

MINUTES

OF THE

ORDINARY MEETING OF THE COUNCIL

HELD ON

TUESDAY 20 JUNE 2017

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, 20 JUNE 2017.

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 R Aubrey
Cr D Macphail
Cr N Pazolli, Cr C Schuster
Cr G Wieland
Cr M Woodall, Cr C Robartson
Cr P Phelan
Cr N Foxton, Cr T Barling

WARD

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

3. IN ATTENDANCE

Dr S Silcox	Chief Executive Officer
Mr M Tieleman	Director Corporate Services
Ms C Young	Director Community Development
Mr J Christie	Director Technical Services
Mr S Cope	Director Urban Planning
Mr L Hitchcock	Executive Manager Legal Services
Mr J Clark	Governance and Compliance Program Manager
Mr M Doyle (Until 8.27pm)	Healthy Melville Coordinator - Recreation Development
Mr P de Lang (Until 8.27pm)	Healthy Melville Coordinator - Leisure Planning
Ms J Arbel	Strategic Communication Advisor
Mr N Fimmano	Governance and Property Officer
Ms S Tranchita	Minute Secretary
Ms K Thornton	Administration Officer

At the commencement of the meeting there were 108 members of the public and one member from the Press in the Public Gallery.

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

Nil

4.2 APPROVED LEAVE OF ABSENCE

Cr J Barton – Bicton/Attadale 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

6. QUESTION TIME

6.1 Mr K Kellers, - Alfred Cove

If the council approve to spend \$ 9.4 m to upgrade Tompkins park and relocate the Melville Bowls, Recreation and Community Centre, later to find that the government has rejected the commercial Wave Park project ---on one of the following grounds:

- the strategic bowls plan is seriously flawed
- there is a threat to the Alfred Cove marine park, (the biggest and most important on the Swan River.)
- there is substantial loss of public open space
- because of previous infills the water supply might be unsuitable and harmful
- will exacerbate already serious traffic congestion on Canning Hwy./ Northlake Rd intersection.

Question 1

What is planned to happen to the land previously occupied by the Melville Bowls, Recreation and Community Centre?

Response

Should the Wave Park project not progress, The City would likely call for 'Request for Proposals' for commercial recreation / sporting opportunities as per a previous Council recommendation June 2016.

Question 2

What consultation and input from the ratepayers has there been --to endorse the spending of \$9.4m?

Response

Please refer to Stakeholder Engagement Section of the Council Item

6.2 Mr E Nielsen - Booragoon

On the 3rd October 2016 I copied all our elected members in on my communication with Mr Mike Nahan (former Minister for Energy) regarding the opportunity that had arisen to relocate the Myaree Substation to 71 Norma Rd, Myaree, a site suggested by the Electors as an option back in 2010.

Then on the 27th January 2017 the Mayor and Cr Aubrey joined Mr Nahan and Mr Taylor at the announcement of the State Underground Power Program Round 6 that includes Alfred Cove East containing the High Voltage power transmissions lines that are part of unresolved issues raised separately tonight.

Question

Would the Mayor care to elaborate on what the reasons are for our Elected Members staying silent on this issue, ignoring previous Council decisions on a matter that is in serious need of a follow-up and to be brought to a satisfactory conclusion?

6. QUESTION TIME - CONTINUED

Response

Previous Council decisions have not been ignored. The Council has been informed by the Director of Technical Services that Western Power was made aware of the outcomes from the Electors Meeting of 7 October 2010. In response, Western Power stated that should a future development application be submitted by Western Power in relation to the Norma Road site in Myaree, then the City would be required to consider the application in light of the motions raised at the Electors Meeting. To date no such development application has been submitted.

The Mayor also advised that the former Western Power site in Murray Road, Bicton, was purchased by the City and is now Public Open Space.

6.3 Melville Residents and Ratepayers Association

Question 1

Are Councillors concerned about the continued loss of residents and ratepayers confidence in Council's ability to govern the City's performance of its functions given they can not be assured Council is committed to providing honest, accurate, full and forthright answers to questions actually asked at Public Question Time and then adequately record Public Question Time in the minutes?

Response

The Mayor advised that the Council has been briefed on the adoption of the compliance requirements adopted at Public Question Time and the processing of questions and answers that is now in place. The Council is satisfied that compliance with the *Local Government Act 1995* is achieved.

The City's most recent Resident and Business Perception survey assessed that our customers are 90% satisfied with the City as a governing organisation. On that occasion the City was benchmarked second out of 25 participating Local Governments.

Question 2

When will Council follow the Cities of Joondalup and Perth's best practice by providing free and real-time access to the Council meeting audio recordings to reduce resident and ratepayer reliance on the scant and delayed written minutes?

Response

Council Policy 088 – Recording of Meeting reflects the Council's resolved position on recording of meetings and the availability of those recordings. This policy is subject to periodical review.

6. QUESTION TIME - CONTINUED

6.5 Mr B Green, - Bull Creek

I have recently received assistance of the highest calibre from your arborist "Amelia".

I am often dismayed by the amount of negative comment that the City receives despite the quality of its performance.

Question

Could I be advised on how members of the community can express their satisfaction of the performance of members of staff to the Elected Members so that they can hear the many examples of courtesy, efficiency, kindness and exemplary human decency which occur on a daily basis?

Response

If any member of the community wishes to email the Mayor in relation to any comments or compliments, the Mayor will then forward them onto the Chief Executive Officer and Councillors.

7. AWARDS AND PRESENTATIONS

Nil

8. CONFIRMATION OF MINUTES

8.1 ORDINARY MEETING OF THE COUNCIL – 16 MAY 2017 Minutes 16 May 2017

COUNCIL RESOLUTION

At 6.43pm Cr Aubrey moved, seconded Cr Macphail –

That the Minutes of the Ordinary Meeting of the Council held on Tuesday, 16 May 2017, be confirmed as a true and accurate record.

At 6.43pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY (11/0)

8.2 NOTES OF AGENDA BRIEFING FORUM – 6 JUNE 2017 Notes 6 June 2017

COUNCIL RESOLUTION

At 6.44pm Cr Schuster moved, seconded Cr Wieland –

That the Notes of the Agenda Briefing Forum held on Tuesday, 6 June 2017, be received.

At 6.44pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY (11/0)

**8.3 FINANCIAL MANAGEMENT, AUDIT, RISK AND COMPLIANCE
COMMITTEE – 29 MAY 2017****COUNCIL RESOLUTION**

At 6.44pm Cr Foxtan moved, seconded Cr Macphail –

That the Minutes of the Financial Management, Audit, Risk and Compliance Committee Meeting held on Monday, 29 May 2017 be noted.

At 6.44pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY (11/0)

NB:

Minutes to be confirmed at next Financial Management, Audit, Risk and Compliance Committee Meeting

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

Nil

9.2 DISCLOSURE OF INTEREST THAT MAY CAUSE A CONFLICT

- Item CD17/8098 His Worship the Mayor Interest under the Code.
- Item CD17/8098 Cr Schuster Interest under the Code.
- Item 17.1 Cr Foxton Interest under the Code

10. DEPUTATIONS

CD17/8098 – Tompkins Park Concept Plan
Mr J Terrell, Ratepayer and Member of Mount Pleasant Bowling Club

11. APPLICATIONS FOR NEW LEAVES OF ABSENCE

At 6.46pm Cr Phelan moved, seconded Cr Pazolli –

That the application for new leave of absence submitted by Councillor Foxton on 20 June 2017 be granted.

At 6.46pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY (11/0)

12. IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

Nil

13. PETITIONS

Nil

14. REPORTS OF THE CHIEF EXECUTIVE OFFICER

At 6.48pm His worship the Mayor requested that item CD17/8098 be brought forward for discussion.

From 6.48pm to 7.03pm a deputation was heard from Mr J Terrell, Ratepayer and Member of Mount Pleasant Bowling Club.

At 6.54pm Mr Hitchcock and Mr Fimmano left the meeting and returned at 6.56pm.

Disclosure of Interest

Item No.	CD17/8098
Member	His Worship the Mayor
Type of Interest	Interest under the Code of Conduct
Nature of Interest	Patron of the Melville Cricket Club
Request	Stay and Discuss
Decision of the Council	Not Applicable

Disclosure of Interest

Item No.	CD17/8098
Member	Cr Schuster
Type of Interest	Interest under the Code of Conduct
Nature of Interest	Social Member of the Mt Pleasant bowls Club
Request	Stay and Discuss
Decision of the Council	Not Applicable

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

Ward	: Bicton/Attadale
Category	: Strategic
Subject Index	: Tompkins Park
Customer Index	: Tompkins Park Community and Recreational Association
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter
Previous Items	: C04/8009 - Tompkins Park Community and Recreational Association July 2006 CD13/8053 - Mount Pleasant Bowling Club (INC) Self Supporting Loan Condition Amendment (August 2013) CD16/8081 City Of Melville Lawn Bowls Strategy (June 2016) CD16/8089 City Of Melville Lawn Bowls Strategy (October 2016).
Works Programme	: 2017-2018 and 2018-2019
Funding	: \$9,420,500
Responsible Officer	: Christine Young Director Community Development

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

AUTHORITY / DISCRETION

DEFINITION

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

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)**KEY ISSUES / SUMMARY**

- Since 2006, the City had noted declining pennant membership in Bowling Clubs.
- In 2011, the City developed a 20-year Strategic Plan for the future provision of Active Reserves within the City. The report suggested that there was a need for a Concept Plan for Tompkins Park to address a number of issues including various requests from a number of Sporting Clubs for additional playing and clubroom upgrades.
- The City also completed significant research to inform the City's Bowls Strategy which was endorsed by the Council in June and October 2016. The key outcome of the Bowls Strategy is to ensure the long term strategic sustainability of the sport of Bowls in the City.
- Primary focus of strategic sustainability is to accommodate sporting activities into Recreational/Community Hubs where facilities and costs are shared, and in turn any income generated supports the facility operations and the operations of the various Sports Clubs.
- Significant engagement has occurred with Mount Pleasant and Melville Bowling Clubs, and the Tompkins Park Sports and Recreational Association, to ensure the Concept Plan meets requirements and the operational model ensures financial sustainability.
- The project realises savings for the City with a significant reduction in subsidy levels for sports participation by Bowling Clubs and at the Tompkins Parks Recreation hub, and optimises income opportunity at the two current Bowling Club sites.
- The purpose of this report is to seek the Council's endorsement of the Concept Plan and budget costs for the redevelopment of the Tompkins Park Recreation facility.
- This project represents a significant strategic investment that will provide for the sustainability of the sport of Bowls in the northern part of the City and see improvements to the current Tompkins Park facility with increased shared usage.

