

MINUTES

OF THE

SPECIAL MEETING OF COUNCIL

HELD ON

WEDNESDAY, 3 APRIL 2013

AT 6.30PM IN THE COUNCIL CHAMBERS

MELVILLE CIVIC CENTRE

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CONTENTS PAGE

	Item Description	Page Number
URBAN PLANNING		
P13/3384	Master Planning Outcomes – Melville Glades Golf Course and John Connell Reserve	6
CORPORATE SERVICES		
C13/5287	Adoption of the City of Melville's Submission to the Final Report of the Metropolitan Local Government Review Panel	35



MINUTES OF THE SPECIAL MEETING OF THE COUNCIL HELD IN THE COUNCIL CHAMBERS, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD, BOORAGOON, COMMENCING AT 6.30PM ON WEDNESDAY, 3 APRIL 2013.

1. OFFICIAL OPENING

The Presiding Member welcomed those in attendance to the meeting and declared the meeting open at 6:30pm. Mr J Clark, Governance & Compliance Program Manager, read aloud the Disclaimer that is on the front page of these Minutes and then His Worship the Mayor R A Aubrey, read aloud the following Affirmation of Civic Duty and Responsibility.

Affirmation of Civic Duty and Responsibility

I make this Affirmation in good faith on behalf of Elected Members and Officers of the City of Melville. We collectively declare that we will duly, faithfully, honestly, and with integrity fulfil the duties of our respective office and positions for all the people in the district according to the best of our judgement and ability. We will observe the City's Code of Conduct and Standing Orders to ensure the efficient, effective and orderly decision making within this forum.

2. PRESENT

His Worship the Mayor, Russell Aubrey

COUNCILLORS

Cr D Macphail (Deputy Mayor)
Cr A Nicholson
Cr C Robartson, Cr R Willis
Cr N Pazolli,
Cr J Barton, Cr S Taylor-Rees
Cr R Hill, Cr R Kinnell
Cr N Foxton (from 7.02pm)

WARD

City
City
Bull Creek/Leeming
Applecross/Mount Pleasant
Bicton/Attadale
Palmyra/Melville/Willagee
University

3. IN ATTENDANCE

Dr S Silcox	Chief Executive Officer
Mr M Tieleman	Director Corporate Services
Ms C Young	Director Community Development
Mr J Christie	Director Technical Services
Mr S Cope	Director Urban Planning
Ms K Johnson	Executive Manager Organisational Development
Mr J Clark	Governance & Compliance Program Manager
Mr A Smith (Until 7.19pm)	Consultant
Ms D Beilby	Minute Secretary

At the commencement of the meeting there were 16 members of the public and one member from the Press in the Public Gallery.

4. APOLOGIES AND APPROVED LEAVE OF ABSENCE**4.1 APOLOGIES**

Cr N Foxton for late arrival at 7.02pm - University Ward
Cr M Reynolds - University Ward

4.2 APPROVED LEAVE OF ABSENCE

Cr P Reidy – Applecross/Mount Pleasant Ward

5. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION) AND DECLARATIONS BY MEMBERS**5.1 DECLARATIONS BY MEMBERS WHO HAVE NOT READ AND GIVEN DUE CONSIDERATION TO ALL MATTERS CONTAINED IN THE BUSINESS PAPERS PRESENTED BEFORE THE MEETING.**

P13/3384 - Master Planning Outcomes – Melville Glades Golf Course and John Connell Reserve

Cr Pazolli advised that in his opinion the six concept plans “were not clear to read”.

5.2 DECLARATIONS BY MEMBERS WHO HAVE RECEIVED AND NOT READ THE ELECTED MEMBERS BULLETIN.

Nil.

6. QUESTION TIME**6.1 Mr J Ruthven, Leeming**Question 1

Has there been any traffic surveys carried out in the area Bainton Road/Beasley Road as a result of the proposed developments?

Response

The Director Urban Planning responded by saying that no traffic surveys had been carried out at this stage, however will be carried out at a future time.

Question 2

Is there any proposal to open up Bainton Road at Dimond Court – Currently a no through road situation?

Response

The Director Urban Planning responded by saying that a proposal to open up Bainton Road at Dimond Court has not been suggested in any of the options.

The Chief Executive Officer responded further by advising that the Council was not making a decision on the concepts at this meeting, but were endorsing three out of six concepts for further advertising and community comment.

6.2 Mr G Harcombe, LeemingQuestion 1

Has a business case been developed that considers/supports why this project of redeveloping Melville Glades Golf Course and John Connell Reserve is being considered by Council, what are the drivers for this project to be undertaken from the communities' perspective, not just Melville Glades Golf Course perspective?

Why has there only been six concepts considered, why not a number seven that examines the need to retain a golf course anyway?

Response

The Chief Executive Officer responded by saying that a preliminary business case had been undertaken by Cardno Limited master planning consultant. The drivers are a better amenity, rectifying the current eyesore of the tip site, ensuring lower rate increases are achieved, and to ensure the City is able to maintain a high level of sustainability for our residents.

6. QUESTION TIME (Continued)Question 2

Has a cost benefit analysis been undertaken from a ratepayers perspective regarding the redevelopment of Melville Glades Golf Course and John Connell Reserve that considers full economic, social and environmental costs and benefits of the six concepts to ratepayers? If there has not been a full analysis of this project by an independent consultant surely no decision can be made by the Council on any of the preferred concepts.

Response

The Chief Executive Officer responded by saying that the City always takes ratepayers views into account and advised that due diligence will be given to the financial aspects of the project once a desired concept, if any, is chosen.

6.3 Mrs J Harcombe, LeemingQuestion 1

Why were the ratepayers not consulted regarding the six concepts prior to the concepts being shortlisted by the Council?

Response

The concepts were prepared based on feedback from the community and stakeholders. The concepts were presented to Council to give consideration to allowing some or all of the concepts to be advertised for public comment.

Question 2

In the Agenda why are all concepts only assessed against meeting the needs of the City of Melville and Melville Glades Golf Course?

Question 3

Where are the needs of the community/ratepayers assessed for each concept? Is it because the concepts would receive negative assessment against having no impact on ratepayers and delivering better amenity outcomes for the area?

Response

The report provides analysis of the wider positive and negative aspects of each concept. Reference to how well the concepts meet the needs of the City of Melville, includes reference to as to how well the concept meets the needs of the community.

6. QUESTION TIME (Continued)Question 4

The background section of the Agenda states that the Executive understood that there should be a minimal impact on ratepayers and better amenity. Why was this not included as a "Founding Principle" (Compliance List, p22)?

Response

Enhanced amenity and minimal impact on ratepayers are central objectives to the project. The compliance list in the report examines whether or not the identified concepts respond to particular outcomes.

7. DECLARATIONS OF INTEREST**7.1 FINANCIAL INTERESTS****7.2 DISCLOSURE OF INTEREST THAT MAY CAUSE A CONFLICT**

- P13/3384 His Worship the Mayor R Aubrey – Interest under Code of Conduct
- P13/3384 Cr C Robartson – Interest under the Code of Conduct
- P13/3384 Cr R Willis – Interest under the Code of Conduct
- C13/5287 Cr A Nicholson – Interest under the Code of Conduct

8. APPLICATIONS FOR NEW LEAVES OF ABSENCE

Nil.

9. IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

Nil.

10. REPORTS OF THE CHIEF EXECUTIVE OFFICER

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)

Disclosure of Interest

Item No.	P13/3384
Member	His Worship the Mayor R Aubrey
Type of Interest	Interest under the Code of Conduct
Nature of Interest	Patron – Melville Glades Golf Course
Request	Not Applicable
Decision of Council	Not Required

Disclosure of Interest

Item No.	P13/3384
Member	Cr C Robartson
Type of Interest	Interest under the Code of Conduct
Nature of Interest	Patron – Spartans Cricket Club
Request	Not Applicable
Decision of Council	Not Required

Disclosure of Interest

Item No.	P13/3384
Member	Cr R Willis
Type of Interest	Interest under the Code of Conduct
Nature of Interest	Financial Member Melville Glades Golf Club
Request	Not Applicable
Decision of Council	Not Required

Ward	: Bull Creek/Leeming
Category	: Strategic
Application Number	: Not applicable
Property	: Reserve 28600, Beasley Road, Leeming and Reserve 24826 Dimond Court, Leeming
Proposal	: Consideration of Master Planning Concept Designs resulting from community based master planning of subject properties.
Applicant	: City of Melville
Owner	: Government of Western Australia, properties vested in the City of Melville for the care, control and management of the subject properties.
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: P11/3185 - Melville Glades Golf Club (Inc.) - Memorandum of Understanding – Ordinary Meeting of the Council - February 2011.
Responsible Officer	: Gavin Ponton Manager, Strategic Urban Planning

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input checked="" type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right 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, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council to note.</i>

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- In January 2011 the City of Melville and the Melville Glades Golf Club (Inc.) entered into a Memorandum of Understanding (MoU).
- This MoU provided that both the City of Melville and the Melville Glades Golf Club (MGGC) were *“interested in discussing potential development options for the Properties”*.
- The MoU further provided that both parties agreed *“to enter into such discussions with good faith and without prejudice to any outcomes that might occur as a result of such discussions”*
- In October 2011 the City of Melville engaged Cardno as the master planning consultant to this project. Cardno was engaged to facilitate public consultation processes and design suitable design options for the properties that were reflective of the community feedback following completion of the community consultation.
- A public consultation strategy was developed to ensure that all identified stakeholders were appropriately engaged.
- Following engagement with the local community, local community organisations, local sporting organisations and the Melville Glades Golf Club, Cardno collated all feedback received.
- The feedback was used to develop six concept designs. These designs are considered to be reflective of the overall feedback received during the community consultation process as undertaken.
- Once the six concept designs were completed, each concept was then subject to a financial assessment to ascertain if these concepts could be delivered and what adjustments (if any) would be required to enable such delivery to take place.
- Each of the concept designs (where variation to the existing Melville Glades Golf Club layout was proposed) was also subject to review and variation by a golf course architect to ensure that the conceptual layout indicated by the concept design would function as a new golf course.
- The final version of the six concept designs, the supporting financial information and other relevant information is presented to the Council for consideration.
- If deemed appropriate, resolution is sought to advertise one or all of these concepts for further public comment, in accordance with the adopted community consultations strategy and commitments provided to the community during the consultation process.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**



Diagram 1 - General study area – comprising Reserves 28600 and 24826



Diagram 2 - Reserve 28600 – Melville Glades Golf Club.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**



Diagram 3 - Reserve 24826 – John Connell Reserve

BACKGROUND

In 2009 the City's Executive Team identified the need for an innovative solution to the reclamation of the legacy tip site at John Connell Reserve. The Executive also understood that any solution needed to have minimal impact on ratepayers whilst delivering better amenity outcomes for the area. With this understanding the City started discussions with the Lessee of the Melville Glades Golf Course to seek their views on the matter.

