



Agenda Briefing Forum

June 2024



City of
Melville



Officer Presentation

C24/163 RFT232420 – Construction of Goolugatup Stage 1 Yarning Circle and Surrounds

Ms R Ward, Manager City Buildings and Projects

Item C24/163 RFT232420 Construction of Goolugatup Stage 1 Yarning Circle and Surrounds

Purpose:

To seek Council endorsement of the preferred tenderer for “*Stage 1 Construction of Goolugatup Yarning Circle and Surrounds*”.

Background:

This project is Stage 1 of 4 for the implementation of the Heathcote Goolugatup Lowerlands master plan.

Item C24/163 RFT-232420 Construction of Goolugatup Stage 1 Yarning Circle and Surrounds

Stage 1 creates a new cultural node comprising of:

- Sheltered yarning circle,
- Connecting pathways, and
- Reorientation of pathways to enable safer passage and foreshore protections.

This first stage will anchor the roll out of the landscape and interpretation plans over the next 5 years.

The City has received partial funding from the Australian Government for Stage 1 via the Local Roads Community Infrastructure program (\$744,218)





Questions



Officer Presentation

C24/164 – Consideration and Adoption of the 2024-2025 Budget

Mr I Aiyathurai, Manager Financial Services

Budget Overview 2024-2025 – Establishing the Context

- Over the last four years, CPI has increased by 17.4% due to inflation impacts, while rates have increased at a lower rate of 8.5%, across the same period.
- This discrepancy translates to an 8.9% or ~\$ 8.4 million shortfall, highlighting that rates have not kept up with inflation. This shortfall amounts to a reduction in income of ~\$20M to \$25 M over the next 10 years.
- Over the last four years, City staff wages increases have not kept pace with CPI increases. This highlights that the impact of historical low-rate increases have impacted salaries, and placed a financial burden on the City's staff which needs to be addressed.
- The City of Melville's anticipated cost index is ~4.3% for YE 2025, which addresses a need to significantly catch up and meet market wages, and the cost of increased IT license fees amounting to \$ 1 million. The City identified ~ \$ 2.4M of Cost savings as part of the initial budget presentation.
- The City of Melville is proposing a rate rise of 4.5% for 2024/25, which seeks in part to address anticipated increased cost burdens, balanced against cost-of-living pressures for our ratepayers.
- The proposed 4.5% rise will not however address historic imbalances, that will need to be fully recovered to ensure long term financial sustainability.

Key Budget Highlights

The 2024-2025 Annual Budget has been prepared with consideration given to both the short and long-term financial requirements and aspirations of the City. Key features of the 2024-2025 Budget include:

- Strong alignment with Community and Council priorities;
- Management of inflationary impacts;
- No significant changes to staffing levels;
- No significant changes to fees and charges; and
- Ongoing provision of services and facilities.

Rate increase impacts and context

Rating Category	Proposed Rate In the Dollar 2024-2025	Rate In the Dollar 2023-2024	Proposed Minimum Rate 2024-2025	Minimum Rate 2023-2024
Residential Improved/Unimproved	7.325134	7.009698	\$1,434.42	\$1,372.65
Commercial Improved/Unimproved	9.024597	8.635978	\$1,162.98	\$1,112.90

- The Residential Minimum rate increases by \$61.77 per annum or \$1.18 per week. The average residential property will increase by \$90 per year or \$1.73 per week.
- The Commercial Minimum rate increases by \$50.08 per annum or \$0.96 per week. The average commercial property will increase by \$577 per year or \$11.10 per week.
- The proposed differential rates which amounted to a 4.5% rate increase was communicated for public comment. 35 submissions were received. The overall responses, objected to the proposed increase in rates.
- The City appreciates the public sentiment but had to also balance this, with the need to ensure a balanced budget position. This budget was informed by the impact of historical rating shortfalls, current cost of living impacts in the City, as well as the need to ensure adequate funding to support its asset position and ensuring a financially sustainable position in the future.



