



City of Nedlands

Minutes

Special Council Meeting

4 August 2020

Attention

These Minutes are subject to confirmation.

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

Table of Contents

Declaration of Opening.....	3
Present and Apologies and Leave of Absence (Previously Approved).....	3
1. Public Question Time.....	4
2. Addresses by Members of the Public.....	5
3. Disclosures of Financial and/or Proximity Interest.....	5
4. Disclosures of Interests Affecting Impartiality.....	6
5. Declarations by Members That They Have Not Given Due Consideration to Papers.....	6
6. Local Planning Policy - Residential Aged Care Facilities.....	6
7. Underground Power – Hollywood East, Nedlands North and Nedlands West.....	21
Declaration of Closure.....	28

City of Nedlands

Minutes of a Special Meeting of Council held online via Teams and livestreamed for the public and onsite in the Council Chambers, 71 Stirling Highway, Nedlands (Councillors Only) on Tuesday 4 August 2020 at 5.30 pm for the purpose considering a revised Draft Local Planning Policy for Residential Aged Care Facilities for consent for advertising and Underground Power – Hollywood East, Nedlands North and Nedlands West.

Declaration of Opening

The Presiding Member declared the meeting open at 5.37 pm and drew attention to the disclaimer below.

Present and Apologies and Leave of Absence (Previously Approved)

Councillors	Her Worship the Mayor, C M de Lacy	(Presiding Member)
	Councillor F J O Bennett	Dalkeith Ward
	Councillor A W Mangano	Dalkeith Ward
	Vacant	Dalkeith Wards
	Councillor B G Hodsdon	Hollywood Ward
	Councillor P N Poliwka	Hollywood Ward
	Councillor J D Wetherall	Hollywood Ward
	Councillor R A Coghlan	Melvista Ward
	Councillor G A R Hay	Melvista Ward
	Councillor R Senathirajah	Melvista Ward
	Councillor N B J Horley	Coastal Districts Ward
	Councillor L J McManus	Coastal Districts Ward
	Councillor K A Smyth	Coastal Districts Ward

Staff	Mr M A Goodlet	Chief Executive Officer
	Mrs L M Driscoll	Director Corporate & Strategy
	Mr P L Mickleson	Director Planning & Development
	Mr J Duff	Director Technical Services
	Mrs N M Ceric	Executive Assistant to CEO & Mayor

Public A maximum of 15 members of the public logged into the live stream of the proceedings and 2 members of the public attended for the public address session only.

Leave of Absence (Previously Approved) Nil.

Apologies Nil.

Disclaimer

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

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1. Public Question Time

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

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

1.1 Mr Ted Graham, 42 Marita Road, Nedlands

Question

Could you please advise how do the Mayor and Councillors ensure that the Council Admin. and Planning staff conduct themselves in a professional and appropriate manner that reflects the ethics and integrity required of them in their role in relation to Council business?

Answer

While this is the responsibility of the CEO, legislation requires that local governments have an Audit and Risk Committee made up of elected members and members of the community. This committee deals with ethics and integrity.

1.2 Mr George Gelavis, 69 Riley Road, Nedlands

Please advise what the intentions are with Kidz Galore land parcel on Melvista Ave.

Question 1

Are council intending to sell the land?

Answer 1

Yes.

Question 2

Are there any caveats being placed on the property before sale?

Answer 2
No.

Question 3
What uses are council currently entertaining for the property?

Answer 3
The current use and only uses permitted under the current land zoning.

Question 4
Will multi storey Development be allowed on the site?

Answer 4
Only to the extent permitted under the current land zoning.

Question 5
What processes are council using to value the land? As the current rent at \$45k for 40 childcare places I believe is below market, so a yield basis is not a suitable valuation basis.

Answer 5
Council use a professional valuer to value the land.

2. Addresses by Members of the Public

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

Mr Matthew McNeilly, 71 Doonan Road, Nedlands Item 6
(spoke in support of the recommendation)

Mr Dale Harris, 61 Melvista Avenue, Nedlands Item 7
(spoke in relation to Underground Power)

3. Disclosures of Financial and/or Proximity Interest

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

There were no disclosures of financial interest.

4. Disclosures of Interests Affecting Impartiality

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

4.1 Councillor Mangano – Item 7 - Underground Power – Hollywood East, Nedlands North and Nedlands West

Councillor Mangano disclosed an impartiality interest in Item 7 - Underground Power – Hollywood East, Nedlands North and Nedlands West. Councillor Mangano disclosed that he contracts to Western Power, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Councillor Mangano declared that he would consider this matter on its merits and vote accordingly.

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

Nil.

6. Local Planning Policy - Residential Aged Care Facilities

Council	4 August 2020
Applicant	City of Nedlands
Director	Peter Mickleson – Director of Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Attachments	<ol style="list-style-type: none"> 1. Draft Residential Aged Care Facilities LPP – tracked changes by McLeod's Barristers & Solicitors 2. Draft Residential Aged Care Facilities LPP – clean version inclusive of changes proposed by McLeod's Barristers & Solicitors
Confidential Attachments	Nil.

Regulation 11(da) - Council determined that some minor wording changes to the policy prior to advertising would clarify Council's intent.

Moved – Councillor Coghlan

Seconded – Councillor McManus

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

Amendment

Moved – Mayor de Lacy

Seconded – Councillor Coghlan

That the Recommendation to Council be adopted subject to:

- 1. adding the words “as amended” after the words “Attachment 2.”;**
- 2. include the following “Council instructs the CEO to table a report at the August 2020 Council meeting regarding the suitability of car parking ratios for Residential Aged Care Facilities in the Local Planning Policy ‘Parking’ with a view to proposing amendments requiring Council approval.”**
- 3. amend Attachment 2 as per the following:**
 - a. cl 3.2 Delete the words “using sympathetic building materials and building styles.”;**
 - b. cl 4.2.1 Delete dot point 2 “within proximity to an area of public open space” and revise dot point 3 to read “within proximity to an area of public open space, hospitals, medical centres, shopping precincts and high frequency bus routes”;**
 - c. cl 4.4.1 Add the word “scale” before the word “design”;** and
 - d. cl 4.7.6 Delete the words “and landscaping” after the words “Mature trees”.**

The AMENDMENT was PUT and was

CARRIED UNANIMOUSLY 12/-

Amendment

Moved - Councillor Coghlan

Seconded - Councillor Hay

That the LPP be amended as follows:

cl 4.3.3.1 Delete the words “where relevant” after the words “R codes”.

cl 4.3.4 (2) Add subclause b (v) a minimum 50% of site area provided as open space is required.

cl 4.3.4.2 add subclause (c) any boundary wall shall be minimised by the building design and shall not exceed the acceptable outcome standard under the R -Codes.

cl 4.6.1 amend paragraph 2 to read “outdoor active habitable space (balconies, decks, verandas and the like) which have a finished floor level

more than 0.5 metres above (NGL) and overlook any part of any other residential property behind its street setback line, are to provide permanent screening or obscured glazing to a minimum height of 1.6 metres above finished floor level to restrict views within the cone of vision from any habitable room window or unenclosed outdoor active habitable space.”

The AMENDMENT was PUT and was

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

The Substantive was PUT and was

CARRIED UNANIMOUSLY 12/-

Council Resolution

Council:

- 1. prepares and advertises for a period of 21 days in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 schedule 2, Part 2, Division 2, Clause 4 the Local Planning Policy – Residential Aged Care Facilities provided as Attachment 2 as amended;**
- 2. instructs the CEO to table a report at the August 2020 Council meeting regarding the suitability of car parking ratios for Residential Aged Care Facilities in the Local Planning Policy ‘Parking’ with a view to proposing amendments requiring Council approval;**
- 3. amends attachment 2 as follows:**
 - a. cl 3.2 Delete the words “using sympathetic building materials and building styles.”;**
 - b. cl 4.2.1 Delete dot point 2 “within proximity to an area of public open space” and revise dot point 3 to read “within proximity to an area of public open space, hospitals, medical centres, shopping precincts and high frequency bus routes”;**
 - c. cl 4.4.1 Add the word “scale” before the word “design”;**
 - d. cl 4.7.6 Delete the words “and landscaping” after the words “Mature trees”;**

- e. **cl 4.3.3.1 Delete the words “where relevant” after the words “R codes”;**
- f. **cl 4.3.4 (2) Add subclause b (v) a minimum 50% of site area provided as open space is required;**
- g. **cl 4.3.4.2 add subclause (c) any boundary wall shall be minimised by the building design and shall not exceed the acceptable outcome standard under the R -Codes; and**
- h. **cl 4.6.1 amend paragraph 2 to read “outdoor active habitable space (balconies, decks, verandas and the like) which have a finished floor level more than 0.5 metres above (NGL) and overlook any part of any other residential property behind its street setback line, are to provide permanent screening or obscured glazing to a minimum height of 1.6 metres above finished floor level to restrict views within the cone of vision from any habitable room window or unenclosed outdoor active habitable space.”**

Recommendation to Council

Council prepares and advertises for a period of 21 days in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Division 2, Clause 4 the Local Planning Policy – Residential Aged Care Facilities provided as Attachment 2.

1.0 Executive Summary

The purpose of this report is for Council to prepare (adopt for advertising) a new Local Planning Policy – Residential Aged Care Facilities (LPP). This LPP will replace the Residential Aged Care Facilities Local Planning Policy that was revoked at the 28 July 2020 OCM. It is proposed that the new LPP include built form provisions that are consistent with proposed Scheme Amendments No 10 and 11 which were adopted by Council for the purposes of advertising.

The purpose of this policy is to provide guidance to the community by establishing development provisions for operators seeking to establish Residential Aged Care Facilities within the City of Nedlands.

Should Council resolve to consider the new LPP, it will be advertised to the community as per the requirements of the City’s Local Planning Policy - Consultation of Planning Proposals and the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and in accordance with the City’s *Local Planning Policy - Consultation of Planning Proposals*.

2.0 Background

At the Council Meeting 17 December 2019 Council resolved to prepare and advertise the Local Planning Policy - Residential Aged Care Facilities for a period of 21 days, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, Part 2, Clause 4.

It was noted in a memorandum to Council on the 15 April 2020 that during the advertising period errors had been identified in the advertised LPP by Administration. These errors included that where a site was greater than 2000m², the policy was advertised with provisions that incorrectly specified the primary controls as being 3 storeys and plot ratio of 0.8, in lieu of 4 storeys with a plot ratio of 1.0.

At the Council Meeting 28 April 2020 Council resolved to adopt the Local Planning Policy – Residential Aged Care Facilities and include the provisions that had not been advertised, being the 4 storey height limit and plot ratio of 1.0 in the adopted version.

The LPP was first tested in the assessment of a JDAP development application for a Residential Aged Care Facility proposal at 16-18 Betty Street and 73-75 Doonan Road Nedlands. During the application process, several key built form elements that the LPP did not adequately address were identified.

Administration then received legal advice which identified that certain provisions of the former Local Planning Policy – Residential Aged Care were not appropriate to be applied in the context of commercial development. Due to this, Administration proposed amendments to the LPP that applied built form provisions consistent with the proposed Scheme Amendments No. 10 and 11 as presented to Council on the 28th July 2020.

A Council Workshop was held by Administration on the 27 July 2020 to explain in detail the proposed amendments to the Local Planning Policy – Residential Aged Care and the proposed Scheme Amendments 10 and 11. The City's legal representative Denis McLeod, of McLeod's Barristers and Solicitors (McLeod's) was also in attendance at this workshop to provide the Council with legal advice on the difference between rescinding and revoking a Local Planning Policy.

At the Ordinary Council Meeting on the 28 July 2020, an alternative recommendation was moved and Council resolved to revoke the existing Local Planning Policy - Residential Aged Care Facilities in accordance with Schedule 2, Clause 6(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. A notice of the revocation of the Local Planning Policy – Residential Aged Care Facilities was published in The Post newspaper on Saturday 1 August 2020.

As the former Local Planning Policy – Residential Aged Care Facilities was revoked, a new LPP has been prepared and reviewed by McLeod's. The final version of this new LPP, inclusive of modifications suggested by McLeod's, is now presented to Council for their endorsement to advertise.

3.0 Design Requirements

The proposed LPP retains many design elements of the former Residential Aged Care Facilities Local Planning Policy. New provisions relate to the following clauses:

- 3.0 – Objectives
- 4.2 – Policy Measures
- 4.3 - Design Requirements
- 4.6 - Visual Privacy
- 4.7 - Landscaping
- No longer includes Boundary Fencing
- 4.11 – Location of Vehicular Access and Car Parking
- 5.0 – Primary Controls Table
- 7.0- Additional Development Requirements
- 11.0 - Legislation
- 12.0 – Definitions

Clause 3.0 - Objectives

A new objective 3.2 has been included relating to streetscape character as follows:

- 3.2 To ensure the building design and appearance of Residential Aged Care Facilities responds to and enhances the distinctive elements of the existing streetscape character using sympathetic building materials and building style.

Clause 4.2 – Policy Measures

A new policy measure has been included as 4.2.1, relating to the preferred location for the establishment of Residential Aged Care Facilities:

4.2.1 RAC Facilities are preferred to be located:

- on a lot which has no more than two boundaries to an adjacent residential lot;
- within proximity to an area of public open space; and
- within proximity to relevant amenities including hospitals, medical centres, shopping precincts and high frequency bus routes.

4.3 – Design Requirements

All Design Requirements contained within clause 4.2 of the former LPP are proposed to be deleted and replaced with the following provisions:

- 4.3.1 In accordance with clause 32.4(5) of LPS 3, where applied for in the Mixed-Use zone, Residential Aged Care Facilities shall comply with relevant development standards of the R-AC density coding applicable to the subject site.
- 4.3.2 In relation to an application for a RAC Facility on land coded R10, R12.5, R15, R20, R30 and R35, subject to Western Australian Planning Commission (**WAPC**) approval, a Local Development Plan (**LDP**) may be required (as provided for in Part 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)*). The purpose of an LDP is to provide specific guidance for RAC Facilities to ensure the achievement of orderly and proper planning outcomes. The LDP must be consistent with the requirements of the following provisions of this Policy.
- 4.3.3
- 1) Where there is no approved Structure Plan, LDP, Precinct Plan and/or Activity Centre Plan, or specific local planning policy to the site, RAC Facility applications are to comply with the R-Codes where relevant except where varied by the following provisions of this clause:
 - 2) In relation to land coded R10 to R35:
 - a) A maximum building height of two storeys with a maximum external wall height of 8.5m and maximum overall height of 10m as measured from Natural Ground Level (**NGL**) apply. (A 'storey' is as defined in the R-Codes); and
 - b) The following setbacks shall apply:
 - (i) 6m minimum street setback; and
 - (ii) 6m side and rear boundary setbacks.
 - c) Maximum plot ratio of 1.0 applies.
 - d) A minimum 50 percent of site area provided as open space is required.
- 4.3.4 In relation to land zoned Residential, with no R Coding shown on the Scheme Map, RAC Facilities are to comply with the following provisions of this clause:
- 1) Where the requirement of an LDP is indicated in LPS 3, subject to the approval of the City and the WAPC pursuant to deemed clause 47(d), a LDP is to be prepared. The purpose of the LDP is to provide specific guidance for future development on the land affected by A9 and to ensure the achievement of orderly and proper planning outcomes.
 - 2) Where there is no approved LDP, structure plan, and/or activity centre plan, the following development standards apply:
 - a) An R-Code of R12.5 applies in respect of residential land use and development (i.e. non RAC Facility applications).

- b) The following provisions apply in respect of RAC Facility land use and development:
- (i) A minimum 6m street setback applies; and
 - (ii) Minimum 6m side and rear boundary setbacks apply; and
 - (iii) A maximum building height of two storeys with an external wall height of 8.5m and maximum overall height of 10m applies, as measured from NGL. (A 'storey' is as defined in accordance with the R Codes); and
 - (iv) A maximum plot ratio of 1.0 applies.

Clause 4.6 – Visual Privacy

All Visual Privacy requirements contained within clause 4.5 of the former LPP are proposed to be deleted and replaced with the following provisions under clause 4.6:

4.6.1 Where located adjacent to residential properties, RAC Facilities are to be designed so that windows to habitable rooms are as defined by the National Construction Code - Building Code of Australia.

Outdoor active habitable space (balconies, decks, verandas and the like) which have a finished floor level more than 0.5 metres above NGL and overlook any part of any other residential property behind its street setback line, are to:

- be setback in accordance with the cone of vision, from the lot boundary, of the residential density code; or
- be set back in direct line of sight within the cone of vision from the lot boundary at a minimum distance of 6m for habitable room windows and 7.5m for unenclosed outdoor active habitable space (where the site is not subject to a residential density code); or
- where the visual privacy setback cannot be achieved, permanent screening or obscured glazing to a minimum height of 1.6m above finished floor level should be provided to restrict views within the cone of vision from any habitable room window or unenclosed outdoor active habitable space.

Clause 4.7 – Landscaping

Modification to the wording contained within former clause 4.6.5 (Landscaping) of the former LPP and the insertion of an additional clause 4.7.6:

4.7.5 Where an open-air car parking facility or area is provided at ground level a landscaping plan shall be provided demonstrating appropriate planting of 1 mature tree per every 6 car parking bays; and

- 4.7.6 Mature trees and landscaping are encouraged on site to provide buffering between the facility and any adjacent residential properties.

