



City of Nedlands

PUBLIC AGENDA

Council Meeting Agenda Forum

Tuesday, 13 August 2024

Notice of Meeting

Mayor & Councillors

A Council Meeting Agenda Forum of the City of Nedlands is to be held on Tuesday, 9 July 2024 in the Council chambers at 71 Stirling Highway Nedlands commencing at 7pm. This meeting will be livestreamed [Livestreaming Council & Committee Meetings » City of Nedlands](#)

Keri Shannon | Chief Executive Officer
7 August 2024



Information

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

Public Question Time

Public Questions are dealt with at the Ordinary Council Meeting.

Deputations

Members of the public may make presentations or ask questions on items contained within the agenda. Presentations are limited to 5 minutes. Members of the public must complete the online registration form available on the City's website: [Public Address Registration Form | City of Nedlands](#)

Disclaimer

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

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1. Declaration of Opening

The Presiding Member will declare the meeting open at 7.00 pm and acknowledge the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet, and pay respect to Elders past, present and emerging. The Presiding Member will draw attention to the disclaimer on page 2 and advise the meeting is being livestreamed.

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

Leave of Absence (Previously Approved) Councillor B G Hodsdon Hollywood Ward

Apologies None as at distribution of this agenda.

3. Public Question Time

Public questions will be dealt with at the Ordinary Council Meeting

4. Deputations

Deputations by members of the public who have completed Public Address Registration Forms.

5. Requests for Leave of Absence

Any requests from Council Members for leave of absence will be dealt with at the Ordinary Council Meeting.

6. Petitions

Petitions will be dealt with at the Ordinary Council Meeting.

7. Disclosures of Financial Interest

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



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

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

8. Disclosures of Interests Affecting Impartiality

The Presiding Member to remind Council Members and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the Local Government Act. Council Members and staff are required, in addition to declaring any financial interests to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making procedure.

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

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

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

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

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

This item will be dealt with at the Ordinary Council Meeting

10. Confirmation of Minutes

This item will be dealt with at the Ordinary Council Meeting

11. Announcements of the Presiding Member without discussion

This item will be dealt with at the Ordinary Council Meeting



12. Members Announcements without discussion

This item will be dealt with at the Ordinary Council Meeting

13. Matters for Which the Meeting May Be Closed

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

14. Minutes of Council Committees and Administrative Liaison Working Groups

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

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

This item will be dealt with at the Ordinary Council Meeting

Audit Committee Meeting

Circulated to Councillors on 29 July 2024

22 July 2024

15. Audit Committee Reports

No items to discuss



16. Divisional Reports - Planning & Development

16.1 PD53.08.24 Consideration of Development Application – Amendment to Change of Use Development Application (Extending Trading Hours) at Unit 6, 158 Stirling Highway, Nedlands

Meeting & Date	Council Meeting – 27 August 2024
Applicant	Canford Hospitality Consultants Pty Ltd
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning and Building
Director	Tony Free – Director Planning and Development
Attachments	<ol style="list-style-type: none"> 1. Zoning Map 2. Development Plans 3. Parking Survey received 31 May 2024 4. Superseded Parking Survey and Additional Information 5. CONFIDENTIAL ATTACHMENT – Submissions

Purpose

The purpose of this report is for Council to consider an amendment to extend the trading hours to a previously approved change of use development application at Unit 6, 158 Stirling Highway, Nedlands. The proposal is being presented to Council for consideration due to the proposal receiving objections during the consultation period.

Recommendation

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 31 May 2024 for an amendment to the change of use (extension of trading hours) at Unit 6, 158 Stirling Highway, Nedlands, subject to the same conditions and advice notes specified in the original approval granted 12 April 2022, except where modified below:

Condition 3 be amended to read as follows:

- 3. All customer visits to the Recreation – Private land use shall be limited to the following hours:**
 - **7am – 10pm: Monday to Thursday**
 - **7am – Midnight: Friday to Saturday**



- 7am – 10pm: Sunday

New Condition

5. All other conditions detailed on the previous approval shall remain in effect unless altered by this application.

Voting Requirement

Simple or Absolute Majority.

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

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

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

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Mixed Use
R-Code	R-AC1
Land area	3069m ²
Land Use	Existing – Recreation Private
Use Class	‘A’ use class

The site is located at Unit 6, 158 Stirling Highway, Nedlands and is zoned ‘Mixed Use’ R-AC1 (**Attachment 1**). The site is located on the southern side of Stirling Highway, between Bulimba Road and Taylor Road intersections. Existing vehicle access to the site is taken from Bulimba Road. The tenancy is located on the lower ground with frontage to Bulimba Road and the rear car park on site.

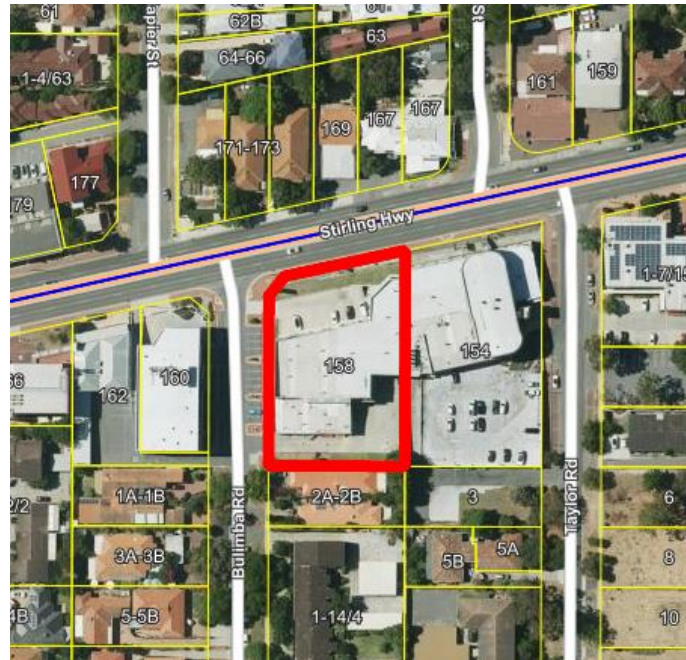


Figure 1: Aerial image of 158 Stirling Highway, Nedlands

History

On 12 April 2022, the City approved a change of use application for Unit 5 and Unit 6, 158 Stirling Highway, Nedlands to Recreation – Private. The land use of Recreation – Private was to facilitate indoor golf simulation and mini golf (X-Golf). The indoor golf simulation was proposed in Unit 6, occupying 687m² and mini golf was proposed in Unit 5, occupying 191m². The applicant for X-Golf decided to only proceed with Unit 6 for use as an indoor golf simulator, and no longer required Unit 5 for mini golf. Unit 5 has since been approved for another use and no longer forms part of this development. The submitted plans in Attachment 2 reflect this.

The existing X-Golf business includes the sale of food and drinks. This is incidental to the primary land use as the design and layout integrates beverage service into use of the X-Golf machines.

The original change of use application was advertised in accordance with the City’s Local Planning Policy - Consultation of Planning Proposals to a 100m radius. At the close of the advertising period, no submissions were received.

An occupancy permit was issued on 10 April 2024 for Unit 6 to begin operating as an indoor golf simulation.

Application Details

This amendment to the original approval seeks to extend the trading hours of the approved Recreation – Private use ‘X-Golf’. The approved trading hours as per the 12 April 2022 determination were as follows:

- Monday to Thursday: 10am – 10pm
- Friday to Saturday: 10am – 12am
- Sunday: 10am – 10pm

This amendment seeks to extend the trading hours to open 3 hours earlier each day, as follows:



- Monday to Thursday: 7am – 10pm
- Friday to Saturday: 7am – 12am
- Sunday: 7am – 10pm
-

This amendment application seeks no further changes to the original approval.

Discussion

Assessment of Statutory Provisions

Local Planning Scheme No. 3

This amendment does not seek to alter the land use. The current land use is existing and approved as per the previous approval issued on 12 April 2022. This amendment is for the extension of trading hours only.

Local Planning Policy 4.1 – Parking

As per the City's Local Planning Policy – Parking, the parking requirements under Table 1 (LPP 4.1) for a Recreation – Private land use is 1 bay per 2 persons. The original approval issued 12 April 2022 was based on a capacity of 120 persons, and 60 bays required. Although there was a shortfall of parking bays (38 during business hours and 20 after hours and weekends), the proposal achieved the objectives of the Policy by suggesting alternative transport options and off-site parking provisions. It is worth noting that since the business has been in operation (9 May 2024), the City has not received any complaints relating to noise or parking during the existing hours of operation.

This amendment is for the extension of trading hours for an additional 3 hours per day being 7am to 10am. The amendment does not seek any alterations to the number of patrons proposed. The applicant provided additional information indicating that the expected number of patrons between 7am and 10am will be 20 patrons based on other X-Golf locations. Furthermore, the proposed additional hours between 7am and 10am are not considered to be a noise-sensitive time of day, with noisy activity such as construction permitted to begin at 7am. It is not expected that the business will produce high levels of noise during these additional hours.

