



City of
Melville

NOTES
AGENDA BRIEFING FORUM

6:30pm Tuesday, 11 March 2025

Held in the Council Chambers, Melville Civic Centre,
10 Almondbury Road, Booragoon

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

Notes to be confirmed at the next Ordinary Council Meeting

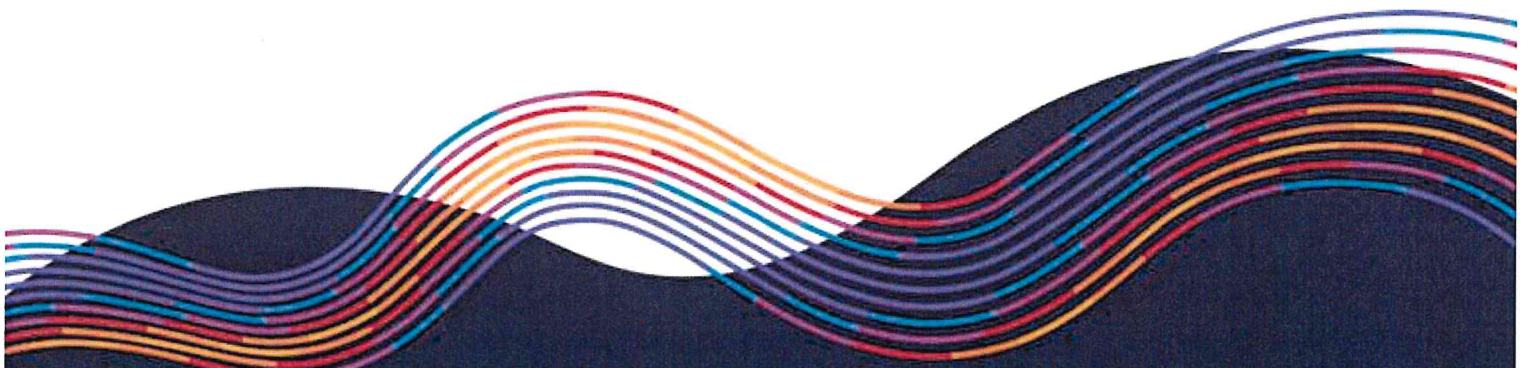
These minutes are hereby confirmed as true and accurate

Mayor K Mair

A handwritten signature in black ink, appearing to be 'K Mair', written over a horizontal line.

Date

18/3/2025



Vision

Vibrant, Sustainable, Inclusive Melville

Mission

To provide good governance and quality services for the City of Melville community.

Values

In everything we do, we seek to adhere to our values that guide our behaviour.

- **Excellence** - Striving for the best possible outcomes.
- **Participation** – Involving, collaborating and partnering.
- **Integrity** - Acting with honesty, openness and with good intent.
- **Caring** – Demonstrating empathy, kindness and genuine concern.

Our Approach

To put our customer at the centre of everything we do.



Social / Community	Environment	Built Environment	Economic	Governance
Healthy, Safe and Inclusive	Clean and Green	Sustainable and Connected Development	Vibrant and Prosperous	Good Governance and Leadership
Healthy, safe and inclusive communities with a sense of belonging and wellbeing.	A clean, green and sustainable City for current and future generations.	Sustainable, connected development and transport infrastructure across our City.	Economic prosperity and vibrant resilient communities and businesses.	Leadership and good governance for the benefit of the whole community.

Making A Deputation

A deputation is a verbal presentation by one or more members of the public on a matter to be considered at the Council meeting. Deputations are made at the relevant Agenda Briefing Forum, held one week prior to the Ordinary Meeting of Council.

Information on making a deputation is available on the City's website. [Request to make a Deputation.](#)

Public Question Time

You can ask a question at a Council meeting during Public Question Time. Information on how to ask a question can be found on the City's website. [Public Question Time.](#)

Complex questions or those related to matters on the agenda and requiring a response at the meeting are "questions on notice" and should be submitted in writing, by the close of business the Tuesday prior to the meeting.

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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 present deputations in respect to matters on the Council Agenda at this Forum, prior to matters being formally deliberated upon at the next Ordinary Council Meeting.

CONFIRMED

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CONFIRMED

1 OFFICIAL OPENING

The Presiding Member welcomed those in attendance to the meeting, officially declared the meeting open at 6:30pm and read the Acknowledgement of Country and advised those present of the Purpose of the Agenda Briefing Forum, the Disclaimer, the Affirmation of Civic Duty and Responsibility and the Audio Recording Advice.

2 ATTENDANCE AND APOLOGIES

In Attendance

K Mair

Mayor

Councillors

Cr T Fitzgerald

Cr G Barber

Cr J Edinger

Cr N Robins

Cr C Ross

Cr J Spanbroek

Cr D Lim

Cr S Hong

Cr S Green

Cr T Lee

Ward

Palmyra - Melville - Willagee Ward (*electronic attendance*)

Bicton - Attadale - Alfred Cove Ward

Bicton - Attadale - Alfred Cove Ward (*electronic attendance*)

Bateman - Kardinya - Murdoch Ward

Applecross - Mount Pleasant Ward

Bull Creek - Leeming Ward (*electronic attendance*)

Applecross - Mount Pleasant Ward

Bateman - Kardinya - Murdoch Ward

Central Ward

Central Ward

Officers

Ms G Bowman

Chief Executive Officer

Mr M McCarthy

Director Environment & Infrastructure

Ms M Pickering

Director Community Development

Mr G Tuffin

Director Corporate Services

Mr P Varelis

Director Planning

Mr D Hughes

Manager Sustainability & Climate Action

Mr G Ponton

Manager Strategic Urban Planning

Ms J Ahola

Open Space Design Coordinator

Mr N Nicholls

Urban Designer

Ms C Newman

Head of Governance

Ms M Smith Poulton

Governance Officer

At the commencement of the meeting:

Public Gallery 33

Press 0

Apologies

Cr K Wheatland Palmyra - Melville - Willagee Ward

Cr M Woodall Bull Creek - Leeming Ward

On Approved Leave of Absence

Nil

CONFIRMED

3 DECLARATIONS BY MEMBERS

3.1 Declarations by Members who have not read and given due consideration to all matters contained in the business papers presented before the Meeting

Nil.

