



City of
Melville

AGENDA BRIEFING FORUM

Presentation

February 2022



City of
Melville

Acknowledgment of Country

The City of Melville acknowledges the Bibbulmun People as the Traditional Owners of the land on which the City stands today and pays its respect to the Whadjuk People, and Elders both past and present.



Purpose Of Agenda Briefing Forum

The purpose of this Forum is to provide an opportunity for Elected Members to ask questions and obtain additional information in respect to reports and items on the attached Council Agenda. It is not a decision making forum, nor is it open for debate on matters. Members of the public are able to make submissions or present deputations in respect to matters on the draft Council Agenda at this Forum, prior to matters being formally deliberated upon at the next Ordinary Council Meeting.



City of
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City of
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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 Meeting Procedures Local Law to ensure the efficient conduct of the meeting.



City of
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Advice of Audio Recording and Access

In accordance with the Council Policy CP- 088 Creation, Access and Retention of Audio Recordings of the Public Meetings this meeting is electronically recorded. All recordings are retained as part of the City's records in accordance with the State Records Act 2000 and the General Disposal Authority for Local Government Records.

The Audio Recording will be available within 10 days of the meeting and may be accessed at www.melvillecity.com.au in accordance with the provisions of the Policy.



City of
Melville

**P22/3963 – Petition – Fence at 44 Ardross Street,
Applecross**

Deputation

**Mr Michael Dillon, Mr Leon House and Ms Janet Dillon
Applecross**



City of
Melville

**P22/3963 – Petition – Fence at 44 Ardross Street,
Applecross**

Officer Questions

**Mr Peter Prendergast
Manager Statutory Planning**



City of
Melville

**CD22/8145 – Directions from
Young People Strategy
Deputation**

**Ms Caitlin Eaton, Ms Sarah Hirst
Youth Advisory Council WA (YACWA)**



City of
Melville

**CD22/8145 – Directions from
Young People Strategy**

Officer Questions

Ms Kayleigh Ellis

Community Development Coordinator- People



City of
Melville

**P22/3964 – Request for Scheme Amendment –
Rezoning No. 45-47 Canning Beach Road, Applecross
from Residential R12.5 to Residential R30**

Deputation

**Mr Graeme Ferguson
Applecross**



City of
Melville

**P22/3964 – Request for Scheme Amendment –
Rezoning No. 45-47 Canning Beach Road, Applecross
from Residential R12.5 to Residential R30**

