



**MINUTES  
OF THE  
ORDINARY MEETING OF THE COUNCIL  
HELD ON  
TUESDAY 21 JUNE 2016  
AT 6.30PM IN THE COUNCIL CHAMBERS  
MELVILLE CIVIC CENTRE**

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**MINUTES OF THE ORDINARY MEETING OF THE COUNCIL HELD IN THE COUNCIL CHAMBERS, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD, BOORAGOON, COMMENCING AT 6.30PM ON TUESDAY, 21 JUNE 2016.**

**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 and Compliance Program Manager read aloud the Disclaimer that is on the front page of these Minutes and then His Worship the Mayor, R 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 R Aubrey

**COUNCILLORS**

Deputy Mayor Cr C Schuster  
Cr N Pazolli  
Cr M Woodall  
Cr R Aubrey, Cr D Macphail  
Cr P Phelan, Cr L O'Malley  
Cr T Barling, Cr N Foxtan (Until 9.20pm)  
Cr J Barton, Cr G Wieland

**WARD**

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

**3. IN ATTENDANCE**

Dr S Silcox	Chief Executive Officer
Mr M Tieleman	Director Corporate Services
Mr T Cahoon	A/Director Community Development
Mr J Christie	Director Technical Services
Mr S Cope	Director Urban Planning
Mr L Hitchcock	Executive Manager Legal Services
Mr P Prendergast (Until 9.51pm)	Manager Statutory Planning
Mr J Rae (From 9.51pm – 10.43pm)	Strategic Land & Property Executive
Mr J Clark	Governance and Compliance Program Manager
Mr N Fimmano	Governance and Property Officer
Ms G Healey-Burgess	Minute Secretary

At the commencement of the meeting there were 86 members of the public and one member from the Press representing the Melville Times in the Public Gallery.

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

Nil

**4.2 APPROVED LEAVE OF ABSENCE**

Cr C Robartson – Bull Creek/Leeming 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.**

Nil

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

Nil

N

## 6. QUESTION TIME

### 6.1 Ms E Nicholson

#### Question 1

*31 Moreau Mews: What does the City intend to do with this property in the short term? What does the City intend to do with this property in the long term? What was the total amount paid for the property including any deposits, etc?*

#### Response

The property is currently leased at market rates to three commercial business tenants and this is intended to continue for the short term.

In the long term the property is expected to be redeveloped possibly in conjunction with the City's adjoining properties at 29, 27, 25 & 23 Moreau Mews.

The total purchase price of the property at 31 Moreau Mews was \$4,037,000 inclusive of the \$100,000 deposit.

#### Question 2

*Has the city purchased (or made an offer/offers) on 5 & 7 Willcock St? If purchased, when was/is settlement date?*

#### Response

To date the City has not purchased the properties situated at 5 or 7 Willcock Street Ardross. At present the owners of these two properties have not negotiated with the City to sell their properties.

#### Question 3

*5 & 7 Willcock Street: If the City has purchased one or both of these properties, what does the City intend to do with this property/these properties in the short term? What does the City intend to do with this property/these properties in the long term?*

#### Response

If the City were to act on an opportunity to purchase the properties, then dependant on whether one or both properties were purchased would influence any potential development. Should one or both of these properties be purchased by the City ultimately it is likely that the combined sites would be redeveloped to generate a long term income stream for the City.

**6.1 Ms E Nicholson, Booragoon (Continued)**Question 4

*15 Willcock Street: Has the City sold this property? If so, what was the sale price?  
What was the reason/s for selling this property?*

Response

The City has not sold 15 Willcock Street and remains owner of the property.

Question 5

*I refer to the small jetty off The Esplanade Mt Pleasant which has been closed to the public for  
a few months now.  
Is the jetty going to be repaired? If so, when? If not, why not?*

Response

Gunbower Jetty is going to be repaired. As the jetty is on river the City has been waiting on approval from the Department of Parks and Wildlife to carry out the repairs. Approval has just been received and the works should be completed by 9 July 2016.

Question 6

*When does the City plan to commence its annual tree planting programme?*

Response

The City commenced the tree planting programme in June

Question 7

*How many trees will be planted throughout Melville?*

Response

925 Trees in Parks and Streetscapes (35 Litre to 100 Litre in size)  
1050 Trees in Natural Areas (Tube stock)

Question 8

*Of this number, would you please advise how many are street trees?*

Response

650 Trees

**6.2 Mr K Kelers, Alfred Cove**Question 1

*What is the estimated cost of relocating the Melville Bowling club to the Tonkin sports hub?*

Response

The officer recommendation 5.e) of the City of Melville Lawn Bowls Strategy is to progress and expedite the Tompkins Park concept Plan. The estimated cost will be established through the completion of this process.

Question 2

*Where is this money coming from?*

Response

Funding models will need to be identified as part of the feasibility of the concept plan.

Question 3

*What is planned for the land that the bowling club is currently on?*

Response

The recommendation in the Item - recommendation 5, C), if approved instructs the Chief Executive Officer to investigate suitable recreation uses for this land that could provide a financial return and report back to Council.

**6.3 Mr R B Bostleman, Alfred Cove**Question 1

*Does the Council have the right to change usage of the land on which the Melville Bowling Club sits – when the Land and Survey Department advised that a vesting order had been issued and subsequently gazetted for recreation on 12/9/1955 and accepted by Council ( or roads board) at the time?*

Response

The land on which the Melville Bowling Club is constructed is held in freehold by the City of Melville. It is not subject to a vesting order. The current zoning is for Parks and Recreation and the immediate intent as the previous question indicated, is that it would remain as is.

**6.4 Mr J Marciano, Alfred Cove**Question

*Is the Council aware that the construction of the synthetic greens is on an old tip site that tends to be unstable? The base for the synthetic green is a layer of sand and metal dust, topped by synthetic turf. There is no concrete slab so it can tend to subside. It could cost a lot of money to redress this situation.*

Response

Yes, Officers are aware, however the potential location of greens on Tompkins Park is on an area least affected by the old tip site. Further geotechnical investigations would be carried out as part of the feasibility study.

**6.5 Mr R Willis, Bull Creek**Question 1

*Could you explain how the City of Melville subsidises bowling clubs approx. \$400 when they all service their rinks compared to cricket that has the area of 6 bowling clubs with only 14 players on the ground and the current mowers, waters, provides a bore and fertilises the area?*

Response

The calculation of the subsidy that the council has been working on, takes into consideration the building renewal cost over an extended period of time. It also includes the cost the city pays regarding those facilities, which includes the FESA levy, the building insurance and water rates .there is also an allocation of what it costs to maintain a sporting field outside of the public open space.

Question 2

*Should a bowling club agree to rollerblade hockey on a rink, would the City of Melville agree?*

Response

What the city decides to do is up to the city and if it requires a council decision it would be up to a council at that time.

**6.6 Mrs I Lewin-Jones, Melville**Question

*What is the credibility of the Research Company as their facts are flawed to the point they were given the outcome and asked to formulate an extremely misleading report? There is no balance when you are only quoting the merits of a bowling club by pennant players.*

Response

The consultant that was used for the report for the Bowling Strategy has done a number of reports for a number for different metropolitan and country councils relating to bowls in their areas.

**6.7 Ms S Stuttard – Mount Pleasant**Question 1

*Given the “Bowling Clubs” have been accused of detracting from “local business” in the area of private “functions” being held at the clubs. Can you tell us what private/business function venues are in the Melville area, who are we detracting from?*

Response

No one is being accused of anything. The comment was factual that there are ratepayers who actually pay to provide liquor and they would be in competition with those businesses, there are function centres across the City that also would seem that there could be some competition. The sporting clubs do not hold a title to the land, they are owned by the citizens of the City and any City would have to have a look at all its assets and the utilisation of the assets to ensure that they are providing the best outcome for all the people of the district. The City is investigating and looking at some of these functions.

Question 2

*Also if it's okay for Melville City Council to compete directly with private enterprise in the area of gyms and fitness centres - why is this okay?*

Response

The City does not compete with the private industry, the City subsidises swimming pools which make a loss, the gyms and the like are subsidising other services that are provided to the community so that the City does not have rate increases associated with that.

## 7. AWARDS AND PRESENTATIONS

The Mayor presented to Mr David Fyfe, Unit Manager of the SES, a plaque, in recognition of their milestone of 40 years as an active Unit for the City of Melville.

## 8. CONFIRMATION OF MINUTES

### 8.1 **ORDINARY MEETING OF THE COUNCIL – 17 MAY 2016** Minutes 17 May 2016

#### **COUNCIL RESOLUTION**

At 6:50pm Cr Schuster moved, seconded Cr Wieland–

**That the Minutes of the Ordinary Meeting of the Council held on Tuesday, 17 May 2016, be confirmed as a true and accurate record.**

At 6:50pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (12/0)**

### 8.2 **NOTES OF AGENDA BRIEFING FORUM – 7 JUNE 2016** Notes 7 June 2016

#### **COUNCIL RESOLUTION**

At 6:51pm Cr Foxtan moved, seconded Cr Aubrey –

**That the Notes of the Agenda Briefing Forum held on Tuesday, 7 June 2016, be received.**

At 6:51pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (12/0)**

### 8.3 **SPECIAL MEETING OF THE COUNCIL – 26 MAY 2016** Minutes 26 May 2016

#### **COUNCIL RESOLUTION**

At 6.51pm Cr Aubrey moved, seconded Cr Schuster –

**That the Minutes of the Special Meeting of the Council held on Thursday, 26 May 2016 be confirmed as a true and accurate record.**

At 6:51pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (12/0)**

**9. DECLARATIONS OF INTEREST****9.1 FINANCIAL INTERESTS**

P16/3712 – Cr Wieland – Proximity Interest

**9.2 DISCLOSURE OF INTEREST THAT MAY CAUSE A CONFLICT**

CD/8081 – Mayor Aubrey – Interest under the Code of Conduct  
CD/8081 – Cr Aubrey – Interest under the Code of Conduct  
CD/8081 – Cr Schuster– Interest under the Code of Conduct

**10. DEPUTATIONS**

CD16/8081 - Mr Atkins – Representing Melville Bowling Club

**11. APPLICATIONS FOR NEW LEAVES OF ABSENCE**

At 6:54pm Cr Aubrey moved, seconded Cr Barling -

**That the application for new leave of absence submitted by Cr Barton on 21 June 2016 be granted.**

At 6:54pm the Mayor submitted the motion which was declared

**CARRIED UNANIMOUSLY (12/0)**

**12. IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED**

Confidential Item - P16/3713 – Deep Water Point Cafe Ground Lease Proposal Per Request for Proposal (01/14)

Item P16/3715 – Purchase of Strategic Properties

The above matters are confidential in accordance with Section 5.23(2)(c) and (e) of the *Local Government Act 1995* relating to a contract that the City may enter into and the report contains information of a commercial value to a person.

**13. PETITIONS**

- 13.1 Petition – Request for Council to reconsider decision to reverse approval to permit the planned development at 54-56 North Lake Road,

A petition signed by 48 residents and 5 non residents was received by the City of Melville on Friday 27 May 2016. The petition reads as follows –

*“We, the undersigned, all being Electors of the City of Melville, do humbly pray that – You reconsider approving the planned development at 54-56 North Lake Road. We believe that the current plans, which have an inadequate amount of parking bays, will cause significant traffic problems on North Lake Road.*

*We are also concerned that evacuation procedures have not been considered in the plans with current “no parking” areas, which are evacuation routes, being counted as active bays in the plan.*

#### **OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

At 6:56pm Cr Aubrey moved, seconded Cr Macphail –

- 1. That the petition be received.**
- 2. That the concerns expressed by the petition will be treated as a submission on DA-2016-278, and any relevant planning matters raised will be taken into consideration prior to any decision being taken.**
- 3. That the lead petitioner be notified.**

At 6:57pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (12/0)**

- 13.2 Petition – Request for Council to reconsider decision to relocate the Melville Bowling Club to Tompkins Park

A petition signed by 1075 residents and 53 nonresidents was received by the City of Melville on Tuesday 21 June 2016. The petition reads as follows –

*“We, the undersigned, all being Electors of the City of Melville, do humbly pray that –  
That the City of Melville does not move the Melville Bowling Club from its current location as proposed in the city’s Strategic Paper*

#### **OFFICER RECOMMENDATION/COUNCIL RESOLUTION**

At 6:59pm Cr Barton Wieland moved, seconded Cr Wieland –

- 1. That the petition be received.**
- 2. That the petition be acknowledged and be dealt with by the Council in conjunction with an item on the same agenda.**

At 7:00pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (12/0)**

**14. REPORTS OF THE CHIEF EXECUTIVE OFFICER**

At 7.01pm the Mayor requested that item CD16/8081 City of Melville Lawn Bowls Strategy – be brought forward for discussion.

From 7.02pm Mr K Atkins and Mr T Smith gave a presentation on behalf of the Melville Bowling and Recreation Club.

At 7.03pm Mr P Prendergast left the meeting and returned at 7.15pm

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

Disclosure of Interest

Item No.	CD16/8081
Member	His Worship the Mayor
Type of Interest	Code of Conduct
Nature of Interest	Patron of several Clubs
Request	Stay
Decision of the Council	Not Applicable

Disclosure of Interest

Item No.	CD16/8081
Member	Cr R Aubrey
Type of Interest	Code of Conduct
Nature of Interest	Patron of the Palmyra Rugby Club Women's Team
Request	Stay
Decision of the Council	Not Applicable

Disclosure of Interest

Item No.	CD16/8081
Member	Cr C Schuster
Type of Interest	Code of Conduct
Nature of Interest	Social member of the Mt Pleasant Bowls Club
Request	Stay
Decision of the Council	Not Applicable

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

Ward	: All
Category	: Strategic
Subject Index	: Recreation
Customer Index	: Melville Bowling and Recreation Club Inc., Leeming Bowls and Recreation Club Inc., Mt Pleasant Bowling Club, Kardinya Bowling Club Inc.
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: Not Applicable
Works Programme	: Not Applicable
Funding	: Not Applicable
Responsible Officer	: Todd Cahoon Manager Health and Lifestyle Services

**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"/>	<b>Executive</b>	<b><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></b>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes &amp; 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/Committee to note.</i>

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- The City needs to ensure the sport of Bowls is sustainable long term within the City of Melville.
- “A Balanced View Leisure Consultancy Services” has finalised a Bowls Strategy for the City of Melville.
- The Strategy highlights the following:
  - Participation in Pennant Lawn Bowls has been steadily declining in the City of Melville for over ten years.
  - There is an oversupply of bowling greens in the City.
  - Stand-alone clubs are facing ongoing challenges to remain sustainable.
  - Opportunity exists to establish two main bowling facilities in the City long term.
  - The Northern site (Tompkins Park) is the highest priority.
  - Melville and Mount Pleasant Bowling Clubs to relocate to Tompkins either as a merged club or collocated at the site.
- Further analysis highlights significant subsidies are provided to bowling clubs from the City of Melville rate base.
- Officers have made key recommendations for the future of bowls based on the findings of the report and further analysis by Officers.

**BACKGROUND**

The Lawn Bowls Strategy report of 2009, an internal report, detailed the position of the sport of Bowls within the City of Melville and across the State.

The City of Melville engaged ‘A Balanced View Leisure Consultancy Services’ (ABV) to develop the Bowls Strategy 2016. Key findings of the Strategy are highlighted in the detail of this report. ABV also conducted the 2009 review. This report highlighted a decline in pennant playing members on a national, State and local basis.

[8081 Final Draft Report City of Melville Bowls Strategy 2016](#)  
[8081 Appendix 1 Indicative Quotation Bowling Greens & Shade Structures](#)

Lawn Bowls in 2016 indicates a continuing decrease in competitive playing numbers both across the State and the City of Melville. This item will recommend the strategic direction for the future provision of Bowls facilities within the City of Melville that is considerate of:

- trends in the sport;
- City of Melville asset management aims;
- the sustainable provision of a diverse range of sports throughout the City;
- City of Melville sporting/community hub facility approach; and
- opportunities for increasing the sustainability of City of Melville community facilities.

The City’s approach to the sport of bowls has been to work closely with the Clubs and highlight the issue of management and sustainability of a sport in decline. Excluding the Mount Pleasant Bowling Club, the City of Melville has had three separate Bowling Club instigated development requests to fund new or upgraded facilities estimated at \$1,000,000 collectively. This poses a number of challenges for the City as identified in this report.

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

The aims of the strategy and recommendations are to ensure that a sustainable future for the sport of bowls, within a financially responsible model for the City of Melville, exists in the long term. This involves investigating suitable uses of existing Bowling Clubs sites that may assist in funding some of the recommendations in this report.

**Previous Council actions that inform this item**

At the Ordinary Meeting of Council on 19 April 2016, a Motion Without Notice titled 'Relocation of Mount Pleasant Bowls Club Other Options' was submitted and carried.

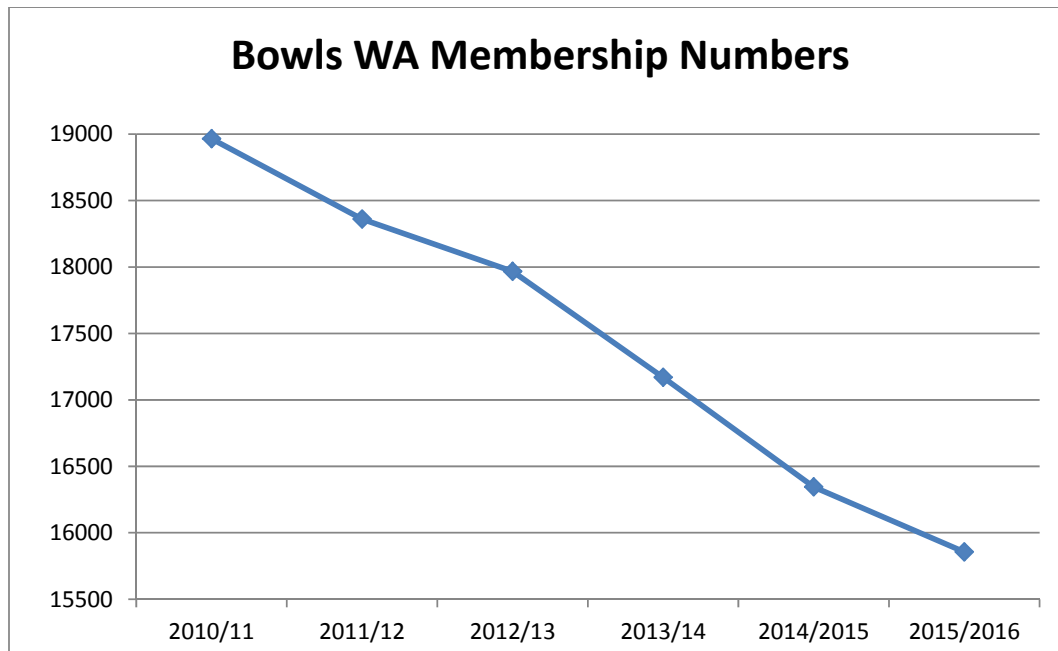
Recommendation number four stated:

**“4. As part of ensuring the sport of lawn bowls has a long term sustainable future in the City of Melville, requests the Chief Executive Officer to expedite the strategy report for the future of bowls and present to Council for consideration at the earliest available Ordinary Meeting of Council; and that the strategy present viable future locations of bowls in the City including consideration of the willingness of MPBC to relocate to a sporting hub facility and under what circumstances;”**

**DETAIL**

**Participation Trends**

Lawn Bowls in 2016 indicates a continuing decrease in pennant playing numbers both across the State and the City of Melville.



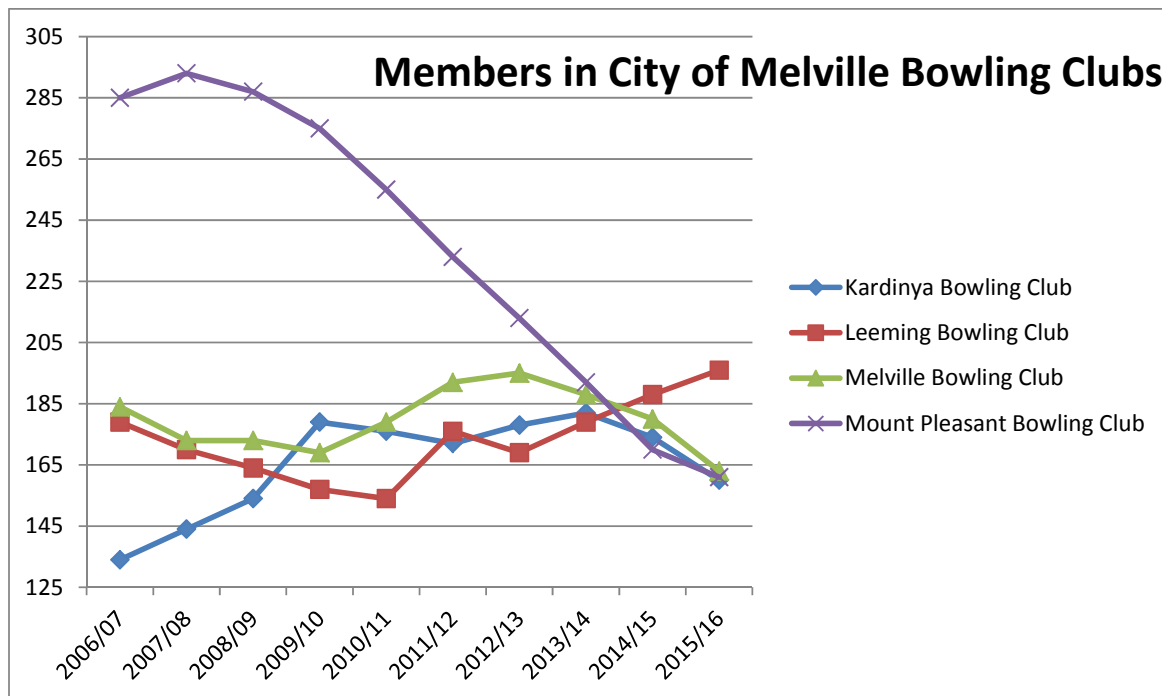
**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

There has been an approximate 16% decrease in Bowls WA pennant playing members since the 2010-2011 season. This has been recorded whilst the Western Australia (WA) population has increased by 13%.