3.2 Declarations by Members who have received and not read the Elected Members Bulletin

Nil.

4 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

- Mr S French, Ardross – Item C25/249 Motions Carried at the Annual General Meeting of Electors Held 3 February 2025

Approved Written Submission

Nil.

5 DISCLOSURE OF INTEREST

5.1 Financial or Proximity Interests

Under sections 5.60A and/or 5.60B of the *Local Government Act 1995*

Nil.

5.2 Disclosure of Interest That May Cause a Conflict

Under 22 *Local Government (Model Code of Conduct) Regulations 2021* or a City of Melville (Code of Conduct)

Nil.

6 PUBLIC QUESTION TIME

At 6:35pm the Presiding Member opened Public Question Time.

6.1 Questions Received with Notice

6.1.1 Mr S French, Ardross

Preamble for Questions 1 to 5:

Due to evident conflict and contradiction in the City's LPS6 proposals...

Question 1:

What investigations/modelling did you do?

Response 1:

The preliminary phase of the LPS6 review has identified opportunities to support additional housing development in key strategic locations across the City. So far, investigations and modelling have examined a range of factors, including the strategic importance of these areas, legislative requirements, demographic and housing trends, infrastructure capacity, housing stock, and historical development patterns. Modelling has been conducted on various dwelling density scenarios to assess the potential impact on dwelling yield and its alignment with existing and future infrastructure capacity.

Question 2:

What information, capacity considerations/other criteria did you use?

Response 2:

The LPS6 review is informed by a robust State Planning Framework. It draws on a wide range of information sources, including demographic data, current and future infrastructure capacity, stakeholder feedback, environmental considerations, development feasibility, and emerging development trends.

Question 3:

What area did you look at – the whole of the City of Melville or did you exclude any areas from consideration from density increases?

Response 3:

The LPS6 review has explored opportunities for density changes across the whole of the City of Melville. Density increases in areas subject to future or existing structure plans would be progressed separately and in parallel with the LPS6 review.

Question 4:

If areas were excluded, which areas and why?

Response 4:

Please see response to Question 3.

Question 5:

How were Bull Creek and Murdoch stations and surrounding lands considered – what investigations/modelling? Were these included from the outset? If excluded – when and why?

Response 5:

The LPS6 review has highlighted the areas surrounding the Bull Creek and Murdoch rail stations as locations for further investigation. These areas were not excluded from the review, and their inclusion reflects the strategic significance of the station precincts, as well as the need for thorough planning and investment to support future development. The recommended approach is to engage with stakeholders and explore the preparation of Precinct Plans for the land around these station precincts. It's important to note that the preparation of Precinct Plans is a separate but related process from the local planning scheme review.

6.2 Questions Received at the Meeting

Nil.

6.3 Questions Taken on Notice at Previous Meeting

This item is detailed in the agenda for the Ordinary Meeting of Council to be held on Tuesday, 18 March 2025.

At 6:39pm the Presiding Member closed Public Question Time.

7 AWARDS AND PRESENTATIONS

This item will be dealt with at the Ordinary Meeting of Council to be held on Tuesday, 18 March 2025.

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

This item will be dealt with at the Ordinary Meeting of Council to be held on Tuesday, 18 March 2025.

9 CONFIRMATION OF MINUTES

This item is detailed in the agenda for the Ordinary Meeting of Council to be held on Tuesday, 18 March 2025.

10 NEW BUSINESS OF AN URGENT NATURE

Nil.

11 IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

At 6:39pm, the Presiding Member advised the Council that item CD25/41 Assess the Impacts of Prohibiting Alcohol and Unhealthy Food Advertising on Bus Shelters within the City of Melville has been identified as containing confidential attachments and may be held until the end of the meeting to be discussed behind closed doors.

12 PETITIONS

12.1 Receipt of Petition - Request to Decline Development Application for Short Term Accommodation

OFFICER RECOMMENDATION

That the Council acknowledge the petition and take no further action.

12.2 Receipt of Petition - Request for Off-Lead Dog Exercise Classification for Tompkins Park Canning Highway Fenced Playing Fields

OFFICER RECOMMENDATION

That the Council acknowledge the petition and request the CEO to prepare a report in relation to the matters raised by the petition to be presented to the Council by the July 2025 Ordinary Meeting of Council.

At 6:40pm, the Presiding Member advised the Council of the two petitions received and advised that the petitions will be considered at the Ordinary Meeting of Council to be held on Tuesday, 18 March 2025.

13 REPORTS

13.1 Reports from Committees

Nil.

13.2 Reports of the Chief Executive Officer

Items Brought Forward

At 6:41pm, the Presiding Member brought forward item C25/249 Motions Carried at the Annual General Meeting fo Electors Held 3 February 2025 for the convenience of those providing a deputation.

C25/249 Motions Carried at the Annual General Meeting of Electors Held 3 February 2025

Deputations At 6:41pm, Mr S French provided a deputation which concluded at 6:55pm. At 6:55pm, Mr French responded to questions which concluded at 7:03pm and returned to the public gallery.

[Deputation - C25249 - Mr S French - 11 March 2025 - ABF](#)

Officer Presentation At 7:03pm, Mr P Varelis, Director Planning responded to questions which concluded at 7:11pm.