The investigation by the City identified that Golf WA had held preliminary discussions with the Melville Glades Golf Club Inc (MGGC) in late 2010 in respect to a possible interest in establishing a Golf Centre of Excellence on the site of the Golf Club.

This facility is understood is to provide significant golfing services to the club and its members. The development of a state level junior development programs that would potentially enable the Melville Glades Golf Club to market itself as a golfing destination and facility.

Whilst the MGGC were broadly supportive of the Golf Centre of Excellence proposal (subject to further assessment and consideration of the members of the MGGC) in initial discussions with the City of Melville it became apparent that whilst the City may have supported any formal request from the MGGC to consider the development of such a facility, Golf WA's initial enquiries suggested that they had a preference for such facilities be developed on freehold land rather than on vested reserves (as this the case with this property).

As such, whilst both the City of Melville and the MGGC were generally supportive of the concept of a Centre of Excellence the proposal could not be considered any further as assurance could not be provided that freehold land would be available for the proposed development due to the land on which the MGGC is located is crown reserve vested in the City of Melville to care, control and manage.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

Whilst the initial discussions in respect to the Golf WA proposal did not result in any significant outcomes that could be taken to Council for consideration, they provided the catalyst by which the MGGC and the City of Melville began to discuss the long term aspirations of each party with respect to the reserves in this precinct.

Reserve 28600 – Melville Glades Golf Course.

Reserve 28600 is a crown reserve vested in the City of Melville for the purposes of Parks and Recreation. The reserve is subject to a long term lease expiring in 2028 between the City of Melville and the Melville Glades Golf Club Inc. who operate the golf course as a member's only facility.

Whilst the Melville Glades Golf Club Inc. has been the recipient of several awards in respect to the standard and quality of its golf course and facilities, the MGGC had identified the need to plan for the future of its Golf Club and if possible to seek the development of a golf course layout that would both provide a yet higher quality of golf course for its members as well as considering the potential for development and activity that would assist in securing the financial future of the Club.

Reserve 24826 – John Connell Reserve

John Connell Reserve is a parks and recreation reserve, vested in the City of Melville. The reserve is used partially for recreation service delivery particularly in the south west portion of the site.

John Connell Reserve is however identified as a contaminated site in accordance with the Contaminated Sites Act 2003.

It is known that portions of John Connell Reserve previously served as a land-fill site and in accordance with the City's responsibilities under the Contaminated Sites Act 2003, the City has for some time been undertaking on site and downstream water monitoring processes (as determined by the Department of Environment and Conservation) to identify the extent (if any) of contamination arising from this property.

Whilst this water monitoring will satisfy the City's requirements in respect to the prevailing Contaminated Sites legislation, this provides no meaningful data in respect to the ability of the Reserve (or any part of the Reserve) to sustain development and if so, to what level of intensity.

Until early 2011 the records of the City of Melville and relevant State agencies had not been sufficient to make qualified conclusions in respect to the extent of prior land uses undertaken and as such the City required scientific conclusions in respect to this Reserve and the extent of land fill activity that may have occurred.

In order to validate its opinions in respect to this matter, the City engaged the services of SKM Environmental Scientists to undertake on site testing and soil sampling to ascertain the extent of land fill that occurred on the reserve, what portions of the reserve were impacted upon by this former land fill activity and conversely what portions of the site could be considered for more intensive forms of development.

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)

Initial site information compiled by SKM indicated that;

- Perth Groundwater Atlas indicates that the water table is between 6-8m below ground level.
- This water table flows in a generally North West direction.
- The property has a moderate to low risk of Acid Sulphate soils within three metres of natural ground level.
- Historic information indicates that the northern portion of the property was subject to filling from approximately 1970 until shortly before 1985 (15 years).
- The South West portion of the site does not appear to have been subject to filling over this same period.

The SKM assessment involved the excavation of 14 test pits at various locations across the reserve. From these 14 test pits 45 test samples were taken of which 21 were scientifically tested (with the balance used as controls).

In order to create a base line for 'acceptable contamination' levels, land uses of proposed residential and existing golf course were used for the purposes of health investigation levels (HIL's) These HIL's then provide the levels acceptable for a range of substances that may be found during testing. Residential land uses were used for HIL levels as these provide for lower levels of acceptable material and would therefore provide a more accurate baseline of data from which assessment could be made.

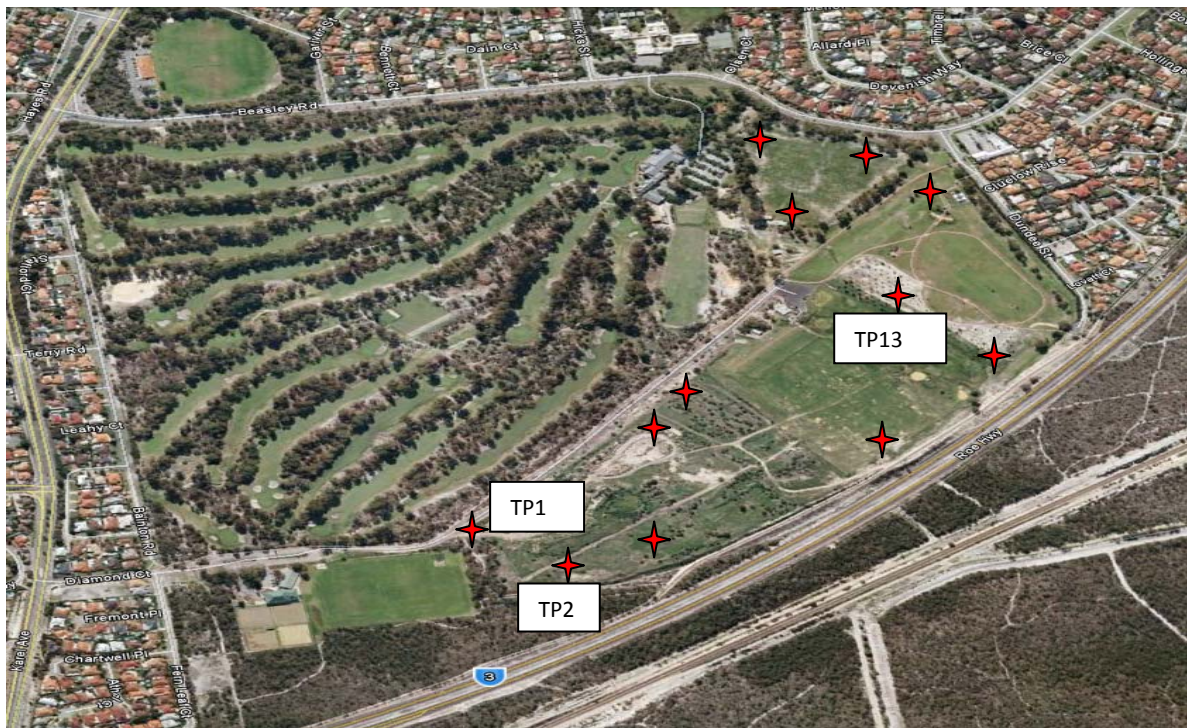


Diagram 4 -Approximate location of test sites – SKM Environmental

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)

As can be seen from the diagram provided, test sites were undertaken in locations where they would provide the minimal disruption to existing land users. Whilst the data collected as result of these locations may be subject to further variation once samples are taken from other locations within the reserve, SKM were engaged on the basis of;

- Initial site assessment identifying location and types of material
- Further detailed analysis to confirm the ability of the property to sustain development as proposed by the master planning process.

By using this methodology, the City could avoid unnecessary expenditure associated with environmental assessment until the outcomes of the master planning process were complete.