Given the above information, the additional trading hours will require 10 car parking bays as per the Policy. There are 30 on-street parking bays available for commercial use along Bulimba Road and Taylor Road. This is comprised of 17, 3-hour parking bays (8am-5pm) on Bulimba Road and 13, 1-hour parking bays (8am-5pm Monday to Friday and 8am-1pm Saturday) on Taylor Road. A parking survey (**Attachment 3**) was provided by the applicant which surveyed the 30 on-street parking bays over 3 days (Wednesday, Friday and Saturday) with 30-minute intervals. The parking survey demonstrated that the average occupancy rate of the 30 bays is 53% (16 bays), therefore meaning a 47% (14 bays) vacancy rate. The City's Technical Services department have reviewed the parking survey provided and are satisfied that the parking generated from the additional opening hours can



be accommodated solely by the commercial on-street parking bays provided on Bulimba Road and Taylor Road.

In order to reduce the reliance on on-street parking, the applicant has agreed to advise prospective customers of the available on-site parking at the rear of the property. This will be done through erecting a sign adjacent to the Bulimba Road driveway entrance (**Attachment 2**) and advising customers of parking availability through the X-Golf website and social media platforms.

Consultation

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to a 100m radius. The application was advertised for a period of 14 days from 9 April 2024 to 23 April 2024. At the close of the advertising period, 2 objections were received.

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

1. Current lack of parking and additional parking overload from additional opening hours will impact Bulimba Road.

The parking requirement for the 3 additional opening hours can be contained within the 30 commercial on-street parking bays on Bulimba Road and Taylor Road. This has been discussed in detail above.

2. Changes to parking restrictions along Bulimba Road should be investigated to improve parking availability for residents and access on the street.

The City regularly reviews parking controls based on on-site assessments and feedback from the residents. The City collected data related to parking occupancy which included Bulimba Road. Bulimba Road resulted in an average utilisation of 7%, 9.5% and 5.9% along various sections of the road between Stirling Highway and Princess Road. Should the occupancy increase and approach 85%, additional restrictions or parking measures may be considered. As a result, the City isn't proposing any further action at this time.

3. Opening hours show little concern to nearby residents.

The current opening hours of the business are approved from 10am till 10pm (midnight Friday and Saturday) in accordance with the original approval. This amendment proposes the extension of trading hours by 3 hours in the mornings, to be able to open at 7am each day. This amendment is unlikely to have any negative impacts on surrounding residents given the morning hours. Additionally, the land use is required to comply with the *Environmental Protection (Noise) Regulations 1997* at all times.

4. Juveniles attending the business in the early hours and the liquor license.



The original 'change of use' application did not construe approval for a liquor license. This amendment is seeking additional opening hours for the business only. This does not construe approval to additional hours being granted to the liquor license, which is determined by the Department of Local Government, Sport and Cultural Industries. The business is required to adhere to *The Liquor Control Act 1988*.

Main Roads

The site is located on land which is on and abutting a Category 2 'Primary Regional Road' reserve. In accordance with Table 2 (2) of the Instrument of Delegation (2022/03), referral to Main Roads is not required as the development application is for the 'modification to an existing authorised development, which does not encroach upon the road reservation and has no intention to alter existing access arrangements'.

Strategic Implications

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

Pillar	Place
Outcome	6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

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

Decision Implications

If Council resolves to approve the proposal, the Recreation – Private land use of X-Golf can proceed with the additional trading hours.

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the City's Local Planning Scheme and local planning policies. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal. If this application is refused, the Recreation – Private land use of X-Golf can still proceed with the previously approved trading hours.



Conclusion

The application for an amendment to extend the hours for a previously approved change of use has been presented to Council for consideration due to objections being received. The proposal is considered to meet the objectives of the 'Mixed Use' zone, all relevant Local Planning Policies and will not have an adverse impact of the local amenity.

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

Further Information

Nil.



16.2 PD55.08.24 Consent to Advertise Local Planning Policy 1.1 - Residential Development

Meeting & Date	Ordinary Council Meeting – 27 August 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Nathan Blumenthal – A/Manager Urban Planning & Building
Director	Tony Free – Director Planning & Development
Attachments	<ol style="list-style-type: none">1. Draft Local Planning Policy 1.1 – Residential Development2. Change Notes3. Current Adopted Local Planning Policy 1.1 – Residential Development

Purpose

The purpose of this report is for Council to consider adoption of the draft Local Planning Policy 1.1 Residential Development (the Policy), found at **Attachment 1**, for the purpose of advertising.

Recommendation

That Council adopts the draft Local Planning Policy 1.1: Residential Development (Attachment 1) for the purpose of advertising in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Voting Requirement

Simple Majority.

Background

Local Planning Policy 1.1: Residential Development was reviewed and advertised in December 2022. However, various changes to the state planning framework over the course of 2023 and early 2024 have delayed the policy being presented back to Council and given Officers the opportunity to further enhance the Policy.



At the 28 May 2024 Ordinary Council Meeting, it was resolved that the Policy be deferred to the 25 June Ordinary Council Meeting due to concerns regarding wall height within the Policy that is above the height within the Residential Design Codes (R-Codes).

At the 25 June 2024 Ordinary Council Meeting, it was resolved that the Policy be deferred to consider natural ground level, storeys, building height and streetscape.

The gazettal of the Residential Design Codes Volume 1 on 10 April 2024 introduced a new set of provisions (Part C) to be used in the assessment of Single Houses R50 and above, Grouped Dwellings R30 and above and Multiple Dwellings R30 to R60.

The policy has been drafted to be compatible with Part C. In addition, a number of the provisions included in Part C have been viewed as innovative and an improvement on the previous Residential Design Codes Volume 1.

In Officers' experience, some medium density development in the City tends to be constructed with poor thermal performance and amenity, limited vegetation and excessive hardstand and roof cover. The Policy seeks to implement some of the improvements in Part C to single dwellings coded R30 to R40 including private open space, size and layout of dwellings, solar access, ventilation, waste management and siteworks and retaining walls.

The policy review has resulted in amendments to a number of existing policy provisions as well as introducing new measures.

A summary of the amendments are as follows:

- Formatting and division of the policy into three major sections to make clear the application of each policy measure and to be consistent with the R-Codes Volume 1 and draft Local Planning Policy: Precincts.
- The addition of clause 6.2 with Deemed-to-Comply criteria and Design Principles for R30 to R40 Single Dwellings adopted from Part C.
- Additional Local Housing Objectives to ensure consistency in officer interpretation;
- Clarification regarding impervious surfaces, soft landscape and deep soil area.
- Removed definitions that are unused or covered by the R-Codes Volume 1 and included additional definitions.
- Additional figures relating to Clause 6.2 and policy measures not applicable in the St John's Wood Estate;

The amended Policy is a general residential policy and will apply to all development to which the R-Codes Volume 1 applies except where there are more specific precinct policies, master planned estates, character areas, etc..

In reviewing the Policy, two resolutions from Council have been addressed in the review. The resolutions are as follows:

On 23 November 2021, - "protection from overshadowing, of solar panels, windows to main living areas of adjoining dwellings and potential future solar panels."

On 22 February 2022, - "Deemed-To-Comply Height Requirements as written in Table 3, Category B of Volume 1 of the R-Codes 2021, for Single and Grouped Dwellings."



At the October 2022 Ordinary Council Meeting when the amended Policy was first advertised, a resolution was put up to revert all building heights to the R-Code heights, but this was lost.

The existing building heights in the current Policy are well established in the low-density suburbs of Swanbourne and Dalkeith. They are tailored to the Nedlands context with the heights allowing for dwellings to be built easier on land that slopes down to the river or the ocean. Reducing building heights in these areas would lead to inconsistent streetscapes. However, Officers support reverting to the lower building heights within the R-Codes in higher density areas as discussed below.

Solar Access provisions cannot be modified without WAPC approval. However, Local Housing Objectives for the assessment of building heights are proposed to accompany the building height criteria of the existing policy. These objectives include consideration for the protection of outdoor living areas and solar collectors from overshadowing but will only be able to be used when there is a design principle assessment.

Discussion

The draft Policy differs from the current adopted version (**Attachment 3**). The proposed changes are discussed in detail below, along with discussion relating to Council's deferral reasons.

Natural Ground Level

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) was amended in 2021 to include a definition of natural ground level as meaning:

- a) the ground level specified in either of the following that applies to the land (or, if both of the following apply to the land, the more recent of the following) —
 - i) a condition on an approval of a plan of subdivision that specifies a ground level;
 - ii) a previous development approval for site works on the land that specifies a ground level; or
- b) if paragraph (a) does not apply — the level of the land before any disturbance to the land relating to the development.”

The subsequent SAT case *Prosser and Town of Cottesloe [2021] WASAT 115* established that ground levels shown on any previous approvals (including building permits in the case of deemed-to-comply applications) are to be used as the natural ground level. Any Policy that attempts to alter this will likely be invalid and not be upheld at SAT. Should there be no approvals, City Officers have discretion in determining what the natural ground level should be.

A case example of this policy is the Town of Cambridge Local Planning Policy 3.24: Determining Natural Ground Level. This Policy attempts to set 1975 Water Corp levels as the starting basis for natural ground level, rather than utilise existing approvals. However, the Town now includes a section on their website clarifying that the 1975 levels will only be



used where there are no other approvals or levels on a subdivision, consistent with the definitions within the Regulations. City of Nedlands Officers have confirmed with Town of Cambridge Officers that this is the approach they now take.

Clause 7.3 has been added to the Policy, which requires a district level survey be used to identify natural ground level where there are no previous approvals or levels on subdivision, consistent with the *Deemed provisions*.