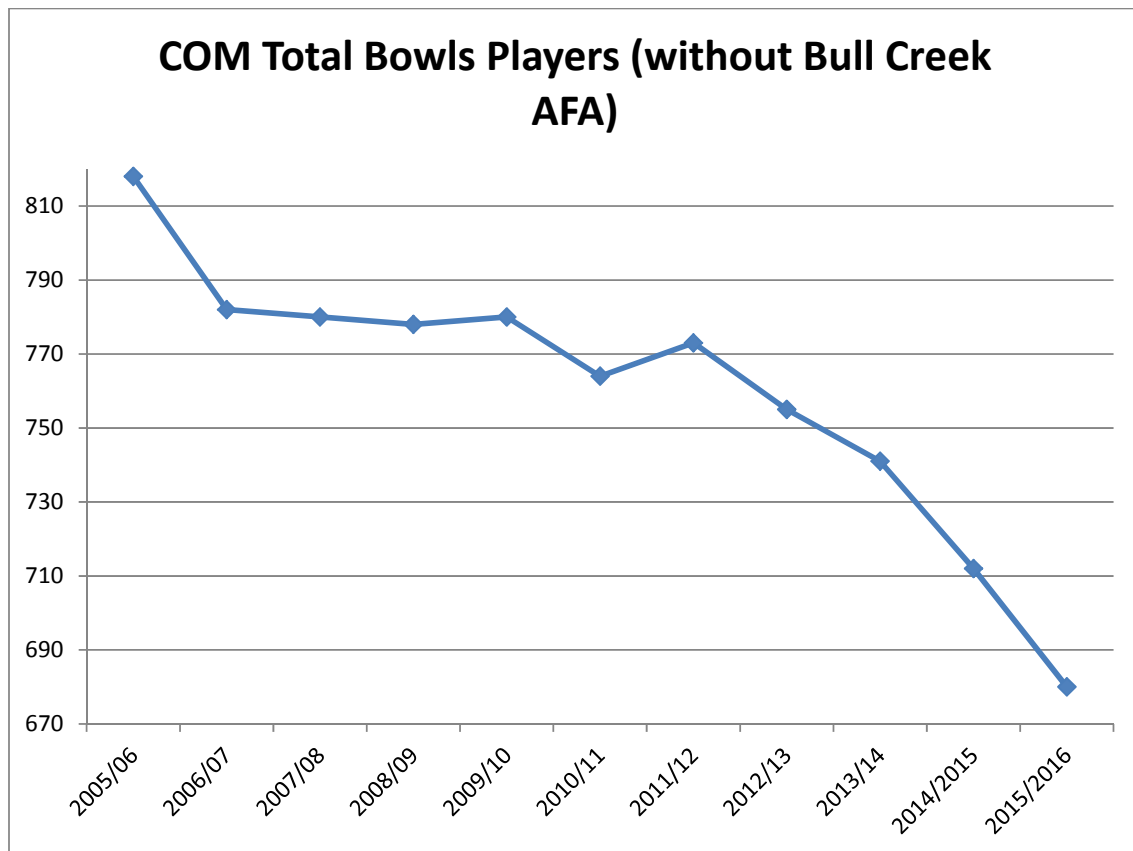
Bowls Australia reports that WA recorded a fall in all types of members in the period of 2010–2014. Of particular note is the category of social participation which across Australia recorded an increase of approximately 100% whilst WA recorded a decrease of 5%.

WA Bowls Club Participation Category	% Change 2010- 2014
<b>Total Participants</b>	<b>-8.84</b>
Social Participants	-5.09
Pennant / Other competitions	-10.28
Playing members	-2.80

The City of Melville has five clubs within its boundaries (four within its control as Bull Creek is owned and operated privately), which overall have recorded a significant drop in bowling participation numbers over an extended period of time with the recent exception of the Leeming Bowling Club which has recorded modest inclines in the last three years. The Mount Pleasant Bowling Club has recorded a significant drop in membership.



CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)



**Facility Provision**

**Capacity**

A generally accepted industry benchmark for bowls greens to members has been 1:100 (or 12.5 players per rink). This figure is based on the need for competitive bowls competition needs. Each of the City of Melville clubs has excess capacity when utilising this benchmark. It is important to note that pennant membership drives the amount of bowling green provision as bowling greens are more intensely used by pennant players as opposed to social bowlers for example who play less regularly and at different times than pennants.

Club	Greens	Pennant Capacity	Pennant Members
Mt Pleasant	4	400	161
Kardinya	2	200	160
Melville	6	600	163
Leeming	4	400	196
Bull Creek	2	200	109
<b>TOTALS</b>	<b>18</b>	<b>1,800</b>	<b>789</b>

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

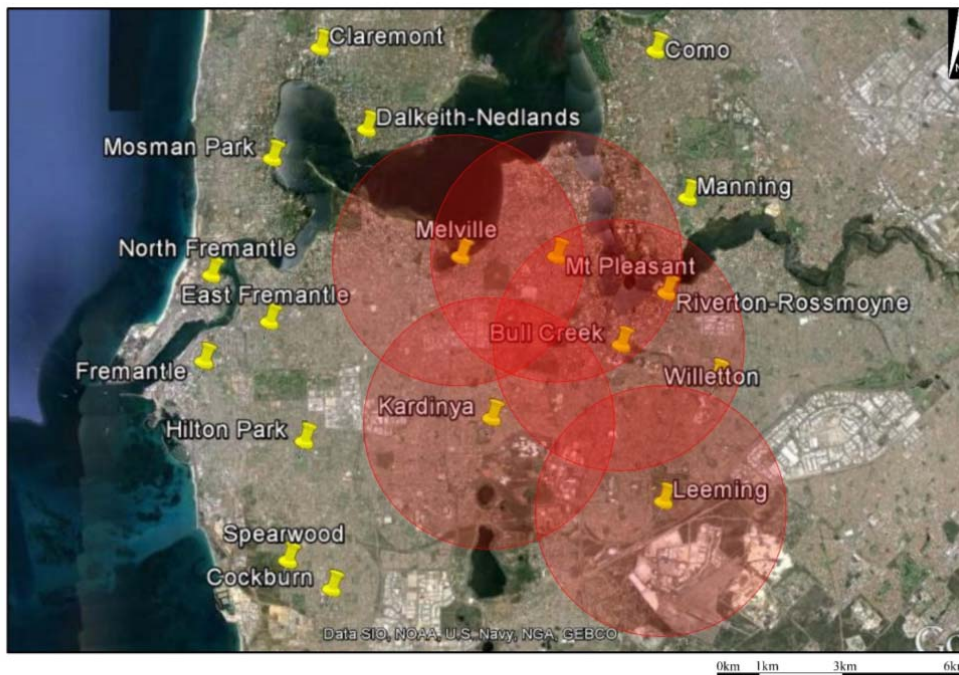
Currently there are five disused greens within City of Melville clubs. Based on the current membership numbers, each club could be serviced by two synthetic greens each; a total of ten greens overall if they remained in their current locations. A simple exercise of calculating the number of greens for bowlers in the City of Melville indicates that eight greens would cater for the 789 bowlers and seven greens for the 680 bowlers at City of Melville clubs (i.e. without the Bull Creek club).

**Catchments**

Residents within the City of Melville are well catered for in terms of bowls club options. The geographical location of the bowls clubs within the City can be seen from the map below.

There are a number of clubs within other Local Government Authorities that also service the City of Melville residents; Fremantle, East Fremantle, Hilton Park, Willetton and Riverton-Rossmoyne. A planned future Bowls facility located in the City of Cockburn will pose a challenge particularly to the Leeming Bowls Club with the high risk that current non-City of Melville members at this Club may then move to the newer facility. It is estimated this facility, part of a new Recreation hub, will be completed in the next couple of years.

It has been common practice for bowling members to move Clubs, with memberships at all Clubs fluctuating, with no growth in members overall.



City of Melville Bowls Strategic Direction  
Regional Bowling Club Distribution Map May 2016



**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)****Colocation**

Colocation of bowls clubs within sporting hubs is an increasing trend across Perth. This has been largely a result of funding from Department of Sport and Recreation (DSR) where shared facilities minimising duplication and increasing facility utilisation are critical to successful funding. Without colocation, State funding may not be available to sport clubs within the City long term causing further draw on rates to sustain the clubs.

**Synthetic green provision**

Replacing natural greens has been trending for a considerable time frame. The feasibility comparison undertaken by DSR indicates a considerable financial advantage is presented by a synthetic surface when fully paid green keepers are taken into account. However, clubs are faced with managing contributions into sinking funds to replace synthetic surfaces at the end of their life. Other benefits of synthetic surfaces is that they can be used throughout winter, at night if lit, and used more intensely as they don't need to be 'rested' as in the case of grass greens. In the context of likely increases in water costs and scarcity, a synthetic green also offers further long term benefits.

**Planning framework**

Any community sporting infrastructure provision within the City of Melville must be considerate of its strategic framework which includes:

- Neighborhood Development - Community Hub Policy;
- Asset Management Policy and Asset Management Framework;
- Land Asset Strategy; and
- Likely increases in contributions from clubs to the provision and upkeep of community and sporting assets for a sustainable future.

**City of Melville Consolidated Bowls Club Facility Provision**

If the City was able to plan from the beginning the location of bowls facilities in optimum locations to service the population it would require two facilities located centrally, one servicing the northern region and one the southern. Excluding the Bull Creek facility from consideration due to its private ownership (however noting that it is an accessible community bowling club available to all residents), pennant member numbers suggest a total of seven synthetic greens would be required to accommodate the existing competitive bowling club membership base of 680.

In line with Bowls trends and the City's planning framework conditions, the identification of suitable sporting hubs within the City that provide efficiencies and increased sustainability to accommodate a bowls club as part of that sporting hub indicates the following reserves as potentially suitable:

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

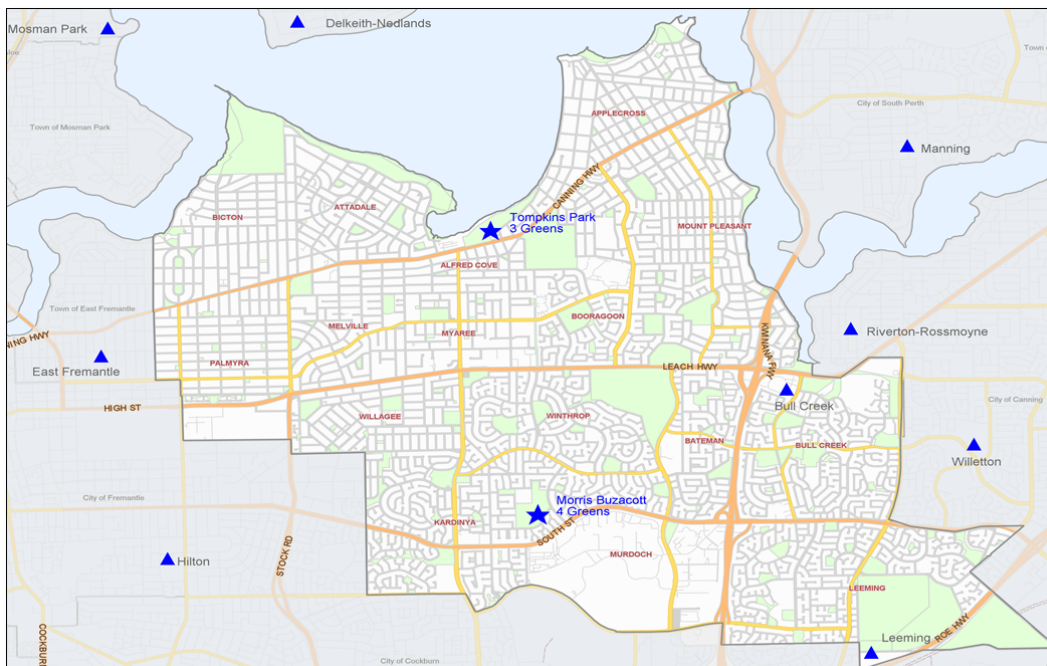
- John Connell Reserve; (location not central to accommodate residents in the south of the City);
- Melville Reserve; (accessible location but no current capacity);
- Morris Buzacott Reserve;
- Shirley Strickland Reserve; (accessible but unable to accommodate a facility of a suitable size for the northern bowls facility); and
- Tompkins Park.

Analysis of these options for suitability indicates Tompkins Park and Morris Buzacott Reserve offer the best solutions as a northern and southern sporting hub suitable to accommodate Bowls facilities. Their suitability is due to their central location within the City (five to ten minutes driving time for residents either south or north), the available land area, ability to accommodate multiple sporting clubs at the location and ability to accommodate any growth, proximity to significant arterial roads, suitable distance from residential housing, currently bowls clubs are located in the immediate areas and their distance apart from each other.

**Tompkins Park** provides a central northern option which is currently being master planned. The Melville Bowling Club is located in the immediate proximity and is open to collocating with another bowls club. It is also located on a major arterial roadway providing excellent public transport options.

**Morris Buzacott Reserve** is a central southern option of significant size with multiple sporting clubs and master planning to be undertaken soon. Kardinya Bowling Club is located at this venue. Reasonable public transport options exist from nearby South Street.

The following map indicates how the ideal location of Bowls club facilities within the City could be located. These are strategic locations, and well placed from a regional perspective:



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**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

This consolidated model of provision provides a future planning model to guide future developments and provision of Bowls facilities within the City of Melville and regionally.

Current model of facility provision for stand-alone facilities is likely to be unsustainable for the City which will result in a review of the amount that clubs contribute towards building renewal and upkeep in the future. A separate review into the contribution community sport and recreation groups make for the use of community facilities is being conducted.

**STAKEHOLDER ENGAGEMENT****I. COMMUNITY**

**City of Melville Bowling Clubs** (Leeming Bowling and Recreation Club, Melville Bowling and Recreation Club, Mount Pleasant Bowling Club and Kardinya Bowling Club).

Engagement with the bowling clubs (that are on land under the control of the City) by way of a club survey, conducted by ABV, informed the development of the bowls strategy document and the associated recommendations. Officers of the City have been working very closely with all City of Melville Bowling Clubs and Bowls WA for many years regarding industry trends, management and sustainability matters and are fully aware of the issues facing the sport of Bowls.

Bull Creek AFA Bowling Club (on private land) was also contacted as the club is open to the public and therefore their operations have implications for the other clubs and participants in the region.

**II. OTHER AGENCIES / CONSULTANTS****Bowls WA**

The state sporting association and governing body of the sport of lawn bowls in WA were consulted in regards to current trends, provision of facilities, shared use examples and collocations / amalgamations. Feedback was also gathered regarding a potential future home for Bowls WA.

**Department of Sport and Recreation**

The Department of Sport and Recreation provide funding through the Community Sporting and Recreation Facility Funding (CSRFF) each year. The City of Melville has been successful in securing grants through in the past CSRFF (most recently \$1m for the Synthetic Sports Fields project at Murdoch University) and will continue to apply for this funding where appropriate.

The purpose of the program is to provide Western Australian Government financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation.

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**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed and well-utilised facilities.

Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.

**STATUTORY AND LEGAL IMPLICATIONS****Community Leases**

Should lease termination/s be required the following clause would take effect:

**Schedule 1**

**8. Either party can terminate this Lease for any reason upon three (3) months' notice in writing to the other party.**

In the event that this clause was enacted the objective would be to increase the notice period to as much as possible in order for any relocation to occur in a planned and organised manner with minimal disruption to sporting activities as possible.

**FINANCIAL IMPLICATIONS****Self Supporting Loans**

The total outstanding self-supporting loan commitment at 2016 from City of Melville Bowling Clubs is \$425,595.52.

Kardinya Bowling Club	\$190,362.56 (loan numbers 379 and 408)
Mount Pleasant Bowling Club	\$235,232.96 (loan number 413)

Recent requests from clubs for developments totalling approximately \$1m are heavily reliant on self-supporting loans. This presents further challenges for officers when considering the sport of bowls in its entirety.

**Subsidies**

Recently the City conducted an analysis of sporting clubs and community groups' unit costs, taking into account operational expenses, income, maintenance, self-supporting loans, building renewal and opportunity costs.

Currently the City of Melville subsidises bowling clubs approximately \$400 per pennant member per annum which is significantly higher than other sporting facilities across the City.

As an example other subsidies per player are as follows: ~\$180/player at Melville Reserve, ~\$145/player at Winnacott Reserve and ~\$45/player at Len Shearer Reserve.

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

With potential continual decline in playing members in bowls, coupled with the increasing age of facilities requiring ongoing maintenance and upgrade, this subsidy is highly likely to increase further.

Declining bowling numbers have prompted Clubs, in some situations, to have a significant focus on alternative income streams which may have an impact on local business. The primary reason for Bowls facilities is to support the sport of bowls.

In general, the current model of facility provision for stand-alone facilities (such as bowls clubs) is likely to be unsustainable for the City long term. In addition, a review into the amount that clubs contribute towards building renewal costs is being conducted. If clubs are required to pay more in the future, this would place further pressure on stand-alone bowling clubs.

**Bowling Club Pennant Membership – location of where members live**

<b>Bowling Club</b>	<b>City of Melville Residents</b>	<b>Non-City of Melville Residents</b>
Leeming (196 members)	52%	48%
Mount Pleasant (161 members)	81%	19%
Melville (163 members)	90%	10%
Kardinya (160 members)	57%	43%

Whilst not the ‘most’ critical factor to consider when planning for future facility provision, it is important to note where the pennant players come from to play bowls in the City of Melville.

As the City currently subsidises bowling clubs to the value of approximately \$400 per pennant member per annum, it is worth considering this cost burden on the rate payer especially supporting members who live outside of the City.

The above table shows that a significant percentage of non-City of Melville residents are members of the Southern Clubs with higher percentages of City of Melville residents in the Northern Clubs. There are many factors that can suggest why this is the case, the main ones being catchment area (the river in the North restricts membership from areas such as Mosman Park etc), proximity to City of Melville’s boundaries (as in the case of Leeming) and proximity to other Bowling Clubs. As mentioned previously, the development of new bowling facilities in adjoining Councils, e.g. Cockburn, is likely to see local members moving from Melville facilities to local clubs.

A total of 208 pennant members, or 30% of total membership, reside outside of the City of Melville, representing an approximate subsidy (funded by Melville rate payers) of \$80,000 per annum for these members.

The total number of pennant players that both play competitive bowls (at one of the above four clubs) and reside in the City of Melville is 472.

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**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

Similarly, there would also be residents of the City of Melville who are pennant members at clubs outside of the City, therefore some balancing of costs may occur, however, the main point is the amount of subsidy being provided.

The objective of the Bowls Strategy is not to reduce members from outside the City, but to reduce the subsidy that the City is providing, thus making the clubs and the City more sustainable and the City's rates lower.

**Land Asset Strategy**

The purpose of the Land Asset Strategy is to establish an effective framework for the City to manage its land and property portfolio in such a way as to maximise the economic value and financial returns whilst supporting the long term financial sustainability of the City. This in turn supports the City undertaking further strategic capital investment, as well as expanding the range and types of services and facilities for the community.

The Bowls Strategy findings clearly identify a possible future location for the Melville Bowling Club and the Mt Pleasant Bowling Club at Tompkins Park. This movement would see the vacating of a key land site in Mt Pleasant that has the potential to provide funds towards the new facility and the redevelopment proposed at the Shirley Strickland Reserve, whilst at the same time seeing developments that would be compatible with the current residential area, and encompassing a significant amount of public open space. This process is dependent on State Government support.

Likewise, possible recreational uses can be explored for the current Melville Bowling Club site that can return income to fund the redevelopment at Tompkins Park and potentially other community supported recreation and leisure projects. This land use is in keeping with the current zoning.