BACKGROUND

In 2006, the City commissioned a Community Buildings Fit for Use report investigating each Sport in order to establish priorities on rational planning for future facilities. Since 2006, Officers have been monitoring the decline in pennant playing bowlers and have referenced the decline in various Council Items throughout that time.

In 2009, an internal review of the Sport of Bowls was undertaken which highlighted an over provision of bowling greens throughout the City of Melville when compared to similar sized Local Government Authorities.

In 2011, the City developed a 20-year Strategic Plan for the future provision of Active Reserves within the City. The report, titled the *Strategic Provision for Active Reserves Study* (SPARS), assessed the current and future active reserve needs for each of the current sports played within the City and provided potential scenarios for better utilisation and distribution of clubs on the City's reserves and facilities.

The study was fully funded by the City of Melville and supported the Department of Sport and Recreation's shared use philosophy.

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

The 2011 SPARS report suggested that there was a need for a Concept Plan for Tompkins Park to address a number of issues including various requests from a number of Sporting Clubs for additional playing and clubroom upgrades. At that time, there was a potential to relocate the Melville City Football Club, the Melville Bridge Club and the Melville Bowling Club to the clubroom facilities at Tompkins Park.

Because of this in 2013, a leisure planning consultant, SGL Consulting Group, was engaged to develop a Site Concept Plan for Tompkins Park Reserve. A key objective of this Concept Plan was to investigate the optimal mix of facilities to accommodate existing and the potential future tenants in accordance with best practice principles of shared use and collocation. This Concept Plan was placed on hold initially while further investigations into:

- The relocation of the Melville Bridge Club were conducted (now relocating to LeisureFit Melville);
- The partnership between the City of Melville and Murdoch University undertook to place synthetic fields at the University for Melville City Football Club, and more recently;
- The finalisation of the City of Melville Lawn Bowls Strategy in October 2016.

In 2015, the City commissioned A Balanced View as consultants to prepare the City of Melville Lawn Bowls Strategy.

Reports to the Council over the years have identified the trending decline of the pennant playing participation in the sport of lawn bowls. Whilst it is accepted that there is a reasonably high level of social membership at Bowling Clubs, the key planning principle for providing bowling greens is based on the number of pennant playing members and the clubs ability to provide for these members. All other social and corporate games are played around the pennants tournaments.

At the October 2016 Ordinary Meeting of Council, the City of Melville Lawn Bowls Strategy was adopted by the Council of which a number of the Recommendations provided direction for the finalisation of the Tompkins Park Concept Plan.

The Council Resolution from the October 2016 Ordinary Meeting of Council is as follows:

COUNCIL RESOLUTION (8089)

That the Council:

1. Notes the 'Supplementary Information' to the City of Melville Lawn Bowls Strategy 2016.

2. Endorses Tompkins Park as the central northern site for any future development of lawn bowls in the north of the City of Melville.

3. 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;

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

b) facilitate the Melville Bowling Club and the Mount Pleasant Bowling Club to amalgamate and relocate to a new bowls facility at the expanded Tompkins Park Hub; and

c) progress and expedite the Tompkins Park Concept Plan for the Councils endorsement.

4. Approves the immediate suspension of repayments of the Mount Pleasant Bowling Club's Self Supporting Loan (number 413), subject to the Mount Pleasant Bowling Club agreeing that;

a) in the event that the Mount Pleasant Bowling Club rescinds its relocation motion, or through other actions or inactions does not proceed with the relocation, all suspended loan repayments will be required to be paid by the Club. However, should the relocation not proceed due to factors outside the Club's control, City officers will work with the Club to identify and agree any costs that the Club may have incurred with respect to the proposed relocation and these will be deducted from any repayments due by the Club to ensure that it is not financially disadvantaged; and

b) the Club sets aside the current repayment amounts for the purpose of establishing a fund to assist with the relocation to Tompkins Park, or to repay loan obligations should the Mount Pleasant Bowling Club rescind its motion to relocate or otherwise cause the relocation to fail by its action or inaction".

5. By absolute majority decision agrees that upon the relocation and amalgamation of the Melville and Mount Pleasant Bowling Clubs at Tompkins Park, any self supporting loan liabilities owed to the City by those clubs be extinguished and the associated costs be charged to the Tompkins Park Redevelopment Project.

DETAIL

The proposed redevelopment at Tompkins Park is a significant and important strategic project for the City. It provides:

- The enhancement of the City's premier sporting hub;
- The co-location of a number of sporting and social activities into a shared facility;
- An outcome of ensuring the sustainability of all sports at this location;
- Optimal use of City assets, both the facility buildings, and the active reserve and playing fields;
- The consolidation of a number of aging community facilities; and
- Savings to the City and its ratepayers with significantly lower subsidy levels to support sports members at Tompkins Park.

Increases in population and urban development will mean the demand for active reserves and facility usage must be delivered in a manner that ensures equitable public access, and optimised usage whilst being financially viable.

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

Tompkins Park is a large district level active reserve located adjacent to the Swan River with a total area of approximately 20 hectares, which includes around ten hectares of active reserve turf area. The northern section has two senior rugby fields, one with competition lighting (four poles, four lights each). In summer, it has one synthetic wicket cricket oval and two turf wicket cricket ovals (both with seven wicket blocks). The turf practice wickets and two synthetic practice wickets are in good condition.

The southern section has three touch football fields, one temporary rugby field and one senior soccer field. In summer, there are two cricket ovals with synthetic wickets and four wicket practice nets in good condition.

There is a large shared pavilion with function facilities and an outlook over the Swan River, accessible toilets, playground and bench seating. This facility is managed by the Tompkins Park Community and Recreational Association consisting of:

- The Palmyra Ruby Union Football Club; and
- The Melville Cricket Club.

Other user groups at Tompkins Park include:

- Perth Saints Soccer Club; and
- Tompkins Park Touch Football Club.

Tompkins Park Touch Football Club has played at Tompkins Park for many years, in both the summer and winter seasons. In 2014-2015, the President of the Club advised it needed to be discontinued as a Club due to falling memberships and the subsequent impact on the Club operations. In 2016-2017, the City was approached by the new President to recommence its summer competition at Tompkins Park. Approval was given for a six month period. Officers are in early discussions with the National Rugby League WA, the Willagee League Football Club, Touch Football WA and Tompkins Park Touch Football Club regarding the possibility of a centre for Rugby League in the City of Melville based at Webber Reserve in Willagee. Therefore, Tompkins Park Touch Football Club has not been involved in discussions regarding the redeveloped Tompkins Park.

Parking at Tompkins Park is internal within the park and very limited with extensive verge parking available along the passive section of the reserve to the east. There are trees on both sides of the internal road available for spectator shade in the summer.

Melville Bowling Club is a single use Club and is located on the western side of Tompkins Park. It has stand-alone facilities consisting of clubroom facilities and four operational natural grass bowling greens. There are also two unused natural grass greens. The clubroom facilities are over 50 years old, not up to contemporary standards and require significant upgrades, however, the four operational greens are well kept and in good condition.

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Mount Pleasant Bowling Club is a single use Club and is located on Bedford Street in Ardross. It has stand-alone facilities consisting of clubroom facilities and three operational greens, one being synthetic. The clubroom facilities are over 50 years old, not up to contemporary standards and require significant upgrades. The two natural grass greens are well kept and in good conditions, however the synthetic green playing surface has reached its end of practical life. The Club are also currently experiencing financial and operational difficulties due to future uncertainties and a steady decline in memberships. These are discussed further in the report.

A further driver for the City of Melville Lawn Bowls Strategy was several requests from the Bowling Clubs for updated and modern facilities. Requests from the two bowling clubs for the replacement of the playing surface at Mount Pleasant Bowling Club and two new synthetic playing greens under cover, at Melville Bowling Club would cost approximately \$750,000. Given the state of both clubs' clubroom facilities, they would be required to undergo significant refurbishment/redevelopment costing several million dollars to bring up to current contemporary Australian Standards. These requests were made in the environment of declining pennant playing participation in the sport of lawn bowls on a national, state and local perspective.

A summary of the resolutions from the October 2016 Council meetings was to:

- 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; and
- Facilitate the Melville Bowling Club and the Mount Pleasant Bowling Club to amalgamate and relocate to a new bowls facility at the expanded Tompkins Park facility.

City Officers have held regular meetings with the Tompkins Park Relocation Group which was formed with representatives from both Mount Pleasant and Melville Bowling Clubs to facilitate the relocation to Tompkins Park.

