



City of Nedlands

Minutes

Sustainable Nedlands Committee Meeting

3 November 2014

ATTENTION

These minutes are subject to confirmation.

Prior to acting on any resolution/recommendation of this Committee contained in these minutes, a check should be made of the Minutes of the next meeting of this Committee, to ensure that there has not been a correction made to any resolution/recommendation.

N.B. Committee recommendations that require Council's approval will be presented to Council for approval (via the relevant departmental reports).

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City of Nedlands

Minutes of a meeting of the Sustainable Nedlands Committee held in the Council Chambers, 71 Stirling Highway, Nedlands on Monday, 3 November 2014 at 6:00pm.

Declaration of Opening

The Presiding Member declared the meeting open at 6.02 pm and drew attention to the disclaimer below.

Present and Apologies and Leave of Absence (Previously Approved)

Councillors	His Worship the Mayor, Max Hipkins Councillor N Shaw (Presiding Member) Councillor R Binks
Committee Members	Ms Bronwen Tyson Ms Bronwen Channon Mr Gordon Davies Mr Rod Griffiths Ms Susie Wang
Staff	Mr Andrew Melville Manager Health and Compliance
Community Members	Nil
Leave of Absence (Previously Approved)	None
Apologies	Ms Gail Stubber Ms Agnes Pallagi Ms Kaye Whyte

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1. Public Question Time

Nil.

2. Public Address Session (only for items listed on the agenda)

Nil.

3. Disclosures of Financial Interest

The Presiding Member reminded Councillors and Staff of the requirements of Section 5.56 of the *Local Government Act 1995* to disclose any interest during the meeting when the matter was 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 the Council's Code of Conduct in accordance with Section 5.103 of the *Local Government Act 1995*.

There were no disclosures of interest affecting impartiality.

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

Nil.

6. Confirmation of Minutes

6.1 Sustainable Nedlands Committee Meeting – 1 September 2014

Moved: Ms B Tyson
Seconded: Ms B Channon

That the Minutes of the Sustainable Nedlands Committee held on 1 September 2014 are confirmed.

CARRIED UNANIMOUSLY 8/-

7. Guest Speaker - Peter Ciemitis

Peter Ciemitis from RobertsDay spoke to the Committee on a presentation regarding the impact of the Heat Island Effect. The presentation is attached to the Minutes.

8. Items for Discussion

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

8.1 Waterwise Garden Competition

Andrew Melville presented an overview of 2014 competition. The presentation is attached to the Committee Minutes.

8.2 Mayo Community Garden Update

Ms G Stubber was absent from the meeting so unable to provide the update. As a result the item was not discussed.

8.3 TPS2 Omnibus Scheme Amendment

Mayor Hipkins discussed the omnibus amendment for Town Planning Scheme 2 (TPS2). The changes were initiated to cater for issues that Council wanted to address prior to the longer term implementation of TPS3.

There were numerous issues included in the amendment such as:

- Issues such as defining showrooms;
- Heights – where on the Lot a height would be measured from;
- Removing the need for planning applications in certain minor circumstances;
- There are proposed changes for the Stirling highway precinct to allow for some taller buildings thereby increasing density subject to certain conditions;
- Artworks that are required to be produced for development of certain types (excluding residential property development) with the form of artwork being at the discretion of the building owner within certain parameters. Additionally, there is an option for the building owner to pay the money to the city to commission artwork;
- Floor level requirements that were set to cater for water level rise and storm events in susceptible areas; and
- A renewable energy requirement for new houses.

8.4 Recycling in Public Places

Mr A Melville advised the Committee that there were no further updates on this matter.

8.5 Streetlights

This item was not discussed as there were no further updates presented to the Committee for discussion.

8.6 Innovation Award Criteria

Mr R Griffiths initiated discussion regarding the proposal for an Innovation Award. The draft criteria was discussed and is attached to this agenda. There was general discussion

Moved: Mr R Griffiths
Seconded: Mr G Davies

That the paper be presented to administration for submission to Council.

CARRIED UNANIMOUSLY 8/-

8.7 Household Energy Usage

Ms S Wang initiated a Committee discussion on the concept of providing personal energy use which compared to average usage by others. The purpose was to encourage energy conservation behaviour.

The committee were generally supportive of the initiative and agreed that a methodology needs to be developed for approval by the City's

CEO. Ms Wang agree to develop a project methodology and present it to the Committee for their consideration.

8.8 Youth Committee Member

Mr A Melville advised that the City had been in contact with the Principal of Shenton College. He advised that the school would be assessing potential student candidates and advising the City of his recommendation for appointment to the Sustainable Nedlands Committee in the New Year.

9. Date of Next Meeting

The next meeting of this Committee is scheduled for Monday 2 February 2015 commencing at 6.00 pm.

The schedule of meetings for 2015 is below:

Monday 2 February 2015
Monday 13 April 2015
Monday 8 June 2015
Monday 3 August 2015
Monday 5 October 2015
Monday 7 December 2015

Declaration of Closure

Mr A Melville agreed to arrange for an action list for resolutions of the Committee to be developed and for it to be attached to future agendas.

Cr Shaw agreed to offer the Committee's thanks to Ms A Pallagi and Ms K Whyte for their service to the City through following their recent resignation of their positions on the Sustainable Nedlands Committee.

The next informal meeting on 1 December.