Of the 14 test sites used for the collection of samples the following was identified;

- a) only 1 site (TP2) was found to have a concentration of substances (zinc) higher than accepted HIL
- b) levels. 2 sites tested (TP1 and TP13) did not record any uncontrolled fill. Whilst both sites were located within the area commonly accepted to be an area in which land fill had occurred, this result may simply be indicative of the exact location of the test pit used rather than being indicative of no land fill activity occurring in this area of the reserve.
- c) the 12 remaining sites recorded levels of uncontrolled fill to various levels. Landfill material discovered during scientific analysis was consistent with inert fill such as concrete, steel, plastic, wood and asbestos (in one TP location)
- d) Test pits indicated that the uncontrolled fill had been placed over the natural ground level and then capped with clean fill. Chemical analysis of the capped layer did not indicate high levels of concentration of substances, perhaps indicating that the capping has worked as an effective barrier. Chemical analysis of the soil below the capped layer also did not indicate high levels of concentration of substances, perhaps indicating that these have leached further (perhaps into the water table)

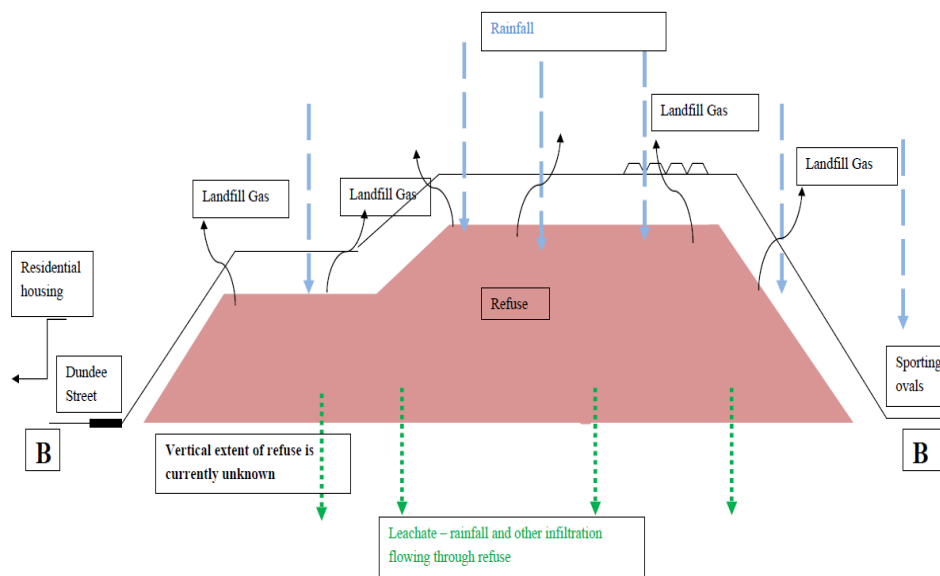


Figure 5.2: Conceptual Site Model – Cross Section Northeast to Southwest

Diagram 5 – Site model for fill, north east to south west area of reserve

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

Preliminary Assessment of Potential Former Landfill

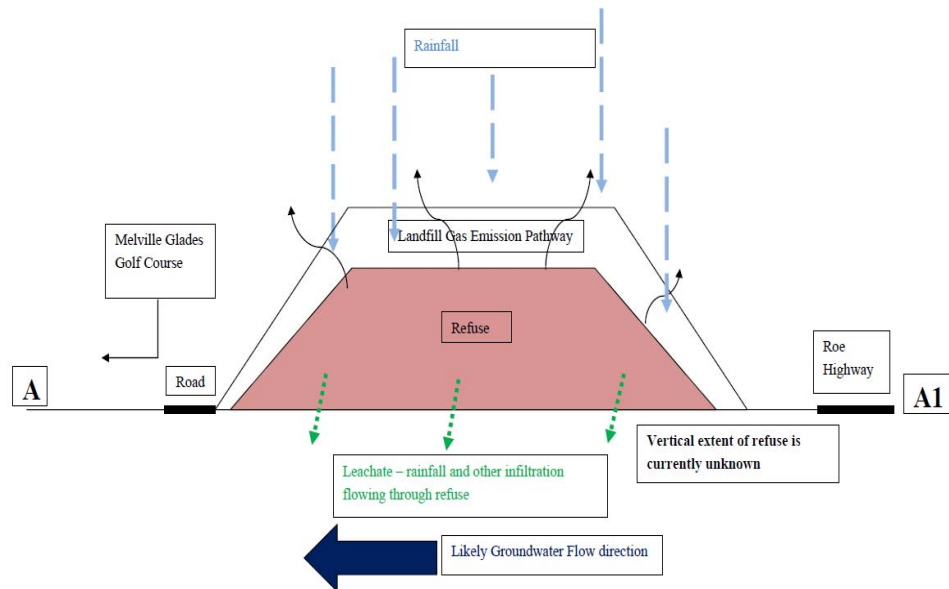


Figure 5.1: Conceptual Site Model Southeast – Northwest Cross Section

Diagram 5 – Site model for fill, north west area of reserve

SKM's final report concluded that;

- The confirmation of uncontrolled fill over most of the property indicates that it is not currently suitable for residential use.
- Use of a capping system may allow the current site to be used for open space, parkland or similar uses (subject to a site management plan).
- Use of the site for uses such as residential may be accommodated through the use of;
 - Excavation and offsite removal of waste material,
 - Excavation and onsite relocation of waste material,
 - Placement of an engineered cap across the proportion of the property, or

The report further concluded that;

- If structures are to be placed on the property;
 - Excavation and replacement of uncontrolled fill will be required if shallow foundations are to be used,
 - Deep foundation systems could be used providing that a floating floor slab is incorporated.

Use of the property for intensive development would encourage higher levels of traffic resulting in vertical settlement of the land, this would affect essential services. The land may still be suitable for golf course uses or similar as these are not subject to the same level of ground movements as more intensive land uses.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

Following receipt of this report the conclusions were presented to Elected Members at an Elected Members Information Session (EMIS). At this session the Councillors were advised that pending the appointment of a master planning consultant for the broader review of land uses within the two reserves, that SKM may be engaged further to provide a more detailed analysis of land uses and site contamination prior to any advance design work taking place.

Master Planning

For a number of years, the City had considered the development options for Reserve 24826 given its proximity to both the Golf Club, residential developments, major transport corridors and Ken Hurst Park (owned in freehold title by the City of Melville but set aside as a Bush Forever site and previously subject to rezoning in accordance with the Metropolitan Region Scheme to Parks and Recreation).

Whilst improvement works had taken place on parts of John Connell Reserve, most particularly those related to the open space area to the east of the site and the public driving range and Supa-golf facility in the centre of the reserve, significant portions of the reserve remain undeveloped as a result of previous land fill activities.

Following the presentation to Elected Members a master planning process was initiated over the Melville Glades and John Connell Reserves. Cardno consultants were appointed to undertake this master planning process and an internal working group was established to guide the project and approve the community engagement strategy.

In addition a MoU was signed between the Melville Glades Golf Club and the City of Melville to outline common objectives. A Project Management Group was formed comprising representatives of the two parties to work collaboratively and guide the project.

The terms of reference for the master planning engagement were established as follows (following discussion with Elected Members);

- Regenerate parts of John Connell Reserve.
- Respond to contamination issues at John Connell Reserve (registered contaminated site).
- Assist Melville Glades Golf Club in developing a sustainable facility for the future.
- Possible integration of other uses into MGGC land.
- Transfer of freehold titles from Ken Hurst Park to MGGC land in lieu of compensation claim for MRS amendment to create developable land (if identified)
- If possible, to make this project entirely self-funded.

Community Engagement Strategy

The community engagement strategy identified a range of stakeholders and methods of engagement for each stakeholder group;

Stakeholders

- State
 - Local Members of Parliament
 - Department of Planning
 - Department of Regional Development and Lands

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

- Regional
 - City of Canning
 - City of Cockburn
- Local
 - Sporting Groups
 - MGGC
 - Local Community

Means of Engagement;

- State
 - Meetings with Local Members of Parliament and State Departments
- Regional
 - Meetings with City of Canning and City of Cockburn
- Local
 - Meetings with Local Sporting/Community Groups – located in immediate vicinity
 - Meetings with Local Sporting/Community Groups – located on John Connell Reserve
 - Meeting with MGGC Board
 - Meeting with MGGC Members
 - Public visioning meetings for local community
 - Website engagement process (active and passive)

Over the next several weeks meetings were held with local members of Parliament, the City of Cockburn and the City of Canning and information evenings were held with all local sporting and community organisations located both on the reserves as well as in the immediate vicinity of the study area.

A presentation was provided to the board of the Melville Glades Golf Club and both the City of Canning and the City of Cockburn were requested to provide a list of ratepayers within an 800m catchment of the subject area to enable community engagement of their affected residents to take place.

Design Workshop

The public engagement strategy had been designed to incorporate a design workshop format, during which attendees would be asked to create hypothetical designs of the reserves, taking into consideration their own opinions, the issues discussed during the course of the evening and the opinions of other attendees.

Over 4500 letters were distributed to residents within an 800m catchment of the study area and advertisements were placed on the City of Melville website and in City of Melville publications inviting residents to attend the design workshops, held at the Melville Glades Golf Club.

Over 120 residents attended the design workshop and through a series of questions and strategies, the master planning consultants worked with attendees to create a range of concept designs and feedback on various design proposals and options.

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)

During the consultation phase, participants were advised that the feedback would result in design concepts being created, and once endorsed for advertising by the Council, some or all of these concepts would be subject to further public advertising and consultation.

Concept Designs

Once the initial public consultation phase was complete, Cardno were requested to compile the data and feedback from the various workshops and meetings and create as many designs as were required to reflect the range of feedback received.

This process resulted in six concept designs being created. Each design was designed so as to be evolutionary in that elements contained in concept design one became the starting point for concept design two, with each design showing progressively greater development and activity over the reserves.

The six concept designs are reflective of the total feedback received during the consultation phase, and whilst some of the designs result in proposals that do not meet the core objectives of the project, or meet the needs of the City of Melville or the Melville Glades Golf Club (as later described) they were created so as to reflect the range of community and stakeholder feedback received.

The initial concept designs as created are provided as [3384 Attachment 1](#) to this report.

Golf Course Architecture

Whilst the concept designs reflected the extent of feedback received as interpreted by the master planning consultant, these were artistic in their foundation and did not consider if the land remaining following proposed development (particularly with relation to concepts two to four) provided residual land sufficient to enable the development (or retention) of an 18 hole championship golf course (as is the current situation with the Melville Glades Golf Course).