Boundary Fencing – all provisions from former LPP removed

Deletion of all provisions contained under clause 4.7 (Boundary Fencing) in the former LPP and to renumber the remaining provisions accordingly.

Clause 4.11 – Location of Vehicular Access and Car Parking

Modification and addition of car parking provisions to include the following:

- 4.11.2 Vehicle parking areas and structures shall be provided at basement level and/or integrated into the design of the building and screened from view of the neighbouring residential properties. The design and location of vehicle parking should minimise negative visual and environmental impacts on amenity and the streetscape.
- 4.11.4 Visitor car parking areas located within the front setback area shall be setback from the front property boundary behind a soft landscaping strip a minimum of 1.0 metre in width.
- 4.11.5 Staff parking bays shall be located on site.

Clause 5.0 – Primary Controls Table

Inclusion of Clause 5.0 and 5.1 Primary Controls Table outlining the development requirements for Residential Aged Care Facilities established on residential sites coded R40 to R160.

	R40	R50	R60	R80	R100	R160
Building height (storeys)	2	3	3	4	4	5
Boundary wall height (storeys) ^{1, 2}	1 ³	1 ³	1 ³	2 ³	2 ³	2 ³
Minimum primary and secondary street setback	4m ⁴	2m	2m	2m	2m	2m
Minimum side setback	2m	3m	3m	3m	3m	3m
Minimum rear setback	3m	3m	3m	3m	6m	6m

Minimum average side/rear setback where building length exceeds 16m	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m
Plot Ratio ⁵	1.0	1.0	1.0	1.0	1.3	2.0
Open Space ⁶	50%	40%	40%	30%	25%	25%
Notes	¹ Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions. ² Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code. ³ Boundary wall only permitted on one boundary, and shall not exceed 2/3 length ⁴ Minimum secondary street setback 1.5m. ⁵ Refer to definitions for calculation of plot ratio. ⁶ Open space percentage is the percentage of site area to be retained as open space.					

Clause 7.0 – Additional Development Application Requirements

Modification to former clause 6.2 of the former LPP which includes changes to the existing wording or a new provision added under new Clause 7.2:

- Hours of operation of the Residential Aged Care Facility;
- Hours of visitation and number of visitors permitted at any time;
- Staff numbers;
- Any supplementary or incidental uses, and supporting evidence that those uses are appurtenant to the predominant use of “Residential Aged Care”

11.0 – Legislation

Correct references to Local Planning Policies relating to Parking, Consultation of Planning Proposals and Signs have been included.

It is noted that different levels of government each have a role to play in legislating the development of Residential Aged Care Facilities. Local Government deals with the building and planning standards under the Building Code of Australia (BCA) and the Planning and Development Act 2005 (P&D Act). Higher levels of control including subsidising of services, developing federal policy and assessing services to ensure quality standards are governed by the Federal Government. The State Government’s Department of Health are responsible for licensing nursing homes and assessing the facilities prior to

granting approval to operate. This LPP is developed at a Local Government level, and therefore focusses on those elements dealt with under the BCA and P&D Act.

12.0 – Definitions

Additional definitions included and contained within Clause 12.1 as follows:

- Incidental Use (inclusive of footnote 1)
- Plot Ratio

Removal of existing definitions that were contained within former Clause 11.1 of the former LPP as follows:

- Multiple Dwellings
- Resident
- Visitor
- Staff

Additional clause 12.2 added –

A word or expression that is not defined in this policy –

- Has the same meaning it has in Local Planning Scheme No. 3; or
- If it not defined in the Local Planning Scheme No. 3 it has the same meaning it has in the R-Codes.

Justification:

The proposed modifications to Clause 4.3 Design Requirements of the former LPP are intended to achieve the following outcomes:

- The City has an existing provision within LPS 3 that applies residential design requirements to non-residential development within the Mixed Use, Local Centre and Neighbourhood Centre Zones (Clause No 32.4(5)). The City is progressing a scheme amendment (Scheme Amendment No 11) to apply the R- Codes to non-residential development where it is proposed in the Residential Zone. This LPP has been written in accordance with the requirements of this Scheme Amendment.
 - Where development standards are not otherwise provided for in an approved Structure Plan, Local Development Plan, Local Planning Policy and or activity centre plan, Residential Aged Care Facility developments in the Mixed Use Zone are to be consistent with clause 32.4(5) of LPS3, being subject to the relevant standards of the R-Codes.
 - On land coded between R10 and R35, Residential Aged Care Facility development may be subject to the preparation of a Local Development Plan to account for the different operational, access, parking and servicing needs of this commercial use and the sensitive interfacing considerations in surrounding traditional residential areas.

- Where a Local Development Plan is not provided or adopted, Residential Aged Care development is to comply with the relevant R-Code provisions with the exception of Building Height, Setbacks, Plot Ratio and Open Space. The justification for these provisions includes:
 - The proposed maximum building height is consistent with the City's Local Planning Policy Residential Development: Single and Grouped Dwellings, being the typical form and style of development in the City's traditional residential neighbourhoods.
 - A minimum 6m street setback is proposed. The setback applies to all street frontages and although less than the traditional 9m front setback which applies to the surrounding land pursuant to clause 26(1)(a)(i) of LPS3, it strikes a balance between the primary and secondary street setbacks permitted under the LPS3 and R-Codes Vol. 1, noting the affected land has three road abutments. At 6m, the street setback will likely provide for sufficient landscaping opportunity and streetscape activation generally consistent with the existing character of the area and future expectations for the R12.5 coding.
 - Together with proposed setbacks and plot ratio (not currently provided for under R-Codes Vol. 1), it is unlikely that a height above 2 storeys (10m) could be achieved. The proposed maximum height is generally consistent with the City's Local Planning Policy: Residential Development: single and grouped dwellings and the R-Codes Vol.1 as applicable in the surrounding neighbourhood (coded R10-R12.5) and on the adjoining land to the north (coded 12.5).
 - The proposed setbacks are less than the minimum 9m primary street achievable under LPS3 for land coded R10 to R15, but are with primary street setbacks under the R-Codes for land coded R15, R20 and R25, and marginally more generous than land coded R30 to R40 where a 4m setback applies.
 - The proposed setbacks are sufficiently dimensioned to achieve a vegetated 'garden' interface to the street, allowing for deep soil planting areas that support canopy tree planting. The physical separation to the side and rear will also allow for vegetated side and rear gardens that are consistent with a residential setting and may assist with the buffering and sleeving of a Residential Aged Care Facility's operational, accessing and servicing needs.
 - A maximum plot ratio of 1.0 is proposed for sites with a density code of R80 and below. Notwithstanding the affected land area, this plot ratio is considered appropriate to the maximum height, setback standards and a commercial use. The plot ratio applicable to a commercial use under LPS3 is the ratio of the entire floor area of a building to the area of land within lot boundaries i.e. the calculation includes communal or common areas used by aged care residents, service and machinery, air-conditioning and equipment rooms,

space below natural ground level, parking below ground, storage areas and lobbies, balconies and courtyards or roof top terraces.

- The proposed open space requirement represents the effective average anticipated for residential development on land coded R10 to R35. It is considered appropriate to achieving a future building envelope within a residential context.
- Land coded R40 – R160 RAC Facility development will otherwise comply with the relevant provisions of the R-Codes Vol.2.

With respect to the remaining modifications to the former LPP, the proposed changes are intended to address the following issues:

- Clause 4.6 Visual Privacy: These changes have been included to minimise potential adverse impacts on the privacy of adjoining dwellings and private open spaces.
- Clause 4.7 Landscaping: Additional landscaping requirements have been included to ensure an appropriate landscaping buffer interface is achieved for existing and adjoining Residential zoned land.
- Boundary fencing: Clauses 4.7.1 to 4.7.3 of the former LPP have been removed in this new version as boundary fencing is governed by separate legislation under the *Dividing Fences Act 1961* and the City's Fill & Fencing Local Planning Policy has been revoked.
- Clause 4.11 Location of Vehicular Access and Car Parking: Additional items have been added to preference basement car parking, require parking to be screened from public view, and require staff
- parking to be provided on site.
- Clause 5.0 – Primary Controls Table: An additional controls table has been included to provide development provisions for Residential Aged Care Facilities on lots with a density code of R40 – R160.
- Clause 7 Additional Development Application Requirements: Additional operational items have been included to ensure these are reflected within any prospective application.
- Clause 11 Legislation: Correct references to relevant local planning policies have been included
- Clause 12 Definitions: Additional definitions have been included which reflect incidental uses and plot ratio, which were not previously defined. In addition, Clause 11.2 clarifies where terms are undefined in the Policy, the LPS3 definitions prevail over any

definition which may be contained within the R-Codes. Definitions relating to Multiple Dwelling, Resident, Visitor and Staff have been removed.

Key Relevant Previous Council Decisions:

Ordinary Council Meeting 28 April 2020 - PD11.20 – Local Planning Policy – Residential Aged Care Facilities.

4.0 Consultation

If Council resolves to prepare the new LPP it will be advertised for 21 days in accordance with Schedule 2, Part 2, Division 2, Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015. This will include a notice being published in the newspaper and details being included on the City's website, YourVoice page and social media pages, in accordance with the City's Local Planning Policy - Consultation of Planning Proposals.

Following the advertising period, the policy will be presented back to Council for it to consider any submissions received and to:

- Proceed with the policy without modification; or
- Proceed with the policy with modification; or
- Not to proceed with the policy.

5.0 Strategic Implications

How well does it fit with our strategic direction?

The objectives for the Residential zone within the City's Local Planning Scheme requires non-residential uses and their built form to be compatible with the residential landscape where they are proposed in a residential area. The objectives for the Mixed Use zone includes the requirement that development should be of an appropriate scale to the desired character of the area. The proposed amendments to the LPP provide built form controls that will guide Residential Aged Care Facilities to sit comfortably within the City's strategic direction for these zones.

Who benefits?

The community benefits from the amendments to this LPP, as it imposes built form controls for Residential Aged Care Facilities where they are proposed within the Residential and Mixed Use zones.

Does it involve a tolerable risk?

This LPP is not considered to pose a strategic risk to the City.

Do we have the information we need?

Yes.

6.0 Budget/Financial Implications

Can we afford it?

The costs associated with this Local Planning Policy are in relation to advertising.

How does the option impact upon rates?

As above.

7.0 Conclusion

The new LPP – Residential Aged Care Facilities provides the City with an operative local planning framework in place under LPS3 to adequately address the built form and management requirements associated with the Residential Aged Care Facilities use. The new LPP proposes an improved framework for Residential Aged Care Facilities within the City of Nedlands, with its built form provisions nuanced to the unique residential environment that the City contains. This LPP is a considered instrument through which the City may seek to control the built form outcomes of future development proposals for Residential Aged Care Facilities.

It is recommended that Council endorses administration's recommendation as set out in the resolution.



LOCAL PLANNING POLICY – RESIDENTIAL AGED CARE FACILITIES

1.0 PURPOSE

The purpose of this Policy is to provide guidance and development requirements relevant to applications for Residential Aged Care Facilities ([RAC Facilities](#)) within the City of Nedlands

2.0 APPLICATION OF POLICY

2.1 This Policy applies to all applications for ~~Residential Aged Care RAC~~ Facilities in Residential and Mixed-Use zones. A ~~Residential Aged Care RAC~~ Facility is defined in Local Planning Scheme No 3 (LPS3) as:

“a residential facility providing personal and/or nursing care primarily to people who are frail and aged and which, as well as accommodation, includes appropriate staffing to meet the nursing and personal care needs of residents; meals and cleaning services; furnishings, furniture and equipment. May also include residential respite (short term) care but does not include a hospital or psychiatric facility.”

2.2 Where this Policy is inconsistent with a Local Development Plan, Local Planning Policy or Precinct Plan that applies to a specific site or area, the provisions of that specific Local Development Plan, Local Planning Policy or Precinct Plan shall prevail.

3.0 OBJECTIVES

3.1 To ensure the appearance and design of ~~Residential Aged Care RAC~~ Facilities are of a high quality and do not have an undue impact on the residential or mixed use amenity of the area by way of building bulk and scale, noise, traffic, or parking.

3.2 To ensure the building design and appearance of ~~Residential Aged Care RAC~~ Facilities responds to and enhances the distinctive elements of the existing streetscape character using sympathetic building materials and building styles.

3.3 To establish a clear framework for the assessment and determination of applications for ~~Residential aged care RAC f~~Facilities.

4.0 POLICY MEASURES

4.1 A ~~Residential Aged Care RAC~~ Facility is listed as an ‘A’ use within the Residential and Mixed-Use zones in LPS 3. An ‘A’ use is defined in LPS 3 as:

‘a use which 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’.



An 'A' use will be advertised in accordance with the City's *Local Planning Policy – Consultation of Planning Proposals* and may be considered where the following requirements of this Policy are met.

4.2 Location Requirements

4.2.1 Residential Aged Care RAC Facilities are preferred to be located:

- on a lot which has no more than two boundaries to an adjacent Residential lot; and
- within proximity to an area of public open space; and
- within proximity to relevant amenities including hospitals, medical centres, shopping precincts and high frequency bus routes.

4.3 Design Requirements

4.3.1 In accordance with clause 32.4(5) of LPS 3, where applied for in the Mixed-Use zone, Residential Aged Care RAC Facilities shall comply with relevant development standards of the R-AC density coding applicable to the subject site.

4.3.2 In relation to applications for Residential Aged Care Facilities on land coded R10, R12.5, R15, R20, R30 and R35, the preparation of Local Development Plan (LDP) may be required in accordance with Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 "Deemed Provisions." The purpose of the LDP is to provide specific guidance for Residential Aged Care Facilities to ensure the achievement of orderly and proper planning outcomes. The LDP shall be consistent with the requirements below.In relation to an application for a RAC Facility on land coded R10, R12.5, R15, R20, R30 and R35, subject to Western Australian Planning Commission (WAPC) approval, a Local Development Plan (LDP) may be required (as provided for in Part 6 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)). The purpose of an LDP is to provide specific guidance for RAC Facilities to ensure the achievement of orderly and proper planning outcomes. The LDP must be consistent with the requirements of the following provisions of this Policy.

4.3.3 1) Where there is no approved Structure Plan, Local Development Plan LDP, Precinct Plan and/or Activity Centre Plan, non-residential RAC Facility applications are to comply with the R-Codes where relevant except where varied below by the following provisions of this clause:

2) In relation to land coded R10 to R35:

- a) A maximum building height of two storeys with a maximum external wall height of 8.5m and maximum overall height of 10m as measured from Natural Ground Level (NGL) apply. (A 'storey' is as defined in accordance with the R-Codes); and
- b) The following setbacks shall apply:
 - (i) 6m minimum street setback; and



- (ii) 6m side and rear boundary setbacks.
- c) Maximum plot ratio of 1.0 applies.
- d) A minimum 50 percent of site area provided as open space is required.

4.3.4 In relation to land zoned Residential, with no ~~residential density code R coding shown on the Scheme Map, Residential Aged Care RAC~~ Facilities are to comply with the following provisions of this clause:

- 1) ~~Where identified in LPS3, and subject to approval by the City and WAPC, a Local Development Plan (LDP) is to be prepared in accordance with Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 "Deemed Provisions." The purpose of the Local Development Plan is to provide specific guidance for future development on the land affected by A9 and ensure the achievement of orderly and proper planning outcomes. Where the requirement of an LDP is indicated in LPS 3, subject to the approval of the City and the WAPC pursuant to deemed clause 47(d), a LDP is to be prepared. The purpose of the LDP is to provide specific guidance for future development on the land affected by A9 and to ensure the achievement of orderly and proper planning outcomes.~~
- 2) Where there is no approved ~~Local Development Plan LDP~~, structure plan, and/or activity centre plan, the following development standards apply:
 - a) An R-Code of R12.5 applies in respect of residential land use and development (i.e. non RAC Facility applications).
 - b) The following provisions apply in respect of ~~non-residential RAC Facility~~ land use and development:
 - (i) A minimum 6m street setback applies; and
 - (ii) ~~A minimum 6m~~ and side and rear boundary setbacks applies; and
 - (iii) A maximum building height of two storeys with an external wall height of 8.5m and maximum overall height of 10m applies, as measured from NGL. (A 'storey' is as defined in accordance with Residential Design Codes the R Codes); and
 - (iv) A maximum plot ratio of 1.0 applies.

4.4 Streetscape Character

4.4.1 The design and siting of ~~residential aged care RAC f~~Facilities shall have regard to the existing neighbourhood character and amenity and be designed to reflect a residential building from the street(s), particularly regarding the following elements in the following clause 4.5:

4.5 Building and roof form



- 4.5.1 Building height and setback, with height situated on the site to minimise amenity impacts to neighbouring properties and the streetscape; and
- 4.5.2 Design detail, including façade articulation, verandas, window and door style and placement, are intended to be sympathetic to the amenity of the locality; and
- 4.5.3 Building materials, colours and finishes and their effect upon should not detrimentally affect the development's interface with the public domain.