Officer Presentation

CD24/21 – Response - Leeming Community Men's Shed

Ms M Pickering, Director Community Development

Item CD24/20 – Leeming Men’s Shed Petition

- Petition signed by 15 people to consider a Leeming Men’s Shed located at John Connell Reserve was received in October 2023.
- There are two Men’s Shed currently operational in Melville – Myaree and Bicton.
- Community and stakeholder engagement about the John Connell Reserve Masterplan did not uncover a need for a Men’s Shed.
- The City is currently undertaking a Social Infrastructure review to consider current and future community requirements including Men’s Sheds.
- This report will be ready for Council consideration in November 2024.



Item CD24/20 –Leeming Men’s Shed Petition

- If Council would like to proceed with a Men’s Shed at John Connell Reserve, it can be accommodated within the Masterplan.
- However, it is recommended that this request is informed by the Community Infrastructure Strategy.





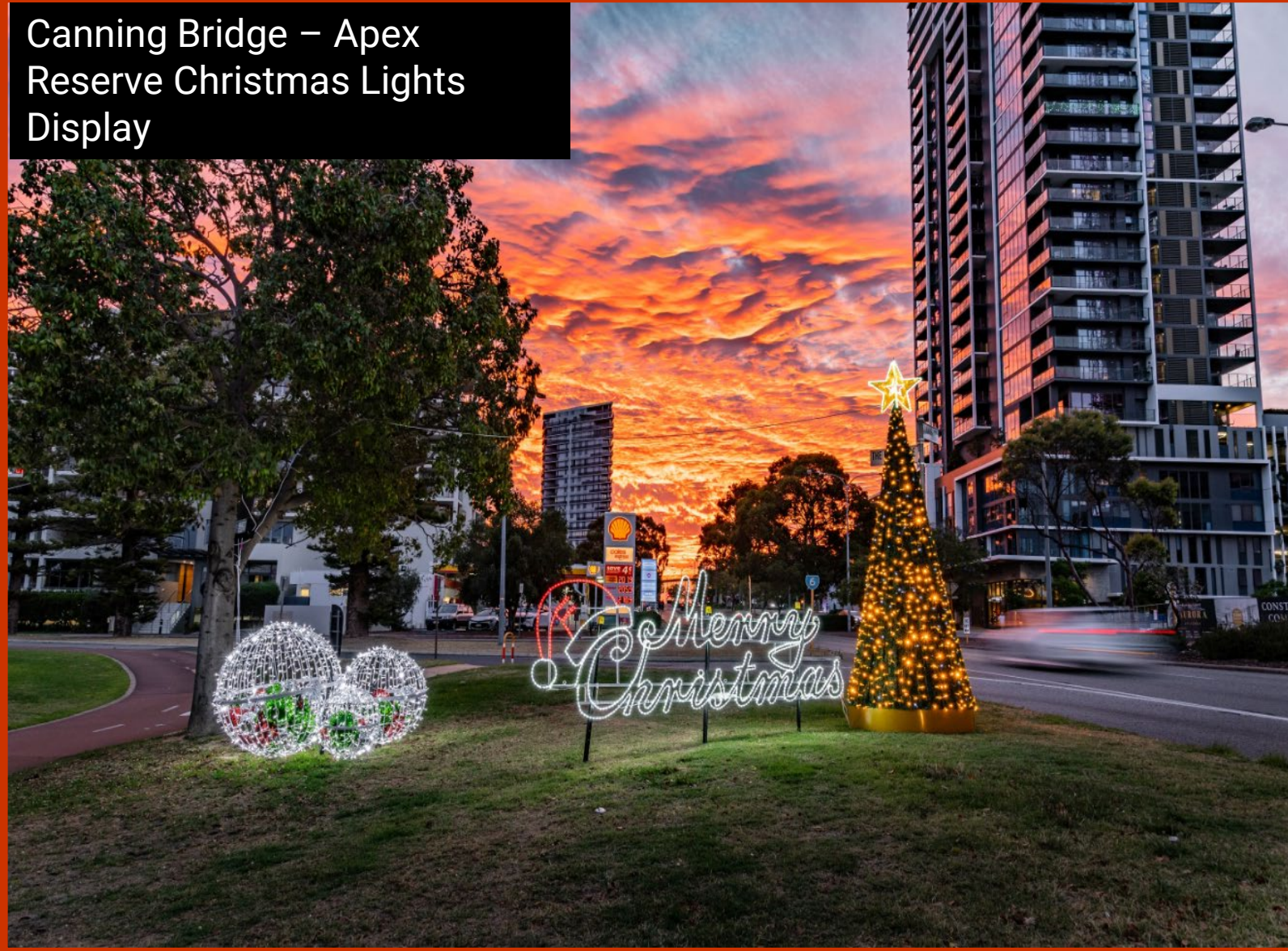
Officer Presentation

CD24/22 Christmas Lights Review

Ms M Pickering, Director Community Development

CD24/22 Christmas Lights Review

Canning Bridge – Apex Reserve Christmas Lights Display



- Successful display resulting in increased foot traffic in the area
- Festive entry statement to the City with elements for passing vehicle traffic and elements for public interaction.
- Recommendation is to have a similar scale display as an annual installation.

CD24/22 Christmas Lights Review

Melville Civic Centre Christmas Lights Display



- Somewhat successful display resulting in some engagement with the displays (5 in total).
- Proximity to the City of Melville is an advantage, providing a direct link with the City.
- Great potential to increase and improve display in conjunction with the Shopping Centre development.
- Recommendation is to continue with a smaller scale display until the Shopping Centre is developed.



Officer Presentation

UP24/37 Neighbour Dispute Mediation Policy