In order to clarify this design element, Phil Jacobs, golf course architect to the Melville Glades Golf Club was invited to work with Cardno to assess each of the designs (and particularly designs three and four as these indicated the most impact on the existing golf course footprint) and to ascertain if the residual land could accommodate an 18 hole golf course layout. The results of this golf course design process are provided as [3384 Attachment 2](#) to this report.

These golf course designs can be explained as follows;

Golf Course Design 1 (Plan marked concept 3 Option 1A)

Shows the hypothetical layout of an 18 hole course with reference to Concept Design 3 as provide by Cardno. As can be seen, this layout proposes the development of a number of holes at 90 degrees to the existing fairways. This would result in the loss of significant vegetation.

On this basis Mr Jacobs was requested to revise this design to better accommodate existing fairways within the current 18 hole layout so as to minimize vegetation removal.

Golf Course Design 2 (Plan marked concept 3 Option 1B)

This layout responds to the issues raised in respect to Golf Course Design 1 and takes greater reference to existing fairways. The resultant design results in far less loss of vegetation however still accommodates an 18 hole championship course.

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)Golf Course Design 3 (Plan marked concept 4 Option 2)

This design considers Concept Design 4 and the desire for a continuous development parallel to Beasley Road. As can be seen from this layout, the connection has been achieved, however analysis of this connection reveals that the width of this connection is such that it would not provide any additional developable land (over that provided in Golf Course Designs 1 and 2) with this connection simply providing an additional access road and T-junction.

It is considered that this is not a desirable outcome as the net area of developable land would not increase however there would be a greater dis-benefit to residents opposite the Melville Glades Golf Course on that section of Beasley Road.

Conclusion

Golf Course Design 2 provides confirmation that an 18 hole championship standard golf course can be accommodated within the residual area provided through Concept Design 3 from Cardno. Whilst Concept Design 4 could be accommodated in a golf course design (as illustrated by Golf Course Design 3), the impact of this upon adjacent residents when compared with the developable land created by this concept is not considered to be an equitable outcome.

This process was also advantageous in that it confirmed the exact boundaries of developable land in the north east and north west sections of the reserve, enabling more accurate calculations to be made with respect to yield from these developable areas and the overall financial estimates for each concept design.

Revised Concept Designs

Following the completion of work by Mr Jacobs, Cardno were requested to revise their Concept Designs to reflect the new boundaries of developable areas (as confirmed through the Golf course Design process) and to alter Concept Design 4 to remove the development portion parallel to Beasley Road (as mentioned in Golf course Design 3).

In addition, consideration was also given to initial financial information compiled and the staging of development in each Concept Design so as to ensure that each design was cost neutral to the City of Melville. The results of this revision process are provided as [3384 Attachment 3](#) to this report.

For the balance of this report, these 6 Concept Designs are referenced and are considered to replace the initial 6 Concept Designs provided by Cardno.

Financial Analysis

In order to accurately consider each of the Design Concepts a financial analysis of each Concept and each of the elements contained within each Concept was undertaken.

In order to provide a higher level of independent financial rigor, LMW Hegneys was engaged to review the concept designs and to provide assistance and estimates of values with respect to costs and income anticipated from developable land.

Additional information was also sought from within the City of Melville (relating to costs of infrastructure, facilities and equipment based on known examples) and service agencies (relating to the upgrades required for essential services and the proposed undergrounding of power). The financial information relating to each Concept Design is provided as Attachment 4 to this report.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**Overview

In all elements, best case scenarios have been used for financial assumptions based on information available and limitations in respect to the Concept Designs. Significant assumptions have been made in respect to a number of these elements due to the fact that the Design Concepts are simply conceptual.

More accurate information could be ascertained in respect to each Concept Design however, this would require detailed designs to be commissioned for each Concept, at significant cost to the Council.

Given that only 1 Concept design will be endorsed by the Council as the preferred option following further public consultation, it is felt that undertaking detailed design work on the additional 5 Concepts would not be the most cost effective methodology to follow.

It is accepted in this process that following Council endorsement of a final preferred concept detailed design work will need to be commissioned as well as an independent financial analysis of available information to ascertain the validity of the estimates presented in this report.

It should be noted that in some instances, such as the Water Corporation and Western Power, accurate estimates relating to service upgrades and infrastructure cannot be confirmed until detailed designs have been completed by the providers. However independent engineering assessment has been undertaken to provide forward estimates for these elements. Council may wish to commission detailed design work for the recommended preferred concept prior to it being finally endorsed by the Council as the preferred option once additional community consultation is complete.

The financial analysis confirms that each concept design is able to be delivered at a cost neutral or better outcome to the City, meeting one of the founding principles of this project. This should not be taken to indicate that the Concepts meet other founding principles, as is described later in this report.

The summary of the financial analysis for each Design Concept is as follows;

- Concept Design 1 – \$4,535,015
- Concept Design 2 - \$11,945,015
- Concept Design 3 – \$607,365
- Concept Design 4 – \$3,025,560
- Concept Design 5 – \$6,424,411
- Concept Design 6 – \$11,328,441

This summary is simply indicative of each Concept able to be delivered at a cost neutral or better basis to the City of Melville. Further initial analysis relating to the true financial impact of each Concept Design is provided later in this report.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)****Analysis of Each Design Concept**

In providing the information within this report it must be considered that the Concept Designs were created as a reflection of the range of feedback received from the community engagement process. Not all of the Concept Designs meet the needs of the City of Melville or the Melville Glades Golf Club and not all of the Concept Designs meet the principle foundations of the project as originally established. They are however reflective of the broad range of community feedback received and therefore they are provided to Council as the result of the initial outcome of this engagement process.

In considering each Concept Design on its own merits and in order to recommend to the Council those concepts that should be advertised for further public consultation, each concept design has been reviewed based on the founding principles of the project as established and the ability of each concept design to meet the needs of the City of Melville and the Melville Glades Golf Club.

Concept Design 1

This design is a minimalist approach to the project and does not support development within any part of the existing Melville Glades Golf Club footprint. Development is proposed on the eastern portion of the site, in order to activate the local centre and provide a centre of local community activity within this area.

Concept 1 considers John Connell Reserve only as an opportunity to re-vegetate the area and proposes significant landscaping and re-vegetation of this area in conjunction with a strengthened 'green belt' along the southern boundary of John Connell Reserve as the connection to Roe Highway (maintained through Concepts 2-6).

Improvements are also proposed to the existing open space area to the east of the site (including an amphitheater and larger playground facility) as well as an extension to the Leeming Sports Association land holding to the south west of the site (in recognition of the Leeming Sports Association desire for additional playing fields and capacity).

Again these elements are retained through Concepts 2-6.

One of the fundamentals identified through the community based master planning process was the need to improve the sense of community within the area and to support the retention of local services where possible. The retail center located on the eastern boundary of the precinct was identified by participants as being in need of additional support. This concept resulted in a central hub of activity being located in the eastern portion of the precinct (including development and in later Concepts relocation of facilities).

This central hub concept is further enhanced through Concept 1 with the inclusion of proposed rezoning of land around the eastern portion of the precinct. This rezoning would need only to be sufficient enough to encourage redevelopment of existing lots (R25 or R30) however would enable the development of alternate accommodation and housing types within the area and enable long standing residents to remain within the suburb in an alternate housing product should they wish.

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**Ability of Concept to Meet the Needs of the City of Melville**

This concept does not meet the needs of the City of Melville as it provides no resolution of issues relating to the contamination of John Connell Reserve. Whilst landscaping and re-vegetation of the contaminated area is proposed, this has no material impact on the contaminants below the surface. In addition, proposals to re-vegetate this area of land may be difficult to accommodate without further analysis being undertaken of the depth of contaminants at this location and their impact on re-vegetation of this area.

The failure of this Concept to respond to site contamination creates a potential future liability to the City of Melville that should be brought into financial consideration. Additionally, the concept can not be completed at cost neutral or better for the City of Melville.

Ability of Concept to Meet the Needs of the Melville Glades Golf Club

Concept 1 has no detrimental impact to the Melville Glades Golf Club in that all development proposed is proposed outside the boundaries of the existing Melville Glades Golf Course Reserve. The proposed development activity to the east of the site will bring residential development closer to that portion of the golf course than that which currently exists, however this will also have no immediate or obvious detrimental impact to their operations.

Concept Design 2

Concept Design 2 takes all the elements from Concept Design 1 but begins to consider development within the existing Melville Glades Golf course Reserve. This Concept Design proposes development to the North West of the reserve which necessitates the relocation of 5 golf holes from the existing reserve to John Connell Reserve.

The financial implications for this Concept indicate that in relation to these holes requires the reinstatement of this portion of John Connell Reserve and the removal of a significant quantity of contaminated fill (and replacement with clean fill).

The relocation of the golf holes to John Connell Reserve also assumes that the batter between the exiting John Connell Reserve and the Southern boundary of the Melville Glades Golf club will be removed creating a single reserve that rises slowly towards Roe Highway.

Due to the need to move players on the Golf course under the existing 330KVa power line it is also proposed to underground this power line creating a power line easement over the property. This undergrounding of power is proposed to occur between the western and eastern boundaries of John Connell Reserve.

Concept 2 also identifies a streetscaping area around the precinct (indicated by the blue line on designated streets). Through this streetscaping plan it is proposed that improvements will be made to street furniture, street trees and plantings, signage and other improvements to signify that this area is part of the golf course estate. This will improve the general amenity of this area and will no doubt add benefit to local residents within the precinct.

Ability of Concept to Meet the Needs of the City of Melville

This concept meets the needs of the City of Melville as it resolves issues relating to the contamination of John Connell Reserve. This work is proposed as result of the relocation of 5 golf holes from the existing golf course layout.

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)

The Concept is also shown to be able to be completed at cost neutral or better for the City of Melville.