Disclosure of Interest Nil.

Notes from Forum General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Is the local planning scheme 6 proposed rezoning set in stone or will there be an opportunity to look at a new scope in the months to come?

Response 1:

The City of Melville (the City) is in the early phases of the LPS6 review. What has been advertised is preliminary in nature, and they are ideas that we've sought input on from the community. The City thanks the community for the effort that they've gone to in there various deputations and submissions and we will be taking them into account through the balance of the process, and will be engaging with the Council on the various proposals and feedback that has been received. A draft statutory plan will be formulated and formally presented to the Council for adoption for the purposes of forwarding it to the Western Australian Planning Commission Minister for approval to formally advertise. So, there are still decision-making points for the Council to determine what areas are included in the planning scheme review.

Question 2:

Will there be any further community consultation?

Response 2:

Yes, there will be further opportunities for community consultation. The City will engage with the Council on the scope of that community engagement to ensure that we have Council input on that and that there are opportunities for the community to put forward their comments and that will be considered by the Council at a future point in time.

Question 3:

Can the Director please advise if the City looked at traffic counts when they were considering the rezoning options that are currently on the table? Particularly those around Applecross High School and Ardross Primary School?

Response 3:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

Question 4:

This question relates to Bragor Place. The City has a policy to keep traffic of the main roads and with the proposals on Canning Highway, they want the traffic to divert back into the suburb. In Bragor Place, the developer wanted to exit onto Almondbury road but was directed to exit onto Bragor Place – is this correct?

Response 4:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

Question 5:

Is it a good idea to consider the Murdoch and Bull Creek train stations alongside the Local Planning Scheme 6 Review?

Response 5:

There is merit in investigating the train station precincts at Murdoch and Bull Creek as they are significant transport nodes with significant State Government investment. Leveraging that by looking at density opportunities around those precincts is good planning the resources and timing of that is something that needs to be considered by the Council and that's formed part of the AGM motion report, and we will await Council's determination as to how to proceed with that. Notwithstanding, they are appropriate transport nodes with significant investment that have opportunities for housing investigation, areas within them, and there's processes that can facilitate that occurring.

Question 6:

Could you clarify whether the future community consultation will focus solely on the changes leading up to the new plan or would it be consultation on the entire plan?

Response 6:

The consultation will be on the full plan that's endorsed by Council for the purposes of advertising.

SUMMARY

- On Monday, 3 February 2025 the City of Melville (the City) held its Annual General Meeting of Electors (AGME), for the purpose of the community receiving the Community Annual Report 2023-2024.
- At the AGM, four motions were received from the community with three motions carried by the meeting.
- This report presents the three motions carried at the meeting, with officer comments and recommendations, for consideration by the Council.

OFFICER RECOMMENDATIONResponse to AGME Motion 1**That the Council:**

1. **Note Motion 1 carried at the Annual General Meeting of Electors held on Monday, 3 February 2025.**
2. **Note that the review of Local Planning Scheme No.6 is an iterative process and all feedback received will be carefully considered prior to Council making any decisions.**
3. **Request the Chief Executive Officer prepare and present a Detailed Engagement Report to Council prior to Council endorsement of the Local Planning Scheme No.6 Review.**

Response AGME Motion 2**That the Council:**

1. **Note Motion 2 carried at the Annual General Meeting of Electors held on Monday, 3 February 2025.**
2. **Note the importance of Precinct Structure Plans for the Bull Creek and Murdoch Train Station Precincts as a critical planning and economic development initiative, with advocacy to State Government agencies identified as a priority action.**
3. **Endorse the inclusion of the investigations for preparation of Precinct Structure Plans for these areas as a key advocacy item in the City's Strategic Advocacy Priorities, to be pursued in consultation with:**
 - a) **The Minister for Planning, Minister for Transport, and Minister for Housing;**
 - b) **DevelopmentWA and relevant State Government agencies involved in the Metronet Gateway Model;**
 - c) **The Southwest Group and other regional planning bodies; and**
 - d) **Local Members of Parliament to build political support and funding opportunities.**
4. **Request the CEO to prepare an Advocacy Plan that outlines a strategy for securing State Government support, funding commitments, and technical assistance to progress investigations for Precinct Structure Plans for these station precincts.**

5. **Subject to Point 3 and 4, the Advocacy Plan should include but not be limited to:**
 - a) **Opportunities for leveraging State Government funding to support planning, infrastructure, and land assembly initiatives.**
 - b) **Key stakeholders and an engagement strategy to build alignment with State Government objectives.**
 - c) **Potential partnership models, including joint planning initiatives with State Government agencies.**
 - d) **Alignment with Metronet planning principles and other State Government transit-oriented development initiatives.**

6. **Request a briefing session at an Elected Members Engagement Session on the advocacy approach and potential funding opportunities prior to any formal request for budget allocation by December 2025.**

Response to AGME Motion 3

That the Council:

1. **Note Motion 3 carried at the Annual General Meeting of Electors held on Monday, 3 February 2025; and**
2. **Note that:**
 - (a) **Investigations into the retention of trees on private property are ongoing.**
 - (b) **Investigation findings are scheduled for presentation to Council by December 2025.**
 - (c) **A policy response, such as alignment with the WALGA Planning Tree Retention Policy, will be one of the options presented to the Council for consideration.**

Management Services**M25/47 Perth South West Metropolitan Alliance - Memorandum of Understanding**

Deputations	Nil.
Officer Presentation	At 7:11pm, Ms G Bowman, Chief Executive Officer responded to questions which concluded at 7:17pm.
Disclosure of Interest	Nil.
Notes from Forum	General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

This question relates to the charter. There's a section that talks about the contribution that each of the member councils will make towards the alliance, and then also how that money is spent and the limits on spending. Once approved, does this mean that the City of Melville Council has no ability for the next six years to apply any discretion in terms of how that money is spent?