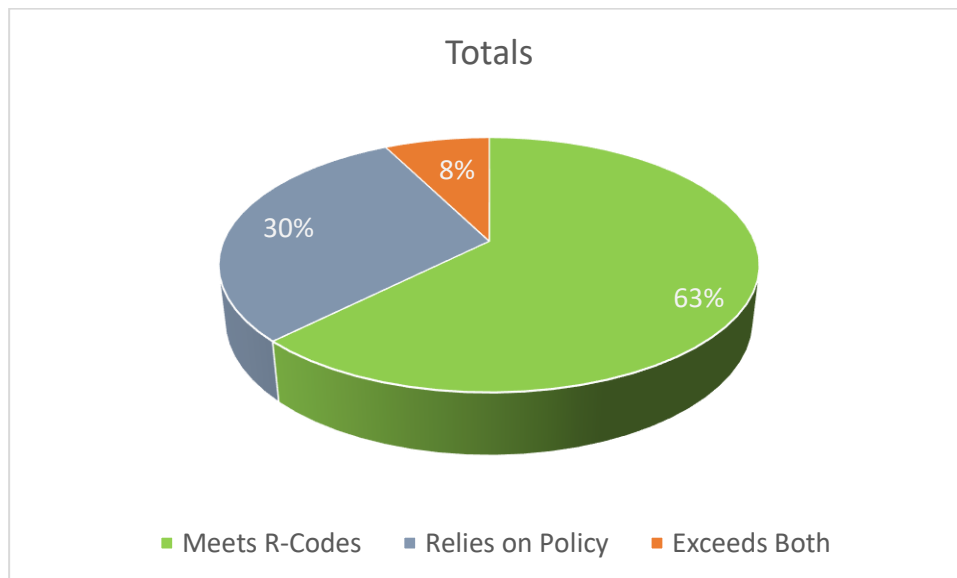
Building Height

The amended Policy proposes to maintain the same wall and roof height as the existing Policy for lots coded R20 and below, while reverting to the R-Codes heights for all other densities. A comparison between the building height criteria of the existing Policy and the R-Codes Volume 1 are shown in the below table:

Table 1: Policy versus R-Codes Vol 1 heights

Element	R-Codes Volume 1 Height	Existing Policy Height
Wall height (roof above)	7m	8.5m
Wall height (gable, skillion and concealed roof)	8m	8.5m
Roof height	10m	10m

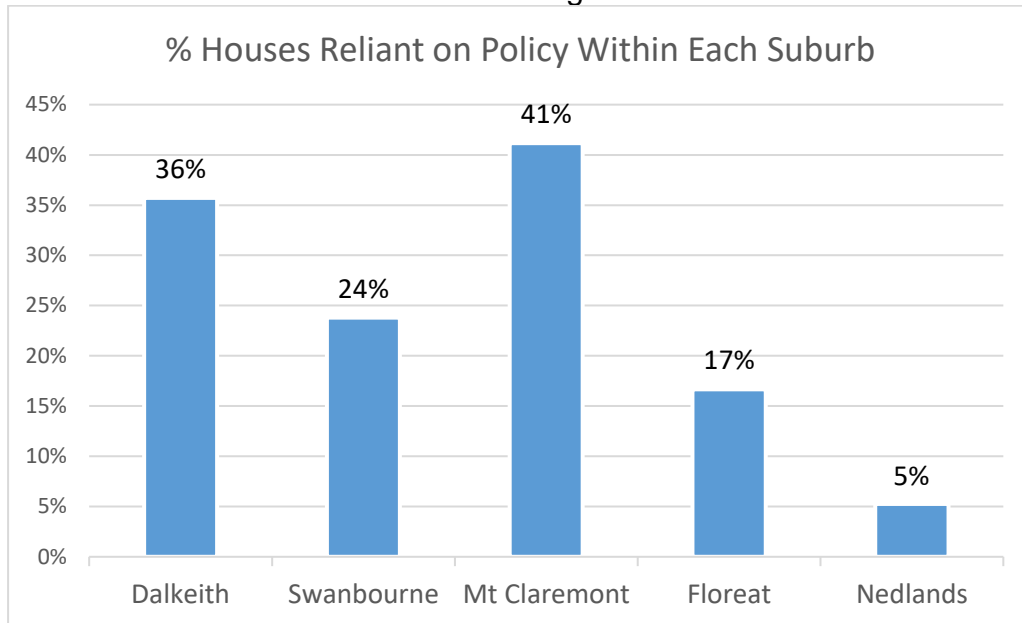
Should Council adopt the height settings of the R-Codes Volume 1 for all residential development, it would reduce the Deemed-to-Comply wall heights across the City down from their historic heights. A review of the 84 planning approvals and deemed-to-comply applications for new single houses from 22 November 2022 through 25 June 2024 show that almost 1/3 of them are built to the existing Policy height:



It is recommended that the height settings of the existing policy remain for the following reasons:



- The City of Nedlands height controls were originally enshrined in Council’s former Town Planning Scheme No. 2 since 2001. Dwellings have been developed to this greater Deemed-to-Comply allowance for over twenty years, with the design response well enshrined throughout the City. These additional heights can be considered characteristic of most Nedlands suburbs.
- The above referenced review of approvals since November 2022 reveals that the areas of Mt Claremont and Dalkeith tend to have larger houses:



Reducing the current Deemed-to-Comply heights to meet the R-Codes would disadvantage newer houses and additions to existing houses compared to any immediate neighbours and may result in more State Administrative Tribunal reviews.

- The Deemed-to-Comply height reduction would impact any house on a lot with steeply sloping ground level, particularly those near the Swan River and the ocean. Effectively, it would prevent newer houses from achieving the same views as existing houses.
- Any reduction in the current height criteria is likely to result in more houses seeking a Design Principles assessment as they attempt to replicate neighbouring house height.
- The City of Nedlands traditionally has higher quality development with better amenity than the R-Codes allows. A key measure of indoor liveability is floor to ceiling heights. Larger floor to ceiling heights make house interiors seem more spacious, and allow for better sunlight access and ventilation through the use of larger windows. Retaining the increased building heights will continue to encourage high quality housing.
- The Policy seeks to introduce a Local Housing Objective for solar access on adjoining sites. This will reduce the effect that building height has on existing solar collectors and outdoor living areas on neighbouring properties.

Given the longstanding nature of the height controls in place in Nedlands, their general acceptance by the community, and the improved internal amenity outcomes, removal of the local planning policy height provisions for all lots is not recommended. However, it is recognised that larger houses are more likely to be problematic when on smaller, higher density lots. The draft Policy therefore proposes that the existing heights be kept for all lots coded R20 and below, with lots coded greater than R20 reverting to the R-Codes. This would allow additional height in established, low-density suburbs where it is less likely to



cause overshadowing issues. Further, these same lots are affected by the tree retention policy, and additional height could be seen as an extra benefit for tree retention.

Should Council opt to revert to the R-Codes heights for all densities, the following additional resolution is provided:

Modifies the amendments to the draft Local Planning Policy 1.1: Residential Development (Attachment 1) by deleting clause 6.1.2(a) and renumbering the remaining clauses appropriately.

Solar Access for Adjoining Sites

A new Local Housing Objective is proposed to encourage protection of existing solar collectors and outdoor living area on adjoining lots. This objective is to be used when a design principles assessment is required (ie: when the development does not meet the deemed-to-comply criteria for overshadowing).

Guidance has been adopted from the State of Victoria Planning Practice Note 88 to assist in the assessment of whether the location of solar panels is reasonable and appropriate for purposes of a Design Principles assessment. For instance, consideration can be given to whether the panels are located high on the roof, whether the adjoining building is set back appropriately, etc. During drafting of the policy, it was found that some of the considerations given can be applied to protecting existing outdoor living areas too. The Local Housing Objectives have been adapted to include these protections. Importantly, these considerations can only be used where a house does not meet the Deemed-to-Comply criteria for overshadowing. Attempting to make this mandatory would require WAPC approval, which is unlikely to be forthcoming.

Interpretation of R-Codes Definitions

The R-Codes Volume 1 contains a definition for 'soft landscape'. There are related terms such as 'deep soil area', and 'impervious surfaces' which rely on the definition of 'soft landscape'. The 'soft landscape' definition states that turf is included in the definition, however this can create confusion as turf is a broad term and can include traditional lawns but also artificial turf and turf cell which can occasionally be impermeable and strays from the purpose of soft landscaping and deep soil area which is for vegetation and natural areas.

Officers have drafted Clause 8.1 to provide clarification by stating that artificial turf and turf-cell are considered to be included in impervious areas/surface and materials so therefore do not contribute to soft landscape.

Additional Deemed-to-Comply Criteria and Design Principles for Single Houses on Land Coded R30-R40

The release of the Medium Density Code in early 2023 proposed to radically change the assessment of medium density dwellings. The considerations of the Medium Density Code required that development be more site responsive, include better open space and tree coverage and improve the sustainability and internal amenity of dwellings.



The deferral of the Medium Density Code in August 2023 to review elements of the policy and remove applicability of the policy from single houses below R50 meant that the benefits of the code were unlikely to be as far reaching within the City of Nedlands. The criteria were considered to increase the cost of delivering housing and would have been a burden towards development in WA's low- and medium-income areas. Officers considered that the proposed policy did offer many benefits to medium density housing development.

It is proposed that elements of the Medium Density Code should be introduced into the draft Policy for single houses R30 to R40 where the City can adopt them free of WAPC approval.