Both the Melville and Mount Pleasant Bowling Clubs had discussions to consider an early amalgamation proposal. This would have provided a number of benefits to allow the new merged entity to be well established prior to relocation to the Tompkins Park facility. It was intended, if supported, for the new entity to be based at the Melville Bowling Club facility until relocation occurred. The Mount Pleasant Bowling Club supported an early merger; however the Melville Bowling Club membership did not support an early merger.

An early merger is still considered a possible outcome by Officers as this would preserve the history of both Clubs, permit the establishment of a new entity that has combined membership from both Melville and Mount Pleasant Bowling Clubs, and provides for a good period of time to operate as a new entity prior to relocation to the Tompkins Park facility.

If current financial challenges at Mount Pleasant Bowling Club deteriorate, the City would take a more directive approach to facilitate an early merger. This would involve the development of the new Bowling Club entity for both Clubs to join and be based at Melville Bowling Club until the new facilities are completed. The leases to both existing Clubs would then be terminated.

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Officers have also met with the current Tompkins Park Community and Recreational Association regarding the proposed Concept Plan and have also met with the combined membership of the proposed new Association. These meetings and further public consultations are addressed under the Stakeholder Engagement section within this report.

It is intended that a new Association will be made up of the:

- Palmyra Rugby Union Football Club;
- Melville Cricket Club;
- Melville and Mount Pleasant Bowling Clubs (or a single entity); and
- Perth Saints Soccer Club.

Concept Plan

The proposed Concept Plan addresses the development of the following area of Tompkins Park. Tompkins Park to the east is not impacted by the Concept Plan and the area west is subject to development investigations for a Wave Park facility.



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The Concept Plans have been prepared by Bollig Design Group and can be seen in the following attachments:

[8098 Tompkins Park Redevelopment Overall Site Plan](#)
[8098 Tompkins Park Redevelopment Ground Floor Plan](#)
[8098 Tompkins Park Redevelopment Cafe Bar Plan](#)

The design principles for these Concept Plans include:

- Providing contemporary fit for purpose built facilities;
- Designing space for the relocation of a new Bowls Club;
- Designing space for flexibility and adaptability for future use; and
- Providing adequate parking opportunities for users.

Key elements of the Concept Plan include:

- Four bowling greens proposed – all synthetic playing greens with the two greens closest to the Clubrooms covered for all year around use.
- Extension of the existing pavilion to include additional change rooms, kitchen, office, and verandas;
- The refurbishment of the existing clubroom and provision for Bowling Club change rooms;
- Reconfigured playing fields for cricket, rugby and soccer;
- Reconfiguration of the reticulation systems;
- Extension to the commercial gym/allied health space;
- New car park off Dunkley Avenue and extension to the existing eastern car park adjacent to the sports pavilion; with a total of 309 bays (not including verge parking along Dunkley or parking as part of the Wave Park proposal);
- Relocation of existing playground; and
- Relocation of floodlighting towers.
- The 'future access road' that is dotted along the Southern border of the Tompkins Park Concept Plan is a potential future option as requested by Main Roads WA if they make changes to Canning Hwy in the future.

The Tompkins Park Community and Recreational Association was established in 1997 and currently manage the operations of the Tompkins Park facility. Member Clubs (Palmyra Rugby Union Football Club and Melville Cricket Club) rely on the Association being financially viable to fund ground maintenance and general Club activities.

Currently the Association provides a benefit to member clubs by means of discounted drinks and food to members and their guests. It also provides an annual dividend derived from the surplus made from the operations of the Association. Each Club receives a dividend which allows for the Clubs to be self-sufficient. It is important to both Clubs that some form of financial return is generated in the new Association model, similar to the current levels via the operations of the new Association.

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Likewise, both Mount Pleasant and Melville Bowling Clubs provide discounted drinks and food offers to their members and guests. Any operational surplus generated by the Bowling Clubs operations funds the provision of facilities for the sport of bowls. It is equally important to the sport of Bowls that some form of financial return is generated, similar to the current levels via the operations of the existing bowling clubs. There will be a requirement for the Bowling Clubs to generate enough operational surplus to operate as a Club and to contribute to a roof cover and synthetic green replacement sinking fund.

The physical size, layout and room sizes of the existing facility has meant that the current Tompkins Park Association building has needed to generate sufficient business to provide income to sustain the facility operations and to cover costs of the Association member Clubs. The Association is commended for the work that they have done in achieving this outcome. However, the considerable effort and ongoing commitment by a small group of volunteers and paid staff to effectively operate a business operation that generates a small percentage of operational surplus faces ongoing challenges. Officers investigating the operational model of the redeveloped facility have carefully considered the current function centred model, the effort required to make this work to generate a low percentage of profit, and the impact this has on the accessibility to the general community.

Investigations were undertaken by the consultant to determine if all activities currently occurring at Tompkins Park, and both Mount Pleasant and Melville Bowling Clubs could be logistically accommodated in the redeveloped facility. It was determined that most, if not all, bowls related and social bowls activities can occur at the redeveloped Tompkins Park or at other City facilities. Large corporate and private functions, in some situations, would not be able to be accommodated. This predicted loss of income impacts on the ability of the Association to generate funds to operate the facility and support all Association members.

A new Association made up of the Palmyra Rugby Union Football Club, Melville Cricket Club Melville and Mount Pleasant Bowling Clubs (or a single entity) and the Perth Saints Soccer Club would be established and should be in a position to continue to provide such services.

Critical to making this new Association viable is the capacity to generate income and recognising that the City's intent is for an accessible community and publically owned facility with a focus on community, leisure, and recreational activities.

The preferred operational model which has informed the design outcomes of the facility is based on an Association model, similar to that currently operating and with the inclusion of the additional Sport Clubs (Bowls and Saint Soccer), and an increased involvement by the City. Options are also available for parts of the services to be leased to business providers (e.g. Catering Company for the provision of food for the facility).

Currently, the Tompkins Park Community and Recreational Association sub-lease the adjacent gymnasium facility to a private operator. This lease fee is a significant source of income for the Association. Research indicates that there is market demand for an increase in the size of this facility to similar or allied health and fitness services which in turn can deliver an increase in income to offset operational costs of the Tompkins Park facility.

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)**STAKEHOLDER ENGAGEMENT****I. COMMUNITY**

The level of communication in accordance with the Stakeholder Engagement Policy CP-002 for this Item involved several methods of engagement over some eleven (11) years. This included the provision of information, consultation, involvement and collaboration with a range of key stakeholders.

Initial engagement occurred in 2012 with key sporting groups and local residents.

A Public Forum was held in May 2012, attended by local residents, to discuss the future development of Tompkins Park. Invitations were sent to over 600 local residents, advertising signage was placed on site, and information in the Community News. Residents provided information via the forum, and an online survey. The main features the community liked was the attractiveness of the open space; passive and active recreation facilities, that the area was safe, accessible, and well used. Opportunities for improvement were highlighted and included improvements to parking and provision of additional parking; safety improvements to the cycle path. Suggestions for improvement also included public access to a café or coffee shop at the facility.

The Tompkins Park Relocation Group, formed with representatives from both Mount Pleasant and Melville Bowls Clubs, has met regularly with City Officers since December 2016. This group specifically addressed the requirements of the new Bowls Club and how it would function in a shared facility. The group also had major input into the decision to recommend four synthetic playing fields. The level of engagement was one of consultation, involvement and collaboration.

Members from both Bowling Clubs also voted to work with the City in regard the Council resolution to amalgamate and form a new Bowls Club at the Tompkins Park facility.

There has been a level of discontent particularly from the social membership base of both Bowling Clubs that have appeared not to wish to engage in a cooperative way with either their Club Executives or the City despite the fact that most of the social activities can continue within the new facility.

Individual discussions have occurred with the current members of the Tompkins Park Community and Recreational Association (Palmyra Rugby Union Football Club and Melville Cricket Club), together with the Perth Saints Soccer Club who uses the Tompkins Park Reserve and currently uses Melville Bowling Club as their base. The level of engagement was one of consultation and involvement.

Meetings have also occurred with representatives of the larger stakeholder group that will form the new Association including:

- The Tompkins Park Community and Recreational Association;
- The Perth Saints Soccer Club; and
- Tompkins Park Relocation Group, that has been established made up from key members of the Mount Pleasant and Melville Bowling Clubs.

These meetings have focused on the Concept Plan, and investigated operational models that will provide sustainability to the way the facility operates.

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A letter was also sent to over 120 residents in the vicinity of Tompkins Park (Dunkley Avenue to Cantray Avenue, Applecross) in December 2016, inviting residents to meet with Officers regarding the proposed redevelopment of Tompkins Park. Over 20 residents met with Officers at various times during January and February 2017. The Draft Concept Plan was shown to these residents and queries answered. Areas of concerns raised were associated with parking, traffic movements predominantly at the intersection of Dunkley Avenue with Canning Highway, and some comment from those residents directly opposite the facility regarding the loss of green space to be replaced with synthetic turf and of parking facilities. There was also support provided to the proposed changes to move the entry to the existing car park off Dunkley to the east from a road safety perspective.

A total of 1,262 letters informing local residents of the Wave Park Group proposal were sent on 24 August 2016 that also mentioned the relocation of Melville Bowling Club to the Tompkins Park.

Stakeholder consultation has led to additional requests from Bowling Clubs that will increase the costs involved in the establishment of the new Bowling Club entity.

The formation of the Tompkins Park Relocation Group consisting of several nominated volunteers from both Bowling Clubs has seen a very positive response from the two Clubs who have worked collaboratively with the City.