4.6 Visual Privacy

- 4.6.1 Where located adjacent to residential properties, Residential Aged Care RAC Facilities are to be designed so that windows to habitable rooms are as defined by the National Construction Code - Building Code of Australia, and

eOutdoor active habitable space -(balconies, decks, verandas and the like) which have a finished floor level more than 0.5 metres above natural ground level NGL and overlook any part of any other residential property behind its street setback line, are to:

- (a) Bbe setback in accordance with the cone of vision, from the lot boundary, of the residential density code; or
- (b) Where the site is not subject to a residential density code, shall be set back in direct line of sight within the cone of vision from the lot boundary at a minimum distance of 6m for habitable room windows and 7.5m for unenclosed outdoor active habitable space (where the site is not subject to a residential density code); or
- (c) Wwhere the visual privacy setback cannot be achieved, permanent screening or obscured glazing to a minimum height of 1.6m above finished floor level should be provided to restrict views within the cone of vision from any habitable room window or unenclosed outdoor active habitable space.

4.7 Landscaping

- 4.7.1 A high quality of landscaping shall be provided to soften the appearance of the development, screen car parking areas and provide an attractive aspect that is compatible with the streetscape and amenity of surrounding residential properties.
- 4.7.2 A minimum of twenty-five per cent (25%) of the site area is to be landscaped, and a minimum of fifty per cent (50%) of the front setback area is to be soft landscaping.
- 4.7.3 The development is to be designed to maximise the retention of existing mature trees on the site as well as existing Council verge trees.
- 4.7.4 Where a vehicle access way or car parking area is located adjacent to any residential property and is unable to be located elsewhere, it shall be setback behind a planted perimeter strip of at least 1.0 metre in width between the car park/vehicular access way and any adjoining residential property.



- 4.7.5 Where an open-air car parking facility or area is provided at ground level a landscaping plan shall be provided demonstrating appropriate planting of 1 mature tree ~~per-for~~ every 6-car parking bays; and.
- 4.7.6 Mature trees and landscaping are encouraged on site to provide buffering between the facility and any adjacent residential properties.
- 4.8 Location of Building Services and Bin Storage Area
- 4.8.1 Delivery, loading and building service areas are to be located so that they are not visible from the street or adjoining residential properties.
- 4.8.2 Bin storage areas are to be appropriately screened and located so that they do not negatively impact the amenity of surrounding residential properties by way of visual nuisance, odours or other impacts.
- 4.8.3 A waste management plan, detailing the management and removal of waste from the site, is required to be submitted as part of a development application in accordance with the City's Local Planning Policy Waste Management and Guidelines.
- 4.9 Traffic Impact
- 4.9.1 A Transport Impact Statement (TIS) or Transport Impact Assessment (TIA) prepared by a suitably qualified independent traffic consultant is required to be submitted as part of a development application, which assesses the likely traffic impact associated with the proposed ~~residential aged care RAC f~~Facility development in accordance with WAPC Guidelines.
- 4.10 Pedestrian Access
- 4.10.1 Pedestrian entrances into buildings shall be clearly identified to provide a well-designed and welcoming public domain interface for all users.
- 4.10.2 Levels shall allow dignified and equitable accessibility and unobstructed activity to flow between the development and the public domain at ground floor.
- 4.10.3 Pedestrian pathways on the site shall be clearly identifiable, linked with public pedestrian pathways and clearly separated from vehicle access roads, to provide a functional and safe passage to the development.
- 4.11 Location of Vehicular Access and Car Parking
- 4.11.1 Vehicle parking shall be contained on-site to avoid street and verge parking associated with the use.
- 4.11.2 Vehicle parking areas and structures shall be provided at basement level and/or integrated into the design of the building and screened from view of the neighbouring residential properties. The design and location of vehicle parking should minimise negative visual and environmental impacts on amenity and the streetscape.



4.11.3 Visitor parking in the front setback of the lot may be considered by the City, where satisfactory landscaping is provided.

4.11.4 Visitor car parking areas located within the front setback area shall be setback from the front property boundary behind a soft landscaping strip a minimum of 1.0 metre in width.

4.11.5 Staff parking bays shall be located on site

4.11.7 Parking ratios shall be in accordance with the City's Local Planning Policy Parking.

4.12 Signage

4.11.1 All signage associated with a ~~residential aged care~~ RAC fFacility shall be in accordance with the requirements of the City's Local Planning Policy - Signs and shall be provided as part of the development application. Where final specifications are unknown, a Signage Details Form identifying the location, size and type of external signage to be installed on the building/site is to be submitted to Council as part of the development application.

5.0 PRIMARY CONTROLS TABLE

5.1 The below table outlines the primary controls required for Residential Aged Care Facilities on sites with a density code of R40 to R160.

	<u>R40</u>	<u>R50</u>	<u>R60</u>	<u>R80</u>	<u>R100</u>	<u>R160</u>
<u>Building height (storeys)</u>	<u>2</u>	<u>3</u>	<u>3</u>	<u>4</u>	<u>4</u>	<u>5</u>
<u>Boundary wall height (storeys) ^{1,}₂</u>	<u>1³</u>	<u>1³</u>	<u>1³</u>	<u>2³</u>	<u>2³</u>	<u>2³</u>
<u>Minimum primary and secondary street setback</u>	<u>4m⁴</u>	<u>2m</u>	<u>2m</u>	<u>2m</u>	<u>2m</u>	<u>2m</u>
<u>Minimum side setback</u>	<u>2m</u>	<u>3m</u>	<u>3m</u>	<u>3m</u>	<u>3m</u>	<u>3m</u>
<u>Minimum rear setback</u>	<u>3m</u>	<u>3m</u>	<u>3m</u>	<u>3m</u>	<u>6m</u>	<u>6m</u>
<u>Minimum average side/rear</u>	<u>2.4m</u>	<u>3.5m</u>	<u>3.5m</u>	<u>3.5m</u>	<u>3.5m</u>	<u>4.0m</u>



<u>setback where building length exceeds 16m</u>						
<u>Plot Ratio⁵</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.3</u>	<u>2.0</u>
<u>Open Space⁶</u>	<u>50%</u>	<u>40%</u>	<u>40%</u>	<u>30%</u>	<u>25%</u>	<u>25%</u>
<u>Notes</u>	<p>¹ Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions.</p> <p>² Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code.</p> <p>³ Boundary wall only permitted on one boundary, and shall not exceed 2/3 length</p> <p>⁴ Minimum secondary street setback 1.5m.</p> <p>⁵ Refer to definitions for calculation of plot ratio.</p> <p>⁶ Open space percentage is the percentage of site area to be retained as open space.</p>					

5.06.0 CONSULTATION

6.1 Consultation with affected landowners will be undertaken in accordance with the City’s Local Planning Policy - Consultation of Planning Proposals.

6.2 Where applications for Residential Aged Care Facilities uses are listed as ‘A’ in the Zoning Table of LPS3 or where a variation is proposed to this Policy, applications are to be advertised in accordance with the requirements of the Local Planning Policy- Consultation of Planning Proposals.

6.07.0 ADDITIONAL DEVELOPMENT APPLICATION REQUIREMENTS

7.1 In addition to the general requirements for an application for Development Approval, a Traffic Impact Statement of Assessment is required in accordance with Clause 4.9.1 of this policy.

7.2 The following matters are to be addressed in the applicant’s supporting report:

- Hours of operation of the Residential Aged Care Facility;
- Hours of visitation and number of visitors permitted at any time;
- Staff numbers;
- Resident numbers;
- Parking management plan;
- Landscaping plan;
- Acoustic report;
- BAL Assessment and Bushfire Management Plan where a subject site is designated as within a Bushfire Prone Area; and
- Any supplementary or incidental uses, and supporting evidence that those uses are appurtenant to the predominant use of “Residential Aged Care”



7.08.0 OTHER CONSIDERATIONS – ENGINEERING AND TECHNICAL SERVICES, HEALTH AND BUILDING APPROVAL

8.1 The applicant is advised to consult the City's Building Services & Environmental Health Services to determine if a Building Permit, Food Business Registration or Aquatic facilities approval is required for a residential aged care facility.

8.09.0 VARIATIONS TO POLICY

9.1 Where a variation to this policy is sought, consideration shall be given to the objectives of the policy.

9.010.0 BUSHFIRE MANAGEMENT

10.1 Where a property is within a designated Bushfire Prone Area, applications for development approval will be required to comply with State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7), and any building requirements as required by the Building Code of Australia.

10.2 ~~Residential aged care RAC f~~Facilities are a vulnerable land use under SPP3.7 and may require a Bushfire Management Plan (BMP) submitted by a certified Level 2 or 3 Bushfire Management Consultant to the satisfaction of the City. Where a property is within a Bushfire Prone Area the application may require a referral to the Department of Fire and Emergency Services (DFES). The City will take into consideration comments from DFES in making their determination.

10.011.0 LEGISLATION

11.1 This ~~p~~Policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the ~~Planning and Development (Local Planning Schemes) Regulations 2015 LPS Regulations~~.

~~11.2~~ 11.2 The process for preparing a ~~Local Development Plan-LDP~~ is set out in ~~Schedule 2 Part 6 of the Planning and Development (Local Planning Schemes) regulations 2015 LPS Regulations~~.

11.3 This ~~p~~Policy should be read in conjunction with the following additional planning instruments, and its requirements apply unless otherwise specifically stipulated elsewhere in this ~~p~~Policy:

- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 3
- State Planning Policy 7.3 – Residential Design Codes
- State Planning Policy 3.7 – Planning in Bushfire Prone Areas
- Local Planning Policy - Parking
- Local Planning Policy - Consultation of Planning Proposals
- Local Planning Policy - Signs

11.012.0 DEFINITIONS



12.1 If a word or expression is defined in this policy its meaning is as follows Words or expressions in the following table, when used in this Policy, have the meanings assigned to them in the table:

Definition	Meaning
Residential Aged Care Facility	As per LPS 3, being, a residential facility providing personal and/or nursing care primarily to people who are frail and aged and which, as well as accommodation, includes appropriate staffing to meet the nursing and personal care needs of residents; meals and cleaning services; furnishings, furniture and equipment. May also include residential respite (short term) care but does not include a hospital or psychiatric facility.
Incidental Use	Incidental and ancillary amenities and land-uses associated with and supporting residential aged care facilities and retirement villages (for example medical consulting room, pharmacy, café and the like) that are accessible for residents only should be considered and determined under the above new land-use definitions ¹ .
Vulnerable Land Use	As per SPP 3.7 - Planning in Bushfire Prone Areas, being, a use where persons may be less able to respond in a bushfire emergency, including: Land uses and associated infrastructure that are designed to accommodate groups of people with reduced physical or mental ability such as the elderly, children (under 18 years of age), and the sick or injured in dedicated facilities such as aged or assisted care, nursing homes, education centres, family day care centres, child care centres, hospitals and rehabilitation centres.
Major Opening	A window or similar opening to residential or care rooms, operational rooms or amenities (including common areas, dining rooms and recreation areas) frequented by staff and/or residents of the development, that have a finished floor level raised 0.5 metres or more above NGL which overlooks any part of an adjoining residential property behind its street setback area, and has a sill level of less than 1.6m.
Plot Ratio	As per the definition in LPS3.

Footnote:

¹ Amenities and land uses associated with and supporting residential aged care facilities and retirement villages that are accessible to both residents and the general public should be considered as separate use classes and determined in accordance with the land use classification table under the local planning scheme.

12.2 A word or expression that is not defined in this Policy –

- Has the same meaning it has in Local Planning Scheme No. 3; or
- If it not defined in the Local Planning Scheme No. 3 it has the same meaning it has in the R-Codes.

Council Resolution Number	PD11.20
Adoption Date	OCM 28 April 2020
Date Reviewed/Modified	NA



LOCAL PLANNING POLICY – RESIDENTIAL AGED CARE FACILITIES

1.0 PURPOSE

- 1.1 The purpose of this Policy is to provide guidance and development requirements relevant to applications for Residential Aged Care Facilities (RAC Facilities) within the City of Nedlands

2.0 APPLICATION OF POLICY

- 2.1 This Policy applies to all applications for RAC Facilities in Residential and Mixed-Use zones. A RAC Facility is defined in Local Planning Scheme No 3 (LPS3) as:

“a residential facility providing personal and/or nursing care primarily to people who are frail and aged and which, as well as accommodation, includes appropriate staffing to meet the nursing and personal care needs of residents; meals and cleaning services; furnishings, furniture and equipment. May also include residential respite (short term) care but does not include a hospital or psychiatric facility.”

- 2.2 Where this Policy is inconsistent with a Local Development Plan, Local Planning Policy or Precinct Plan that applies to a specific site or area, the provisions of that specific Local Development Plan, Local Planning Policy or Precinct Plan shall prevail.

3.0 OBJECTIVES

- 3.1 To ensure the appearance and design of RAC Facilities are of a high quality and do not have an undue impact on the residential or mixed use amenity of the area by way of building bulk and scale, noise, traffic, or parking.
- 3.2 To ensure the building design and appearance of RAC Facilities responds to and enhances the distinctive elements of the existing streetscape character using sympathetic building materials and building styles.
- 3.3 To establish a clear framework for the assessment and determination of applications for RAC Facilities.

4.0 POLICY MEASURES

- 4.1 A RAC Facility is listed as an ‘A’ use within the Residential and Mixed-Use zones in LPS 3. An ‘A’ use is defined in LPS 3 as:



'a use which 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'.

An 'A' use will be advertised in accordance with the City's Local Planning Policy – Consultation of Planning Proposals and may be considered where the following requirements of this Policy are met.

4.2 Location Requirements

4.2.1 RAC Facilities are preferred to be located:

- on a lot which has no more than two boundaries to an adjacent residential lot; and
- within proximity to an area of public open space; and
- within proximity to relevant amenities including hospitals, medical centres, shopping precincts and high frequency bus routes.

4.3 Design Requirements

4.3.1 In accordance with clause 32.4(5) of LPS 3, where applied for in the Mixed-Use zone, RAC Facilities shall comply with relevant development standards of the R-AC density coding applicable to the subject site.

4.3.2 In relation to an application for a RAC Facility on land coded R10, R12.5, R15, R20, R30 and R35, subject to Western Australian Planning Commission (**WAPC**) approval, a Local Development Plan (**LDP**) may be required (as provided for in Part 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)*). The purpose of an LDP is to provide specific guidance for RAC Facilities to ensure the achievement of orderly and proper planning outcomes. The LDP must be consistent with the requirements of the following provisions of this Policy.

4.3.3 1) Where there is no approved Structure Plan, LDP, Precinct Plan and/or Activity Centre Plan, or specific local planning policy to the site, RAC Facility applications are to comply with the R-Codes where relevant except where varied by the following provisions of this clause:

2) In relation to land coded R10 to R35:

- a) A maximum building height of two storeys with a maximum external wall height of 8.5m and maximum overall height of 10m as measured from Natural Ground Level (**NGL**) apply. (A 'storey' is as defined in the R-Codes); and
- b) The following setbacks shall apply:
 - (i) 6m minimum street setback; and
 - (ii) 6m side and rear boundary setbacks.
- c) Maximum plot ratio of 1.0 applies.
- d) A minimum 50 percent of site area provided as open space is required.

4.3.4 In relation to land zoned Residential, with no R coding shown on the Scheme Map, RAC Facilities are to comply with the following provisions of this clause:



- 1) Where the requirement of an LDP is indicated in LPS 3, subject to the approval of the City and the WAPC pursuant to deemed clause 47(d), a LDP is to be prepared. The purpose of the LDP is to provide specific guidance for future development on the land affected by A9 and to ensure the achievement of orderly and proper planning outcomes.
- 2) Where there is no approved LDP, structure plan, and/or activity centre plan, the following development standards apply:
 - a) An R-Code of R12.5 applies in respect of residential land use and development (i.e. non RAC Facility applications).
 - b) The following provisions apply in respect of RAC Facility land use and development:
 - (i) A minimum 6m street setback applies; and
 - (ii) Minimum 6m side and rear boundary setbacks apply; and
 - (iii) A maximum building height of two storeys with an external wall height of 8.5m and maximum overall height of 10m applies, as measured from NGL. (A 'storey' is as defined in accordance with the R Codes); and
 - (iv) A maximum plot ratio of 1.0 applies.

4.4 Streetscape Character

- 4.4.1 The design and siting of RAC Facilities shall have regard to the existing neighbourhood character and amenity and be designed to reflect a residential building from the street(s), particularly regarding the elements in the following clause 4.5:

4.5 Building and roof form

- 4.5.1 Building height and setback, with height situated on the site to minimise amenity impacts to neighbouring properties and the streetscape; and
- 4.5.2 Design detail, including façade articulation, verandas, window and door style and placement, are intended to be sympathetic to the amenity of the locality; and
- 4.5.3 Building materials, colours and finishes should not detrimentally affect the development's interface with the public domain.

4.6 Visual Privacy

- 4.6.1 Where located adjacent to residential properties, RAC Facilities are to be designed so that windows to habitable rooms are as defined by the National Construction Code - Building Code of Australia.



Outdoor active habitable space (balconies, decks, verandas and the like) which have a finished floor level more than 0.5 metres above NGL and overlook any part of any other residential property behind its street setback line, are to:

- (a) be setback in accordance with the cone of vision, from the lot boundary, of the residential density code; or
- (b) be set back in direct line of sight within the cone of vision from the lot boundary at a minimum distance of 6m for habitable room windows and 7.5m for unenclosed outdoor active habitable space (where the site is not subject to a residential density code); or
- (c) where the visual privacy setback cannot be achieved, permanent screening or obscured glazing to a minimum height of 1.6m above finished floor level should be provided to restrict views within the cone of vision from any habitable room window or unenclosed outdoor active habitable space.