The following elements have been added to the draft Policy:

- Private Open Space
 - Although the R-Codes Volume1 requires open space in any residential development, there is a lack of criteria about how that space is laid out. The private open space element includes requirements such as minimum dimensions, maximum permanent cover, and tree planting requirements which ensure open space is usable and that there is a balance of shade, solar access and provision of tree canopy.
- Size and Layout of Dwellings (excluding storage)
 - The element specifies ceiling heights, maximum depth of primary living space vs ceiling height, minimum internal floor area, a mix of dwelling sizes in large developments and protection of internal amenity.
- Solar Access and Natural Ventilation
 - This element ensures that each habitable room in a dwelling has sufficient daylight and natural ventilation, and the dwellings are responsive to the warm temperate climate.
- Waste Management
 - This element requires provision of waste facilities, screening of bins and protection of the streetscape, major openings and primary garden areas from the amenity impacts of waste storage.
- Site Works and Retaining Walls
 - This element requires that any excavation, fill and retaining is done with respect to the site's natural ground level, the amenity of adjoining properties and can respond to the drainage requirements of the land and need for natural light.

Tree Retention

In order to encourage retention of mature canopy trees, an additional clause has been included allowing discretion to be afforded on the basis of retention of a mature tree, provided the discretionary criteria meets the design principles and objectives of the Policy and the R-Codes.

Deleted or Modified Clauses

The review of the policy has not only included new requirements that improve the quality of development in the City but has also sought to remove clauses that are not necessary and add complexity. The policy also modifies some existing clauses. **Attachment 2** provides



detailed notes on how policy measures in the current adopted policy have been changed. The following policy measures have been deleted or modified:

- Lot boundary setback
 - Clause 4.4.1 C3.1vii of the existing policy regarding the assessment of swimming pool fences and pool pump screens when behind the street setback line has been deleted.
- Street Setback
 - The draft Policy proposes to modify the provisions relating to street setback of minor incursions to allow for flexibility of building positioning without impacting on soft landscaping.
- Dividing Fences
 - The dividing fences section of the policy and definitions relating to dividing fences have been removed from the policy as they were advice only and held no statutory weight.
- Building Heights
 - Two footnotes regarding the measurement of external walls for gable walls, and roof ridges, have been removed to maintain consistency with the current R-Codes Volume 1.
- Street Walls and Fences
 - Clause 4.6.1 C4.1ii has been removed as passive surveillance to the street is already maintained under clause 5.2.3 C3.1 of the R-Codes.
- Laneway Widening Provision
 - The provision in the current Policy to increase lot boundary setbacks to accommodate future laneway widening has been found to be unenforceable without WAPC approval as it varies Clause 5.1.3 Lot Boundary Setbacks in the R-Codes. It is recommended that consideration of future laneway widening should form part of the assessment of any varied lot boundary setbacks. The consideration of laneway widening has been moved to Clause 7 and is to be used as a Local Housing Objective rather than Deemed-to-Comply criteria.

Revocation of Existing Policy at Adoption

Officers are of the opinion that the draft Policy is different enough from the current adopted Policy to warrant treatment as a new policy. Amending policies should generally result in few changes and where such changes exist, they should apply to existing clauses or include small additions and deletions.

As the draft Policy proposes multiple additions, deletions and reorders the policy provisions, it warrants treatment as a new Policy. Officers have proposed that upon conclusion of advertising, the existing adopted Policy be revoked and the draft Policy be adopted in its place.

Officers recommend the draft Policy retains the name of the existing adopted Policy as this accurately describes the Policy's application.



Consultation

Although advertising of an amended policy took place in December 2022, the Policy has changed significantly with some proposed clauses being removed, others added and various changes in the state and local planning framework over the course of 2023. No advertising has taken place for the current version of the draft Policy.

It is recommended that Council adopt the policy for the purpose of advertising.

If Council adopts the Policy for the purpose of advertising, it will be advertised in accordance with the City's Consultation of Planning Proposals Local Planning Policy.

Strategic Implications

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

Vision	Sustainable and responsible for a bright future
Pillar Outcome	Planet 5. Climate resilience.
Pillar Outcome	Place 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Clause 4 of the Deemed Provisions of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) provides the procedure for preparation of a Local Planning Policy. Where a Local Planning Policy is advertised, the City must publish a notice of the proposed policy for a period of not less than 21 days and seek submissions.

Following the advertising period, the Policy will be presented back to Council to consider any submissions received to:

- Proceed with the Policy without modification;
- Proceed with the Policy with modification; or
- Not proceed with the Policy.



Decision Implications

If Council resolves to adopt the Policy for advertising, it will be advertised in accordance with the process outlined above.

If Council resolves to adopt the Policy for advertising with modifications, the policy will be amended to include the modifications and will be advertised to the public. If any modifications require approval of the Commission, they will be referred to the Commission for approval.

If Council resolves not to endorse the recommendation, the existing Policy will remain in use by the City.

Conclusion

The draft Local Planning Policy 1.1: Residential Development has been prepared to enhance and protect the existing Nedlands streetscape, improve the quality of dwellings and increase the quantity of vegetation on residential land. It is recommended that Council adopt the draft Local Planning Policy 1.1 – Residential Development for the purpose of advertising.

Further Information

Nil.



16.3 PD56.08.24 Adoption of draft Local Planning Policy 5.14 – Precincts and Revocation of Local Planning Policies 4.3, 5.8, 5.9, 5.10, 5.11 and 5.12

Meeting & Date	Council Meeting – 27 August 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest in this matter.
Report Author	Nathan Blumenthal – A/Manager Urban Planning & Building
Director	Tony Free – Director Planning & Development
Attachments	1. Draft Local Planning Policy 5.14 – Precincts 2. Schedule of Submissions

Purpose

The purpose of this report is for Council consider adoption of the draft Local Planning Policy 5.14 – Precincts (the Policy), found at **Attachment 1**, post advertising and revoke a number of existing Local Planning Policies.

Recommendation

That Council:

1. **Adopts the draft Local Planning Policy 5.14 – Precincts (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.**
2. **Revokes the following Local Planning Policies:**
 - a) **4.3 Waratah Village Laneway Requirements**
 - b) **5.8 Alexander and Philip Road Height Limit**
 - c) **5.9 Primary Controls for Apartment Development**
 - d) **5.10 Broadway Precinct**
 - e) **5.11 Hampden Hollywood Precinct**
 - f) **5.12 Nedlands Stirling Highway Activity Corridor – Residential**

Voting Requirement

Simple Majority.

Background



This Policy seeks to consolidate the previously adopted Broadway, Hampden-Hollywood and Nedlands Stirling Highway Activity Corridor – Residential (NSHAC-R) Precinct Local Planning Policies (LPP) into one Policy, with the addition of the draft Waratah Precinct LPP. The Policy has been developed as a response to the recently gazetted Part C (medium density) of the Residential Design Codes. The new policy only includes provisions which do not require approval from the Western Australian Planning Commission (WAPC). The Policy was adopted for the purpose of advertising at its May 2024 Ordinary Council Meeting.

It is proposed that once this Policy is adopted that the Broadway, Hampden-Hollywood and NSHAC-R LPPs be revoked. It is recommended that four other Local Planning Policies also be revoked at this time as they are superfluous or are not consistent with the Precinct LPP.

Discussion

Local Planning Policy 5.14 – Precincts

Several changes have been made to the advertised version of the Policy. These changes include:

- **Building height for R40 lots:**
Modifications to building heights within Part C of the Residential Design Codes Volume 1 (R-codes Volume 1) require approval from the WAPC. As such, the building height for grouped and multiple dwellings within the R40 coding have been amended to default to the outlined height contained in the R-Codes Volume 1. Single houses have also been amended to revert to the R-Codes heights to improve amenity outcomes for adjoining lots.
- **Natural Ground Level:**
Clause 5.6, Determining Natural Ground Level, has been added to the Policy to provide consistency with the draft Local Planning Policy 1.1: Residential Development. The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) was amended in 2021 to include a definition of natural ground level. The subsequent SAT case Prosser and Town of Cottesloe [2021] WASAT 115 established that ground levels shown on any previous approvals are to be used as the natural ground level. Should there be no approvals, City Officers have discretion in determining what the natural ground level should be. Clause 5.6 requires a district level survey be used to identify natural ground level where there are no previous approvals or levels on subdivision, consistent with the *Deemed Provisions*.
- **Side setback for existing single and grouped dwellings on lots coded R-AC1 and R-AC3 within the Broadway and Hampden-Hollywood Precincts:**
The advertised Policy was silent on the provision of side setbacks for these developments. As WAPC approval would be required to modify this element the following clarification has been added to the Broadway and Hampden-Hollywood Primary Controls tables: “Single/Grouped Dwelling as per R-Codes R80 standards”.



- Minimum primary street setback for R40, R60 and R160 lots within the Broadway Precinct:
The primary street setback for the R40 and R60 lots has been modified to a minimum of 4m for ground and first storey, and 6m for all other storeys. For R160 lots the setback has been modified to a minimum 4m for the ground, first and second storey and 5m for all other storeys. These changes are consistent with the provisions in the NSHAC-R precinct and provide a balance between meaningful landscaping in the front setback area and achieving the density of the coding.
- Rear setback for the Monash Avenue R-AC3 lots within the Hampden-Hollywood Precinct:
The rear setback provisions for the lots within Monash Avenue R-AC3 sub-precinct have been modified to reflect those within the adopted Local Planning Policy 5.11 - Hampden-Hollywood Precinct.