This approach assists the community to gain new, redeveloped, fit for use and sustainable recreation facilities through income streams realised by maximising opportunities from some land holdings. This would also mean a reduction in the City's asset gap, and less reliance on rates to fund such recreation and leisure projects.

**Tompkins Park Concept Plan including Bowls**

There will be a cost to develop a bowls facility at the Tompkins Park sporting hub for both Mount Pleasant and Melville Bowling Clubs. Should the strategy and this item's recommendations be endorsed, the concept planning work at Tompkins Park will progress.

A detailed feasibility and business case will be presented to Council later in 2016.

CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Risk Statement	Level of Risk	Risk Mitigation Strategy
<p>Resistance to Relocations / Amalgamations from clubs and the resulting impact on sustainability of the City and the sport of Bowls.</p> <p>Negative Publicity for City of Melville from affected Clubs.</p>	<p>Consequence Rating: Moderate Likelihood: Likely Risk Rating: <b>High</b></p>	<p>Council provides direction by endorsement of this item's recommendations. Effective Engagement and involvement with affected clubs throughout process. New facilities suitable and attractive. Demonstrate the long term sustainability for the clubs and City.</p> <p>Full engagement and input from Clubs regarding design and governance models of new facilities.</p>
<p>Vacant/unused Sites should clubs relocate affecting the amenity of the area.</p>	<p>Consequence Rating: Major Likelihood: Possible Risk Rating: <b>High</b></p>	<p>Investigate suitable options for future use on sites. Plan timing of transition to limit amount of time vacant. Development to compliment existing amenity of the area.</p>
<p>Further decline in the sport leading to unsustainability of new facilities.</p>	<p>Consequence Rating: Moderate Likelihood: Possible Risk Rating: <b>Medium</b></p>	<p>Design of modest multi-purpose facilities. Use existing built space where possible. Develop as part of wider community sporting hub. Understand the essential needs for the facility to operate efficiently. Ensure an appropriate management model and a comprehensive management plan is implemented.</p> <p>Construction of contemporary fit for use facilities will encourage membership retention and growth.</p>

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

<b>Risk Statement</b>	<b>Level of Risk</b>	<b>Risk Mitigation Strategy</b>
Unsustainable levels of Council funding for Clubs and under-utilisation of City land resources.	Consequence Rating: Catastrophic Likelihood: Almost Certain Risk Rating: <b>Extreme</b>	Implement Bowls Strategy and investigate future suitable uses for the existing sites in question.
City of Melville not supports recommendations leading to continued development and self-supporting loan requests from stand-alone Bowling Clubs in an environment of declining pennant participation.	Consequence Rating: Major Likelihood: Likely Risk Rating: <b>Extreme</b>	Council provides direction by endorsement of this item's recommendations.
Clubs perception that they have a title to a community facility rather than an entitlement causing unrealistic views on the amount of support and subsidisation from ratepayers.	Consequence Rating: Moderate Likelihood: Likely Risk Rating: <b>High</b>	This strategy outlines the City's position of providing sport and recreation in a cost effective and sustainable way.

**POLICY IMPLICATIONS**

Reference is given to several Council Policies that guide decision making by the Council with consideration to this report and include the following:

Policy CP-028 Physical Activity highlights the increase of opportunities for physical activity; leading to the improved health and wellbeing of the community.

CP-037 Neighbourhood Development – Community Hub Policy highlights that gaining the greatest community benefit can be achieved through the provision of facilities consolidated into community hubs.

CP-031 Asset Management Policy highlights that assets must be reviewed on a regular basis to ensure they remain relevant, have a demonstrated community need and are achieving optimal levels of service in a cost effective manner over the asset lifecycle.

CP - 010 Self Supporting Loan Policy states that “Approval will only be considered where the Club or organisation can adequately demonstrate, by provision of forward financial plans covering the life of the loan, a capacity to meet the loan repayment. The financial plans are to be certified by an independent Certified Practising, Chartered or similarly qualified and experienced Accountant”.

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)****ALTERNATE OPTIONS AND THEIR IMPLICATIONS****To not support the Bowls Strategy (i.e. do nothing)**

Under this option, it is predicted (from current data and trends) that bowling clubs will continue to have a further decline in playing membership putting additional pressures on the sustainability of individual clubs. This will result in an increased per player subsidy the City provides. This option also has significant implications in terms of building maintenance and renewal as some facilities are approaching end of life or a time where major refurbishments are likely to be required. It also provides a high likelihood of Club/s dissolving.

This is likely to be further impacted by a review of lease arrangements in that single use / stand-alone facilities will be required to pay more into the future as the subsidy the City provides (from rate payer funds) increases for these types of clubs.

There are also significant opportunity costs with the strategic sites that Melville Bowling Club and Mt Pleasant Bowling Club currently occupy not being utilised to capacity to potentially generate a significant income stream for the community to fund community supported sport and recreation projects. For example: Shirley Strickland Reserve Concept Plan.

**CONCLUSION**

The Bowls Strategy and recommendations ensure a sustainable future for the sport of bowls, within a financially responsible model for the City of Melville.

Lawn Bowls in 2016 indicates a continuing decrease in competitive playing numbers both across the State and the City of Melville.

There is an oversupply of bowling greens in the City - seven greens would cater for the 680 pennant bowlers at City of Melville Clubs (i.e. without Bull Creek AFA Bowling Club).

Colocation of bowls clubs within sporting hubs is an increasing trend across Perth and is supported by the Department of Sport and Recreation.

Significant subsidies are provided to bowling clubs from the wider ratepayer base which is unsustainable in the long term.

Doing nothing would likely result in further declines in playing membership and place additional pressures on the sustainability and the future of individual clubs. This could result in a club or clubs dissolving.

Opportunity exists to establish two main bowling facilities in the City long term – Tompkins Park and Morris Buzacott Reserve with Tompkins Park being the priority.

Both Mount Pleasant and Melville Bowling Clubs should relocate (either as a merged club or collocated) to new bowling facilities at Tompkins Park sporting hub.

Opportunities exist to generate an income stream for the community to fund many worthwhile and community supported sport and recreation projects from this report.

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

At 8.20pm Cr Schuster left the meeting and returned at 8:23pm.

At 8.45pm Cr Woodall left the meeting and returned at 8:47pm.

At 8.52pm Mr T Cahoon left the meeting and returned at 8.54pm.

At 8.52pm Cr Schuster left the meeting and returned at 8:53pm.

**OFFICER RECOMMENDATION (8081)****APPROVAL**

At 8:33pm Cr Macphail moved, seconded Cr Phelan -

**That the Council;**

1. **agrees in principle, to the future direction for the sport of Bowls as identified in the City of Melville Lawn Bowls Strategy 2016 report.**  
[8081 Final Draft Report City of Melville Bowls Strategy 2016](#)
2. **endorses the model of future Bowls facilities forming part of a sporting hub that provides contemporary bowls facilities and shared amenities with other tenants to accommodate larger numbers of bowlers in fewer facilities throughout the City.**
3. **endorses as part of future long term strategic planning for Morris Buzacott Reserve, the option of colocation of Kardinya Bowling Club as a tenant of a sporting hub facility with capacity to grow with demand to provide the principle location for Bowls in the South of the City.**
4. **confirms that the Leeming Bowling Club remains at their current venue in its current configuration whilst it is part of a sustainable sporting hub.**
5. **directs the Chief Executive Officer to:**
  - a) **conduct planning for future Lawn Bowls facility provision within the City based on the future consolidated model that encourages and supports facility development at two central locations; Tompkins Park in the North and Morris Buzacott Reserve in the South of the City.**
  - b) **facilitate the Melville Bowling Club and Mount Pleasant Bowling Club to relocate to a new bowls facility at the expanded Tompkins Park Hub, either as two collocated clubs or amalgamated into one club.**
  - c) **investigate and report to the Council suitable future recreational uses of the existing Melville Bowling Club site for a possible financial contribution towards the redeveloped facilities at Tompkins Park and development of community sporting hubs.**

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

- d) investigate and report to the Council suitable future uses for the existing Mt Pleasant Bowling Club site for possible financial contribution towards the development of community sporting hubs and the local replacement of Public Open Space at the current location.
- e) progress and expedite the Tompkins Park Concept Plan with the view to engage with the community in August/September 2016.

**Reject and Replace Motion**

At 7:37pm Cr Pazolli moved and seconded Cr Wieland -

1. Delete the existing Officer's Recommendation for this agenda item CD16/8081; and,
2. Replace it with the following resolution:

1. The Council notes the findings in the Final Draft Report City of Melville Bowls Strategy 2016 and the information it contains on lawn bowls participation trends and the Bowls Clubs in the City of Melville;

2. Resolves to defer consideration of the Lawn Bowls Strategy to allow for further consultation with the Bowls Clubs in the City on the data and findings/conclusions contained in the Draft Strategy.

At 8:35pm the Mayor submitted the motion, which was declared

**LOST (5/7)**

<b>Vote Result Summary</b>	
Yes	5
No	7

<b>Vote Result Detailed</b>	
Cr Barling	Yes
Cr Barton	Yes
Cr O'Malley	Yes
Cr Pazolli	Yes
Cr Wieland	Yes
Cr Aubrey	No
Cr Foxtton	No
Cr Macphail	No
Cr Phelan	No
Cr Schuster	No
Cr Woodall	No
Mayor Aubrey	No

At 8:45pm Cr Woodall left the meeting and returned at 8:47pm.

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

**AMENDMENT 1**

**That the Council amend the Officer's Recommendation by deleting the existing Clause 4 and inserting a new Clause 4 as follows:**

**4. agrees that the Leeming Bowling Club:**

- a) remains at its current venue whilst it is part of a sustainable sporting hub;
- b) be permitted to replace, at its own cost, the current natural grass "Green C" with a synthetic surface; and
- c) notes the long term strategic planning for lawn bowls in the City of Melville, as identified in the *City of Melville Lawn Bowls strategy 2016* report, when considering infrastructure development on the site.

**With the agreement of the Proposer, Amendment 1 was included in Amendment 2**

**AMENDMENT 2**

At 8:36pm Cr Schuster moved, seconded Cr Woodall -

**That the Council amend the Officer's Recommendation in relation to Item CD 16/8081 as follows:**

**1. Delete Items 1, 5a, 5b and 5e of the existing Officer's Recommendation for this agenda item; and,**

**2. Replace item 1 with the following resolution:**

**"1. Notes the future direction for the sport of Bowls as identified in the City of Melville Lawn Bowls Strategy 2016 report 8081 Final Draft Report City of Melville Bowls Strategy 2016 and defers any decision on the location and number of bowls facilities until further investigation and consultation, regarding the location and number of facilities is undertaken and reported back to Council.**

**3. Replace item 4. With the following resolution**

**4. agrees that the Leeming Bowling Club:**

- a) remains at its current venue whilst it is part of a sustainable sporting hub;
- b) be permitted to replace, at its own cost, the current natural grass "Green C" with a synthetic surface; and
- c) notes the long term strategic planning for lawn bowls in the City of Melville, as identified in the *City of Melville Lawn Bowls strategy 2016* report, when considering infrastructure development on the site.

At 8.37pm the Mayor submitted the amendment which was declared

**CARRIED (8/4)**

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

**For:** Mayor Aubrey, Cr Aubrey, Cr Foxton, Cr Macphail, Cr O'Malley, Cr Phelan, Cr Schuster and Cr Woodall  
**Against:** Cr Barling, Cr Barton, Cr Pazolli and Cr Wieland

**REASONS:**

1. This draft strategy has obviously raised concerns, some in my view legitimate and others less so within the Bowls Clubs, about their future. The emphasis placed in the report on focusing on Executives in these Clubs in a way does not accurately reflect how voluntary organisations work (or the Club changing nature of the Strategy if implemented), and to my mind now that the strategy is in the public domain it is appropriate for the Clubs to be given some opportunity to review and comment –the Leeming and Kardinya Clubs are less impacted in this policy round as they stay as they are essentially whilst sustainable;
2. In particular I, and I am sure other Elected Members, have been advised by Clubs and some Club members, of what they consider to be data errors in the Strategy as presented, particularly matters that go the heart of future sustainability. I am not in a position to answer those queries at the moment and in my view these Clubs should be given the opportunity to test the assertions made about Lawn Bowls in the City and as a sport before the Council determines a final strategy;
3. Elected Members will be aware that the Council has passed several resolutions over the past 15 months which led to the Shirley Strickland Reserve concept plan being developed and consulted; the prospect of the Mount Pleasant Bowls Club moving to the Reserve, which gave the Club and its members the opportunity to advocate for such an outcome; and the potential sale of the MPBC land, in conjunction with the State Government, for an R20 residential subdivision to potentially fund recreation improvements in the City (including the Shirley Strickland Reserve upgrade);
4. Some Elected Members are potentially aware that the prospect of the MPBC relocating to Shirley Strickland Reserve was included in the draft consultation plans for the Reserve as recently as a meeting of peak sporting bodies (including Bowls WA) earlier this year (and for some time after that I believe) –for some reason it was deleted from the plan eventually presented for consultation, hence not allowing the Club and its members to advocate for a positive proposal, but instead having to advocate against a negative proposal which is a very different proposition; and,
5. In saying this all I have ever advocated for is for the Club to be able to present its relocation case and the Council to make its decision –there are no guarantees, but it seemed at the time to me that it presented the opportunity for relocation to a sporting hub and the potential release of some funds for recreation upgrades.

**Amendment 3**

At 8:52pm Cr Pazolli moved, seconded Cr Barton -

**That in item 5 c) after the word “site” the remaining words of that point be deleted; and in item 5 d) after the word “for”, “a possible financial contribution towards the development of community of supporting hubs and” be deleted.**

At 8.53pm the Mayor submitted the amendment, which was declared

**LOST (5/7)**

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

<b>Vote Result Summary</b>	
Yes	5
No	7

<b>Vote Result Detailed</b>	
Cr Barling	Yes
Cr Barton	Yes
Cr O'Malley	Yes
Cr Pazolli	Yes
Cr Wieland	Yes
Cr Woodall	No
Cr Aubrey	No
Cr Foxtton	No
Cr Macphail	No
Cr Phelan	No
Cr Schuster	No
Mayor Aubrey	No

**COUNCIL RESOLUTION (8081)**

**ADOPTION**

**That the Council;**

1. **Notes the future direction for the sport of Bowls as identified in the City of Melville Lawn Bowls Strategy 2016 report 8081 Final Draft Report City of Melville Bowls Strategy 2016 and defers any decision on the location and number of bowls facilities until further investigation and consultation, regarding the location and number of facilities is undertaken and reported back to Council.**
2. **endorses the model of future Bowls facilities forming part of a sporting hub that provides contemporary bowls facilities and shared amenities with other tenants to accommodate larger numbers of bowlers in fewer facilities throughout the City.**
3. **endorses as part of future long term strategic planning for Morris Buzacott Reserve, the option of colocation of Kardinya Bowling Club as a tenant of a sporting hub facility with capacity to grow with demand to provide the principle location for Bowls in the South of the City.**
4. **agrees that the Leeming Bowling Club:**
  - a) **remains at its current venue whilst it is part of a sustainable sporting hub;**
  - b) **be permitted to replace, at its own cost, the current natural grass "Green C" with a synthetic surface; and**
  - c) **notes the long term strategic planning for lawn bowls in the City of Melville, as identified in the *City of Melville Lawn Bowls strategy 2016* report, when considering infrastructure development on the site.**
5. **directs the Chief Executive Officer to:**

**CD16/8081 - CITY OF MELVILLE LAWN BOWLS STRATEGY (REC) (ATTACHMENT)**

- a) investigate and report to the Council suitable future recreational uses of the existing Melville Bowling Club site for a possible financial contribution towards the redeveloped facilities at Tompkins Park and development of community sporting hubs.
- b) investigate and report to the Council suitable future uses for the existing Mt Pleasant Bowling Club site for possible financial contribution towards the development of community sporting hubs and the local replacement of Public Open Space at the current location.

At 9.11pm the Mayor submitted the motion, which was declared

**CARRIED (8/4)**

**For:** Mayor Aubrey, Cr Aubrey, Cr Foxtan, Cr Macphail, Cr O'Malley Cr Phelan,  
Cr Schuster, Cr Woodall

**Against:** Cr Barling, Cr Barton, Cr Pazolli, Cr Wieland

At 9.11pm His Worship the Mayor adjourned the meeting.

At 9.20pm the meeting resumed.

At 9.20pm Cr Foxtan left the meeting.

**P16/3709 – REVIEW OF COUNCIL POLICY CP-078 RESIDENTIAL DEVELOPMENT (REC)  
(ATTACHMENT)**

Ward	: All
Category	: Policy
Application Number	: Not applicable
Property	: Not applicable
Proposal	: Review Of Council Policy CP-078 Residential Development
Applicant	: Not applicable
Owner	: Not applicable
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: P13/3438 - Review of CP-078 Residential Development – Ordinary Meeting of Council on 19 November 2013
Responsible Officer	: Peter Prendergast Manager Statutory Planning

**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 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 checked="" type="checkbox"/>	<b>Legislative</b>	<b><i>Includes adopting local laws, town planning schemes &amp; policies.</i></b>
<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/Committee to note.</i>

**P16/3709 – REVIEW OF COUNCIL POLICY CP-078 RESIDENTIAL DEVELOPMENT (REC)  
(ATTACHMENT)****KEY ISSUES / SUMMARY**

- The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) came into effect on 19 October 2015 and contain provisions to enable the Council to prepare, adopt and amend local planning policies.
- Council Policy CP-078 Residential Development (CP-078) was adopted in September 2011 and was subject to modification in November 2013.
- Further modifications are now proposed to improve the operation of the policy including:
  - a) Additional policy objective relating to vehicle access and on site parking;
  - b) Update the policy scope to refer to LPS6 and clarify operations;
  - c) Minor changes to definitions;
  - d) New deemed provision in Clause 1 providing an incentive to developers who provide access to all on-site car parking from the right of way;
  - e) Deemed provision C2.3 updated to ensure development on corner sites is designed to address both streets. Flexibility provided to achieve greater articulation to the secondary street;
  - f) New clause 3 – Garage width aimed at ensuring developments on narrow lots have a meaningful relationship with the street;
  - g) Front fencing requirements in Clause 4 Fences and Street Walls modified to be consistent with the R-Code provision while providing guidance in respect of fencing to rights of way, secondary streets and fence height;
  - h) New Clause 5 Sightlines, to enable limited obstructions within the truncation;
  - i) New deemed provisions on Clause 6 Boundary Walls to clarify the City's expectations regarding setbacks of boundary walls to the primary street and side boundaries.
- The modifications to CP-078 are likely to generate interest from landowners, and builders particularly in relation to the proposed garage width provisions. It is recommended that the Council adopt the modified CP-078 Policy for public consultation in accordance with Clause 4(1) (a) of Schedule 2 of the Regulations for a period of 21 days. Consultation will include letters to volume house builders active in the locality.
- The City will give notice of the proposed modifications to CP-078 in accordance with Clause 4(1) (b) of Schedule 2 of the Regulations.

**BACKGROUND**

CP-078 Residential Development (CP-078) was adopted by the Council in 2011 and was subject to amendment in 2013 to take into consideration modifications to State Planning Policy 3.1 - Residential Design Codes. A more recent review indicates further modifications to the policy are required.

**P16/3709 – REVIEW OF COUNCIL POLICY CP-078 RESIDENTIAL DEVELOPMENT (REC)  
(ATTACHMENT)****DETAIL**

Part 7 of the R-Codes allows Councils to adopt local planning policies which vary or replace portions of the Deemed to Comply standards of the R-Codes. This enables a local approach to be taken in relation to matters such as context and streetscape.

To this end the current policy embodies the City's approach in respect of the setback of buildings, the setback of garages and carports, street walls and fences, boundary walls and street trees. In order that the policy remains relevant, several changes have been identified which are considered will improve it. These include:

- a) Additional policy objective relating to vehicle access and on site parking;
- b) Update the policy scope to refer to LPS6 and clarify operations;
- c) Minor changes to definitions;
- d) New deemed provision in Clause 1 providing an incentive to provide access to all on-site car parking from the right of way;
- e) Deemed provision C2.3 updated to ensure development on corner sites are designed to address both streets. Flexibility provided to achieve greater articulation to the secondary street;
- f) New clause 3 – Garage width aimed at ensuring development on narrow lots is managed effectively;
- g) Front fencing requirements in Clause 4 modified to be consistent with the R-Code provision while providing guidance in respect of fencing to rights of way, secondary streets and fence height;
- h) New Clause 5 Sightlines, to enable restricted front fence development within truncation areas;
- i) New deemed provisions within Clause 6 to clarify the City's expectations regarding setbacks of boundary walls to the primary street and side boundaries.

These modifications are discussed in further detail below:

- a) Additional policy objective relating to vehicle access and on site parking;

The additional policy objective makes it clear that the City's intention is to reduce the impact of vehicle access and on site car parking on the streetscape. This sets the scene for further modifications discussed below.