Ability of Concept to Meet the Needs of the Melville Glades Golf Club

Concept 2 does not meet the needs of the Melville Glades Golf Club and as such does not meet one of the founding principles of this project “assist Melville Glades Golf Club in developing a sustainable facility for the future”.

This is due to the fact that whilst Concept 2 shows the retention of 18 holes following the relocation of 5 holes from the existing reserve to John Connell Reserve, the clubhouse and facilities remain in the same position as they are at the moment.

Discussions with the golf course architect have confirmed that this would result in the layout of the course not being appropriate as the distance from one end of the golf course to the club house would make it too difficult to have 2 separate functioning 9 hole sections of the course (a pre-requisite for any championship standard course).

In order to resolve issues related to this Concept Design, a new clubhouse and infrastructure would be required to be developed in the eastern portion of the reserve (as proposed by Concept Design 3).

Discussions with the President and Chief Executive Officer of the MGGC have revealed that the MGGC would not support Concept 2 as an appropriate outcome.

Concept Design 3

Concept Design 3 takes all the elements from Concept Design 2. In addition this Concept responds to issues identified with Concept Design 2 (relating to the golf course club house and infrastructure) and proposes that these are relocated to an area towards the Eastern portion of the site.

This is advantageous in that it utilises the proposed road required for the residential area to the east of the site and further supports the development of a community hub concept towards the eastern portion of the site, further supporting the existing retail centre and creating a more community focused outcome.

In addition the relocation of the clubhouse enables the land currently occupied by the club house and driving range at the MGGC to be incorporated into the residential development area to the east of the site. This additional development area requires that an additional local open space area be developed towards the North East of the residential area, as the Southern portion of the site will retain a direct relationship with the open space in the South Eastern portion of the reserve.

The relocation of the clubhouse and driving range also requires the relocation of a further 6th hole from the existing golf course layout onto John Connell Reserve.

One advantage of this Concept Design is that the land within the precinct is more efficiently used with the current 2 driving ranges (one at the MGGC and one operated from John Connell Reserve) being amalgamated into a single driving range for all users.

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**Ability of Concept to Meet the Needs of the City of Melville**

This concept meets the needs of the City of Melville as it resolves issues relating to the contamination of John Connell Reserve. This work is proposed as result of the relocation of 6 golf holes from the existing golf course layout.

The Concept is also shown to be able to be completed at cost neutral or better for the City of Melville.

Ability of Concept to Meet the Needs of the Melville Glades Golf Club

Concept 3 meets the needs of the Melville Glades Golf Club due to the relocation of the club house and infrastructure to a more central location within the precinct.

Discussions with the President and Chief Executive Officer of the MGGC have revealed that the MGGC would support Concept 3 as an appropriate outcome for this project.

Concept Design 4

Concept Design 4 takes all the elements from Concept Design 3.

The only variation between Concept Design 4 and Concept Design 3 comes about as result of additional proposed residential development towards the South West corner of the reserve.

This development is proposed so as to provide further activation and passive surveillance over this area of the reserve following reports from the Leeming Sports Association that the facilities had been the target of several break ins and other anti-social behaviour.

Given that the Concept Designs 1-3 propose the closure of the access road from the South West corner of the site, the amount of traffic (and passive surveillance within this area) will actually decrease.

It is not known if this reduction in traffic in this area of the reserve as proposed by Concepts 1-3 will detrimentally impact upon the Leeming Sports Association, however the introduction of residential may enable this potential issue to be responded to more effectively.

The siting of residential in the South West corner of the reserve requires the development of an additional golf hole between the existing Melville Glades Reserve and John Connell Reserve.

Ability of Concept to Meet the Needs of the City of Melville

This concept meets the needs of the City of Melville as it resolves issues relating to the contamination of John Connell Reserve. This work is proposed as result of the relocation of 6 golf holes from the existing golf course layout.

The Concept is also shown to be able to be completed at cost neutral or better for the City of Melville.

Ability of Concept to Meet the Needs of the Melville Glades Golf Club

Concept 4 meets the needs of the Melville Glades Golf Club due to the relocation of the club house and infrastructure to a more central location within the precinct.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

Discussions with the President and Chief Executive Officer of the MGGC have revealed that the MGGC would support Concept 4 as an appropriate outcome for this project.

Concept Design 5

Concept Design 5 takes all the elements from Concept Design 4.

Where Concepts 5 and 6 differ from previous Design Concepts is as a result of the focus of activity and proposed development. Where with Concepts 1-4 the development activity is proposed within the boundaries of the two reserves, Concept 5 proposes the extension of this development attention to other land in the precinct.

Concept 5 proposes the redevelopment of the existing Beasley Oval Reserve on the North West corner of the precinct and the relocation of the existing Leeming Football Club from this location to the open space area in the south east of John Connell Reserve.

This proposal came directly from feedback received during the public consultation phase of this project. It was not clear from this feedback why there was a desire for this relocation and redevelopment to occur, however there were some instances of residents immediately adjacent to Beasley Oval and members of the Leeming Football Club supporting the concept. Further informal communication with both local residents and members of the Leeming Football Club has revealed that opinion is clearly divided in respect to any such proposal.

Ability of Concept to Meet the Needs of the City of Melville

Whilst this Concept meets the needs of the City of Melville in respect to this project, as this element is outside of the initial study area, further discussions with officers of the Council and with Council's consultants to this project has raised concerns with respect to this proposal.

It is felt that if traffic and movement issues are contributing to this proposal by members of the community, then the relocation of the oval and the Leeming Football Club to the south east corner of the site will simply move the issue elsewhere within the precinct rather than resolving the problem.

In addition this relocation would place all traffic currently attending Beasley Oval along the entire length of Beasley Road, potentially impacting on a significant number of residents.

Conversely, the proposal does create significant activity in the south east corner of the precinct which further supports the vision for community hub in this area of the project.

Ability of Concept to Meet the Needs of the Melville Glades Golf Club

Concept 5 meets the needs of the Melville Glades Golf Club as the extension of the scope to include Leeming Football Club and Beasley Oval has no impact on the existing or proposed Melville Glades Golf Club layout or operations.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**Concept Design 6

Concept Design 6 takes all the elements from Concept Design 5.

Concept 6 proposes the further multi use of the open space to the east of the precinct through the relocation of the Leeming Sports Association uses to this area. This element was introduced following feedback from Council Officers after the public consultation phase of the project had been completed.

This relocation would enable this portion of the site (known not to be subject to site contamination) to be considered for residential development.

Whilst similar to the proposal to relocate the Leeming Football Club from Beasley Oval as proposed by Concept Design 5, this proposal would also create significant activity in the south east corner of the precinct which further supports the vision for a community hub in this area of the project.

It should also be recognised that this proposal was not entertained or raised by the community through any of the engagement processes or meetings.

In respect to the Leeming Sports Association the only issue raised was in relation to the extension of the existing footprint of the Association to provide additional open space for increasing participation.

No discussion has been held with the Leeming Sports Association in respect to any such proposal, however given the success of both the Leeming Sports Association and the Leeming Football Club, the co-habitation of these two Associations on the same open space area may provide challenges in respect to use and access and would significantly impact upon traffic in the south east portion of the precinct.

Ability of Concept to Meet the Needs of the City of Melville

Whilst this Concept meets the needs of the City of Melville in respect to this project, further discussions with officers of the Council and with Council's consultants to this project has raised concerns with respect to this proposal.

It is felt that this proposal would place all traffic currently attending Leeming Sports Association along the entire length of Beasley Road, potentially impacting on a significant number of residents.

The parking within this area would already need to accommodate MGGC uses, local open space uses and users of the country club and retail centre (in Concepts 3 and 4), to require additional provision of parking to support demand from the Leeming Sports Association and Leeming Football Club may prove problematic.

It should also be noted that any proposal to relocate either the Leeming Football Club or the Leeming Sports Association from their current site to another location (including the open space to the South East of the precinct) is not dependent upon the master planning outcomes of this study. As such, either option can be considered by the Council or initiated by the Sporting Associations if it is deemed appropriate to do so.

No development as proposed by Concept Designs 1-4 will impact on any such future proposal, relocation or redevelopment.

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)

Ability of Concept to Meet the Needs of the Melville Glades Golf Club

Concept 6 meets the needs of the Melville Glades Golf Club as the extension of the scope to include Leeming Sports Association has no impact on the existing or proposed Melville Glades Golf Club layout or operations.

Summary

When all matters as provided in the *Analysis of Design Concepts* are taken into account, the following more accurately describes the financial outcome of each Concept Design;

		Concept	Concept	Concept	Concept	Concept	Concept
Details	Notes	1	2	3	4	5	6
Financial Statements - Closing Position		4,535,015	2,305,015	607,365	3,025,560	6,424,441	11,328,441
Further Liabilities							
Site Contamination - John Connell Reserve	Note 1	10,000,000					
Relocation of MGGC Clubhouse	Note 2		3,025,000				
Development of Country Club	Note 3		2,500,000				
Total Liabilities		10,000,000	5,525,000	-	-	-	-
Final Assumed Financial Position		5,464,985	3,219,985	607,365	3,025,560	6,424,441	11,328,441

If each of the Concept Designs is also considered against the initial requirements of the City of Melville in delivering this project, then the following summary applies;

	Concept	Concept	Concept	Concept	Concept	Concept
Compliance List	1	2	3	4	5	6
Regenerate parts of John Connell Reserve	X	Y	Y	Y	Y	Y
Respond to Contamination Issues	X	Y	Y	Y	Y	Y
Assist MGGC to develop sustainable future	X	Y	Y	Y	Y	Y
Integration of Other uses into MGGC	X	Y	Y	Y	Y	Y
Transfer of freehold titles	X	Y	Y	Y	Y	Y
Self funded project	X	X	Y	Y	Y	Y

This table concludes that Concept 1 is the least appropriate outcome of the six Concepts and would require significant variation for it to meet the basic requirements of the City of Melville.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

Concept 2 whilst meeting the needs of the City of Melville requires further variation to meet the needs of the MGGC.