Officer Questions

**Mr Gavin Ponton
A/Director Urban Planning**

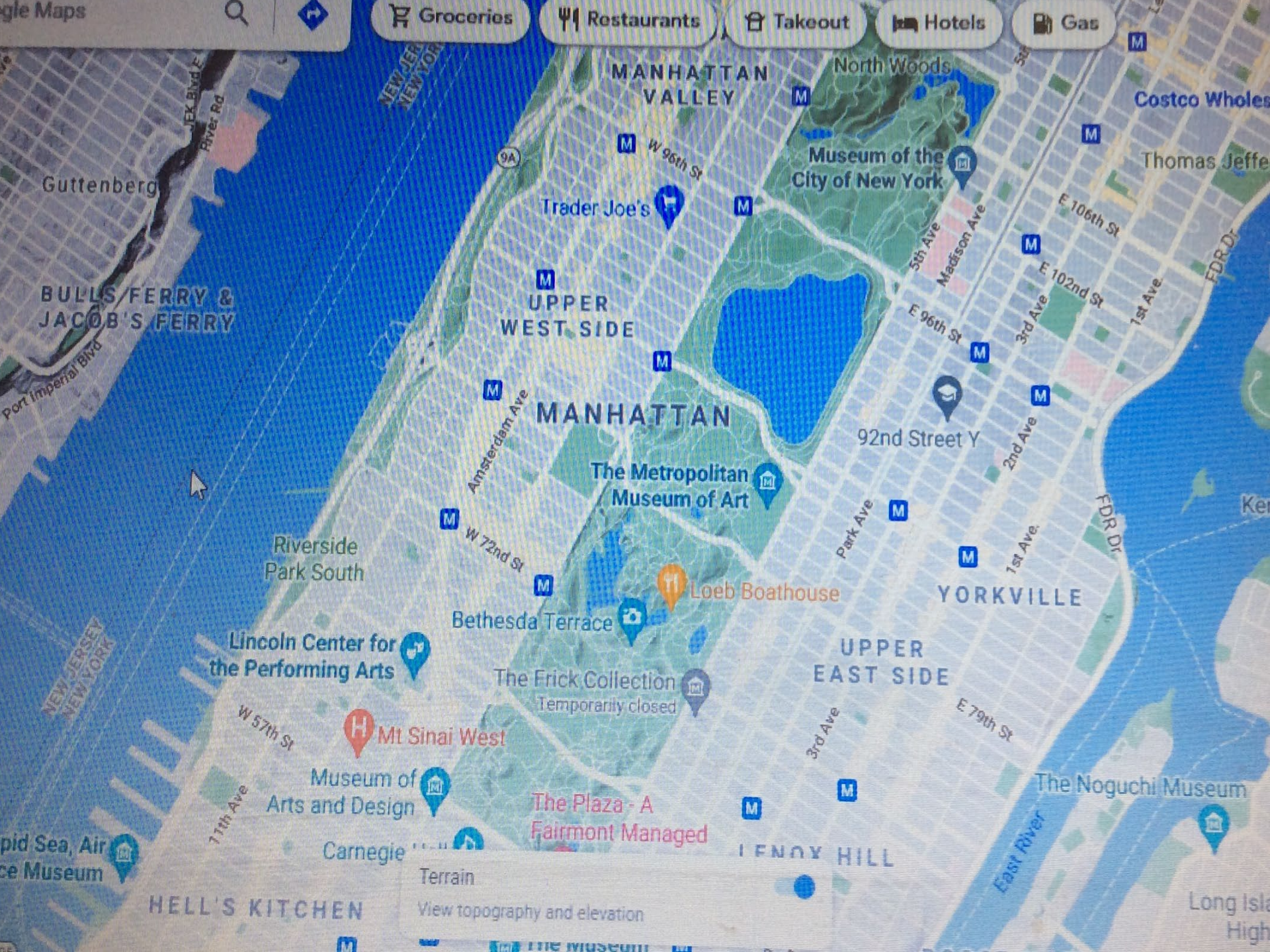


City of
Melville

**M22/5890 - Confidential Item – Ground Lease
Redevelopment Agreement Oryx Communities 13 The
Esplanade and 64 Kishorn Road Mt Pleasant**