It is also noted that within the NSHAC-R Precinct there are several R160 lots which directly abut R60 lots or interface with R12.5 lots to the south along Jenkins Avenue, between Bay Road and Taylor Road. To provide a transition from the R160 lots to the lower coded lots the Policy reduces the building height for multiple dwelling developments from 5 storeys (Acceptable Outcome outlined in the R-Codes Volume 2) to 4 storeys. All other R160 lots within this precinct are permitted to develop multiple dwellings up to 5 storeys. This was included in the Policy prior to advertising.

Local Planning Policies to be Revoked

4.3 Waratah Village Laneway Requirements:

Provisions contained in Local Planning Policy 4.3 Waratah Village Laneway Requirements have been absorbed into the Precincts LPP removing the need for a standalone LPP for the laneway requirements.

5.8 Alexander and Philip Road Height Limit:

The Local Planning Policy 5.8 Alexander and Philip Road Height Limit provides building heights for R40 and R80 lots to protect and enhance local character and amenity and to ensure development is in keeping with the desired streetscape. The objectives and provisions for building heights for these lots are now addressed in the Precincts LPP by having R40 and below revert to the R-Codes, and multiple dwellings in R80 coded areas along Alexander Road limited to 3 storeys unless they can demonstrate suitable protection of adjoining solar panels and outdoor living areas at mid-winter. A second planning policy covering the same area is unnecessary and would be a cause of confusion. Officers are recommending revocation of this Policy.

5.9 Primary Controls for Apartment Development:

Local Planning Policy 5.9 Primary Controls for Apartment Development seeks to provide built form guidance for apartment developments on R40 and above lots. These lots are within the areas of the Precincts LPP and are therefore superfluous. As such it is recommended that LPP 5.9 be revoked.



5.10 Broadway Precinct, 5.11 Hampden Hollywood Precinct and 5.12 Nedlands Stirling Highway Activity Corridor – Residential:

It is recommended that should Council resolve to adopt the Precincts LPP, the Broadway, Hampden-Hollywood and NSHAC-R Precinct Policies be revoked. These LPPs would be redundant with the introduction of the combined Precinct Policy.

Consultation

The draft Precincts Local Planning Policy was advertised for a period of 22 days, from 7 to 28 June 2024. During this time two submissions were received.

A community information session was held on 13 June 2024. One person attended this session.

A summary of the comments received during the advertising period, as well as officer responses are contained in the table below.

Comment Received	Officer Response
6 storeys on Monash Ave is unacceptable. (1 comment)	The existing adopted Hampden Hollywood Precinct LPP allows for an acceptable outcome of 6 storeys along Monash Ave, as does the Residential Design Codes Vol 2. The rear setback has been amended for Monash Ave to reflect the current adopted LPP with a 3m setback up to the 4 th storey and 4.5m for all other storeys.
This policy is for more than one precinct and some aspects relating to some precincts require further consideration and community input as they include some significant changes to existing policies. (1 comment)	Majority of changes made to the current adopted and advertised versions of the Policy relate to elements which require WAPC approval to modify. Feedback from the WAPC deem it as unlikely the City would receive support to modify these elements.

Strategic Implications

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

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

Budget/Financial Implications

No additional budget is required to complete the work for the Policy.

Legislative and Policy Implications

Clause 3(1) of the Deemed Provisions of Schedule 2 of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) allows the City to prepare a local planning policy in respect to any matter related to the planning and development of the Scheme area. Following the advertising period, the policy is to be presented back to Council to consider any submissions received and resolve to:

- a) Proceed with the Policy without modification; or
- b) Proceed with the Policy with modification; or
- c) Not proceed with the Policy.

Revoke – Clause 6(b) of the Deemed Provisions of Schedule 2 of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) allows the City to revoke a Local Planning Policy by a notice of revocation. Council must consider the recommendation and resolve to:

- a) Revoke the Local Planning Policy; or
- b) Not revoke the Local Planning Policy.

Decision Implications

If Council resolves to endorse the recommendation:

- a) the Local Planning Policy 5.14 - Precincts, it will have effect upon publication of a public notice.
- b) The Local Planning Policies for revocation will be revoked with publication of a public notice.
- c) The WAPC will be notified of the revocation of the LPPs which were seeking their approval.

If Council resolves not to endorse the recommendation:

- a) the Policy will not be progressed. This will result in there being no Policy in place with specific built form controls for the Waratah Precinct. This would also mean the three adopted Policies would remain unchanged with elements which are not approved by the WAPC.
- b) the Local Planning Policies for revocation will remain in effect. This will result in the City's suite of LPPs maintaining inconsistent and superfluous Policies.



Conclusion

It is recommended that Council adopt the draft Local Planning Policy 5.14 – Precincts to provide contextually appropriate provisions for development within the Broadway, Hampden-Hollywood, Nedlands Stirling Highway – Residential and Waratah Precincts. It is also recommended that Council revoke Local Planning Policies 4.3, 5.8, 5.9, 5.10, 5.11 and 5.12 to remove any inconsistencies and duplication of policy provisions within the City's suite of Local Planning Policies.

Further Information

Nil.



16.4 PD57.08.24 Schedule of Strategic Planning Projects

Meeting & Date	Council Meeting – 27 August 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Nathan Blumenthal – A/Manager Urban Planning and Building
Director	Tony Free – Director Planning & Development
Attachments	Nil

Purpose

This report is being presented to Council to outline the existing and future strategic planning projects.

Recommendation

That Council notes the existing schedule of strategic planning items.

Voting Requirement

Simple Majority.

Background

The current suite of strategic planning projects is based on the Council Plan 2023-2033 and the statutory requirements under State legislation.

Discussion

The strategic projects to be considered over the next twelve months are provided in the table below and listed chronologically in order of current stage of completion.

The most time and resource intensive project is anticipated to be the Local Planning Strategy and Scheme Review, which is a priority project required under the Planning and Development Act 2005 to be undertaken every 5 years. The Scheme is only 5 years old and is unlikely to need a substantial review. It is anticipated that a standard omnibus amendment will be sufficient to correct identified issues and respond to any changes in the amended *Planning and Development (Local Planning Schemes) Regulations 2015*. The Local



Planning Strategy needs to be updated to incorporate the NSHAC Strategy, the POS Strategy, and include updated background information, as well as a review to ensure that the projections and desired outcomes are still current.

Project	Summary	Status
1. LPP 5.14: Precincts Policy*	Combines and amends existing precinct policies (and includes the draft Waratah Policy) to incorporate R-Codes changes. Also includes revocation of several redundant LPPs.	To be presented to Council in August 2024 for final decision.
2. Heritage Areas*	Investigation into implementation of Heritage Areas within the City.	To be presented to Council in September 2024 for final decision.
3. Scheme Amendment 14: Vehicle Access	Restricts vehicle access to a single crossover for corner lots in the R60 areas within the NSHAC Residential precinct.	To be presented to Council in October 2024 for final WAPC referral
4. LPP 1.1: Residential Development*	Amended policy reflecting recently gazetted R-Codes changes. Sets out built form criteria for areas not covered by LPP 5.14.	To be presented to Council in August for approval to advertise
5. Mt Claremont Master Plan*	Sets out a vision for future land use, transportation and green networks for the Brockway Road area and surrounds once the Waste Water Treatment Plant is capped	To be presented to Council in October 2024 for approval to advertise.
6. Local Planning Strategy and Scheme Review*	The Strategy and the Scheme are to be reviewed every 5 years as per State legislation. Substantial background reports will be required to research housing needs and estimating current housing projections.	Not yet commenced. Important to commence in 2024/25 if desire is to avoid a new Scheme.
7. UWA-QEII Improvement Plan*	Working with the DPLH and City of Perth to create an Improvement Scheme for the area.	Not yet commenced.
8. Local Heritage Survey and Heritage List*	The LHS and the Heritage List are required to be periodically reviewed.	To be introduced to Council in late 2024 / early 2025 to initiate.
9. Public Open Space Strategy*	Expand the strategy to include the whole of the City as per the Council resolution.	Seeking cost estimates for consultancy work. Commencement dependant on budget.
10. LPP Construction Management Plans	New Policy setting out requirements and processes for construction of new development.	Expected to be presented to Council in early 2025 for approval to advertise.
11. LPP Verge and Street Tree Policy	New policy setting out protection of verges and street trees.	Expected to be presented to Council in early 2025 for approval to advertise.



12. LPP 3.2: Waste Management	Existing policy sets out waste criteria but is already covered by existing legislation. Policy will not be supported by WAPC and is redundant. Policy will be revoked with technical specifications for development provided as a publicly available administrative document.	In progress. Expected to be presented to Council in late 2024 to revoke.
13. Commercial Planning Policy	New policy setting out built form and other criteria for non-residential development.	Not yet commenced.
14. Scheme Amendment 16: Fast Food	Scheme Amendment making Fast Food an 'X' use within the City.	Will require a Council resolution, which should be considered in conjunction with Commercial Policy
15. LPP 4.1 Parking	Collection of cash-in-lieu requires a parking plan/strategy setting out where the money is to be spent. Policy would update car parking standards to contemporary ratios.	Not yet commenced..
16. New Policy – Percent for Public Art	Policy to promote public art within development or through developer contributions.	Not yet Commenced.