Mr G Ponton, Manager Strategic Urban Planning

Item UP24/37 Neighbour Dispute Mediation Policy

Purpose:

Provide the Council with a summary of the community feedback received on the draft Neighbour Dispute Mediation Policy, and for the Council to consider suggested updates to the policy.

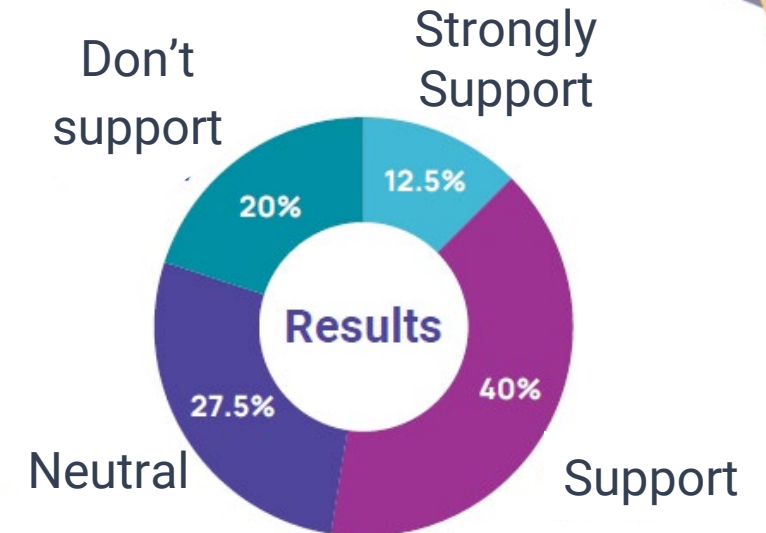
Background:

- 15 August 2023 - Council supported a Notice of Motion to establish a Neighbour Mediation Policy
- 19 March 2024 – Council considered a draft Policy and resolved to initiate public advertising.

Details:

Engagement Snapshot and Updated Policy

- The policy was advertised for a period of 30 days.
- 40 submissions were received, when asked what they thought of the policy,
 - 5 submitters (12.5%) strongly supported the policy;
 - 16 people (40%) supported the policy;
 - 11 people (27.5%) were neutral; and
 - 8 people (20%) did not support the policy.
- As a result of the feedback received, and on advice from the City's governance team, the policy has been restructured to be more succinct and split into two parts.



Considerations:

Proposed Changes to Policy in Response to Feedback

Advertised Policy

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graph TD; A[Advertised Policy] --- B[Updated Policy]; A --- C[Mediation Guide];
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Updated Policy

- Policy Objectives
 - Policy Scope
 - Definitions
 - Policy Statement
1. Approach to Dispute Resolution
 2. Procedure for Referral to an External Mediation Service
 3. Funding External Mediation Services
 4. Training
 5. Review
 6. Further Assistance

Mediation Guide

- Steps to take to reduce the risk of creating neighbour conflict
- How to approach your neighbour where an issue has occurred or is occurring.
- The Mediation Process
 1. What is mediation?
 2. What is the role of the mediators?
 3. How does mediation work?
 4. Who provides mediation?
 5. Is mediation compulsory for parties in dispute?
 6. How do I proceed with mediation?
 7. What happens next?