- b) Update the policy scope to refer to LPS6 and clarify operations;
- c) Minor changes to definitions;

These minor changes ensure the policy is consistent with the current planning framework. The change also clarifies that the policy provisions are applicable to multiple dwellings where noted.

- d) New deemed provision in Clause 1 providing an incentive to provide access to all on-site car parking from the right of way;

**P16/3709 – REVIEW OF COUNCIL POLICY CP-078 RESIDENTIAL DEVELOPMENT (REC)  
(ATTACHMENT)**

One of the negative impacts of urban infill can be the proliferation of driveways and crossovers on a street, which reduces the space available for landscaping, and increases the quantity of hard, impermeable surfaces instead. The reduction of landscaped areas makes it more difficult for surface water to drain away naturally, and increases stormwater run off to the street network. A proliferation of driveways and crossovers also means that garages and carports dominate the streetscape.

The Deemed to Comply standards contained in Clause 5.3.5 of the R-Codes require access to on-site car parking to be provided in the following order of priority:

- from a right-of-way where available, or
- from a secondary street where there is no right of way, or from the primary street where the other options do not exist.

Note: The definition of right-of-way includes common property driveways.

While the Deemed-to-Comply standards require access to on-site car parking to be provided via the right-of-way, the City considers the streetscape can be further improved by ensuring on-site parking is provided towards the rear of the lot, opening up opportunities for habitable rooms to be provided facing the street. Where this occurs, it is proposed that the City permit the average front setback required by Table 1 and Clause 5.1.2 to be reduced by up to one metre.

- e) Deemed provision C2.3 updated to ensure development on corner sites are designed to address both streets. Flexibility provided to achieve greater articulation to the secondary street;

This updated clause makes it clear that development on corner lots should address both street frontages on all levels. The updated clause also gives applicants the opportunity to reduce the secondary street frontage in some areas while maintaining a substantial average side setback, resulting in greater articulation towards the secondary street.

- f) New clause 3 – Garage width aimed at ensuring development on narrow lots has a meaningful relationship with the street;

The Deemed-to-Comply standards contained in Clause 5.2.2 of the R-Codes aim to maximise the visual connection between the dwelling and the street and in doing so minimise the impact of garages on the streetscape. In order to achieve this aim the width of garage doors and associated structures is limited where the garage is located in front or within one metre of the building.

In April 2016, the Department of Planning released Planning Bulletin 112/2016 Medium Density House Development Standards, which contains provisions relating to garage door width on lots less than 12 metres wide. These provisions aim to minimise the impact of the garage and supporting structures on narrow lots, through the use of specific design features. The Planning Bulletin requires single or tandem garaging for lots with a frontage less than 10.5 metres. The Planning Bulletin does not provide guidance in respect of an appropriate garage width where the proposed dwelling is two storeys or greater in height. The policy provisions therefore modify the R-Codes provision in this respect.

**P16/3709 – REVIEW OF COUNCIL POLICY CP-078 RESIDENTIAL DEVELOPMENT (REC)  
(ATTACHMENT)**

The proposed policy provisions are designed to ensure that garage doors do not dominate the streetscape, an approach that is consistent with both the Planning Bulletin and the R-Codes.

- g) Front fencing requirements in Clause 4 is proposed to be modified to be consistent with the relevant R-Code provision while providing guidance in respect of fencing to rights of way, secondary streets and fence height;

CP-078 currently permits solid front fencing for outdoor living area located within the front setback area regardless of the road hierarchy or function. This is inconsistent with the Deemed-to-Comply standards of the R-Codes. In addition, due to infill development, it is increasingly common for outdoor living areas to be located within the front setback area. Allowing solid front fences to outdoor living areas as of right has the potential to have a negative impact on local streetscapes and is inconsistent with the R-Codes and Crime Prevention through Environmental Design (CPTED) principles. The revised policy reflects the R-Codes requirements by not allowing solid front fencing along the primary street.

The Deemed-to-Comply standards in Clause 5.2.4 and 6.2.2 of the R-Codes do not provide guidance in respect of fencing to the secondary street, or fence height. It is proposed to retain in this policy standards in respect of secondary street fencing, fence height and measurement.

Note: This clause is designed to apply to all residential development including multiple dwelling developments.

- h) New Clause 5 Sightlines, to enable restricted front fence development within the truncation;

Clause 5.2.5 of the R-Codes aims to ensure safe vehicle movement to and from residential properties by reducing obstructions within truncations. Urban infill, the need for security, and changing community expectations regarding the use of the primary setback area has resulted in requests for the enclosure of front setback areas without providing the unobstructed truncation area, as a design which does not provide for the truncation is seen to make most effective use of the space available. The proposed policy allows visually permeable fencing supported by a solid pier within the truncation area, consistent with the approach taken with other local governments in the metropolitan area. It is considered that the proposed changes to the policy will enable the enclosure of front setback areas without compromising the broader R Code objective of providing for safety for both drivers and pedestrians.

- i) New deemed provisions in Clause 6 to clarify the City's expectations regarding setbacks of boundary walls to the primary street and side boundaries.

The proposed boundary wall provisions clearly outline the City's expectations regarding the setback of boundary walls to the primary street and side boundaries. In order to maintain the open frontages and generous front setbacks associated with lower density areas such as R12.5 and R17.5, boundary walls are not permitted forward of the primary street set back specified in Table 1. For R20 and above there is an expectation that streetscapes are more varied and as such boundary walls may be constructed forward of the front setback line.

**P16/3709 – REVIEW OF COUNCIL POLICY CP-078 RESIDENTIAL DEVELOPMENT (REC)  
(ATTACHMENT)**

The definition of boundary wall incorporates walls setback between nil and 600mm from the side or rear boundary. This creates some confusion for stakeholders as in circumstances where a wall is setback more than 600mm and less than one metre from the side boundary it is assessed as a variation to the Deemed-to-Comply standards requiring the lodgement of an application for planning approval. Requiring a wall to be moved closer to the boundary to ensure it complies with a definition is counterintuitive and does not result in an improved development outcome.

To provide greater clarity regarding the setback of boundary walls it is proposed to modify the definition of a boundary wall to mean a wall on or less than 1.0 metre from the side or rear boundary.

**[3709 CP-078 – Residential Development \(with tracked changes\)](#)****STAKEHOLDER ENGAGEMENT****I. COMMUNITY**

The Regulations came into effect on 19 October 2015. Clause 5 of Schedule 2 of the Regulations contains requirements for amending a local planning policy. In accordance with Sub-Clause 5(1) the local government should advertise the changes to the local planning policy in the same manner as it would for a new policy, described in Clause 4, unless the modifications are considered minor. In this instance the City considers the modifications are significant enough to warrant formal advertising.

**II. OTHER AGENCIES / CONSULTANTS**

Clause 4(1)(a)(iii) of Schedule 2 of the Regulations requires that the Council give notice to the Western Australian Planning Commission (WAPC) if it is of the opinion that the policy is inconsistent with any State Planning Policy. The City considers that the WAPC needs to be given notice in this instance as the policy proposes to modify the standard definition of boundary walls.

**STATUTORY AND LEGAL IMPLICATIONS**

The application of planning policies provides a sound basis for planning decisions and improves the validity of decisions when they are used in determining applications. Provided a policy is soundly based, it has similar status to scheme provisions when a decision made by a decision maker on a development application is under review in the State Administrative Tribunal.

The amendments to the policy that are the subject of this report will improve the overall operations of the policy.

**P16/3709 – REVIEW OF COUNCIL POLICY CP-078 RESIDENTIAL DEVELOPMENT (REC)  
(ATTACHMENT)****FINANCIAL IMPLICATIONS**

There are no financial implications which result from this report other than advertising costs for consultation and adoption purposes.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are no strategic, risk and environmental management implications for the City which result from this report.

**POLICY IMPLICATIONS**

CP- 078 enables a consistent approach by the City ensuring new development is consistent with or enhances the desired streetscape.

**COMMENT**

The R-Codes allow for this type of policy to be adopted by Councils in order to better control desired streetscapes taking into account local circumstances. The proposed modifications are considered to be sufficiently flexible to allow development to occur and sufficiently robust to ensure development achieves the City's desired outcomes.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

The Council has the ability to undertake modifications to the existing policy. Any modifications may require public consultation to be undertaken pursuant to Clause 4 of the Regulations.

**CONCLUSION**

The proposed modifications will improve the overall operations of the policy and therefore the overall quality of streetscapes across the City.

The modifications to CP-078 are likely to generate interest from landowners, and builders particularly in relation to the proposed garage width provisions.

It is recommended that the Council adopt the modified CP-078 policy for public consultation in accordance with Clause 4(1) (a) of Schedule 2 of the Regulations for a period of 21 days. Consultation will include letters to builders active in the locality.

**P16/3709 – REVIEW OF COUNCIL POLICY CP-078 RESIDENTIAL DEVELOPMENT (REC)  
(ATTACHMENT)****OFFICER RECOMMENDATION (3709)****ADOPTION**

At 9:21pm Cr Aubrey moved, seconded Cr Phelan -

**That the Council:**

- 1. Resolves pursuant to Clause 4 and 5, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* to endorse the revised Council Policy CP-085 for purposes of public consultation for a period of not less than 21 calendar days.  
3709 CP-078 – Residential Development (with tracked changes)**
- 2. Authorises the final adoption of CP-078 by the Chief Executive Officer where there are no submissions in objection received in response to the consultation undertaken.**

**AMENDMENT**

At 9:22pm Cr Wieland moved,

**That the Council amend the Officers Recommendations by removing: C2.2 For front loaded single storey dwellings on street frontage less than 10.5m or not compliant with above require single or tandem garage.**

**Replace with: C2.2 For front loaded single storey dwellings on street frontage less than 10.5m are required to provide a minimum of 2 off street car parking spaces and where a garage is to be considered, this garage to accommodate the proposed off street car spaces side by side.**

The Amendment was withdrawn

**COUNCIL RESOLUTION (3709)****ADOPTION**

**That the Council:**

- 1. Resolves pursuant to Clause 4 and 5, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* to endorse the revised Council Policy CP-085 for purposes of public consultation for a period of not less than 21 calendar days.  
3709 CP-078 – Residential Development (with tracked changes)**
- 2. Authorises the final adoption of CP-078 by the Chief Executive Officer where there are no submissions in objection received in response to the consultation undertaken.**

At 9:28pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (11/0)**

**P16/3711 – REVIEW OF COUNCIL POLICY 056: PLANNING PROCESS AND DECISION MAKING (REC) (ATTACHMENT)**

Ward	: All
Category	: Policy
Application Number	: Not applicable
Property	: Not applicable
Proposal	: Review of Council Policy CP56 – Planning Process and Decision Making
Applicant	: Not applicable
Owner	: Not applicable
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: P15/3658 - Review of CP-056 Planning Process and Decision Making – Ordinary Meeting of Council on 15 September 2015; and P16/3693 Review of CP-056 Planning Process and Decision Making – Ordinary Meeting of Council 15 March 2016
Responsible Officer	: Peter Prendergast Manager Statutory Planning

**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 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 checked="" type="checkbox"/>	<b>Legislative</b>	<b><i>Includes adopting local laws, town planning schemes &amp; policies.</i></b>
<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/Committee to note.</i>

**P16/3711 – REVIEW OF COUNCIL POLICY 056: PLANNING PROCESS AND DECISION MAKING (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- Council Policy CP-056 was last reviewed by the Council at its Ordinary Meeting held on 15 March 2016.
- The key changes to the Policy endorsed at that time related to the *Planning and Development (Local Planning Schemes) Regulations* which were introduced in October 2015, and the need that the Council Policy align with the provisions of those Regulations.
- In addition changes were introduced in respect of the informal notification of planning applications that will be determined by the Metropolitan Joint Development Assessment Panel (JDAP).
- It is now proposed to simplify the requirements for informal notification advocated by clause 1.8 of the Policy.
- The proposed modifications are considered to be minor in nature, and formal consultation is not required pursuant to Clause 5 of the Regulations.
- It is recommended that the Council adopt the revised and updated Council Policy as presented.

**BACKGROUND**

The Council at its Ordinary Meeting of 15 March 2016 considered a number of amendments to CP-056: Planning Process and Decision Making. The amendments endorsed by the Council at that time related to the need to align the provisions of the Council policy with the *Planning and Development (Local Planning Schemes) Regulations*, as well as the inclusion of requirements for informal notification in respect of applications that are determined by the JDAP.

It is now proposed that the informal notification requirements advocated by Part 1.8 of the Council Policy be streamlined to provide, at the discretion of the City, the opportunity for such notification in respect of any major development proposal, irrespective of its location, and irrespective of who the decision maker is.

**DETAIL**

Council Policy 056 Planning Process and Decision Making enables a consistent approach by the City in relation to the assessment and public advertising of development applications and other planning processes.

Clause 1.8 of CP-056 outlines the circumstances under which the City will undertake informal notification. It is proposed to modify this section of the policy to ensure major development applications may be the subject of informal notification where formal consultation is not required.

**P16/3711 – REVIEW OF COUNCIL POLICY 056: PLANNING PROCESS AND DECISION MAKING (REC) (ATTACHMENT)**

The proposed policy change acknowledges there is significant community interest in development outcomes across the City, and provides a platform for transparency in respect of that community interest.

**[3711 CP 056 Planning Process and Decision Making \(with changes\)](#)****STAKEHOLDER ENGAGEMENT****I. COMMUNITY**

The *Regulations* came into effect on 19 October 2015. Clause 5 of Schedule 2 of the Regulations contains requirements for amending a local planning policy. In accordance with Sub-Clause 5(1) the local government should advertise the changes to the local planning policy in the same manner as it would for a new policy, described in Clause 4, unless the modifications are considered minor. In this instance it is considered that the modifications are minor and formal advertising is not required.

**II. OTHER AGENCIES / CONSULTANTS**

Clause 4(4) of Schedule 2 of the Regulations requires that the Council advises the Western Australian Planning Commission (WAPC) if it is of the opinion that the policy is inconsistent with any State Planning Policy. As there is no such inconsistency in this case, the WAPC need not be informed.

**STATUTORY AND LEGAL IMPLICATIONS**

The application of planning policies provides a basis for planning decisions and improves the validity of decisions when they are used in determining applications. Provided a policy is soundly based, it has similar status to scheme provisions when a decision made by a decision maker on a development application is under review in the State Administrative Tribunal (SAT).

The amendments to the policy that are the subject of this report enable the City to inform the community when a major new development is proposed.

**FINANCIAL IMPLICATIONS**

Should the policy be adopted this will increase costs associated with the new informing provisions contained therein.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are number of strategic risks associated with the suggested change in policy as follows:

**P16/3711 – REVIEW OF COUNCIL POLICY 056: PLANNING PROCESS AND DECISION MAKING (REC) (ATTACHMENT)**

<b>Risk Statement</b>	<b>Level of Risk</b>	<b>Risk Mitigation Strategy</b>
Raised community expectations that there is an ability to object or provide feedback through the informal notification process.	Moderate consequences which are possible resulting in <b>Medium</b> level of risk	Ensure correspondence and/or information provided from the City sets expectations at the appropriate level.
Potential compromise to the ability of the decision maker to meet statutory processing targets.	Minor consequences which are likely, resulting in a <b>Medium</b> level of risk	Ensure informal notification is undertaken in a timely manner as part of and within the DA process.

**POLICY IMPLICATIONS**

Council Policy 056 Planning Process and Decision Making enables a consistent approach by the City in relation to the assessment and public advertising of development applications and other planning processes.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

The Council may determine that the proposed amendments to the policy are not endorsed, in which case the policy will remain as is. This may mean that the policy does not accurately reflect the City's preferred practice in respect of informal notification.

**COMMENT**

Council Policy 056 Planning Process and Decision Making ensures that a consistent approach is taken to the assessment and advertising of various types of planning applications. For applications which do not require formal consultation, the proposed changes to the policy to streamline the informal notification process will ensure heightened awareness of major development proposals within the local community.

**CONCLUSION**

The proposed modifications are consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015*. In addition the proposed modifications take into account the relevant provisions of LPS6 which was gazetted on 27 May 2016. The proposed modifications also provide further detail with regard to the process the City undertakes for applications for review under consideration by the SAT.

**P16/3711 – REVIEW OF COUNCIL POLICY 056: PLANNING PROCESS AND DECISION MAKING (REC) (ATTACHMENT)**

It is recommended that the Council resolve to adopt the revised policy without consultation in accordance with Clause 5 of the Regulations.

**OFFICER RECOMMENDATION (3711)****ADOPTION**

At 9:28pm Cr Phelan moved, seconded Cr Aubrey -

**That the Council pursuant to Clause 4, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* adopts the revised Council Policy CP-056 Planning Process and Decision Making.  
3711 CP 056 Planning Process and Decision Making (with changes)**

**AMENDMENT**

At 9:31pm Cr Schuster moved, seconded Cr Barling -

**That the Council amend the Recommendation in the proposed revised Policy 056 by:**

1. **At the end of what will be the first paragraph on page 10 of the marked up policy in Section 1.8 (Informal Notification) which ends with the words “--- of the City, be followed.” a new sentence be added as follows “Where a proposal is being considered for the first time (ie it is not an amendment to a development previously approved by the Council or the JDAP), the placement of an information sign on the site will be a requirement (ie not subject to discretion)”;**
2. **Adding a new Definition under “Definitions” on page 1 of the policy as follows: “Major Development – For the purposes of this policy Major Development is defined as:**
  - (i) **10 or more grouped or multiple dwellings, and/or,**
  - (ii) **2,000 m<sup>2</sup> or more of commercial floor space.**
    - **An Amendment to a previous planning approval, including a Form 2 JDAP application, is not classed as a major development;**
3. **In the first sentence of Clause 1.8 add the word “major” before “development applications” and after “development applications”, add the words in brackets “(refer to definition of major development in this policy)”;** and,
4. **In the second paragraph of Clause 1.8, after the sentence ending in “applicant.”, add the following sentence: “In some circumstances notification via letter to owners/occupiers will be provided.”**

At 9:42pm the Mayor submitted the amendment which was declared

**CARRIED (10/1)**

**For:** Mayor Aubrey, Cr Aubrey, Cr Barling, Cr Barton, Cr Macphail, Cr O’Malley, Cr Pazolli, Cr Phelan, Cr Schuster and Cr Wieland

**Against:** Cr Woodall

**P16/3711 – REVIEW OF COUNCIL POLICY 056: PLANNING PROCESS AND DECISION MAKING (REC) (ATTACHMENT)****REASONS:**

The amendment was put forward because of the need for new JDAP proposals to have information signs of the kind suggested, and the requirement for a first submission should be not subject to discretion. If approved proposals are referred back to the JDAP for consideration, having been subject to the public information process initially.

The basic idea is to ensure the community is aware of JDAP proposals that do not need formal consultation, but by definition are larger developments, so interested people could consider them and submit to JDAP by way of a deputation if they wished, while not raising expectations of formal consultation.