Meeting closed 8.03pm

Andrew Melville
Manager Health and Compliance



City of Nedlands – november 3, 2014

Urban Heat + Urban Tree Cover

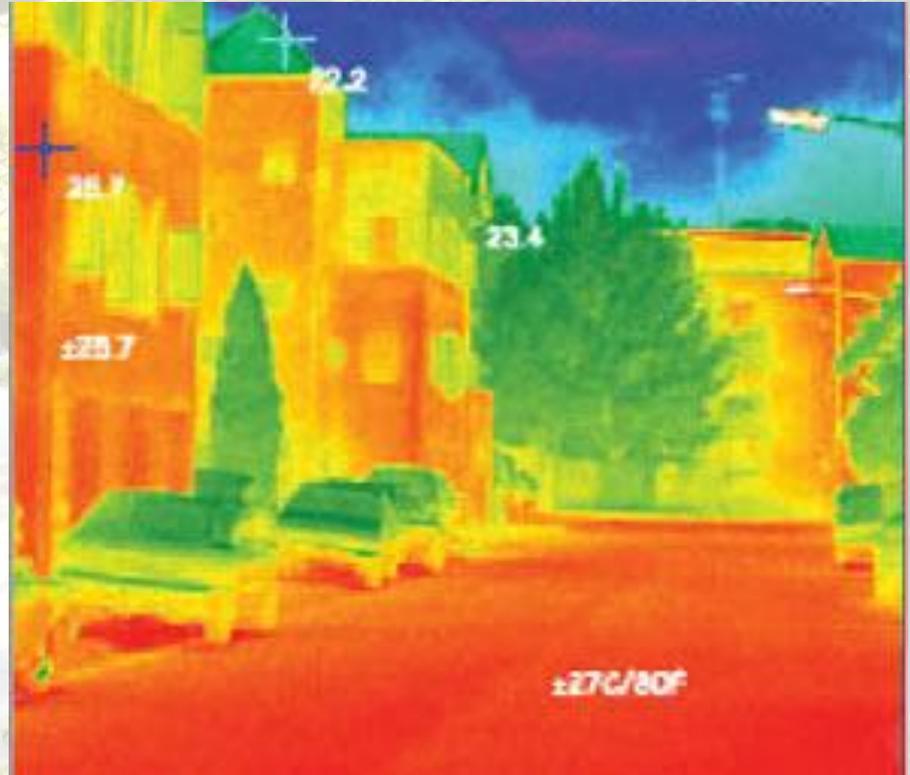
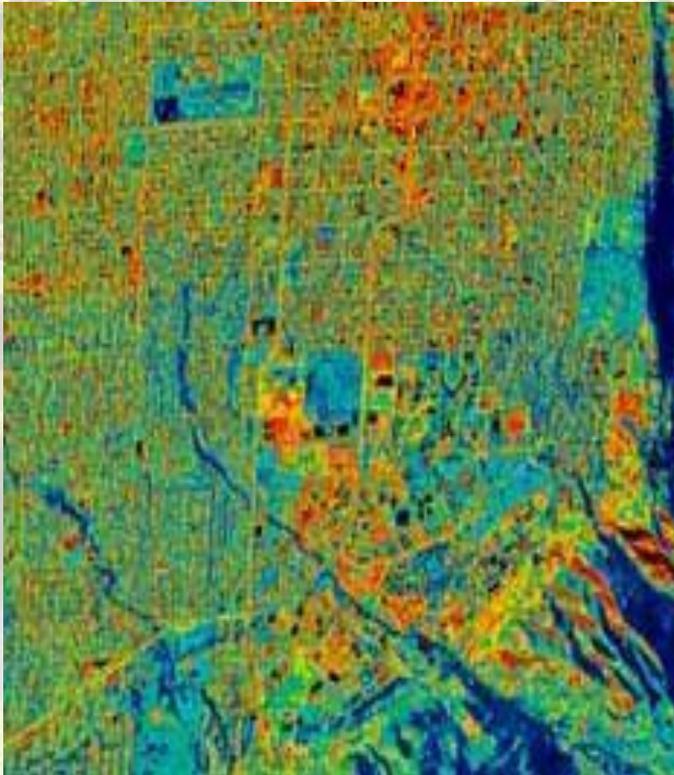
peter ciemitis
senior associate - robertsday

- urban heat
- benefits of urban trees
- 6 reasons for tree loss
- some possible initiatives

URBAN HEAT

- Lack of trees & predominance of buildings in urban areas is sometimes accompanied by the urban heat island effect
- untreed, heavily built urban areas can be between 1-3°C hotter than surroundings
- They can be up to 8° hotter than larger parkland areas

URBAN HEAT



- Black Saturday Fires: 172 people perished in the fires
- Same week, 374 'excess deaths' (mostly elderly) in Melbourne, linked to heat generally, and to 'heat island' locations particularly
- Tapper (2010): the wise use of water and vegetated urban landscapes could reduce excess deaths during heat waves such as those in Melbourne in 2008-9

URBAN HEAT ISLAND



Bitumen is a super-cooled liquid like glass and in the hot Australian sun the solvents contained in it are evaporated over time



Shade from trees that overhang roads and playgrounds can significantly extend the life of bitumen by a factor of 2-3 times

BENEFITS OF URBAN TREES

BENEFITS OF URBAN TREES

which street...

is up to
8 degrees cooler in summer?