However, since the Council decisions of October 2016, the Melville and Mount Pleasant Bowling Clubs have experienced a great deal of uncertainty in regard to their future. Both the Melville and Mount Pleasant Bowling Clubs' Executives have held meetings with members with the view of facilitating an earlier merger of the two clubs. At its meeting held on Saturday, 20 May 2017, the Mount Pleasant Bowling Club membership narrowly voted, with 49 supporting merging early with 46 opposed, (59 percent of members voted) to continue investigations on merging with the Melville Bowling Club. Melville Bowling Club met on the 27 May 2017 and resolved not to support an early merger (34 opposed an early merger, with 11 supporting). This represents a low voter turnout of 28 percent from Melville Bowling Club that has 160 pennant players.

The Melville and Mount Pleasant Bowling Clubs report:

- A frustration of Club members in not having a complete understanding of how the new bowling club will operate at facilities at Tompkins Park. This is reflective of not having an experience of operating in a hub model.
- At Mount Pleasant there has been a serious downturn in trade over a number of years at the club and reluctance by members to pay membership fees for the season starting in July 2017. This is affecting the Club's ability to trade and may pose continued challenges.

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Because of the impact that the decision of Council has had on both Clubs, the Tompkins Park Relocation Group has requested the following support from the City of Melville:

1. A suitable person is employed to coach existing and new members at a likely cost of \$10,000 per annum; \$30,000 over the next three years.
2. Cover the membership costs of each pennant playing member in the first two years. The figure for this is unknown at this stage. However, the collective pennant membership numbers are 300. Assuming a fall of 50 pennant members, the estimated members numbers would be in the region of $250 \times \$250 = \$62,500 \times 2 = \$125,000$.
3. Cover the cost of new uniforms required for the new entity \$40,000.
4. Funds to conduct sundowners and events between the two Clubs to promote goodwill.
5. Assistance with advertising and promotion of the new Club and facilities.
6. Commitment to an establishment amount for the sinking fund for the replacement of the playing greens \$60,000.

The Tompkins Park Relocation Group has been advised that Officers do not support:

1. \$30,000 Coaching Development - The City has never provided this type of support for any Club. Officers see this as part of a Clubs core business, which is usually covered by income generated from Club activities.
2. \$125,000 for two years' free memberships. The City believes members would normally have had to pay membership to their Clubs and that this is an important measure for the club in regards to sustainability. Officers are of the view that the new Club should be investigating and implementing its own membership drive in what is a unique situation.

The Tompkins Park Relocation Group has asked the above to be reconsidered by Council.

The Tompkins Park Relocation Group has been advised that Officers do support:

3. \$40,000 for uniforms for the new Club. The members of the new entity will need completely new bowling attire.
4. Functions (e.g. sundowners, golf day/s) – These type of events can be provided through applications for the Community Partnership Fund. Both merging Clubs can apply for funding with the view of providing assistance for fundraising and merging activities. \$10,000. This is in progress and can be met in the 2016-2017 Operational Budget.
5. Assistance with advertising and promoting of the new Club and its facilities. The City can assist in the provision of press releases, articles in Mosaic, the use of the City of Melville website and other media opportunities as they arise.
6. Commitment to an establishment amount for the sinking fund for the replacement of the playing greens and fabric roof cover of \$60,000.

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)**II. OTHER AGENCIES / CONSULTANTS**

Main Roads WA has provided comment on the proposed additional car parking located closer to Canning Highway and determined the entry is an acceptable distance from the intersection of Dunkley Avenue and Canning Highway. Main Roads WA is also in discussions with the City's Technical Services area to consider changes to this intersection to increase safety. A traffic management study is currently underway facilitated by Technical Services.

The Department Sport and Recreation also indicated their support for the proposal and the City received funding approval of \$700,000 towards the cost of the relocation of the Bowling Clubs to the facility. They recognised that this project supports the State's approach to the shared use facility model and of maximising usage in public buildings.

SGL was engaged in 2012 to undertake community and sporting group engagement regarding the redevelopment of Tompkins Park which informed the initial concept planning.

Bollig Architects was engaged in 2014 to develop the Concept Plan for the redeveloped Tompkins Park.

A Balanced View Consultancy was engaged in 2015 and has assisted with the work associated with the development of the proposed operational model for the redeveloped facility.

Hospitality Total Services Consultancy was also engaged in 2017 to provide information and advice regarding the operational model for the redevelopment facility.

The City has also met with Clubs WA, the Department of Racing, Gaming and Liquor and with Bowls WA regarding the Bowls Strategy and the Tompkins Park Concept.

STATUTORY AND LEGAL IMPLICATIONS

The required Planning Development Application approval will be coordinated by the Department of Parks and Wildlife as the area in question falls under land reserved for Parks and Recreation under the Metropolitan Region Scheme and completely within the Swan Canning Development Control Area. As such, the development will require a Part 5 approval from the Minister for Environment under the *Swan and Canning Rivers Management Act 2006*.

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FINANCIAL IMPLICATIONS

1. Subsidy Levels
2. Budget for Tompkins Park and Key Redevelopment Areas.
3. Self Supporting Loans
4. Operational Support and Club Requests
5. Budget Comment

1. Subsidy Levels

The current subsidy provided by the ratepayers of the City is as follows:

Melville Bowling Club (160 pennant members)	= \$581 per pennant member per year
Mount Pleasant Bowling Club (161 pennant members)	= \$535 per pennant member per year
Tompkins Park Sporting Hub (1,017 players)	= \$162 per player per year
Combined current subsidy for the three Entities (1,338 members)	= \$257 per player / pennant member per year

The above figures have been audited for accurateness by the City's internal auditor.

Examples of subsidies for groups that are part of joint use and shared facilities (sporting hubs):

- Leeming Sports Association (inc. bowls) = \$334 per player p.a.
- Applecross / Mount Pleasant Sportsman's Association = \$200 per player p.a.
- Melville Sporting Association (inc tennis) = \$136 per player p.a.

These figures take into account Building Insurance, DFES Levy, Council Rates (not levied) and building renewal / maintenance costs (based on 2.5% per annum building replacement value).

Following the facility upgrades and improvements with the two bowling clubs amalgamating and relocating to the Tompkins Park facility, the estimated subsidy for Tompkins Park sporting hub reduces **to \$150** per player / pennant bowls member per year.

This represents the following subsidy savings:

Melville Bowling Club: \$581 minus \$150	= \$431 per pennant member p.a.
Mount Pleasant Bowling Club \$535 minus \$150	= \$385 per pennant member p.a.
Tompkins Park Sporting Hub \$162 minus \$150	= \$12 per player p.a.

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Total savings between current and future estimated subsidy (saving per member multiplied by member numbers):

Melville Bowling Club	\$68,960 savings p.a.
Mount Pleasant Bowling Club	\$61,985 savings p.a.
Current Tompkins Park	\$12,204 savings p.a.

Total Subsidy Savings for ratepayers= \$143,149 p.a.

Given that this item recommends the waiver of the self supporting loans (discussed further below in report), meaning that the City would be responsible for repayments to Treasury, the subsidies also need to be considered in light of this;

Annual repayment of both Mount Pleasant Bowling Club and Tompkins Park Community Recreational Association loans (City will be responsible for):
= \$75, 173 p.a.

Subsidy specifically due to loan waivers = \$56 per player/pennant member p.a.

New total subsidy including loan waivers = \$206 per player/pennant member p.a.

Given that the Mount Pleasant Bowling Club Loan will mature on 26 September 2022, the subsidy from this point onwards (assuming membership numbers stay the same), and noting that annual repayments will reduce by \$37,721, reduces to:
= \$177 per player/pennant member p.a.from
26 September 2022

Once the current Tompkins Park Community and Recreational Association Loan matures on 31 December 2029, (assuming membership numbers stay the same) the subsidy reduces to the amount as described above of:
= \$150 per player / pennant member p.a.from 31
December 2029

It should be noted that subsidy levels will alter with changes in pennant membership / player numbers. It is likely that although there may be some initial reduction in pennant bowling members, given that the new facility will be one of the best lawn bowling facilities in the State, membership numbers would grow. As per analysis contained in the Bowls Strategy in regards to pennant member capacity, officers believe that the new facility at Tompkins Park has capacity to accommodate a maximum of 400 pennant members.

2. Budget for Tompkins Park and Key Redevelopment Areas

The proposed total project budget is \$9,420,500.

Proposed funding:

\$ 700,000 Grant from Department of Sport and Recreation
\$7,275,000 Transfer from the Land and Property Reserve
\$1,445,500 Transfer from the Public Open Space Reserve
\$9,420,500 Total Expenditure Budget

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Key Redevelopment Areas:

- Four synthetic Bowling Greens and Fabric Roof Cover (for two greens) with lighting,
- Gymnasium / allied health extension,
- New Building extensions (to accommodate the new Bowling Club),
- Existing building alterations,
- Sporting field reconfigurations,
- Playground and floodlight relocation,
- Landscaping and external services,
- Additional car parking

Gymnasium / Allied Health facility extension

Currently the Tompkins Park Community and Recreational Association sub lease the adjacent gymnasium facility to a private operator. This lease fee is a significant source of income for the Association. Research indicates that there is market demand for an increase in the size of this facility to similar or allied health services which in turn can deliver an increase in income to offset operational costs of the Tompkins Park facility.

The proposed expansion could deliver a payback / return on investment of six to seven years. This could be a valuable income stream in terms of offsetting operational costs of the Tompkins Park facility.

It should be noted that until the City calls for construction tenders, the total project costs remain an estimate. Current economic conditions and anecdotal reports suggest that construction costs are very competitive suggesting that it is a good environment for attracting value for money in construction.