Deputation

**Mr Max Fitzgibbon
Melville**



MANHATTAN VALLEY

North Woods

Costco Wholesale

Thomas Jefferson

Museum of the City of New York

Traders Joe's

UPPER WEST SIDE

MANHATTAN

The Metropolitan Museum of Art

92nd Street Y

YORKVILLE

UPPER EAST SIDE

HELL'S KITCHEN

MANHATTAN

Upper East Side

Upper West Side

Manhattan Valley

Manhattan

Yorkville

Hell's Kitchen

Lincoln Center for the Performing Arts

Mt Sinai West

Museum of Arts and Design

Carnegie

The Frick Collection

The Plaza - A Fairmont Managed

Loeb Boathouse

Bethesda Terrace

Riverside Park South

East River

Long Island High

W 96th St

W 92nd St

W 88th St

W 84th St

W 80th St

W 76th St

W 72nd St

W 68th St

W 64th St

W 60th St

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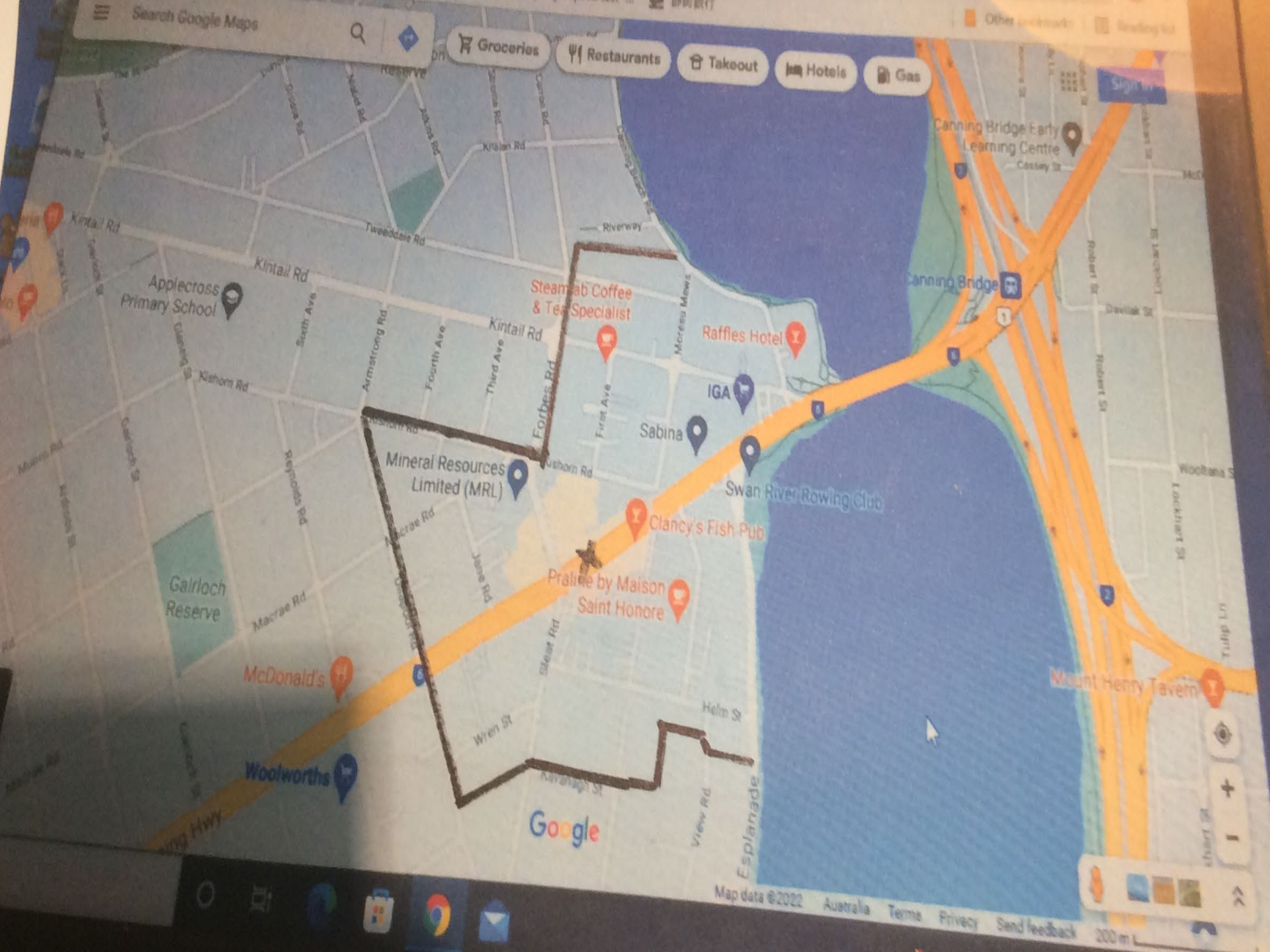
197th Ave

198th Ave

199th Ave

200th Ave

View topography and elevation



Applecross Primary School

Steamab Coffee & Tea Specialist

Raffles Hotel

Canning Bridge Early Learning Centre

Canning Bridge

Mineral Resources Limited (MRL)

Sabina

IGA

Swan River Rowing Club

Clancy's Fish Pub

Praline by Maison Saint Honore

Gairloch Reserve

McDonald's

Woolworths

Mount Henry Tavern

Google



Bradford Legal
Compensation Lawyers

Star Secretarial Services

The Esplanade

Kishorn Rd

66A

15

The Esplanade

Moore
Agents

68B



Figure 1 Canning Bridge Activity Centre Plan

increased residential densities and employment opportunities along public transport routes, services and amenities. This work culminated in the Canning Bridge Precinct Vision being endorsed by the Western Australian Planning Commission in 2011.

