/2024		SGC Employer Contribution		355.38
FORTNIGHT 14/01/2024		SGC Employer Contribution		382.04
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,085.25
FORTNIGHT 14/01/2024		SGC Employer Contribution		2,576.85
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,766.48
FORTNIGHT 14/01/2024		SGC Employer Contribution		3,380.20
FORTNIGHT 14/01/2024		SGC Employer Contribution		3,084.50
FORTNIGHT 14/01/2024		SGC Employer Contribution		483.29
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,899.56
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,686.23
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,629.72
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,201.48
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,713.83
FORTNIGHT 14/01/2024		SGC Employer Contribution		2,048.38



CITY OF NEENAH - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 14/01/2024		SGC Employer Contribution		4,542.62
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,730.77
FORTNIGHT 14/01/2024		SGC Employer Contribution		2,363.15
FORTNIGHT 14/01/2024		SGC Employer Contribution		462.62
FORTNIGHT 14/01/2024		SGC Employer Contribution		453.97
FORTNIGHT 14/01/2024		SGC Employer Contribution		1,923.91
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		75.54
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		93.85
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		276.63
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		64.62
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		66.92
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		479.24
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		95.43
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		82.38
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		114.60
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		59.54
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		109.64
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		175.70
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		69.46
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		185.61
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		143.36
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		521.43
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		146.19
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		149.19
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		133.89
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		182.15
FORTNIGHT 14/01/2024		Employer Contribution (Additional)		216.80



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 14/01/2024	Employer Contribution (Additional)			194.85
FORTNIGHT 14/01/2024	Employer Contribution (Additional)			135.83
FORTNIGHT 14/01/2024	Employer Contribution (Additional)			91.07
FORTNIGHT 14/01/2024	SGC Employer Contribution			348.34
106360	18/01/2024	10007	Becarwise	995.81
FORTNIGHT 14/01/2024	Novated Lease Becarwise - Pre Tax			399.19
FORTNIGHT 14/01/2024	Novated Lease Becarwise- Post Tax			748.50
106361	18/01/2024	10009	Air & Power	376.31
74981	Compressor Service			376.31
106362	18/01/2024	10018	Artek Signs	407.00
00008479	Chamber Honour Board Signage			407.00
106363	18/01/2024	10021	Australia Post - 9484754 - Agency Acc for Pos	6,687.51
1012876255	Postage Charges			6,207.20
1012929566	GST attracting items			480.31
106364	18/01/2024	10025	Boc Limited	22.57
4035623357	Oxy Acetylene Bottle lease			22.57
106365	18/01/2024	10028	Bunnings Group Limited	61.85
2438/00196608	Materials			61.85
106366	18/01/2024	10029	Bunzl Limited	3,124.57
X906832	Public Toilets hygiene supplies			3,124.57



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106367	18/01/2024	10034	Chubb Fire & Security Pty Ltd	303.68
108543	NCC - Fire Panels 2023/24			66.21
122671	Admin - Fire Panels 2023/24			66.21
108448	Tresillian - Fire Panels 2023/24			66.21
108187	College Park Fire Pump Shed Maintenance			105.05
106368	18/01/2024	10046	Toll Global Express-2085472(IPEC Pty	42.16
P60795999 (2)	Toll Global Express Cust			42.16
106369	18/01/2024	10070	J Blackwood & Son Ltd	431.72
SI06795186	PPE & materials for Landscape Team			379.87
SI06831294	PPE & materials for Landscape Team			51.85
106370	18/01/2024	10073	John Hughes	53.68
4180835 (2)	PO10004687			53.68
106371	18/01/2024	10076	Kleenit Pty Ltd	132.00
166978	Graffiti removal - Rose Gdns Toilet			132.00
106372	18/01/2024	10089	McLeods Barristers & Solicitors	5,643.80
132589	Legal Services			1,713.50
133353	Standing Order - McLeods Solicitors			621.50
133445	Legal Services			71.50
133547	Legal Expenses			3,237.30
106373	18/01/2024	10104	WA Hino Sales & Service	2,489.06
302868	Truck Repairs			2,489.06



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106374 1428183	18/01/2024 Trailer Parts	10127	Martins Trailer Parts Pty Ltd	75.42
106375 I152380AU	18/01/2024 Nedlands adult LP local stock	10128	Ulverscroft Large Print Books	63.35
106376 1301280	18/01/2024 Filters	10134	Wattleup Tractors	102.11
106377 339252 339251 339428 339427 339426	18/01/2024 Mt Claremont Junior Local Stock Nedlands Junior Local Stock Nedlands Junior Local Stock Mt Claremont Junior Local Stock Nedlands Junior Local Stock	10136	Westbooks	530.14
106378 9354954908	18/01/2024 Custom Duraguard Asset Tags	10147	Seton Australia	1,399.53
106379 P3627	18/01/2024 Natural Area Maintenance Allen Park	10174	Green Skills (Eco Jobs)	9,627.21
106380 IN061424	18/01/2024 Trailer Brakes	10189	Crendon Machinery	629.20



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106381	18/01/2024	10199	Hays Specialist Recruitment Aust Pty Ltd	40,054.25
52026102	Relief Rates Officer		2,242.28	
52026105	Akshay Mathur Hays Temp Worker		3,584.39	
52026104	Temp Positive Ageing Debbie Davis		2,207.04	
52026103	Wages For Turf Maintenance Officer		1,867.01	
52036764	Temp Positive Ageing Debbie Davis		1,949.55	
52038929	Akshay Mathur Hays Temp Worker		3,417.68	
30060613	Commission payable on employment		24,786.30	
106382	18/01/2024	10223	Local Government Professionals Australia (W	2,665.00
37927	Procurement Training Course		1,180.00	
37910	Induction to Local Government Workshop		495.00	
37909	Induction to Local Government Workshop		495.00	
37908	Induction to Local Government Workshop		495.00	
106383	18/01/2024	10229	WALGA	5,723.00
CFP 2449	Diploma of Local Government		5,085.00	
SI-008475	Dealing with Difficult Customers: P Seed		638.00	
106384	18/01/2024	10304	Synergy	11,673.51
401930490	Invoice 2014035700		436.94	
801340050	Invoice 3000212724		6,971.72	
401930300	Invoice 2014035699		178.92	
401930540	Invoice 2014035701		336.30	
034081140	Invoice 2018027157		549.53	
982976450	Invoice 2058007737		553.86	
856995430 - JANUARY 2024	Invoice 2030016855		1,736.20	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
661436990	Invoice 2085988265			439.40
319160610	Invoice 2062002642			470.64
106385	18/01/2024	10319	Claremont Nedlands Cricket Club	1,980.00
INV-0231	Turf Wicket Management (Melvista Park)			1,980.00
106386	18/01/2024	10332	Natural Area Consulting Management	3,240.00
00021802	Eco- Zone Maintenance July - September			3,240.00
106387	18/01/2024	10376	Syrinx Environmental Pty Ltd	731.50
INV02159	Plant Community Mapping Masons Gardens R			731.50
106388	18/01/2024	10407	Nu-Trac Rural Contracting	862.00
00003225	Beach cleaning- Swanbourne			862.00
106389	18/01/2024	10419	Sustainable Outdoors	4,826.25
INV-2775	Fuel Load Reduction Heritage Precinct			4,826.25
106390	18/01/2024	10467	The Information Management Group Pty Ltd	1,469.30
93651284	Archive Record Storage			914.78
93651285	On-Demand Records Digitisation Services			554.52
106391	18/01/2024	10506	Dept of Planning, Lands and Heritage - DAP A	11,337.49
LD371491	Lease rent as per agreement			11,337.49
106392	18/01/2024	10520	Hudson Global Resources	10,272.78
AU1413793	Temporary support Community Development			3,424.26
AU1420425	Temporary support Community Development			3,424.26
AU1413792	Temporary support Community Development			3,424.26



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106393 RA980023378:02	18/01/2024 Bus Service	10528	Daimler Trucks Perth	275.84
106394 INV-1424	18/01/2024 Procurement Services - Bulk Rubbish	10532	Core Business Australia Pty Ltd	248.82
106395 SUCSS380024	18/01/2024 Subaru Repairs	10547	Subaru Osborne Park	1,212.95
106396 113	18/01/2024 Internode IDC COLO: Full Rack Next DC	10561	Internode Pty Ltd	2,950.50
106397 13082	18/01/2024 The Buzz Term 1 2024 Printing	10612	Data Documents	671.00
106398 12279 12246	18/01/2024 Replace faulty A/C unit at PRCC Install new air-con unit at Tresillian	10617	Aus Chill Technical Services Pty Ltd	6,639.73
106399 611097361 611287288 611278952	18/01/2024 Philips 23.8" FHD Monitor Depot stationery order - December 2023 Depot stationery order - December 2023	10688	Officeworks Ltd	683.31
106400 00286459	18/01/2024 Tresillian Flooring	10698	Malco Flooring Pty Ltd	6,022.50



CITY OF INVERCAILLOG - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106401 INVCBA0000682	18/01/2024 500,000 Compostable dog waste bags	10705	Cardia Bioplastics (Australia) Pty Ltd 1,144.00	1,144.00
106402 INV81387	18/01/2024 Mattress recycling for November 2023	10713	Soft Landing 8,316.00	8,316.00
106403 9044230725 9044229041 9044238231 9044229617 9044246579	18/01/2024 Surface Disinfectant Cleaner Whiteboard Marker Whiteboard Eraser Stationery for Admin Building FY22/23 Post it Notes	10735	WINC Australia Pty Ltd (Previous name 3.86 1.30 3.89 714.10 4.07	727.22
106404 24001	18/01/2024 TAC - Tutor Fees	10815	Stephanie Reisch 295.00	295.00
106405 218 219 220 221 222 223	18/01/2024 Mowing of All Abilities and Annie Dor Mowing of All Abilities and Annie Dor Mowing of All Abilities and Annie Dor Mowing of All Abilities and Annie Dor Mowing of All Abilities and Annie Dor Mowing of All Abilities and Annie Dor	10817	Mowmentum 200.00 140.00 200.00 140.00 200.00 140.00	1,020.00
106406 00036457 00036456 00036455	18/01/2024 Cleaning services July- Dec Adam A Cleaning services July- De Dalkeith hall Cleaning services Dec - Admin	10869	CSCH Pty Ltd T/A Charles Service Company 1,601.88 275.00 35,930.64	37,807.52



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106407 3355016	18/01/2024 Tyre Replace and repair	10909	Richards Tyrepower	847.82
106408 INV-14837 INV-14848 INV-14851 INV-14857 INV-14858	18/01/2024 Check for leaking water meter Unblock shower drain & service shower Various plumbing works Service leaking taps at Tresillian Repair leaking tap at All Abilities Toile	10925	Westend Plumbing & Gas	2,590.50
106409 INV-2534	18/01/2024 John XXIII depot gate and fence install	10932	WA Fenceworks Pty Ltd	7,224.25
106410 497897	18/01/2024 Electrical supplies for desking	10958	CMS Electracom	613.90
106411 73502 73506	18/01/2024 Compactor Repairs Compactor Repairs	11087	Beacon Equipment	1,626.65
106412 17012023	18/01/2024 Medical Consult for Asbestos Exposure	11239	Jessica Dawn Cottam	48.49
106413 841	18/01/2024 Emergency removal of significant limb	11307	Liveable Group Pty Ltd T/A Professional PROI	3,836.25



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106414 00006204	18/01/2024 Maintenance of Irrigation - Montario	11409	Pipeline Irrigation 803.00	803.00
106415 1000	18/01/2024 Finance & IT Services Payment	11510	Lauren Fitzgerald 3,600.00	3,600.00
106416 17122023	18/01/2024 Annual & Farewell Dinner	11600	Taste Enterprises Pty Ltd T/A Chez Pierre 3,410.00	3,410.00
106417 PO10004885	18/01/2024 Design Review Panel Member Sitting Fees	11677	Place Laboratory Pty Ltd as trustee for the La 789.25	789.25
106418 55	18/01/2024 Life Drawing Model	11758	Cynthia Forrest 80.00	80.00
106419 INV29884	18/01/2024 Verge Mowing Across The City	11763	Environmental Industries 19,673.50	19,673.50
106420 23032	18/01/2024 Name Badges December 2023	11766	Metal Artwork Badges 164.89	164.89
106421 3175868 3176788	18/01/2024 Admin Milk Delivery FY23/24 Admin Milk Delivery FY23/24	11773	The Fruit Box Group Pty Ltd 65.60 65.60	131.20
106422 H3316 H3289	18/01/2024 Labour Hire Service Labour Hire Service	11797	Helene Pty LTD T/AS Lo-Go Appointments 2,455.68 2,816.81	5,272.49



CITY OF MANDURAH - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106423 INV-0025	18/01/2024 Lemnos St Rehab - Civil Design Services	11807	Civil Engineering Assignments 1,400.00	1,400.00
106424 FORTNIGHT 14/01/2024	18/01/2024 LGRCEU Union Fees	11811	LGRCEU The Western Australian Municipal R 22.00	22.00
106425 3761	18/01/2024 David Cruikshank Reserve Sand cleaning	11815	Steve's Sand Sifting for Playground Services 7,788.50	7,788.50
106426 8159	18/01/2024 Piano tuning - John Leckie	11818	ZENITH MUSIC & SNADENS PIANOS ZMS PTY 990.00	990.00
106433 552359310	25/01/2024 15 Dec 2023 to 18 Jan 2024	10013	Alinta Energy 25.00	25.00
106434 2433/00785757	25/01/2024 Materials	10028	Bunnings Group Limited 103.46	103.46
106435 00008216	25/01/2024 CBCA WA Membership	10033	CBCA WA Branch Inc 75.00	75.00
106436 108189 108191 108190 108188	25/01/2024 College Park Fire Pump Shed Maintenance College Park Fire Pump Shed Maintenance College Park Fire Pump Shed Maintenance College Park Fire Pump Shed Maintenance	10034	Chubb Fire & Security Pty Ltd 30.60 42.97 30.60 80.63	184.80



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106437 P60798222	25/01/2024 Standing order Toll Global Express Cust	10046	Toll Global Express-2085472(IPEC Pty 463.71	463.71
106438 F29721	25/01/2024 Filtration servicing - Montario	10057	Elliotts Filtration (Previously 282.70	282.70
106439 166980 166979	25/01/2024 Graffiti removal - Lawler Pk & Daran Pk Graffiti removal - Lawler Pk & Daran Pk	10076	Kleenit Pty Ltd 132.00 132.00	264.00
106440 133488	25/01/2024 Legal advice	10089	McLeods Barristers & Solicitors 1,703.35	1,703.35
106441 000409993834	25/01/2024 Optus Mobile-Shared Data & Teams Calling	10099	Optus Billing Services Pty Ltd 2,527.06	2,527.06
106442 HTCS154159	25/01/2024 Airconditioning repair.	10104	WA Hino Sales & Service 349.60	349.60
106443 AB18583	25/01/2024 19mm limestone and road base	10132	WA Limestone Co 1,623.05	1,623.05
106444 1300650 C	25/01/2024 Mower Tractor Service	10134	Wattleup Tractors 3,356.35	3,356.35
106445 INV-81726	25/01/2024 Participating Council Contribution: WMRC	10139	Western Metropolitan Regional Council 42,088.78	42,088.78



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106446	25/01/2024	10183	Water Corporation	6,007.17
9001453424	Bill ID - 0113			248.24
9016775055	Bill ID - 0074			198.59
9001459017	Bill ID - 0123			105.64
9001442397	Bill ID - 0145			627.50
9001450303	Bill ID - 0119			8.34
9001453432	Bill ID - 0149			679.14
9001455403	Bill ID - 0119			608.82
9011837667 - JANUARY 2024	Bill ID - 0093			13.90
9001453731	Bill ID - 0146			315.23
9014764862	Bill ID - 0067			8.34
9016473946	Bill ID - 0075			91.74
9001444608	Bill ID - 0147			471.81
9001448625	Bill ID - 0119			13.90
9001458444	Bill ID - 0127			255.76
9001458620	Bill ID - 0123			61.16
9001458743 - JANUARY 2024	Bill ID - 0117			16.68
9010249468	Bill ID - 0101			30.58
9022779458	Bill ID - 0036			2,251.80
106447	25/01/2024	10192	Australia Post - 670192 - Replied Paid Account	7,444.56
1012945537	Postage Charges			7,444.56
106448	25/01/2024	10199	Hays Specialist Recruitment Aust Pty Ltd	2,086.66
52042086	Agency Hire			2,086.66