The financial summary as provided above also indicates that only Concepts 3-6 are commercially viable if the variations to Concepts 1 and 2 as proposed (in order to meet the project principles) are carried out.

Whilst this report considers the relative benefits and dis-benefits of each Concept Design, the purpose of this report is to seek approval from the Council for one or several of these Concept Designs to be advertised for further public comment.

In considering which (if any) of these concepts should be advertised the following conclusions are made;

Concept 1- If commissioned this would result in a potential shortfall of \$5.46million to the City of Melville once John Connell Reserve was subject to site contamination rehabilitation works. Whilst not immediately suitable for advertising if assessed against financial and project principles, there may be merit in advertising of this concept as provided in the Conclusion to this report.

Concept 2 – should only be advertised if the Concept Design is altered to indicate the MGGC clubhouse being relocated to a more central location in the precinct. If these changes are proposed, then Concept 3 better meets the need of the Council as this both recommends the relocation of the MGGC clubhouse as well as proposing the redevelopment of the current MGGC clubhouse and driving range land (to fund such relocation costs).

Concept 3 – this concept should be advertised as it meets the needs of the City of Melville and the MGGC. The financial information also indicates that this proposal can be delivered without cost to the City of Melville.

Concept 4 – this concept should be advertised as it meets the needs of the City of Melville and the MGGC. The financial information also indicates that this proposal can be delivered without cost to the City of Melville.

Concept 5 – this concept should not be advertised as it seeks only to extend the study area to include Beasley Oval and the relocation of the Leeming Football Club. Without further studies being commissioned it is not known if this is a beneficial outcome and that the potential dis-benefits of any such a proposal might be.

Concept 6 – this concept should not be advertised as it seeks only to relocate Leeming Sports Association. Without further studies being commissioned it is not known if this is a beneficial outcome and that the potential dis-benefits of any such a proposal might be.

Process Moving Forward

This report seeks Council approval to advertise one or several of these Concept Designs for further public comment, in accordance with the consultations strategy initially developed for this project. Only after this consultation process is it intended that this matter will be re-presented to Council.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

At this stage it would be anticipated that Council approval would be sought for one of the Concept Designs to be endorsed as the preferred option. Assuming that this occurs, then following endorsement, the City would be required to initiate negotiations with the State Government to seek the acquisition of portion of Reserves required to enable the delivery of the project.

Detailed financial modelling would also be undertaken at this phase of the process to more accurately enable the Council to assess the financial implications of the endorsed Concept. Given that the Reserves are both crown land, vested in the City of Melville for their care, control and management, the following is estimated to be the likely time frame for this project moving forwards;

- Council endorsement of final design – June 2013
- Final negotiation with State Govt. for acquisition of Land – December 2013
- Rezoning of developable land – August 2014
- Project will need to be staged to;
 - Offset holding costs
 - Provide continuance of 18 hole golf course
 - Minimise detrimental impact to current users and residents

Role of the State Government in this Project

The costs of acquiring developable land within the precinct (assuming a Council endorsed Concept) have not been factored into the overall costs for the project.

These have been omitted due to the fact that the City is able to seek compensation from the State Government as a result of the State's previous Metropolitan Region Scheme Amendment to Ken Hurst Park from a development site to Regional Parks and Recreation. In preference to seeking such compensation, the City initiated this master planning process as a less adversarial approach to resolve this problem.

As such, if the Council endorses a final Concept, then negotiation will centre on the State's issue of freehold title over the developable portions of the reserves. Such granting is intended to be in compensation for the rezoning of Ken Hurst Park and may require the City to transfer Ken Hurst Park to the State as a protected Bush Forever site. This transfer would enable Ken Hurst Park to be created as a crown reserve, which in due course could then be vested to the City of Melville for care and management.

Scheme Provisions

MRS Zoning	:	Parks and Recreation
CPS 5 Zoning	:	Parks and Recreation
R-Code	:	Not applicable

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)

Site Details

- Lot Area : 677,630 sq.m – Reserve 28600
454,645 sq.m – Reserve 24826
- Retention of Existing Vegetation : Significant vegetation on Reserve 28600
- Street Tree(s) : Not applicable
- Street Furniture (drainage pits etc) : Not applicable
- Site Details : Reserve 28600, Lots 453, 492, 3371, Deposited Plan 188242, 51 Beasley Road, Leeming
Reserve 24826, Lot 300, Deposited Plan 301022, 2 Dundee Street, Leeming



Reserve 28600 – Melville Glades Golf Club.



Diagram 3 - Reserve 24826 – John Connell Reserve

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)****PUBLIC CONSULTATION/COMMUNICATION**

Advertising Required: Yes
Neighbour's Comment Supplied: No –
Reason: Broad community based consultation to be carried out
inclusive of all adjacent owners.

Master Planning associated with this project has involved an extensive public consultation process including;

- State
 - Meetings with Local Members of Parliament and State Departments
- Regional
 - Meetings with City of Canning and City of Cockburn
- Local
 - Meetings with Local Sporting/Community Groups – located in immediate vicinity
 - Meetings with Local Sporting/Community Groups – located on John Connell Reserve
 - Meeting with MGGC Board
 - Meeting with MGGC Members
 - Public visioning meetings for local community
 - Website engagement process (active and passive)

In excess of 4,500 letters were distributed to residents within an 800 metre catchment of the subject reserves during this project and over 120 residents and ratepayers attended a community driven design workshop during this process.

Further consultation is now proposed should Council endorse any of the Concept Designs for further advertising.

CONSULTATION WITH OTHER AGENCIES / CONSULTANTS

Required: Yes - completed
Reason: Identified as key stakeholders to this project at its inception
Support/Object: Support not sought at this stage

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

Agency	Summary of Submission	Support/ Objection	Officer's Comment	Action (Condition/ Uphold/ Not Uphold)
Department of Regional Development and Lands	General understanding of this project and intent of the City to master plan for this area.	Not sought	Further consultation with this agency will occur once a preferred Concept is endorsed by the Council.	Not applicable
Department of Planning	General understanding of this project and intent of the City to master plan for this area.	Not sought	Further consultation with this agency will occur once a preferred Concept is endorsed by the Council.	Not applicable
City of Cockburn	General understanding of this project and intent of the City to master plan for this area.	Support	Further consultation with this agency will occur once a preferred Concept is endorsed by the Council.	Not applicable
City of Canning	General understanding of this project and intent of the City to master plan for this area.	Support	Further consultation with this agency will occur once a preferred Concept is endorsed by the Council.	Not applicable
All local Members of Parliament	General understanding of this project and intent of the City to master plan for this area.	Support – subject to community engagement	Further consultation with all local Members of Parliament will occur once a preferred Concept is endorsed by the Council.	Not applicable

STATUTORY AND LEGAL IMPLICATIONS

At this stage of this Master Planning project, no statutory or legal implications apply to this project. Should the Council endorse a final preferred Concept and the City makes application to acquire portions of Reserve 28600 or 24826, then such acquisition, development or sale would be subject to the provisions of Section 3.58 and Section 3.59 of the Local Government Act 1995 and associated Regulations.

P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)

FINANCIAL IMPLICATIONS

1. All costs associated with the Master Planning process thus far completed in respect to this project were provided for within the Council's 2012/2013 annual budget.
2. No provision has been made for further costs associated with this project, its delivery or any further detailed works or investigation at this stage.
3. Costs associated with the delivery of this project (if endorsed by the Council and supported by the State Government) will be subject to further detailed financial analysis and approval of Council.
4. Initial financial estimates for each of the six Concept Designs have been created to provide the Council with an initial guide for costs associated with each proposal. These financial estimates are provided as [3384 Attachment 4](#) to this report.
5. The existing lease held by Melville Golf Centre Pty Ltd may be affected dependent upon the option that is preferred. The lease term concludes at 31 July 2025 and if the current lease area or term is affected, there may be a financial cost that cannot be assessed at this time.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Risk Statement	Level of Risk	Risk Mitigation Strategy
The Council does not support any of the Concept Designs provided.	Low risk albeit substantial dollars are required to be raised to reclaim the legacy tip site.	In conjunction with the Council identify any issues that need to be addressed to enable further consideration of Concepts Designs to be made.
Community opposition to Concept Designs approved for advertising by the Council	Medium risk	Ensure engagement methodology provides highest level of detail and all facts to assist in community decision making.
Concept design approved for advertising, supported by community and endorsed by the Council as the preferred option cannot be delivered.	High risk	Commission detailed design work and detailed financial analysis of any preferred Concept Design. Immediate engagement with essential service providers once detailed design work is complete. Ensure immediate engagement with State Government once the Council has resolved to support an endorsed Concept Design.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)****POLICY IMPLICATIONS**

Council Policy CP-005 titled Property Retention and Disposal relates to the acquisition and disposal of property.

ALTERNATE OPTIONS & THEIR IMPLICATIONS

In preference to the provided recommendation, the Council may choose not to support any of the Concept Designs as provided and may not wish to approve any of these for further advertising.

In such a situation, the consultants engaged for this project could be re-engaged to reconsider matters raised by the Council and the resultant Concept Designs as altered could be re-presented for further consideration of the Council.

Alternatively, the Council may not wish to proceed with this project beyond its current status. In such a situation, all current land uses would continue as-is (subject to the natural expiry of relevant leases and agreements) and all costs to reclaim the legacy tip site would need to be raised from rates. As such Council would then be required to develop a strategy for the mitigation of financial risks associated with any requirement to respond to site contamination issues arising at John Connell Reserve.