3. Self Supporting Loans

Both Mount Pleasant Bowling Club and the Tompkins Park Community and Recreational Association have self supporting loan agreements with the City of Melville. Details of the loans are as follows:

Club, Association and Comments	Amounts
Current balance of Tompkins Park Community and Recreational Association's loan (Loan No 399)	\$315,422
Current balance of Mount Pleasant Bowling Club's loan (Loan No 413)	\$178,847
Since the suspension of the Mount Pleasant Bowling Club's loan the City has honoured one of its repayment	\$ 18,170
See further commentary below	\$512,439

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Self Supporting Loans

The Mount Pleasant Bowling Club currently has a self supporting loan (Loan No 413) with the City of Melville to the value of \$178,847 as of 17 March 2017. At the October 2016 Ordinary Meeting of Council, a recommendation was endorsed to extinguish the loan when an amalgamation with Melville Bowling Club occurs and relocation to Tompkins Park. The saving in repayments for the club as a result of this is approximately \$36,340 per annum.

The Tompkins Park Community and Recreational Association also have a self supporting loan (Loan No 399) with the City of Melville to the value of \$315,422 as of 2 January 2017. The decision of Council in October 2016 to extinguish the loan at Mount Pleasant Bowling Club upon relocation to Tompkins Park, provides justification for a similar resolution regarding the Tompkins Park Community and Recreational Association's outstanding self supporting loan amount. The saving in repayments for the Association as a result of this is approximately \$35,200 per annum.

Officers believe the operations of the new Association should be as free of any historical operational legacy from either the Bowling Clubs or the current Association as possible. Removing the self supporting loans liability from the Clubs is further demonstration of the City's commitment to provide the new Tompkins Park Sporting Association with every chance of success.

4. Operational Support and Club requests

Operational Costs	Comment	Support for New Entity/ies	
Unknown*	Cover loss of income for Tompkins Park Community Recreational Association due to construction for the period of Mid – Late 2018.	\$40,000	Uniforms for new bowling club.
		\$ 5,000	Advertising Campaign for facility
		\$10,000 (estimated)	Transport, storage and installation of club honour boards, trophy cabinets and furniture as required.
		\$25,000	Point of Sale System for new facility membership governance and financial distribution management / reporting (see commentary below)
		\$60,000	Contribution to Sinking Fund for bowling green and fabric roof cover replacement
Up to \$50,000		\$140,000	

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**The operational costs will not be known until the construction schedule and timeframes have been determined. It is proposed that delegated authority be given to the Chief Executive Officer up to the value of \$50,000 once the City of Melville internal auditors are satisfied that the loss of income is due solely to construction works and that any losses represent trading history for the same period/s.*

The support for the new entities (being the new Bowling Club and the new Association) is to cover some of the logistics in clubs folding, the new entity being established, the historical memorabilia being saved and included within the new building and the essential Point of Sale System required by the new Association to manage the new facilities. Please refer to Point of Sale comment below.

Total Cost Estimate for Operational Assistance and Support for New Bowls Entity = \$190,000.

Grand Total Estimated Project Costs = \$9,420,500

Point of Sale

In order to assist the new Association in the management of its operations, an efficient streamlined customer friendly point of sale is considered essential. Not only will the point of sale provide for the recording of income as various sales points, it will be multi functional and provide in assisting (but not limited to) the:

- Control of sales and stocks and reporting;
- Track revenue;
- Provision of robust security for sales and stocks;
- Monitoring and reporting of individual clubs involvement in the Association;
- Provision of data in order to make evidence based decision making;
- Marketing and promotions of the Association; and
- Manage Events and Bookings.

This is one of the most critical components to the success of a multi use community hub. It allows the Association to measure and grow memberships at the same time as analysing customer data, providing data on trends and opportunities.

It has been previously mentioned that the current Association provides a benefit to member Clubs by means of discounted drinks and food to members and their guests. It also provides an annual dividend derived from the surplus made from the operations of the Association. Each Club receives a dividend which allows for the clubs to be self sufficient.

The new Clubs that join the Association will provide similar benefits to their members and may receive a dividend from the running of the Association. Whilst this model is yet to be finalised, the point of sale is considered essential due to its ability to manage and monitor individuals and club activity to determine and potential dividend back to member Clubs.

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)**Fit Out**

There will be a requirement for some fit out of the new premises. There may be opportunity to salvage existing items such as furniture and equipment from the existing bowling clubs to lessen the cost of fit out at the new facility.

As highlighted above the relocation of both Mount Pleasant and Melville Bowling Clubs presents opportunities for financial savings to the City and to its ratepayers, both short term and strategically long term. This project is strategic in nature ensuring that the sport of bowls, located in a recreational hub, has every opportunity to be sustainable and viable into the future. Current subsidy levels are unacceptable, and unless interventions occurred, would have continued to rise, due to the ageing nature of the facilities and playing greens, and the decline of pennant bowlers. If an intervention does not occur potentially at least one club may dissolve in the short term.

Mount Pleasant Bowling Club – Access to Sinking Funds

At the August 2013 Ordinary Meeting of the Council (Item CD13/8053), the Council resolved:

- 1. That the sinking fund be adjusted to be \$12,000 per annum for the 2013/2014 financial year and thereafter the amount reviewed at the annual meeting between the Club and the Director Corporate Services to confirm if that level of funding is adequate to fund the future replacement of the synthetic bowling green and adjust it to a more suitable level if necessary.*
- 2. That the funds are deposited in a separate interest bearing account with an Authorised Deposit Taking Institution having a credit rating equivalent to Standard and Poor's BBB with such deposit being in the joint names of the Club and the City of Melville of which the City's Director Corporate Services shall be a co-signatory and the release of these funds shall only be permitted for the replacement of the synthetic playing surfaces.*

The Mount Pleasant Bowling Club has advised that the current amount in this account stands at \$45,707 as at 31 March 2017.

The challenges as highlighted by the bowling clubs additional requests in the Stakeholder Engagement section of this report have seen a serious trading downturn at the Mount Pleasant Bowling Club. It is likely that the current financial situation has been marginally accelerated by the challenges that relocation has presented to the membership.

It is proposed that should any losses be encountered that the \$45,707 accumulated in the sinking fund be offset to assist the Mount Pleasant Bowling Club through this uncertain period. It is also proposed that the Chief Executive Officer be given delegated authority to permit the Club access to fund any operational losses from the accumulated sinking funds not exceeding \$45,707. Any funds not expended would form part of the merged or new entity

At the October 2016 Ordinary Meeting of the Council, the Council resolved to:

- 4. Approves the immediate suspension of repayments of the Mount Pleasant Bowling Club's Self Supporting Loan (number 413), subject to the Mount Pleasant Bowling Club agreeing that;*

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a) in the event that the Mount Pleasant Bowling Club rescinds its relocation motion, or through other actions or inactions does not proceed with the relocation, all suspended loan repayments will be required to be paid by the Club. However, should the relocation not proceed due to factors outside the Club's control, City officers will work with the Club to identify and agree any costs that the Club may have incurred with respect to the proposed relocation and these will be deducted from any repayments due by the Club to ensure that it is not financially disadvantaged; and

b) the Club sets aside the current repayment amounts for the purpose of establishing a fund to assist with the relocation to Tompkins Park, or to repay loan obligations should the Mount Pleasant Bowling Club rescind its motion to relocate or otherwise cause the relocation to fail by its action or inaction".

In order for the Mount Pleasant Bowling Club to honour b) above, \$18,170 should have been deposited into an account at Mount Pleasant Bowling Club. The City of Melville has honoured this instalment in March 2017 as indicated above.

The next repayment amount is due on the 25 September 2017; however it is proposed that the responsibility for the repayment of the loan be taken over by the City immediately upon the adoption of this report's recommendations.

The challenges as highlighted by the Bowling Clubs' additional requests in the Stakeholder Engagement section of this report have seen a serious trading downturn at the Mount Pleasant Bowling Club. These repayments have been absorbed within normal club operational budgets and no funds exist to assist with the relocation to Tompkins Park or to repay its suspended loan commitments.

It is proposed that the City rescinds the above resolutions and waives these and future loan repayments as the Mount Pleasant Bowling Club are proactive in moving to Tompkins Park. Furthermore it will need the funds to operate during the relocation period.

Opportunities from existing bowling club sites and impact on City of Melville Reserve accounts

At the June 2016 Ordinary Meeting of the Council, the following resolutions was approved by Council:

5. Directs the Chief Executive Officer to:

- 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.*

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- 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.*

In accordance with the above Council Resolution, the Council has since approved a conditional lease for a Wave Park at the western end of Tompkins Park. Although this business case is not reliant on the successful conclusion of the Wave Park development application, if it is successfully concluded this lease will attract \$700,000 per annum plus rates for a minimum period of 30 years.

The Strategic Urban Planning Team has been investigating future options for the Mount Pleasant Bowling Club site and has completed an initial round of community engagement. The options for the future use of the site contemplates an area of approximately 30% public open space with the remainder sub divided into lots of the same zoning as the current area - approximately 450m² with a maximum height of two stories. Taking into account construction, public open space and subdivision costs, early analysis suggests that the City could expect a net return of approximately \$4 million. This return to ratepayers can substantially fund, subject to Council approval, the redevelopment of Shirley Strickland Reserve Sporting Hub.

Furthermore, the estimated rates per annum that this development would return for the ratepayers would be in the vicinity of \$40,000 - \$50,000 per annum.

Given the significant costs of the Tompkins Park redevelopment, it is pertinent to note the opportunities that the amalgamation and relocation of the Melville and Mount Pleasant Bowling Clubs provides, for the Clubs themselves, the City and the ratepayer in general as described above.