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106449	25/01/2024	10200	Waterlogic Australia	112.79
CD-3688766	Admin - Rheem 10L Lazer Staff Kitchen			112.79
106450	25/01/2024	10234	Turf Care WA Pty Ltd	2,750.00
INV-7350	15mm cut at Charles Court Rugby Field 1			2,750.00
106451	25/01/2024	10273	West Tip Waste Control Pty Ltd	1,089.00
00075725	Skip bin bulk rubbish - Victoria House			1,089.00
106452	25/01/2024	10302	Wilson Security	662.33
W00312631	Nedlands Library Evening Patrol 3 months			410.44
W00312630	Mt Claremont Library Patron July - Dec			251.89
106453	25/01/2024	10304	Synergy	6,990.56
380380790	Invoice 2078011501			1,184.81
313447070	Invoice 2074009004			69.03
239411960	Invoice 2078011152			298.12
380380410	Invoice 2062014512			2,211.84
392417010	Invoice 2026035369			3,226.76
106454	25/01/2024	10402	DU Electrical Pty Ltd	315.70
00017864	Disconnect, reconnect pump at Daran Park			315.70
106455	25/01/2024	10419	Sustainable Outdoors	11,460.24
INV-2777	Golden Crown Beard Control			660.00
INV-2781	Dot Bennett Verge - Aberdare and Smyth			10,800.24



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106456	25/01/2024	10430	South East Regional Centre for Urban	8,242.31
00005565	Summer watering Pt Resolution		4,216.11	
00005566	Shenton PVG Hand Weeding		2,886.71	
00005567	Extra spring hand weeding		1,139.49	
106457	25/01/2024	10456	G M S Security (WA) Pty Ltd	9,746.00
INV-20422	Admin Security install and repairs		9,746.00	
106458	25/01/2024	10457	Instant Products Hire	133.27
171230	portaloo j23rd		133.27	
106459	25/01/2024	10483	Drainflow Services Pty Ltd	22,577.41
00015873	City wide sweeping		22,021.21	
00016535	City wide educting and jetting		556.20	
106460	25/01/2024	10493	Randstad Pty Ltd	451.44
RA5357606	Agency staff		451.44	
106461	25/01/2024	10517	Insight Enterprises Australia Pty Ltd	2,368.19
100437953	Azure Plan for Commercial Business		2,368.19	
106462	25/01/2024	10553	Mr I De Souza	1,320.00
TAC/MODEL-FEE TERMS 01/24	TAC - Supply of Life Models for Drawing		1,320.00	
106463	25/01/2024	10570	Newton-Burriss Carpentry	132.00
234	Reattach slat to seat Baines Park		132.00	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106464	25/01/2024	10667	CTI Couriers Pty Ltd	488.24
CISC4644514	PO10004811		488.24	
106465	25/01/2024	10693	The Fauntleroy Family Trust & The Mihevc Fai	35,224.12
49833	Electrical works - Depot		3,938.00	
45459	Electrcial upgrades and Lighting install		28,544.14	
50059	Replace lights - Rose Garden PT		136.49	
49258	Charles Court Float pump repairs		604.74	
50208	Remove and replace damged light		277.39	
50192	Adjust time clock for night lighting		121.19	
50153	Supply and replace light		83.98	
50010	St Peters Square Garden		977.18	
50014	Education Art Supplies Hampden road (Art		121.19	
49955	Fault finding - College Park PT		77.43	
50013	Princess & Broadway lights		342.39	
106466	25/01/2024	10733	TPG Telecom	5,121.16
20001328	TPG Telecom - Internet Service		5,121.16	
106467	25/01/2024	10766	Inlogik Pty Ltd	530.81
IN000073213	Implementation new Chart of Account		530.81	
106468	25/01/2024	10769	Southern Cross Protection Pty Ltd	34.45
623786	Weekly cash collection pickup		34.45	
106469	25/01/2024	10925	Westend Plumbing & Gas	7,084.00
INV-14853	Blocked drains - Rose Garden PT		2,134.00	
INV-14874	Plumbing - Tresillian		4,950.00	



CITY OF INVERCARGILL - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106470 CFP 2449	25/01/2024 Ceiling and wall repairs and painting	10954	Colour Flow Painting Services 3,960.00	3,960.00
106471 203	25/01/2024 TAC - Tutor Fees - Art Classes	10981	Rhonda Breen 924.00	924.00
106472 DECEMBER 2023	25/01/2024 1 December 2023 - 31 December 2023	11018	Dept of Mines, Industry Regulation and 17,223.78	17,223.78
106473 INV-1120	25/01/2024 Fee for the certification of the R2R	11054	Office of the Auditor General 5,390.00	5,390.00
106474 0000384	25/01/2024 Tresillian WebsiteMonthlyManag 2023-2024	11088	OtagoIT Pty Ltd 677.60	677.60
106475 17587517	25/01/2024 Depot milk 2023-24	11182	Brownes Foods Operations Pty Ltd 62.82	62.82
106476 166992 56578426 56619136	25/01/2024 Residential Waste collection (Jul-Dec23) Residential Waste collection (Jul-Dec23) bulk commercial bulk bins (Jul-Dec23)	11192	Veolia Recycling & Recovery Pty Ltd (Suez) 221,747.34 39,694.56 887.28	262,329.18
106477 90872672 90862833	25/01/2024 Principal repayment of lease Additional printing charges	11268	Kyocera Document Solutions Pty Ltd 4,710.99 346.50	5,057.49



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106478	25/01/2024	11307	Liveable Group Pty Ltd T/A Professional PROI	11,860.22
877	Tree & stump rem. 1 Jameson St		1,864.50	
889	Stump grinding at various locations		1,362.90	
887	77 Waratah Ave.Qld Box. Boundary prune.		1,292.50	
865	40 Hillway- Remove Eucalypt -grind stump		6,108.32	
888	48 The Avenue.Dismantle jacaranda. Grind		1,232.00	
106479	25/01/2024	11317	Market Creations Agency	4,774.00
IN19-5	Additional Website Modules		4,774.00	
106480	25/01/2024	11336	Troy Yiakalis Landscapes	154.00
12476	Maisonettes - Garden and Ground Mainten		154.00	
106481	25/01/2024	11398	R & J Marinich Pty Ltd T/as Totally	220.50
INV-27186	PPE- Turf Staff		220.50	
106482	25/01/2024	11409	Pipeline Irrigation	2,090.00
00006215	Supply of an Irrigation Contractor		1,650.00	
00006216	Supply of an Irrigation Contractor		440.00	
106483	25/01/2024	11479	Eire Total Access	4,116.20
11278	Scaffolding for PRRCC roofing project		4,116.20	
106484	25/01/2024	11486	J and M Asphalt Pty Ltd	4,553.73
INV-2203	Asphalt repairs city wide		4,553.73	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106485	25/01/2024	11501	Rumbafit	110.00
RF110-24	PA Affinity Club - Jan-March 24			110.00
106486	25/01/2024	11532	Rent A Fence Pty Ltd	515.59
RF 614168	Security Fencing - Hackett Hall			515.59
106487	25/01/2024	11573	Veale Auto Parts	244.70
19903230	Battery			244.70
106488	25/01/2024	11584	Vigilant Traffic Management Group Pty. Ltd.	1,110.40
00007142	Traffic Management			1,110.40
106489	25/01/2024	11620	AIT Specialists Pty Ltd	68.31
INV-13234	Monthly Fuel Tax Credit			68.31
106490	25/01/2024	11639	Telstra Limited	20.00
3043361421 - JANUARY 2024	T311			20.00
106491	25/01/2024	11640	Downer EDI Works t/as DM Roads	503,511.50
787857	RFT2022-23-1 Rochdale Rd - Rehab			503,511.50
106492	25/01/2024	11731	STIHL Shop Osborne Park	183.00
78899 #7	Stihl Parts			164.45
78874 #7	Stihl Parts			18.55
106493	25/01/2024	11752	Bing Technologies Pty Ltd	6,875.49
237368	Carrington Letter Drop Pre-construction			769.29



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
237342	Bing Mail Order			2,751.89
237174	Bing Mail Order - Returned Mail			16.87
237370	Broadway - Owners and occupiers letters			3,452.54
106494	25/01/2024	11791	Annemieke Mulders	1,053.00
0111	TAC - Tutor Fees			1,053.00
106495	25/01/2024	11797	Helene Pty LTD T/AS Lo-Go Appointments	5,489.17
H3334	Labour Hire Service			3,033.49
H3358	Labour Hire Service			2,455.68
106496	25/01/2024	11805	Aqua Filtration Enterprises Pty Ltd	302.50
INV-0293	Tresillian - Water Unit Hire & Maintain			49.50
INV-0291	John XXIII - Water Unit hire & maintain			49.50
INV-0296	PRCC - Water Unit hire & maintain			55.00
INV-0295	Mt Claremont Hive - Water Unit hire			49.50
INV-0294	Admin Comms - Water Unit hire			49.50
INV-0292	Mt Claremont Library - Water Unit hire			49.50
106497	25/01/2024	11829	Ray Makene's Driving School SANCREST HOL	740.00
28415	3hrs of MR - Manual Truck Lessons + Test			740.00
106502	30/01/2024	11825	IWF Fencing Pty Ltd	61,603.96
1516	Allen Park Tennis Court Grant			61,603.96
106503	31/01/2024	10001	Australian Taxation Office	160,146.00
FORTNIGHT 21/01/2024	Withholding Tax (PAYG)			18,182.00



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 21/01/2024	TSL			22.00
FORTNIGHT 28/01/2024	Withholding Tax (PAYG)			132,932.00
FORTNIGHT 28/01/2024	Extra Tax			1,154.00
FORTNIGHT 28/01/2024	HELP			2,796.00
FORTNIGHT 28/01/2024	TSL			3,366.00
FORTNIGHT 28/01/2024	Withholding Tax (PAYG)			1,550.00
FORTNIGHT 28/01/2024	TSL			144.00
106504	31/01/2024	10002	Child Support Registrar	670.66
FORTNIGHT 28/01/2024	Child Support Agency			670.66
106505	31/01/2024	10003	Australian Services Union	157.00
FORTNIGHT 28/01/2024	Australian Services Union			157.00
106506	31/01/2024	10004	City of Nedlands - Social Club	345.00
FORTNIGHT 21/01/2024	Social Club			5.00
FORTNIGHT 28/01/2024	Social Club			340.00
106507	31/01/2024	10005	Easi	6,970.46
FORTNIGHT 28/01/2024	Novated Lease Easifleet - Pre Tax			3,928.97
FORTNIGHT 28/01/2024	Novated Lease Easifleet- Post Tax			3,041.49
106508	31/01/2024	10006	Westpac Banking Corporation	75,747.34
FORTNIGHT 21/01/2024	Employee Additional Contrib Pre Tax (\$)			350.00
FORTNIGHT 21/01/2024	Employee Additional Contrib Pre Tax (%)			103.49
FORTNIGHT 21/01/2024	SGC Employer Contribution			227.67
FORTNIGHT 21/01/2024	SGC Employer Contribution			315.15



CITY OF INDIANAPOLIS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 21/01/2024	Employer Contribution (Additional)			41.39
FORTNIGHT 21/01/2024	Employer Contribution (Additional)			57.30
FORTNIGHT 28/01/2024	Employee Additional Contrib Pre Tax (\$)			1,330.00
FORTNIGHT 28/01/2024	Employee Additional Contrib Pre Tax (%)			8,235.28
FORTNIGHT 28/01/2024	Employee Additional Contrib Post Tax (%)			219.68
FORTNIGHT 28/01/2024	SGC Employer Contribution			2,207.33
FORTNIGHT 28/01/2024	SGC Employer Contribution			516.20
FORTNIGHT 28/01/2024	SGC Employer Contribution			1,930.18
FORTNIGHT 28/01/2024	SGC Employer Contribution			1,022.70
FORTNIGHT 28/01/2024	SGC Employer Contribution			1,356.69
FORTNIGHT 28/01/2024	SGC Employer Contribution			3,414.59
FORTNIGHT 28/01/2024	SGC Employer Contribution			465.38
FORTNIGHT 28/01/2024	SGC Employer Contribution			577.42
FORTNIGHT 28/01/2024	SGC Employer Contribution			4,191.28
FORTNIGHT 28/01/2024	SGC Employer Contribution			376.54
FORTNIGHT 28/01/2024	SGC Employer Contribution			951.30
FORTNIGHT 28/01/2024	SGC Employer Contribution			1,673.71
FORTNIGHT 28/01/2024	SGC Employer Contribution			678.00
FORTNIGHT 28/01/2024	SGC Employer Contribution			1,813.22
FORTNIGHT 28/01/2024	SGC Employer Contribution			3,592.16
FORTNIGHT 28/01/2024	SGC Employer Contribution			912.55
FORTNIGHT 28/01/2024	SGC Employer Contribution			186.62
FORTNIGHT 28/01/2024	SGC Employer Contribution			959.76
FORTNIGHT 28/01/2024	SGC Employer Contribution			355.38
FORTNIGHT 28/01/2024	SGC Employer Contribution			382.04
FORTNIGHT 28/01/2024	SGC Employer Contribution			1,114.67
FORTNIGHT 28/01/2024	SGC Employer Contribution			2,614.76



CITY OF MEDFORD - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 28/01/2024		SGC Employer Contribution		1,290.29
FORTNIGHT 28/01/2024		SGC Employer Contribution		3,386.58
FORTNIGHT 28/01/2024		SGC Employer Contribution		2,887.69
FORTNIGHT 28/01/2024		SGC Employer Contribution		483.29
FORTNIGHT 28/01/2024		SGC Employer Contribution		2,112.92
FORTNIGHT 28/01/2024		SGC Employer Contribution		1,347.29
FORTNIGHT 28/01/2024		SGC Employer Contribution		1,953.94
FORTNIGHT 28/01/2024		SGC Employer Contribution		1,019.63
FORTNIGHT 28/01/2024		SGC Employer Contribution		1,710.87
FORTNIGHT 28/01/2024		SGC Employer Contribution		1,643.19
FORTNIGHT 28/01/2024		SGC Employer Contribution		4,861.07
FORTNIGHT 28/01/2024		SGC Employer Contribution		1,725.69
FORTNIGHT 28/01/2024		SGC Employer Contribution		2,363.15
FORTNIGHT 28/01/2024		SGC Employer Contribution		462.62
FORTNIGHT 28/01/2024		SGC Employer Contribution		453.97
FORTNIGHT 28/01/2024		SGC Employer Contribution		1,602.07
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		75.54
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		93.85
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		268.55
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		64.62
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		66.92
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		396.45
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		95.43
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		82.38
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		59.54
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		118.63
FORTNIGHT 28/01/2024		Employer Contribution (Additional)		122.21



CITY OF NEERABUP - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			69.46
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			98.68
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			99.03
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			144.52
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			466.61
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			182.54
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			29.84
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			86.39
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			181.61
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			143.13
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			302.09
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			133.87
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			91.07
FORTNIGHT 28/01/2024	Employee Additional Contrib Pre Tax (%)			123.58
FORTNIGHT 28/01/2024	SGC Employer Contribution			271.87
FORTNIGHT 28/01/2024	SGC Employer Contribution			352.80
FORTNIGHT 28/01/2024	Employer Contribution (Additional)			49.43
106509	31/01/2024	10007	Becarwise	1,147.69
FORTNIGHT 28/01/2024	Novated Lease Becarwise - Pre Tax			399.19
FORTNIGHT 28/01/2024	Novated Lease Becarwise- Post Tax			748.50
106510	31/01/2024	10028	Bunnings Group Limited	62.23
2433/00793689	Materials			62.23
106511	31/01/2024	10057	Elliotts Filtration (Previously	282.70
F29728	Filtration servicing -Dot Bennett			282.70



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106512	31/01/2024	10070	J Blackwood & Son Ltd	177.00
SI06862845	PPE & materials for Landscape Team			39.19
SI06909979	PPE (Gloves) - Landscape staff			137.81
106513	31/01/2024	10174	Green Skills (Eco Jobs)	12,234.44
P3648	Priority hand weeding Allen Park			6,112.43
P3628	Hand Weeding Montario Quarter BPZ			2,840.49
P3649	Watering Allen Park			3,281.52
106514	31/01/2024	10199	Hays Specialist Recruitment Aust Pty Ltd	7,316.76
52046939	Temp Positive Ageing			551.76
52046938	Wages For Turf Maintenance Officer			466.75
52052995	Temp Positive Ageing			551.76
52052996	Agency Hire			1,372.80
52052994	Wages			1,372.80
52052997	Hays Temp Worker			3,000.89
106515	31/01/2024	10229	WALGA	5,085.00
SI-008523	Diploma of Local Government			5,085.00
106516	31/01/2024	10239	JLR Pumps	5,600.10
794	Install transfer pump at Daran Park			5,600.10
106517	31/01/2024	10261	Donegan Enterprises Pty Ltd	957.00
00006925	College Park - Repair Baby swing			286.00
00006924	Supply/Install Pommel seat Grainger Park			671.00