Canning Bridge Precinct Vision Statement

The Canning Bridge area will evolve to become a unique, vibrant, creative community centred on the integrated transport node of the Canning Bridge station. The area will be recognised by its unique location, its integrated mix of office, retail, residential, recreational and cultural uses that create areas of excitement, the promotion of its local heritage and as a pedestrian friendly enclave that integrates with the regional transport networks while enhancing the natural attractions of the Swan and Canning Rivers.

Following endorsement of the Vision, a working group was established to oversee the production of the Canning Bridge Activity Centre Plan. The working group comprised senior technical officers from the WA Departments of Planning and



City of
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**P22/3956 – Adoption of Amendment No.12 to Local
Planning Scheme 6 – 71-77 Leach Highway and 2-6
Webber Street Willagee**

Officer Questions

**Gavin Ponton
Manager Strategic Urban Planning**



City of
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P22/3959 – Road Closure – South Street, Murdoch

Officer Questions

Peter Prendergast

Manager Statutory Planning



City of
Melville

**T22/3958 – Request to Remove Street Tree at 73
Beamish Avenue, Brentwood**

Officer Questions

Jeff Bird

Manager Natural Areas and Parks



City of
Melville

T22/3966 – Supply of General Maintenance Services

Officer Questions

Mick McCarthy

Director Technical Services



City of
Melville

T22/3967 – Supply of Tree Maintenance for City of Melville

Officer Questions

Jeff Bird

Manager Natural Areas and Parks



City of
Melville

M22/5862 – Melville City Centre Land Exchange Agreement

Officer Questions

Jeremy Rae

Strategic Land & Property Executive



City of
Melville

M22/5000 – Common Seal Register

Questions

Bruce Taylor

Manager Governance and Property



This report details the documents to which the City of Melville Common Seal has been applied for the period from 18 October 2021 up to and including 13 January 2022 for the Council's noting.



City of
Melville

C22/6000-1 – Investment Statements for November 2021

Questions

Alan Ferris
Director Corporate Services



This report presents the investment statements for the period ending 30 November 2021 for the Council's information and noting.



City of
Melville

**C22/6000-2 – Investment Statements for
December 2021**

Questions

**Alan Ferris
Director Corporate Services**



City of
Melville

C22/6000-2 – Investment Statements for December 2021
Presenter: Alan Ferris (Director Corporate Services)

This report presents the investment statements for the period ending 31 December 2021 for the Council's information and noting.



City of
Melville

**C22/6001-1 – Schedule of Accounts Paid
November 2021**

Questions

**Alan Ferris
Director Corporate Services**



This report presents the details of payments made under delegated authority to suppliers for the period of November 2021 and recommends that the Schedule of Accounts Paid be noted.



City of
Melville

**C22/6001-2 – Schedule of Accounts Paid
December 2021**

Questions

**Alan Ferris
Director Corporate Services**



This report presents the details of payments made under delegated authority to suppliers for the period of November 2021 and recommends that the Schedule of Accounts Paid be noted.



City of
Melville

**C22/6002-1 – Statements of Financial Activity for
November 2021**

Questions

**Alan Ferris
Director Corporate Services**



This report presents:

- The Statements of Financial Activity by Nature or Type and Rate Setting Statement by Program and Nature or Type, for the period ending 30 November 2021 and recommends that they be noted by the Council.
- The variances for the month of 30 November 2021 and recommends that they be noted by the Council.
- Year-end processes were completed in December 2021 and the final report is now available on the City's website. The final figures for November 2021 may be different from what is presented in this report.
- The Budget amendments required for the month of 30 November 2021 and recommends that they be adopted by Absolute Majority decision of the Council.