External Funding Options

The Department Sport and Recreation through the Community Sport and Recreation Facilities Fund (CSRFF) in January 2017 approved an amount of \$700,000 towards the relocation of Bowls to a redeveloped Tompkins Park facility. The Department has also indicated strong support for the project which complies with their shared use facility model.

[8098 Letter from Director General Department of Sport and Recreation](#)

The funding was based upon three synthetic bowling greens, which provides another opportunity for the City to apply for CSRFF contribution towards the fourth green.

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STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Risk Statement	Level of Risk	Risk Mitigation Strategy
<p>Failure to support previous Council Recommendations that have informed the Concept Plan leading to Concept Plan not being supported.</p>	<p>Major consequences which are almost certain, resulting in an Extreme level of risk.</p>	<p>Supporting previous Council Recommendations that have informed the progress with the development of the Concept Plan.</p>
<p>Failure to endorse Concept Plan and budget in a timely manner resulting in outrage from Bowling Clubs and Tompkins Park Community and Recreational Association; and inability of City to relocating Bowling Club leading to no facility for Bowls.</p>	<p>Major consequences which are almost certain resulting in an Extreme level of risk.</p>	<p>Concept Plan and budget endorsed, and project proceeds to detailed design and construction in a timely manner.</p>
<p>City has legal obligation to vacate current Melville Bowls facility site due to commercial lease agreement.</p>	<p>Major consequences which are almost certain resulting in an Extreme level of risk.</p>	<p>Concept Plan and budget endorsed, and project proceeds to detailed design and construction in a timely manner.</p>
<p>Council not supporting the recommendations fails to address strategic priorities as outlined within the City's Corporate Business Plan 2016-2020 as adopted by the Council, refer table below.</p>	<p>Moderate consequences which are likely resulting in a High level of risk.</p>	<p>Concept Plan and budget endorsed, and project proceeds to detailed design and construction in a timely manner.</p>

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CORPORATE BUSINESS PLAN TABLE

Alignment between Aspirations from the Strategic Community Key Priorities and Strategies from the City of Melville						
Document: People Place Participation 2016 - 2026	Key Aspirations	Clean and green Sustainable and connected transport Safe and secure Healthy lifestyle Sense of community Growth and prosperity	Clean and green Sustainable and connected transport Safe and secure Healthy lifestyle Sense of community Growth and prosperity	Clean and green Sustainable and connected transport Safe and secure Healthy lifestyle Sense of community Growth and prosperity	Clean and green Sustainable and connected transport Safe and secure Healthy lifestyle Sense of community Growth and prosperity	Sense of community
Document: City of Melville Corporate Business Plan 2016 - 2020	City of Melville Key Priorities	<p>Key priority: Restricted current revenue base and increasing/changing service demands impacts on rates</p> <p>Key strategies:</p> <ol style="list-style-type: none"> Explore opportunities for increased residential density and commercial investment in strategic locations, aligned to the local planning objectives and coupled with the exploration of special area rating Creating greater revenue from our current and potential land, property and facility holdings Pursue productivity and efficiency improvements 	<p>Key priority: Meeting the demand to provide fit for use/appropriate infrastructure into the future</p> <p>Key Strategies:</p> <ol style="list-style-type: none"> Optimise facilities to achieve 'fit for use' facilities for current and future beneficiaries. Includes amalgamation of like groups into hubs and shared use of facilities (private sector, State Govt., other LG and community groups) Review the standards and management model that we assess our asset gap against (the technical standards and from a customer perspective regarding their expectations) 	<p>Key priority: Urban development creates change in amenity (positive and negative)</p> <p>Key Strategies:</p> <ol style="list-style-type: none"> Ensure higher density developments in strategic locations, consistent with the local planning framework and structure plans, design guidelines for interface areas and ensuring measured change in established areas and consideration of parking and traffic issues Enhance amenity and vibrancy and enhancing community safety through streetscapes, public art, pedestrian and cycle paths, place making and creating well designed, attractive public spaces 	<p>Key priority: Degredation of natural resources within the City</p> <p>Key Strategies:</p> <ol style="list-style-type: none"> Holistic and integrated strategies for protection of the City's natural resources (includes urban forest, foreshore protection, public open space and streetscapes) Ameliorate loss of vegetation from private property development Explore with current and potential partners the next generation waste treatment technology and implement 	<p>Key priority: The challenge of meeting community expectations regarding community engagement</p> <p>Key strategies:</p> <ol style="list-style-type: none"> Improve communication mechanisms to make information easy to access regarding community engagement, including improving website, addressing misinformation in the community and optimising use of social media Continue participatory budgeting that involves the community (such as Project Robin Hood) and then taking it further Improve engagement with the business community

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 Council Policies:

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.

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

CP-010 Self Supporting Loan, 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”.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Identified alternative option:

To not progress with the upgrade of facilities at Tompkins Park would:

- Be inconsistent with the City Of Melville Lawn Bowls Strategy adopted in June 2016 of have a bowling facility north and south of the City,
- Not support previous Council Resolutions to accommodate a new Bowling Club at a redeveloped Tompkins Park site,
- Be inconsistent with the City of Melville Policy CP-037 Neighbourhood Development and the adopted position by the Council on sporting hubs,
- See potentially Melville and Mount Pleasant Bowling Clubs without facilities due to previous Council Resolutions,

CONCLUSION

The redevelopment of the Tompkins Park facility to include the sport of Bowls is a critical and strategic project. It is the culmination of 11 years of research and reports that have highlighted the decline of the sport of bowls in the City and the impact this is having on the Mount Pleasant and Melville Bowling Clubs, and of resolutions endorsed by the Council recognising this situation.

The subsidy level provided by the City and its ratepayers to these two Clubs is the highest of such subsidy levels in the City of Melville. Without intervention it is likely these rates would continue to increase with ageing facilities and playing surfaces, and declining pennant players. The financial situation of Mount Pleasant Bowling Club is further evidence of the impact of the current situation for stand alone Bowls Clubs, and has been accelerated by the resolutions of the Council.

The project presents an opportunity for the City to achieve current and future savings with the merging and relocation of the two Clubs to Tompkins Park, and to see significant decreases in subsidy levels to all sporting participants at a redeveloped Tompkins Park. It presents an opportunity to strengthen the existing Tompkins Park Community and Recreational Association, and to lay the foundations for a sustainable and viable hub model. Once completed the Bowls facility will be of the most contemporary and best standard in the State.

At 7.53pm Cr Schuster left the meeting and returned at 7.55pm.

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

The relocation of both Bowls Clubs also presents opportunity to the City for additional income streams from their current sites that assist the City meet the Council's adopted Strategic Plan and Community expectations.

If the financial situation for the Mount Pleasant Bowling Club deteriorates and dissolution of the Club was pending, the City would take steps to establish a new Bowls Club entity ensuring that the histories of both Clubs are preserved, and the new entity has representation from both Clubs.

This project has required considerable change from both Bowling Clubs and the current Tompkins Park Community and Recreational Association. Officers note the considerable effort of both Bowls Club's Executives and the Tompkins Park Bowls Relocation Group who have demonstrated vision and commitment to working with the City to deliver a sustainable and successful future. Likewise, those Clubs involved with the Tompkins Park Community and Recreational Association who have worked cooperatively and collaboratively with the City.

At 7.22pm Cr Schuster moved, seconded Cr Robartson -

That in accordance with Standing Order Clause 9.6 (Limitation of duration of speeches) Cr Pazolli be permitted an extension of time to speak.

At 7.22pm the Mayor submitted the motion which was declared

CARRIED UNANIMOUSLY (11/0)

At 8.04pm Cr Aubrey moved, seconded Cr Wieland -

That in accordance with Standing Order Clause 9.6 (Limitation of duration of speeches) Cr Schuster be permitted an extension of time to speak.

At 8.04pm the Mayor submitted the motion which was declared

CARRIED UNANIMOUSLY (11/0)

At 8.16pm Cr Aubrey moved, seconded Cr Schuster -

That in accordance with Standing Order Clause 9.6 (Limitation of duration of speeches) Cr Wieland be permitted an extension of time to speak.

At 8.16pm the Mayor submitted the motion which was declared

CARRIED UNANIMOUSLY (11/0)

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (8098)****ABSOLUTE MAJORITY**

At 7.03pm Cr Macphail moved, seconded Cr Phelan –

That the Council:**1. By Absolute Majority decision:**

- a. Approves the Tompkins Park Concept Plan and associated project costs of \$9,420,500 and its progression to detailed design and documentation funded as follows:
 - \$700,000 Grant funding from Department of Sport and Recreation
 - \$7,275,000 Transfer from the Land and Property Reserve
 - \$1,445,500 Transfer from the Public Open Space Reserve
 - \$9,420,500 Total Expenditure Budget
- b. Rescinds 1 and 2 of the resolution of CD13/8053 Mount Pleasant Bowling Club Self Supporting Loan Amendment August 2013 as follows:
 1. *That the sinking fund be adjusted to be \$12,000 per annum for the 2013/2014 financial year and thereafter the amount reviewed at the annual meeting between the Club and the Director Corporate Services to confirm if that level of funding is adequate to fund the future replacement of the synthetic bowling green and adjust it to a more suitable level if necessary.*
 2. *That the funds are deposited in a separate interest bearing account with an Authorised Deposit Taking Institution having a credit rating equivalent to Standard and Poor's BBB with such deposit being in the joint names of the Club and the City of Melville of which the City's Director Corporate Services shall be a co-signatory and the release of these funds shall only be permitted for the replacement of the synthetic playing surfaces.*