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106518	31/01/2024	10302	Wilson Security	1,569.70
W00313146	Swanbourne gate carpark opening/closing			317.90
W00313294	Swanbourne gate carpark opening/closing			647.90
W00313005	Swanbourne gate carpark opening/closing			603.90
106519	31/01/2024	10304	Synergy	198.15
844348590	Invoice 2026043707			198.15
106520	31/01/2024	10398	Centurion Temporary Fencing	1,732.50
44472	Temp fencing surrounding John XXIII			1,732.50
106521	31/01/2024	10419	Sustainable Outdoors	5,650.58
INV-2776	TMP and Greenways Maintenance Underwood			5,650.58
106522	31/01/2024	10431	WA Bluemetal	2,280.28
BY18584	roadbase order			2,280.28
106523	31/01/2024	10456	G M S Security (WA) Pty Ltd	22,187.00
INV-20429	J C Smith Security install and repairs			19,327.00
INV-20425	Allen Park Security install and repairs			1,408.00
INV-20426	Public T Security install and repairs			1,298.00
INV-20398	NCC Security install and repairs			154.00
106524	31/01/2024	10483	Drainflow Services Pty Ltd	4,513.61
00016714	City wide sweeping			4,513.61



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106525	31/01/2024	10512	West Coast Turf	1,760.00
95878922	Delivery of 20m3 special lawn mix		1,760.00	
106526	31/01/2024	10693	The Fauntleroy Family Trust & The Mihevc Fai	1,325.20
49935	Admin electrical maintenance		140.55	
50012	Shirley Fyfe Reserve lighting		625.09	
50016	North St & Marine Pde (Artwork)		317.18	
50011	Swanbourne Reserve lights		121.19	
50015	Montario Quarter precinct		121.19	
106527	31/01/2024	10697	StrataGreen	7,458.00
161489	JTS50501800: Jarrah Tree Stake 50x50x180		7,458.00	
106528	31/01/2024	10705	Cardia Bioplastics (Australia) Pty Ltd	28,600.00
INVCBA0000700	500,000 Compostable dog waste bags		28,600.00	
106529	31/01/2024	10735	WINC Australia Pty Ltd (Previous name	627.39
9044335183	Library stationery supplies		555.67	
9044293125	Customised Date Stamp		71.72	
106530	31/01/2024	10769	Southern Cross Protection Pty Ltd	34.45
625527	Weekly cash collection pickup		34.45	
106531	31/01/2024	10772	Ream Clean Property Service	984.50
25/J/M/2024	Emptying 3 recycling stations		984.50	
106532	31/01/2024	10917	4Cabling Pty Ltd	1,783.32
2814864	1.5m DisplayPort Male to HDMI Male		1,783.32	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106533	31/01/2024	10925	Westend Plumbing & Gas	3,223.00
INV-14872	Install Drinking Fountain Swanbourne Res		1,199.00	
INV-14887	Replace drink tap on D/F Charles Court R		555.50	
INV-14844	Broken D/fountain point resolution		132.00	
INV-14702	Supply and install cleaners sink at Tres		1,072.50	
INV-14901	Replace basin tap at All Abilities		264.00	
106534	31/01/2024	10979	Active Pest Management WA Pty Ltd	594.00
2034APM	Adam Armstrong Pest treatment 2023/24		242.00	
2033APM	Public Toilets pest/termites treatment		88.00	
2031APM	Public Toilets pest/termites treatment		88.00	
2030APM	Public Toilets pest/termites treatment		88.00	
2029APM	Public Toilets pest/termites treatment		88.00	
106535	31/01/2024	11017	West Coast Shade Pty Ltd	4,480.00
13148	Jones Park - Shade sail install		4,480.00	
106536	31/01/2024	11171	Tomomi Yamamoto	322.00
024	TAC - Tutor Fees		322.00	
106537	31/01/2024	11326	NOMA* Pty Ltd	5,947.15
2023-132			5,947.15	
106538	31/01/2024	11444	Food Safety Co	511.50
INV-0159	Annual food audit		511.50	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106539	31/01/2024	11579	Delisha Distributors Pty Ltd	171.00
314488	MTC library newsround July-Dec 2023		171.00	
106540	31/01/2024	11673	Nola Britton	80.00
47	Life Drawing Model		80.00	
106541	31/01/2024	11706	Baroness Holdings Pty Ltd t/as Tree Planting	29,959.60
INV-1576	Watering and Maintenance of Young Trees		29,959.60	
106542	31/01/2024	11724	Dominique Sharp	472.00
003	TAC - Tutor Fees - T1 S.H 2024		472.00	
106543	31/01/2024	11773	The Fruit Box Group Pty Ltd	120.30
3177966	Admin Milk Delivery FY23/24		65.60	
3179176	Admin Milk Delivery FY23/24		54.70	
106544	31/01/2024	11780	Edward Finnegan John Happ	108.00
231215	TAC - Tutor Fees		108.00	
106545	31/01/2024	11797	Helene Pty LTD T/AS Lo-Go Appointments	2,275.12
H3265	Labour Hire Service		2,275.12	
106546	31/01/2024	11811	LGRCEU The Western Australian Municipal R	22.00
FORTNIGHT 28/01/2024	LGRCEU Union Fees		22.00	



CITY OF NEERABURRA - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Sundry EFT				17,692.15
106343	11/01/2024	99998	Mr Benson	4,044.43
10012024	50% course fee MBA Finance Management			4,044.43
106344	11/01/2024	99998	D A Pitter & C H Edgar	2,423.86
REFUND2024-25	Refund duplicate rates			2,423.86
106427	18/01/2024	99998	Aveling Homes	1,024.50
709849	Refund of duplicatepayment			1,024.50
106428	18/01/2024	99998	SE Belle and MC Wood	250.00
17012023	Youth Grant - 2023/24			250.00
106429	18/01/2024	99998	W La Rocca	1,700.00
661267	Verge Bond			1,700.00
106430	18/01/2024	99998	Audhu Pty Ltd	1,700.00
667949	Verge Bond			1,700.00
106431	18/01/2024	99998	A Kalani	1,700.00
670439	Bond Refund			1,700.00
106432	18/01/2024	99998	F Yong	1,700.00
649921	Verge Bond			1,700.00
106498	25/01/2024	99998	M Rahman Khan	72.36
19012024	Reimbursement fuel for car			72.36



CITY OF NEERABURRA - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
106499 17012024	25/01/2024 CPA Annual Membership Fees	99998	K Wijeyagoonewardena	837.00
			837.00	
106500 528749	25/01/2024 Verge Bond Refund	99998	J J Del Piano	1,700.00
			1,700.00	
106501 385	25/01/2024 Sale of Artwork - Coral Tree III	99998	Merle Anette Googh	245.00
			245.00	
106547 24012024	31/01/2024 Gift Card prizes - Mario Kart Tournament	99998	Lisa Black	240.00
			240.00	
106548 A ZENTNER 1	31/01/2024 Refund of Tresli Key Bond	99998	A Zentner	55.00
			55.00	
Sundry Cheque				1,700.00
71280 654455	23/01/2024 Verge Bond Refund	99999	Timothy Lagdon	1,700.00
			1,700.00	
Direct Debit				99,869.84
100373 CORPORATE CARDS	10/01/2024 2JAN24	10141	Westpac Banking Corporation	18,998.22
			18,993.22	
100374 FEESDEC23	2/01/2024 BANK FEES 2JAN24	10141	Westpac Banking Corporation	4,992.76
			4,992.76	



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
100375 FEESJAN23	2/01/2024 BANK FEES 2JAN24	11506	Commonwealth Bank Australia (CBA) 110.73	110.73
100376 STRIPE2JAN	2/01/2024 Stripe refund 3 JAN 2024	99996	Sundry Creditor - Purchase Cards 16.65	16.65
100377 DEBIT10JAN	10/01/2024 Fuel Direct Debit 10 Jan	10524	Business Fuel Cards Pty Ltd 3,448.46	3,448.46
100378 MFEEJAN15	18/01/2024 CBA MER FEE JAN 15	11506	Commonwealth Bank Australia (CBA) 26.35	26.35
100380 FERLdgmFe	19/01/2024	100380	Lodgement Infringement 3,757.50	3,757.50
100381 LOAN19JAN	22/01/2024 WATC LOAN 190124	11507	Western Australia Treasury Corporation (WAT) 57,872.54	57,872.54
100382 DEBIT23JAN	23/01/2024 Fuel Direct Debit 23Jan	10524	Business Fuel Cards Pty Ltd 5,119.24	5,119.24
100383 LGFEE23JAN	23/01/2024 LOAN GURANTEE FEE	11507	Western Australia Treasury Corporation (WAT) 5,443.79	5,443.79
100384 WEST AUST DIRECT DEBIT	30/01/2024 29JAN , 277496	10133	West Australian Newspaper 83.60	83.60



CITY OF NEDLANDS - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Credit Card Refunds				162.00
100107	24/01/2024	99996	Sundry Creditor - Purchase Cards	162.00
TRESIREF19	Tresi Cr Card refund DTS180124		162.00	
Cancelled Payments				0.00
0		0	0	0.00
Payroll				852,372.83
FORTNIGHT 07/01/2024	7/01/2024	109000900010010	City of Nedlands	11,114.34
FORTNIGHT 07/01/2024	Net Pay		11,114.34	
FORTNIGHT 14/01/2024	14/01/2024	109000900010010	City of Nedlands	410,362.95
FORTNIGHT 14/01/2024	Additional Bank 1		8,150.00	
FORTNIGHT 14/01/2024	Additional Bank 2		950.00	
FORTNIGHT 14/01/2024	Net Pay		398,248.14	
FORTNIGHT 14/01/2024	Net Pay		3,014.81	
FORTNIGHT 21/01/2024	21/01/2024	109000900010010	City of Nedlands	29,313.21
FORTNIGHT 21/01/2024	Additional Bank 1		3,050.00	
FORTNIGHT 21/01/2024	Additional Bank 2		200.00	
FORTNIGHT 21/01/2024	Net Pay		26,063.21	
FORTNIGHT 28/01/2024	28/01/2024	109000900010010	City of Nedlands	401,582.33



CITY OF NIAGARA - LIST OF ACCOUNTS PAID

For the Period 01-Jan-2024 to 31-Jan-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 28/01/2024	Additional Bank 1			5,100.00
FORTNIGHT 28/01/2024	Additional Bank 2			750.00
FORTNIGHT 28/01/2024	Net Pay			390,787.29
FORTNIGHT 28/01/2024	Net Pay			4,945.04
TOTAL PAYMENTS				3,691,283.70

Payments to Cash at Bank Reconciliation

Payment Type	Report	General Ledger	Variance
Cheque	1,700.00	(1,700.00)	0.00
EFT	2,737,179.03	(2,737,179.03)	0.00
Direct Debit	99,869.84	(99,869.84)	0.00
Credit Card Refunds	162.00	(162.00)	0.00
Payroll	852,372.83	(852,372.83)	0.00
Cancel Payment	0.00	0.00	0.00
Total	3,691,283.70	(3,691,283.70)	0.00

City of Nedlands

Purchasing & Credit Card Payments - Jan 2024 (Statement period 28 Dec 2023 to 28 Jan 2024)

Date	Supplier	Description	AUD
18/01/2024	BOC GAS AND GEAR	Receipt - Boc Gas	44.55
28/01/2024	CARD FEE	Card Fee	5.00
8/01/2024	ERGONOMIC ESSENTIALS	Monitor Arm Far Hardy Front Office	212.30
10/01/2024	BUNNINGS 483000	Pelmet Repairs Prior To Blind Install Chamber	62.30
12/01/2024	BUNNINGS 483000	Ply For Chambers Pelmet Repair	39.33
11/01/2024	4Cabling	Cable For Security To Monitors	143.45
22/01/2024	CNW PTY LTD	Conduit For Electrical And Cabling Back Gate Depot	346.76
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
11/01/2024	CWH STERLING CENTRAL	First Aid Supplies	53.07
12/01/2024	AP WESTMINSTER LPO	Staff Recognition - G.Lightfoot	30.00
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
4/01/2024	WANEWSDTI	Local Stock Newspapers - Nedlands Library	354.35
8/01/2024	DALKEITH VILLAGE NEWS	Stationery Cards	62.92
18/01/2024	COLES 0299	P Panayotou Farewell Morning Tea	25.88
18/01/2024	1ST CHOICE 7754	Staff Farewell Present P Panayotou - 22 Yrs	11.20
18/01/2024	COLES 0465	Farewell Present For P Panayotou- 22 Yrs	100.00
19/01/2024	DAWSONS GARDEN WORLD	Staff Farewell Present For P Panayotou - 22 Yrs	109.80
22/01/2024	Lawleys Bakery Cafe	Catering For Farewell	40.07
22/01/2024	Lawleys Bakery Cafe	Surcharge	0.48
28/01/2024	CARD FEE	Card Fee	5.00
8/01/2024	COLES 0299	Coles- Soiled Clothing Bags	20.00
9/01/2024	OFFICEWORKS 0602	Stationary	13.09
9/01/2024	OFFICEWORKS 0602	Stationary	7.83
17/01/2024	BLITZFIELD ENTERPRIS	Afternoon Tea	13.39
18/01/2024	BIGW ONLINE	Inflatables	48.00
19/01/2024	KMART	Prcc Children Expenses	30.00
22/01/2024	TAYLOR RD IGA	Children's Lunches	8.49
22/01/2024	KMART 1022	Art Bucket	2.00
22/01/2024	COLES 0338	Australia Day- Children's Meals	15.80
24/01/2024	COLES 0299	Australia Day- Afternoon Tea (Program)	19.69
24/01/2024	COLES 0299	Australia Day- Afternoon Tea (Program)	17.35
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
11/01/2024	The Cheesecake Shop	Catering For Monthly Staff Meeting	80.90
15/01/2024	KAYPYX ENTERPRSES PL	Stationery For Depot	32.99
24/01/2024	MCCONNELL SEATS AUST	Seat Belt For Bus	307.20
28/01/2024	CARD FEE	Card Fee	5.00
11/01/2024	Games World Claremont	Games World 10.01.24	59.97
16/01/2024	WOOLWORTHS/MARMION AVE &	Positive Ageing Office Supplies	22.00
17/01/2024	Harvey Norman Online	Harvey Norman 15.1.24	1,254.00
23/01/2024	BLITZFIELD ENTERPRIS	Blitzfield Enterprise 22.1.24	3.99
25/01/2024	WOOLWORTHS/MARMION AVE &	Woolworths 24.1.24	9.60
28/01/2024	CARD FEE	Card Fee	5.00
3/01/2024	GOOGLE*GSUITE NEDLANDS	Dec 2023-Google Suite	46.20
11/01/2024	MICROSOFT#G036740708	Dec 2023-Microsoft Azure Storage	67.80
15/01/2024	Mailchimp	Jan 2024 -Mailchimp-Comms	113.43
15/01/2024	Mailchimp	Foreign Transaction	3.40
15/01/2024	WWW.RECKON.COM	Jan 2024- Reckon-Tresillian Pos	87.00
16/01/2024	MSFT *<E0200QERSH>	Dec 2023-Ms Azure Payg-Sql	507.48
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
3/01/2024	FOODIES MARKET CLARE	Events' Milk	3.29
11/01/2024	SP JB HI-FI ONLINE	Adult Local Stock DVDs	217.84
11/01/2024	SP JB HI-FI ONLINE	Postage	8.99
28/01/2024	CARD FEE	Card Fee	5.00
5/01/2024	OFFICEWORKS	School Holiday Workshop Materials	180.72
10/01/2024	BOOKTOPIA PTY LTD	Junior Local Stock Item	18.25

City of Nedlands

Purchasing & Credit Card Payments - Jan 2024 (Statement period 28 Dec 2023 to 28 Jan 2024)