Response 1:

It is up to the board of the Perth Southwest Metro Alliance and the Council is also being requested to appoint the Mayor and the CEO to that board so there's representation on the board from the City of Melville in relation to decision making regarding the spending of those funds. However, when looking at the six-year period there is an opportunity in the MOU for the Council to provide a 12 month notice period to terminate their MOU. Therefore, it does not require the Council to continue on with that arrangement for the six-year period. Additionally, each financial year there is a contribution which Council will consider as part of the budget process, so the Council would need to approve a budget for that particular financial year.

Question 2:

Has the MOU been adopted and agreed to by the board of the alliance?

Response 2:

Yes, that's correct. The board has reviewed the MOU and the Governance Charter and is recommending that this go to each member Council for consideration.

Question 3:

If one member Council were to propose a change to the MOU, what would be the process going forward?

Response 3:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

Question 4:

How do they set the contributions?

Response 4:

The formula used to calculate the contributions cost is included in the MOU. It is primarily based on the population size of each of the member local governments. The bas contribution is allocated on the number of people who actually live within that particular local government area so therefore the contribution is scaled to the size of the local government, although there is also a minimum contribution as well.

SUMMARY

- The City has been a member of the Perth South West Metropolitan Alliance (Alliance), formally the South West Group) since 1985.
- At the 21 November 2023 Ordinary Meeting of Council the Council resolved to appoint the Mayor and the CEO as the City's representatives to the Alliance for the 2023 -2025 period.
- The current Memorandum of Understanding (MoU) concludes 30 June 2025.
- The Alliance has drafted a new six-year MoU for the member Council's to consider.

OFFICER RECOMMENDATION**That the Council:**

1. **Authorises the Mayor and Chief Executive Officer to sign the Perth South West Metropolitan Alliance Corporate Governance Charter which includes a Memorandum of Understanding for the period 2025–2026 to 2030-2031 and**
2. **Appoints the Mayor and the CEO to the Perth South West Metropolitan Alliance Board for the period of Memorandum of Understanding.**

Corporate Services**C25/245 Investment Statements for January 2025**

Deputations	Nil.
Officer Presentation	At 7:17pm, Mr G Tuffin, Director Corporate Services responded to questions which concluded at 7:19pm.
Disclosure of Interest	Nil.
Notes from Forum	General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Can you provide comment on the availability of Triple A credit rating products and as a consequence, whether the 80% limit on the double A credit rating products still makes sense?

Response 1:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

Question 2:

The City has gotten rid of the AP shares which is triple B – the Bank of Queensland which is triple B is still in our portfolio. Therefore, is there any intention to get rid of the B's and double B investments?

Response 2:

The current investment strategies are in accordance with Council's policy CP-009. Generally, the investment decisions are based on the credit ratings reports and standards, but also the best available return at the time.

SUMMARY

This report presents the investment statements for the period ending 31 January 2025 and recommends that it be noted by the Council.

OFFICER RECOMMENDATION

That the Council notes the Investment Report for the period ending 31 January 2025.

C25/250 Schedule of Accounts Paid for January 2025

Deputations	Nil.
Officer Presentation	At 7:19pm, Mr G Tuffin, Director Corporate Services responded to questions which concluded at 7:22pm.
Disclosure of Interest	Nil.
Notes from Forum	General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

The City of Melville spends \$84,348 on bin liners. How many bin liners does this amount buy, and should we continue to supply bin liners?

Response 1:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

Question 2:

The payment made to the Dowsing group is \$718,200.07. Can a more granulated description of these payments be provided?

Response 2:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

Question 3:

The City pays \$66,000 for the removal and disposal of play equipment from Hugh Corbet Park. Can the City provide some more clarity around what was removed, and if we went to the market to get quotes for the work? In particular, how many days and how many personnel, and what sort of equipment was involved?

Response 3:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

SUMMARY

- This report presents the details of payments made under delegated authority (DA-035) to suppliers for the period of January 2025 and recommends that the Schedule of Accounts Paid be noted.

OFFICER RECOMMENDATION

That the Council notes the Schedule of Accounts paid for the period January 2025 as approved by the Director Corporate Services in accordance with delegated authority DA-035, and detailed in the attachments to this report; Payment Details January 2025 (Attachment 1) and Card Payment Details January 2025 (Attachment 2).

C25/246 Statements of Financial Activity for January 2025

Deputations	Nil.
Officer Presentation	At 7:22pm, Mr G Tuffin, Director Corporate Services was available to answer questions on the matter.
Disclosure of Interest	Nil.
Notes from Forum	No discussion took place regarding the item and officer recommendation.

SUMMARY

- This report presents the Statements of Financial Activity, Statement of Comprehensive Income and Statement of Financial Position for the period ending 31 January 2025 and recommends that they be noted by the Council; and
- Presents the variances for the month of January 2025 and recommends that they be noted by the Council; and
- Presents the Budget amendment schedule required for the month of February 2025 and recommends that it be adopted by Absolute Majority decision of the Council.