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

- c. Rescinds 4, 4a) and 4b) of the resolution of CD16/8089 City of Melville Lawn Bowls Strategy October 2016 as follows:
4. *Approves the immediate suspension of repayments of the Mount Pleasant Bowling Club's Self Supporting Loan (number 413), subject to the Mount Pleasant Bowling Club agreeing that;*
- a) *in the event that the Mount Pleasant Bowling Club rescinds its relocation motion, or through other actions or inactions does not proceed with the relocation, all suspended loan repayments will be required to be paid by the Club. However, should the relocation not proceed due to factors outside the Club's control, City officers will work with the Club to identify and agree any costs that the Club may have incurred with respect to the proposed relocation and these will be deducted from any repayments due by the Club to ensure that it is not financially disadvantaged; and*
- b) *the Club sets aside the current repayment amounts for the purpose of establishing a fund to assist with the relocation to Tompkins Park, or to repay loan obligations should the Mount Pleasant Bowling Club rescind its motion to relocate or otherwise cause the relocation to fail by its action or inaction".*
- d. Provided that all remaining Bowling Club and Association funds are transferred to the new Bowling Club Entity and Association respectively upon their commencement, transfers the responsibility for the repayment of both the Mount Pleasant Bowling Club and the Tompkins Park Community and Recreational Association self supporting loan repayments to the City as follows;
- Mount Pleasant Bowling Club (Loan No 413) – from the date of this resolution.
 - Tompkins Park Community and Recreational Association (Loan No 399) – Upon the new association taking control of the redeveloped Tompkins Park building.
- e. Directs the Chief Executive Officer to monitor the Mount Pleasant Bowling Club's financial activity over the period to relocation and to authorise the use of accumulated sinking funds to cover any operational losses the Mount Pleasant Bowling Club may experience during this time up to the value of \$45,707 so that these funds can be utilised for the Club's operational costs during this period.

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

2. By Majority Decision:

- a. **Directs the Chief Executive Officer to submit a Development Application to the relevant agency for the purpose of obtaining development approval for the redevelopment of Tompkins Park.**
- b. **Directs the Chief Executive Officer to report back to Elected Members once the detailed design phase is near completion.**

At 8.27pm the Mayor submitted the motion, which was declared

CARRIED BY ABSOLUTE MAJORITY (8/3)

Vote Result Summary	
Yes	8
No	3

Vote Result Detailed	
Cr Aubrey	Yes
Cr Foxtton	Yes
Cr Macphail	Yes
Cr Phelan	Yes
Cr Robartson	Yes
Cr Schuster	Yes
Cr Wieland	Yes
Mayor Aubrey	Yes
Cr Barling	No
Cr Pazolli	No
Cr Woodall	No

At 8.27pm Cr Pazolli, Cr Woodall and Cr Wieland left the meeting.

At 8.27pm Mr M Doyle and Mr P de Lang left the meeting and did not return.

P17/3755 - AMENDMENT 6 TO LOCAL PLANNING SCHEME 6 TO ZONE A PORTION OF LOT 4252 MURDOCH DRIVE MURDOCH TO SERVICE COMMERCIAL (REC) (ATTACHMENT)

Ward : University
 Category : Policy
 Application Number : Not Applicable
 Property : Lot 4252 Murdoch Drive, Murdoch
 Proposal : Amendment to LPS6 to zone subject land to Service Commercial
 Applicant : Western Power
 Owner : Western Power
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Previous Items : P15/3628 - Report on submissions and modifications to Local Planning Scheme Number 6 following advertising. (OMC 12 May 2015)
 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"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. 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>

**P17/3755 - AMENDMENT 6 TO LOCAL PLANNING SCHEME 6 TO ZONE A PORTION OF
LOT 4252 MURDOCH DRIVE MURDOCH TO SERVICE COMMERCIAL (REC)
(ATTACHMENT)**

KEY ISSUES / SUMMARY

- Local Planning Scheme 6 (LPS6) as gazetted 27 May 2016 showed Lot 4252 Murdoch Drive, Murdoch zoned Service Commercial.
- A State Government amendment to the Metropolitan Region Scheme (MRS) in June 2016 changed the MRS classification of the land at Lot 4252 Murdoch Drive, Murdoch from Urban to Public Purpose Reserve.
- The reservation of the land effectively overrode the Service Commercial zoning under LPS6. The Service Commercial zoning was subsequently required to be amended to avoid the conflict with the MRS.
- Western Power has determined that the subject land is no longer required for public purposes and is seeking to dispose of the site.
- To assist in the disposal process and to facilitate alternative use of the site, a current Western Power omnibus amendment to the MRS is seeking to change the classification of the southern portion of Lot 4252 Murdoch Drive, Murdoch back to Urban from Public Purpose.
- The change back to Urban under the MRS will mean that a zoning of the southern portion of the Lot is required under LPS6.
- Zoning of the southern portion of the Lot Service Commercial under LPS6 is now proposed. This zoning would be in keeping with that originally provided for under LPS6. Commencement of the Scheme Amendment process is proposed to enable the Service Commercial zoning to take effect concurrently with the ongoing MRS amendment.



**P17/3755 - AMENDMENT 6 TO LOCAL PLANNING SCHEME 6 TO ZONE A PORTION OF
LOT 4252 MURDOCH DRIVE MURDOCH TO SERVICE COMMERCIAL (REC)
(ATTACHMENT)****BACKGROUND**

The southern undeveloped portion of Lot 4252 Murdoch Drive, Murdoch was originally zoned Urban in the Metropolitan Region Scheme (MRS) at the time of Gazettal of Local Planning Scheme 6. This southern undeveloped portion of the property was zoned as Service Commercial in the Gazetted LPS6. A subsequent State Government omnibus amendment to the MRS changed the zoning for this lot from Urban to Public Purpose – SEC which automatically over rode the zone under the LPS6.

Scheme Provisions

MRS Zoning	:	Public Purpose SEC
LPS Zoning	:	Public Purpose SEC
R-Code	:	Not Applicable
Use Type	:	Not Applicable
Use Class	:	Not Applicable

Site Details

Lot Area	:	25738
Street Tree(s)	:	Not Applicable
Street Furniture (drainage pits etc)	:	Not Applicable
Site Details	:	Not Applicable

[3755 Attachment 1 To Item P17 3755 Scheme Map Amendment 6](#)

[3755 Attachment 1 to Item P16 3716](#)

P17/3755 - AMENDMENT 6 TO LOCAL PLANNING SCHEME 6 TO ZONE A PORTION OF LOT 4252 MURDOCH DRIVE MURDOCH TO SERVICE COMMERCIAL (REC) (ATTACHMENT)**DETAIL**

An amendment to LPS6 is proposed to return the southern portion of Lot 4252 to a zoning of Service Commercial. As outlined above the land was zoned Service Commercial with the gazettal of LPS6 in May 2016. A State Government change to the MRS in June 2016 resulted in the land being designated Public Purposes under the MRS. This change in classification required an administrative amendment to LPS6 to reflect the MRS.

Western Power has determined that the southern portion of Lot 4252 is surplus to requirements and has commenced a process to dispose of the land. To enable the site to be used for a wider range of uses, Western Power has initiated an amendment to the MRS to zone the land Urban. This MRS amendment (1320/57 Western Power Omnibus 2) was advertised for comment in April 2017. The amendment includes a proposal (proposal 17) relating to the transfer of a portion of a Public Purpose – SEC reserve Western Power site, surplus to requirements to the Urban zone. The proposed MRS amendment is supported. Returning this land to an Urban zoning under the MRS will enable it to be used for a wider range of uses and would be in keeping with strategic objectives for the wider Murdoch precinct which designates this land for Mixed Business, Training and Technology.

The proposed zoning of the land to Urban under the MRS will necessitate zoning of the land under LPS6. In this regard it is proposed to again zone the land as Service Commercial, in keeping with the zoning originally applied in LPS6. This will reinforce the proposed designation as Mixed Business under the Murdoch Specialised Activity Centre Structure Plan.

In the circumstances the Department of Planning have advised that the amendment may be considered a “basic” amendment. The zoning is in keeping with nearby land, supports the intent of the Murdoch Activity Centre Structure Plan and is the same zoning for the land as originally advertised in LPS6.

Subject to formal approval the Service commercial zone will take effect upon the completion of the amendment to the MRS to zone the land Urban.

STAKEHOLDER ENGAGEMENT

No advertising is required for a basic amendment to the Local Planning Scheme.

I. COMMUNITY

Council is required under Clause 87(4b) of the *Planning and Development Act 2005* and Clause 62 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* to advertise and make copies of the amendment available to the public after being finally approved and published in the Government Gazette.

P17/3755 - AMENDMENT 6 TO LOCAL PLANNING SCHEME 6 TO ZONE A PORTION OF LOT 4252 MURDOCH DRIVE MURDOCH TO SERVICE COMMERCIAL (REC) (ATTACHMENT)**II. OTHER AGENCIES / CONSULTANTS**

As part of the process of Scheme amendment, this amendment will require notification to the Environmental Protection Authority.

STATUTORY AND LEGAL IMPLICATIONS

The proposed amendment is considered to satisfy the requirements of a basic amendment. Should the amendment be supported by the Council, it would be forwarded to the Western Australian Planning Commission for determination.

FINANCIAL IMPLICATIONS

There is no upfront financial cost in implementing this amendment.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

There are not considered to be strategic, risk or environmental management implications with this application.

The Murdoch Specialised Activity Centre Structure Plan released in January 2014 suggests this location should be considered for mixed business (Training and Technology). Table 7-2 Implementation suggests the primary land uses should be educational and training, research facilities, service industrial linked to the health, educational and commercial functions of the centre and office and technology premises. Other land uses suggested include small scale convenience, ancillary use, temporary uses and power sub-station. Service Commercial zoning would align with the adjoining zoning as was approved in Local Planning Scheme 6.