**COUNCIL RESOLUTION (3711)****ADOPTION**

**That the Council pursuant to Clause 4, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* adopts the revised Council Policy CP-056 Planning Process and Decision Making.**

**[3711 CP 056 Planning Process and Decision Making \(with changes\)](#)**

**and the Recommendation in the proposed revised Policy 056 be amended by:**

- 1. At the end of what will be the first paragraph on page 10 of the marked up policy in Section 1.8 (Informal Notification) which ends with the words “--- of the City, be followed.” a new sentence be added as follows “Where a proposal is being considered for the first time (ie it is not an amendment to a development previously approved by the Council or the JDAP), the placement of an information sign on the site will be a requirement (ie not subject to discretion)”;**
- 2. Adding a new Definition under “Definitions” on page 1 of the policy as follows: “Major Development – For the purposes of this policy Major Development is defined as:**
  - (iii) 10 or more grouped or multiple dwellings, and/or,**
  - (iv) 2,000 m<sup>2</sup> or more of commercial floor space.**
    - An Amendment to a previous planning approval, including a Form 2 JDAP application, is not classed as a major development;**
- 3. In the first sentence of Clause 1.8 add the word “major” before “development applications” and after “development applications”, add the words in brackets “(refer to definition of major development in this policy)”;** and,
- 4. In the second paragraph of Clause 1.8, after the sentence ending in “applicant.”, add the following sentence: “In some circumstances notification via letter to owners/occupiers will be provided.”**

At 9:43 pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (11/0)**

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE  
ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**

Disclosure of Interest

Item No.	P16/3712
Member	Cr G Wieland
Type of Interest	Proximity
Nature of Interest	Proximity
Request	Leave
Decision of the Council	Not Applicable

Ward	: Bicton/Attadale Palmyra/Melville/Willagee
Category	: Policy
Application Number	: Not Applicable
Property	: Various
Proposal	: Public advertising of the draft Melville District Centre Activity Centre Plan
Applicant	: City of Melville
Owner	: Various
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: Not Applicable
Responsible Officer	: Gavin Ponton Manager Strategic Urban Planning

**AUTHORITY / DISCRETION**

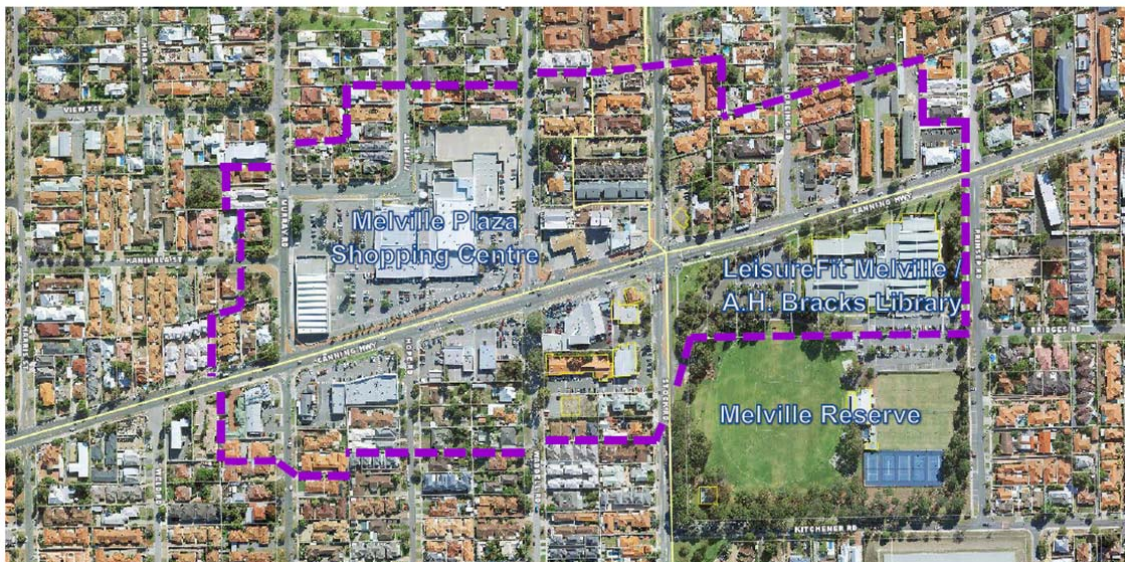
**DEFINITION**

<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 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 checked="" type="checkbox"/>	<b>Legislative</b>	<b><i>Includes adopting local laws, town planning schemes &amp; policies.</i></b>
<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/Committee to note.</i>

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**

**KEY ISSUES / SUMMARY**

- The City's Local Planning Strategy seeks to concentrate population growth and development in activity centres and along public transport routes, which allows suburban areas to remain similar or the same as they are now.
- The Western Australian Planning Commission's (WAPC) *State Planning Policy 4.2: Activity Centres for Perth and Peel* (SPP 4.2) requires that activity centre plans be prepared for all 'District Centres' (as this centre is designated in SPP 4.2)
- An 'Activity Centre Plan' is very similar to a structure plan. Structure Plans have previously been prepared for other key activity centres in the City including Canning Bridge, Murdoch, Melville City Centre and the Riseley Centre. The Melville District Centre is one of six strategically important 'District Centres' in the City that are a prime focus for population growth and redevelopment.
- The Melville District Centre Activity Centre Plan (the plan) will be the principal planning document for this activity centre. It is a proactive, future-focussed plan that will help guide redevelopment to deliver a vibrant, mixed use activity centre. New development is encouraged in the centre, but it must improve the look and feel of the area.
- The City plays two roles in the area, which must be separated, which are:
  1. Planning authority in preparing and endorsing an Activity Centre Plan. The Western Australian Planning Commission (WAPC) determines the plan at the end of the process.
  2. Landowner of six freehold properties. The Plan treats the City as it would any other landowner in the area based on orderly and proper planning principles.
- The Council is requested to authorise public advertising of the draft Plan and the initiation of the accompanying town planning scheme amendment.



**Legend**

- - - Proposed Activity Centre Plan Boundary

**Notes**

- The Activity Centre Plan Boundary defines the area where the plan will apply. Lots outside the boundary will not be directly affected by the plan.
- The boundary can be refined if required based on feedback from the community

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE  
ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)****BACKGROUND**

The City's Local Planning Strategy seeks to concentrate population growth and development in activity centres and along public transport routes, which allows suburban areas to remain similar or the same as they are now. The Melville District Centre is one of six strategically important 'District Centres' in the City that are a prime focus for population growth and redevelopment.

Background analysis work was completed for the centre in 2013 and 2014, including an opportunities and constraints analysis, initial visioning and stakeholder surveys. A Concept Plan was prepared for the centre by Rowe Group, which helped inform the planning for this project.

This plan is required for the following reasons:

- The Melville District Centre is an important activity centre that is expected to accommodate around 350 additional dwellings by 2031
- The existing planning framework does not provide a vision for the centre, detailed planning controls nor the necessary incentives for landowners to redevelop sites
- The WAPC's SPP 4.2 policy requires that activity centre plans be prepared for all centres that are classified as 'District Centres' and above in the activity centre hierarchy.

**Scheme Provisions**

MRS Zoning	: Urban
LPS6 Zoning	: Various
R-Code	: Various
Use Type	: N/A
Use Class	: N/A

**Site Details**

Lot Area	: N/A
Street Tree(s)	: N/A
Street Furniture (drainage pits etc)	: N/A
Site Details	: N/A

**DETAIL****[3712 Attach 1 Draft Melville District Centre Activity Centre Plan](#)**

The purpose of the Activity Centre Plan is to establish clear town planning requirements for the development of private land based on the specific context of the activity centre. New development is encouraged in the centre, but it must improve the look and feel of the area and contribute to creating a vibrant, mixed use place.

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE  
ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**Objectives of the Plan

The objectives for the Melville District Activity Centre Plan are to:

1. Facilitate a more sustainable urban form and environmentally sustainable development
2. Improve the 'look and feel' of the activity centre
3. Promote high quality, larger-scaled development along a key public transport route
4. Limit building heights in the Mixed Use and Residential zones to provide a measured transition from the core of the centre to surrounding residential areas
5. Allow intensive redevelopment of sites within the specified built form controls
6. Encourage walking, cycling and public transport use
7. Develop a new 'main street' environment over time along Waddell Road north of Canning Highway
8. Better connect and integrate the major land uses in the centre
9. Facilitate local employment and business opportunities
10. Provide certainty to encourage investment.

Activity Centre Plan Area

The area for the plan is shown in the map above. The boundary for the activity centre west of Stock Road is largely based on the existing zonings of Centre C3 and Mixed Use in Local Planning Scheme 6 (LPS6). The centre is proposed to be extended along Canning Highway east of Stock Road to incorporate some existing non-residential development and existing old-style, higher density residential. The proposed centre boundary is considered appropriate in this context, but will be the subject of community consultation as part of the public advertising of the plan.

Features of the Plan

LPS6 and the City's policies will apply to development in the area unless specifically varied by this draft Plan. The main changes to the existing policy framework have been proposed to achieve specific design outcomes, e.g. high quality building facades.

The main features of the draft plan are:

- Carefully managing building heights to reduce from the middle to the edge of the activity centre. This will help provide a buffer between more intensive development in the middle of the centre and surrounding residential areas.
- Encouraging landmark buildings in central areas to help define the centre and stimulate redevelopment of underutilised sites
- A heavy focus on improving the design of buildings and their interaction with and activation of surrounding streets
- Improving streetscapes and public spaces
- Developing a new 'main street' environment over time along Waddell Road north of Canning Highway
- Encouraging local business and promoting local employment opportunities.

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**

Zoning

The current zoning in LPS6 and the proposed zoning is show in Attachment 2. The intent of the proposed zones are summarised below.

Zone in LPS6	Density Coding	Character Statement
Centre C2	R-AC0 This coding means that the development requirements are generally as per the Activity Centre Plan	The mixed use core of the activity centre. Retail and commercial uses are envisaged on the ground floor, with residential and office uses on the upper floors.
Mixed Use	R-AC3 This coding means that the development requirements are as per the Residential Design Codes and the Activity Centre Plan	Provides a transition area between the core of the activity centre and surrounding medium density residential areas. Residential and compatible commercial uses are promoted. Unsuitable commercial uses such as Shops, Restaurant/Cafes, Liquor Stores, Small Bars and Taverns are not permitted in this zone.
Residential	R60 Development is as per the Residential Design Codes	Provides for medium density residential close to the Canning Highway public transport corridor.
Public Open Space	N/A Development is as per the reserve requirements of LPS6	Provides for local and district recreational and sporting uses.

The Centre C2 zone is the main commercial/mixed use area and the Mixed Use zone provides for higher residential densities in the immediate catchment area of the activity centre. The Mixed Use zone also provides an area of transition between the core of the centre and surrounding medium density residential, particularly in relation to building height and scale.

Building Heights

[3712 Attach 2 Melville District Centre Activity Centre Plan Building Heights](#)

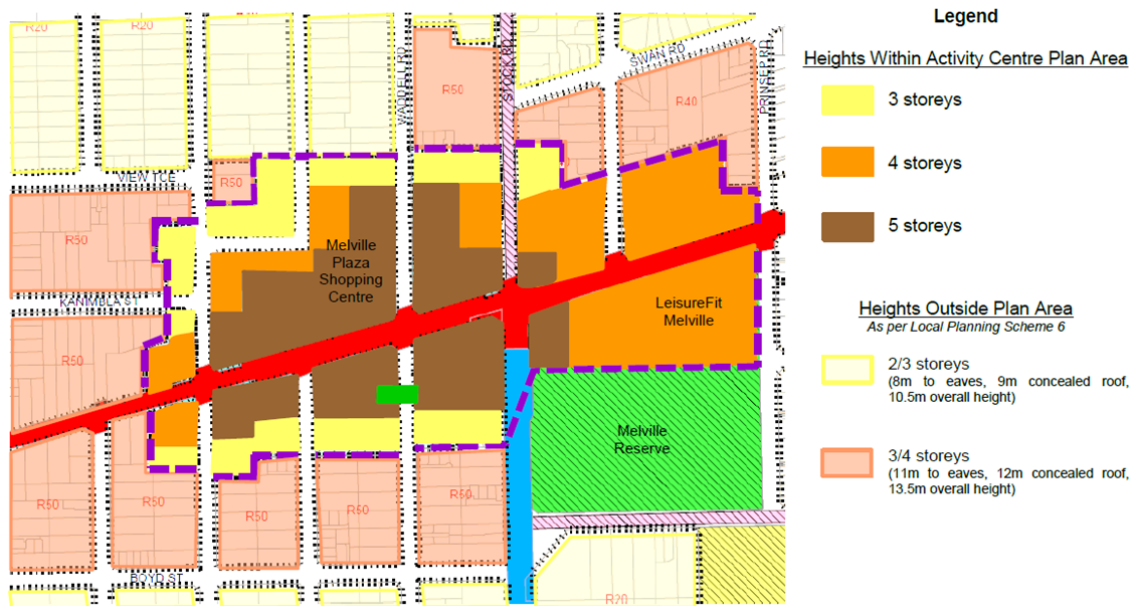
The plan proposes to carefully manage building heights to reduce from the middle to the edge of the centre. This will help provide a buffer between more intensive development in the middle of the centre and surrounding residential areas.

The building heights proposed in the plan generally reflect what is already possible to build in LPS6 and are essentially equivalent to the surrounding buildings heights outside the centre as currently permitted in LPS6.

**Proposed Building Heights in the Activity Centre and Outside the Activity Centre**

Also refer to pages 23 and 24 of the Plan for more information.

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE  
ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**



Building heights are proposed to be controlled by regulating storeys rather than a maximum height in metres. The plan specifies building heights of between three storeys (for 'buffer' areas adjoining residential areas outside the centre), four storeys for lots on the eastern and western edges of the centre and along Fifth Street/Murray Road and five storeys in the core.

Additional building height beyond five storeys may be appropriate in the Centre C2 zone. If additional building height is proposed in the Centre C2 zone, section 4.5 of Part One states that the applicant must provide community benefit in proportion to the additional development being proposed by achieving one or more of the community benefits specified in clause 4.5.25. The maximum additional building height permitted is two storeys.

This approach may allow for additional building height beyond that already allowed in LPS6 in return for providing community benefits. The approach provides information and clarity to applicants, decision makers and the community on the circumstances in which the City would consider additional building height. This approach is also being successfully used in the Canning Bridge Activity Centre Plan.

Additional building height will generally not be supported in the Mixed Use or Residential zones.

Meeting WAPC Dwelling Targets

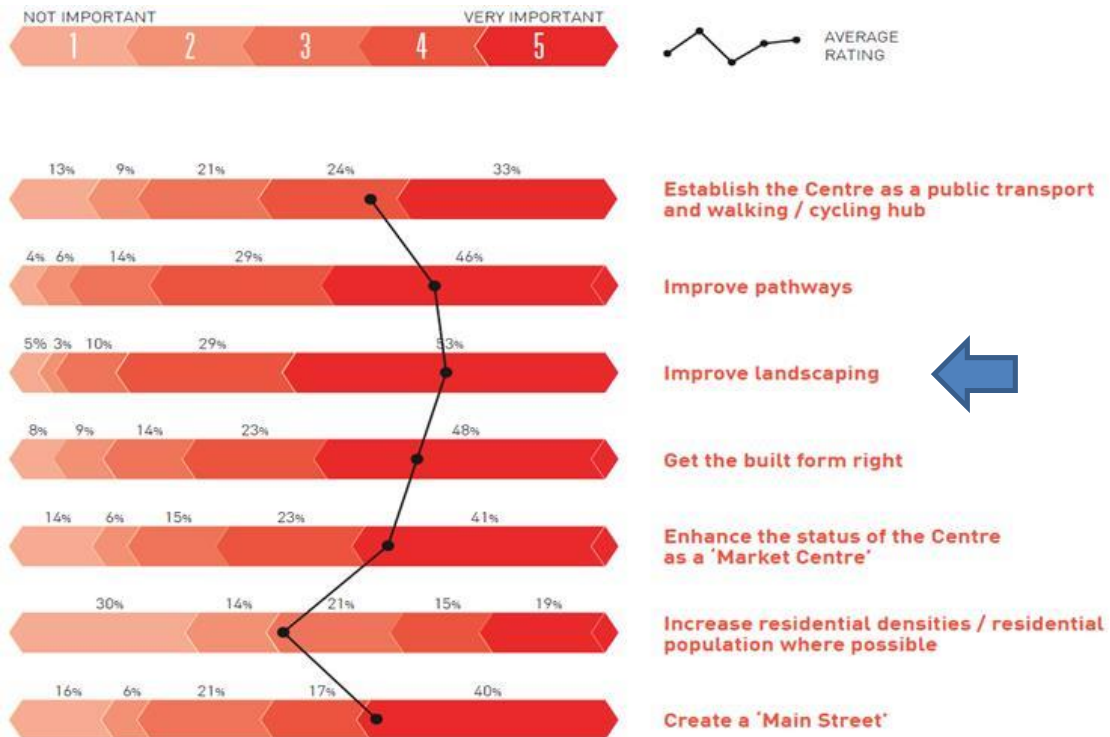
The plan estimates a total of 550 dwellings will be in the centre by 2031, which would be an additional 354 dwellings over 15 years (an average of 24 new dwellings per year). The plan aims to achieve 31 dwellings per gross hectare by 2031, which slightly exceeds the desirable target of 30 dwellings per hectare listed for District Centres in the WAPC's *State Planning Policy 4.2: Activity Centres for Perth and Peel*. This outcome would deliver on the expectations of *Directions 2031 and Beyond* and the City's Local Planning Strategy.

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**

Streetscapes and Landscaping

The core of the activity centre is quite a harsh environment, with little shade or quality landscaping and few mature trees. This issue was also very evident in the feedback from the community in the previous community engagement on planning for the centre.

**Community Feedback on How to Improve the Centre in the 2014 draft Concept Plan**



The plan recommends that the City prepare a streetscape upgrade plan and that landscaping be required on private land. Upgrades to streetscapes and the public realm by the City would provide a tangible signal to landowners that there is a high level of commitment to facilitating the development of the activity centre. Residential density and high quality development is often attracted to places following physical streetscape or infrastructure improvements.

Promoting sustainable transport choices (walking, cycling and public transport) would significantly assist the centre to become more economically sustainable and develop to its full potential. A report prepared by the Heart Foundation titled *Good for Business\$: the benefits of making streets more walking and cycling friendly*, states that:

*“High quality pedestrian and cycling conditions are absolutely integral to retail and business success in activity centres. There is a strong business case for improving walking and cycling conditions. Streetscape enhancement adds value to an area: this is associated with higher rents or the attraction of new tenants/ businesses. The reputation of certain areas and the businesses that are resident in them is based on the quality of the public realm.*

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE  
ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**

*There is evidence that improving walking and cycling environments raises property values by statistically significant amounts.*

Traffic and Parking

The transport statistics for the area highlight some important differences between the study area and the rest of the City of Melville (CoM) and Perth metropolitan area, including:

- A higher proportion of households have no car (subject area = 10% / all CoM = 6%)
- A higher proportion of households have one car (subject area = 54% / all CoM = 32%)
- A lower proportion of households have two cars or more (subject area = 36% / all CoM = 59%)

The WAPC's Activity Centres Policy states the following from a regional transport perspective:

*"An activity centre has the capacity to reduce the overall amount of car travel if it is conveniently accessible by high frequency public transport and the regional road network (for distribution and servicing). A centre's location in relation to strategic transport routes will dictate ease of access, how people arrive, and even influence user perception of place."*

The centre is appropriately located on Canning Highway, which is a Primary Regional Road connecting the centre with other important centres. Stock Road provides a direct route to the southern suburbs. The Activity Centres Policy states that centres are best located along or visible from arterial roads.

The activity centre plan does not significantly increase the development potential of the centre, but rather imposes additional design requirements and makes development more economically viable. The potential 50% increase in commercial floorspace (from approximately 14,000m<sup>2</sup> to 21,000m<sup>2</sup>) is relatively minor in the Perth metropolitan context and the potential 354 new dwellings in the centre by 2031 could be accommodated under the existing zoning and height provisions for the centre in LPS6. No changes to the regional or local traffic network are required nor recommended as a result of the plan.

An independent consultant has prepared a Traffic Implications Report for the plan, which also finds no major traffic issues will result from the future development of the activity centre.

Benefits of the Plan

The key benefits of the plan are:

- Involving landowners, businesses, visitors and residents in planning for the future
- Providing a catalyst for positive change. Few things change without some kind of trigger event
- Delivering on the expectations of the WAPC's *Directions 2031 and Beyond* strategy
- Providing certainty to enable investment decisions to be made with reasonable confidence
- Improving the look and feel of the centre to create a place that people are proud of.

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**

Scheme Amendment

[3712 Attach 3 Current and Proposed Zoning](#)

The Activity Centre Plan will provide the design and development requirements, but does not automatically rezone the centre in accordance with the Plan. An amendment to LPS6 is required to do this. The proposed amendment will rezone the area as per the draft Plan and make minor textual updates to LPS6 to help implement the Plan. The Amendment is referred to as Amendment 3 as Amendments 1 and 2 are being prepared and will be the subject of a separate future report to Council.

**STAKEHOLDER ENGAGEMENT**

Advertising Required: Yes

**I. COMMUNITY**

The goals of the community consultation phase are as follows:

<b>Inform</b>	Let people know what is happening, what the research found and how they can get involved
<b>Consult</b>	Present the draft Plan and scheme amendment to stakeholders and the community and ask for feedback and improvements

LPS6 and the *Planning and Development (Local Planning Schemes) Regulations* require activity centre plans to be advertised for not less than 14 days and not more than 28 days. It is proposed to publicly advertise the draft plan for 28 days to provide opportunity for stakeholder and community comments on the plan.

The amendment to LPS6 is a 'standard' amendment and therefore is required to be advertised for 42 days as per LPS6 and the *Planning and Development (Local Planning Schemes) Regulations*.

It is preferable to advertise both the draft Plan and amendment at the same time so that the community has all the relevant information and the ability to influence both documents. A Stakeholder Engagement and Communications Plan has been prepared. The public advertising phase will include:

- Letters to all landowners and residents in the activity centre plan area and within 400 metres of the activity centre boundary, which would include a map and other relevant information
- Information and an invitation to comment on the City's website and Melville Talks
- Information at the Planning and Building Counter and A.H. Bracks Library
- Email to people registered on the project update database
- 'About Melville' advertorial, media release and social media promotion
- Flyers dropped off to local businesses
- Two pop-up information sessions, proposed for the Melville Plaza Shopping Centre and A.H. Bracks Library.

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**

**II. OTHER AGENCIES / CONSULTANTS**

Correspondence will be sent to all relevant agencies.

**STATUTORY AND LEGAL IMPLICATIONS**

The process undertaken will be as per LPS6 and the Planning and Development (Local Planning Schemes) Regulations.

**FINANCIAL IMPLICATIONS**

The proposed activity centre plan, if adopted, will require the consideration by the City of potential options for funding streetscape improvements.  
The costs associated with advertising and informing the community.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are not considered to be any environmental management implications. The major identified strategic risks are summarised below.