CONCLUSION

The Master Planning process undertaken in respect to Reserve 28600 and Reserve 24826 has involved a considerable amount of community engagement and analysis to create Concept Designs that are considered to be reflective of the wide array of feedback received during this process.

The methodology used during this master planning process was significantly different from many such projects in that it did not commence with a preconceived design, however commenced only with maps of the subject area and identified issues that the City of Melville were seeking to resolve through this process.

The resultant six Concept Designs are therefore indicative not of the opinion of the City of Melville or its officers, but of the community feedback received during this process and the consultant's ability to interpret (where appropriate) this feedback into a diagrammatical form.

Whilst each of the Concepts reflect the range of opinions received, it is shown through this report that when assessed against the founding principles of this project and financial analysis, not all of the Concept Designs are similarly able to deliver the outcomes initially required.

Whilst this report reasonably concludes that Concept Designs 3 and 4 both meet the funding principles and the financial outcomes of this project, it must also be considered that these two designs are very similar to each other as both propose substantial redevelopment within the boundaries of the current Melville Glades Golf course.

Whilst these Concepts are appropriate for advertising due to their ability to meet the needs of the project as established, it must also be recognised that the similarity of Concepts 3 and 4 are such that neither provide a legitimate alternate option to the other. As such, a person who objects to Concept 3 will also object to Concept 4.

**P13/3384 - MASTER PLANNING OUTCOMES – MELVILLE GLADES GOLF COURSE
AND JOHN CONNELL RESERVE (REC) (ATTACHMENT)**

Whilst it is important that those Concepts that best meet the long term aspirations of the [Council are advertised for comment, similarly, if there are no alternate options and the community does not support these Concepts, then the project may fail simply because community support for any Concept has not been attained.

Concept 1, whilst proposing a minimalist approach to this project has the potential to deliver and estimated \$4.5million in funds once all other improvements and facilities have been completed.

Whilst it is not suggested that this will offset the City's current liability associated with John Connell Reserve, if supported by the community it would improve the overall standard of these reserves as well as provide the City with a significant sum of money towards this liability.

As such, by proposing to advertise Concepts 1, 3 and 4, the Council is providing legitimate options for the community, where without Concept Design 1, no such options may be deemed to exist.

It is still considered that the need for this consultation to appropriately explain each Concept, the funding strategy that supports this strategy and the benefits of each Concept Design may result in the community concluding that Concepts 3 and 4 are the most appropriate outcomes. However conversely, if the community does not support either design, then there is not a realistic alternate.

OFFICER RECOMMENDATION & COUNCIL RESOLUTION (3384)**APPROVAL**

At 6.46pm Cr Robartson moved, seconded Cr Willis -

That with respect to the Melville Glades and John Connell Reserve Master Planning project the Council;

- 1. Resolves to endorse Concept Design 1, Concept Design 3 and Concept Design 4 for further advertising and community comment.**
- 2. Requests the Chief Executive Officer develop an engagement process for this phase of community engagement that appropriately explains each of the Concept's Designs as advertised and explains the relative benefits and dis-benefits of each proposal.**
- 3. Reconsiders these Concept Designs and all submissions received following the completion of this community consultation.**

At 7.02pm Cr Foxtan entered the meeting.

At 7.18pm the Mayor submitted the motion, which was declared

CARRIED (11/0)

At 7.19pm Mr Smith left the meeting.

C13/5287 – ADOPTION OF THE CITY OF MELVILLE’S SUBMISSION TO THE FINAL REPORT OF THE METROPOLITAN LOCAL GOVERNMENT REVIEW PANEL (REC) (ATTACHMENTS)

Disclosure of Interest

Item No.	C13/5287
Member	Cr A Nicholson
Type of Interest	Interest under the Code of Conduct
Nature of Interest	Submitted own submission to Metropolitan Local Government Review Panel
Request	Not Applicable
Decision of Council	Not Required

Ward	: All
Category	: Strategic
Subject Index	: Local Government Reform Project
Customer Index	: Metropolitan Local Government Review Panel
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: C12/5239 The City of Melville Submission to the Metropolitan Local Government Review Draft Findings Report April 2012
Works Programme	: Not Applicable
Funding	: Not Applicable
Responsible Officer	: Marten Tieleman Director Corporate Services

AUTHORITY / DISCRETION

DEFINITION

<input checked="" type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person’s right 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, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council to note.</i>

C13/5287 – ADOPTION OF THE CITY OF MELVILLE’S SUBMISSION TO THE FINAL REPORT OF THE METROPOLITAN LOCAL GOVERNMENT REVIEW PANEL (REC) (ATTACHMENT)**KEY ISSUES / SUMMARY**

- This report presents the City of Melville’s suggested response to the Metropolitan Local Government Review Panel’s (Panel) Final Report dated July 2012, for adoption by the Council prior to submission to the Department of Local Government by the closing date of 5 April 2013.
- The City’s response provides options that could be undertaken via boundary changes and which would meet the reform objectives espoused by the Panel.
- The suggested boundary changes would strengthen communities of interest and social cohesion within the City, make use of major topographical features, ensure the foreshore management of the Swan and Canning Rivers would reside in one local authority and enhance the financial sustainability of the City ensuring that the City’s financial resources are not diverted to meet asset maintenance or debt liabilities of other less financially sustainable neighbouring Cities.

BACKGROUND

On 24 June 2011 a review of Perth metropolitan local government was announced by the then Minister for Local Government, the Hon John Castrilli MLA.

The Metropolitan Local Government Review Panel (Panel) was appointed in July 2011 with terms of reference requiring them to:

- Identify current and anticipated specific regional, social, environmental and economic issues affecting, or likely to affect, the growth of metropolitan Perth in the next 50 years;
- Identify current and anticipated national and international factors likely to impact in the next 50 years;
- Research improved local government structures, and governance models and structures for the Perth metropolitan area, drawing on national and international experience and examining key issues relating to community representation, engagement, accountability and State imperatives among other things the panel may identify during the course of the review.
- Identify new local government boundaries and a resultant reduction in the overall number of local governments to better meet the needs of the community.
- Prepare options to establish the most effective local government structures and governance models that take into account matters identified through the review including, but not limited to, community engagement, patterns of demographic change, regional and State growth and international factors which are likely to impact.
- Present a limited list of achievable options together with a recommendation on the preferred option.

In October 2011 the Panel released an issues paper as well as providing background and information papers. Around 250 submissions, including one from the City of Melville, were made in response to requests for submissions on the October 2011 issues paper.

C13/5287 – ADOPTION OF THE CITY OF MELVILLE’S SUBMISSION TO THE FINAL REPORT OF THE METROPOLITAN LOCAL GOVERNMENT REVIEW PANEL (REC) (ATTACHMENT)

Following consideration of the submissions and further consultation the Panel released their draft findings and provided the opportunity for further feedback that specifically addressed the draft findings with a closing date for submissions of 25 May 2012. The City responded with a detailed submission [5239 Metropolitan Local Government Review City of Melville Submission 16 May 2012](#) which was adopted by Council at a Special Council Meeting held on Monday 21 May 2012 and duly submitted to the Panel for their consideration.

The City’s previous submission proposed, amongst other recommendations, that metropolitan Perth be made up of 15 local governments ranging in size from 70,000 to 300,000 residents using 2026 projected populations. In line with this position two options were presented both of which created a new City of Murdoch centered around the Murdoch Activity Centre. Option A included the existing City of Melville, parts of the Cities of Cockburn, Gosnells Fremantle and Canning including Canning Vale and Bibra industrial areas as well as the Canning River to Nicholson Road with a projected population of 213,375. Option B extended the boundaries of Option A by including Jandakot airport and the City of Canning part of the residential suburb of Canning Vale and resulted in a projected population of 224,916.

The Final report of the Panel, which contained 30 recommendations, was concluded in July 2012 but not released by the then Minister for Local Government until 25 October 2012 for further comment. The comment period closes 5 April 2013.

DETAIL

The Panel’s 30 recommendations were broad ranging and if adopted would have major ramifications for the current 30 metropolitan local government and, as a result of some of the recommendations, all WA local governments. The City’s response to the 30 recommendations is contained in attachment [Melville Submission on MLGRP Final Report](#) with further detail in respect to recommendation 15 being provided in the City’s submission as contained in attachment [5287 Metropolitan Local Government Review City of Melville Submission 3 April 2013](#)

Recommendation 15 has received the most attention as it recommends that the number of local governments in metropolitan Perth (currently 30) be reduced to 12 and the report presents two options to achieve that with Option B being the Panel’s preferred option. The two options presented by the Panel are based on the 10 strategic activity centres identified in *Directions 2031* being Armadale, Cannington, Fremantle, Joondalup, Midland, Morley, Perth, Rockingham, Stirling and Yanchep (proposed). The Panel identified two secondary centres Claremont and Cockburn to complement the 10 primary activity centres.

The Panel’s recommendation 15 did not accord with the City of Melville’s previous submission in any way and ignored the Melville City Centre (Booragoon) and Murdoch Specialised Centre, which were highlighted by the City as currently being, or emerging, as important activity hubs over the next 50 years being the timeframe the Panel were meant to address.

The Panel’s Option A recommends the amalgamation of the Town of East Fremantle and Cities of Fremantle and Melville to make up an enlarged City of Fremantle.

The Panel’s preferred Option B also amalgamates East Fremantle, Fremantle and Melville but cedes North Fremantle to a western suburbs local government focused on the secondary activity centre of Claremont, Melville suburbs east of the Kwinana Freeway being Bull Creek and Leeming to a modified City of Canning and incorporates the suburbs of Coolbellup, part of Hamilton Hill and North Lake from the City of Cockburn.