*Denotes Council Plan items

The following Local Planning Policies are remaining to be reviewed. Policies are listed in order of priority:

Policy	Comments
LPP 6.1: Heritage Incentives	Policy reviewed with draft recommendations. Priority dependent on Heritage Area decision.
LPP 7.3: Consultation of Planning Proposals	Not yet reviewed.
LPP 2.2: Short-Term Accommodation	Not yet reviewed. WA <i>Deemed provisions</i> are expected to change, which will require policy changes.
LPP 3.1: Landscape Plans	Not yet reviewed.
LPP 2.3: Child Care Premises	Not yet reviewed.
LPP 2.4: Residential Aged Care Premises	Not yet reviewed.
LPP 7.4: Refunding and Waving of DA Fees	Not yet reviewed.
LPP 7.5: Development Compliance	Not yet reviewed.
LPP 7.6: State Administrative Tribunal	Not yet reviewed.

The remaining policies have either been reviewed recently or are intended to be revoked pending the adoption of new policies that will supersede them.

Should Council wish to include other priorities, they can be added noting that they will generally be added to the end of the list. To do otherwise will mean that something has to be dropped, noting that the strategy and scheme reviews are statutory requirements under state planning legislation and must be carried out regularly. Policies should be reviewed regularly so that they remain current and therefore more likely to be upheld should a



proposal be challenged at the State Administrative Tribunal. Actual timing of some projects will also be incumbent on available budget and staff resourcing.

Consultation

N/A – Consultation will occur on individual projects as necessary and required by legislation.

Strategic Implications

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

Vision	Sustainable and responsible for a bright future
Pillar Outcome	Place
	6. Sustainable population growth with responsible urban planning.
	7. Attractive and welcoming places.
	8. A city that is easy to get around safely and sustainably.

Budget/Financial Implications

Some items, particularly the scheme review, will require consultancy work. These items have been included in the draft 24/25 FY budget contingent on Council approval. Should the budget change, the schedule of upcoming projects will need to be modified.

Legislative and Policy Implications

The [Planning and Development Act 2005](#) requires that the scheme and strategy be reviewed every 5 years, and that local planning policies be regularly reviewed.

Decision Implications

The resolution simply notes the proposed schedule of works but does not bind Council or City Officers to maintain the schedule of works nor to maintain the proposed order of work should other priorities arise.

Conclusion

That Council notes the existing schedule of works priorities.



Further Information

Nil.



17. Divisional Reports - Technical Services

No items to discuss



18 Divisional Reports – Community Services & Development

18.1 CSD06.08.24 Community Grant & Partnership Policy

Meeting & Date	Council Meeting – 27 August 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Ruth MacIntyre, Project Manager Community Development
Director/CEO	Keri Shannon, Chief Executive Officer
Attachments	1. Current Charles Court Reserve Lighting Plan 2. Proposed Charles Court Reserve Lighting Plan CONFIDENTIAL - Empire West Lighting Quote

Purpose

This item seeks a Council decision on a grant application to the Department of Local Government, Sport and Cultural Industries (DLGSCI) for the Community Sport and Recreation Facilities Fund (CSRFF) Club Night Lights Round. The application is for a Floodlighting Upgrade at Charles Court Reserve.

All CSRFF applications to DLGSCI must be accompanied by a formal Council resolution. As this Small Grant Round closes on 30 August 2024, it is important that Council decides on this matter at the Council meeting on 27 August 2024.

Recommendation

Council:

1. **Allocation Advises Department of Local Government, Sport and Cultural Industries (DLGSCI) that it has ranked and rated the application to the Club Night Lights Program Small Grants Round as follows:**
 - a. **City of Nedlands – Sports Floodlight Upgrade, College Park Lower Oval: Well planned and needed by the municipality (A Rating);**
 2. **Endorses the application to DLGSCI on the condition that all necessary statutory approvals are obtained by the applicant.**
 3. **Approves a grant of \$84,105.40 ex GST to the Nedlands Rugby Club towards its Charles Court lighting upgrade project, subject to the following conditions:**
 - a. **Funding approval for the project is also provided by the Local Government, Sport and Cultural Industries.**



Voting Requirement

Simple Majority.

Background

Club Night Lights Program

DLGSCI administers the Club Night Lights Program through the CSRFF. The purpose of the program is to provide financial assistance to community groups and local governments to develop sports floodlighting infrastructure. The program aims to maintain or increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well-designed and well-utilised facilities. There is \$2.5 million available for allocation in the 2025/2026 funding round. The CSRFF has two categories, shown below:

Table 1: Club Night Lights Program

Grant Category	Total Project Cost Range	Frequency
Small Grant	≤ \$500,000	Bi-annual
Forward Planning Grant	≥ \$500,000	Annual

Small Grant Round

The application being considered in this report is for the Small Grants Round. This category targets projects involving a basic level of planning. The total project cost for a grant must not exceed \$500,000 excl GST. Grants in this category must be claimed in the financial year following the date of approval.

For applications to be supported by DLGSCI, they must firstly be endorsed by the relevant Local Government Authority. For approved projects, DLGSC will provide a grant of a maximum of 50% of the total project costs up to \$200,000.

Ranking: The City is required by the Department of Local Government, Sport and Cultural Industries to rank in priority order the applications received for each CSRFF round.

Rating: The City is required by Department of Local Government, Sport and Cultural Industries to rate each application against the categories below:

- A - Well planned and needed by municipality
- B - Well planned and needed by applicant
- C - Needed by municipality, more planning required
- D - Needed by applicant, more planning required
- E - Idea has merit, more preliminary work needed
- F - Not recommended



Nedlands Rugby Union Football Club

Total Membership	680
% of CoN residents	32.5%
% of CoN residents (Junior teams)	51%

Established in 1934, NRUFC have been located at the foreshore since 1951. The club runs 4x Senior Men’s teams, 1x Senior Women’s team and 1x U21 Colts team. The Club also has nearly 250 registered children in 18 teams from Cubs (3-5 years olds) and U6 through to U18. Two junior teams train from 5pm-6.30 on Tuesday and Thursday, Girls junior teams train Monday 6-7pm, and Senior teams train on a Tues and Thurs evening from 6:30pm to 7:30/8:00pm from March through to September each year, and as such training lights are essential for their ability to train safely and be competitive within the RugbyWA rugby competition.

The Club is now actively planning for the addition of Girls and All abilities teams to play in the WA competition commencing in 2025 and have started regular training for this. The Girls teams will be in the U15 & U17 age groups and this is currently one of the fastest growing demographic groups in rugby. An All Abilities competition was started in Perth this year, and with demand growing the Club is preparing to enter a team in the 2025 competition.

NRUFC is recognised within the rugby community as a unique destination for visiting teams primarily due to the proximity to the City, the location beside the Swan River, strong community club culture and volunteer base.

Charles Court Reserve users

Charles Court Reserve is predominately used by Nedlands Rugby Club in Winter, alongside UWA Football Club. Both clubs also use the grounds for pre-season training in the shoulder seasons. In summer, the reserve is used by the Claremont Nedlands Junior Cricket Club, and Nedlands Rugby touch rugby teams. All year-round users include the Bronze Bullseye Ultimate Club, Claremont Jets Gridiron Club and other community groups.

The reserve is used by other ad hoc hirers on a casual basis including various schools, personal trainers and recreation groups. It is also a popular passive recreation space for dog walkers and general community members.

UWA Nedlands Football club are still waiting for the McGillivray upgrade to be completed and intend to return the soccer fields to the Council for Nedlands Rugby Football Club to use and UWA to use ad-hoc for training when required.

From 2024 the Club is being used as an official training venue for teams competing in the HSBC International 7s competition, the Super Rugby Pacific Competition, and the facilities and reserve has been included in RugbyWAs EOI for official training facilities for teams participating in the men’s Rugby World Cup in 2027 and the Women’s Rugby World Cup



in 2029. This lighting project will ensure that Charles Court Reserve, and the City of Nedlands will be competitive in securing a place as an official training venue, allowing it to be designated as a Tier 1 Community club for hosting rugby related events.

Charles Court Reserve is also being considered for year-round Perth Metro Touch Rugby training for juniors, seniors and social grades. In addition, Perth's Western Force team uses the Clubs facilities when their own training venue is not available.

The training lights need to be upgraded from their current poor state, so the Club does not lose this Tier 1 ranking or miss out on future opportunities to host world class sporting teams.

Sports Lighting in General

There are ten sporting ovals located within the City. These are located at Allen Park, Swanbourne, College Park, David Cruickshank Reserve, Melvista Oval, Mt Claremont Oval, Charles Court Reserve, and Highview Park. The lights at Allen Park Lower Oval were upgraded through the Club Night Lights Program in 2018. David Cruickshank and College Park are currently undergoing similar upgrades, College Park is being funded by the club after being unsuccessful in a previous round. David Cruickshank is currently waiting for confirmation of grant funding.

There is a high demand for sport lighting as it illuminates the field of play, is safer and facilitates night training.

Existing sports lighting at Charles Court Reserve

The existing sports lighting at Charles Court Reserve was installed in 2008 and consists of 6 light poles, which are approx. 10m tall. The current lights leave most of the field in darkness with lux levels less than 10 which is below the recommended Lux levels for both fitness and ball training (50 lux) and Amateur and Semi-professional match practice (100 lux) under the Rugby AU Sports Lighting Standard. Current lighting plan is Attachment 1.