BENEFITS OF URBAN TREES

which street...

has to resurfaced less often?



BENEFITS OF URBAN TREES

in which street...

do residents
enjoy up to 15% savings
in airconditioning costs?



BENEFITS OF URBAN TREES

in which street...

do residents walk more
and enjoy greater health?



BENEFITS OF URBAN TREES

in which street...

do motorists drive more slowly?



BENEFITS OF URBAN TREES

in which street...

are real estate values
up to 10% higher?



6 REASONS FOR TREE LOSS

1

The desire for larger homes



1

The desire for larger homes
... an inward focus for comforts



1

The desire for larger homes
... even our view about gardens has changed



1

The desire for larger homes
... resulting in more of our blocks being
consumed by floorspace



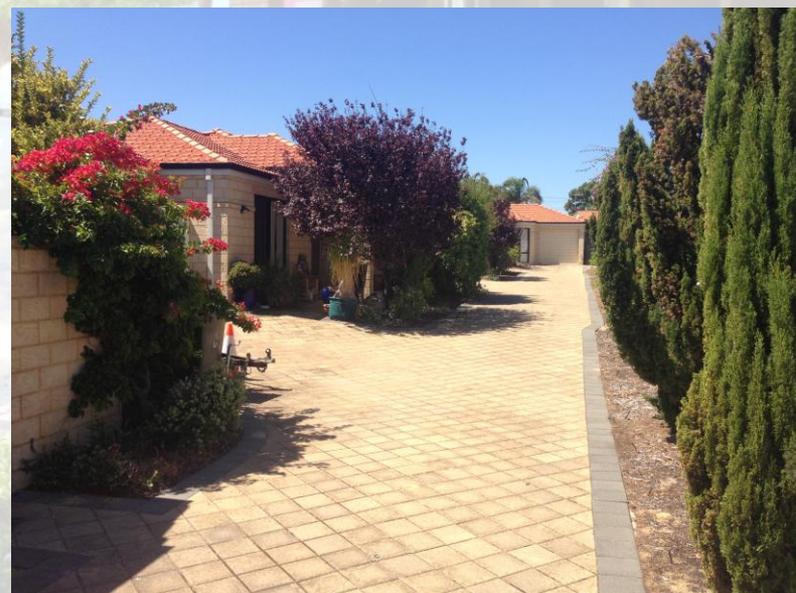
2

Clumsy density



2

Clumsy density
... excessive site cover?



2

appropriate density
... more height + same density
= less site cover = more trees



2

appropriate density

... more height + same density

= less site cover = more trees



3

demand for cheaper construction



3

demand for cheaper construction



3

demand for cheaper construction



3

demand for cheaper construction
... led to 'benching' in order to save
builders site works costs.