OFFICER RECOMMENDATION

That the Council

1. **Notes the Rate Setting Statement and Statements of Financial Activity for the month ending 31 January 2025 as detailed in the following attachments:**
 - **Statement of Financial Activity January 2025 (Attachment 1); and**
 - **Statement of Comprehensive Income January 2025 (Attachment 2); and**
 - **Net Working Capital January 2025 (Attachment 3); and**
 - **Reconciliation Net Working Capital January 2025 (Attachment 4); and**
 - **Notes to Statement of Financial Activity January 2025 (Attachment 5); and**
 - **Statement of Financial Position January 2025 (Attachment 6); and**
 - **Summary Rate Debtors January 2025 (Attachment 7); and**
 - **Rates Collections Graph January 2025 (Attachment 8); and**
 - **General Debtors Aged 90 Days January 2025 (Attachment 9).**
2. **By Absolute Majority decision adopts the budget amendment schedule as detailed in the attached Budget Amendment Report (Attachment 10).**

C25/247 Common Seal March 2025

Deputations	Nil.
Officer Presentation	At 7:23pm, Ms C Newman, Head of Governance was available to answer questions on the matter.
Disclosure of Interest	Nil.
Notes from Forum	No discussion took place regarding the item and officer recommendation.

SUMMARY

This report details the documents to which the City of Melville Common Seal has been applied for the period from Tuesday, 21 January 2025 up to and including Monday, 17 February 2025 for the Council’s noting. This is a standing report to the Council.

OFFICER RECOMMENDATION

That the Council notes the actions of the Mayor and the Chief Executive Officer in executing the documents listed under the Common Seal of the City of Melville from Tuesday, 21 January 2025 up to and including Monday, 17 February 2025 for the Council’s noting.

C25/248 Melville Golf Centre Lease Extension Request - 21 Year Lease

Deputations	Nil.
Officer Presentation	At 7:23pm, Mr G Tuffin, Director Corporate Services responded to questions on the matter, which concluded at 7:30pm.
Disclosure of Interest	Nil.
Notes from Forum	General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Was the request made by the golf centre made by an email or letter or presentation to the City of Melville? Can more clarity be provided on how they made their approach and if the City takes a proactive approach when leases are coming up for renewal and approaches the leases to see if there interested in renewing?

Response 1:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

Question 2:

Are we open to other bidders who may want to bid for the operations of the golf centre?

Response 2:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

Question 3:

In relation to the John Connell Reserve Masterplan, can the City provide more information or update on the impacts of this masterplan in relation to the lease agreement?

Response 3:

This was put on hold while the John Connell Reserve Masterplan was being developed. With the draft plan which was shared with Elected Members at an Elected Member Engagement Session, we don't believe the golf centre area will be impacted by any of the potential proposals at the John Connell Reserve which is why we are now recommending that their request for an extension of their lease agreement be up to the 21-year period. The John Connell Reserve Masterplan review will be presented back to the Council at a later stage.

Question 4:

Is this area separate to the clearing permit application?

Response 4:

Yes, the area where the Melville Golf Club is located is separate to where the clearing permit application is, where the cricket club is looking at an oval extension and doesn't impact the golf centre area. We are looking at a 10-year option for the Melville Golf Club to be able to then request a further extension of up to 11 years, or a total of 21 years.

Question 5:

Would this lease put them in line with other sporting associations in the area?

Response 5:

This is the maximum amount of time the City has the power to lease for under the management license, and yes, this is similar to the not-for-profit sporting clubs within the area.

SUMMARY

- The Melville Golf Centre Pty Ltd leases a portion of the John Connell Reserve (Reserve Number 28426) to operate a golf driving range and associated ancillary facilities and services.
- The Centre currently has a 21-year lease that commenced 1 August 2004 and will terminate 31 July 2025.
- This report considers a request from the Centre that the lease be extended for a further period of 25 years with a further 10-year option.
- Under the Management Order the City only has the power to enter into a lease for no longer than 21 Years.

OFFICER RECOMMENDATION**That the Council:**

1. **Subject to administration providing public notice of the proposed disposal in accordance with section 3.58, and not receiving any submissions objecting to the proposal, endorse entering into a new Commercial Lease Agreement for a term 10 years with a further option of 11 years with Melville Golf Centre Pty Ltd, effective from the 1 August 2025, and obtaining consent from the Minister of Lands.**
2. **Authorises the Chief Executive Officer to sign the 21-year lease for the Melville Golf Centre to Melville Golf Centre Pty Ltd.**

C25/249 Motions Carried at the Annual General Meeting of Electors Held 3 February 2025

At 6:41pm, the Presiding Member brought forward item C25/249 Motions Carried at the Annual General Meeting of Electors Held 3 February 2025 for the convenience of those providing a deputation. Please see page 13.

Community Development**CD25/41 Assess the Impacts of Prohibiting Alcohol and Unhealthy Food Advertising on Bus Shelters within the City of Melville**

Deputations Nil.

Officer Presentation At 7:31pm, Ms M Pickering, Director Community Development provided an officer presentation which concluded at 7:35pm. At 7:36pm, Ms M Pickering responded to questions which concluded at 7:51pm.

[Officer Presentation - CD2541 - 11 March 2025 - ABF](#)

Disclosure of Interest Nil.

Notes from Forum General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

How many free time slots on four digital sites does oOh!media provide to the City?

Response 1:

This question was taken on notice, and a response will be provided in the Final Ordinary Meeting of Council agenda to be distributed Friday, 14 March 2025.

Question 2:

Can we use free advertising slots on four digital sites to promote the Healthy Melville plan?

Response 2:

Yes, we can use that free advertising for that purpose.

Question 3:

Is there any evidence that the advertising seen on the bus shelters of alcohol and unhealthy foods has created an increase in alcohol or unhealthy food sales, or an increase in any negative impacts?

Response 3:

The City has not come across any research that provides that direct link between specifically bus shelter advertising and an increase in alcohol or unhealthy food intake. However, it is a focus area of the Cancer Council.

Question 4:

How is unhealthy foods defined?

Response 4:

Unhealthy food advertising, as defined by the Cancer Council and used by oOh!media is *Products that are high in sugar, salt and/or saturated fats with minimal nutritional value.*

Question 5:

Point 5 of the officer recommendation reads “CEO to include restrictions in future contracts for the installation and maintenance of bus shelters which prohibit alcohol and unhealthy food advertising”. What is the alternative or contingency plan if that were to take place?