Date	Supplier	Description	AUD
10/01/2024	BOOKTOPIA PTY LTD	Shipping	9.99
12/01/2024	MODERN TEACHING AIDS	Rainbow Floor Seats And Carry Bag	485.05
12/01/2024	MODERN TEACHING AIDS	Freight	43.89
12/01/2024	MODERN TEACHING AIDS	Credit Card Surcharge	5.29
15/01/2024	KMART 1162	Book Prizes For School Holiday Event	94.00
19/01/2024	TAYLOR RD IGA	Juice Boxes For School Holiday Event	8.20
28/01/2024	CARD FEE	Card Fee	5.00
29/12/2023	AMAZON MARKETPLACE AU	Ceramics Batt X1	29.76
5/01/2024	AMAZON MARKETPLACE AU	Ceramics Batt X 1	29.76
4/01/2024	Nespresso Australia	Consumables Staff Kitchen Coffee Supplies	129.80
4/01/2024	KMART 1024	New Ceramics Room Resources	88.50
8/01/2024	ALDI STORES - KARDINYA	Consumables Staff Kitchen And Ceramics Classrooms	25.85
8/01/2024	ALDI STORES - KARDINYA	Consumables Staff Kitchen And Ceramics Classrooms	15.26
8/01/2024	BUNNINGS 453000	Ceramics Room Supplies	277.49
8/01/2024	OFFICEWORKS 0616	School Holiday Workshop Materials	52.50
15/01/2024	BUNNINGS 453000	Ceramics Room Resources Buckets	81.64
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
16/01/2024	TRADIES WORKWEAR PTY	Safety Boots	188.61
19/01/2024	COMPLEAT ANGLER & CA	Water Bottle	66.98
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
15/01/2024	PLANNING INSTITUTE OF AUS	Planning Institute Training	650.00
28/01/2024	CARD FEE	Card Fee	5.00
15/01/2024	BUNNINGS 483000	Batteries And Screws	93.89
22/01/2024	BUNNINGS 483000	Non Slip Stair Treads & Adhesive	84.80
25/01/2024	BUNNINGS 483000	Timber Shelving	42.75
28/01/2024	CARD FEE	Card Fee	5.00
9/01/2024	Aust Institute of Mana	Aim Membership Renewal	49.00
15/01/2024	ROSES ONLY PTY LTD	Welcome Baby Girl Flowers - Daniel Kennedy-Stiff	119.90
24/01/2024	Lawleys Bakery Cafe	Catering - Lawley's Bakery Cafe	88.74
28/01/2024	CARD FEE	Card Fee	5.00
3/01/2024	COLES 0299	Children's Lunches	11.99
3/01/2024	COLES 0299	Children's Lunches	40.01
4/01/2024	JACK'S WHOLEFOODS &	Children's Morning/Afternoon/ Lunch Meals	241.33
8/01/2024	CBD COLLEGE PTY LTD	Staff Professional Development - Yearly Cpr	69.00
8/01/2024	CBD COLLEGE PTY LTD	Staff Professional Development - Cpr Yearly	69.00
8/01/2024	DALKEITH VILLAGE NEWS	Stationery - Yearly Diaries	65.98
8/01/2024	HOME SPIRIT	Kitchen Essentials	29.95
8/01/2024	OFFICEWORKS 0622	Kitchen Essentials - Children's Portfolios Etc	106.41
8/01/2024	WOOLWORTHS/INNALOO S/C 38	Kitchen Essentials	13.50
11/01/2024	BLITZFIELD ENTERPRIS	Afternoon Tea& Lunches	0.33
11/01/2024	BLITZFIELD ENTERPRIS	Afternoon Tea& Lunches	51.54
17/01/2024	FARMER JACKS WOODLAN	Children's Morning/Afternoon Tea	76.67
23/01/2024	TAYLOR RD IGA	Childrens Lunches	10.74
24/01/2024	FARMER JACKS WOODLAN	Children's Morning/Afternoon Tea	15.95
24/01/2024	FARMER JACKS WOODLAN	Children's Morning/Afternoon Tea	116.16
25/01/2024	COLES 0299	Coles Refund - Damaged Goods	- 98.50
28/01/2024	CARD FEE	Card Fee	5.00
15/01/2024	LOCAL GOVERNEMENT MANA	Training	495.00
15/01/2024	WANEWSADV	Death Notice - Freeman Of The City	98.00
16/01/2024	OFFICEWORKS 0602	Stationary	7.30
16/01/2024	POPPET'S PANTRY	Catering Deposit	200.00
17/01/2024	LIZZI BEE	Sympathy Flowers	100.00
22/01/2024	COLES 0299	Juice For Citizenship Ceremony	10.20
22/01/2024	Kitchen Warehouse	Bar Blades For Events	11.90
24/01/2024	ANTONS MOULDINGS PTY L	Tresillian Supplies	480.44

City of Nedlands

Purchasing & Credit Card Payments - Jan 2024 (Statement period 28 Dec 2023 to 28 Jan 2024)

Date	Supplier	Description	AUD
25/01/2024	LOCAL GOVERNEMENT MANA	Intro To Local Govt Training For Tika	495.00
25/01/2024	DAN MURPHY'S/52 BENNINGFI	Drinks For Jan 2024 Citizenship Ceremony	85.80
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
3/01/2024	TAYLOR RD IGA	Milk	8.38
8/01/2024	WOOLWORTHS/FLOREAT PARK S	Milk	4.00
8/01/2024	WOOLWORTHS/FLOREAT PARK S	Catering Public Activities	4.00
8/01/2024	WOOLWORTHS/FLOREAT PARK S	Catering Public Activities	37.90
10/01/2024	Lawleys Bakery Cafe	Catering	121.00
10/01/2024	Lawleys Bakery Cafe	Surcharge	1.46
11/01/2024	COLES 0302	Catering	17.20
11/01/2024	COLES 0302	Cleaning Items	23.92
11/01/2024	WOOLWORTHS/FLOREAT PARK S	Catering - Staff Farewell	41.80
11/01/2024	WOOLWORTHS/FLOREAT PARK S	Catering - Staff Farewell	25.30
11/01/2024	WOOLWORTHS/FLOREAT PARK S	Catering	21.40
11/01/2024	WOOLWORTHS/FLOREAT PARK S	Groceries	19.00
11/01/2024	WOOLWORTHS/FLOREAT PARK S	Groceries	13.50
28/01/2024	CARD FEE	Card Fee	5.00
28/01/2024	CARD FEE	Card Fee	5.00
5/01/2024	CAFE ZAMIA KINGS PAR	Refreshments For Volunteers	38.00
8/01/2024	BUNNINGS 483000	Materials Hollywood Reserve	54.36
28/01/2024	CARD FEE	Card Fee	5.00
			10,998.72



19. Reports by the Chief Executive Officer

19.1. CEO02.02.24 Outstanding Council Resolutions

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
CEO	Tony Free – Acting Chief Executive Officer
Attachments	1. Register of Outstanding Council Resolutions

Purpose

For Council to consider the Register of Outstanding Council Resolutions (OCR) and the actions taken by Administration in progressing these items.

Recommendation

That Council receives the Register of Outstanding Council Resolutions dated February 2024.

Voting Requirement

Simple Majority.

Background

Council has requested that all Outstanding Council Resolutions be tabled on a monthly basis at the OCM.

Discussion

Attached to the Council report is the register of OCRs for Council's noting and consideration.

The report has been updated by officers when required.

Information will be periodically provided to Councillors on previous resolutions of Council that:



- (i) have been completed since the last update and
- (ii) have not yet been fully implemented. Reasons for any delays or unforeseen challenges are included.

Councillors are able to seek an update on any particular project or resolution outside of the reporting period, by contacting the CEO directly for information or by referring to the information on the Councillor portal.

Consultation

Nil.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Performance

Outcome 11. Effective leadership and governance.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

[Local Government Act 1995](#)

Decision Implications

Councillors have oversight of the implementation of previous Council decisions, through access to the Register and the Councillor portal. Information on decisions may be provided through the CEO Weekly update, and direct request to the CEO. The City may include the register on the website to provide transparency to the community, although the community is able to access the document through the Council agenda.

Conclusion

That the Council receives the Register of Outstanding Council Resolutions for noting.



Further Information

Nil.

CEO02.02.24 - Attachment 1

Outstanding Council Resolutions - 21 February 2024 February Council Notices of Motion will be included once the Minutes have been finalised			
Directorate	Title	Item No. and Meeting Date	Description/Council Resolution
CEO	Public Places and Local Government Property Local Law 2014	CPS33.14 OCM 28/10/2014	Public Places and Local Government Property Local Law 2014 Council agrees to: 1. Advertise the proposed City of Nedlands Public Places and Local Government Local Law 2014 as contained in Attachment 1; and 2. Increase the modified penalty to \$500 for the following offences: a). Item 24, Damaging or removing whole or part of a street tree without authorisation (currently \$250); b). Item 25, Obstruction of thoroughfare (currently \$125); c). Item 26, Damaging, removing or interfering with thoroughfare, part of thoroughfare, sign or structure in thoroughfare without consent (currently \$125); d). Item 29, Carry on or undertake prohibited activity in thoroughfare or damage Local Government property in thoroughfare without authorisation (currently \$250); and e). Item 36, failure to remove redundant crossing or reinstate kerb, drain, footpath, nature strip or thoroughfare (currently \$125).
CEO	Council Policy Reviews	13.1 OCM 23/02/2021	Council: 1. Refers the following policies to a Councillor workshop: • Elected Member Fees, Expenses, Allowances and Other Provisions • Legal Representation for Elected Members and Employees Council Policy • Management of Information for Elected Members Council Policy • Professional Development and Attendance at Events 2. Amends the Community Notice Boards in Council Operated Facilities policy be amended by: Query 1st item on the 2nd page, revision requested: 'Commercial products and services' appears to include the many exercise and wellness activities that are currently advertised on community notice boards. If this clause is applied it will exclude many low profit, highly valued community exercise classes, including Zumba for retirees and chair yoga classes et cetera. Having these remain advertised on the community notice boards retains a valued source of information for many members of the community. Council Resolution 1. adopts the following updated Council Policies: d. Council Member and Employee training and conference attendance Policy (attachment 4); e. Asset Management Council Policy (attachment 5); f. Use of Council Facilities for Community Purposes Policy (attachment 6); h. Application of Grant Funding Council Policy (attachment 8); i. Community Signage Council Policy (attachment 9); k. Unauthorised Damage of Vegetation Council Policy (attachment 11); l. Trading in Public Places Council Policy (attachment 12); m. Natural Area Path Network Council Policy (attachment 13); n. Nature Strip (Verge) Parking adjacent to Vacant Lots Council Policy (attachment 14); and o. Operation of Bank Accounts Council Policy (attachment 15); and 2. adopts the following new Council Policies: a. Advisory & Working Groups Policy (attachment 17); and b. Natural Areas Management Council Policy (attachment 18). 3. Amends the Bulk Waste Collection Policy be amended as follows: a. Context to read as follows: The City is committed to providing excellent waste management services to the community, whilst minimising any adverse impact on amenity from waste services. b. Add a new clause d) as follows: d) Residents are to ensure that wherever possible Municipal refuse, recycling and green waste bins do not block pathways.
CEO	CEO03.03.23 Proposed Repeal Local Law	19.1 OCM 28/03/2023	That Council pursuant to Section 3.12 of the Local Government Act 1995 resolves to: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Repeal Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to repeal a number of local laws that have been superseded by other legislation or no longer have effect. ii. The effect the local laws are repealed. b. Copies of the proposed local law may be inspected at the City offices; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given, send a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, supply a copy of the proposed local law to any person requesting it; and 4. note that the results of the public consultation will be presented to Council for consideration of any submissions received.
CEO	Workforce Plan Implementation Committee	19.1 OCM 26/07/2022	ORC01.06.22 Draft Organisational Review and Workforce Plan Council Resolution That Council: 1. receives the Organisational Review; 2. adopts the Workforce Plan to be reviewed by Council in 12 months; 3. establishes a Workforce Plan Implementation Committee to oversee the programmed implementation based on Cost-Benefit analysis of all services, with an initial focus on Customer & Community Services. 4. appoints the Mayor and four Councillors (one Councillor from each ward) as Workforce Plan Implementation Committee Members: Councillor Amiry - Coastal Ward; Councillor Hodsdon - Hollywood Ward; Councillor Mangano - Dalkeith Ward; and Councillor Senathirajah - Melvista Ward; 5. appoints the Deputy Mayor and four Councillors (one Councillor from each ward) as Deputy Members of the Workforce Plan Implementation Committee: Councillor Smyth - Coastal Ward; Councillor Combes - Hollywood Ward; Councillor Bennett - Dalkeith Ward; and Councillor Brackenridge - Melvista Ward; and 6. directs the CEO to draft a Terms of Reference for the Workforce Plan Implementation Committee that includes scope to: a. Undertake the following further tasks with respect to the Organisational Review; • analysis of the actual workload in each section compared with staffing numbers in each section including benchmarking against at least 2 similar Local Governments • explanation and justification for the FTE levels within the draft Workforce Plan being preferred to the FTE levels consistent with the industry benchmarks identified in the Organisational Review • prepare financial information which sets out the impact of adopting the draft Workforce Plan on the City's future financial circumstances; b. having regard to the results of the further tasks undertaken in (a), re-examine and, as appropriate, revise the Workforce Plan for a 12 month review ahead of the 2023-24 budget preparation; and c. collaboration with the CEO Performance Review Committee to ensure effective development of KRAs, goals, measures and targets.
CEO	CEO05.03.23 Proposed Parking Amendment Local Law	19.3 OCM 28/03/2023 20.2 ocm 28/11/2023	That Council: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Parking Amendment Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to amend the City of Nedlands Parking and Parking Facilities Local Law 2013 to ensure definitions reflect those in the Road Traffic Code 2000, add provisions preventing parking in culs de sac heads, add provisions about parking on or near painted traffic islands, clarify provisions relating to the parking of vehicles that may be abandoned, unregistered or disused, clarify provisions relating to stopping or parking in clearways when in operation; and increase penalties. ii. The effect is that the City of Nedlands Parking and Parking Facilities Local Law 2013 is amended. b. Copies of the proposed local law may be inspected at the City offices during normal opening hours; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given sends a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it; and 4. the results of the public consultation be presented to Council for consideration of any submissions received.
CEO	CEO04.03.23 Proposed Dogs Local Law	19.2 OCM28/03/2023	That Council: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Dogs Local Law, and a summary of its purpose and effect i. The purpose is to make provisions about the confinement of dogs, control the number of dogs that can be kept on premises in the district, and to require removal of dog excreta; ii. The effect is to extend the controls over dogs which exist under the Dog Act 1976 and Regulations; b. Copies of the proposed local law may be inspected at the City offices during normal opening hours; and c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given sends a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it; 4. the results of the public consultation be presented to Council for consideration of any submissions received; 5. in accordance with s3.6 of the Local Government Act, an application be made to the Governor to extend application of the local law 100m outside the district into the Swan River in the vicinity of the Sunset Foreshore Reserve as detailed in the report of the CEO; 6. gives local public notice under s31(3A) of the Dog Act 1976 of the areas where dogs are prohibited and where dogs may be exercised off leash as listed in Attachment 2 to this report; and 7. The proposed Dogs in Public Places Council Policy (attachment 4) and the "Places where Dogs are Prohibited Absolutely" (attachment 3) be modified to replace "b)" with the following: b) a theatre, picture gardens, playground, or public toilet area
Community and Organisational Development	CSD03.06.23 Developing an Age-Friendly Strategy	17.1 OCM 27/06/2023	That Council: 1. supports the development of an Age-Friendly Nedlands Strategy. 2. requests the CEO to submit to the August Council meeting the Terms of Reference for an Age-Friendly Nedlands Working Group (AFNWG), consisting of Councillors, Staff and Community members. The role of the AFNWG is to assist with the development of the Strategy, and its implementation following adoption by Council; and 3. requests the CEO, as part of the Workforce Implementation process, to assign the required resource to coordinate the Strategy development process and to provide administrative support to the Working Group (AFNWG).