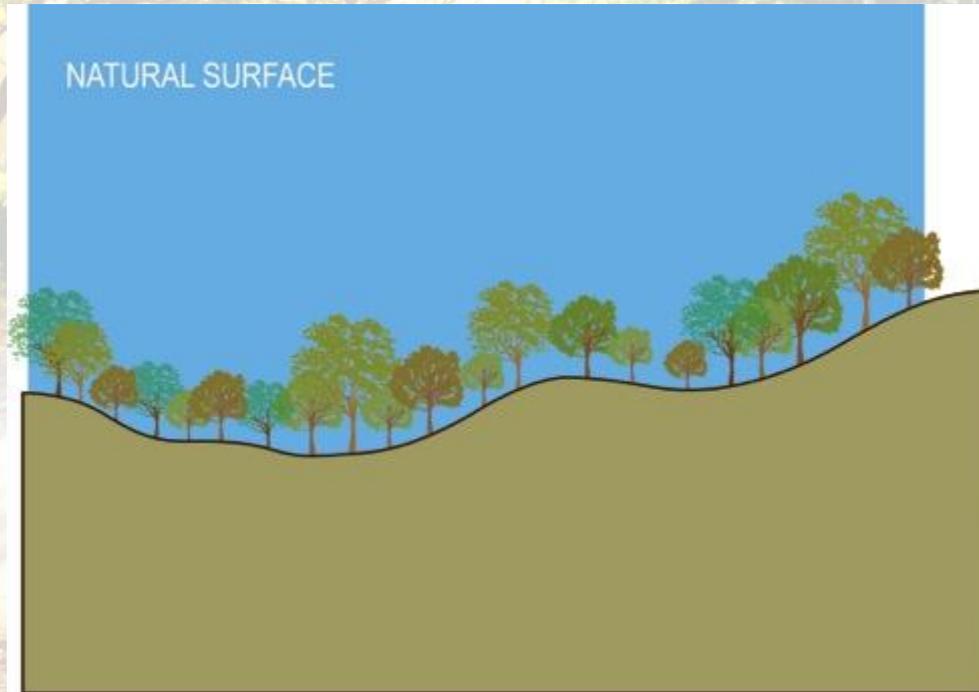
1980's



2010's

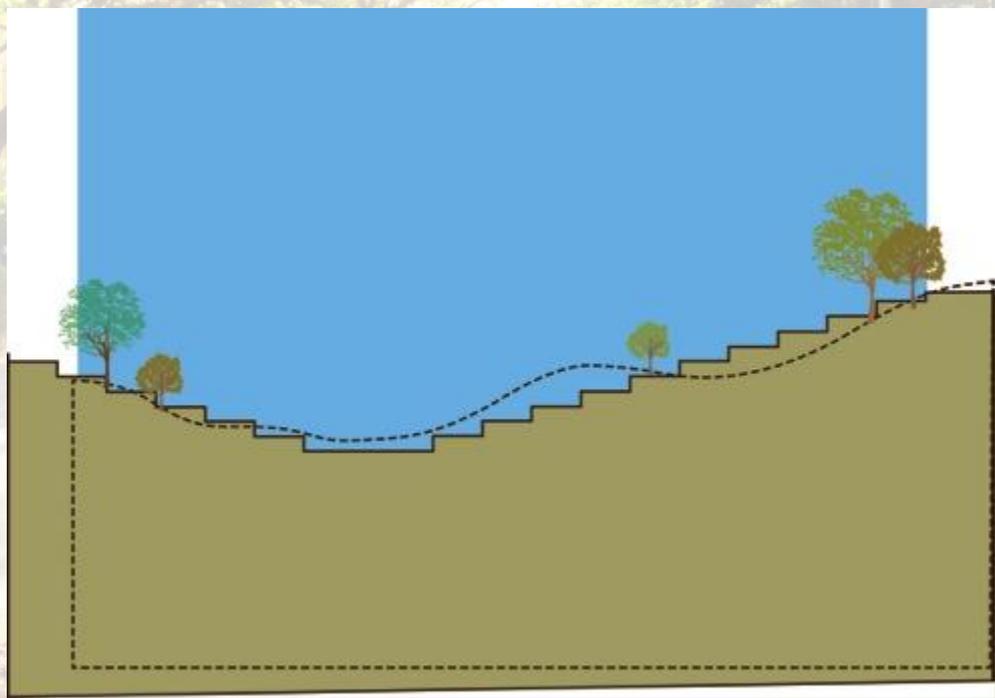
3

demand for cheaper construction
... the consequences of benching



3

demand for cheaper construction
... the consequences of benching



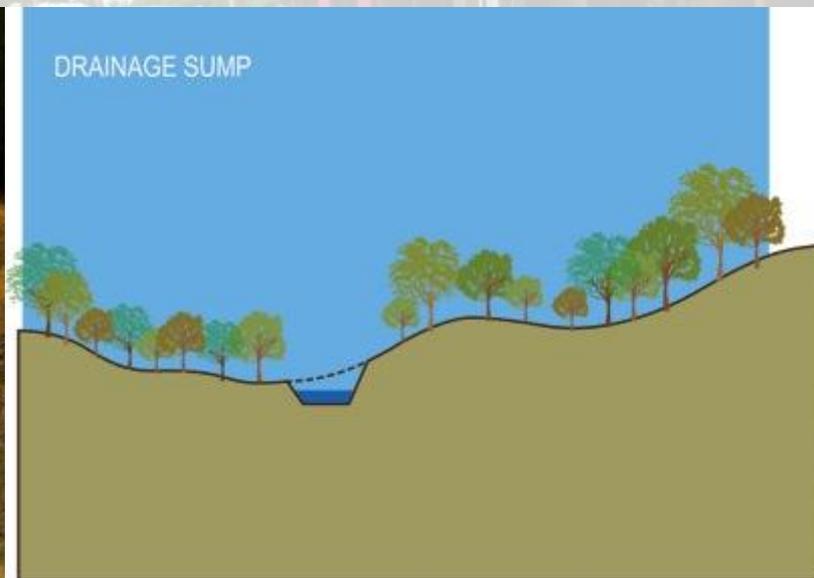
4

well intentioned policies
(eg, water sensitive design)



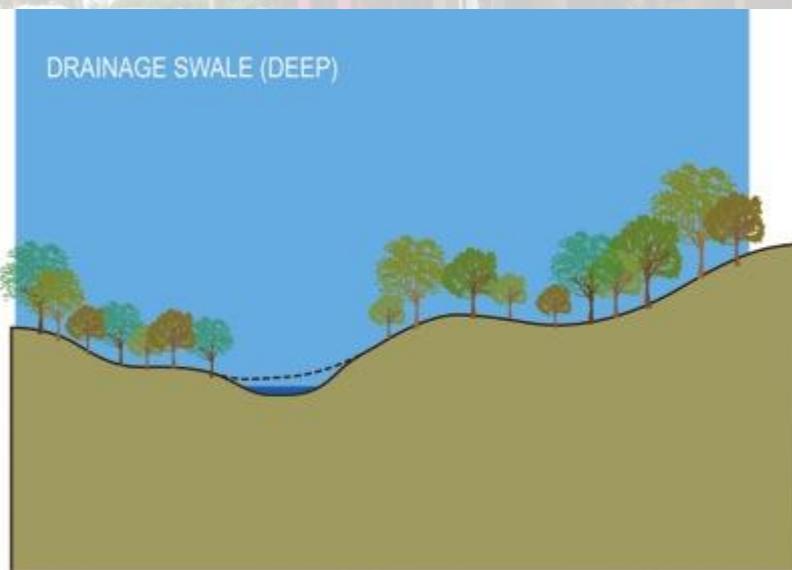
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well intentioned policies
(eg, water sensitive design)