4.7 Landscaping

- 4.7.1 A high quality of landscaping shall be provided to soften the appearance of the development, screen car parking areas and provide an attractive aspect that is compatible with the streetscape and amenity of surrounding residential properties.
- 4.7.2 A minimum of twenty-five per cent (25%) of the site area is to be landscaped, and a minimum of fifty per cent (50%) of the front setback area is to be soft landscaping.
- 4.7.3 The development is to be designed to maximise the retention of existing mature trees on the site as well as existing Council verge trees.
- 4.7.4 Where a vehicle access way or car parking area is located adjacent to any residential property and is unable to be located elsewhere, it shall be setback behind a planted perimeter strip of at least 1.0 metre in width between the car park/vehicular access way and any adjoining residential property.
- 4.7.5 Where an open-air car parking facility or area is provided at ground level a landscaping plan shall be provided demonstrating appropriate planting of 1 mature tree for every 6-car parking bays; and.
- 4.7.6 Mature trees and landscaping are encouraged on site to provide buffering between the facility and any adjacent residential properties.

4.8 Location of Building Services and Bin Storage Area

- 4.8.1 Delivery, loading and building service areas are to be located so that they are not visible from the street or adjoining residential properties.



4.8.2 Bin storage areas are to be appropriately screened and located so that they do not negatively impact the amenity of surrounding residential properties by way of visual nuisance, odours or other impacts.

4.8.3 A waste management plan, detailing the management and removal of waste from the site, is required to be submitted as part of a development application in accordance with the City's Local Planning Policy Waste Management and Guidelines.

4.9 Traffic Impact

4.9.1 A Transport Impact Statement (TIS) or Transport Impact Assessment (TIA) prepared by a suitably qualified independent traffic consultant is required to be submitted as part of a development application, which assesses the likely traffic impact associated with the proposed RAC Facility development in accordance with WAPC Guidelines.

4.10 Pedestrian Access

4.10.1 Pedestrian entrances into buildings shall be clearly identified to provide a well-designed and welcoming public domain interface for all users.

4.10.2 Levels shall allow dignified and equitable accessibility and unobstructed activity to flow between the development and the public domain at ground floor.

4.10.3 Pedestrian pathways on the site shall be clearly identifiable, linked with public pedestrian pathways and clearly separated from vehicle access roads, to provide a functional and safe passage to the development.

4.11 Location of Vehicular Access and Car Parking

4.11.1 Vehicle parking shall be contained on-site to avoid street and verge parking associated with the use.

4.11.2 Vehicle parking areas and structures shall be provided at basement level and/or integrated into the design of the building and screened from view of the neighbouring residential properties. The design and location of vehicle parking should minimise negative visual and environmental impacts on amenity and the streetscape.

4.11.3 Visitor parking in the front setback of the lot may be considered by the City, where satisfactory landscaping is provided.

4.11.4 Visitor car parking areas located within the front setback area shall be setback from the front property boundary behind a soft landscaping strip a minimum of 1.0 metre in width.

4.11.5 Staff parking bays shall be located on site



4.11.7 Parking ratios shall be in accordance with the City's Local Planning Policy Parking.

4.12 Signage

4.12.1 All signage associated with a RAC Facility shall be in accordance with the requirements of the City's Local Planning Policy - Signs and shall be provided as part of the development application. Where final specifications are unknown, a Signage Details Form identifying the location, size and type of external signage to be installed on the building/site is to be submitted to Council as part of the development application.

5.0 PRIMARY CONTROLS TABLE

5.1 The below table outlines the primary controls required for Residential Aged Care Facilities on sites with a density code of R40 to R160.

	R40	R50	R60	R80	R100	R160
Building height (storeys)	2	3	3	4	4	5
Boundary wall height (storeys) ^{1, 2}	1 ³	1 ³	1 ³	2 ³	2 ³	2 ³
Minimum primary and secondary street setback	4m ⁴	2m	2m	2m	2m	2m
Minimum side setback	2m	3m	3m	3m	3m	3m
Minimum rear setback	3m	3m	3m	3m	6m	6m
Minimum average side/rear setback where building length exceeds 16m	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m
Plot Ratio ⁵	1.0	1.0	1.0	1.0	1.3	2.0
Open Space ⁶	50%	40%	40%	30%	25%	25%



Notes	<p>¹ Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions.</p> <p>² Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code.</p> <p>³ Boundary wall only permitted on one boundary, and shall not exceed 2/3 length</p> <p>⁴ Minimum secondary street setback 1.5m.</p> <p>⁵ Refer to definitions for calculation of plot ratio.</p> <p>⁶ Open space percentage is the percentage of site area to be retained as open space.</p>
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6.0 CONSULTATION

- 6.1 Consultation with affected landowners will be undertaken in accordance with the City’s Local Planning Policy - Consultation of Planning Proposals.

- 6.2 Where applications for Residential Aged Care Facilities uses are listed as ‘A’ in the Zoning Table of LPS3 or where a variation is proposed to this Policy, applications are to be advertised in accordance with the requirements of the Local Planning Policy- Consultation of Planning Proposals.

7.0 ADDITIONAL DEVELOPMENT APPLICATION REQUIREMENTS

- 7.1 In addition to the general requirements for an application for Development Approval, a Traffic Impact Statement of Assessment is required in accordance with Clause 4.9.1 of this policy.

- 7.2 The following matters are to be addressed in the applicant’s supporting report:
 - Hours of operation of the Residential Aged Care Facility;
 - Hours of visitation and number of visitors permitted at any time;
 - Staff numbers;
 - Resident numbers;
 - Parking management plan;
 - Landscaping plan;
 - Acoustic report;
 - BAL Assessment and Bushfire Management Plan where a subject site is designated as within a Bushfire Prone Area; and
 - Any supplementary or incidental uses, and supporting evidence that those uses are appurtenant to the predominant use of “Residential Aged Care”

8.0 OTHER CONSIDERATIONS – ENGINEERING AND TECHNICAL SERVICES, HEALTH AND BUILDING APPROVAL

- 8.1 The applicant is advised to consult the City’s Building Services & Environmental Health Services to determine if a Building Permit, Food Business Registration or Aquatic facilities approval is required for a residential aged care facility.



9.0 VARIATIONS TO POLICY

9.1 Where a variation to this policy is sought, consideration shall be given to the objectives of the policy.

10.0 BUSHFIRE MANAGEMENT

10.1 Where a property is within a designated Bushfire Prone Area, applications for development approval will be required to comply with State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7), and any building requirements as required by the Building Code of Australia.

10.2 RAC Facilities are a vulnerable land use under SPP3.7 and may require a Bushfire Management Plan (BMP) submitted by a certified Level 2 or 3 Bushfire Management Consultant to the satisfaction of the City. Where a property is within a Bushfire Prone Area the application may require a referral to the Department of Fire and Emergency Services (DFES). The City will take into consideration comments from DFES in making their determination.

11.0 LEGISLATION

11.1 This Policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the LPS Regulations.

11.2 The process for preparing a LDP is set out in Schedule 2 Part 6 of the LPS Regulations.

11.3 This Policy should be read in conjunction with the following additional planning instruments, and its requirements apply unless otherwise specifically stipulated elsewhere in this Policy:

- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 3
- State Planning Policy 7.3 – Residential Design Codes
- State Planning Policy 3.7 – Planning in Bushfire Prone Areas
- Local Planning Policy - Parking
- Local Planning Policy - Consultation of Planning Proposals
- Local Planning Policy - Signs

12.0 DEFINITIONS

12.1 Words or expressions in the following table, when used in this Policy, have the meanings assigned to them in the table:



Definition	Meaning
Residential Aged Care Facility	As per LPS 3, being, a residential facility providing personal and/or nursing care primarily to people who are frail and aged and which, as well as accommodation, includes appropriate staffing to meet the nursing and personal care needs of residents; meals and cleaning services; furnishings, furniture and equipment. May also include residential respite (short term) care but does not include a hospital or psychiatric facility.
Incidental Use	Incidental and ancillary amenities and land-uses associated with and supporting residential aged care facilities and retirement villages (for example medical consulting room, pharmacy, café and the like) that are accessible for residents only should be considered and determined under the above new land-use definitions ¹ .
Vulnerable Land Use	As per SPP 3.7 - Planning in Bushfire Prone Areas, being, a use where persons may be less able to respond in a bushfire emergency, including: Land uses and associated infrastructure that are designed to accommodate groups of people with reduced physical or mental ability such as the elderly, children (under 18 years of age), and the sick or injured in dedicated facilities such as aged or assisted care, nursing homes, education centres, family day care centres, child care centres, hospitals and rehabilitation centres.
Major Opening	A window or similar opening to residential or care rooms, operational rooms or amenities (including common areas, dining rooms and recreation areas) frequented by staff and/or residents of the development, that have a finished floor level raised 0.5 metres or more above NGL which overlooks any part of an adjoining residential property behind its street setback area, and has a sill level of less than 1.6m.
Plot Ratio	As per the definition in LPS3.

Footnote:

¹ Amenities and land uses associated with and supporting residential aged care facilities and retirement villages that are accessible to both residents and the general public should be considered as separate use classes and determined in accordance with the land use classification table under the local planning scheme.

12.2 A word or expression that is not defined in this Policy –

- Has the same meaning it has in Local Planning Scheme No. 3; or
- If it not defined in the Local Planning Scheme No. 3 it has the same meaning it has in the R-Codes.

Council Resolution Number	
Adoption Date	
Date Reviewed/Modified	

7. Underground Power – Hollywood East, Nedlands North and Nedlands West

Council	4 August 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Director	Jim Duff – Director Technical Services
Attachments	1. Western Power Works Planning Report – Hollywood East 2. Western Power Works Planning Report – Nedlands North 3. Western Power Works Planning Report – Nedlands West
Confidential Attachments	Nil.

Councillor Mangano – Impartiality Interest

Councillor Mangano disclosed an impartiality interest, his interest being that he contracts to Western Power, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Councillor Mangano declared that he would consider this matter on its merits and vote accordingly.

Councillor Coghlan left the meeting at 6.29 pm.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Wetherall

Seconded – Councillor Poliwka

That the Amended Recommendation to Council be adopted.

(Printed below for ease of reference)

Councillor Coghlan returned to the meeting at 6.30 pm.

**CARRIED 10/2
(Against: Crs. Bennett & Mangano)**

Council Resolution / Amended Recommendation to Council

Council:

- 1. approves an increase in the operations budget from \$180,000 to \$983,260 to fund the detailed design, project planning and contract documentation with a hold point prior to contract advertising for underground power in Nedlands East (Hollywood East), Nedlands North (Floreat) and Nedlands West (Mt Claremont);**
- 2. approves the CEO to authorise Western Power to proceed with the detailed design, project planning and contract documentation for the Nedlands East (Hollywood East), Nedlands North (Floreat) and Nedlands West (Mt Claremont) underground power projects, with the additional funds required to come from the operational surplus, to be reviewed at the mid-year review, with the balance from the Underground Power Reserve Fund if required; and**
- 3. notes this is a work in progress and a further report will be presented to Council in April 2021 following completion of the design phase activities.**

Recommendation to Council

Council:

1. approves an increase in the operations budget from \$180,000 to \$983,260 to fund the detailed design, project planning and contract documentation with a hold point prior to contract advertising for underground power in Nedlands East (Hollywood East), Nedlands North (Floreat) and Nedlands West (Mt Claremont);
2. approves the CEO to authorise Western Power to proceed with the detailed design, project planning and contract documentation for the Nedlands East (Hollywood East), Nedlands North (Floreat) and Nedlands West (Mt Claremont) underground power projects, with the additional funds required to come from the operational surplus, to be reviewed at the mid-year review, with the balance from the Underground Power Reserve Fund if required; and
3. notes this is a work in progress and a further report will be presented to Council in April 2021 following completion of the design phase activities.

Executive Summary

The 2020/21 operating budget includes a provisional estimate of \$180,000 for detailed design, project planning, contract documentation and project implementation of underground power in Nedlands East (Hollywood East), Nedlands North (Floreat) and Nedlands West (Mt Claremont). The Western Power quotation of \$983,260 for the works was received with insufficient time for its inclusion in the 2020/21 budget. An increase in the operating budget of \$803,260 is requested.

Discussion/Overview

Project Justification

Approximately 78% of the City has underground power installed to their properties, with approximately 1,700 properties remaining without underground power in Hollywood East, Nedlands North and Nedlands West, Mt Claremont.

Underground power provides the following benefits:

- Improves the standard of electricity supply by addressing reliability and network performance issues.
- Cost savings through reduced maintenance and distribution losses.
- Reduced vehicle collisions with power poles.
- Reduced accidents due to live wire contact.
- Reduced visual impact of the overhead infrastructure on the community.
- Improved street tree canopy as trees can grow unimpeded by overhead powerlines.
- Improved and more sustainable street lighting.

Expenditure to Date

Expenditure to date is \$54,000 in 2019/20 for Western Power to complete the first phase of the projects, producing Work Planning Reports for each project (see Attachments 1, 2 and 3). This expenditure was allowed for in the 2019/20 operating budget.

Cost Estimate and Schedule

The City received Works Planning Reports from Western Power on 16 June 2020 for the following proposed underground power projects:

- Hollywood East – 800 Lots
- Nedlands North (Floreat) – 233 Lots
- Nedlands West (Mount Claremont) – 620 Lots

The Works Planning Reports provide a project schedule and +/-30% cost estimate. The project schedule is shown in Table 1 and the cost estimates in Table 2.

Description	Date
LGA Approval to proceed with +/-10% project planning	Mid Sept 2020
Business Case Approval	June 2021
Agreement Approval	July 2021
Project Start	July 2021
In Service	August 2022

Table 1 – Project Schedule

Note: Schedule assumes all three projects are undertaken concurrently.

Location	Total Cost	Western Power Contribution (Net Benefits)	Nedlands Contribution (City & residents combined)
Hollywood East	\$10.456m	\$3.210m	\$7.246m
Nedlands North	\$4.829m	\$1.430m	\$3.399m
Nedlands West	\$8.831m	\$2.449m	\$6.382m
Total	\$24.116m	\$7.089m	\$17.027m

Table 2 – Cost Estimates (+/-30%)

The Western Power contribution (net benefit) is current as of May 2020, however, is subject to change with the ageing of assets, and will be recalculated during the scoping and planning phase.

Western Power has reviewed their Asset Management System and confirmed that no planned works are to proceed within the next 12 months. They also advised they will be undertaking weekly risk-based reviews of the assets within the project areas to determine if intervention treatment is required. Western Power notes that any intervention works needing to be undertaken over this period, will be of minimal impact on Western Power's net benefit and corresponding contribution to the project (with the exception of extreme weather events where emergency maintenance and renewal is undertaken). The Net Benefits will be locked in from the date of execution of the Relocation Works Contract (at commencement of the Construction Works) – estimated to be in 12 months.

Western Power have confirmed their preference is to undertake the works in the order below. With potential economy of scale cost savings overall of up to 3.5% should the projects be amalgamated. Amalgamation also offers the potential to reduce the project duration by completing the design tender (3 months) and construction tender (3 months) together.

1. Hollywood East
2. Nedlands North
3. Nedlands West

Western Power Proposal

The Western Power proposal contains multiple deliverable components including the Detailed Design, Extensive Project Planning, Contract Documentation and Project Implementation all contained within the fee proposal inclusive of GST and Capital Contribution Recovery Tax (CCTR). The costs are shown below in Table 3.

Location	Cost
Hollywood East	\$414,580
Nedlands North	\$205,026
Nedlands West	\$363,654
Total	\$983,260

Table 3 – Western Power Design Proposal

The scope of work comprises the following:

- RFQ for engineering and design.
- Detailed design.
- Community consultation.
- Construction ready RFT (to inform the +/-10% estimate).

Key Relevant Previous Council Decisions:

Nil.

Consultation

The community was notified through Your Voice in January 2020 that the City is progressing with the detailed designs for the three remaining areas (Hollywood East, Nedlands North and Nedlands West, Mt Claremont) for the installation of underground power. Western Power have been engaged to complete the detailed designs and cost estimates which is due by mid-2020. Once the designs are received, a report will be presented to Council.

Western Power will undertake community consultation on behalf of the City as part of the scoping and planning phase. The City will assist Western Power with community engagement as required.

Strategic Implications

How well does it fit with our strategic direction?

Underground power is identified in the Strategic Community Plan 2018-2028 as a priority. This Strategic Community Plan and associated Long Term Financial Plan seeks to deliver underground power to all properties in the district.

Who benefits?

Approximately 78% of the City has underground power installed to their properties, with approximately 1,700 properties remaining without underground power in Hollywood East, Nedlands North and Nedlands West, Mt Claremont. Completion of the program will ensure an equitable distribution of benefits.

Does it involve a tolerable risk?

Yes, the risk is tolerable. The overall risks will be mitigated through the development of a comprehensive design and extensive project planning, coupled with industry best practice cost estimation based on relevant project delivery experience. Western Power has completed a number of these types of projects since the West Hollywood project. This has resulted in improved project delivery outcomes, along with more accurate cost management and contract compliance.

Administration was asked to explore the feasibility of the City outsourcing the design component to reduce costs. Western Power has confirmed there are no regulatory requirements to use their design services, and in fact Western Power may outsource elements of the work to deliver overall cost savings. Administration does not recommend being involved in the outsourcing of the design and project planning elements as it exposes the City to significant potential design and contractual liabilities that would otherwise be borne by Western Power, who hold the expertise to manage these risks.