CEO02.02.24 - Attachment 1

Corporate and Strategy	Land Investment Strategy and Policy	CPS26.20 OCM 27/10/2020	Council: 1. adopts the proposed changes to the City's 'Disposal of Land' Policy including the additional words 'environmental value' after each of 3 occurrence of the words 'financial value' and 'social value' in the policy, with the policy to be known as the 'Retention, Acquisition, Improvement and Disposal of Land' Policy for the purpose of public comment; and 2a. authorises administration to commence the undertaking of a formal 'Land Investment Strategy', to be presented to Council by June 2021, with the strategy to include detail surrounding the identification of potential projects and the due process for investigation and consultation with the community and Council; and 2b. acknowledges there will be costs associated with the preparations of the Land Investment Strategy and agrees to allocate funds in the forthcoming budget review to facilitate the Land Investment Strategy following a briefing to Council to be held prior to the forthcoming midyear budget review in December 2020; 3a. approves the \$40,000 currently budgeted to prepare a business case detailing the options considered and whole-of-life cost/benefit analysis for relocation of Broome Street Depot be reallocated to the 'Land Investment Strategy' as part of a holistic approach to land investment; and 3b. notes that the business case into the potential relocation of the Broome Street Depot is to be re-captured at a later date in line with the prioritisation of the potential 'Land Investment Strategy' projects; 4. approves the CEO to commence the 56 Dalkeith Road Sump Project and in particular project investigation into the 'best and highest use' of the site, undertake community and stakeholder consultation and provide a report to Council for consideration; and 5. notes that these recommendations are consistent with the CEO's Key Result Areas in particular; 5.3 Improved Asset and Wealth Management, 5.3.1 Develop an Asset, Investment and Wealth Management Policy and Guidelines for Council Adoption 5.3.2 Review the City's tangible assets with the intention of enhancing services, reducing costs and debt, and where possible increasing rate of return generated by assets.
Corporate and Strategy	Review of Point Resolution Child Care Centre Update	CPS04.21 OCM 23/02/2021	Council: 1. with respect to the current requirement to review the long-term needs for Child Care south of Stirling Highway in reference to the City's land assets and undertake full community consultation with all stakeholders; a. notes that the Administration has been unsuccessful in appointing a consultant with the high level of direct experience and knowledge, deemed necessary to conduct the required review; and 2. with respect to the continued operation of Point Resolution Child Care until the review is conducted: a. notes that from 4 January 2021, the number of children that can be enrolled at PRCC has increased from 24 to 26, as per Council resolution on 24 November 2020; b. notes that fees for attendance at PRCC increased by \$15.00 per day, per child from 4 January 2021, as per Council resolution on 27 October 2020; and c. instructs the CEO to carry out a review of the financial viability of the continued operation of Point Resolution Child Care beyond 31 December 2021, based on the financial performance for the second half of the financial year 2020/21, including the impact of the implementation of (2 a) and (2 b) above." 3. with respect to the Sale of 64-66 Melvista Avenue, Dalkeith; a. agrees that the Committee/Council recommendation for report CPS21.20 to be 'deferred to the March 2021 round of meetings in order to review the long-term needs for Child Care South of Stirling Highway in reference to the City's land assets and undertake full community consultation with all stakeholders' be revoked; and b. instructs the CEO to provide a separate report on the future of the City's property at 64-66 Melvista Avenue, Dalkeith, in line with the prioritisation of the potential 'Land Investment Strategy' Projects; and 4. instructs the CEO to ensure that the full complement of staff as per the approved Budget be implemented with immediate effect and examine opportunities for improvement of administrative processes
Corporate and Strategy	Land Swap Children's Hospice Project	13.8 OCM 27/10/2020	Council instructs administration to initiate and negotiate a land swap with the Minister of Health, the Department of Planning Lands and Heritage for the Children's Hospice Project, by requesting that as much of the land area Reserve 20074 (but not less than 4,896 m2) immediately adjacent to Shenton Bushland Reserve be exchanged for 5,000 m2 of A Class Reserves 7804 and 19349 at Allen Park.
Corporate and Strategy	CP530.07.23 – Dalkeith Nedlands Bowling Club Sublease to West Coast Padel	18.2 CPS25/07/2023	1. approve the sublease between Dalkeith Nedlands Bowling Club (Inc) and West Coast Padel Pty Ltd for a 1,600m² (approx.) portion of the premises located at 55 Jutland Parade Dalkeith (Portion of Reserve 1668: Part Lot 14867 on Deposited Plan 35721) consistent with the key terms noted within this report; and 2. subject to Minister for Lands' consent, authorise the Chief Executive Officer and Mayor to execute all documents necessary to give effect to the approval of the sublease agreement and apply the City's Common Seal.
Corporate and Strategy	CP542.11.23 Superannuation for Council Members	19.1 OCM 28/11/2023	Council NOTES the officer's response and DEFERS consideration of this matter to the June 2024 Ordinary Meeting of Council.
Corporate and Strategy	CP549.12.23 - RFQ – 2023.24.01 Provision of Pavement Marking	17.1 OCM 12/12/2023	1. approves the award of the contract for the "Provision of Pavement Marking" in accordance with the City's request for quotation number RFQ 2023-24.01 and comprising of that request, the City's conditions of Contract and Retro Roads trading as Tagsat Pty Ltd submission; 2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document to be sent to Retro Roads trading as Tagsat Pty Ltd; and 3. instructs the CEO to arrange for all other quote respondents to be advised of the outcome.
Corporate and Strategy	CP550.12.23 - RFT 2023.24.04 Tree Planting and Young Tree Maintenance	17.2 OCM 12/12/2023	1. approves the award of the contract for the Tree Planting and Young Tree Maintenance in accordance with the City's request for tender number RFT 2023-24.04 and comprising of that request, the City's conditions of Contract and Baroness Holdings Pty Ltd submission; 2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document to be sent to Baroness Holdings Pty Ltd; and 3. instructs the CEO to arrange for all other quote respondents to be advised of the outcome.
Councillor Notice of Motion	Councillor Hodsdon - NoM - Weed Control	14.1 OCM 25/02/2020	Council: 1. requests the Chief Executive Officer investigates alternatives to use of glyphosate weed control on City controlled public land; and 2. considers a trial ward within the City for 12 months to determine more accurately cost, effectiveness and customer satisfaction.
Councillor Notice of Motion	Councillor Smyth – Care and Management Program for the Marlows Park	14.3 OCM 23/02/2021	Council instructs the CEO to provide an update on the care and management program for The Marlows Park R45965 being 2,509m2 of Public Open Space within the St John's Wood subdivisional allocation. This should include but not be limited to: Public Access options, Tree Planting potential and fire management of garden escaped bougainvillea.
Councillor Notice of Motion	Councillor Coghlan – Amendment to Local Planning Policy – Residential Aged Care Facility	14.8 OCM 23/02/2021	1. instructs the CEO to prepare a revision to Local Planning Policy, Residential Aged Care Facilities, in accordance with Schedule 2 Part 2 Clause 5 of the Planning and Development (Local Planning Schemes) Regulations 2015, including the following amendment: Delete 4.3.4 2) b)(i) and replace with the following “(i) A minimum 9 m street set back applies; and” 2. advertise the proposed amendments for a period of not less than 21 days in accordance with Clause 4(2) of the Deemed Provisions; and 3. acknowledges that once submissions have been received, that the revised Local Planning Policy, Residential Aged Care Facilities be brought back to the next available Council meeting for determination.
Councillor Notice of Motion	Councillor Bennett – Significant Tree Register	14.2 OCM 27/04/2021	That Council: 1. instructs the CEO to establish a Register of Significant Trees on Crown Reserves and City owned land using the criteria outlined below: a. reasons that a tree may be considered significant may include; tree size in excess of 12m height, tree age in excess of 60 years, or any tree with aesthetic, heritage, cultural or ecological importance; b. trees on this register may be nominated by the City, or by a resident/ratepayer of the City, and will be identified on the City's Intramaps database; c. residents/ratepayers who assist the City in maintaining leaves and tree debris from a significant tree will be eligible for assistance by the City, initially as an offer to provide an additional green waste bin as the most cost-effective regular way for recycling bulk green waste; and d. also, to be included on the above-mentioned Register of Significant Trees will be trees on private land nominated by the owner of that private land, with information provided to owners to properly protect private trees through registration on their certificate of title. The owner can remove their own tree from this register.
Councillor Notice of Motion	Councillor Mangano - Brick Bollards, Bishop Road Reserve	14.6 OCM 20/08/2021	Council ResolutioCouncil requests that the removal of the failing brick bollards at Bishop Road Reserve is completed as part of the current works, including the removal of the steps and the replacement bitumen path and new railing continue to the base of the ramp.
Councillor Notice of Motion	Mayor Argyle - Energy Efficiency Sustainability	14.1 OCM 23/11/2021	That the Chief Executive Officer: 1. prepares a report for Council's consideration that details: • the existing and proposed energy efficiency provisions for residential and mixed-use development under the Residential Design Codes Volume 1 and 2. • The various planning instruments that are available to Council to reduce non-renewable energy use, with via development approvals. 2. prepares a report for Council's consideration on the merits and implications of preparing a strategy that: • Identifies opportunities to improve greening and biodiversity, as well as reduce non-renewable energy, water and waste within the City. • Sets realistic targets to achieve these sustainability measures based on quantifiable baseline data. • Is consistent with the City's Community Strategic Plan 2018- 2028.
Councillor Notice of Motion	Councillor Mangano - Increased Verge Bonds	14.2 OCM 23/11/2021	That the Chief Executive officer prepare a report for Council's consideration outlining the implications and process of Council imposing a verge bond of \$10,000 per lineal metre of frontage be applied for all single residential developments exceeding \$1M and all multiple and grouped dwellings developments, and that administration time, legal fees and damage is deducted from this bond. In addition, if the costs exceeded the bond, the applicant is liable for those costs and must agree to this condition prior to the building permit being issued.

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Councillor Notice of Motion	Mayor Argyle – Protection of Trees on Private Property	18.8 OCM 26/04/2022	Council Resolution That Council requests the Chief Executive Officer provide a report to Council for the purposes of preparing an amendment to Local Planning Scheme No. 3 to require development approval for the removal of trees that meet certain criteria on all lots zoned R25 to R80 inclusive. This proposed scheme amendment is to be presented to council at the 27th September 2022, Ordinary Council meeting, and no later.
Councillor Notice of Motion	Councillor Mangano – Standing Orders Local Law Amendment	20.2 OCM 26/07/2022	Council Resolution That Council amend the Standing Orders Local Law: 1. to include the following clause under section 3.9: No Notice of Motion is to be ruled out of order if it is legal. 2. under section 10.11(2): Only 1 amendment shall be discussed at a time, but as often as an amendment is lost, another amendment may be moved before the original motion is put to the vote. There shall be no more than 2 successful amendments and on the adoption of the second successful amendment the debate on the substantive motion shall resume.
Councillor Notice of Motion	Councillor Mangano – Sealing of Laneways (original notice of motion lost) Councillor Amiry - Sealing of Laneways (alternate motion adopted)	22.1 OCM 27/09/2022	Council Resolution That Administration is to present a Laneways Maintenance Programme in the indicated timeframe in relation to maintenance of laneways throughout the City, including the following elements: 1. By December 2022 provide to council a: a. Definition of a Laneway Minimum Standard Condition for the City of Nedlands (if one does not currently exist). This should include seal, drainage, curbing, signage and lighting; and b. Compiled list of all laneways, their square meterage and current condition throughout the City of Nedlands; 2. By February 2023 rank each Laneway in terms of their need for repair/renewal to meet the Laneway Minimum Standard Condition, according to following 4 categories; a. To be repaired to min standard or above within 1 month; b. To be repaired to min. standard or above within 12 months; c. To be repaired to min standard or above within 36 months; d. To be repaired to min standard or above within 60 months; and e. Not expected to require repair in the next 60 months; 3. By March 2023 provide to Council list of those laneways that require repair/renewal identified in 2a above and if required seek specific Council approval for repair of a laneway where costs exceed CEO approval authority; 4. By April 2023 provide to Council confirmation of status with regards to work progressed on laneways in category 2a; and 5. By June 2023: a. have entered into the Long Term financial Plan the indicative cost to repair each of the laneways in category 2b, 2c and 2d to level II accuracy (+20%/-10%) or nearest as used by Admin. b. Include 2b costs in 2024 budget c. Review the Laneways Maintenance Programme and include into the City's related policies as appropriate.
Councillor Notice of Motion	Councillor Mangano - City Utility Costs - OCM 23 August 2022	21.4 OCM 23/08/2022	Council Resolution Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report of utility costs (water, power, gas) including the following: 1. Is full cost recovery from end users eg clubs, playgroups, tenants etc occurring and if not which do not. 2. Identify the Top 10 utility users by \$ and location 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location 4. Solutions to eliminate gas usage where practicable 5. Solutions to significantly reduce mains water usage.
Councillor Notice of Motion	Councillor Smyth - Amendments to Standing Orders	22.2 OCM 22/03/2022	Council instructs the CEO to: 1. draft an amendment to the Standing Orders creating an Agenda Item where a Councillor's Notice of Intention to bring a Motion to Council can be recorded; and 2. draft an amendment to the Standing Orders creating an opportunity for Councillors Motions can be considered at the Agenda Forum.
Councillor Notice of Motion	Councillor Youngman Cul de sac on Florence Road and Stanley Street	20.1 OCM 28/03/2023	That Council: 1. by absolute majority, allocate \$5,000 in the 2022-23 financial year budget for traffic modelling to determine the impacts of cul-de-sacs and one-way arrangements on: a. Florence Road, between Stirling Highway and Edward Street, Nedlands; and b. Stanley Street, between Stirling Highway and Edward Street, Nedlands; and In the vicinity of the southern boundary of the development at 71 Stirling Highway, Nedlands; and, 2. request the CEO present a report to Council in June 2023 following the completion and assessment of the modelling regarding: a. Potential road layout arrangements considered, b. The impacts of any proposed treatment, and, c. A preferred treatment of closure.
Councillor Notice of Motion	Councillor Bennett - Heritage Project for Military Service Roll of Honour	20.2 OCM 28/03/2023	Council requests that the CEO, after inviting the Town of Claremont to collaborate and liaise with the RSLWA Head Office shall prepare a report with options to undertake a Heritage Project for a Military Service Roll identifying community members who have served in the Australian or Allied militaries and to document their stories in a digital database for posterity.
Councillor Notice of Motion	Councillor Youngman – Design Review Panel Representation	20.3 OCM 28/03/2023	That Council considers as part of the 2023/24 budget process increasing the budget allocation for the City of Nedlands Design Review Panel to facilitate the Chair of the Design Review Panel: 1. Presenting the Panel's findings at each Council Meeting Agenda Forum when a report is prepared that includes a Design Review Panel component; and 2. Presenting at JDAP or SDAU meetings when considered appropriate by Council.
Councillor Notice of Motion	Councillor Mangano – Street Tree Planting	20.2 OCM 28/02/2023	The Council directs the CEO: 1. to plant a minimum of 1000 street trees on City of Nedlands verges in the 2023 planting season. This number is not to include trees planted in parklands, or bushland; 2. to include for consideration as part of the 2023-24 budget development an allocation to enact a Street Tree Plan to systematically plant out all City streets according to the City's current Street Tree Policy, while amending the Preferred Street Tree Species List to exclude species that host the breeding cycle of the polyphagous shot-hole borer, concurrently updating the Street Tree Survey Data to be accurate in perpetuity as an asset management resource, so that 1000 endemic trees preferably of species known to provide a black cockatoo food source are to be planted in City of Nedlands verges each year for the next ten years starting in the 2023-24 planting season. This number is not to include trees planted in parklands, or bushland; 3. to immediately submit an order to purchase a selection of 1000 endemic tree species seedlings for this planting season as specified in the Preferred Street Tree Species List, and if this number of seedlings proves to be too ambitious the City will have in place an arrangement to donate surplus seedlings to residents, community groups or other local government authorities who operate nurseries; 4. to require monthly reporting with photographic evidence and justification needed for Council approval for the removal of all street trees except where a tree is dead, diseased or presents a risk to the public; and 5. to consult with the Water Corporation and commence a vulnerable street tree watering trial that establishes proof of concept to utilise remote operated irrigation timers connected to the water mains of each development site and using drip irrigation pipe coiled around the base of street trees that are predicted to be vulnerable to water shock over summer when verge works or nearby development will interrupt the normal verge irrigation schedule.
Councillor Notice of Motion	Councillor Mangano - Waratah Avenue Paving and Safety Rail Issues	20.6 OCM 28/02/2023	The CEO is directed to rectify all subsidised paving, reinstate crossing safety rails and remove wheel stops in the Waratah Ave shopping strip, by 31st March 2023.
Councillor Notice of Motion	Mayor Argle - Waste Management	19.1 OCM 23/05/2023	That Council - 1. Agree to join the Western Metropolitan Regional Council (WMRC) community recycling waste treatment service as an affiliate member for the 2023/2024 period; 2. agree to add the \$8 annual charge to the waste management component of the 2023/2024 rates, fees and charges and 3. agree to review the City's waste management strategy with the commitment and plan to reduce and divert 91% of waste out of landfill by 30 November 2023.
Councillor Notice of Motion	Mayor Argyle - Stirling Highway Pedestrian Connectivity	19.2 OCM 23/05/2023	That Council - 1. agree to support an advocacy position to improve safe connectivity for non-motorised traffic across Stirling Highway, linking the northern and southern wards of the City as in underpasses; and 2. agree to direct the Mayor and CEO to liaise with the relevant stakeholders to explore potential connectivity points linking the northern and southern wards of the City by way of an underpass, traffic trench or similar.
Councillor Notice of Motion	Councillor Mangano - Weekly Report on Planting of 1000 Trees	19.3 OCM 23/05/2023	Council Resolution That Council request the CEO to schedule a concept forum in early August 2023 to discuss a revision of the City's Urban Forest Strategy while considering associated City policies, strategies and documentation that directly relate to tree canopy.
Councillor Notice of Motion	Councillor Mangano – Report and Protection of Tram Stop Rotunda	19.4 OCM 23/05/2023	Council Resolution That the CEO is directed to provide a report with 3 quotes to Council by June OCM to repair the rotunda in Shirley Fyfe Park, and to protect it from further damage immediately, and to consider it for listing on the CoN Heritage inventory.
Councillor Notice of Motion	Councillor Mangano – Deep Soil Planting Areas on R10-R35	19.5 OCM 23/05/2023	That the CEO is directed to produce a report for the June OCM detailing a minimum of 30% deep soil planting area on R10-R35 sites, with a minimum width of 3m. Justification 1. To maximise the opportunity for trees to be planted 2. To encourage the retention of trees on sites being rebuilt 3. To provide buffer zones between neighbouring properties, and the street 4. To reduce the amount of hard surfaces to allow better drainage on properties 5. To reduce the amount of heat reflected from hard surfaces.
Councillor Notice of Motion	Councillor Bennett – Demolition Permit Condition to avoid secondary poisoning of wildlife	21.8 OCM 22/08/2023	Council Resolution That Council requests the Chief Executive Officer to: 1. implement conditions that must be met in order for delegated authority to be executed when granting approval of demolition permits, whereby treatment for an identified rodent infestation will require a rodent treatment plan that avoids secondary poisoning of wildlife, and particularly refraining from the use of second generation rodenticides; 2. immediately communicate to all existing demolition permit holders that have not commenced demolition of the new condition to require a treatment plan for identified rodent infestations outlining the avoidance of secondary poisoning of wildlife, unless a declaration for the prohibition of second generation rodenticides is agreed upon; and 3. draft guidelines, policy or local laws that grant local government the ability to more closely regulate the demolition process as outlined in the Building Act 2011, Building Regulations 2012 and Interpretation Act 1984.