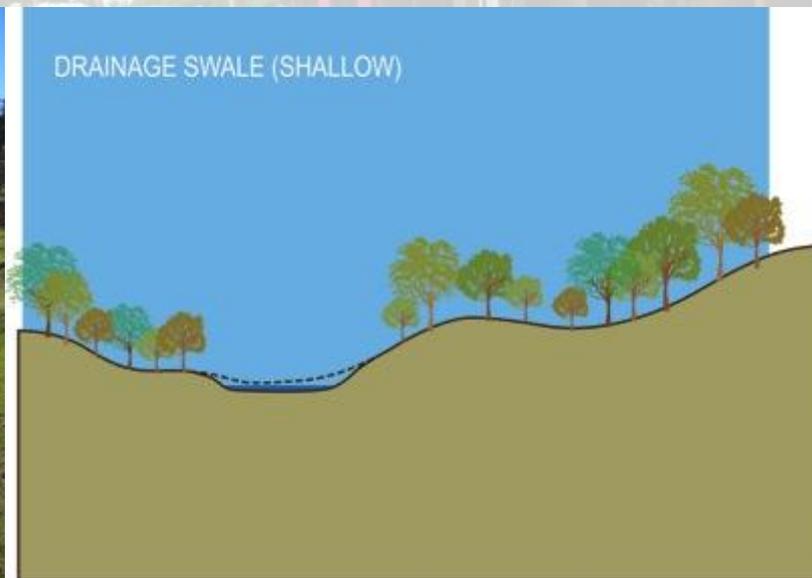
4

well intentioned policies
(eg, water sensitive design)



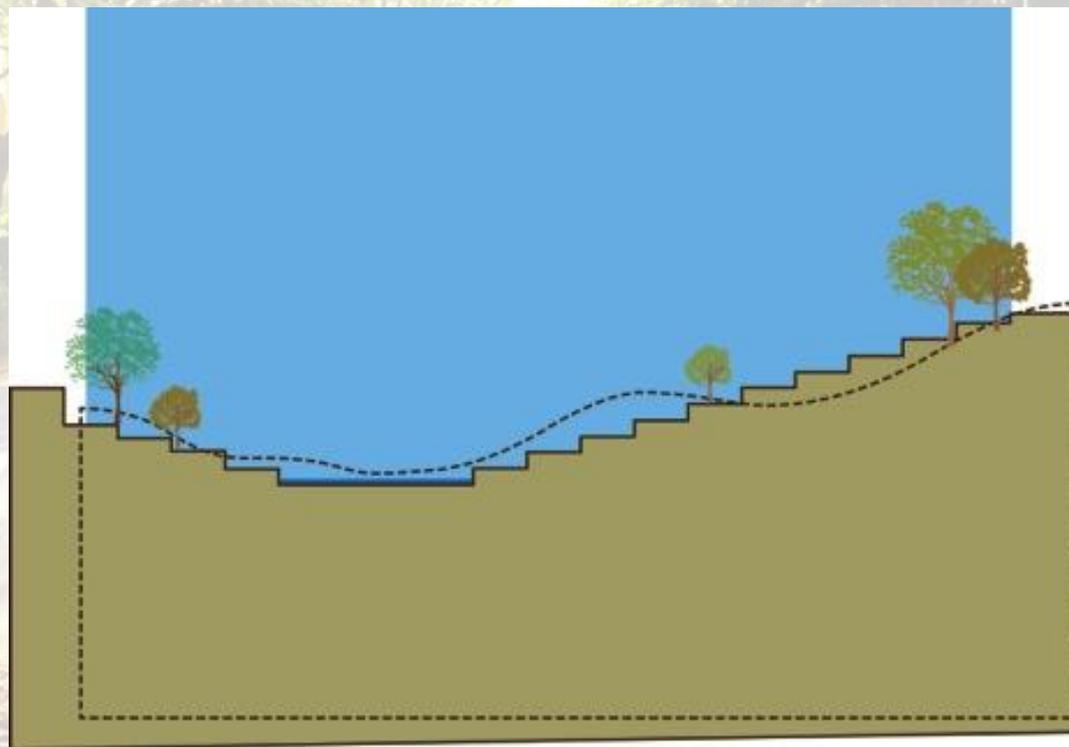
4

well intentioned policies
(eg, water sensitive design)



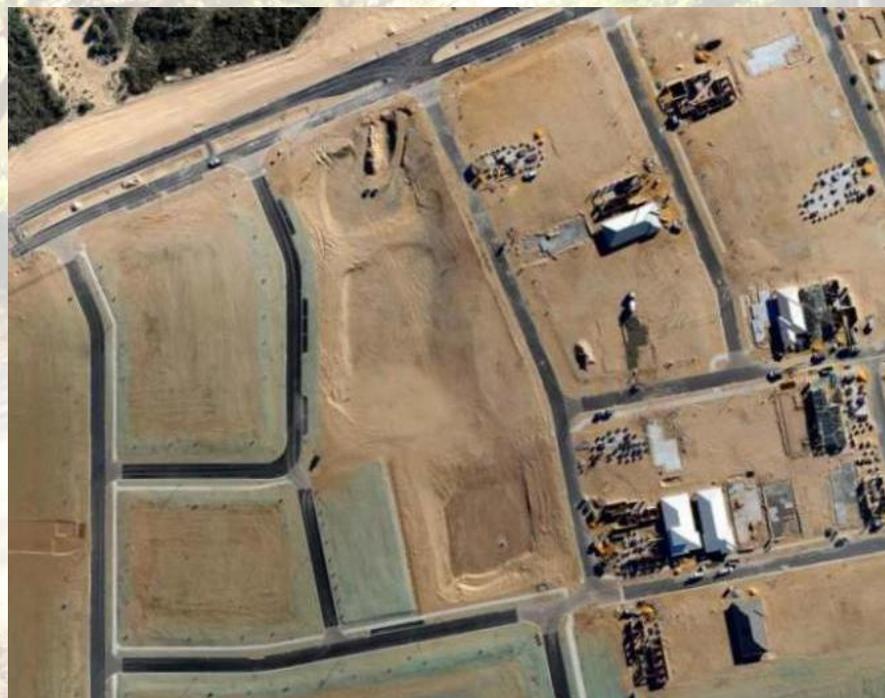
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well intentioned policies
(eg, water sensitive design)