Item UP24/37 Neighbour Dispute Mediation Policy

Recommendation:

That the Council adopt the Neighbour Dispute Mediation Council Policy as updated (Attachment 1 to the agenda item), to come into effect on the 18 September 2024, in accordance with the details outlined in this report.

Questions?



Officer Presentation

UP24/38 Public Open Space Strategy Scoping Report

Mr G Ponton, Manager Strategic Urban Planning

UP24/38 Public Open Space Strategy Scoping Report

Purpose/background:

At the Ordinary Meeting of Council (OMC) in May 2023, Council resolved to pass a Notice of Motion (UP23/4030) to “investigate further provision of public open space where there is an identified deficiency”.

The purpose of this report is to outline a proposed scope of work for a POS Strategy Review, and the rationale behind the proposed scope.

Notice of Motion:

“That Council investigates further provision of public open space where there is an identified deficiency.”

At the subsequent Ordinary Meeting of Council on 20 June 2023 Council further resolved:

That the Council requests the Chief Executive Officer to prepare a report for Council’s consideration, by November 2023, regarding the scope and resourcing requirements for investigations to ensure the City’s localities are provided with Public Open Space in accordance with community expectation and contemporary State Government planning policy and guidelines.

This report was further deferred to June 2024.

UP24/38 Public Open Space Strategy Scoping Report

Details:

The report includes a proposed scope of work as follows:

1. Data familiarisation and assessment
2. POS Calculation
3. POS and future density
4. Potential repurposing of existing underutilised land to provide additional Public Open Space
5. Funding mechanisms
6. Reporting
7. Community Engagement and Finalisation

UP24/38 Public Open Space Strategy Scoping Report

Considerations:

A substantive review of the City's Public Open Space Strategy has not yet been budgeted for and it will be necessary to appoint a consultant to deliver the POS Strategy.

A timeframe of 12 months is anticipated based upon the proposed scope with an estimated budget to appoint a consultant/consultancy to undertake this work in the order of \$175,000.

Engagements will occur with Council as the policy progressing and prior to formal presentation.

Recommendation:

That the Council requests the Chief Executive Officer to proceed with the Public Open Space review in accordance with the proposed scope of work included in Attachment 1 of this report and authorises an amendment to the 2024/2025 budget to allocate the required estimated expenditure of \$175,000.

Questions?



Officer Presentation

UP24/39 Local Planning Policy 1.6 - Parking and Access

Ms K Bainbridge, Manager Statutory Planning and Building

UP24/39 Local Planning Policy 1.6 - Parking and Access

Purpose/background:

For Council to consider adopting modifications to Local Planning Policy 1.6 – Parking and Access (LPP1.6) for the purposes of public advertising.

1. The City's Activity Centres (i.e. Canning Bridge Precinct) are going through phases of redevelopment.
2. Higher density development requires the City to consider more complex parking and access arrangements.
3. The interaction between pedestrians, sightlines, gradients of driveways and access is a key consideration in this process.
4. Weir Report recommendations, findings, and learnings. Ensuring the City's local planning framework and requirements with regard to accesses is clear to applicants.
5. Pedestrian safety is a key consideration for the Council and City.

UP24/39 Local Planning Policy 1.6 - Parking and Access

Details:

1. The City has undertaken a review of LPP1.6 to ensure accesses are assessed in a thorough and well considered manner through the development process.
2. This includes making clear the City's assessment process and considerations against relevant Australian Standards (AS/NZS 2890.1:2004).
3. Specifically, the LPP1.6 modifications require any deviation from the relevant Australian Standard to be accompanied by a qualified traffic engineering report.
4. In addition, changes and deletions have been made to LPP1.6 to align car parking provisions with the State Government's changes to planning regulations.

UP24/39 Local Planning Policy 1.6 - Parking and Access

Recommendation:

In summary, that Council adopt the modification to LPP1.6 for the purposes of public advertising.

Questions?



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