The state of the flood lighting for training is totally inadequate for the training needs of 6 senior teams, and 3 junior teams. The club has hired portable lights for this season to improve the situation. Current lighting provides low visibility for only a small section of both fields and is worsened with weather.

This has the following impact:

- **Community Safety:** The current levels of illumination pose a safety risk to participants and a potential insurance risk for Council.
- **Limits on use:** The limited lighting restricts training to mainly daylight hours. This is particularly limiting for winter sports, such as Rugby, as there are less daylight hours.
- **No capacity for mixed team training:** The current lighting only provides minimal illumination for Field 1, with limited illumination on field 2, with some areas in complete darkness. This means that teams cannot train simultaneously and has a flow on effect on the turf condition from increased capacity.



- Impact on sporting club: NRUFC has expressed that there is a perception that other clubs have better facilities and the club could lose players to neighbouring clubs as a result. The club has received negative feedback from parents who are concerned about the low light levels during training and the consequential safety issues that this presents.

Discussion

Proposed Project

The City is seeking a Club Night Lights Program Grant to assist in an upgrade to the sports lighting at Charles Court Reserve. The proposed works would involve removing five of the existing sports lighting poles at Charles Court Reserve and installing 7 new poles, up to 20 m tall, and 2 poles up to 10 m on the Bruce Trust land, all with LED light fittings. The dimmable lights would provide the following maximum lux levels:

- Field 1: 200 lux
- Field 2: 100 lux
- Field 3: 100 lux.

The floodlighting would be designed to meet the Australian Standard (AS2560.2.2021) Lighting for Football (All Codes), Club competition and match practice (100 lux) and the Australian Standard for Control of Obtrusive Effects of Outdoor Lighting (AS/NZS 4282.2019). A concept plan has been attached at Attachment 2.

Project Cost

The cost of completing this project is approximately \$484,105.40 GST excl. Detailed quote attached as Confidential attachment 3.

DLGSCI has increased its funding for applications within the Club Night Lights Small Grant Round and may now cover up to half the project, up to a limit of \$200,000 in total funding. Administration has identified through its Community Development Council Capital Grants Policy that the City is able to contribute financially to the proposed project.

FY23/24 there were no grants made under the Council Capital Grants Policy, and there are no other applications to the City for the July small round, or the September forward planning round.

Therefore, the intention is for the project to be funded by the following:

Club Night Lights Grant	\$200,000.00	ex	GST
Nedlands Rugby FC	\$200,000.00	ex GST	
<u>City of Nedlands</u>	<u>\$84,105.40</u>	<u>ex</u>	<u>GST</u>
Total project cost	\$484,105.40	GST excl	

Administration proposes to additionally support NRFC by undertaking the work involved in managing the grant application and managing the project which will include the design and construction phases of the project. Therefore, the only additional cost to the City will be staff time.



A memorandum of understanding detailing the financial commitments and project governance framework will be drafted and agreed upon prior to the City commencing works on this project.

Consultation

Community consultation will be undertaken during September. Administration will engage with the community in the following way:

Direct engagement via letter or email with:

- Residents and ratepayers within a 200 m radius of Charles Court Reserve (letter),
- representatives from the University of WA FC,
- representatives from the Claremont Nedlands Junior Cricket Club
- representatives from other Charles Court Reserve user groups,
- representatives from River Trust, Bruce Trust, Claremont Road Board, and other parcel owners located next to the reserve.

Online engagement through:

- Your Voice project page,
- social media (Instagram and Facebook),
- Information postcards located at local businesses

Community consultation outcome

Community consultation will close on the 24 September and updated information will be provided for Council prior to distribution.

Strategic Implications

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

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

Pillar **People**

Outcome 2. A healthy, active and safe community.

Budget/Financial Implications

There is City of Nedlands funding available through the Council’s Capital Grants for co-contribution for successful CSRFF and Club Night Lights projects. This funding is up to \$100,000. And all or part of can be used for a project.

There are sufficient funds allocated for CSRFF grants in the current financial year’s approved Council budget to provide the Nedlands Rugby Club with a grant of \$84,105.40



towards their lighting upgrade project. There have been no other applications for CSRFF funding for this round, or the forward planning round in September, and any applications for February FY25 would look to be included in the FY25/26 budget.

Can we afford it?

Yes. Providing a grant of \$84,105.40 to the Nedlands Rugby Club for their lighting is within the amount allocated to CSRFF in the approved Council budget for 2024/25.

The City can afford the ongoing maintenance of the asset. Maintenance of the current system is approx. \$5,000 per annum. This amount is not expected to increase with the installation of new lighting. The manufacturers expected life of a sports lighting pole is 40 years, leading to an annualized lifecycle cost of \$15,000 per annum. The replacement of the assets will be at the City's discretion.

Legislative and Policy Implications

Council Policy

[Capital Grants to Sporting Clubs Council Policy](#)

DLGSC Requirements

In general, DLGSCI will fund up to half of the total cost of an approved project, with the remaining half to be funded by either the applicant sporting club or a combination of the applicant sporting club and the relevant local government authority.

DLGSCI will only consider projects endorsed by the relevant local government. However, Council's may endorse projects without necessarily providing funding to them.

Decision Implications

If Council support the recommendation, the City will submit the application for grant funding to DLGSCI. If the application is successful and receives funding, the project will proceed to construction.

If Council does not support the recommendation, the City will not be able to submit the grant application and the project will not proceed.

Conclusion

It is recommended that Council endorses the application to upgrade the lighting on Charles Court Reserve. This project will benefit Nedlands Rugby Union Football Club to facilitate their evening training and pursue their goal of hosting training for the Rugby World Cup in 2027, Women's Rugby World Cup 2029, as well other facilitate other sporting groups and community users.



Upgrading the lights on the Charles Court Reserve is a long-overdue investment in City infrastructure that has the additional benefit of improving safety and contributing to the health benefits of night training and other physical activity. Council's support for the application will reinforce Council's position that supporting and developing sport and recreation infrastructure is essential for creating healthy communities.

Further Information

Nil.



19 Divisional Reports - Corporate Services

19.1 CPS36.08.24 Monthly Financial Report – July 2024

This item will be dealt with at the Council Meeting.

19.2 CPS37.08.24 - Monthly Investment Report - July 2024

This item will be dealt with at the Council Meeting.

19.3 CPS38.08.24 - List of Accounts Paid - July 2024

This item will be dealt with at the Council Meeting.



19.4 CPS39.08.24 - Provision of Pest Control Services

Meeting & Date	Council Meeting – 27 th August 2024
Applicant	City of Nedlands (unless otherwise)
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Natalia Rychkova – Acting Coordinator Procurement and Contracts
CEO	Keri Shannon
Attachments	1. Confidential – Evaluation and Recommendation Report – Award RFQ 2023-24.19 Provision of Pest Control Services

Purpose

The purpose of the report is for Council to accept the evaluation and recommendation for the award of RFQ 2023-24.19 Provision of Pest Control Services to Perth Pest Control Pty Ltd, for an initial term of 3 years with a further 2 extensions of one year each.

Recommendation

That Council:

1. approves the award of the contract for the "Provision of Pest Control Services" in accordance with the City's request for quotation number RFQ 2023-24.19 and comprising of that request, the City's conditions of Contract and Perth Pest Control Pty Ltd submission;
2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document to be sent to Perth Pest Control Pty Ltd; and
3. instructs the CEO to arrange for all other quote respondents to be advised of the outcome.

Voting Requirement

Absolute Majority.



Background

The City was seeking a suitably experienced Contractor to provide Pest Control services to various public buildings within its boundaries. The buildings accommodate, but are not limited to, Staff Administration, Community and Recreation services, Arts and Craft centres, Works Depots, Public Amenity facilities, Playgrounds, Parks and Reserves.

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

The City undertook a request for quotation process for the Provision of Pest Control Services via RFQ 2023-24.19 during the period from 5th July 2024 to 19th July 2024 by sending request to a list of nominated suppliers. The City received one (1) submission.

Discussion

After the closure of the Request for Quotation period, the evaluation panel members completed the analysis and evaluation of the submission from Perth Pest Control Pty Ltd. The submission was rated against the following criteria:

- Relevant Experience (30%)
- Key Personnel Skills and Experience (20%)
- Respondents Resources (30%)
- Demonstrated understanding (20%)

Upon completion of the evaluation the Panel nominated Perth Pest Control Pty Ltd as the preferred Contractor. As per their submission Perth Pest Control Pty Ltd demonstrated that they have the resources and relevant experience to perform the requirements of the contract to a high standard. They currently perform very similar services for other local authorities in the Perth Metropolitan region and can guarantee availability within an acceptable timeframe.

Consultation

Not required

Strategic Implications

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

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

Values

Healthy and Safe



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

High standard of services

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

Great Governance and Civic Leadership

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

Easy to Get Around

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

Priority Area

- Renewal of community infrastructure such as roads, footpaths, community and sports facilities

Budget/Financial Implications

The works undertaken by this contract will be covered by the building maintenance budget. The historic and projected costs for pest control services in the City are:

Financial Year	Annual Cost, ex GST
2020-21	\$22,040
2021-22	\$22,040
2022-23	\$22,040
Average Annual	\$22,040
Projected initial 3 year total	\$76,035
Projected contract with 2 year extension total	\$126,725

Legislative and Policy Implications

[Procurement of Good and Services Council Policy.docx \(sharepoint.com\)](#)
[Local Government \(Functions and General\) Regulations 1996](#)



Decision Implications

If Council endorses the recommendation, City staffs can make progress to proceed with the procurement process and carry out the pest control services as planned.