Furthermore, the City would need to employ an Electrical Engineer to assist with overseeing every phase of the project, and to act as an Interface Manager with Western Power internal design and engineering resources. Based on the potential risk, any perceived benefit would be far outweighed by the associated liabilities.

Do we have the information we need?

Yes.

Budget/Financial Implications

The 2020/21 operations budget includes a provisional estimate of \$180,000 for underground power in Hollywood East, Nedlands North and Nedlands West, Mt Claremont. The Western Power's project proposal was received with insufficient time for inclusion in the 2020/21 budget. The Administration provisional estimate of \$180,000 was based on the West Hollywood design cost of \$119,404 for 600 lots. Western Power have advised that the upfront design cost per allotment for the West Hollywood project was lower, as scoping and planning costs were recovered later in the project and unit rates have increased since November 2016.

An increase in the operating budget of \$803,260 is required for the design of underground power in Hollywood East, Nedlands North and Nedlands West. The additional cost is proposed to come from the Underground Power Reserve Fund.

Can we afford it?

The installation of underground power to remaining properties within the City has been provisionally allowed for in the Long-Term Financial Plan (LTFP). The LTFP is currently being reviewed and will be updated accordingly to align with the Chief Executives key result requiring completion by 2026.

Underground power is a Western Power asset with a funding contribution for design and construction from the City of Nedlands and benefiting residents. Maintenance costs will be borne by Western Power over the lifecycle of the asset.

The +/-30% cost estimate to deliver all three projects is \$17.027m. Allowing for 50% contribution from benefiting residents the current LTFP funding required is \$8.5m. The City will need to be in a financial position to bankroll the \$17.05m on agreement to proceed with construction, with Western Power.

How does the option impact upon rates?

The installation of underground power may result in rate increases if revenue in addition to current LTFP strategies is not identified.

Works Planning Report

Projects: N0513466 City of Nedlands –
Dx Undergrounding – Hollywood East

Initiation Assessment: 5 June 2020

Document Release Information

Customer name	City of Nedlands
Project name	N0513466 Dx Undergrounding Hollywood East
Document number	EDM#50537204
Document title	Works Planning Report
Revision status	Initiation Assessment Phase
Revision Date	29 July 2020

Document prepared by: Ken Lee

Western Power
ABN 18540492861

Approvals and Endorsements

Action	Name	Title	Signature	Date
Prepared by	Ken Lee	Senior Customer Project Development Engineer		5 June 2020
Reviewed by	Belinda Clarke	Relocation Consultant		8 June 2020
Endorsed by	Scott Ferguson	Access Solutions Manager		8 June 2020
Approved by	Tony Law	Customer Project Development Team Leader		8 June 2020

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This report presents an initiation assessment of network relocation options associated with the City of Nedlands' distribution undergrounding at City of Nedlands ("**Customer's Project**").

All options presented, including any corresponding assumptions, inclusions, or exclusions, are subject to change, and Western Power further reserves the right to withdraw or add options in its absolute discretion. Western Power consents to this document (EDM reference: **50537204**) being released by the City of Nedlands to its contractor(s) (and their respective personnel) who are under a duty of confidence for the purpose of obtaining a preliminary understanding of Western Power network relocation options associated with the City of Nedlands' Project.

The City of Nedlands accepts full responsibility for any unauthorised disclosure of this report by its contractors.

Report Objectives

The objective of this report is to:

- specify the customer's requirements
- identify network issues that need to be addressed to meet the customers' requirements
- identify options to meet the customer's requirements
- provide a cost estimate

The works planning report has been developed to address applications for relocations, private parallel generator connections <10MW and major capital distribution load connections.

Acronyms

Customer	City of Nedlands
FIS	Forecast In Service date
HV	High Voltage
KPI	Key Performance Indicator
LV	Low Voltage
LGA	Local Government Authorities
RUP	Retrospective Undergrounding Project
SOW	Scope of Work
SUPP	State Underground Power Program
UPP	Underground Power Projects
WP	Western Power

Customer Requirements

Summary of Customer Requirements

Table 1: Summary of Customer Requirements

Customer Name:	City of Nedlands	
Project Name:	N0513466 City of Nedlands – Dx Undergrounding – Hollywood East	
Dynamic 365 Ref.:	CS000039	
Project Number (DQM):	Project # (Ellipse)	N0513466
Application Number:	AMHJ6B	
Application (DM#):	EDM#49968060	
Customer requirement:	To provide City of Nedlands with underground power to approximately 800 allotments in the suburb of Nedlands (Hollywood East). This would be achieved by removing the overhead poles with the new underground network to align with the City of Nedlands’ future development potential arising from LPS3 within this application area.	
Supply Requirement:	(N/A)	
Load:	(N/A)	
Existing CMD:	(N/A)	
Proposed Additional CMD:	(N/A)	
Total CMD:	(N/A)	
Site / Location (PID):	Hollywood East boundary bordered bordered by Aberdare Road, Stirling Highway & Smyth Road	
Existing NMI:	(N/A)	
Required in-service date:	TBC by Customer	
Special Requirements: (e.g. service level/reliability)	Not specified	

1.1 Customer Location

The City of Nedlands (CoN), has requested a desktop assessment of the work required to underground Western Power’s aerial assets in three areas, with the project areas being designated as (Figure 1):

1. Nedlands West
2. Nedlands North and
3. Hollywood East

This revised report provided an updated finding for the work required to underground the “Hollywood East” area only, along Nedlands bounded between by Aberdare Road, Stirling Highway & Smyth Road. The Western Power distribution assets affected by the work include (Figure 2):

1. Overhead HV (22 kV) aerials
2. Overhead LV (415V) aerials

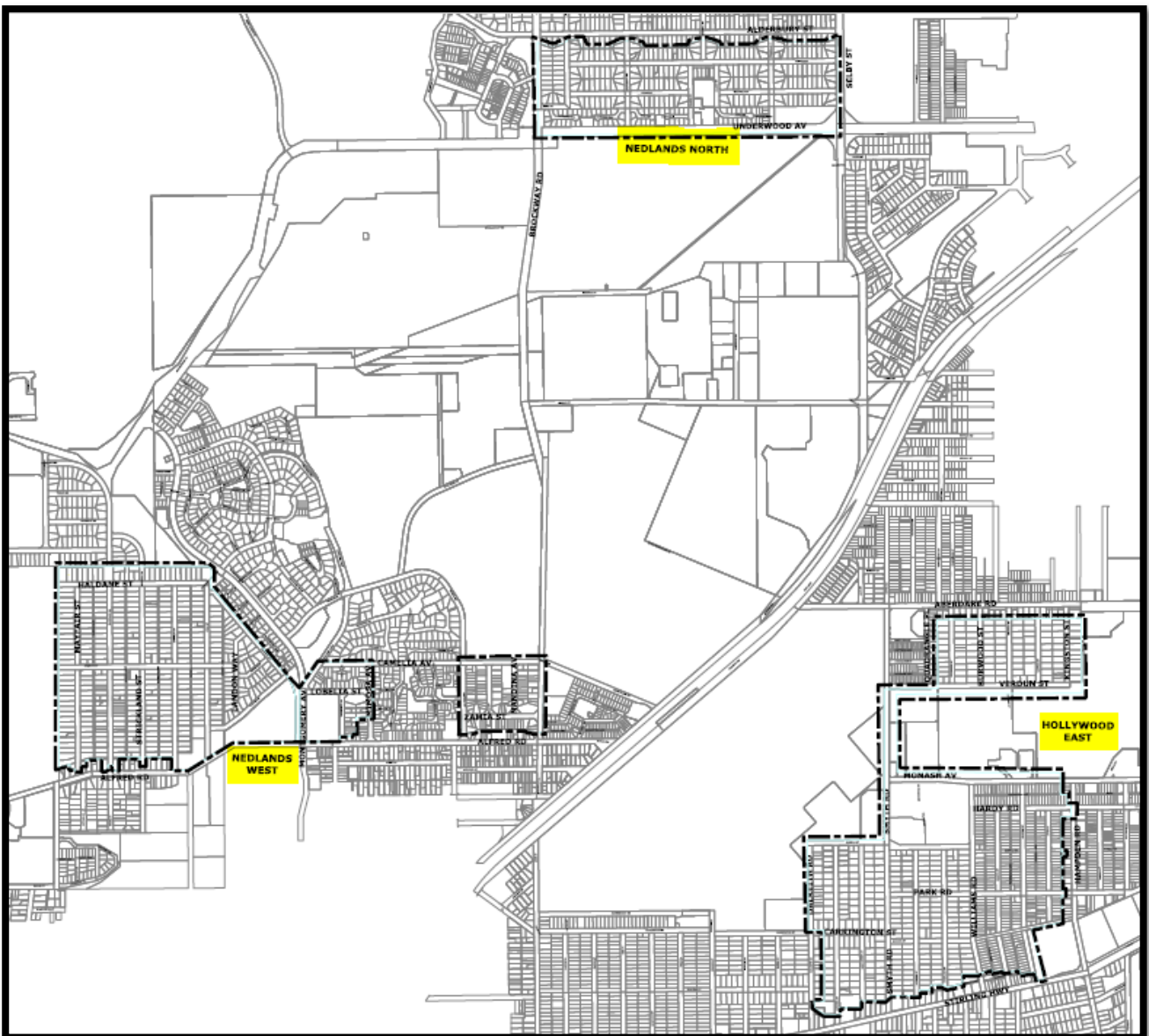


Figure 1: Overview of City of Nedlands’ three project areas

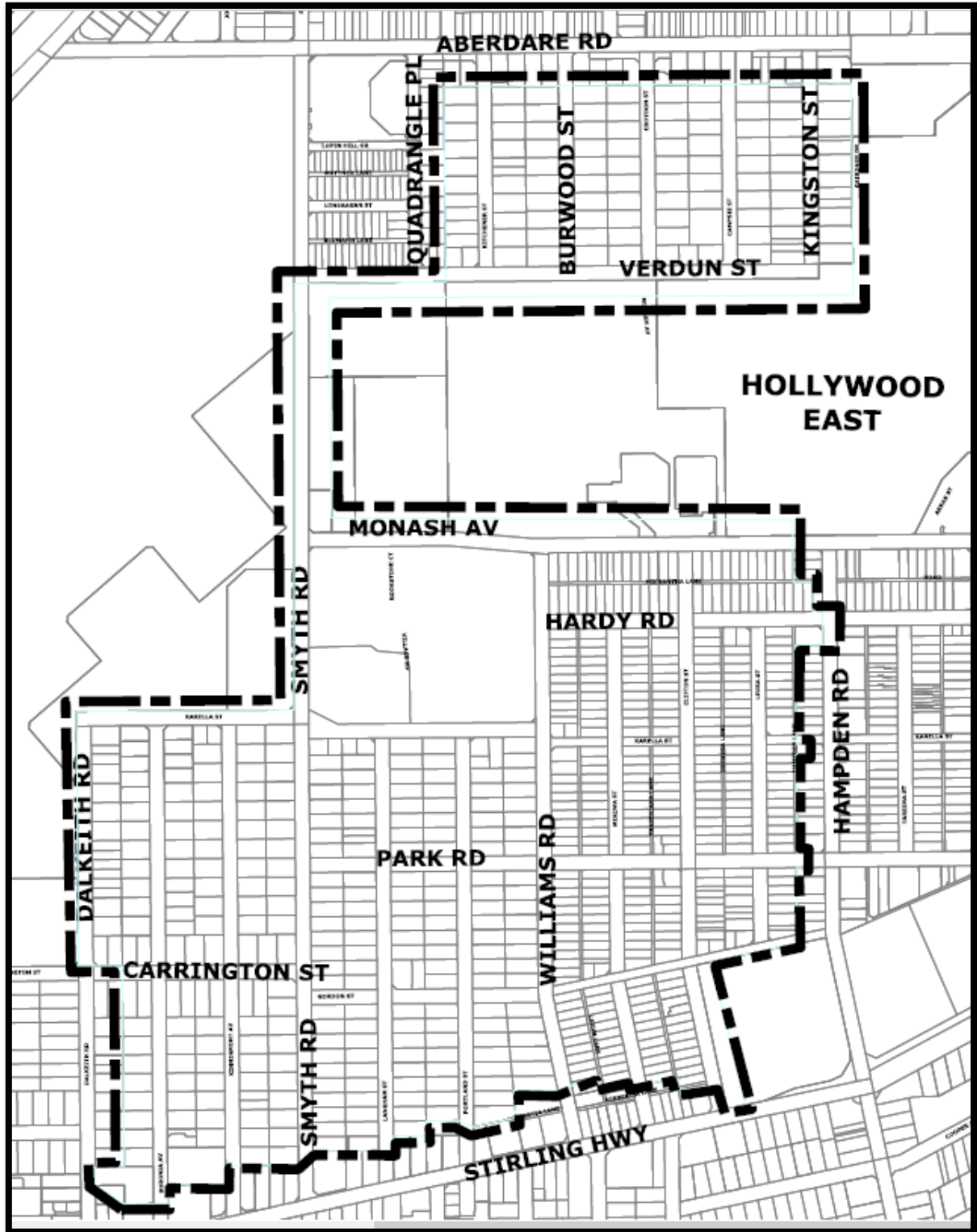


Figure 2: Overview and customer location (Hollywood East)

2 Preliminary Assessment

2.1 Background

Following the successful completion of the previous distribution undergrounding project (N0446292 - Hollywood West area), the CoN applied to Western Power in August 2019 for an Enquiry Assessment for indicative costs to underground three further areas adjacent to the Hollywood West area. These three areas are named Nedlands West, Nedlands North and Hollywood East. This revised report provided an updated finding for the Hollywood East area only, and include revised Boundary area, estimates, customer contribution and project timing.

2.2 Project Summary

The Nedlands West project area will be underground as per the CoN's requirements. The key objectives of this project are to:

- Contribute to the CoN's objective of providing increased underground power services in the Perth metropolitan area, including aligning with the successful Hollywood West project via a customer driven and substantially funded approach
- Improve the standard of electricity supply to consumers by addressing reliability and network Performance issues in Hollywood East.
- Improve power quality and public safety, and
- Achieve cost savings through reduced maintenance and distribution losses

Two options were considered to address the above purpose and identified key objectives. A detailed business case will be completed to determine the total Net Benefits to Western Power.

Before construction can begin, an Agreement will be entered into between Western Power and the CoN.

3 Project Details

3.1 Project Details

The scope of work is to remove of all the existing poles and overhead conductors and the installation of a new replacement underground network (including communication/pilot cable if applicable) within the project boundary shown in Figure 1.

The key objectives of this project are to:

- Satisfy the CoN’s preference to proceed with this project following the successful Hollywood West project, which will contribute to the CoN’s objective of providing increased underground power services in the Perth metropolitan area at the earliest possible opportunity
- Improve power quality and public safety; and achieve cost savings through reduced maintenance and distribution losses

The key dates for this project are listed in Table 2 below. These dates are aimed at aligning the Nedlands West project to closely align to all other UPP projects to maximise efficiencies and potential savings

Table 2: Key Dates¹

Description	Date
Planning	Commence mid September 2020
Design	Completion mid Feb 2021
Construction	Commence July 2021 (14 month timeframe)
In Service Date	August 2022

3.2 Schedule

The planned schedule dates are defined at initiation phase and are listed in Table 3 below.

Table 3: Milestone Dates

Description	Date
LGA Scoping and Planning Approval Date	Mid September 2020
Business Case Approval Date (prior to construction)	June 2021
RWC Agreement Approval Date	July 2021
Construction Start Date	July 2021
In Service Date	August 2022

3.3 Scope Inclusion

The following overall project deliverables are included in Western Power's E30 (+/- 30% accuracy) scope:

The scope of work included in the project is defined as undergrounding the distribution network (including communication/pilot cable) within the project boundary (not including transmission) including:

- Design services contract establishment and detailed design delivery including Western Power internal engineering and community consultation requirements.
- Engineering assessments (e.g., Hydrology & Flood, Noise, Poles and Wires) and their mitigations if required.
- Obtaining approvals – site for WP assets, route, easements, environmental or heritage, local government, landowners, etc
- Construction contract establishment and acquisition of all equipment, materials and services.
- Project management, contract management and site supervision.
- Stakeholder communications planning and implementation including resolution of operational issues of concern to property owners and occupiers.
- Identification of non-compliance in the existing electrical installation of properties and notification to owners for their remedial action.
- Installation, connection, commissioning and energisation of all cables, plant and equipment and associated works that constitute the new distribution system; including street lighting systems compliant to AS/ANZ 1158 and conversion to underground of all existing overhead service connections from each property boundary to the property building.
- All permanent reinstatement works to roadways, road verges, footpaths, driveways and gardens, directly affected by the project works.
- Removal of the redundant overhead distribution system and street lighting.
- Practical completion validation of the Project including issue of practical completion certificate.
- Asset handover of the new system including updates to SPIDAView.
- Relocation of Transmission Network Communications Pilot cables from overhead to underground where required

The final scope of work will be developed and finalised throughout the detailed design phase.