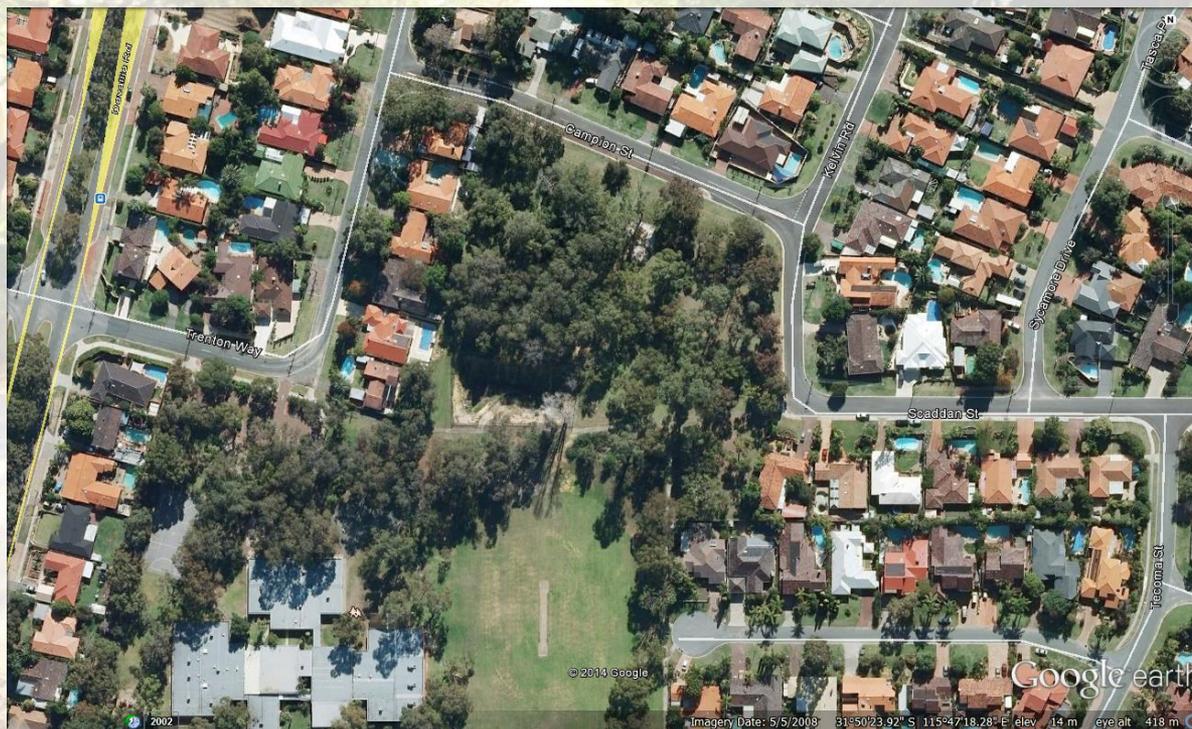
4

well intentioned policies
(eg, water sensitive design)



4

well intentioned policies
(eg, water sensitive design)