C13/5287 – ADOPTION OF THE CITY OF MELVILLE'S SUBMISSION TO THE FINAL REPORT OF THE METROPOLITAN LOCAL GOVERNMENT REVIEW PANEL (REC) (ATTACHMENT)

Both options presented in recommendation 15 include the proposal to extend the boundaries of the local governments abutting the Swan and Canning Rivers out to the midpoint of the river to in their words “*provide for the better control of developments over the river and management of the riverine environment.*” No mention is made of any continuing role for the Swan River Trust. It would appear from the following comment made by the Panel on page 44 of their report, that they are recommending a further cost shift from State to Local Government for the costs of managing the Swan and Canning Rivers “*Given the number of agencies, stakeholders and interest groups, the Panel believes a simplification of Perth's local government arrangements and the increased capacity of larger local governments will help achieve improved outcomes for the Swan and Canning Rivers.*”

It is recommended that neither option be supported by the Council as they are not in the best interests of the residents and ratepayers of the City of Melville. The Panel's preferred Option B is particularly unpalatable as, whilst the Kwinana Freeway is a major topographical feature, it would cede two suburbs which due to strong historical and major existing transport and river links share stronger ties and communities of interest with suburbs west of the Kwinana Freeway than they do with the Cannington Primary Activity Centre. The view has been expressed by some residents and members of parliament that these links are shared by suburbs currently located in the City of Canning such as Rossmoyne, Shelley, Parkwood, Riverton and Willetton, and it is therefore recommended by officers and the City's consultant, Planning Context that the City of Melville's boundaries be extended north east to the Canning River at Shelley Bridge and then east up stream to the railway line running between Fremantle and Kewdale.

The City's detailed submission is included as [5287 Metropolitan Local Government Review City of Melville Submission 3 April 2013](#) and will therefore not be repeated in this section of the report. Also included is the report and submission of the group of 20 Local Governments which participated in a Mayor and CEO led series of workshops to arrive at a group submission [5287 Final Metropolitan Local Government Review G20 Report.](#)

PUBLIC CONSULTATION/COMMUNICATION

The City conducted an on-line survey which was opened on 25 February 2013 and closed on 17 March 2013. The availability of the survey was advertised in the February 2013 edition of the Mosaic which was distributed on Tuesday 26 February 2013 and an advertisement Melville Times community newspaper on Tuesday, 12 March 2013.

It was also featured on the home page of the City of Melville website as a "latest feature" from 26 February to 17 March 2013.

At the close of the survey 94 responses has been received the results of which are detailed in the City's submission.

Individuals also have the opportunity to make submissions to the review panel on-line on their web-site at <http://metroreform.dlg.wa.gov.au/Content/Survey/HaveYourSay.aspx>

C13/5287 – ADOPTION OF THE CITY OF MELVILLE’S SUBMISSION TO THE FINAL REPORT OF THE METROPOLITAN LOCAL GOVERNMENT REVIEW PANEL (REC) (ATTACHMENT)**CONSULTATION WITH OTHER AGENCIES / CONSULTANTS**

The City is responding to a request for submissions/comments from the Metropolitan Local Government Review Panel appointed by the Minister for Local Government. The City engaged the services of Planning Context to assist in conducting preparation of the City’s final submission due to their high level of expertise in relation to the formulation of the State Government’s metropolitan planning document *Directions 2031* and population movements and forecasting analysis both of which are a major factor determining the State Governments expressed desire for reform.

STATUTORY AND LEGAL IMPLICATIONS

Section 2.1 of the Local Government Act 1995 is applicable to the issued of Local Government boundary changes and amalgamations. An extract of this section is shown in italics below.

“2.1. State divided into districts

- (1) *The Governor, on the recommendation of the Minister, may make an order —*
 - (a) *declaring an area of the State to be a district;*
 - (b) *changing the boundaries of a district;*
 - (c) *abolishing a district; or*
 - (d) *as to a combination of any of those matters.*
- (2) *Schedule 2.1 (which deals with creating, changing the boundaries of, and abolishing districts) has effect.*
- (3) *The Minister can only make a recommendation under subsection (1) if the Advisory Board has recommended under Schedule 2.1 that the order in question should be made.”*

Schedule 2.1 referred to in sub-section (2) above contains extensive provisions regarding boundary changes and amalgamations.

FINANCIAL IMPLICATIONS

The direct costs of responding to the review are approximately \$20,000. Indirect costs associated with staff and Elected Member time, report preparation and printing etc. would be considerably greater than this.

Whilst accurate costs of Local Government Reform cannot be calculated based on costs associated with reform in other States or previous amalgamations (or de-amalgamations) that have been undertaken in WA it is clear that very significant costs of millions of dollars would be incurred in the medium term should boundary changes or amalgamations occur. There will also be financial impacts on metropolitan local governments that front the Swan and Canning rivers in respect to cost shifting that would occur should local government boundaries be redefined to include all of the river and as a result the entire financial burden of maintaining the health of the Swan and Canning Rivers and associated foreshore areas falls on those local governments.

C13/5287 – ADOPTION OF THE CITY OF MELVILLE’S SUBMISSION TO THE FINAL REPORT OF THE METROPOLITAN LOCAL GOVERNMENT REVIEW PANEL (REC) (ATTACHMENT)

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

The strategic and risk implications of Local Government Reform to the City as a corporation are very significant in that it could mean the cessation of the City of Melville in its present form.

There is likely to be no Environmental risks associated with Local Government Reform.

The Strategic Risk Review recently undertaken with input from the Council identified Local Government Reform as a strategic risk as follows:

Risk Statement	Level of Risk	Risk Mitigation Strategy
The impact of Local Government Reform on the City of Melville (as a corporation)	Major consequences which are possible, resulting in a High level of risk	<p>Current risk mitigation strategies that have been put in place have been management and Elected Member initiatives to ensure that the City is demonstrated to be and acknowledged as a best practice industry leader through the application of good governance, business excellence and accredited quality systems and approaches, integrated Community, Strategic, Asset Management, Workforce and Long Term Financial Planning accompanies by a strong community engagement and Neighbourhood Management approach.</p> <p>This submission seeks to demonstrate that a new City of Murdoch achieved through boundary change will meet all the objectives sought by the Minister for Local Government</p>

POLICY IMPLICATIONS

There is no specific Council Policy that relates to Local Government Reform however the 2009 submission adopted by Council, in response to the 2009 Local Government Reform enquiry, noted the City’s desire to include all the suburb of Leeming into the City of Melville as well as a boundary adjustment with the City of Fremantle to redefine the boundary to be Stock Road between it’s intersections with South Street and Leach Highway.

The City’s 2012 submission, adopted by Council on 21 May 2012, represents the City’s currently adopted position. This submission proposes some slight amendments to that position by excluding the suburb of Langford which is in the City of Gosnells which had been included as an option in the City’s previous submission.

C13/5287 – ADOPTION OF THE CITY OF MELVILLE’S SUBMISSION TO THE FINAL REPORT OF THE METROPOLITAN LOCAL GOVERNMENT REVIEW PANEL (REC) (ATTACHMENT)**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

The City of Melville identifies other options that would ensure the reform objectives as stated by the Minister of Local Government. There will be numerous other options put forward by other Local Governments, the implications of which may be wide ranging reform or for there to be no change.

CONCLUSION

Whilst the City of Melville is currently considered to be efficient, effective and sustainable in its present form, the attached Submission responds to the Minister for Local Governments desire for Local Government reform expressed in the Terms of Reference under which the Metropolitan Local Government Review Panel was established, and more specifically the term of reference that required them to *“Identify new local government boundaries and a resultant reduction in the overall number of local governments to better meet the needs of the community.”*

The City’s submission recognises the rapidly emerging importance of the Murdoch Activity Centre which incorporates the major facilities of Fiona Stanley and St John of God Murdoch Hospitals and associated support services, the Murdoch Train Station being the station with the highest boardings aside from the Perth CBD and the Murdoch University. The Submission highlights that the Murdoch Activity Centre will become the largest employment centre outside of the Perth CBD and responds to the importance of the Centre to the Perth Metropolitan Region by defining it as a possible future civic hub for a new City of Melville (Murdoch) with a 2011 population of 133,129 (Option A) or 152,617 (Option B) and 165,576 (Option C) with Option C being recommended as its preferred option.

C13/5287 – ADOPTION OF THE CITY OF MELVILLE’S SUBMISSION TO THE FINAL REPORT OF THE METROPOLITAN LOCAL GOVERNMENT REVIEW PANEL (REC) (ATTACHMENT)**OFFICER RECOMMENDATION & COUNCIL RESOLUTION (5239)****APPROVAL**

At 7.19pm Cr Robartson moved, seconded Cr Macphail -

That the Council:

1. **Endorse the attached submission, which forms the response from the City of Melville to the Metropolitan Local Government Review Final Report [5287 Metropolitan Local Government Review City of Melville Submission 3 April 2013, Melville Submission on MLGRP Final Report with Option C](#) being adopted as the City’s preferred option.**
2. **Request the Chief Executive Officer to submit the City’s response as above, to the Department of Local Government prior to the closing date for submissions of 5 April 2013.**

At 7.23pm Dr Silcox left the meeting and returned at 7.25pm

At 7.40pm the Mayor submitted the motion, which was declared

CARRIED (8/3)

Cr Nicholson requested that the votes be recorded –

For: Mayor R Aubrey, Cr Barton, Cr Foxtton, Cr Hill, Cr Kinnell, Cr Macphail, Cr Robartson, Cr Willis.

Against: Cr Nicholson, Cr Pazolli, Cr Taylor-Rees.

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

12. MOTIONS WITHOUT NOTICE BY ABSOLUTE MAJORITY OF THE COUNCIL

Nil.

13. CLOSURE

There being no further business to discuss His Worship the Mayor declared the meeting closed at 7.40pm.