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Councillor Notice of Motion	Councillor Bennett – Tree Bonds Adjacent to Development Sites	21.7 OCM 22/08/2023	Council Resolution That Council requests the Chief Executive Officer present to Council via Concept Forum a draft Policy prior to the final Council for consideration of 2024/25 Annual Budget, addressing the following matters: 1. The preparation of an arborist report in accordance with AS 4970-2009 Protection of Trees on Development Sites (arborist report) at the developers cost including a Tree Maintenance Plan; 2. The taking of a tree protection bond by the City prior to the commencement of demolition and development. The bond value is to be reflected in the City's fees and charges schedule, including consideration of the application of the Helliwell (monetary) value for large trees up to a maximum value of \$20,000; 3. The taking of a maintenance fee to cover inspections and watering over the course of the development and the 12 months following completion. It is proposed that the value of the maintenance fee be defined and applied on an annual basis; 4. The requirement for tree protection fencing being installed around the tree prior to the commencement of construction. The type of fencing to be in line with the Australian Standard for Protection of Trees on Development Sites. The fenced area should not be less than the tree protection zone, which is defined in the arborist report. 5. The proposal that City officers assess the tree(s) following the completion of work. If works are recommended to the tree(s) due to adverse effect of being adjacent to the demolition/construction, this may be deducted from the bond if the developer is unwilling to action when requested. Consideration is to be given to the situation of, if the tree(s) die due to the demolition and/or construction works, the full bond is not refunded to the developer/applicant.
Councillor Notice of Motion	Councillor Bennett – Tree Canopy Rates Incentive	21.6 OCM 22/08/2023	Council Resolution That Council requests the CEO prepare a report before the 2023-24 mid-year budget review, investigating options for a rates based financial incentive that encourages the retention and growth of tree canopy in the City such as through a differential rates system, rates subsidy or rates discount that is calculated proportional to the tree canopy maintained on each ratable property.
Councillor Notice of Motion	Councillor Coghlan – Loretto Primary School Site	21.4 OCM 22/08/2023	Council Resolution That Council requests that the Chief Executive Officer immediately engage with the owners of the Loretto Primary School site and the Heritage Council of WA and present the findings to Council by November 2023. This will consider: 1. The current zoning of the site; 2. Options for a structure plan on the site; 3. Existing vegetation including the significant trees on the site; 4. The need for Public Open Space in this area; 5. The heritage value of the buildings on the site; and 6. The surrounding residential area.
Councillor Notice of Motion	Mayor Argyle – Melvista West Parking Policy	21.2 OCM 22/08/2023	Council Resolution That Council approves: 1. the implementation of the West Melvista parking restrictions as adopted by Council for consultation purposes in June 2022; with the inclusion of the following: a. adds Granby Crescent no parking Monday to Saturday 8 am until 5 pm to the MWPP and that Residential parking permit holders to be exempt; 2. a budget variation to increase the parking signs budget by \$54,000 with the source of funds to be listed for consideration in the Mid-Year Budget review.
Councillor Notice of Motion	Councillor Mangano - Fraseriana Lane and Gordon Street Signs	21.5 OCM 22/08/2023	In accordance with Clause 3.9 of the City of Nedlands Standing Orders Local Law on the 10 August 2023, Councillor Mangano gave notice of his intention to move the following motion. Under the City of Nedlands Standing Orders Local Law clause 3.9(6)(a) a motion of which notice has been given will lapse unless the member who gave notice, or some other member authorised by him in writing moves the motion when called on. As Councillor Mangano needed to provide written permission for a Councillor to move this Notice of Motion on his behalf, which did not occur, the motion could not be moved and therefore lapsed. That Council directs the Chief Executive Officer to raise the street signs at the corner of Fraseriana Lane and Gordon Street to 2.5m minimum height from the ground to the lowest blade.
Councillor Notice of Motion	Councillor Hodsdon – Independent Road Safety Audit	20.1 OCM 12/12/2023	That Council requests the Chief Executive Officer to: 1. commission an independent Road Safety Audit by a suitable practitioner to audit Brockway Road between Alfred Road and Camelia Avenue with additional consideration given to Camelia Avenue on the approach to Brockway Road; and 2. present findings and recommendations from the Road Safety Audit to Council for further consideration.
Councillor Notice of Motion	Councillor Smyth – Bushcare Volunteer Advisory Committee Proposal	21.1 OCM 28/11/2023	That Council endorse the following Notice of motion: With regard to the upcoming Committee formation and representations; Council requests the Chief Executive Officer to: 1. prepare a Terms of Reference for a new advisory committee that will strengthen and invigorate our volunteer bush care groups by: a. Bridging the strategic and operational endeavours with a well-supported communication plan. b. Improved collaboration with intra-city groups and groups in neighbouring areas. c. Focus on whole of land system approach including our river, coastal and bushland environments. d. Expand the scope of volunteer groups to encompass recreational greenways, wildlife corridors and isolated remnant bushland. 2. provide options for the community membership structure. 3. provide a potential program of agenda items for a 2-year inaugural period. 4. provide details of the overall budget implications of this measure.
Councillor Notice of Motion	Councillor Hodsdon – Chemical Weed Control	21.4 OCM 28/11/2023	That Council request the Chief Executive Officer to seek quotes for steam weed control of footpaths and rights of ways in the Hollywood ward as per previous motions.
Councillor Notice of Motion	Councillor Hodsdon – Underground Power	21.5 OCM 28/11/2023	That Council requests the Chief Executive Officer to provide the community with monthly updates on the progress of the Underground Power projects via the City's Website and Nedlands News.
Councillor Notice of Motion	Mayor Argyle – Verge Policy	21.6 OCM 28/11/2023	That Council endorse the following: 1. we need an immediate fix on the Verge Policy. We need tougher restrictions, and the verges need to be better managed; and 2. Council needs to work with a leading researcher in this space, to create a sustainable and immediate policy, to protect our valuable green infrastructure.
Councillor Notice of Motion	Mayor Argyle – Verge Tree Removal above 5 metres	21.7 28/11/2023	That Council requests that the Chief Executive Officer present any verge tree above 5 metres in height which is not dead, diseased or dying come before Council for approval to remove.
Councillor Notice of Motion	Mayor Argyle – Soft Scape Laneways	21.8 28/11/2023	That Council explore ways to soft scape the laneways, rather than bitumen heat sinks.
Technical Services	Peace Memorial Rose Garden Restoration	TS06.19 OCM 23/04/2019	Council Resolution "Council: 1. supports the development of the Peace Memorial Rose Garden to reflect the original design by WG (Bill) Bennett subject to the favourable outcome of the following: a) The Heritage Council supports the project; and b) A community engagement supports the project. 2. requests the Administration complete the detail design, costing and anticipated program of works for the project including an application for a Department of Veterans Affairs Grant.
Technical Services	Investigations into Use of Masons Gardens by Dog Owners and Options for Fenced Dog Parks	13.9 OCM 27/10/2020	1. acknowledges the unique place Masons Gardens holds within the City as the only recreational reserve providing community focused amenities and diverse habitat for local wildlife where dogs are permitted on lead only pursuant to the Dog Act 1976 and the City of Nedlands Dogs Local Law (Local Law); 2. acknowledges that amending the conditions by which dogs are allowed to access Masons Gardens is not in the broader community interest at this time; 3. consents to the CEO applying discretion on compassionate grounds to withhold or withdraw infringement notices associated with dogs being off lead at Masons Gardens; 4. acknowledges the future construction of a fenced dog park facility within the approved Stage 2 public open space landscape plan for the Montario Quarter development in Shenton Park; and 5. agrees to development of a set of draft guidelines for the locating, design and management of fenced dog park facilities providing the principles for a planned and coordinated approach to the location and development of new facilities, to be presented to Council for endorsement in early 2021.
Technical Services	Waratah Avenue Precinct Parking Prohibitions	13.4 OCM 25/05/2021	Council Resolution Council: 1. approves the parking prohibitions shown on Attachment 3 – Proposed Parking Prohibition Plan with Philip Road and Leon Road removed to be implemented in June 2021; and 2. instructs the CEO to arrange for a parking survey to be undertaken two years following implementation of the parking prohibition to determine if any modifications to the parking prohibitions are required.
Technical Services	Initiatives for the Department of Transport’s Perth Greater Central Business District Transport Plan	13.7 OCM 24/11/2020	Council Resolution That Council: 1. notes the Department of Transport (DoT) is developing Phase Two of the Perth Greater CBD Transport Plan; 2. instructs the CEO to further investigate and prioritise the Department of Transport’s (DOT) initiatives list to have a better understanding of the projects and their implications to actively respond to the DoT’s development of the plan, which includes the development of initiatives and its priority, in order to ensure better outcomes for the City of Nedlands; and 3. instructs the CEO to present a report to Council detailing the results of the City’s review of the Department of Transport (DOT) initiatives list and any subsequent recommendations for Council’s consideration; and 4. instructs the CEO to engage with the City of Perth when undertaking this review in respect of the Crawley-Nedlands area of the Perth Greater CBD Transport Plan.
Technical Services	Stirling Highway & Smyth Road Intersection Signals	13.6 OCM 26/05/2020	Council Resolution / Recommendation to Council Council: 1. supports signals at Smyth Road & Stirling Highway; a. to improve access and control increased traffic volumes resulting from the Captain Stirling development; b. to facilitate road network connectivity along distributor routes rather than residential streets; and c. to improve residential street vehicular impacts in the local neighbourhood; and 2. approves CEO submission of a grant funding application through either Black Spot Federal or Metropolitan Regional Road Group Road Improvement for the signalisation of Smyth Road & Stirling Highway intersection.
Technical Services	Allen Park Cottage - Structural Defects	16.1 OCM 23/11/2021	Council instructs the CEO to: 1. continue with Council Resolution of 22 September 2020 for TS15.20, providing options for revised funding stages; and 2. undertake an investigation to implement the recommendations of the RBC Structural Inspection Report dated 16 November 2021, including a cost analysis of value for money with refurbishment versus replacement; and 3. consult with the Friends of Allen Park Bushland Group.
Technical Services	TS01.02.22 - Street Trees Policy Review	17.1 OCM 22/02/2022	Council: 1. adopts the revised Street Trees Policy as per attachment 1; 2. adopts the revised Approved Street Trees Species List as per attachment 2; and 3. requests the CEO report back to Council with a cost effective solution to update the City's street tree survey database to track the addition and removal of street trees in cooperation with community organisations who may be willing to volunteer time, expertise and resources towards a street tree audit.
Technical Services	TS25.12.22 Tawarri Car Park Drainage Improvement	17.1 OCM 22/12/2022	That Council request the CEO to further investigate the suitability of the proposed options and present a report to Council at the April 2023 Ordinary Council Meeting detailing preferred options, concept designs, and estimated costs. Options are to include consideration of a reed bed, living stream and other solutions to filter the runoff and that only in extreme events the stormwater is discharged into the Swan River.

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Technical Services	TS26.12.22 Revised Crossover Construction and Maintenance Council Policy	17.2 OCM 13/12/2022	That this item be deferred until the February 2023 Ordinary Council Meeting
Technical Services	TS21.10.22 Repurposing of Former Tennis Courts at David Cruickshank Reserve, Dalkeith	17.1 OCM 25/10/2022	Council: 1. endorses the proposal for a least cost solution for improvements to enhance the upkeep and presentation of the former tennis courts at David Cruickshank reserve in the short term; 2. requests a capital budget item is prepared to be included in the 2022/23 midyear budget review for Council's consideration, which if approved, will provide for the proposed works to be delivered in the fourth quarter of the 2022/23 financial year; and 3. requests that a capital budget item is prepared for the 2023/24 annual budget for Council's consideration to provide for a more comprehensive design and delivery project to deliver a permanent repurposing of the former tennis courts at David Cruickshank Reserve.
Technical Services	TS08.07.23 Safe Active Streets	17.1 TS08.07.23 OCM 25/07/2023	Council Resolution That Council: 1. defer the decision of the preferred course of action for the Safe Active Street until community consultation with the Melvista Ward residents has occurred; 2. instruct the CEO to undertake community consultation; 3. instruct the CEO that the consultation shall be in the form of a short survey mailed out to every property within the Melvista Ward and the final survey questions shall be agreed by Council by way of a Current Issue Briefing Note; 4. instruct the CEO to undertake direct liaison with the Nedlands Primary School; 5. instructs the CEO to present an updated report on the Safe Active Street to Council including community consultation results and the Department of Transport's final report into the Safe Active Street Program, 2 months after the City receives the Program report; and 6. instructs the CEO to commence discussions the relevant Government Authority with a view to seek funding to improve the current design of the SAS, these would include but no be limited to: • Intersection knick points. • Platforms causing drainage issues. • Removal of some on street parking to create safer passing sections. • Replacing all intersection signage currently with Give Way signs to Stop signs. • Street light provision.
Technical Services	TS01.01.24 - David Cruickshank Reserve Sports Lighting - Club Night Light Grant Application	9.3 SCM 30/01/2024	That Council: 1. endorse the progression of Option 1 of the preliminary design, being the installation of a 50-lux compliant design of 4 x 30m poles at DC Cruickshank Reserve, on the condition that Collegians Amateur Football Club meet all capital costs incurred in excess of funding received; 2. requests the CEO to enter into a suitable written agreement with the Collegians Amateur Football Club to formalise the arrangement between the parties; 3. endorses the application to the Department of Local Government Sports and Cultural Industries on the condition that all necessary statutory approvals are obtained by the applicant; and 4. requests the CEO advise the Department of Local Government Sports and Cultural Industries that it has rated the sole application to the Club Night Lights Program Small Grants Round as follows: a. City of Nedlands – Sports Lighting Upgrade, David Cruickshank Reserve: Well-planned and needed by the municipality (A Rating).
Technical Services	TS19.11.23 - Establishment and Appointment of Members – Integrated Transport Steering Committee	17.3 OCM 28/11/2023	Council 1. re-establishes the Integrated Transport Strategy Steering Committee and Re-adopts the Terms of Reference as per below; 2. appoints the Mayor and four Councillors (one Councillor from each ward) as Committee Members: • Councillor Smyth - Coastal Ward • Councillor Hodsdon - Hollywood Ward • Councillor Bennett - Dalkeith Ward • Councillor Brackenridge - Mevista Ward; and 3. appoints the Deputy Mayor and four Councillors (one Councillor from each ward) as Deputy Members of the Committee: • Councillor Amiry - Coastal Ward • Councillor McManus - Hollywood Ward • Councillor Youngman - Dalkeith Ward • Councillor Coghlan - Mevista Ward
Technical Services	TS20.11.23 – Stanley Street & Florence Road Cul-de-sacs	17.4 OCM 28/11/2023	That Council 1. adopt Scenario 4, being Florence Road northbound only, and Stanley Street southbound only as the preferred treatment of closure for further development; 2. authorise the CEO to commence liaison with relevant applicants to include with their Local Area Traffic Treatment plans the proposed conversion of Stanley Street and Florence Road to one-way movements in line with the preferred treatment in the vicinity of the southern boundary of the "Woolworths" development; and 3. request the CEO to report back to Council the outcomes of the Local Traffic Treatment Plan for further consideration.
Planning and Development	Adoption for advertising – Local Planning Policy 7.7- Public Open Space Contributions and Local Planning Strategy Amendment	PD 37.08.23 OCM 22/08/2023	That Council: 1. amends the City of Nedlands Local Planning Strategy as shown in Attachment 2; 2. refers the Local Planning Strategy amendments to the Western Australian Planning Commission in accordance with regulation 12 of the Planning and Development (Local Planning Schemes) Regulations 2015; 3. upon receipt of the Commission's confirmation to advertise, advertises the amendments to the Local Planning Strategy in accordance with regulation 13 of the Planning and Development (Local Planning Schemes) Regulations 2015 for a period of not less than 21 days; 4. adopts the draft Local Planning Policy 7.7: Public Open Space Contributions (Attachment 2) for the purposes of advertising in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and 5. advertises the Local Planning Policy 7.7: Public Open Space Contributions concurrently with the Local Planning Strategy amendments for 21 days in accordance with the City of Nedlands Local Planning Policy – Consultation of Planning Proposals.
Completed Council Resolutions - These will be removed at the next Council meeting			
CEO	CEO39.12.23 - Proposed Dogs Local Law	19.4 OCM 12/12/2023	That Council: 1. notes the submissions received at the close of the public submission period for the proposed City of Nedlands Dogs Local Law 2023 as contained in Confidential Attachment 4; 2. by an absolute majority makes the City of Nedlands Dogs Local Law 2023 as contained in Attachment 1 to this report and authorises the common seal to be affixed; 3. requests the CEO to progress the remaining actions to finalise the local law adoption process as detailed in section 3.12 and section 3.15 of the Local Government Act 1995; 4. advises all submitters of Council's decision; and 5. adopts the list of places where dogs are prohibited absolutely and places which are dog exercise areas under section 31(3a) of the Dog Act 1976 as listed in Attachment 2; and 6. requests the CEO to provide local public notice of the list of places where dogs are prohibited absolutely and places which are dog exercise areas.
CEO	CEO32.11.23 – Proposed Parking Amendment Local Law	20.2 OCM 28/11/2023	That Council 1. notes the submissions received at the close of the public submission period for the proposed City of Nedlands Parking Amendment Local Law 2023 and as outlined in Attachment 1 to this report; 2. by an absolute majority makes the City of Nedlands Parking Amendment Local Law 2023 as contained in Attachment 2 to this report and authorises the common seal to be affixed; 3. requests the CEO to progress the remaining actions to finalise the local law adoption process as detailed in section 3.12 and section 3.15 of the Local Government Act 1995; and 4. advises all submitters of Council's decision.
CEO	CEO02.02.23 Major Review – Strategic Community Plan & Corporate Business Plan	19.1 OCM 28/02/2023 20.5 OCM 28/11/2023	That Council: 1. approves the Community Engagement Plan, as detailed in Attachment 2, to facilitate major review of the Strategic Community Plan and Corporate Business Plan; and 2. approves Option A, that the community survey be posted as unaddressed mail to all households, as part of Community Engagement Plan (Attachment 2), to reach a robust and representative community sample. That Council 1. notes the feedback received on the draft Council Plan 2023-33 (Strategic Community Plan and Corporate Business Plan) during public notice period between 27 September and 1 November 2023 (Attachment 1) and its consideration in the Council Plan 2023-33 (Attachment 2); and 2. adopts the City of Nedlands Council Plan 2023-33 (Attachment 2), to achieve statutory compliance in accordance with Section 5.56 of the Local Government Act 1995 and Regulation 19C and 19DA of the Local Government (Administration) Regulations 1996 and provide strategic direction to City of Nedlands' service and project delivery to the community.
CEO	CEO31.11.23 - Review of Register of Delegated Authority	20.1 OCM 28/11/2023	That Council 1. in accordance with Section 5.46(2) of the Local Government Act 1995, reviews its delegations to the Audit and Governance Committee, Public Arts Committee, and to the Chief Executive Officer as contained in Attachment 1 to this report; 2. in accordance with Section 5.42(1) of the Local Government Act 1995, adopts the amended delegations of authority to the Chief Executive Officer as provided in Attachment 1 to this report; and 3. resolves to repeal the Register of Delegations dated 22 June 2021 as contained in Attachment 2.