5

Liability

.... the invisible hand in urban design



5

Liability

.... the invisible hand in urban design



5

Liability

.... the invisible hand in urban design



5

Liability

.... the invisible hand in urban design



5

Liability

.... the invisible hand in urban design



6

Our inward gaze



6

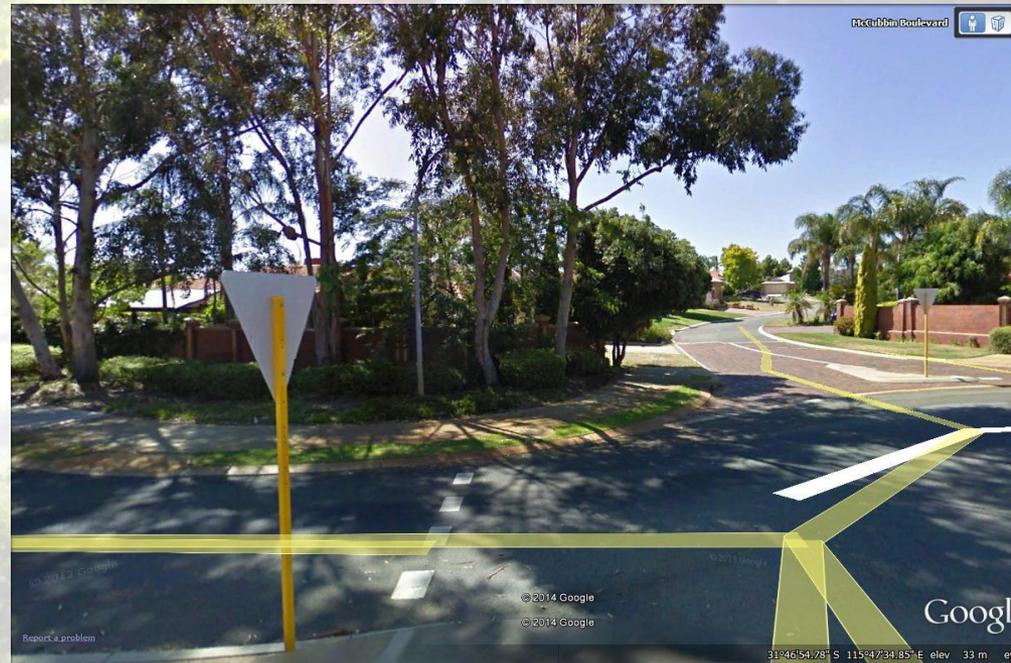
Our inward gaze

... and need for a connection with
'place' and a love for trees



6

Our inward gaze
... and need for a connection with
'place' and a love for trees



6

Our inward gaze
... and need for a connection with
'place' and a love for trees



SOME POSSIBLE INITIATIVES

- strata titles?
- form based codes
(a move away from R Codes)?
- reprioritize engineering standards?
- review liability and insurance

- strata titles?



- form based codes

APPENDIX

ANALYSIS FOR TRANSECT ZONE T3 - SUB-URBAN

QUADRAT

1. JASMINE STREET @ FRANKLIN AVENUE



Average Block Dimension	260' x 650'
Average Units per Acre	8.2 units
Average Lot Size	36' x 120'
Average Lot Coverage	43%
Average Parked Cars per Acre	16.4 cars
Average Trees per Acre	7.5 trees

DISSECT

2. PUBLIC FRONTAGE



Public Frontage Type	Avenue
Spatial Width	155'
Posted Design Speed	TBD MPH
R.O.W. Width	100'
Moving Lanes	2 @ 12' Two ways
Parking Lanes	8' both sides
Pavement Width	64'
Curb Type	Raised
Curb Radius	10'
Median	13'
Sidewalk	5'
Planter Type	Continuous
Planter Width	4'
Planting Pattern	Allee 75' o.c.
Tree Type	Live Oak
Bike Way Type	Bike route
Bike Way Width	N/A

APPENDIX I

EDGEWOOD PARK

3. PRIVATE FRONTAGE



Private Frontage Type	Common Lawn / Porch & Fence
Principal Building Height	2 stories max.
Outbuilding Height	1 story
First floor above Grade	36" min. avg
Building Disposition	Edgtyard
Lot Width	42'
Lot Depth	120'
Lot Coverage	40%
Buildout Percentage at Setback	TBD
Front Setback	30' min.
Side Setback	TBD min.
Rear Setback	TBD min.
Outbuilding Setback	TBD min.
Front Encroachment	10' max.
Side Encroachment	2' max.
Ground Level Function	Residential
Upper Level Function	Residential

SOME POSSIBLE INITIATIVES

- form based codes

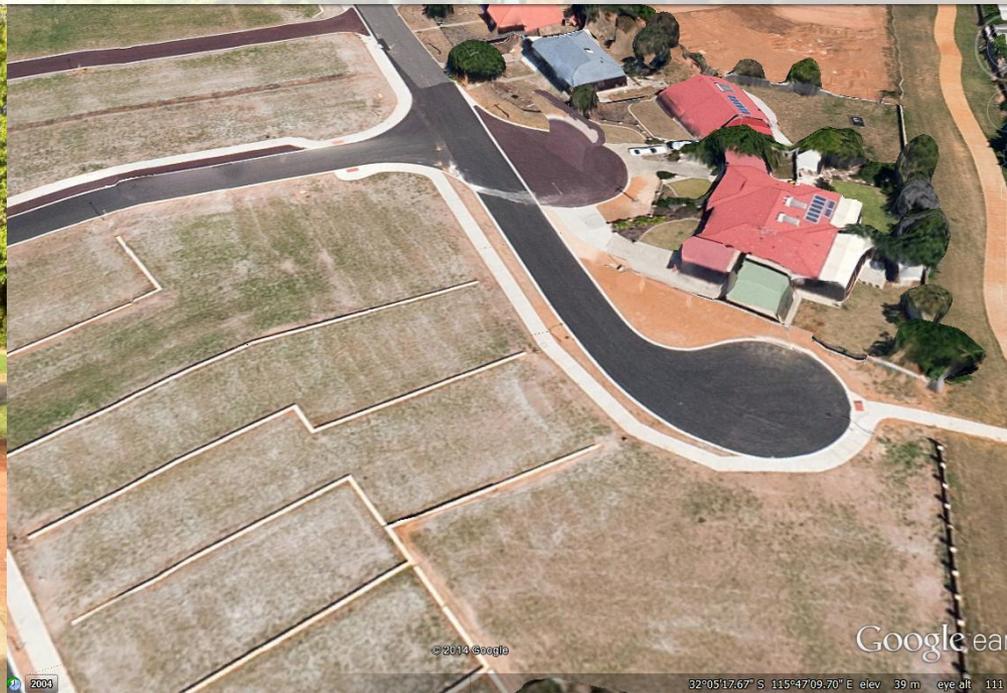
TABLE 7B. PRIVATE FRONTAGES

The Private Frontage is the area between the building Facades and the Lot lines.