Response 5:

The confidential legal advice addresses the aspect around the contract. In regards to when this contract is up for renewal, the City would decide whether it would exercise an extension or alternatively if the Council felt it wanted to put more stringent constraints around the advertising of unhealthy foods, they could include that in a tender and put it out to the market to test the ability of other organisations who could provide a similar service.

Question 6:

Regarding point 5 of the officer recommendation, do you think a change of wording to “consider restrictions” would be feasible to make it less prescriptive?

Response 6:

Yes, it would be possible to amend the wording dependent on the Councils interest to make a strong stand or allow officers greater flexibility in investigating restrictions.

Question 7:

Can we use the City’s other bus shelters as leverage to ask oOh!media whether they could use these sites to refurbish these bus shelters owned by the City?

Response 7:

The program through the contract has a series of upgrades which the company undertakes based on shelters that primarily meet the purpose of being on main roads where they get high exposure and so they're reviewed by the City on an annual basis to look at the shelters which are to be upgraded to incorporate accessibility requirements. So the City does have the ability to influence which bus shelters are targeted in terms of upgrades.

Question 8:

Would non-alcoholic/ zero alcohol drinks be able to be advertised?

Response 8:

If these drinks are high in sugar and contained minimal nutritional value, then they would not be able to be advertised under the definition of unhealthy advertising.

Question 9:

Why was gambling not included in the City's investigation?

Response 9:

The report had a limited scope to align with what was put forward as part of the notice of motion, which did not include gambling and was about unhealthy food advertising and alcohol. The Council could move an alternative motion to include gambling in its considerations.

SUMMARY

- This report responds to the Council's request to assess the impacts of prohibiting alcohol and unhealthy food advertising on bus shelters within the City of Melville.
- The report outlines the public health benefits of such restrictions, as well as legal constraints associated with the City's current contract with oOh!media Street Furniture Pty Ltd (oOh!media).
- The report recommends that any restrictions be considered for inclusion in future contracts and other options explored.

OFFICER RECOMMENDATION**That the Council:**

1. Notes the confidential legal advice received, as attached to this report.
2. Requests the CEO to investigate, scope and report back to Council by March 2026 on the feasibility of an advertising policy for restricting alcohol and unhealthy food advertising on or in City owned property.
3. Requests the CEO write to oOh!media Street Furniture Pty Ltd requesting they voluntarily restrict alcohol and 'unhealthy food' advertising on bus shelters installed and maintained by them for the remaining duration of the contract.
4. Requests the CEO to prioritise the use of the City's free oOh!media digital advertising on bus shelters to support health promotion campaigns.
5. Requests the CEO to include restrictions in future contracts for the installation and maintenance of bus shelters which prohibit alcohol and unhealthy food advertising.
6. Requests the CEO to include relevant action(s) in the City's future Healthy Melville Plan (Public Health Plan) to investigate strategies that will limit the exposure of advertising of alcohol and unhealthy food and drink in the City of Melville.

CD25/42 Netball and Multi Use Indoor and Outdoor Courts Needs Assessment

Deputations Nil.

Officer Presentation At 7:52pm, Ms M Pickering, Director Community Development provided an officer presentation which concluded at 7:55pm. At 7:56pm, Ms M Pickering responded to questions which concluded at 7:59pm.

[Officer Presentation - CD2542 - 11 March 2025 - ABF](#)

Disclosure of Interest Nil.

Notes from Forum General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

The total annual operating cost included depreciation, so the actual operating cost is \$66,900. Can you please confirm this?

Response 1:

Yes, \$66,900 is the figure for the operating cost minus the depreciation.

Question 2:

Can we get the figures for the areas which the take up of netball is increasing, and the areas of which it is decreasing, and how are resources/funds allocated to these areas?

Response 2:

This formed part of the engagement with each of the clubs. We spoke to them about their viability, and what they felt their goals were in the future. Feedback was received from some clubs that they were struggling to field a team each year and we feel as though we've adjusted the recommendations based on this feedback.

SUMMARY

- The draft Netball and Multi Use Indoor and Outdoor Courts Needs Assessment (Needs Assessment) was presented to the October 2024 Ordinary Meeting of Council, where the Council resolved to:
 - Endorse the Needs Assessment for further engagement with local netball clubs.
 - Present the final draft Needs Assessment by March 2025 Ordinary Meeting of Council.
- Following the October 2024 resolution, local netball clubs were invited to provide feedback and are supportive of the draft, with some minor amendments.
- Minor amendments, driven by engagement with local netball clubs, have been made and the final draft Needs Assessment is presented, along with a summary of club engagement, to Council for consideration.
- It is recommended to incorporate the Needs Assessment findings into the Active Reserve Infrastructure Strategy review to further develop the recommendations into prioritised infrastructure proposals.

OFFICER RECOMMENDATION**That the Council:**

1. **Notes the feedback provided following engagement with local netball clubs.**
2. **Endorses the Netball and Multi Use Indoor and Outdoor Courts Needs Assessment, inclusive of recommendations.**
3. **Notes the recommendations and prioritisation of future infrastructure outlined in the Netball and Multi-Use Indoor and Outdoor Court Need Assessment will be incorporated in the 2025 review of the Active Reserve Infrastructure Strategy.**

Environment and Infrastructure**E25/64 Moreau Mews Town Square Public Open Space - Concept Designs****Deputations** Nil.**Officer Presentation** At 7:59pm, Mr M McCarthy, Director Environment & Infrastructure responded to questions which concluded at 8:20pm.**Disclosure of Interest** Nil.**Notes from Forum** General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:Question 1:

Is the City looking to build a town square or just another park?