CEO02.02.24 - Attachment 1

CEO	Workforce Plan Implementation Committee	19.1 OCM 26/07/2022	<p>ORC01.06.22 Draft Organisational Review and Workforce Plan Council Resolution</p> <p>That Council:</p> <ol style="list-style-type: none">receives the Organisational Review;adopts the Workforce Plan to be reviewed by Council in 12 months;establishes a Workforce Plan Implementation Committee to oversee the programmed implementation based on Cost-Benefit analysis of all services, with an initial focus on Customer & Community Services.appoints the Mayor and four Councillors (one Councillor from each ward) as Workforce Plan Implementation Committee Members: Councillor Amiry - Coastal Ward; Councillor Hodsdon - Hollywood Ward Councillor Mangano - Dalkeith Ward; and Councillor Senathirajah - Melvista Ward;appoints the Deputy Mayor and four Councillors (one Councillor from each ward) as Deputy Members of the Workforce Plan Implementation Committee: Councillor Smyth - Coastal Ward; Councillor Combes - Hollywood Ward; Councillor Bennett - Dalkeith Ward; and Councillor Brackenridge - Melvista Ward; anddirects the CEO to draft a Terms of Reference for the Workforce Plan Implementation Committee that includes scope to:<ol style="list-style-type: none">Undertake the following further tasks with respect to the Organisational Review;<ul style="list-style-type: none">analysis of the actual workload in each section compared with staffing numbers in each section including benchmarking against at least 2 similar Local Governmentsexplanation and justification for the FTE levels within the draft Workforce Plan being preferred to the FTE levels consistent with the industry benchmarks identified in the Organisational Reviewprepare financial information which sets out the impact of adopting the draft Workforce Plan on the City's future financial circumstances;having regard to the results of the further tasks undertaken in (a), re-examine and, as appropriate, revise the Workforce Plan for a 12 month review ahead of the 2023-24 budget preparation; andcollaboration with the CEO Performance Review Committee to ensure effective development of KRAs, goals, measures and targets.
CEO	CEO06.03.23 Proposed Public Places and Local Government Property Local Law	19.4 OCM 28/03/2023	<p>That Council pursuant to Section 3.12 of the Local Government Act 1995 resolves to:</p> <ol style="list-style-type: none">in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give Statewide and local public notice stating that:<ol style="list-style-type: none">It is proposed to make a City of Nedlands Public Places and Local Government Property Local Law, and a summary of its purpose and effect;The purpose of the local law is to regulate the care, control and management of property of and under the care, control and management of the City including thoroughfares.The effect some City property is set aside for particular uses, some activities are allowed only under a permit or under a determination, and others are restricted or prohibited. The local law also establishes offences for inappropriate behaviour in or on City property.Copies of the proposed local law may be inspected at the City offices;Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given;in accordance with s3.12(3)(b) of the Act, as soon as the notice is given, send a copy of the proposed local law to the Minister for Local Government;in accordance with s3.12(3)(c) of the Act, supply a copy of the proposed local law to any person requesting it;in accordance with s3.6 of the Local Government Act, an application be made to the Governor to extend application of the local law: a. 200m outside the district into the Indian Ocean; and b. 100m into the Swan River in the vicinity of the Sunset Foreshore Reserve between the westernmost alignment of the Adelpa Place Road reserve and the easternmost alignment of the Iris Avenue road reserve, Dalkeith.; andnote that the results of the public consultation will be presented to Council for consideration of any submissions received.
Community and Organisational Development	CSD02.02.23 CONFIDENTIAL Request for Financial Assistance – Nedlands Croquet Club	22.1 OCM 28/02/2023	<p>That Council:</p> <ol style="list-style-type: none">approves a grant of \$8,700 to Nedlands Croquet Club for grass court maintenance;requests the CEO ensure the City's administration supports the Club to explore ways of improving its financial viability;requests Nedlands Croquet Club to advise the City if its financial position declines further.
Corporate and Strategy	CSD07.11.23 - Disability Access and Inclusion Plan 2023 - 2028	18.1 OCM 28/11/2023	<p>That Council approve the Disability Access and Inclusion Plan 2023 – 2028 as per Attachment 1.</p>
Councillor Notice of Motion	Options for Advancing Smart Cities	13.3 OCM 17/12/2019	<p>Council Resolution / Committee Recommendation / Recommendation to Committee</p> <p>Council, while acknowledging the successful outcomes and practice with respect to local innovation within the City, requests the CEO, Mayor and Councillor Smyth investigate regional opportunities for Smart Cities by:</p> <ol style="list-style-type: none">presenting the concept of a Smart Cities focus or group to the WESROC local governments, the Town of Cambridge, the City of Perth, the City of Fremantle, the City of Stirling and the City of Vincent, for discussion; andreport their findings back to Council.
Planning and Development	PD47.11.23 - Consideration of Development Application – Additional use of ‘Holiday House’ to ‘Single House’ at 56 Williams Road, Nedlands	16.1 OCM 28/11/2023	<p>That Council: In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 14 July 2023 for addition of a Short-Term Accommodation land use ('Holiday House') to existing Residential ('Single House') development at 56 Williams Road, Nedlands (DA23-87884), subject to the following conditions:</p> <ol style="list-style-type: none">The approval period for the Holiday House is limited to 12 months (1 year) from the date of this decision letter.The Management Plan date stamped 3 October 2023 forms part of this development approval and shall be complied with at all times, to the satisfaction of the City of Nedlands.A copy of the approved management plan for the Holiday House shall be provided to residents of adjoining and abutting properties prior to the commencement of operations.A maximum of two (2) guests are permitted to reside at the Holiday House at any one time.All vehicles of the guests of the Holiday House shall be parked within the property boundaries of the subject site. No guest parking is permitted on the verge or street.
Planning and Development	PD48.11.23 - Consideration of Development Application – Addition to Single House at 15 Watt Street, Swanbourne	16.2 OCM 28/11/2023	<p>That Council:</p> <p>In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 30 August 2023 for a Residential – Additions to a Single House at 15 Watt Street, Swanbourne (DA23-89130), subject to the following conditions:</p> <ol style="list-style-type: none">This approval relates only to the development as indicated on the approved plans dated 30 August 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.
Planning and Development	PD49.11.23 - Consideration of Development Application - Residential - Single House at 24A Lisle Street, Mt Claremont	16.3 OCM 28/11/2023	<p>That Council:</p> <p>In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 10 October 2023 for a single house at 24A Lisle Street, Mt Claremont (DA23-87397), subject to the following conditions:</p> <ol style="list-style-type: none">This approval relates only to the development as indicated on the approved plans dated 10 October 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City.<ol style="list-style-type: none">Face brick;Painted render;Painted brickwork; orOther clean finish as specified on the approved plans.Prior to occupation, the guest bedroom located on the southern elevation as annotated in red on the approved plans, shall be screened in accordance with the Residential Design Codes by either:<ol style="list-style-type: none">fixed and obscured glass to a height of 1.6 metres above finished floor level; orfixed screening devices to a height of 1.6 metres above finished floor level that are at least 75% obscure and made of a durable material; ora minimum sill height of 1.6 metres above the finished floor level; oran alternative method of screening approved by the City of Nedlands.All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.Prior to a building permit being issued, stormwater disposal plans, details and calculations must be submitted for approval by the City of Nedlands and thereafter implemented, constructed and maintained to the satisfaction of the City of Nedlands.

CEO02.02.24 - Attachment 1

Planning and Development	PD50.11.23 - Consideration of Development Application – Residential – Additions and Alterations to a Single House at 22 Wattle Avenue, Dalkeith	16.4 OCM 28/11/2023	<p>following conditions:</p> <p>1. This approval relates only to the development as indicated on the approved plans dated 27 November 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.</p> <p>2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.</p> <p>3. Prior to the issue of a Building Permit, a Demolition and Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City of Nedlands.</p> <p>4. Prior to occupation, the redundant crossovers on Wattle Avenue shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Nedlands.</p> <p>5. Prior to occupation, the privacy screens to Bedroom 2, as annotated in red on the approved plans, shall be screened in accordance with the Residential Design Codes by either;</p> <p>6. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands</p> <p>7. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.</p> <p>8. Prior to occupation, the verge shall be landscaped to the satisfaction of the City Nedlands.</p> <p>Department of Biodiversity, Conservation & Attractions Conditions</p> <p>9. The applicant shall take appropriate preventative measures to ensure that no construction material, sediment (including as a result of stormwater run-off), or rubbish enters the Parks and Recreation reserve or river as a result of the works.</p> <p>10. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (i.e. the first 15 mm of rainfall) shall be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated.</p> <p>11. No poolwater/ backwash from the swimming pool is to be discharged onto the land, into the river or the local government drainage system.</p> <p>12. Fencing and any balustrading are to be: a. 'open-view' style above one metre in height; b. no more than 1.8 metres in height; c. constructed so that gates open inwards to the lot, and not outwards into the parks and recreation reserve.</p> <p>13. Development and works are to be undertaken in accordance with an approved Landscaping Management Plan to the satisfaction of the Department of Biodiversity, Conservation and Attractions.</p> <p>14. Chain mesh fencing shown on the approved plans is to be replaced with vertical bar fencing or similar permeable fencing to allow movement through the foreshore wildlife corridor, while minimising excavation of the cliff face.</p> <p>15. Stairs and landings leading to the southern boundary of the property are to terminate 2.5m from any boundary, designed to minimise excavation of the cliff face, equipped with safety rails and not provide for access through to the foreshore reserve down the cliff face.</p>
Technical Services	TS17.11.23 – Shirley Fyfe Park Gazebo – Waratah Avenue, Dalkeith	17.1 OCM 28/11/2023	<p>That Council 1. request the CEO seek expressions of interest from the community for a period of three months, inviting;</p> <p>a. Opportunities from interested community members to support the renewal of the Shirley Fyfe gazebo by way of a memorial in accordance with the City's Memorials in Public Places Policy; and</p> <p>b. Offers for financial or material donations to be put toward renewal of the Shirley Fyfe gazebo.</p> <p>2. request the CEO to pursue community grant opportunities in partnership with the Claremont Men's Shed;</p> <p>3. pending the outcome of the expressions of interest period, request the CEO;and</p> <p>a. Present any written opportunities and offers to Council for further consideration as part of the 2024-25 budget development.</p> <p>4. undertake community consultation on the heritage value of the Gazebo.</p>



20. Council Members Notice of Motions of Which Previous Notice Has Been Given

20.1 NOM01.02.24 Mayor Argyle – Solar Energy on Key City of Nedlands Buildings

In accordance with Clause 3.9 of the City of Nedlands Standing Orders Local Law on the 16 February 2024, Mayor Argyle gave notice of her intention to move the following motion.

That Council requests the Acting CEO provide an update to Council Members at a Concept Forum in May 2024, on the progress towards the delivery of the following Council resolution from August 2022, which is:

Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report on utility costs (water, power, gas) including the following:

- 1. Is full cost recovery from end users eg clubs, playgroups, tenants etc occurring and if not which do not.**
- 2. Identify the Top 10 utility users by \$ and location**
- 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location**
- 4. Solutions to eliminate gas usage where practicable**
- 5. Solutions to significantly reduce mains water usage**

Reason / Justification

The City is paying a lot in power. We must reduce this cost and our carbon footprint.

Certain levels of solar, can allow an organisation to reduce their carbon footprint by 50%, and reduce power bills by up to 60%. Further to this industry leaders claim on a fiscal basis there is a 30- 40 % return on investment.

We can pay this capital expense off with a five year lease and own the infrastructure in full. The lease and power generated works out as less cost, to what we are currently paying.

Administration Comment

Officers expect to be in a position to provide the update to Council Members in May.



20.2 **NOM02.02.24 Mayor Argyle – Acquisition of Sculpture for the Norn Bidi Trial**

In accordance with Clause 3.9 of the City of Nedlands Standing Orders Local Law on the 16 February 2024, Mayor Argyle gave notice of her intention to move the following motion.

That Council request the Acting CEO to investigate the lease, and purchase of the Tim Macfarlane Reid Sculpture for the Norn Bidi trial and report back to Council.

Reason / Justification

The City has a strong and collaborative arrangement with Sculptures by the Sea. This association goes back over two years and has resulted in the kind and generous gift by sculpture artist, Erica Zaino, which is going to be erected outside the Nedlands Library. The name of the sculpture is “Instinct and Knowledge” Now we have another opportunity with a Tim Macfarlane’s Reid’s work- “Mantle” Please see attached photo, this work appeared in the Sculptures by the Sea Exhibition in Cottesloe and Bondi in 2023.

TMR has a strong connection with nature and has a philosophy of “Art should lose itself in nature, should even be mistaken for nature.”

Please see attached work of “Mantle”.

This will put a beautiful artistic stamp on the Norn Bidi trial, and our art collection is an important part of our city and will result in a gift back to the community.