3.4 Scope Exclusions

The following overall project deliverables are excluded from Western Power's E30 scope:

- Undergrounding of the existing Transmission network
- Post installation assessment on Street lighting design against Standards (e.g., AS/ANZ 1158) has not been considered.
- Allowance for potential adverse latent conditions
- Road safety audit
- Clearing of vegetation
- Costs associated with the preparation and registration of easements (if required)
- Modification of existing site conditions to bring to current standards
- Significant unforeseen environmental issues
- Major structure replacement identified during execution
- Dewatering costs

- Design constraints affecting existing premises

3.5 Options Analysis

To address the key objectives of this project, two options were considered. These are:

1. Proceed with Hollywood East project at earliest opportunity following detail project development
2. Do Nothing

3.5.1 Option 1 – Proceed with Project according to Hollywood East’s timeline

This option provides for the installation of underground power across the Hollywood East area starting May 2021 at a total Agreement value of \$10.456 million (accuracy of +/-30%).² This has been revised from the previous estimate³ provided at Enquiry phase in January 2020 after further consideration of the Net Benefit Model assessment conducted in May 2020.

The expected Western Power contribution is currently estimated to be \$3.21 million and has been included in the total Agreement value. The estimated customer contribution is the total project cost less Western Power’s contribution as listed in Section 3.6.

Proceeding with Hollywood East at the earliest opportunity will meet the project requirements. The benefits of proceeding with the Hollywood East project at the earliest opportunity meet all of the project requirements therefore this option is recommended.

3.5.2 Option 2 – Do not proceed with Project

This option does not provide underground power across Hollywood East area. Western Power continues to maintain the existing overhead network.

A “Do not proceed” option fails to realise any of the potential benefits of the project and would not be addressing the CoN’ requirement, and the reliability, power quality and network capacity issues identified in Hollywood East. Western Power is also likely to face adverse reaction from the Local Government.

3.5.3 Summary of Options Analysis

An overview of the complete assessment is present in Table 4:

Table 4: Assessment of Options

#	Option Title	Total Agreement Value	Mitigates Risk	Meet Key Objectives	Technically Feasible	Deliverable
1	Proceed with Project and align with Hollywood East timeline	\$10.456 million				
2	Do not proceed with the Project	N/A				

² EDM#52644276 – ERN3354 Estimate for Hollywood East E30

³ EDM#50396928 – ERN3178 Estimate for Hollywood East E50

3.6 Estimate of Cost and Customer Contribution

The Estimated Customer Contribution ($\pm 30\%$) for the work is \$7.246 million (including CCTR, and design fees).

Title	Estimate (million)
E30 Estimate for works	\$9.508
Capital Contribution Tax (11.63%) on CapEx	\$0.948
TOTAL Cost	\$10.456
Net Benefits (calculated as of May 2020)	\$3.210
Total Customer Contribution (as of May 2020)	\$7.246

3.7 Delivery Strategy

This project will be delivered through the Western Power’s specialised UPP Team, in parallel with the SUPP. The team will generally outsource a portion of the Design Services and the majority of the Construction activities however may utilise internal resources if deemed efficient to do so.

3.8 Risk analysis

Table 5: Risk Analysis

Criteria	Assessment	Reason
Safe		
Public Safety	Provides a major benefit	The current Public Safety risk transitions from High to Low, as detailed in the risk assessment table
Workforce Safety	Provides a moderate benefit	The current Workforce Safety risk transitions from Medium to Low, as detailed in the risk assessment table
Environment	Provides a moderate benefit	The current Environment risk transitions from Medium to Low, as detailed in the risk assessment table
Reliable		
Customer Reliability	Provides a moderate benefit	The current Customer Reliability risk transitions from Medium to Low, as detailed in the risk assessment table
Reputation	Provides a moderate benefit	The current Reputation risk transitions from Medium to Low, as detailed in the risk assessment table
Compliance	Provides a moderate benefit	The current Compliance risk transitions from Medium to Low, as detailed in the risk assessment table
Affordable		
Financial Impact	Provides a moderate benefit	The current Financial Impact risk transitions from Medium to Low, as detailed in the risk assessment table

The following guidance documents / tools are available:

- EDM# 42558035 (Network Risk Assessment)

- EDM# 6242026 (Risk Assessment Criteria)
- EDM# 10435926 (Business Case Risk Guidance & Checklist)
- EDM# 12692503 (Network Risk Management Tool)
- EDM# 41274202 (Network Risk Assessment Guidelines)

3.9 Assumptions

The following key assumptions were utilised in the production of this report:

- Net Benefit Values are current as of May 2020 and may be subjected to change with the aging of the assets, and will need to be recalculated for the next phase of the project
- The schedule in 3.2 has considered all three projects (Hollywood East, Nedlands North and Nedlands West) will be executed together after the completion of the Scoping and Planning (Design Phase) to enable the efficiency of time and resource. The schedule may be subjected to change if the construction of the three projects are to be staged
- Relocation Works Contract successfully executed
- Ongoing community support throughout project duration
- External market has the capacity to meet project schedule
- Material is available from WP Logistics and cost escalation remains within allowance
- Residential development within area remains low
- Overhead aerial replacement with underground assets are assumed to be “like for like”
- The ground type is “soil/clay”
- 0-500mm and 2.4-3m alignments are available for HV/LV cable and streetlight installations respectively.
- Practical locations are available for new Primary Equipment within close proximity to the HV aerial T-offs proposed to be removed.
- Environmental assessment has not been undertaken
- The E30 estimated total cost for scoping, planning, execution and close out is based on forecast and actual costs of similar Retrospective Underground Projects
- 45 weeks have been assumed for Scoping and Planning and 57 weeks for Execution
- All procurement activities will be undertaken in line with Western Power’s procurement policies, procedures and guidelines.
- No interference with any concurrent or conflicting projects

3.10 Long lead time materials & plant

The following will be impacted by long lead times:

- Primary Equipment including Transformers and Switchgear units
- HV & LV Cable and associated equipment
- Powder coated Street lights

3.11 Benefit analysis

By 2022 all properties within the project areas will be on the underground network. This will contribute to the CoN’s preference to align with their Hollywood West project of providing increased underground power services in the Perth metropolitan area, improve the standard of electricity supply to consumers by addressing reliability and network performance issues in City of Nedlands and achieve cost savings through reduced maintenance and distribution losses.

Table 6: Business Benefits of the Recommended Option

Measurable Outcomes	KPI	Benefit Type	Current State	Target State	Timing / Milestone
Savings on avoided network maintenance	A positive net present value	Type 1	TBC	0 wooden poles and 0 km of O/H conductor	As project closure

3.11.1 Other Benefits

Other benefits include:

- Western Power replaces in-service overhead assets with new underground assets at a subsidised cost
- Underground power provides business benefits such as reduced maintenance costs, improved reliability and quality of electrical supply, fewer vehicle collisions with the power poles and few accidents due to live wire contact
- Underground power reduces visual impact of the overhead infrastructure on the community

3.12 Environment and Community Engagement

Distribution undergrounding projects have significant stakeholder impact with issues requiring a robust project management strategy.

Key stakeholders include the public, Local Government Authorities and the Local Government Association, property owners, and contractors. Accordingly, a Communications Strategy will be established as part of the UPP Stakeholder Management Plan. Public consultation includes media/newsletters, public displays and letters to property owners affected by equipment location and consultation to resolve concerns. Detailed communication advices outlining the schedule, key contacts and likely community impacts are also provided to property owners at each stage of the project.

4 Planning Assessment

4.1 Deliverables for progression to E10 Estimate and RWC

Activities and Deliverables for progression to E10 Estimate:

- Undertake Scoping including HV concept plan
- Prepare Design Services Scope of Work, issue to market and award contract to design consultant
- Completion of detailed design including deliverables from design consultant, internal engineering team and constructability review
- Extensive Local Government and Community consultation to be undertaken to determine locations of Western Power assets including but not limited to Primary Equipment, Transformers, Switchgear and Interface poles
- Completion of construction scope of work, including ongoing customer communications and engagement requirements
- Issue Construction tender to market to confirm full construction costs
- Produce E10 Estimate
- Produce Relocation Works Contract
- Project and Contract Management of the activities outlined above

Works Planning Report

Projects: N0513462 City of Nedlands –
Dx Undergrounding - Nedlands North

Initiation Assessment: 5 June 2020

Document Release Information

Customer name	City of Nedlands
Project name	N0513462 Dx Undergrounding Nedlands North
Document number	EDM#50532743
Document title	Works Planning Report
Revision status	Initiation Assessment Phase
Revision Date	29 July 2020

Document prepared by: Ken Lee

Western Power
ABN 18540492861

Approvals and Endorsements

Action	Name	Title	Signature	Date
Prepared by	Ken Lee	Senior Customer Project Development Engineer		5 June 2020
Reviewed by	Belinda Clarke	Relocation Consultant		8 June 2020
Endorsed by	Scott Ferguson	Access Solutions Manager		8 June 2020
Approved by	Tony Law	Customer Project Development Team Leader		8 June 2020

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This report presents an initiation assessment of network relocation options associated with the City of Nedlands' distribution undergrounding at City of Nedlands ("**Customer's Project**").

All options presented, including any corresponding assumptions, inclusions, or exclusions, are subject to change, and Western Power further reserves the right to withdraw or add options in its absolute discretion. Western Power consents to this document (EDM reference: **50532743**) being released by the City of Nedlands to its contractor(s) (and their respective personnel) who are under a duty of confidence for the purpose of obtaining a preliminary understanding of Western Power network relocation options associated with the City of Nedlands' Project.

The City of Nedlands accepts full responsibility for any unauthorised disclosure of this report by its contractors.

Report Objectives

The objective of this report is to:

- specify the City of Nedlands' requirements
- identify network issues that need to be addressed to meet the City of Nedlands' requirements
- identify options to meet the City of Nedlands' requirements
- provide a cost estimate

The works planning report has been developed to address applications for relocations, private parallel generator connections <10MW and major capital distribution load connections.

Acronyms

Customer	City of Nedlands
FIS	Forecast In Service date
HV	High Voltage
KPI	Key Performance Indicator
LV	Low Voltage
LGA	Local Government Authorities
RUP	Retrospective Undergrounding Project
SOW	Scope of Work
SUPP	State Underground Power Program
UPP	Underground Power Projects
WP	Western Power

Customer Requirements

Summary of Customer Requirements

Table 1: Summary of Customer Requirements

Customer Name:	City of Nedlands	
Project Name:	N0513462 City of Nedlands – Dx Undergrounding - Nedlands North	
Dynamic 365 Ref.:	CS000038	
Project Number (DQM):	Project # (Ellipse)	N0513462
Application Number:	WBGXGB	
Application (DM#):	EDM#49970302	
Customer requirement:	To provide City of Nedlands with underground power to approximately 233 allotments situated in Floreat (Nedlands North). This would be achieved by removing old overhead poles with the new underground network to align with the City of Nedlands' future development potential arising from LPS3 within this application area.	
Supply Requirement:	(N/A)	
Load:	(N/A)	
Existing CMD:	(N/A)	
Proposed Additional CMD:	(N/A)	
Total CMD:	(N/A)	
Site / Location (PID):	Nedlands North boundary bounded bordered by Kirwan Street, Selby Street, Whitfeld Street & Brookdale Street	
Existing NMI:	(N/A)	
Required in-service date:	TBA	
Special Requirements: (e.g. service level/reliability)	Not specified	

1.1 Customer Location

The City of Nedlands (CoN), has requested a desktop assessment of the work required to underground Western Power’s aerial assets in three areas, with the project areas being designated as (Figure 1):

1. Nedlands West
2. Nedlands North and
3. Hollywood East

This revised report provided an updated finding for the work required to underground the “Nedlands North” area only, along Floreat’s boundary bordered bordered by Kirwan Street, Selby Street, Whitfeld Street & Brookdale Street. The Western Power’s distribution assets affected by the work include (Figure 2):

1. Overhead HV (22 kV) aerials
2. Overhead LV (415V) aerials

Figure 1: Overview of City of Nedlands’ three project areas

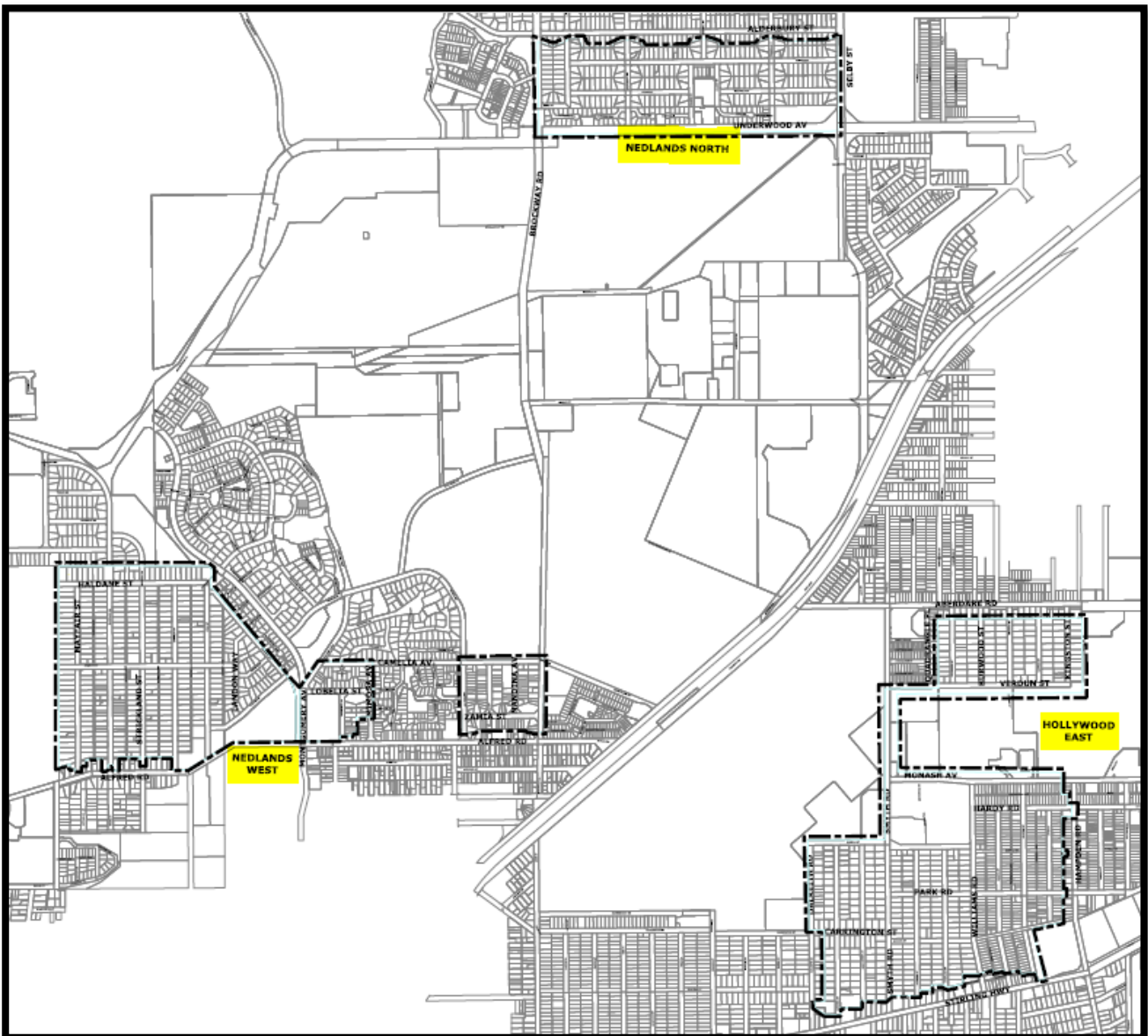


Figure 1: Overview of City of Nedlands’ three project areas

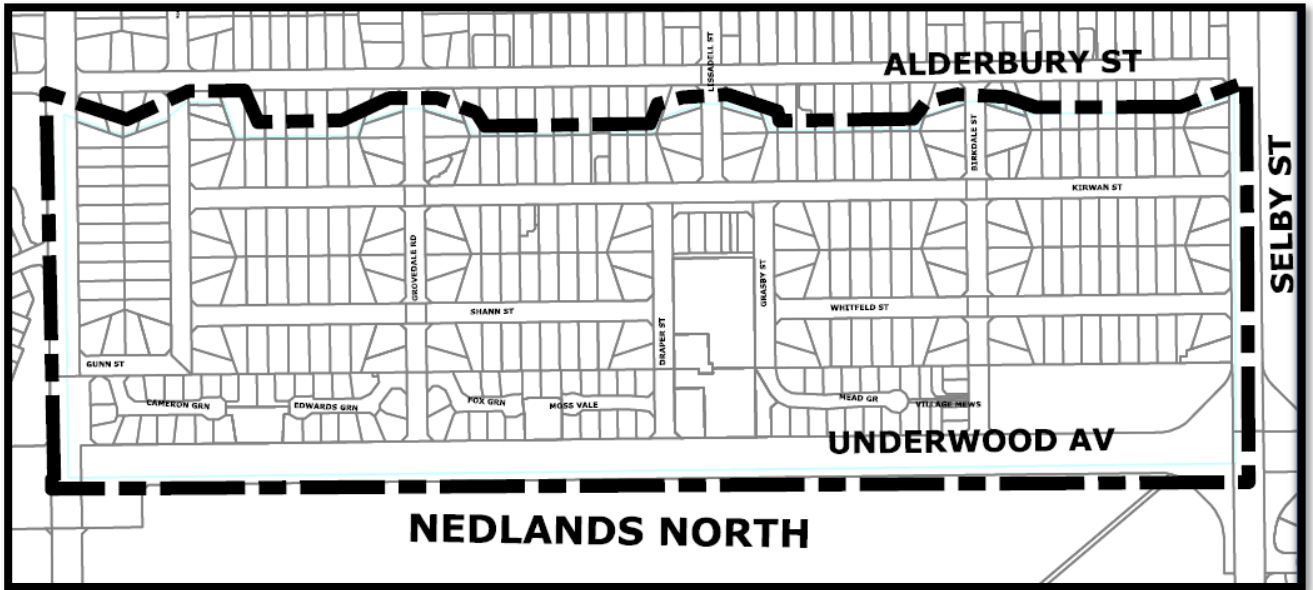


Figure 2: Overview and customer location (Nedlands North)

2 Preliminary Assessment

2.1 Background

Following the successful completion of the previous distribution undergrounding project (N0446292 - Hollywood West area), the CoN applied to Western Power in August 2019 for an Enquiry Assessment for indicative costs to underground three further areas adjacent to the Hollywood West area. These three areas are named Nedlands West, Nedlands North and Hollywood East. This revised report provided an updated finding for the Nedlands North area only, and include revised Boundary area, estimates, customer contribution and project timing.