Response 1:

The designs which the City has prepared have been based on the feedback we have received from the community as part of our engagement process and are also aligned with the Council's resolution in regards to the development of public open space at Moreau Mews. We are recommending two designs to go out to the community for further consultation. Based on the information that we've been able to gather both the community feedback and research into other town square developments, we feel that the concepts have been developed with that in mind.

Question 2:

How does providing parking spaces align with the intent of the previous Council resolution of 100% conversion to public open space?

Response 2:

In other public open spaces across the City of Melville we do have parking, and most of our parks have parking spaces within them. The City's interpretation is that parking is a component of public open space and needs to be provided. Additionally, there is an existing car park within those areas, so the designs were done on the basis of not creating less parking than what is currently provided within the area and other community consultation feedback.

Question 3:

Did the City take into consideration public open space without parking at all?

Response 3:

Yes, the City did take it into consideration. We also responded to feedback from the community regarding the use of this public open space and the need to have parking in close proximity. Both factors were included in the considerations.

Question 4:

With the three concepts which have been developed, is the surround neighbourhood privy to the concept plans?

Response 4:

These concepts are included as part of the officer's report presented to the March Ordinary Meeting of Council. Additionally, the City officers are recommending that following presentation to the Council, two of the concept designs will go out to the community for further consultation. The City also has an engagement plan adopted by the Council in regards to the method of consultation to occur.

Question 5:

Are these plans set in stone once voted on by the Council?

Response 5:

This is the first stage of the process, and they are early concept designs. The process from here is to engage with the community on the concept designs to gain feedback, to be included in a final or more detailed concept design which would be returned to the Council with the design based on the feedback for their consideration, and to seek their approval to proceed with the design for procurement and budget implementation

Question 6:

Which plans are the Council voting on – one, two and three, or just two of them?

Response 6:

The City's officers are recommending concept design one and two to go out to the community. Concept three is more of an aspirational future state type of plan to stretch where the town square could become in the future, subject to surrounding land holdings that are redeveloped, us being able to integrate with those as they are developed. It is not a design which the City could do on its own and would need significant private sector investment to proceed.

Question 7:

Did the officers explore issues which parking at the site would cause in the area?

Response 7:

The feedback we received from the community included a lot of reference to parking and the need to have parking accessible to enable the area to be used. Additionally, the City considered what is currently provided in the area. The Tivloi site was not considered as part of this development.

Question 8:

How far away is the Tivloi parking from the Moreau Mews Town Square?

Response 8:

Walking between these locations along Canning Highway or Kintail Road is probably 400m or a five-minute walk or slower depending on whether you had a wheelchair or pram with you.

Question 9:

How do we go about securing funding for something iconic for the area? The concept designs don't seem to include a space allocated for it currently. Could it be possible to fund it through the Canning Bridge Grant or the provision of art in the Local Planning Policy 1.4?

Response 9:

At the moment the design as it's currently proposed doesn't include an iconic element apart from the water feature in one concept. However, it could be considered as part of the further development of the designs and the City could explore the cost implications of this inclusion, as part of the next design phase.

Question 10:

Did we consider including underground parking?

Response 10:

It is an option that the City could consider, however it is quite expensive to build. The concepts presented to the Council currently looked to balance having elements in the park as well as providing something that is cost effective for us to implement. However, if the Council felt strongly about underground parking this could be investigated as part of the next phase of the design.

Question 11:

Is there a goal date to achieve the potential funding which could support concept design three?

Response 11:

This concept is largely dependent on the rate of redevelopment of adjacent properties to be able to provide that integration with the park and would not be possible to put a date on it. It is also a significant additional cost to develop.

Question 12:

Is there an area allocated for a stage or performances?

Response 12:

Concept two incorporates a space for community events, which could be utilised for performances or art displays and food trucks. It has been considered as part of the report, and other aspects on this could be added to it during the next phases if there was an interest from the Council and community engagement.

SUMMARY

- At the Ordinary Meeting of Council (OMC) held on 15 October 2024, the Council resolved to support the Community Engagement Approach and noted that a further report would be presented at the December 2024 OMC seeking approval of a budget to meet implementation costs for the Community Engagement Plan, fit out costs for 50-52 Kishorn Road as a temporary City office space and the demolition works for City owned buildings related to 31 Moreau Mews
- At the OMC held on 10 December 2024, the Council resolved to fund the Community Engagement Approach and noted that the 3 concept plans prepared in response to initial feedback received would be presented to Council in March 2025.
- Community consultation was completed in November and December 2024 for the Moreau Mews Town Square project through the gathering of ideas via a range of engagement activities.
- Three concept designs have been developed for the Council to consider in response to feedback received.
- This item seeks Council endorsement of the two concept plans for the purpose of further community consultation activities to inform the development of a final concept design to be presented to the Council at the May or June 2025 Ordinary Meeting of Council.

OFFICER RECOMMENDATION**That the Council:**

1. **Endorse Concept Plans 1 and 2 for the Moreau Mews Town Square Public Open Space development for the purpose of undertaking further community consultation.**
2. **Supports commencement of further community consultation to inform the final concept design and costings.**

At 8:00pm, Ms M Pickering left the meeting and returned at 8:02pm.

E25/62 Response to Petition - Brentwood Village Shopping Centre Car Park

Deputations	Nil.
Officer Presentation	At 8:20pm, Mr M McCarthy, Director Environment & Infrastructure responded to questions which concluded at 8:25pm.
Disclosure of Interest	Nil.
Notes from Forum	General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Can the City of Melville utilise the Street Alive program announced by the State Government to secure more funding for the area?