	SECTION		PLAN		
	LOT PRIVATE FRONTAGE	ROAD RESERVE PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	ROAD RESERVE PUBLIC FRONTAGE	
<p>Common Yard: a frontage wherein the front elevation is set back substantially from the frontage line. The front yard created may remain unfenced and is visually continuous with adjacent yards, supporting a common landscape.</p>					T2 T3
<p>Verandah & Fence: a frontage wherein the front elevation is set back from the frontage line with an attached verandah permitted to encroach. A verandah may be one, two, or three storeys and only include open air space. A fence may occur at the frontage line to maintain the demarcation of the yard. The depth of the verandahs should be 2.5 metres min to 4 metres max.</p>					T2 T3 T4 T5
<p>Terrace: a frontage wherein the front elevation is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban footpaths and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.</p>					T4 T5 T6
<p>Forecourt: a frontage wherein a portion of the front elevation is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourt may overhang the footpaths.</p>					T4 T5 T6
<p>Stoop / Bay Window: a frontage wherein the front elevation is aligned close to the frontage line with the first storey elevated from the footpath sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. Bay windows may also encroach at ground and/or upper floor. This type is recommended for ground floor residential use.</p>					T4 T5 T6
<p>Shopfront: a frontage wherein the front elevation is aligned close to the frontage line with the building entrance at footpath grade. This type is conventional for retail use. It has a substantial glazing on the footpath level and an awning that may overlap the footpath to the maximum extent possible.</p>					T4 T5 T6
<p>Gallery: a frontage wherein the front elevation is aligned close to the frontage line with an attached cantilevered lightweight roof overlapping the footpath. This type is conventional for retail use. The gallery should be no less than 3 metres wide. It may overlap the whole width of the footpath.</p>					T5 T6
<p>Arcade: a frontage wherein the front elevation is a colonnade that overlaps the footpath with a habitable space above, while the front elevation at footpath level remains at the frontage line. This type is conventional for retail use. The arcade should be no less than 4 metres wide and may be one (1), two (2) or three (3) storeys in height.</p>					T5 T6

(Source: SmartCode v9.2)

- reprioritize engineering standards?



- review liability and insurance

THANK YOU

Robertsday

www.robertsday.com.au

Twitter: @RobertsDay1



Waterwise Garden Competition 2014



Schools Category



Winner Hollywood Primary School









Residential Category



1st Prize
98 Stanley Street, Nedlands









2nd Prize
28 Clark Street, Nedlands









3rd Prize

36 Clark Street, Nedlands









Thank you to the Waterwise Garden
Competition sponsors for 2014,
Anderson Davies Real Estate



Proposed Agenda Item 1

Proposal: Feedback on household energy consumption

Stakeholders: Households in Nedlands (Control group vs. Experimental group), Western Power, Synergy

Background

Research shows that providing households with social norms can significantly affect their energy consumption

- Provision of average energy use
- Provision of rank-based information (in their street?) May not work for too many
- Positive reinforcement (happy face) maintains good behaviour

Options:

- a) Householders consent to study and provide meter data, and average/rank feedback can be calculated and provided to householders
- b) Support is obtained from Western Power to gather and collate data, and feedback is provided on statements

Study design

Householders in Nedlands will be approached to participate in a study that provides them with information on their household energy use compared to similar households in the Nedlands area. All identifying data will be kept confidential.

Consenting households will then be split into two groups – one group will receive feedback (as well as information about how to reduce energy use) and another will be a control group (they might receive information about ways to reduce energy use only). The Feedback group will be told how they have performed relative to the average in the region, and given a ranking or percentile score.

A follow-up will test whether feedback has successfully reduced energy consumption in the Feedback group relative to the control group.

Follow-up

1. Householders who participated in the first phase will be approached after a period of time for new estimates of household energy consumption
2. Feedback vs. No-feedback groups will be compared to see whether the provision of feedback to householders significantly decreased consumption in the subsequent period of time

Tasks

Ethics approval from UWA/CSIRO

Consent from householders (30 households minimum)

Sources

Feedback experiments during the 1970s demonstrated that households cut their energy use by around 10% immediately after feedback (Gardner and Stern, 2002)

Abrahamse, Steg, Vlek & Talib (2007) used an internet-based tool to encourage households to reduce energy use. Tailored feedback and information resulted in a reduction of 5.1% after 5 months.

Proposed Agenda Item 2

The Perth Solar City project ended on September 30, 2012, funded by the Australian Government Solar Cities program. 16000 households participated in the installation of 9269 smart meters, home eco-consultations and coaching, and fittings of solar photovoltaic systems and solar hot water systems.

ACER Home Energy Audit Kits – currently available in East Perth provided by the EMRC in Bassendean, Bayswater, Belmont, Kalamunda, Mundaring and Swan
<http://www.emrc.org.au/home-energy-audit-kit.html>

The acquisition of Home Energy Audit kits

- a) Either for the Nedlands public library on loan.
- b) Or given to willing households directly

Research suggests that smart meters can save up to 20% in electricity usage (Oltra, Boso, Espluga & Prades, 2013).

Contact

Joanne Woodbridge - Environmental Consultant

Phone: (08) 9424 2243

Email: joanne.woodbridge@emrc.org.au

My Concerns:

Feasibility of projects

Repetition – have they been discussed before?