If Council doesn't endorse the recommendation, then the planned works will be postponed.

Conclusion

By endorsing the officer recommendation, a contractor will be appointed to provide the required services to enable the City to deliver the ongoing improvements associated with provision of pest control services. If Council doesn't endorse the recommendation, then the planned works will be postponed affecting the safety and efficiency in various environments as pest control services contribute to a safer environment.

Further Information

Nil.



20 Reports by the Chief Executive Officer

20.1 CEO32.08.24 Outstanding Council Resolutions

Meeting & Date	Council Meeting – 27 August 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Register of Outstanding Council Resolutions

Purpose

For Council to consider the Register of Outstanding Council Resolutions (OCR) and the actions taken by Administration in progressing these items.

Recommendation

That Council receives the Register of Outstanding Council Resolutions dated August 2024.

Voting Requirement

Simple Majority.

Background

Council has requested that all Outstanding Council Resolutions be tabled on a monthly basis at the OCM.

Discussion

Attached to the Council report is the register of OCRs for Council’s noting and consideration.

The report has been updated by officers when required.



Information will be periodically provided to Councillors on previous resolutions of Council that:

- (i) have been completed since the last update and
- (ii) have not yet been fully implemented. Reasons for any delays or unforeseen challenges are included.

Councillors are able to seek an update on any particular project or resolution outside of the reporting period, by contacting the CEO directly for information or by referring to the information on the Councillor portal.

Consultation

Nil.

Strategic Implications

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

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

Pillar **Performance**

Outcome 11. Effective leadership and governance.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Local Government Act 1995.

Decision Implications

Councillors have oversight of the implementation of previous Council decisions, through access to the Register and the Councillor portal. Information on decisions may be provided through the CEO Weekly update, and direct request to the CEO. The City may include the register on the website to provide transparency to the community, although the community is able to access the document through the Council agenda.



Conclusion

That the Council receives the Register of Outstanding Council Resolutions for noting.

Further Information

Nil.



20.2 CEO35.08.24 Elected Members Information Bulletin - August

Meeting & Date	Council Meeting – 27 August 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Keri Shannon – Chief Executive Officer
CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Elected Members Information Bulletin August 2024

Purpose

An Elected Member Information Bulletin has been introduced to replace the weekly CEO Updates provided in order to ensure an efficient and effective means of communication of Information between the City’s Administration and Elected Members.

Recommendation

That Council RECEIVES the Information Bulletin dated 27 August 2024.

Voting Requirement

Simple Majority.

Background

For a number of years, the CEO has circulated a weekly CEO Update which contained a substantial amount of information collated across a number of service departments.

The CEO has suggested that in order to increase efficiency and effectiveness of staff time tree updates will be provided on a fortnightly basis and CIBNs will be provided as required, to elected members on the Councillor Portal by Friday 4pm with an elected member information bulletin included in the council agenda each month.

Consultation

Not applicable.



Strategic Implications

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

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

Pillar **Performance**

Outcome 11. Effective leadership and governance

Budget/Financial Implications

There are no budget or financial implications in this report.

Legislative and Policy Implications

Not applicable.

Decision Implications

N/A

Conclusion

The discussion points will be noted.

Further Information

Nil.



20.3 CEO36.08.2024 Audit Committee – Model Agenda

Meeting & Date	Council Meeting – 27 August 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Keri Shannon – Chief Executive Officer
CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Model Agenda – Audit Committee

Purpose

Amendment to the Model Agenda for the Audit committee

Recommendation

That Council amends the Audit Committee model agenda to remove items 9.3 and 10.2.

Voting Requirement

Simple Majority.

Background

In June 2024, the council approved amended terms of reference for the audit committee which annexed a model agenda in attachment 1.

The model agenda contained reports:
9.3 Financials – Monthly Account vs Budget; and
10.2 Update on Major Project Financials,
which are part of the normal monthly reports to council.

Preparing these reports one week prior to the normal council agenda for presentation to the audit committee will put undue strain on the operation and resources of the service areas. Therefore it is recommended that these items should remain matters which are reported directly to Council rather than through the Audit Committee.



Consultation

Not applicable.

Strategic Implications

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

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

Pillar **Performance**

Outcome 11. Effective leadership and governance

Budget/Financial Implications

There are no budget or financial implications in this report.

Legislative and Policy Implications

Not applicable.

Decision Implications

N/A

Conclusion

The discussion points will be noted.

Further Information

Nil.



Model Agenda – Audit Committee

1. Declaration of Opening
2. Present, Apologies and Leave of Absence (previously approved)
3. Public Question Time
4. Address by Members of the Public
5. Disclosure of Financial Interest
6. Disclosure of Interest Affecting Impartiality
7. Declaration by Members that they have not given Due Consideration to Papers
8. Confirmation of Minutes
9. Finance
 - 9.1. External Audit - Correspondence from the OAG and Timelines
 - 9.2. Compliance - S.7.12A LG Act and LG. Regulation 17
 - ~~9.3. Financials – Monthly Account vs Budget (Inc Summary & highlights)~~
 - 9.4. Performance – (KPI Dashboard)
10. Risk
 - 10.1. Update from Internal Auditors (Mar, May, Jul, Sept, Nov)
 - 10.1.1. Report on Completed Audits
 - 10.1.2. Status of Tracked Actions Items
 - 10.1.3. Discussion on Forthcoming Audits and the Annual Audit Plan
 - ~~10.2. Update on Major Project Financials (Feb, Apr, Jun, Aug, Oct)~~
 - ~~10.2.1. Project 1 (Progress & Training)~~
 - ~~10.2.2. Project 2 (Gant, S-curve, cost variations)~~
11. Confidential Matters
 - 11.1. Update on Risk Management and Emerging Risks
 - 11.2. Update on outstanding legal matters
12. Any other Business
13. Date of Next Meeting
14. Declaration of closure



21 Council Members Notice of Motions of Which Previous Notice Has Been Given

This item will be dealt with at the Council Meeting.

21.1 NOM35.08.24 – Councillor Youngman - Second Green lid bin

Date of submission	04 August 2024
Meeting date	27 August 2024
Item title	Second Green lid bin
Name of elected member	Cr. Youngman

Notice of motion

1. Instructs the CEO to provide, free of charge, a second Green lid bin to every resident on a R20 or lower coded property with more than two regulated trees.
2. Those properties that qualify must apply to the City for the second bin.
3. This NoM shall be enacted no later than October 2024.

Reason / Justification

1. The recent introduction of the Tree Retention Policy on Private Property has changed the ownership of regulated trees, that is those that their size and shape sets the City as the authority deciding their retention or removal.
2. Trees need to be encouraged.
3. There is currently no incentive to plant trees.
4. Owning mature trees can be very expensive.
5. The new policy does not provide any incentive to own and maintain trees on private property.
6. Mature trees can produce large amounts of green waste. Waiting for the bi-annual bulk verge pickups can be a burden for tree owners.
7. The community has stated that they want a 30% canopy coverage by 2030.
8. This NoM does not include street trees, these remain the sole responsibility of the City of Nedlands.
9. Requiring the residents to apply will reduce the work load burden on city staff.

Administration Comment

Comments to be provided at the Ordinary Council Meeting

Officers Recommendation

Recommendation to be provided at the Ordinary Council Meeting



22 Urgent Business Approved By the Presiding Member or By Decision

This item will be dealt with at the Council Meeting.

22.1 Consideration of Responsible Authority Report for 65 Hampden Road, Nedlands (4 dwellings, shop, consulting rooms)

22.2 Consideration of Responsible Authority Report for 87-89 Broadway, Nedlands (47 Multiple dwellings) DAP Deferral



23 Confidential Items

23.1 ARC20.07.24 Update From Moore Australia (Deferred from 01.07.24)

A CONFIDENTIAL report has been circulated to Council Members separately.

23.2 ARC29.07.24 Update From Moore Australia

A CONFIDENTIAL report has been circulated to Council Members separately.

23.3 ARC30.07.24 Internal Audit Report Cyber Security

A CONFIDENTIAL report has been circulated to Council Members separately.

23.4 ARC31.07.24 Internal Audit Action Tracking Log

A CONFIDENTIAL report has been circulated to Council Members separately.

23.5 ARC32.07.24 Internal Audit 2024/25 Program

A CONFIDENTIAL report has been circulated to Council Members separately.

23.6 CONFIDENTIAL CSD05.07.24 Point Resolution Childcare Centre (PRCC)

A CONFIDENTIAL report has been circulated to Council Members separately.

23.7 NOM34.08.24 – Councillor Youngman - Engagement Survey

A CONFIDENTIAL report has been circulated to Council Members separately.

23.8 NOM36.08.24 – Councillor Youngman - Staff Movements

A CONFIDENTIAL report has been circulated to Council Members separately.

23.9 PD54.08.24 Consideration of Caveat Relating to Works in the Road Reserve at 22 Jutland Parade, Dalkeith

A CONFIDENTIAL report has been circulated to Council Members separately.

24 Declaration of Closure

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