Response 1:

The City did receive a presentation on the Streets Alive by the Town Team and Main Roads recently so are aware of the program and how it may be used. The issues raised in this petition are specific to ones around safety and access. As part of the officer's investigations, we have identified that there are a number of areas we need to investigate further and provide a number of options to improve on these areas. As part of these investigations, the City could engage with the Town Teams during that process and have a discussion with them about opportunities through the Streets Alive program.

Question 2:

Will the design incorporate bike or non-vehicle friendly infrastructure in the plan?

Response 2:

This could be considered as part of the City's investigations into the parking. One of the issues identified was that one of the car parking spaces are non-compliant and some of the facility access parking is not non-compliant so the City will be losing some of the car park due to the redesign to ensure they meet the required standards. Part of the considerations in terms of safety is to make it safe for pedestrians to move around the car park area and the footpath area.

Question 3:

Are the officers considering one way entry / exit on Cranford Avenue?

Response 3:

This is part of the investigations to occur is to explore that access point and whether it is the most suitable location for an access way. Additionally, we will look at the access point on Moolyean Road to make them as accessible and as safe as we can.

SUMMARY

- The City of Melville (the City) received a petition signed by 91 residents of the City of Melville requesting the City to undertake investigation and study to redesign the car park at Brentwood Village Shopping Centre to make the car park safe for all pedestrians and drivers that use the carpark.
- The Cranford Avenue entry to the carpark is very close to the existing roundabout in Moolyeen Road at the intersection with Cranford Avenues and needs to be reviewed.
- Initial site inspection revealed that the lane way at the back of the shops is not used properly by the shop owners and needs to be investigated and possible redesign to improve traffic flow in the lane way.

OFFICER RECOMMENDATION

That the Council request the Chief Executive Officer to:

- 1. Undertake a detailed investigation and review the design of the existing carpark to improve traffic flow and safety.**
- 2. Review the current design of the laneway at the rear of the shops to clearly define the area between the laneway and private property.**
- 3. Carry out consultation with shop owners to discuss concepts/design which improve traffic flow and safety.**
- 4. Write to the Lead Petitioner on the outcome of the Council resolution.**

At 8:23pm, Cr G Barber left the meeting.

Planning

Nil.

14 MOTIONS WITH PREVIOUS NOTICE

14.1 Notice of Motion - Superannuation for Elected Members

Deputations	Nil.
Officer Presentation	At 8:25pm, Cr J Edinger and Mr G Tuffin, Director Corporate Services responded to questions which concluded at 8:32pm.
Disclosure of Interest	Nil.
Notes from Forum	General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

If the intent of the motion is to investigate whether this should be done and what the cost would be, would it be better off without including the backdating of payments to 1 February 2025?

Response 1:

During discussion, Cr J Edinger provided the following comments:

The motion is intended to provide the best outcome from a superannuation point for Elected Members which would be to start from 1 February 2025. However, the motion reads "if a decision is to be made". This decision may be not to backdate the payments.

During discussion, the officers provided the following comments:

The City can explore whether it would be possible to backdate the payment. If the City were to commence backdated payments this would require an absolute majority decision by the Council as to the date the superannuation would commence from. However, if a decision isn't made superannuation payments to Elected Members would become mandatory from the 19 October 2025 for band one and two councils. However, Elected Members can elect to not receive the payment if it were to impact their current financial arrangements.

Question 2:

Are you aware of any cases where backdating has been agreed upon within other local governments?

Response 2:

The WA Local Government Association are providing some guidance on this matter, so as part of investigations we are able to check with them as to whether this has occurred within other councils.

Question 3:

Are Elected Members eligible to receive superannuation payments, as they are not paid a wage, and are paid a sitting fee?

Response 3:

The changes to the legislation allow for Elected Members to be paid superannuation based on the sitting fees and allowances of the Council.

MOTION

That the Council directs the CEO to prepare a report, to be presented to the April 2025 OMC, in relation to the City commencing paying superannuation to all Elected Members, and if a decision is made to commence making superannuation payments, for the payments to be backdated to start from 1st February 2025.

At 8:26pm, Cr G Barber returned to the meeting.

CONFIRMED

14.2 Notice of Motion - Review of Tree Policy

Deputations	Nil.
Officer Presentation	At 8:32pm, Cr S Green and Mr M McCarthy, Director Environment & was available to respond to questions.
Disclosure of Interest	Nil.
Notes from Forum	No discussion took place regarding the item and officer recommendation.

MOTION

That the Council requests the CEO prepare a report for the June 2025 Ordinary Meeting of Council, considering a review of Council Policy CP-029 Tree Policy to include but not be limited to the following:

- 1. That trees be planted on verges except where there is a valid reason why they can't, with the valid reasons to be defined in the policy.**
- 2. Review the appropriateness of section "3.4 Tree Removal – Challenge".**
- 3. Review the appropriateness of section "6 Damage to Trees – Infringement/Prosecution".**
- 4. Investigate where changes to the Tree Policy may be extended to the Thoroughfares Local Law, including but not limited to "Part 9 – Enforcement" and "Schedule 1 – Prescribed Offences and Penalties."**

15 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

Nil.

16 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

Nil.

17 DECISIONS MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

18 CLOSURE

At 8:33pm, the Presiding Member advised of the following late items which are scheduled to be included in the agenda for the Ordinary Meeting of Council on Friday, 14 March 2025:

- C25/251 Compliance Audit Return 2024 from the Audit, Risk and Improvement Committee; and
- C25/252 Appointment of External Member for the Audit, Risk and Improvement Committee; and
- UP25/60 Review of Local Planning Policy 1.21 – Short Term Accommodation.

There being no further business to discuss, the Presiding Member confirmed Cr J Edinger, Cr T Fitzgerald and Cr J Spanbroek were still in attendance electronically and declared the meeting closed at 8:34pm.

CONFIRMED