<b>Risk Statement</b>	<b>Level of Risk</b>	<b>Risk Mitigation Strategy</b>
Residents or landowners don't want anything to change (for example - building heights)	Moderate consequences which are possible, resulting in a <b>Medium</b> level of risk	Explain what is possible to be developed currently under LPS6 and that the plan does not propose major changes
Landowners or developers want more development potential for their land	Minor consequences which are likely, resulting in a <b>Medium</b> level of risk	Explain that a reasonable balance needs to be found and that the centre is not appropriate for significant development

**POLICY IMPLICATIONS**

The Plan will be the principal planning document for this activity centre.

**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

There are a number of alternate options available for the Council to consider which are summarised below.

<b>Alternate Option</b>	<b>Implication</b>
Request that changes be made to the draft Plan prior to public advertising.	Changes can be made via a resolution of the Council. It is considered community feedback will help inform any potential changes or updates to the draft Plan.
Do not support public advertising of the draft Plan.	The project will not proceed. It is considered that this is an important project as there is currently no detailed, place-specific plan to guide development in this centre.

**CONCLUSION**

The Activity Centre Plan will provide specific planning and design guidance for new development in the centre. It can provide a catalyst for positive change and encourage investment in the centre.

The proposed Amendment 3 to LPS6 will help implement the Plan and will be publicly advertised in conjunction with the draft Plan.

It is recommended that the draft Plan and Scheme Amendment 3 be publicly advertised and a report to referred to the Council at the conclusion of the advertising process.

The WAPC is responsible for determining both the Plan and the scheme amendment following the Council's decision.

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**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE  
ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)****OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (3712) APPROVAL****That the Council:**

1. Authorises public advertising of the draft Melville District Centre Activity Centre Plan to allow for public comments to be received and considered.
2. In pursuance of Section 75 of the *Planning and Development Act 2005*, wishes to initiate Scheme Amendment No. 3 to Local Planning Scheme No. 6 as follows:
  - a. Rezone all the lots in the Melville District Centre Activity Centre Plan area in accordance with the proposed scheme amendment map, including:
    - i. Rezone the Centre C3 R80 area to Centre C2 R-AC0
    - ii. Rezone the Mixed Use R50 area to Mixed Use R-AC3
    - iii. Rezone the following lots from Mixed Use R50 to Centre C2 R-AC0:
      1. Lot 1, No. 374 and 374a Canning Highway, Bicton
      2. Lot 1, No. 35a Murray Road and 376a Canning Highway, Bicton
      3. Lot 3, No. 42 Waddell Road, Bicton
      4. Lot 4, No. 44 Waddell Road, Bicton
      5. Lot 1, No. 1-5/46 Waddell Road, Bicton
      6. Lot 1, No. 1-5/159 Stock Road, Attadale
      7. Lot 1, No. 1-7/161 Stock Road, Attadale
      8. Lot 830, No. 38a Waddell Road, Palmyra
      9. Lot 831, No. 38 Waddell Road, Palmyra
      10. Lot 55, No. 391 Canning Highway, Palmyra
    - iv. Rezone Lot 1, No. 1-5/167 Stock Road, Palmyra and Lots 1-5, No. 169, 169b and 169c Stock Road, Palmyra from Residential R50 to Mixed Use R-AC3
    - v. Rezone Lot 1, 160 Stock Road, 1-9/162 Stock Road, 164a and 164b Stock Road, Attadale from Residential R40 to Mixed Use R-AC3
    - vi. Rezone Lot 1, No. 166a and 166b Stock Road and Lot 15, No. 168 Stock Road from Residential R40 to Centre 2 – R-AC0
    - vii. Rezone Lot 14, No. 170 Stock Road and Lot 13, No. 412 Canning Highway from Residential R30/40 to Centre 2 – R-AC0
    - viii. Rezone lots fronting Canning Highway between Lot 5, No. 414 Canning Highway, Attadale and Prinsep Road, Attadale from Residential R30/40 to Mixed Use R-AC3
    - ix. Rezone Lot 1, 1-3/165 Moreing Road, Attadale, Lot 1, No. 1-3/167 Moreing Road, Attadale, Lot 1, 1-6/118 Moreing Road, Attadale and Lot 3, 120 Moreing Road, Attadale from Residential R40 to Residential R60
    - x. Rezone Lots 878, 879, 880 and 881, No. 431 Canning Highway, Melville from Public Open Space to Centre C2 R-AC0

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**P16/3712 – PUBLIC ADVERTISING OF THE DRAFT MELVILLE DISTRICT CENTRE  
ACTIVITY CENTRE PLAN AND SCHEME AMENDMENT NO. 3 (REC) (ATTACHMENT)**

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- b. Amend the text of Local Planning Scheme 6 as follows:**
  - i. Amend the notation for C2 underneath the Zoning Table in Clause 17 by adding new text to state: “District Centre - Melville - Due regards to be given to the Melville District Centre Activity Centre Plan” following the words “Canning Bridge Activity Centre Plan”.**
  - ii. Delete Additional Use No. 15 relating to Lot 55 (No. 391) Canning Highway, Lot 831 (No. 38) and Lot 830 (No. 38A) Waddell Road, Palmyra in Clause 19 and renumber the remaining Additional Uses accordingly.**
  - iii. Delete the words “Melville – 1.2” in development requirement “3 Building bulk a) total plot ratio” in the Centre C3 zone of Clause 32 (1).**
- c. The proposal is considered to be a standard amendment to Local Planning Scheme No. 6 in accordance with regulation 35 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as:**
  - i. It is an amendment that is consistent with a local planning strategy that has been endorsed by the WAPC;**
  - ii. It is an amendment to the scheme map that is consistent with an activity centre plan; and**
  - iii. It would not result in any significant environmental, social, economic or governance impacts on land in the scheme area.**
- 3. Note that a further report will be presented to the Council following the public advertising process.**

At 9.48pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY EN BLOC (11/0)**

**M16/5490 - DELEGATES TO THE WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION ANNUAL GENERAL MEETING (REC)**

Ward : All  
 Category : Operational  
 Subject Index : Legal Matters and Documentation  
 Customer Index : Western Australian Local Government Association  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Previous Items : Nil  
 Works Programme : Not Applicable  
 Funding : Not Applicable  
 Responsible Officer : Corrine Newman  
 Executive Support and Governance Officer

**AUTHORITY / DISCRETION**

**DEFINITION**

<input checked="" type="checkbox"/>	<b>Advocacy</b>	<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 &amp; 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/Committee to note.</i>

**M16/5490 - DELEGATES TO THE WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION ANNUAL GENERAL MEETING (REC)****KEY ISSUES / SUMMARY**

- Voting delegates and proxy delegates may be nominated to attend the Western Australian Local Government Association Annual General Meeting.
- The Council may nominate two voting and two proxy delegates to represent the City at the Annual General Meeting.

**BACKGROUND**

The City of Melville is a member of the Western Australian Local Government Association (WALGA). Membership entitles the City to nominate two voting delegates and two proxy voting delegates to attend the Annual General Meeting of WALGA and to vote on the City's behalf.

**DETAIL**

The WALGA Annual General Meeting will be held at the WALGA Convention on Wednesday 3 August 2016 at the Perth Convention Centre. The City is entitled to nominate two voting and two proxy voting delegates to attend the Annual General Meeting and vote on the City's behalf. The City is required to advise WALGA, by 4 July 2016, of its nominations.

Only registered delegates or proxy registered delegates will be permitted to exercise voting entitlements on behalf of member Councils. Delegates may be Elected Members or serving officers. Each year the City nominates Elected Members to attend and vote on the Annual General Meeting agenda items.

**STAKEHOLDER ENGAGEMENT****I. COMMUNITY**

No engagement with the City's community is required for this report.

**II. OTHER AGENCIES / CONSULTANTS**

No engagement with other agencies or consultants is required for this report.

**STATUTORY AND LEGAL IMPLICATIONS**

There are no statutory or legal implications in this report.

At 9:45pm Cr Barton left the meeting and returned at 9:48pm.

**M16/5490 - DELEGATES TO THE WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION ANNUAL GENERAL MEETING (REC)**

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are no strategic, risk or environmental management implications associated with this report.

**POLICY IMPLICATIONS**

There is no Council Policy that relates to the selection of delegates.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

The Council may choose to not nominate delegates and consequently, the City's vote on the matters affecting Local Government both in Western Australia and nationally would be lost.

**CONCLUSION**

The City has an entitlement to be represented at the Annual General Meeting and the Council may choose two voting delegates and two proxy voting delegates.

**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (5490)**

**APPROVAL**

At 9:45pm Cr Schuster moved, seconded Cr Phelan -

**That the Council:**

**Nominates the following Elected Members as the City of Melville voting delegates:**

1. Cr Aubrey
2. Cr Barling

**and the following Elected Members to be proxy voting delegates:**

1. Cr Macphail
2. Mayor Aubrey

**to the Western Australian Local Government Association Annual General Meeting to be held on 3 August 2016.**

At 9.45pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (10/0)**

**M15/5000 – COMMON SEAL REGISTER (REC)**

Ward	: All
Category	: Operational
Subject Index	: Legal Matters and Documentation
Customer Index	: City of Melville
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: Standard Item
Works Program	: Not applicable
Funding	: Not applicable
Responsible Officer	: Jeff Clark – Governance and Compliance Program Manager

**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 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 &amp; 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 checked="" type="checkbox"/>	Information	<b><i>For the Council/Committee to note.</i></b>

**KEY ISSUES / SUMMARY**

This report details the documents to which the City of Melville Common Seal has been applied for the period from 22 April 2016 up to and including 26 May 2016 and recommends that the information be noted.

**M15/5000 – COMMON SEAL REGISTER (REC)**

**BACKGROUND**

Section 2.5 of the *Local Government Act 1995* states that a Local Government is a Body Corporate with perpetual succession and a common seal. A document is validly executed by a Body Corporate when the common seal of the Local Government is affixed to it and the Mayor and the Chief Executive Officer (CEO) attest the affixing of the seal.

**DETAIL**

<b>Register Reference</b>	<b>Parties</b>	<b>Description</b>	<b>ECM Reference</b>
1164	The City of Melville and Willagee Rugby League Football Club Willagee	Management Lease - City of Melville and Willagee Rugby League Football Club Willagee – from 1 July 2016 expiring 30 May 2021	3728121
1212	The City of Melville and Susan Radaich Studio 4	Variation to Hire Agreement for an Extended Period now Expiring 31 December 2016 - Susan Radaich Studio 4 at Heathcote Admin Building	3858163
1214	The City of Melville and Melville Community Arts Association	Variation to Hire Agreement for an Extended Period now Expiring 31 December 2016 - Melville Community Art Studio 5 at Heathcote Kitchen Building	3858153
1216	The City of Melville and Roger Reading Studio 3	Variation to Hire Agreement for an Extended Period now Expiring 31 December 2016 - Roger Reading Studio 3 at Heathcote Kitchen Building	3858157
1218	The City of Melville and Nigel Laxton Studio 1	Variation to Hire Agreement for an Extended Period now Expiring 31 December 2016 - Nigel Laxton Studio 1 at Heathcote Administration Building	3858154
1228	The City of Melville	Authority to execute settlement distribution scheme Deed Poll	3840864

**M15/5000 – COMMON SEAL REGISTER (REC)****STAKEHOLDER ENGAGEMENT****I. COMMUNITY**

Not applicable.

**II. OTHER AGENCIES / CONSULTANTS**

Not applicable.

**STATUTORY AND LEGAL IMPLICATIONS**

Section 2.5(2) of the *Local Government Act 1995* states:

*The local government is a body corporate with perpetual succession and a common seal.*

Section 9.49A (3) of the *Local Government Act 1995* states:

(3) *The common seal of the local government is to be affixed to a document in the presence of —*

- (a) *the mayor or president; and*
- (b) *the chief executive officer or a senior employee authorised by the chief executive officer, each of whom is to sign the document to attest that the common seal was so affixed.*

**FINANCIAL IMPLICATIONS**

There are no financial implications in this report other than that held in the contracts advised above.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There is no strategic, risk or environmental management implications in this report.

**POLICY IMPLICATIONS**

There are no policy implications in this report.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

Not applicable.

**M15/5000 – COMMON SEAL REGISTER (REC)****CONCLUSION**

This is a standard report for Elected Members' information.

**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (5000)****NOTING**

**That the Council notes the actions of His Worship the Mayor and the Chief Executive Officer in executing the document listed under the Common Seal of the City of Melville from 22 April 2016 up to and including 26 May 2016.**

At 9.48pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY EN BLOC (11/0)**

**C16/6000 - INVESTMENT STATEMENTS FOR APRIL 2016 (REC)**

Ward	: All
Category	: Operational
Subject Index	: Financial Statements and Investments
Customer Index	: Not applicable
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: Standard Item
Works Programme	: Not applicable
Funding	: Not applicable
Responsible Officer	: Bruce Taylor – Manager Financial Services

**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 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 &amp; 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 checked="" type="checkbox"/>	Information	<b><i>For the Council/Committee to note.</i></b>

**KEY ISSUES / SUMMARY**

This report presents the investment statements for the period ending 30 April 2016 for the Council's information and noting.

**C16/6000 - INVESTMENT STATEMENTS FOR APRIL 2016 (REC)**

**BACKGROUND**

The City has cash holdings as a result of timing differences between the collection of revenue and its expenditure. Whilst these funds are held by the City, they are invested in appropriately rated and liquid investments.

The investment of cash holdings is undertaken in accordance with Council Policy CP-009 - Investment of Funds, with the objective of maximising returns whilst maintaining low levels of credit risk exposure.

**DETAIL**

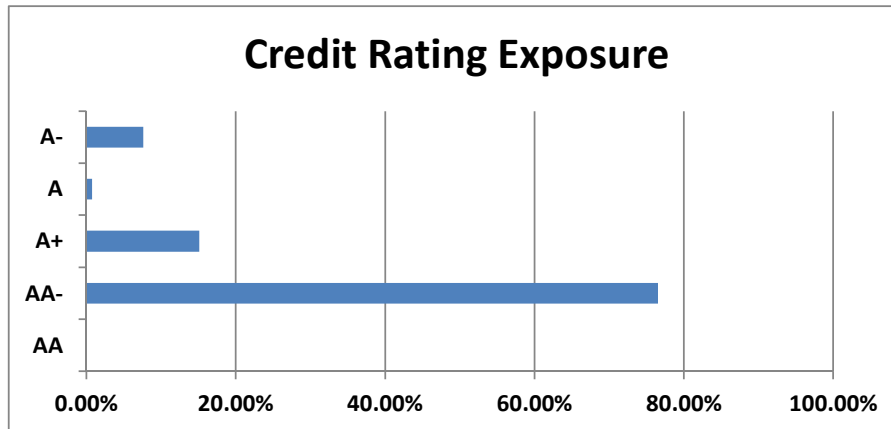
Summary details of investments held as at 30 April 2016 are shown in the tables below.

<b>CITY OF MELVILLE</b>	
<b>STATEMENT OF INVESTMENTS</b>	
<b>FOR THE PERIOD ENDING 30 APRIL 2016</b>	
<b>SUMMARY BY FUND</b>	<b>AMOUNT</b>
	<b>\$</b>
MUNICIPAL	\$ 27,656,858
RESERVE	\$ 102,977,064
TRUST	\$ 566,116
CITIZEN RELIEF	\$ 200,625
	<b>\$ 131,400,663</b>
<b>SUMMARY BY INVESTMENT TYPE</b>	<b>AMOUNT</b>
	<b>\$</b>
11AM	\$ 5,459,541
31DAYS AT CALL	\$ 1,000,000
60DAYS AT CALL	\$ 2,000,000
90DAYS AT CALL	\$ 5,000,000
TERM DEPOSIT	\$ 114,710,477
BOND	\$ -
FRTD	\$ 3,000,000
UNITS (Local Govt Hse)	\$ 230,645
	<b>\$ 131,400,663</b>
<b>SUMMARY BY CREDIT RATING</b>	<b>AMOUNT</b>
	<b>\$</b>
AA	\$ -
AA-	\$ 100,370,018
A+	\$ 19,800,000
A	\$ 1,000,000
A-	\$ 10,000,000
BBB+	\$ -
UNITS (Local Govt Hse)	\$ 230,645
	<b>\$ 131,400,663</b>

**C16/6000 - INVESTMENT STATEMENTS FOR APRIL 2016 (REC)**

The following statements detail the investments held by the City for the period ending 30 April 2016.

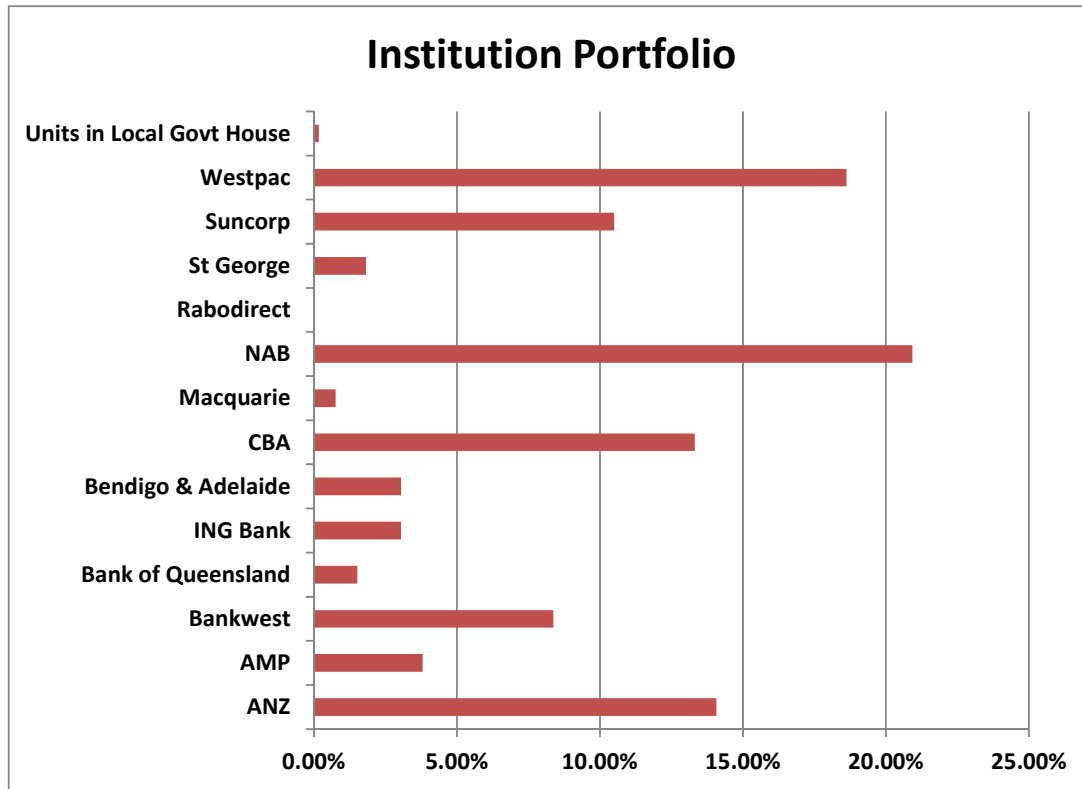
STATEMENT OF INVESTMENTS FOR THE PERIOD ENDING 30 APRIL 2016					
INSTITUTION / INVESTMENT	INVESTMENT TYPE	Interest Rate %	S & P RATING	AMOUNT \$	MATURITY DATE
BANKWEST (11AM)	11AM	2.50%	AA-	\$0	On call
WESTPAC (MAXI DIRECT)	11AM	1.70%	AA-	\$2,100,000	On call
WESTPAC (MAXI BONUS 1)	11AM	1.95%	AA-	\$2,333,887	On call
WESTPAC (MAXI BONUS 2)	11AM	1.95%	AA-	\$1,025,654	On call
				<b>\$5,459,541</b>	
WESTPAC (31DAYS AT CALL)	31DAYS AT CALL	2.15%	AA-	\$1,000,000	On call
				<b>\$1,000,000</b>	
WESTPAC (60DAYS AT CALL)	60DAYS AT CALL	2.95%	AA-	\$2,000,000	On call
				<b>\$2,000,000</b>	
WESTPAC (90DAYS AT CALL)	90DAYS AT CALL	3.05%	AA-	\$5,000,000	On call
				<b>\$5,000,000</b>	
BANK OF QUEENSLAND (TERM)	TERM	Various	A-	\$2,000,000	Various
BANKWEST (TERM)	TERM	Various	AA-	\$11,000,000	Various
BENDIGO AND ADELAIDE BANK (TERM)	TERM	Various	A-	\$4,000,000	Various
CITIBANK (TERM)	TERM	Various	AA-	\$0	Various
COMMONWEALTH BANK (TERM)	TERM	Various	AA-	\$17,500,000	Various
AMP BANK (TERM)	TERM	Various	A+	\$5,000,000	Various
ANZ BANK (TERM)	TERM	Various	AA-	\$18,500,000	Various
ING BANK (TERM)	TERM	Various	A-	\$2,000,000	Various
MACQUARIE BANK (TERM)	TERM	Various	A	\$1,000,000	Various
NAB (TERM)	TERM	Various	AA-	\$27,500,625	Various
RABODIRECT (TERM)	TERM	Various	AA	\$0	Various
ST GEORGE BANK (TERM)	TERM	Various	AA-	\$2,400,000	Various
SUNCORP METWAY LTD (TERM)	TERM	Various	A+	\$13,800,000	Various
WESTPAC (TERM)	TERM	Various	AA-	\$10,009,852	Various
				<b>\$114,710,477</b>	
WESTPAC (FRTD)	FRTD	2.80%	AA-	\$1,000,000	5-May-16
ING BANK (FRTD)	FRTD	3.27%	A-	\$2,000,000	7-Mar-17
				<b>\$3,000,000</b>	
UNITS IN LOCAL GOVT HOUSE	NA	NA	NA	\$230,645	NA
<b>TOTAL FUNDS INVESTED</b>				<b>\$131,400,663</b>	
CREDIT RISK COMPARISON					
CREDIT RISK	AMOUNT	\$	ACTUAL PROPORTION	MAX. % AMOUNT IN TOTAL PORTFOLIO	Comments
AA		\$0	0%	80%	
AA-		\$101,370,018	77%	80%	
A+		\$18,800,000	14%	50%	
A		\$1,000,000	1%	50%	
A-		\$10,000,000	8%	50%	
BBB+		\$0	0%	20%	
UNITS IN LOCAL GOVT. HOUSE		\$230,645	0%	0.1%	<b>Council Decision</b>
<b>TOTAL</b>		<b>131,400,663</b>	<b>100%</b>		