City of
Melville

**C22/6002-2 – Statements of Financial Activity for
December 2021**

Questions

**Alan Ferris
Director Corporate Services**



This report presents:

The Statements of Financial Activity by Nature or Type and Rate Setting Statement by Program and Nature or Type, for the period ending 31 December 2021 and recommends that they be noted by the Council.

The variances for the month of 31 December 2021 and recommends that they be noted by the Council.

The Budget amendments required for the month of 31 December 2021 and recommends that they be adopted by Absolute Majority decision of the Council.



City of
Melville

C22/6189 – 2021-2022 Mid Year Budget Review

Officer Questions

Alan Ferris

Director Corporate Services



**M22/5890 - Confidential Item – Ground Lease
Redevelopment Agreement Oryx Communities 13 The
Esplanade and 64 Kishorn Road Mt Pleasant**

Procedural Motion

That the meeting be closed to the members of the public to allow for items deemed confidential in accordance with section 5.23(2) (c) and (e) of the Local Government Act 1995, to be discussed behind closed doors.



City of
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**M22/5890 - Confidential Item – Ground Lease
Redevelopment Agreement Oryx Communities 13 The
Esplanade and 64 Kishorn Road Mt Pleasant**

Officer Presentation

Jeremy Rae

Strategic Land & Property Executive



The process in dealing with 13 The Esplanade & 64 Kishorn Rd Mt Pleasant as a Surplus Strategic Land Asset has involved several approvals by Council at every stage.

1. Council Resolution P13/3405 Approved the EOI/RFP Process for disposition of the property – **Approved (13/0)**
2. Council Resolution T15/3583 Approve the Demolition of the former Canning Bridge Senior Citizens Building on the site – **Approved (10/1)**
3. Council Resolution P20/3846 Approved Advertising of the Ground Lease Proposal with Oryx Communities per Section 3.59 of LGA – **Approved (12/0)**
4. Council Resolution P20/3867 Approved the CEO to proceed with the preparation of the Ground Lease Agreements with Oryx Communities – **Approved (12/0)**

At every stage of the process Council has overwhelmingly supported the ground lease proposal proceeding to conclusion of the agreements



The Council vote on the substantive resolution as amended by Cr Pazolli demonstrates Council's overwhelming support for the ground lease proposal with **ALL** Councillors voting (12/0).

Council only made this decision after careful consideration of 145 public submission received during the public advertising period of the proposal:-

- 113 (78%) submissions supported the proposal largely on the condition that the proposal capped the buildings height to 10 stories and investigating solutions to parking and traffic issues on Kishorn Rd. This was adopted in the amended Council Resolution (3867);
- 21 (14%) submissions opposed the proposal; and
- 11 (8%) neither supported or opposed the proposal.



Benefits to Melville Residents

- Direct Financial Benefit – Annual Commencing Revenue to the City **\$800,000 pa.**
 - Commencing Rental = \$650,000 pa.
 - Estimated Council Rates = \$150,000 pa.
- Economic Benefits (Pracsys Report 2019)
 - Cumulative Direct & Indirect Economic Benefits to the City
 - Construction **532 FTE's** generating **\$178M** of output economy
 - Operation Facility **122 FTE's** generating **\$43M pa.** of output into economy
- Social Benefits (Pracsys Report 2019)
 - Reduced Social Isolation for ageing residents & increased social interaction
 - Reduced Injuries (at home falls etc.) for ageing residents
 - Addressing the needs of Melville's ageing population
- Maintain Intergenerational Equity for Melville Residents
 - The large revenue stream to the City will provide an annuity of ongoing financial income for the City to meet future challenges associated with:-
 - Increased costs associated with the provision of ongoing community services in Melville
 - Creation and maintenance of additional parks and open spaces for the community in Melville
 - Reducing residents annual rates burden and offset future rates increases
 - Creating vibrant precincts and amenity for residents aligned to sensible planning outcomes