2.2 Project Summary

The Nedlands North project area will be underground as per the CoN's requirements. The key objectives of this project are to:

- Contribute to the CoN's objective of providing increased underground power services in the Perth metropolitan area, including aligning with the successful Hollywood West project via a customer driven and substantially funded approach
- Improve the standard of electricity supply to consumers by addressing reliability and network Performance issues in Nedlands North.
- Improve power quality and public safety, and
- Achieve cost savings through reduced maintenance and distribution losses

Two options were considered to address the above purpose and identified key objectives. A detailed business case will be completed to determine the total Net Benefits to Western Power.

Before construction can begin, an Agreement will be entered into between Western Power and CoN.

3 Project Details

3.1 Project Details

The scope of work is to remove of all the existing poles and overhead conductors and the installation of a new replacement underground network (including communication/pilot cable if applicable) within the project boundary shown in Figure 1.

The key objectives of this project are to:

- Satisfy the CoN’s preference to proceed with this project following the successful Hollywood West project, which contribute to the CoN’s objective of providing increased underground power services in the Perth metropolitan area at the earliest possible opportunity
- Improve power quality and public safety; and achieve cost savings through reduced maintenance and distribution losses

The key dates for this project are listed in Table 2 below. These dates are aimed at aligning the Nedlands North project to closely align to all other UPP projects to maximise efficiencies and potential savings

Table 2: Key Dates¹

Description	Date
Planning	Commence mid September 2020
Design	Completion mid Feb 2021
Construction	Commence July 2021 (14 months’ timeframe)
In Service Date	August 2022

3.2 Schedule

The planned schedule dates are defined at initiation phase and are listed in Table 3 below.

Table 3: Milestone Dates

Description	Date
LGA Scoping and Planning Approval Date	Mid September 2020
Business Case Approval Date (prior to construction)	June 2021
RWC Agreement Approval Date	July 2021
Construction Start Date	July 2021
In Service Date	August 2022

3.3 Scope Inclusion

The following overall project deliverables are included in Western Power's E30 (+/- 30% accuracy) scope:

The scope of work included in the project is defined as undergrounding the distribution network (including communication/pilot cable) within the project boundary (not including transmission) including:

- Design services contract establishment and detailed design delivery including Western Power internal engineering and community consultation requirements.
- Engineering assessments (e.g., Hydrology & Flood, Noise, Poles and Wires) and their mitigations if required.
- Obtaining approvals – site for WP assets, route, easements, environmental or heritage, local government, landowners, etc
- Construction contract establishment and acquisition of all equipment, materials and services.
- Project management, contract management and site supervision.
- Stakeholder communications planning and implementation including resolution of operational issues of concern to property owners and occupiers.
- Identification of non-compliance in the existing electrical installation of properties and notification to owners for their remedial action.
- Installation, connection, commissioning and energisation of all cables, plant and equipment and associated works that constitute the new distribution system; including street lighting systems compliant to AS/ANZ 1158 and conversion to underground of all existing overhead service connections from each property boundary to the property building.
- All permanent reinstatement works to roadways, road verges, footpaths, driveways and gardens, directly affected by the project works.
- Removal of the redundant overhead distribution system and street lighting.
- Practical completion validation of the Project including issue of practical completion certificate.
- Asset handover of the new system including updates to SPIDAView.
- Relocation of Transmission Network Communications Pilot cables from overhead to underground where required

The final scope of work will be developed and finalised throughout the detailed design phases.

3.4 Scope Exclusions

The following overall project deliverables are excluded from Western Power's E30 scope:

- Undergrounding of the existing Transmission network
- Post installation assessment on Street lighting design against Standards (e.g., AS/ANZ 1158) has not been considered.
- Allowance for potential adverse latent conditions
- Road safety audit
- Clearing of vegetation
- Costs associated with the preparation and registration of easements (if required)
- Modification of existing site conditions to bring to current standards
- Significant unforeseen environmental issues
- Major structure replacement identified during execution
- Dewatering costs

- Design constraints affecting existing premise

3.5 Options Analysis

To address the key objectives of this project, two options were considered. These are:

1. Proceed with Nedlands North project at earliest opportunity following detail project development
2. Do Nothing

3.5.1 Option 1 – Proceed with Project according to Nedlands West’s timeline

This option provides for the installation of underground power across the Nedlands North area starting May 2021 at a total Agreement value of \$4.829 million (accuracy of +/- 30%).² This has been revised from the previous estimate³ provided at Enquiry phase in January 2020 after further consideration of the Net Benefit Model assessment conducted in May 2020.

The expected Western Power contribution is currently estimated to be \$1.430 million and have not been included in the Agreement value. The estimated customer contribution is the total project cost less Western Power’s contribution as listed in Section 3.6.

Proceeding with Nedlands North at the earliest opportunity will meet the project requirements. The benefits of proceeding with the Nedlands North project at the earliest opportunity meet all of the project requirements therefore this option is recommended.

3.5.2 Option 2 – Do not proceed with Project

This option does not provide underground power across Nedlands North area. Western Power continues to maintain the existing overhead network.

A “Do not proceed” option fails to realise any of the potential benefits of the project and would not be addressing the CoN’s requirement, and the reliability, power quality and network capacity issues identified in Nedlands North. Western Power is also likely to face adverse reaction from the Local Government.

3.5.3 Summary of Options Analysis

An overview of the complete assessment is present in Table 4:

Table 4: Assessment of Options

#	Option Title	Total Agreement Value	Mitigates Risk	Meet Key Objectives	Technically Feasible	Deliverable
1	Proceed with Project and align with Nedlands North timeline	\$4.829 million				
2	Do not proceed with the Project	N/A				

² EDM#52657215 – ERN3353 Estimate for Nedlands North E30

³ EDM#50409808 – ERN3179 Estimate for Nedlands North E50

3.6 Estimate of Cost and Customer Contribution

The Estimated Customer Contribution ($\pm 30\%$) for the work is \$3.399 million (including CCTR, and design fees).

Title	Estimate (million)
E30 Estimate for works	\$4.374
Capital Contribution Tax (11.63%) on CapEx	\$0.455
TOTAL Cost	\$4.829
Net Benefits (calculated as of May 2020)	\$1.430
Total Customer Contribution (as of May 2020)	\$3.399

3.7 Delivery Strategy

This project will be delivered through the Western Power’s specialised UPP Team, in parallel with the SUPP. The team will generally outsource a portion of the Design Services and the majority of the Construction activities however may utilise internal resources if deemed efficient to do so.

3.8 Risk analysis

Table 5: Risk Analysis

Criteria	Assessment	Reason
Safe		
Public Safety	Provides a major benefit	The current Public Safety risk transitions from High to Low, as detailed in the risk assessment table
Workforce Safety	Provides a moderate benefit	The current Workforce Safety risk transitions from Medium to Low, as detailed in the risk assessment table
Environment	Provides a moderate benefit	The current Environment risk transitions from Medium to Low, as detailed in the risk assessment table
Reliable		
Customer Reliability	Provides a moderate benefit	The current Customer Reliability risk transitions from Medium to Low, as detailed in the risk assessment table
Reputation	Provides a moderate benefit	The current Reputation risk transitions from Medium to Low, as detailed in the risk assessment table
Compliance	Provides a moderate benefit	The current Compliance risk transitions from Medium to Low, as detailed in the risk assessment table
Affordable		
Financial Impact	Provides a moderate benefit	The current Financial Impact risk transitions from Medium to Low, as detailed in the risk assessment table

The following guidance documents / tools are available:

- EDM# 42558035 (Network Risk Assessment)
- EDM# 6242026 (Risk Assessment Criteria)

- EDM# 10435926 (Business Case Risk Guidance & Checklist)
- EDM# 12692503 (Network Risk Management Tool)
- EDM# 41274202 (Network Risk Assessment Guidelines)

3.9 Assumptions

The following key assumptions were utilised in the production of this report:

- Net Benefit Values are current as of May 2020 and may be subjected to change with the aging of the assets, and will need to be recalculated for the next phase of the project
- The schedule in 3.2 has considered all three projects (Hollywood East, Nedlands North and Nedlands West) will be executed together after the completion of the Scoping and Planning (Design Phase) to enable the efficiency of time and resource. The schedule may be subjected to change if the construction of the three projects are to be staged
- Relocation Works Contract successfully executed
- Ongoing community support throughout project duration
- External market has the capacity to meet project schedule
- Material is available from WP Logistics and cost escalation remains within allowance
- Residential development within area remains low
- Overhead aerial replacement with underground assets are assumed to be “like for like”
- The ground type is “soil/clay”
- 0-500mm and 2.4-3m alignments are available for HV/LV cable and streetlight installations respectively.
- Practical locations are available for new Primary Equipment within close proximity to the HV aerial T-offs proposed to be removed.
- Environmental assessment has not been undertaken
- The E30 estimated total cost for scoping, planning, execution and close out is based on forecast and actual costs of similar Retrospective Underground Projects
- 45 weeks have been assumed for Scoping and Planning and 57 weeks for Execution
- All procurement activities will be undertaken in line with Western Power’s procurement policies, procedures and guidelines.
- No interference with any concurrent or conflicting projects

3.10 Long lead time materials & plant

The following will be impacted by long lead times:

- Primary Equipment including Transformers and Switchgear units
- HV & LV Cable and associated equipment
- Powder coated Street lights

3.11 Benefit analysis

By 2022 all properties within the project areas will be on the underground network. This will contribute to the CoN’s preference to align with their Hollywood West project of providing increased underground power services in the Perth metropolitan area, improve the standard of electricity supply to consumers by addressing reliability and network performance issues in City of Nedlands and achieve cost savings through reduced maintenance and distribution losses.

Table 6: Business Benefits of the Recommended Option

Measurable Outcomes	KPI	Benefit Type	Current State	Target State	Timing / Milestone
Savings on avoided network maintenance	A positive net present value	Type 1	TBC	0 wooden poles and 0 km of O/H conductor	As project closure

3.11.1 Other Benefits

Other benefits include:

- Western Power replaces in-service overhead assets with new underground assets at a subsidised cost
- Underground power provides business benefits such as reduced maintenance costs, improved reliability and quality of electrical supply, fewer vehicle collisions with the power poles and few accidents due to live wire contact
- Underground power reduces visual impact of the overhead infrastructure on the community

3.12 Environment and Community Engagement

Distribution undergrounding projects have significant stakeholder impact with issues requiring a robust project management strategy.

Key stakeholders include the public, Local Government Authorities and the Local Government Association, property owners, and contractors. Accordingly, a Communications Strategy will be established as part of the UPP Stakeholder Management Plan. Public consultation includes media/newsletters, public displays and letters to property owners affected by equipment location and consultation to resolve concerns. Detailed communication advices outlining the schedule, key contacts and likely community impacts are also provided to property owners at each stage of the project.

4 Planning Assessment

Upon request, Western Power will undertake a Planning Assessment to develop a planning design and estimate, including an indicative Customer capital contribution, for the proposed Customer works.

4.1 Deliverables for progression to E10 Estimate and RWC

Activities and Deliverables for progression to E10 Estimate:

- Undertake Scoping including HV concept plan
- Prepare Design Services Scope of Work, issue to market and award contract to design consultant
- Completion of detailed design including deliverables from design consultant, internal engineering team and constructability review
- Extensive Local Government and Community consultation to be undertaken to determine locations of Western Power assets including but not limited to Primary Equipment, Transformers, Switchgear and Interface poles
- Issue Construction tender to market to confirm full construction costs
- Produce E10 Estimate
- Produce Relocation Works Contract
- Project and Contract Management of the activities outlined above

Works Planning Report

Projects: N0513458 City of Nedlands –
Dx Undergrounding - Nedlands West

Initiation Assessment: 5 June 2020

Document Release Information

Customer name	City of Nedlands
Project name	N0513458 Dx Undergrounding Nedlands West
Document number	EDM#50533192
Document title	Works Planning Report
Revision status	Initiation Assessment Phase
Revision Date	29 July 2020

Document prepared by: Ken Lee

Western Power
ABN 18540492861

Approvals and Endorsements

Action	Name	Title	Signature	Date
Prepared by	Ken Lee	Senior Customer Project Development Engineer		5 June 2020
Reviewed by	Belinda Clarke	Relocation Consultant		8 June 2020
Endorsed by	Scott Ferguson	Access Solutions Manager		8 June 2020
Approved by	Tony Law	Customer Project Development Team Leader		8 June 2020

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This report presents an initiation assessment of network relocation options associated with the City of Nedlands' distribution undergrounding at City of Nedlands ("**Customer's Project**").

All options presented, including any corresponding assumptions, inclusions, or exclusions, are subject to change, and Western Power further reserves the right to withdraw or add options in its absolute discretion. Western Power consents to this document (EDM reference: **50533192**) being released by the City of Nedlands to its contractor(s) (and their respective personnel) who are under a duty of confidence for the purpose of obtaining a preliminary understanding of Western Power network relocation options associated with the City of Nedlands' Project.

The City of Nedlands accepts full responsibility for any unauthorised disclosure of this report by its contractors.

Report Objectives

The objective of this report is to:

- specify the City of Nedlands' requirements
- identify network issues that need to be addressed to meet the City of Nedlands' requirements
- identify options to meet the City of Nedlands' requirements
- provide a cost estimate

The works planning report has been developed to address applications for relocations, private parallel generator connections <10MW and major capital distribution load connections.

Acronyms

Customer	City of Nedlands
FIS	Forecast In Service date
HV	High Voltage
KPI	Key Performance Indicator
LV	Low Voltage
LGA	Local Government Authorities
RUP	Retrospective Undergrounding Project
SOW	Scope of Work
SUPP	State Underground Power Program
UPP	Underground Power Projects
WP	Western Power

Customer Requirements

Summary of Customer Requirements

Table 1: Summary of Customer Requirements

Customer Name:	City of Nedlands	
Project Name:	N0513458 City of Nedlands – Dx Undergrounding - Nedlands West	
Dynamic 365 Ref.:	CS000037	
Project Number (DQM):	Project # (Ellipse)	N0513458
Application Number:	2U8FEH	
Application (DM#):	EDM#49968760	
Customer requirement:	To provide City of Nedlands with underground power to approximately 620 allotments in the suburb of Mt Claremont. This would be achieved by removing old overhead poles with the new underground network to align with the City of Nedlands' future development potential arising from LPS3 within this application area.	
Supply Requirement:	(N/A)	
Load:	(N/A)	
Existing CMD:	(N/A)	
Proposed Additional CMD:	(N/A)	
Total CMD:	(N/A)	
Site / Location (PID):	Nedlands West boundary bounded bordered by Alfred Road, Mayfair Street & Montgomery Avenue	
Existing NMI:	(N/A)	
Required in-service date:	TBA	
Special Requirements: (e.g. service level/reliability)	Not specified	

1.1 Customer Location

The City of Nedlands (CoN), has requested a desktop assessment of the work required to underground Western Power's aerial assets in three areas, with the project areas being designated as (Figure 1):

1. Nedlands West
2. Nedlands North and
3. Hollywood East

This revised report provided an updated finding for the work required to underground the "Nedlands West" area only, along Nedlands West bounded between by Alfred Road, Mayfair Street & Montgomery Avenue. The Western Power's distribution assets affected by the work include (Figure 2):