**C16/6000 - INVESTMENT STATEMENTS FOR APRIL 2016 (REC)**


DIVERSIFICATION RISK						
INSTITUTION	INVESTMENT TYPE	S & P RATING	AMOUNT \$	ACTUAL PROPORTION	INSTITUTION PROPORTION	MAX. % WITH ANY ONE INSTITUTION
ANZ BANK (TERM)	TERM	AA-	18,500,000	14.08%	14.08%	20%
AMP BANK (TERM)	TERM	A+	5,000,000	3.81%	3.81%	15%
BANKWEST (11AM)	11AM	AA-	-	0.00%		
BANKWEST (TERM)	TERM	AA-	11,000,000	8.37%	8.37%	20%
BANK OF QUEENSLAND (TERM)	TERM	A-	2,000,000	1.52%	1.52%	15%
BENDIGO AND ADELAIDE BANK (TERM)	TERM	A-	4,000,000	3.04%	3.04%	15%
CITIBANK (TERM)	TERM	AA-	-	0.00%	0.00%	20%
COMMONWEALTH BANK (TERM)	TERM	AA-	17,500,000	13.32%		
COMMONWEALTH BANK (COVERED BOND)	BOND	AAA	-	0.00%		
COMMONWEALTH BANK (RETAIL BOND)	BOND	AA	-	0.00%		
COMMONWEALTH BANK (FRN)	FRN	AA	-	0.00%	13.32%	20%
ING BANK (TERM)	TERM	A-	2,000,000	1.52%		15%
ING BANK (FRTD)	FRTD	A-	2,000,000	1.52%	3.04%	15%
MACQUARIE BANK (TERM)	TERM	A	1,000,000	0.76%	0.76%	15%
NAB (TERM)	TERM	AA-	27,500,625	20.93%	20.93%	20%
RABODIRECT (TERM)	TERM	AA	-	0.00%	0.00%	15%
ST GEORGE BANK (TERM)	TERM	AA-	2,400,000	1.83%	1.83%	20%
SUNCORP METWAY LTD (TERM)	TERM	A+	13,800,000	10.50%	10.50%	15%
WESTPAC (MAXI BONUS 1)	11AM	AA-	2,333,887	1.78%		
WESTPAC (MAXI BONUS 2)	11AM	AA-	1,025,654	0.78%		
WESTPAC (MAXI DIRECT)	11AM	AA-	2,100,000	1.60%		
WESTPAC (31DAYS AT CALL)	31DAYS AT CALL	AA-	1,000,000	0.76%		
WESTPAC (60DAYS AT CALL)	60DAYS AT CALL	AA-	2,000,000	1.52%		
WESTPAC (90DAYS AT CALL)	90DAYS AT CALL	AA-	5,000,000	3.81%		
WESTPAC (FRTD)	FRTD	AA-	1,000,000	0.76%		
WESTPAC (TERM)	TERM	AA-	10,009,852	7.62%	18.62%	20%
UNITS IN LOCAL GOVT HOUSE	NA	NA	230,645	0.18%	0.18%	
			<b>131,400,663</b>	<b>100%</b>	<b>100%</b>	

MATURITY COMPARISON				
TERM to MATURITY	AMOUNT \$	ACTUAL PROPORTION	MAX. % IN ANY ONE YEAR	Comments
MUNICIPAL & TRUST FUNDS				
< 1 year	27,992,329	100%	100%	
	<b>27,992,329</b>	<b>100%</b>		
RESERVE FUNDS				
< 1 year	102,977,064	100%	100%	
	<b>102,977,064</b>	<b>100%</b>		

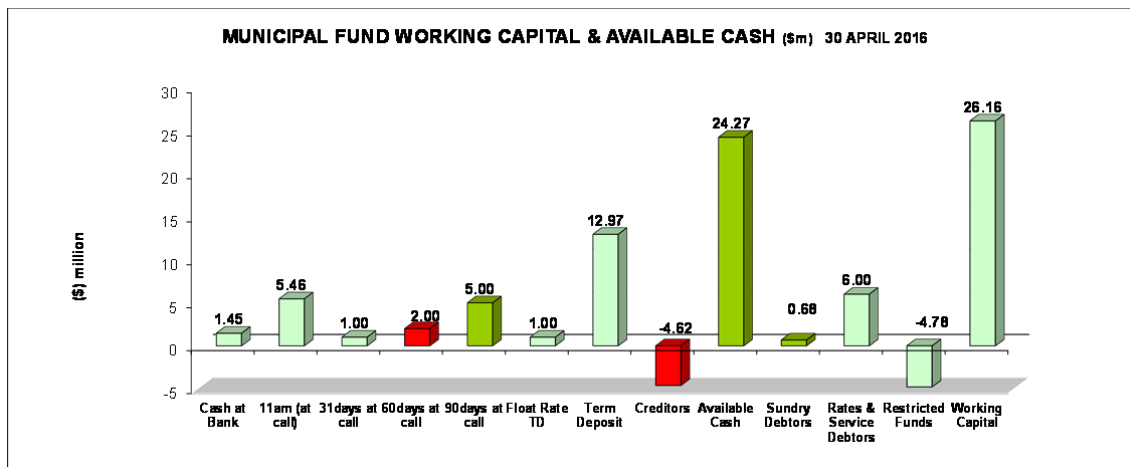
C16/6000 - INVESTMENT STATEMENTS FOR APRIL 2016 (REC)



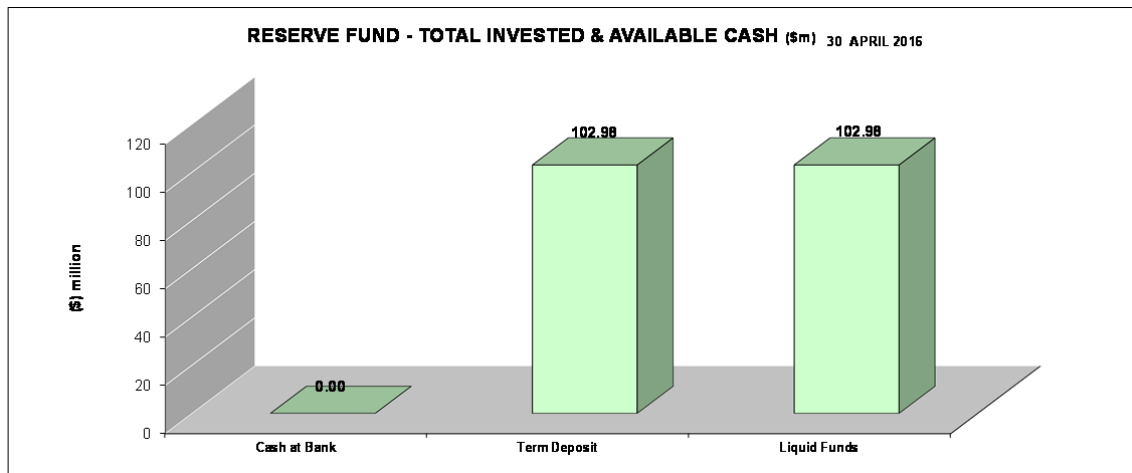
For the month of ending April 2016, National Australia Bank portfolio has exceeded the threshold limit of 20% by 0.93%. This is due to withdrawals in other bank institutions for accounts payable and payroll payments that were made during the month, which increased the percentage of funds held in the overall National Australia Bank portfolio. This has been rectified in the month of May 2016.

**Net Funds Held**

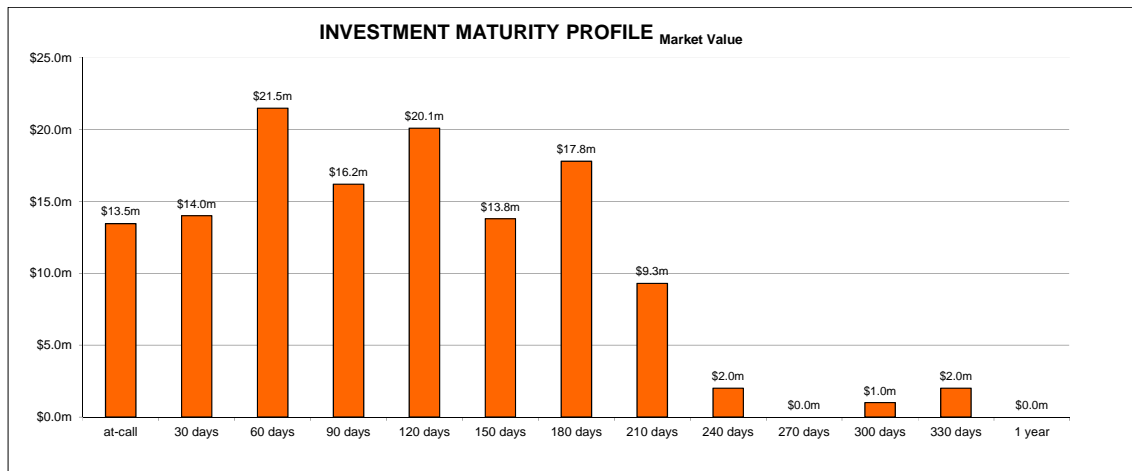
The graphs below summarise the Municipal Fund working capital and available cash and the funds held in the Reserve Fund as at 30 April 2016.



**C16/6000 - INVESTMENT STATEMENTS FOR APRIL 2016 (REC)**



The graph below summarises the maturity profile of the City's investments at market value as at 30 April 2016.



**STAKEHOLDER ENGAGEMENT**

**I. COMMUNITY**

This report is available to the public on the City's web-site and hard copies of this agenda and attachments are available for viewing at the City's five public libraries.

**II. OTHER AGENCIES / CONSULTANTS**

A wide range of suitably credit rated Authorised Deposit-taking Institutions (ADI's) were engaged with during the course of the month in respect to the placement and renewal of investments.

**C16/6000 - INVESTMENT STATEMENTS FOR APRIL 2016 (REC)**

**STATUTORY AND LEGAL IMPLICATIONS**

The following legislation is relevant to this report:

- *Local Government (Financial Management) Regulations 1996* Regulation 19 – Management of Investments
- *Trustee Act 1962* (Part 3)

Authorised Deposit-taking Institutions are authorised under the *Banking Act 1959* and are subject to Prudential Standards oversight by the Australian Prudential Regulation Authority (APRA).

**FINANCIAL IMPLICATIONS**

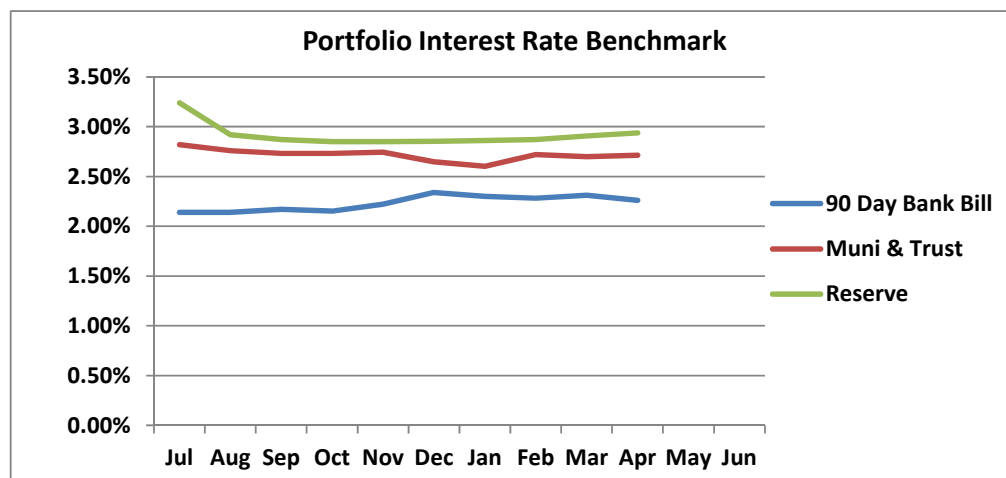
For the period ending 30 April 2016:

- Investment earnings on Municipal and Trust Funds were \$728,720 against a year to date budget of \$679,167 representing a \$49,553 positive variance.

The weighted average interest rate for Municipal and Trust Fund investments as at 30 April 2016 was 2.71% which compares favourably to the benchmark three month bank bill swap (BBSW) reference rate of 2.26%.

- Investment earnings on Reserve accounts were \$2,617,201 against a year to date budget of \$2,083,333 representing a \$533,868 positive variance.

The weighted average interest rate for Reserve account investments as at 30 April 2016 was 2.94% which compares favourably to the benchmark three month bank bill swap (BBSW) reference rate of 2.26%.



**C16/6000 - INVESTMENT STATEMENTS FOR APRIL 2016 (REC)****STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

The Council's Investment of Funds Policy CP-009 was drafted so as to minimise credit risk through investing in highly rated securities and diversification. The Policy also incorporates mechanisms that protect the City's investments from undue volatility risk as well as the risk to reputation as a result of investments that may be perceived as unsuitable by the Community.

The interest rate risk is high due to the short-term nature of the City's investments and the inability, due to legislative restrictions, to lock into longer dated investments which attract higher interest rates and help reduce exposure to reductions in interest rates.

There are no other identifiable strategic, risk and environmental management implications.

**POLICY IMPLICATIONS**

Council Policy CP-009 – Investment of Funds provides guidelines with respect to the investment of City of Melville (the City) funds by defining levels of risk considered prudent for public monies. Liquidity requirements are determined to ensure the funds are available as and when required and take account of appropriate benchmarks for rates of return commensurate with the low levels of risk and liquidity requirements. The types of investments that the City has the power to invest in is limited by prescriptive legislative provisions governed by the *Local Government Act 1995*, *Local Government (Financial Management) Regulations 1996* and Part III of the *Trustees Act 1962*.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

Not applicable.

**CONCLUSION**

The City's investment portfolio is invested in highly secure investments that are returning low investment returns that are however commensurate with the low level of risk of the portfolio.

Future investment earnings are expected to continue to decrease when compared to previous years as interest rates continue to stay low and the effect of tighter Basel III based banking implemented by the Australia Prudential Regulation Authority (APRA). Furthermore legislative restrictions that have been implemented by the Western Australian State Government limiting term deposits to a maximum term of 12 months, has resulted in the City not being able to invest in longer term deposits which, depending on the interest rate yield curve, can attract higher interest rates than shorter term investments.

**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (6000)****NOTING**

**That the Council notes the Investment Report for the month of April 2016.**

At 9.48pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY EN BLOC (11/0)**

**C16/6001 – SCHEDULE OF ACCOUNTS PAID FOR APRIL 2016 (REC) (ATTACHMENT)**

Ward	: All
Category	: Operational
Subject Index	: Financial Statement and Investments
Customer Index	: Not applicable
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: Standard Item
Works Programme	: Not Applicable
Funding	: Annual Budget
Responsible Officer	Bruce Taylor – Manager Financial Services

**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 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>
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<input checked="" type="checkbox"/>	Information	<b><i>For the Council/Committee to note.</i></b>

**KEY ISSUES / SUMMARY**

This report presents the details of payments made under delegated authority to suppliers for the month of April 2016 and recommends that the Schedule of Accounts Paid be noted.

**C16/6001 – SCHEDULE OF ACCOUNTS PAID FOR APRIL 2016 (REC) (ATTACHMENT)**

**BACKGROUND**

Delegated Authority DA-035 has been granted to the Chief Executive Officer to make payments from the Municipal and Trust Funds. This authority has then been on-delegated to the Director Corporate Services. In accordance with Regulation 13.2 and 13.3 of the *Local Government (Financial Management) Regulations 1996*, where this power has been delegated, a list of payments for each month is to be compiled and presented to Council. The list is to show each payment, payee name, amount and date of payment and sufficient information to identify the transaction.

**DETAIL**

The Schedule of Accounts Paid for the period ending 30 April 2016 ([6001 April 2016](#)), including Payment Registers numbers, Cheques 512 to 515 and Electronic Funds Transfers batches 394 to 395, Trust Payments, Card Payments and Payroll was distributed to the Elected Members of the Council on 3 June 2016.

Payments in excess of \$25,000 for the period are detailed as follows:

<b>Supplier Name</b>	<b>Remittance Number</b>	<b>Remittance Details</b>	<b>Amount</b>
Amcom Telecommunications	E049089 & E049352	Internet unlimited & data centre charges	\$100,407.25
Axiis Contracting Pty Ltd	E049111 & E049374	Replace damaged footpath and concrete footpath	\$60,042.99
Australian Taxation Office (ATO)	Direct Bank Transfer	Pay as You-Go taxation and other deductions from employee payroll for pays 21 and 22	\$619,989.00
Building & Construction Industry Training Fund (BCITF)	007141	Remittance of the building construction training levy collected by the City with building licence applications	\$37,042.38
Canvale Pty Ltd T/A Corporate Living	E049395	Supply/install of furniture East wing MDC	\$26,373.05
Catalyse	E049194	70% of Fees for 2016 Community and Business Perception Surveys	\$30,184.00
City of Cockburn	E049211	Commercial Waste tip fees for March 2016	\$68,109.20
Densford Civil Pty Ltd	E049126	Drainage upgrade work to Norma Road	\$44,848.84
Department of Commerce	E048922	Remittance of Building Service Levy collected on building licence applications	\$33,085.55
Dickies Tree Service	E048931 & E049212	Tree pruning and removal services at various locations	\$55,823.47
Emso Maintenance T/A Crabclaw Holding Pty Ltd	E049002 & E049280	Building maintenance at various locations	\$102,151.44
Fire & Emergency Services Authority WA	E049088	ESL Remittance for March 2016	\$915,731.83
Flexi Staff	E048959 & E049237	Temporary employment	\$61,149.87
Fredon Air Pty Ltd	E049136 & E049389	Air conditioning services at various locations	\$109,849.49

**C16/6001 – SCHEDULE OF ACCOUNTS PAID FOR APRIL 2016 (REC) (ATTACHMENT)**

<b>Supplier Name</b>	<b>Remittance Number</b>	<b>Remittance Details</b>	<b>Amount</b>
Fyfe Pty Ltd (Robert Elks & Associates)	E049234	Consultation for Melville Aquatic Fitness Centre and Heathcote Clock Tower and NDT repair planning	\$39,022.50
Glad Group Pty Ltd	E049062 & E049329	Cleaning services at Civic Centre areas	\$29,085.91
Hydroquip Pumps	E048969 & E049247	Replace 2 pumps at Pt Walter and service of pumps at various locations	\$73,136.80
JMG Air Conditioning & Electrical Services	E049087	Replacement of air conditioner at Civic Centre	\$25,135.00
Lawn doctor	E049292	Hollow tine core and sands at reserves	\$29,988.20
Marketforce	E049065 & E049332	Various advertisements	\$41,232.99
Melville Mazda	E049173	Mazda CX-3, and fit towbars to CSS vehicles	\$30,407.50
Metrocount	E048955	Traffic devices	\$33,286.00
MMM WA Pty Ltd	E049039 & E049311	Drainage installation at Regent Streets, The Esplanade, Pulo Road and Cranford Avenue	\$110,653.88
Natural Area Management & Services	E049190	Progress claim for foreshore restoration and hand weeding of Wireless Hill South West	\$46,484.65
Public Transport Authority	E049026 & E049301	Bus shelters	\$28,530.00
RBM Drilling	E048984 & E049261	Drilling of bore at Ernest Wild, Robert Smith and Bill Brown Reserve	\$75,904.00
Rhysco Electrical Services	E049056 & E049323	Electrical services at various locations	\$46,463.54
Roads 2000 Pty Ltd	E049099 & E049359	Asphalt to Stock Road and Preston Point Road and road resurfacing at Casserly Drive, Bagot Court and Beasley Road	\$506,255.50
Roadsafe Traffic Management	E049147 & E049397	Traffic management	\$36,587.10
Safeway Building & Renovations Pty Ltd	Chq 064376	Tiling to spa 1 and 2 in health lounges at Melville Aquatic Fitness Centre	\$48,385.70
Southern Metropolitan Regional Council	E049020 & E049295	MSW, MRF and Green waste gate fees for March 2016, MSW Gate fees for April 2016 and	\$1,020,459.41
Synergy	E048958 & E049236	Electricity charges for various street lights and locations	\$344,171.30
TJS Cleaning Services Perth Pty Ltd	E049372	Cleaning services for Leisure Fit Booragoon and Melville and AH Bracks Library	\$28,428.40
T-Quip Turf Equipment Solutions	E048944 & E049226	1x Toro Hayter RM7490 Large Mower and trade in	\$83,034.75
Trisley's Hydraulic Services P/L	E049177 & E049417	Servicing to pool & installation of spa filtration system	\$54,235.31
Triton Electrical Contractors Pty Ltd	E049091 & E049355	Replacement of irrigation pumps at various reserves	\$68,854.76
Water Corporation	Chqs 064369 & 064504	Water charges at various locations	\$40,575.47

**C16/6001 – SCHEDULE OF ACCOUNTS PAID FOR APRIL 2016 (REC) (ATTACHMENT)**

Supplier Name	Remittance Number	Remittance Details	Amount
Westpac Bank	Direct Bank Transfer	Payment of salaries and wages to City employees net of tax and deductions for pays 21 and 22	\$2,065,819.20
Young Plumbing Service Pty Ltd	E049038 & E049310	Plumbing maintenance at various locations	\$40,969.58

**STAKEHOLDER ENGAGEMENT**

**I. COMMUNITY**

Not applicable.