Tim Macfarlane Reid lives and works in West Australia

Born in 1966 to artist parents, Tim Macfarlane Reid was raised in a world infused with visual art. He is a graduate of the National Art School in Sydney, Australia. He has been a full time sculptor for the past 17 years, with five solo exhibitions and numerous group exhibitions. His art practice is based in Fremantle, West Australia where he works with his artist wife.

Inspired by the words of Jean Arp – “Art should lose itself in nature, should even be mistaken for nature” – Tim’s large-scale outdoor sculptures are evocative of natural forms found in the landscape. In recent years, these sculptures have often featured three distinct elements, which combine to create an inviting space. These works encourage us to engage with the landscape, whether a pristine location in nature or a busy urban hub.

Tim has won a number of awards and his work can be found in significant private and public collections throughout Australia. He is currently working on a major Public Art Project for the Durack Institute of Technology, Geraldton.



Administration Comment

It is acknowledged that the creator of the proposed artwork is related to a City employee.

As part of the investigation proposed to be undertaken the City will need to consider the cost and budgetary implications of a lease and of a purchase, this will need to include transport, installation and maintenance costs in addition to any associated risks with the artwork being the responsibility of the City.

Consideration will also need to be given to where the artwork would be located, with an assessment required on how the artwork will relate to the surrounding environment and how the public would interact with the artwork.

Timing may also be a relevant consideration in terms of the Council having funds available which would need to align with the artist's timing in relation to the artwork.



20.3 NOM03.02.24 Mayor Argyle – Protection of Trees on Private Property

In accordance with Clause 3.9 of the City of Nedlands Standing Orders Local Law on the 16 February 2024, Mayor Argyle gave notice of her intention to move the following motion.

That Council request the Acting CEO to investigate immediate measures to protect trees on private property in the City of Nedlands, in the following subsets:

- 1. Protection of significant trees on blocks zoned R20 and below in a local planning policy;**
- 2. Protection of trees on private property in areas zoned R20 – R80; and**
- 3. Protection of trees on private property in areas zoned R80- RAC1.**

Reason / Justification

- 1. Protection of significant trees on blocks zoned R20 and below in a local planning policy.**

This follows the public rejection of Scheme Amendment 12, the low-lying protections of trees on private property, by Planning Minister, John Carey.

- a. Scheme Amendment 12 laws are not punitive. These regulations were very low bar. If you want to take down a tree pending family safety or a new build. This is possible. They do not in any impact Mums and Dad's and families as was stipulated by the Minister on ABC radio. On the contrary, they assist to cool our city for future generations, lowering energy costs, cooling surface temperature, creating biodiversity for animal species, and increasing children's mental health and wellbeing.

As for pruning, Australian Standards apply, this has been around for decades. These are nationwide regulations.

- b. Increasing canopy on verges and on public land is not enough! We do this in Nedlands, but we need MORE PROTECTIONS on private land. It is simply not sustainable. Verges are being lost to road widening and driveways. We plant all the time on public land and verges but we are still facing a loss of canopy. This is not the solution!
- c. Claims about the need to build housing is also untrue. Cities around the world who have tree protections manage to build liveable spaces.



- d. The survey done by the City of Nedlands, is valid. It was the second highest public response in the history of our city! Of those who responded to the survey, 91% of people are in support, those directly affected 80% support.
- e. It is therefore vital we create our own policy, in order to protect our green infrastructure. This opportunity is available to our city.

2. Protection of Trees on private property in areas zoned R20 – R80.

- a. Our City faces the highest infill, out of any local government in Western Australia, as developers cash in on the lucrative opportunity in the Western Suburbs.
- b. The state government has realised urban sprawl cannot continue and is requiring local councils to increase density.
- c. In May 2019, the State Government launched DESIGN WA, which was set to respond to the challenges of contemporary urban growth.
- d. However, they have failed the community in being brave enough to protect the community's amenity with the protection of trees on private property.
- e. The retention of trees on significant property will be an opportunity for green space, in smaller areas and setbacks, it will also increase the opportunity for privacy.

3. Protection of trees on private property in areas zoned R80- RAC1.

The loss of the Moreton Bay Fig at the ALDI site on Stirling Hwy, was devastating for the community. While the architect had wanted to retain the tree, and the DA had the tree featured. There is nothing to prevent a property owner of commercial land from removing a tree.

Administration Comment

Council may wish to vote on the notice of motion in parts, dealing with each of the densities separately, on the following basis.

A policy dealing with tree protection on R20 and below lots would be consistent with the previously proposed Scheme Amendment 12, which was not supported by the Minister for Planning.

Protection measures for the higher densities will require considerations not necessarily relevant to the lower density lots and thus may require additional considerations and may face additional challenges in order for them to be successfully implemented. Council may consider that it is more appropriate to only address the R20 and lower lots at this point in time.

City officers have been actively researching alternative policy positions in the event of failure of Amendment No.12. At the same time, the Western Australian Local Government Association (WALGA) has sought legal advice on the same matter. This advice is forming the basis of a model policy being developed by WALGA that could then be adopted by local governments.



It is considered appropriate for the City to await the release of the WALGA model policy prior to presenting options to Council.



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

The following item have been approved by the Presiding Member as urgent business for this meeting and will be dealt with under Confidential items.

22.3 CEO05.02.24 CONFIDENTIAL CEO Selection and Recruitment – Appointment of Independent Person for Recruitment and Selection Panel, CEO Position Description for Advertisement and CEO Remuneration

The following item have been approved by the Presiding Member as urgent business for this meeting and will be dealt under this section.

21.1 CPS08.02.24 Underground Power Projects – Updated Costings for Nedlands North (Floreat) and Nedlands West (Mt Claremont)

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Michael Cole - Director Corporate Services
Acting CEO	Tony Free
Attachments	Nil

Purpose

The purpose of this report is to provide Council with an update on the latest costing provided by Western Power for underground power in Nedlands North (Floreat) and Nedlands West (Mt Claremont). In addition, Council direction on seeking further community feedback is sought.

Recommendation

That Council:

1. notes the latest costings from Western Power for underground power in Nedlands North (Floreat) and Nedlands West (Mt Claremont);
2. notes tenders for Hollywood East are not expected to be called by Western Power until late 2026;



3. **agrees to consult with affected property owners in Nedlands North (Floreat) and Nedlands West (Mt Claremont) on the increased costs of undergrounding power to their properties; and**
4. **requests to Acting Chief Executive Officer report back to Council with the outcomes of the consultation.**

Voting Requirement

Simple Majority.

Background

The City of Nedlands commenced the installation of underground power in its local government area in 1997 and since then, 78% of the City's residences have been converted to underground power through the delivery of five staged projects.

However, the City still has 1,701 residences in Nedlands North (Floreat), Nedlands West (Mt Claremont) and Hollywood East that are connected to overhead power.

Underground power is specified in the City of Nedlands Council Plan 2023-33 with Council having passed a resolution for all Underground Power to be completed by June 2026.

The City engaged the services of Whitney Consulting to prepare the business case and ACIL ALLEN Consulting to prepare the Cost Benefit Analysis.

The business case identified the numerous benefits underground power brings to a range of stakeholder groups.

Benefits to Property Owners (ratepayers)

- Increased property valuations (research reflects that higher value properties benefit more than properties with lower starting values), as an outcome of
 - Improved visual amenity values
 - Safer local communities due to the installation of new, more energy efficient street lighting
- Improved reliability of the electricity network
- Improved quality of the electricity supply
- Other benefits, such as reduced short term vegetation management costs

Benefits to Western Power

- Avoiding costly and complex pole replacement
- Reduced operating and maintenance costs
- Reduced costs associated with power interruptions



Benefits to Local Governments

- Reduced short term maintenance of streetscapes and verges (tree lopping costs for trees under overhead power lines)

Benefits to the Wider Community

- Improved reliability of electricity supply during severe weather events
- Improved amenity to non-residents
- Health and safety benefits – reduced electrical contact injuries, reduced motor vehicle and power pole collisions
- Reduced environmental impact – reduction in use of herbicides (weed control) and pesticides (termite control) around wooden power poles,
- Improved street lighting – when an area is converted to underground power, new streetlights are designed and installed to meet Australian Standards. These new streetlights have more efficient fixtures and optimized spacing, which delivers brighter and more evenly lit streets, providing up to 15% more efficient street lighting. This may also enhance the local security of an area.

In March 2023 Council considered the business case and agreed to consult with the wider community. In July 2023, Council considered a report on the results of community engagement on underground power and resolved as follows:

“That Council:

1. receives the results of the community engagement for underground power for the remaining 1,701 properties in Nedlands North, Nedlands West and Hollywood East that are connected to overhead power;
2. authorises the CEO to enter into an agreement with Western Power to progress the City of Nedlands underground power project to procurement stage for all three projects;
3. notes the CEO will present a further report to Council once Western Power has provided the cost estimates within 10% accuracy; and
4. requests the Mayor and CEO to actively explore additional sources of funding for the project to reduce the financial burden on the City and the residents.”

Western Power have now completed their procurement process and provided updated costings for Nedlands North and Nedlands West. Hollywood East is yet to be provided as the final design may need to be changed once the impacts on the design of new Hesperia Development concluded.

In previous discussions with Western Power, it was envisaged that Hollywood East would commence construction once Nedlands North and Nedlands West were completed. Accordingly, Western Power have indicated a preference to call for tenders in late 2026



when the Hollywood East project is closer to commencement ensuring costings are reflective of market conditions at that time.

Discussion

The initial estimates from Western Power were provided in 2021 and to an estimate of 30% (E30). The business case (Bus Case) assumed costs would have increased since 2021 and were increased by 30% across all categories. The latest costings from Western Power are to 10% (E10).

Since the initial design was completed, the number of properties in Nedlands West (Floreath) has increased. The number of properties without an existing dome has also decreased in both Nedlands North (Floreath) and Nedlands West (Mt Claremont). The costs per property have been adjusted accordingly.

The following abbreviations have been used in the following tables.

E30 – the initial E30 costings

Bus Case - the estimates used in the Bus Case

E10 - the latest costings from Western Power

WP Contribution – The Net Benefit contribution from Western Power

City to Fund – Balance of capex to be funded by the City with 50% to be shared with property owner.

Capex - the cost of undergrounding overhead line and installing a dome.

Opex - the cost to connect each property from the dome to the residence.

Design - the share of cost to design the project already paid by the City. This cost is to be recouped from each property owner as part of these projects.

Nedlands North (Floreath) – Overall Project Cost

	Capex	WP Contrib	City to Fund	Design	Opex
E30	\$4.26m	\$2.03m	\$2.23m	\$203k	\$317k
Bus Case	\$5.54m	\$2.64m	\$2.90m	\$203k	\$482k
E10	\$7.29m	\$3.24m	\$4.05	\$203k	\$408k
Difference over Bus Case	\$1.75m	\$0.59m	\$1.15m	-	-\$74K Note 1

Note 1 – The initial E30 had 157 opex connections. The E10 has 122 opex connections.

**Nedlands North (Floreat) – Estimated Cost per property owner - No existing Dome**

	50% Capex	50% Design	50% Opex	Total	Cost per property
E30	\$1.12m	\$102k	\$185k	\$1.40m	\$5,641
Bus Case	\$1.45m	\$102K	\$241k	\$1.79m	\$7,222
E10	\$2.03m	\$102k	\$204k	\$2.33m	\$9,468

Nedlands North (Floreat) – Estimated Cost per property owner - With an existing Dome

	50% Capex	50% Design	50% Opex	Total	Cost per property
E30	\$1.12m	\$102k	-	\$1.22m	\$4,461
Bus Case	\$1.45m	\$102K	-	\$1.55m	\$5,687
E10	\$2.03m	\$102k	-	\$2.13m	\$7,795

Nedlands West (Mt Claremont) – Overall Project Cost

	Capex	WP Contrib	City to Fund	Design	Opex
E30	\$7.71m	\$3.00m	\$4.70m	\$345k	\$800k
Bus Case	\$10.02m	\$3.91m	\$6.11m	\$345k	\$1.040m
E10	\$15.18m	\$6.56m	\$8.62m	\$345k	\$1.048m
Difference over Bus Case	\$5.16m	\$2.66m	\$2.51m Note 2	-	\$8k Note 3

Note 2 – The initial E30 had 650 capex connections. The E10 has 824 capex connections.

Note 3 – The initial E30 had 339 opex connections. The E10 has 256 opex connections.

Nedlands West (Mt Claremont) – Estimated Cost per property owner - No existing Dome

	50% Capex	50% Design	50% Opex	Total	Cost per property
E30	\$2.35m	\$172k	\$400k	\$2.93m	\$6,434
Bus Case	\$3.06m	\$172k	\$520k	\$3.75m	\$8,285
E10	\$4.30m	\$172k	\$524k	\$5.00m	\$7,485

Nedlands West (Mt Claremont) – Estimated Cost per property owner - With an existing Dome

	50% Capex	50% Design	50% Opex	Total	Cost per property
E30	\$2.35m	\$172k	-	\$2.53m	\$3,886
Bus Case	\$3.06m	\$172k	-	\$3.23m	\$4,971
E10	\$4.30m	\$172k	-	\$4.48m	\$5,438



Given the increase in costs per property since the Business Case was advertised to affected property owners, it is recommended Council engage again with affected property owners.

Consultation

The Council has previously engaged the services of Data Analysis Australia Pty Ltd (DAA) to undertake community engagement. This involved direct mail to ratepayers in the project areas and a survey to form a random selection of 1,000 ratepayers in the remaining areas of the City.

The City also had a feedback form available on the YourVoice platform. A community information session was held at Mt Claremont Community Centre where representatives from Western Power and the City answered questions from ratepayers. Given the increase in costs, it is proposed to engage Data Analysis Australia Pty Ltd to undertake further community engagement.

The estimated cost is \$30,000 and will be included in the Mid-Year Budget review to be presented to Council in March.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar Outcome	Place
	7. Attractive and welcoming places.
	7.3 Provide beautiful well-maintained streetscapes
	7.3.1 Install underground power in Hollywood East, Nedlands West and Nedlands North
Pillar Outcome	Performance
	11. Effective leadership and governance.
	11.1 Strengthen Council's leadership and governance
	11.1.5 Develop and advocacy plan for Council to proactively partner with the State Government and other key stakeholders on issues of local significance.

Budget/Financial Implications

The revised estimates from Western Power for Nedlands North (Floreat) and Nedlands West (Mt Claremont) will require the City to contribute \$7.0m, which is an additional \$1.8m over the amount indicated in the business case.



With approx. \$3.0m in the Underground power reserve, the Council would be required to contribute an additional \$4.0m to the project. Such a contribution could not be achieved without a significant allocation from rates each year.

The business case identified the significant impact the three underground power projects will have on the Draft Long-Term Financial Plan 2023-2038. The Long-term Financial Plan will need to be updated depending on the final decision by Council on whether or not to proceed with Underground Power at this time.

At present, the net cashflow impact on the City is a reduction of available funding of approximately \$4 million for Road Infrastructure Renewals in the first 4 years of the Plan. It is worth noting here that the City currently has an estimated infrastructure backlog of \$43 million.

Legislative and Policy Implications

[Local Government Act 1995 Section 6.38\(1\)](#)

[Local Government \(Financial Management\) Regulations 1996 Reg 54\(c\)](#)

[Underground Power Policy](#)

Decision Implications

Council can accept revised costings from Western Power and agree to proceed with undergrounding power in Nedlands North (Floreat) and Nedlands West (Mt Claremont).

However, as the cost is significantly higher than the business case estimates. Accordingly, it is recommended that Council engage in further community engagement before agreeing whether or not to proceed.

Western Power have indicated that as they have received tendered prices and are ready to proceed, a delay will impact on the ability to hold the preferred contractor to their tendered pricing. In addition, there is also the potential for a gap in the contractor's program of works risking the retention of resources or possibly impacting their ability to start the Nedlands works when requested if they pick up "fill in" projects.

Conclusion

Revised estimates have been received from Western Power for the undergrounding of power in in Nedlands North (Floreat) and Nedlands West (Mt Claremont).

As the cost is significantly higher than the business case estimates, it is recommended that Council engage in further community engagement before agreeing whether or not to proceed.



Further Information

Nil



22. Confidential Items

Confidential items to be discussed at this point.

22.1. CEO03.02.24 CONFIDENTIAL Final Determination Report (7339/23)

A CONFIDENTIAL report has been circulated to Council Members separately.



22.2. CEO04.02.24 CONFIDENTIAL Final Determination Report (7146/22)

A CONFIDENTIAL report has been circulated to Council Members separately.



22.3 CEO05.02.24 CONFIDENTIAL CEO Selection and Recruitment – Appointment of Independent Person for Recruitment and Selection Panel, CEO Position Description for Advertisement and CEO Remuneration

A CONFIDENTIAL report has been circulated to Council Members separately.



23. Declaration of Closure

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