1. Overhead HV (22 kV) aerials
2. Overhead LV (415V) aerials

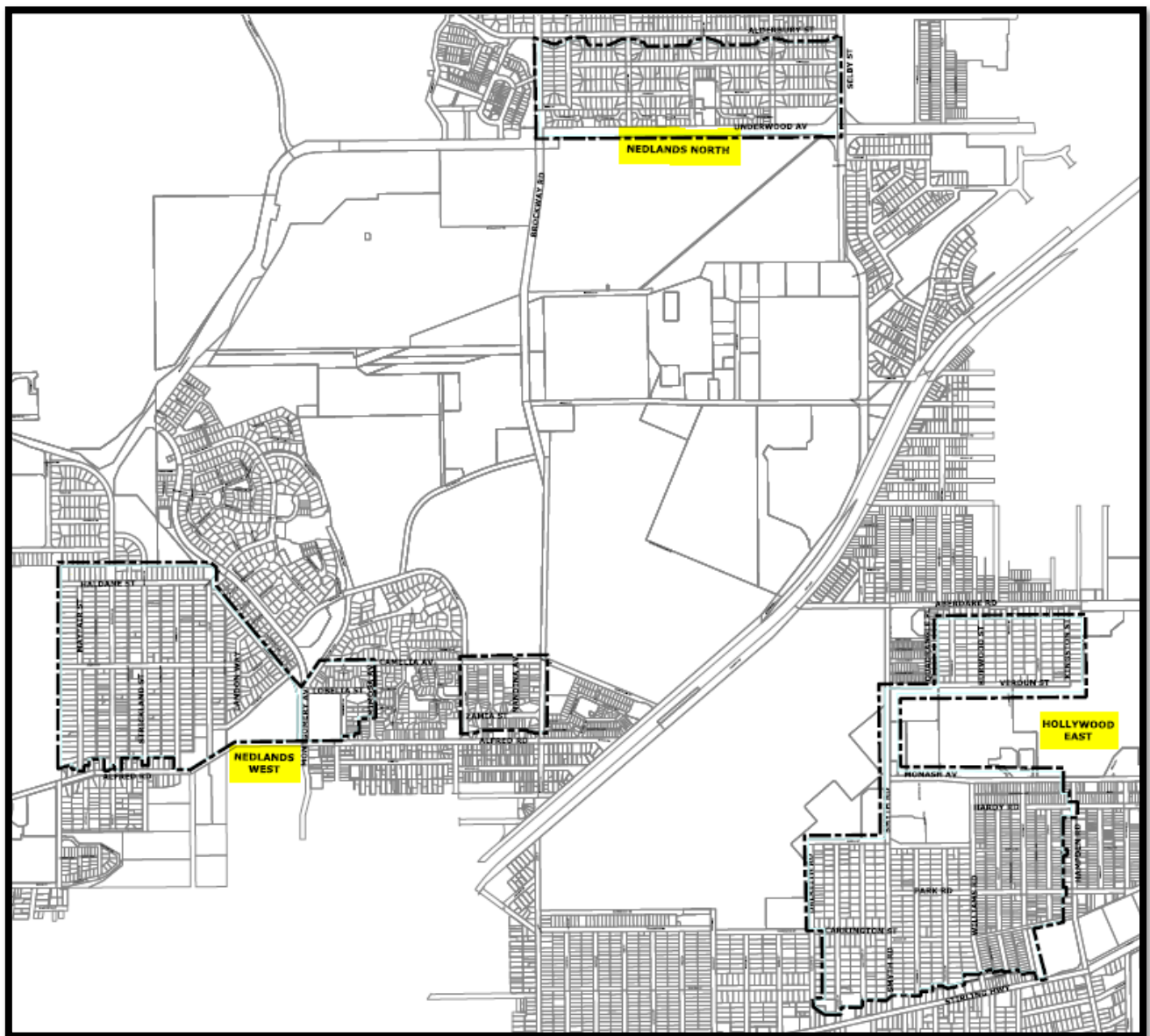


Figure 1: Overview of City of Nedlands' three project areas

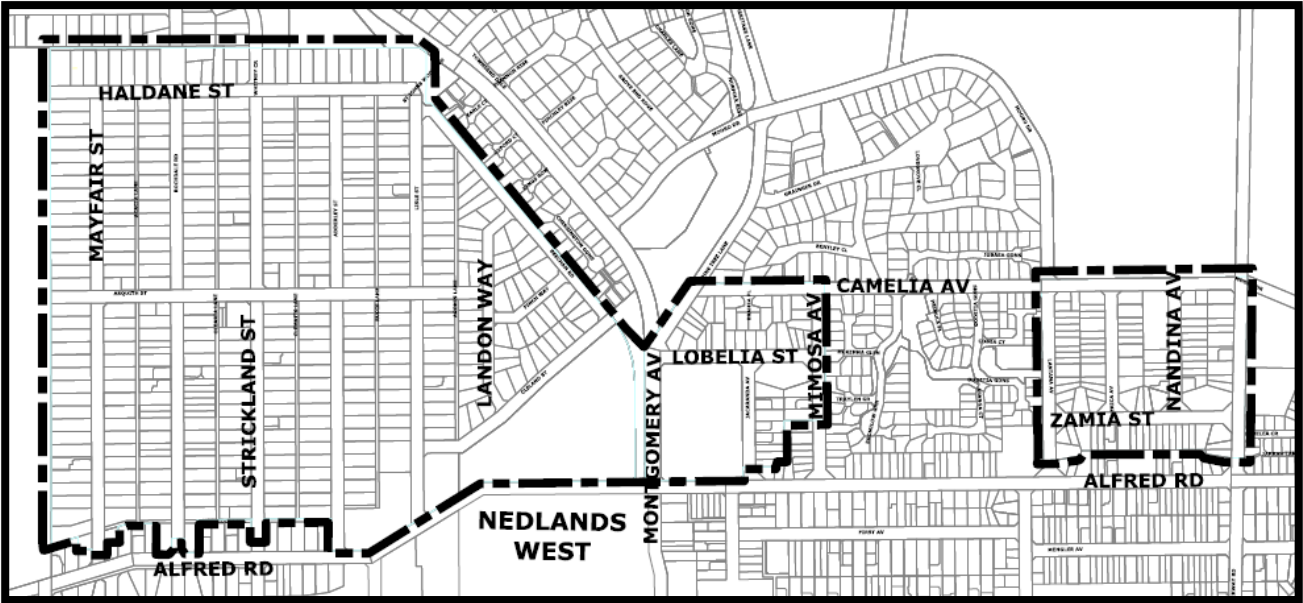


Figure 2: Boundary of Nedlands West project area

2 Preliminary Assessment

2.1 Background

Following the successful completion of the previous distribution undergrounding project (N0446292 - Hollywood West area), the CoN applied to Western Power in August 2019 for an Enquiry Assessment for indicative costs to underground three further areas adjacent to the Hollywood West area. These three areas are named Nedlands West, Nedlands North and Hollywood East. This revised report provided an updated finding for the Nedlands West area only, and include revised Boundary area, estimates, customer contribution and project timing.

2.2 Project Summary

The Nedlands West project area will be underground as per the CoN's requirement. The key objectives of this project are to:

- Contribute to the CoN's objective of providing increased underground power services in the Perth metropolitan area, including aligning with the successful Hollywood West project via a customer driven and substantially funded approach
- Improve the standard of electricity supply to consumers by addressing reliability and network Performance issues in Nedlands West.
- Improve power quality and public safety, and
- Achieve cost savings through reduced maintenance and distribution losses

Two options were considered to address the above purpose and identified key objectives. A detailed business case will be completed to determine the total Net Benefits to Western Power.

Before construction can begin, an Agreement will be entered into between Western Power and the CoN.

3 Project Details

3.1 Project Details

The scope of work is to remove of all the existing poles and overhead conductors and the installation of a new replacement underground network (including communication/pilot cable if applicable) within the project boundary shown in Figure 1.

The key objectives of this project are to:

- Satisfy the CoN's preference to proceed with this project following the successful Hollywood West project, which will contribute to the CoN's objective of providing increased underground power services in the Perth metropolitan area at the earliest possible opportunity
- Improve power quality and public safety; and achieve cost savings through reduced maintenance and distribution losses

The key dates for this project are listed in Table 2 below. These dates are aimed at aligning the Nedlands West project to closely align to all other UPP projects to maximise efficiencies and potential savings

Table 2: Key Dates¹

Description	Date
Planning	Commence mid September 2020
Design	Completion mid Feb 2021
Construction	Commence July 2021 (14 month timeframe)
In Service Date	August 2022

3.2 Schedule

The planned schedule dates are defined at initiation phase and are listed in Table 3 below.

Table 3: Milestone Dates

Description	Date
LGA Scoping and Planning Approval Date	Mid September 2020
Business Case Approval Date (prior to construction)	June 2021
RWC Agreement Approval Date	July 2021
Construction Start Date	July 2021
In Service Date	August 2022

3.3 Scope Inclusion

The following overall project deliverables are included in Western Power's E30 (+/- 30% accuracy) scope:

The scope of work included in the project is defined as undergrounding the distribution network (including communication/pilot cable) within the project boundary (not including transmission) including:

- Design services contract establishment and detailed design delivery including Western Power internal engineering and community consultation requirements.
- Engineering assessments (e.g., Hydrology & Flood, Noise, Poles and Wires) and their mitigations if required.
- Obtaining approvals – site for WP assets, route, easements, environmental or heritage, local government, landowners, etc
- Construction contract establishment and acquisition of all equipment, materials and services.
- Project management, contract management and site supervision.
- Stakeholder communications planning and implementation including resolution of operational issues of concern to property owners and occupiers.
- Identification of non-compliance in the existing electrical installation of properties and notification to owners for their remedial action.
- Installation, connection, commissioning and energisation of all cables, plant and equipment and associated works that constitute the new distribution system; including street lighting systems compliant to AS/ANZ 1158 and conversion to underground of all existing overhead service connections from each property boundary to the property building.
- All permanent reinstatement works to roadways, road verges, footpaths, driveways and gardens, directly affected by the project works.
- Removal of the redundant overhead distribution system and street lighting.
- Practical completion validation of the Project including issue of practical completion certificate.
- Asset handover of the new system including updates to SPIDAView.
- Relocation of Transmission Network Communications Pilot cables from overhead to underground where required

The final scope of work will be developed and finalised throughout the detailed design phase.

3.4 Scope Exclusions

The following overall project deliverables are excluded from Western Power's E30 scope:

- Undergrounding of the existing Transmission network
- Post installation assessment on Street lighting design against Standards (e.g., AS/ANZ 1158) has not been considered.
- Allowance for potential adverse latent conditions
- Road safety audit
- Clearing of vegetation
- Costs associated with the preparation and registration of easements (if required)
- Modification of existing site conditions to bring to current standards
- Significant unforeseen environmental issues
- Major structure replacement identified during execution
- Dewatering costs

- Design constraints affecting existing premises

3.5 Options Analysis

To address the key objectives of this project, two options were considered. These are:

1. Proceed with Nedlands West project at earliest opportunity following detail project development
2. Do Nothing

3.5.1 Option 1 – Proceed with Project according to Nedlands West’s timeline

This option provides for the installation of underground power across the Nedlands West area starting May 2021 at a total Agreement value of \$8.831 million (accuracy of +/- 30%)². This has been revised from the previous estimate³ provided at Enquiry phase in January 2020 after further consideration of the Net Benefit Model assessment conducted in May 2020.

The expected Western Power contribution is currently estimated to be \$2.449 million and have not been included in the Agreement value. The estimated customer contribution is the total project cost less Western Power’s contribution as listed in Section 3.6.

Proceeding with Nedlands West at the earliest opportunity will meet the project requirements. The benefits of proceeding with the Nedlands West project at the earliest opportunity meet all of the project requirements therefore this option is recommended.

3.5.2 Option 2 – Do not proceed with Project

This option does not provide underground power across Nedlands West area. Western Power continues to maintain the existing overhead network.

A “Do not proceed” option fails to realise any of the potential benefits of the project and would not be addressing the CoN’s requirement, and the reliability, power quality and network capacity issues identified in Nedlands West. Western Power is also likely to face adverse reaction from the Local Government.

3.5.3 Summary of Options Analysis

An overview of the complete assessment is present in Table 4:

Table 4: Assessment of Options

#	Option Title	Total Agreement Value	Mitigates Risk	Meet Key Objectives	Technically Feasible	Deliverable
1	Proceed with Project and align with Nedlands West timeline	\$8.831 million				
2	Do not proceed with the Project	N/A				

² EDM#52673977 – ERN3355 Estimate for Nedlands West E30

³ EDM#50425302 – ERN3177 Estimate for Nedlands West E50

3.6 Estimate of Cost and Customer Contribution

The Estimated Customer Contribution ($\pm 30\%$) for the work is \$6.382 million (including CCTR, and design fees).

Title	Estimate (million)
E30 Estimate for works	\$7.998
Capital Contribution Tax (11.63%) on CapEx	\$0.833
TOTAL Cost	\$8.831
Net Benefits (calculated as of May 2020)	\$2.449
Total Customer Contribution (as of May 2020)	\$6.382

3.7 Delivery Strategy

This project will be delivered through the Western Power's specialised UPP Team, in parallel with the SUPP. The team will generally outsource a portion of the Design Services and the majority of the Construction activities however may utilise internal resources if deemed efficient to do so.

3.8 Risk analysis

Table 5: Risk Analysis

Criteria	Assessment	Reason
Safe		
Public Safety	Provides a major benefit	The current Public Safety risk transitions from High to Low, as detailed in the risk assessment table
Workforce Safety	Provides a moderate benefit	The current Workforce Safety risk transitions from Medium to Low, as detailed in the risk assessment table
Environment	Provides a moderate benefit	The current Environment risk transitions from Medium to Low, as detailed in the risk assessment table
Reliable		
Customer Reliability	Provides a moderate benefit	The current Customer Reliability risk transitions from Medium to Low, as detailed in the risk assessment table
Reputation	Provides a moderate benefit	The current Reputation risk transitions from Medium to Low, as detailed in the risk assessment table
Compliance	Provides a moderate benefit	The current Compliance risk transitions from Medium to Low, as detailed in the risk assessment table
Affordable		
Financial Impact	Provides a moderate benefit	The current Financial Impact risk transitions from Medium to Low, as detailed in the risk assessment table

The following guidance documents / tools are available:

- EDM# 42558035 (Network Risk Assessment)

- EDM# 6242026 (Risk Assessment Criteria)
- EDM# 10435926 (Business Case Risk Guidance & Checklist)
- EDM# 12692503 (Network Risk Management Tool)
- EDM# 41274202 (Network Risk Assessment Guidelines)

3.9 Assumptions

The following key assumptions were utilised in the production of this report:

- Net Benefit Values are current as of May 2020 and may be subjected to change with the aging of the assets, and will need to be recalculated for the next phase of the project
- The schedule in 3.2 has considered all three projects (Hollywood East, Nedlands North and Nedlands West) will be executed together after the completion of the Scoping and Planning (Design Phase) to enable the efficiency of time and resource. The schedule may be subjected to change if the construction of the three projects are to be staged
- Relocation Works Contract successfully executed
- Ongoing community support throughout project duration
- External market has the capacity to meet project schedule
- Material is available from WP Logistics and cost escalation remains within allowance
- Residential development within area remains low
- Overhead aerial replacement with underground assets are assumed to be “like for like”
- The ground type is “soil/clay”
- 0-500mm and 2.4-3m alignments are available for HV/LV cable and streetlight installations respectively.
- Practical locations are available for new Primary Equipment within close proximity to the HV aerial T-offs proposed to be removed.
- Environmental assessment has not been undertaken
- The E30 estimated total cost for scoping, planning, execution and close out is based on forecast and actual costs of similar Retrospective Underground Projects
- 45 weeks have been assumed for Scoping and Planning and 57 weeks for Execution
- All procurement activities will be undertaken in line with Western Power’s procurement policies, procedures and guidelines.
- No interference with any concurrent or conflicting projects

3.10 Long lead time materials & plant

The following will be impacted by long lead times:

- Primary Equipment including Transformers and Switchgear units
- HV & LV Cable and associated equipment
- Powder coated Street lights

3.11 Benefit analysis

By 2022 all properties within the project areas will be on the underground network. This will contribute to the CoN's preference to align with their Hollywood West project of providing increased underground power services in the Perth metropolitan area, improve the standard of electricity supply to consumers by addressing reliability and network performance issues in City of Nedlands and achieve cost savings through reduced maintenance and distribution losses.

Table 6: Business Benefits of the Recommended Option

Measurable Outcomes	KPI	Benefit Type	Current State	Target State	Timing / Milestone
Savings on avoided network maintenance	A positive net present value	Type 1	TBC	0 wooden poles and 0 km of O/H conductor	As project closure

3.11.1 Other Benefits

Other benefits include:

- Western Power replaces in-service overhead assets with new underground assets at a subsidised cost
- Underground power provides business benefits such as reduced maintenance costs, improved reliability and quality of electrical supply, fewer vehicle collisions with the power poles and few accidents due to live wire contact
- Underground power reduces visual impact of the overhead infrastructure on the community

3.12 Environment and Community Engagement

Distribution undergrounding projects have significant stakeholder impact with issues requiring a robust project management strategy.

Key stakeholders include the public, Local Government Authorities and the Local Government Association, property owners, and contractors. Accordingly, a Communications Strategy will be established as part of the UPP Stakeholder Management Plan. Public consultation includes media/newsletters, public displays and letters to property owners affected by equipment location and consultation to resolve concerns. Detailed communication advices outlining the schedule, key contacts and likely community impacts are also provided to property owners at each stage of the project.

4 Planning Assessment

Upon request, Western Power will undertake a Planning Assessment to develop a Planning design and estimate, including an indicative Customer capital contribution, for the proposed Customer works.

4.1 Deliverables for progression to E10 Estimate and RWC

Activities and Deliverables for progression to E10 Estimate:

- Undertake Scoping including HV concept plan
- Prepare Design Services Scope of Work, issue to market and award contract to design consultant
- Completion of detailed design including deliverables from design consultant, internal engineering team and constructability review
- Extensive Local Government and Community consultation to be undertaken to determine locations of Western Power assets including but not limited to Primary Equipment, Transformers, Switchgear and Interface poles
- Issue Construction tender to market to confirm full construction costs
- Produce E10 Estimate
- Produce Relocation Works Contract
- Project and Contract Management of the activities outlined above

Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 7.04 pm.