**II. OTHER AGENCIES / CONSULTANTS**

Not applicable.

**STATUTORY AND LEGAL IMPLICATIONS**

This report meets the requirements of the *Local Government (Financial Management) Regulations 1996* Regulation 11 - Payment of Accounts, Regulation 12 - List of Creditors and Regulation 13 - Payments from the Trust Fund and the Municipal Fund.

**FINANCIAL IMPLICATIONS**

Expenditures were provided for in the adopted Budget as amended by any subsequent Budget reviews and amendments.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are no identifiable strategic, risk and environmental management implications.

**POLICY IMPLICATIONS**

Procurement of Products and Services is conducted in accordance with Council Policy CP-023 and Systems Procedure 019 Purchasing and Procurement.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

Not applicable.

**CONCLUSION**

This is a regular monthly report for the Council's information.

**C16/6001 – SCHEDULE OF ACCOUNTS PAID FOR APRIL 2016 (REC) (ATTACHMENT)****OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 6001)****NOTING**

**That the Council notes the Schedule of Accounts paid for the period ending 30 April 2016 as approved by the Director Corporate Services in accordance with delegated authority DA-035, and detailed in attachment [6001 April 2016](#)**

At 9.48pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY EN BLOC (11/0)**

**C16/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2016 (AMREC)  
(ATTACHMENTS)**

Ward	:	All
Category	:	Operational
Subject Index	:	Financial Reporting - Statements of Financial Activity
Customer Index	:	Not applicable
Disclosure of any Interest	:	No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	:	Standard Item
Works Programme	:	Not applicable
Funding	:	Not applicable
Responsible Officer	:	Bruce Taylor – Manager Financial Services

**AUTHORITY / DISCRETION**

**DEFINITION**

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<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/Committee to note.</i>

**KEY ISSUES / SUMMARY**

This report presents:

- The Statements of Financial Activity by Program, Sub-Program and Nature and Type, for the period ending 30 April 2016 and recommends that they be noted by the Council.
- The variances for the month of April 2016 and recommends that they be noted by the Council.
- Budget amendments for the period ending 30 April 2016 and recommends that they be adopted by Absolute Majority decision of the Council.

**C16/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2016 (AMREC)  
(ATTACHMENTS)**
**BACKGROUND**

The Statements of Financial Activity for the period ending 30 April 2016 have been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

**DETAIL**

The attached reports have been prepared in compliance with the requirements of the legislation and Council policy. The three monthly reports that are presented are the:-

1. Rate Setting Statement by Program, which provides details on the Program classifications,
2. Rate Setting Statement by Sub-Program, which provides further details on the Program classifications and,
3. Statement of Financial Activity by Nature and Type which provides details on the various categories of income and expenditure.

For the period ending 30 April 2016, net (i.e. incomes less expenditure) operating positive variances of \$9.4 million and net capital positive variances of \$7.4 million were recorded.

**Variations**

CITY OF MELVILLE STATEMENT OF VARIANCES IN EXCESS OF \$50,000 by Program for the Period Ended 30 April 2016							
	April Actual \$	YTD Rev. Budget \$	YTD Actual \$	Variance \$	Variance %	Annual Budget \$	Annual Rev. Budget \$
<b>Revenue</b>							
General Purpose Funding	282,864	6,920,000	8,120,617	1,200,617	17%	9,904,000	8,304,000
Law, Order, Public Safety	36,480	2,513,131	2,564,746	51,616	2%	2,503,484	2,536,084
Transport	95,836	3,438,384	2,877,976	(560,408)	-16%	3,124,779	4,480,154
Other Property and Services	(11,674)	1,105,904	946,392	(159,513)	-14%	3,374,667	3,886,115
	1,589,510	26,797,903	27,841,594	1,089,888	4%	31,022,213	31,161,800
<b>Expenses</b>							
Governance	(257,757)	(3,602,398)	(2,876,640)	725,758	-20%	(4,195,642)	(4,555,008)
General Purpose Funding	(856,201)	(4,802,322)	(4,872,905)	(70,583)	1%	(4,243,834)	(5,206,429)
Law, Order, Public Safety	(282,669)	(3,114,408)	(2,971,362)	143,047	-5%	(3,807,299)	(3,841,474)
Health	(83,587)	(885,963)	(824,756)	61,207	-7%	(1,071,022)	(1,079,270)
Education & Welfare	(228,159)	(2,318,076)	(2,147,428)	170,648	-7%	(2,899,612)	(2,842,432)
Community Amenities	(1,556,124)	(19,959,841)	(17,611,766)	2,348,075	-12%	(24,390,165)	(24,243,853)
Recreation and Culture	(2,167,851)	(23,536,644)	(21,673,094)	1,863,550	-8%	(29,594,045)	(28,869,100)
Transport	(618,879)	(7,284,500)	(6,630,609)	653,891	-9%	(8,903,681)	(8,874,721)
Economic Services	(202,590)	(1,775,239)	(2,147,478)	(372,239)	21%	(2,142,783)	(2,159,367)
Other Property and Services	(1,566,259)	(16,613,744)	(15,605,527)	1,008,217	-6%	(20,130,413)	(20,353,597)
	(7,825,421)	(83,926,301)	(77,400,141)	10,053,103	-8%	(101,412,725)	(102,064,000)
<b>Capital Revenue &amp; Expenditure</b>							
Purchase of Furniture & Equipment	(86,394)	(2,054,894)	(1,206,751)	848,143	-41%	(1,476,120)	(2,612,491)
Purchase of Plant & Equipment	(130,156)	(2,386,336)	(1,745,874)	640,462	-27%	(4,496,368)	(5,572,900)
Purchase of Land & Buildings	(3,983,293)	(11,518,266)	(9,123,260)	2,395,006	-21%	(5,153,700)	(14,329,294)
Purchase of Infrastructure Assets	(1,185,093)	(12,887,446)	(8,437,166)	4,450,280	-35%	(16,644,956)	(21,348,606)

A more detailed summary of variances and comments based on the Rate Setting Statement by Sub-Program ([6002A Sub Program April 2016](#)) is provided in attachment [6002H April 2016](#)

**C16/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2016 (AMREC)  
(ATTACHMENTS)****Revenue**

\$81.790 million in Rates was raised to 30 April 2016. This is compared with a revised year to date budget of \$81.507 million, resulting in a positive variance of \$283k.

**Money Expended in an Emergency and Unbudgeted Expenditure**

Not applicable for April 2016.

**Budget Amendments**

Details of Budget Amendments requested for the month of April 2016 are shown in attachment [6002J April 2016](#). Highlighted are two budget amendment journals greater than \$50,000 that were processed in April 2016.

- \$53,747 – Create new budgets for grant funding received from Department of Parks and Wildlife for “Maintenance and Management of Washout and Pathway Subsidence along Canning Beach Road Foreshore” and “Proactive Riverbank Grant Funding for Applecross Foreshore Project”.
- \$7,795,115 – Budget to support the purchase of 31, 23, 25 and 27 Moreau Mews, Applecross, funded from the Land & Property Reserve.

**Rates Collections and Debtors**

Details of Rates and Sundry Debtors are shown in attachments 6002L, 6002M and 6002N. Rates, Refuse, Fire and Emergency Service Authority and Underground Power payments totalling \$1,035,968 were collected over the course of the month. Rates collection progress for the month of April is 0.8% above target which represents a dollar value of \$678,473. As at 30 April 95.8% of 2015/2016 rates had been collected. This is 0.3% less than collected for the same time last year.

Total sundry debtor balances increased by \$250,667.14 over the course of the month from \$428,511.42 to \$679,178.56. The 90+ day's debtor balance decreased by \$57,438.88 from \$145,563.55 to \$88,125.47.

**Granting of concession or writing off debts owed to the City**

Delegation DA-032 empowers the Chief Executive Officer (CEO) to grant concessions and write off monies owing to the City to a limit of \$10,000 for any one item. The CEO has partially on-delegated this to the Director Corporate Services to write off debts or grant concessions to a value of \$5,000.

An amount of \$262.00 was written off under delegated authority in the month of April 2016 as the City had exhausted all avenues available to it to recover commercial bin charges from the debtor.

**C16/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2016 (AMREC)  
(ATTACHMENTS)**

The following attachments form part of the Attachments to the Agenda.

DESCRIPTION	LINK
Rate Setting Statement by Program – April 2016	<a href="#">6002A April 2016</a>
Rate Setting Statement by Sub-Program – April 2016	<a href="#">6002A Sub Program April 2016</a>
Statement of Financial Activity – April 2016	<a href="#">6002B April 2016</a>
Representation of Net Working Capital – April 2016	<a href="#">6002E April 2016</a>
Reconciliation of Net Working Capital – April 2016	<a href="#">6002F April 2016</a>
Notes on Rate Setting Statement reporting on variances of 10% or \$50,000 whichever is greater – April 2016	<a href="#">6002H April 2016</a>
Details of Budget Amendments requested – April 2016	<a href="#">6002J April 2016</a>
Summary of Rates Debtors – April 2016	<a href="#">6002L April 2016</a>
Graph Showing Rates Collections – April 2016	<a href="#">6002M April 2016</a>
Summary of General Debtors aged 90 Days Old or Greater – April 2016	<a href="#">6002N April 2016</a>

**STAKEHOLDER ENGAGEMENT**

**I. COMMUNITY**

Not applicable.

**II. OTHER AGENCIES / CONSULTANTS**

Not applicable.

**STATUTORY AND LEGAL IMPLICATIONS**

*Local Government Act 1995* Division 3 – Reporting on Activities and Finance Section 6.4 – Financial Report.

*Local Government (Financial Management) Regulation 1996* Part 4 – Financial Reports Regulation 34 requires that:

**34. Financial activity statement report — s. 6.4**

(1A) In this regulation — **committed assets** means revenue unspent but set aside under the annual budget for a specific purpose.

**C16/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2016 (AMREC)  
(ATTACHMENTS)**

(1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —

- (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
- (b) budget estimates to the end of the month to which the statement relates;
- (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
- (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
- (e) the net current assets at the end of the month to which the statement relates.

(2) Each statement of financial activity is to be accompanied by documents containing —

- (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
- (b) an explanation of each of the material variances referred to in subregulation (1)(d); and
- (c) such other supporting information as is considered relevant by the local government.

(3) The information in a statement of financial activity may be shown —

- (a) according to nature and type classification; or
- (b) by program; or
- (c) by business unit.

(4) A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —

- (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
- (b) recorded in the minutes of the meeting at which it is presented.

(5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.

The variance adopted by the Council is 10% or \$50,000 whichever is greater.

*Local Government Act 1995* Division 4 – General Financial Provisions Section 6.12; Power to defer, grant discounts, waive or write off debts.

**FINANCIAL IMPLICATIONS**

Variances are dealt with in attachment [6002H April 2016](#) (Notes on Statement of Variances in excess of \$50,000 by Sub-Program).

**C16/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2016 (AMREC)  
(ATTACHMENTS)**

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are no identifiable strategic, risk and environmental management implications arising from this report.

**POLICY IMPLICATIONS**

The format of the Statements of Financial Activity as presented to the Council and the reporting of significant variances is undertaken in accordance with the Council's Accounting Policy CP-025.

**CONCLUSION**

The attached financial reports reflect a positive financial position of the City of Melville as at 30 April 2016.

**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (6002)  
NOTING AND ABSOLUTE MAJORITY**

At 9:48pm moved Cr Phelan, seconded Cr Schuster -

**That the Council:**

- Note the Rate Setting Statement and Statements of Financial Activity for the month ending 30 April 2016 as detailed in the following attachments:**

<b>DESCRIPTION</b>	<b>LINK</b>
Rate Setting Statement by Program – April 2016	<a href="#">6002A April 2016</a>
Rate Setting Statement by Sub-Program – April 2016	<a href="#">6002A Sub Program April 2016</a>
Statement of Financial Activity – April 2016	<a href="#">6002B April 2016</a>
Representation of Net Working Capital – April 2016	<a href="#">6002E April 2016</a>
Reconciliation of Net Working Capital – April 2016	<a href="#">6002F April 2016</a>
Notes on Rate Setting Statement reporting on variances of 10% or \$50,000 whichever is greater – April 2016	<a href="#">6002H April 2016</a>
Details of Budget Amendments requested – April 2016	<a href="#">6002J April 2016</a>
Summary of Rates Debtors – April 2016	<a href="#">6002L April 2016</a>
Graph Showing Rates Collections – April 2016	<a href="#">6002M April 2016</a>
Summary of General Debtors aged 90 Days Old or Greater – April 2016	<a href="#">6002N April 2016</a>

- By Absolute Majority Decision adopt the budget amendments, as detailed in the attached Budget Amendment Reports for April 2016 [6002J April 2016](#).**

At 9.48pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY (11/0)**

**C16/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2016 (AMREC)  
(ATTACHMENTS)****Appreciation**

Cr Schuster requested that appreciation be recorded to Mr Tieleman and his staff for the very considered and detailed responses relating to his questions on rates stress regarding the City's outstanding rates.

**15. EN BLOC ITEMS**

At 9:48pm Cr Wieland moved, seconded Cr Schuster–

**That the recommendations for items P16/3712, M16/5000, C16/6000, and C16/6001 be carried En Bloc.**

At 9:48pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (11/0)**

At 9:51pm Mr Prendergast left the meeting.

At 9:51pm Cr Schuster left the meeting and returned at 9:53pm.

**16. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**17. MOTIONS WITHOUT NOTICE BY ABSOLUTE MAJORITY OF THE COUNCIL**

Nil

**18. IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED**

At 9:51pm Cr Aubrey moved, seconded Cr Wieland –

**That the meeting be closed to the public to permit discussion on confidential matters (Item P16/3713 – Confidential Item - Deep Water Point Café Ground Lease Proposal Per Request for Proposal (01/14) and (Item P16/3715 – Purchase of Strategic Properties) covered under section 5.23 (2) (c) of the *Local Government Act 1995*.**

At 9:51pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (11/0)**

**CONFIDENTIAL ITEM P16/3715 – PURCHASE OF STRATEGIC PROPERTIES (REC)  
(CONFIDENTIAL ATTACHMENT)**

**OFFICER RECOMMENDATION (3715)**

**APPROVAL**

AT 10:17pm moved Cr Aubrey, seconded Cr Barling -

**That the Council approves the confidential recommendation in Confidential Attachment  
“A**

**Motion of Dissent with the Presiding Member’s Ruling**

At 10.21pm Cr Pazolli moved, seconded Cr Barton, the following Procedural Motion in  
accordance with Clause 11.1(f) of Standing Orders Local Law 2003 –

**That the ruling of the Presiding Member relating to a statement by Cr Schuster be  
disagreed with.**

At 10.21pm the Mayor submitted the Procedural Motion which was declared

**LOST (2/9)**

**For:** Cr Barton, Cr Pazolli

**Against;** Mayor Aubrey, Cr Aubrey, Cr Barling, Cr Macphail, Cr O’Malley, Cr Schuster,  
Cr Wieland and Cr Woodall

**Motion of Dissent with the Presiding Member’s Ruling**

At 10.24pm Cr Pazolli moved, seconded Cr Barton, the following Procedural Motion in  
accordance with Clause 11.1(f) of Standing Orders Local Law 2003 –

**That the ruling of the Presiding Member relating to a statement by Cr Schuster be  
disagreed with.**

At 10.24pm the Mayor submitted the Procedural Motion which was declared

**For:** Cr Barton, Cr Pazolli

**Against;** Mayor Aubrey, Cr Aubrey, Cr Barling, Cr Macphail, Cr O’Malley, Cr Phelan,  
Cr Schuster, Cr Wieland and Cr Woodall

**LOST (2/9)**

**AMENDMENT**

At 10:31 Cr Schuster moved, seconded Mr Woodall -

**That an item 4 be inserted as follows: “Authorises the settlement approval to reflect the  
proposed conditions listed on page 7 of this report, except that settlement can be up to  
60 days”.**

At 10:36pm the Mayor submitted the amendment which was declared

**CARRIED UNANIMOUSLY (11/0)**

**CONFIDENTIAL ITEM P16/3715 – PURCHASE OF STRATEGIC PROPERTIES (REC)  
(CONFIDENTIAL ATTACHMENT)**

**COUNCIL RESOLUTION**

**That the Council:**

- 1. Approves the confidential recommendation in Confidential Attachment “A**
- 2. Authorises the settlement approval to reflect the proposed conditions listed on page 7 of this report, except that settlement can be up to 60 days.**

At 10:38pm the Mayor submitted the motion which was declared

**CARRIED (9/2)**

<b>Vote Result Summary</b>	
Yes	9
No	2

<b>Vote Result Detailed</b>	
Cr Aubrey	Yes
Cr Barling	Yes
Cr Macphail	Yes
Cr O'Malley	Yes
Cr Phelan	Yes
Cr Schuster	Yes
Cr Wieland	Yes
Cr Woodall	Yes
Mayor Aubrey	Yes
Cr Barton	No
Cr Pazolli	No

**CONFIDENTIAL ITEM P16/3713 – DEEP WATER POINT CAFÉ GROUND LEASE PROPOSAL PER REQUEST FOR PROPOSAL (01/14) (REC) (CONFIDENTIAL ATTACHMENT)****OFFICER RECOMMENDATION (3713)****APPROVAL**

At 10:39pm moved Cr Phelan, seconded Cr Aubrey -

**That the Council approves the confidential recommendation in Confidential Attachment “A”.**

**AMENDMENT**

At 10:40pm moved Cr Schuster, seconded Cr Pazolli -

**That the Council amend the Recommendation in Confidential Attachment A by:**

- 1. Deleting the words “subject to no submissions” in Recommendation 3 and replacing those words with “subject to referring the proposed final documents to the Elected Members at an information session for discussion.”**
- 2. Adds a further Recommendation 6 as follows “At the point of referral of the proposal to JDAP the City will arrange for a suitable information sign to be erected prominently on the site”; and,**
- 3. Adds a further Recommendation 7 with the words “Notes that the proposal for an improved café at Deep Water Point was considered in the 2013/2014 consultation process around improvements at Deep Water Point”.**

At 10:40pm the Mayor submitted the amendment which was declared

**CARRIED UNANIMOUSLY (11/0)****COUNCIL RECOMMENDATION (3713)****APPROVAL**

**That the Council approves the confidential recommendation in Confidential Attachment “A” as amended.**

At 10:41pm the Mayor submitted the substantive motion which was declared

**CARRIED UNANIMOUSLY (11/0)**

At 10.41pm Cr Schuster moved, seconded Cr Barling –

**That the meeting come out from behind closed doors and the public be invited back into the meeting.**

At 10.42pm the Mayor submitted the motion, which was declared

**CARRIED UNANIMOUSLY (11/0)****19. CLOSURE**

There being no further business to discuss, the Mayor declared the meeting closed at 10:43pm.