POLICY IMPLICATIONS

There are no policy implications associated with this report.

COMMENT

Zoning of the subject land as Service Commercial is in keeping with the strategic objectives of the Murdoch Activity Centre Structure Plan and reflect the zoning endorsed in the original gazetted version of LPS6. The zoning reflects that of the adjacent Lot 4253 (6-10) Bramanti Road, Murdoch and will allow for a range of land uses anticipated for this part of Murdoch.

P17/3755 - AMENDMENT 6 TO LOCAL PLANNING SCHEME 6 TO ZONE A PORTION OF LOT 4252 MURDOCH DRIVE MURDOCH TO SERVICE COMMERCIAL (REC) (ATTACHMENT)**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

The Council could decide to not proceed with the proposed zoning. Should the current MRS amendment result in the land being classified Urban, this would result in the land being unzoned, presenting development control difficulties. Council could also decide to interpret the proposed LPS6 amendment as a standard amendment and require it to be advertised for public comment. This approach may delay the zoning of the land and result in the land being unzoned for a period of time, should the MRS amendment be finalised.

CONCLUSION

A series of State Government MRS amendments has resulted in the subject land now being required to be zoned under LPS6. The proposed zone of Service Commercial reflects the previous zoning of the land and is in keeping with the strategic intentions of the site.

Approval of the amendment is recommended. Commencement of the process will enable the Western Australian Planning Commission to give effect to the LPS6 zoning upon any concurrent approval of the associated MRS amendment.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (3755)**APPROVAL****That the Council:**

- 1. Adopts Amendment 6 to Local Planning Scheme No. 6 as shown in Attachment 1 to Item P17/3755 as a basic amendment under regulation 35 (1) of the *Planning and Development (Town Planning Schemes) Regulations 2015* as it satisfies the following criteria set out in Clause 34 of those Regulations:
 - i) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area if the amendment will have minimal effect on the scheme or landowners in the scheme area.****
- 2. Requests the Chief Executive Officer to forward the basic amendment report on a Form 2, showing the amendment 6 to Local Planning Scheme 6 as described in Attachment 1 to item P16/3716 and accompanied by the resolution of the Council and documents necessary to convey the intent and reasons for the amendment, to the Western Australian Planning Commission for consideration in association with amendment 1320/57 to the Metropolitan Region Scheme.**

At 8.49pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY EN BLOC (11/0)

P17/3756 – INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)

Ward : All
 Category : Strategic
 Application Number : Not Applicable
 Property : Various
 Proposal : Requested Investigation of Council Resolution Regarding Multiple Dwellings
 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 : Ordinary Council Meeting 16 September 2014: Motion Without Notice By Absolute Majority of the Council – 17.1 Scheme Amendment, Ordinary Council Meeting 12 May 2015: P15/3628 - Report on Submissions and Modifications to Local Planning Scheme Number 6 Following Advertising
 Responsible Officer : Steve Cope
 Director Urban Planning

AUTHORITY / DISCRETION

DEFINITION

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

P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)**KEY ISSUES / SUMMARY**

- This report is presented following a series of presentations to Elected Members at Elected Member Information Sessions, an Elected Member workshop and an interim report to the Council.
- This final report has been prepared in response to the Council's Motion at the Ordinary Meeting held on 16 September 2014 and provides a summary of the investigations and analysis undertaken.
- An interim report was provided to Council in May 2015. The submission of this final report to Council was held, pending finalisation of the Design WA policy documents, which was expected by mid 2017. It is now anticipated that the Design WA Apartment Design Guide will be released later in 2017
- The Local Planning Strategy and Local Planning Scheme 6 (LPS6) aim to concentrate population growth and development in activity centres and along public transport corridors. This approach limits the need to significantly change residential codings in suburban residential areas.
- Feedback received from the community in the context of the Strategic Community Plan and Age-Friendly Melville Strategy is that a greater range of housing choices in the City is desired, particularly in areas near shops, services and public transport.
- The approach proposed in the Council Motion broadly aligns with the strategic objectives within the Local Planning Strategy and LPS6 however, further analysis has identified some potential issues, including:
 1. Creating a new density control that would effectively create two R40 codings would create added complexity in the planning framework.
 2. The impact on the provision of smaller dwellings which are required to provide a broad range of housing choices across the City.
 3. There are limited areas zoned R40 that are outside activity centres, high frequency public transport corridors or within 200 metres of public open space.
 4. The introduction of the Western Australian Planning Commission's Design WA suite of policy documents will assist in the achievement of good design outcomes for multiple dwelling developments.
 5. Continued refinement of the Local Planning Framework via further studies including the Local Housing Strategy, Integrated Transport Strategy, future Transport Corridor studies is expected to assist in addressing the subject of the Council Resolution.
- It is recommended that the Council note the information in this report provided in response to the Council resolution on the Motion Without Notice.
- It is considered that any area-specific issues can be addressed by engaging with the community on potential changes to the residential coding and/or the planning framework in specific areas.
- It is further considered that the situation can be reviewed in conjunction with or following strategic studies that are planned or already underway, including the Local Housing Strategy, Integrated Transport Strategy and future Transport Corridor studies being progressed by the City and Design WA being progressed by the Department of Planning.

P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)

At the Ordinary Council Meeting held on 16 September 2014 Council passed the following Motion Without Notice:

“That the CEO arrange for the investigation and preparation of a report to Council, to be presented as soon as possible, on the potential re-introduction, via a Scheme Amendment, of a minimum area of site per unit for multi unit developments on residential lots, coded R40 and below, outside Activity Centres and High Frequency Transport corridors.”

This final report is presented following a series of presentations to Elected Members at Elected Member Information Sessions held on 23 September 2014, 30 September 2014, 10 February 2015, and 6 December 2016, an Elected Member workshop held on 30 May 2015 and an interim update included in a report to the Council in May 2015.

The report to the Ordinary Council Meeting in May 2015 on submissions and modifications to LPS6 following advertising (P15/3628) provided an update on the September 2014 Council resolution regarding R40 and noted that:

1. The State planning framework of *Directions 2031 and Beyond* and associated policy documents contains dwelling targets that necessitate that strategic areas be identified within the City for higher density residential development.
2. LPS6 was being presented to Council for final adoption in view of the general support received during advertising of LPS6 and the associated community engagement for the proposed levels of residential density.
3. An Elected Member workshop had been arranged with representatives of the Department of Planning in May 2015.

The Western Australian Planning Commission (WAPC) has since implemented two changes to the planning framework to partially address issues with multiple dwellings summarised below.

1. Planning Bulletin 113 July 2015 provides guidance from the WAPC on acceptable local planning scheme amendment proposals that seek to control multiple dwelling developments in R40 coded areas. It also suggests standards for variations to multiple dwelling development requirements. This is further discussed in the report below.
2. The R-Codes were updated in October 2015. The main change was the reintroduction of site area requirements for multiple dwellings in areas coded R30 and R35 to align with grouped dwelling requirements.

P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)

This report summarises the investigation and analysis undertaken in response to the Council resolution in terms of:

1. The introduction of the WAPC Multi Unit Housing Code
2. The implications of WAPC Planning Bulletin 113
3. The City's Local Planning Strategy and LPS6
4. Methods of residential density control
5. The feasibility of introducing a new density control at R40
6. The desirability of promoting a range of housing choices
7. Design of multiple dwellings
8. Potential lots affected by the Council Motion

DETAIL**1. WAPC Multi Unit Housing Code**

The Multi Unit Housing Code (MUHC) was introduced by the WAPC into the Residential Design Codes (R-Codes) in 2010 in order to expand the permissible range of housing within individual residential codings so as to more effectively meet the housing needs of the community. An associated objective of the MUHC was to reduce the disincentive for smaller dwellings in favour of increased diversity of housing within a framework of form-based guidance with an improved standard of design for multi unit housing.

Part 6 and Table 4 of the R-Codes provide the design elements for multiple dwellings in areas coded R40 or greater and within mixed use development and activity centres. Part 6 and Table 4 control density via plot ratio controls (i.e. the ratio of building floor space to the total land area). This approach has the potential to allow for an increase in the number of smaller dwellings on a site. It is noted that whilst there may be more dwellings, the actual building floor space may be similar or even less than typical grouped dwellings developments. Prior to 2010, the density of multiple dwelling developments in R40 coded areas was calculated by a ratio of land area per dwelling (e.g. at R40 - one dwelling per 220m² of land area on average).

The current R-Codes essentially make it easier to build multiple dwellings in areas coded R40 or above compared with the controls that existed before 2010.

2. WAPC Planning Bulletin 113

The WAPC released Planning Bulletin 113 in July 2015. The Bulletin was prepared in response to issues raised in relation to the removal, from the R-Codes in 2010, of site area per dwelling requirements for multi unit housing in favour of plot ratio control. The purpose of the Bulletin is to outline acceptable local planning scheme amendment proposals seeking to control multiple dwellings in R40 coded areas. The WAPC is seeking a consistent and standardised approach across the State.

P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)

Under the Planning Bulletin the WAPC would not consider the reintroduction of site controls for multiple dwellings in R40 coded areas within 800 metres of major activity centres or railway stations. The WAPC also supports greater than R40 densities and multiple dwelling provision within:

- 200 metres of public open space
- 400 metres of local or neighbourhood activity centres
- 250 metres of a bus stop on a high frequency bus route

The WAPC would be guided by the above criteria in assessing a proposed scheme amendment to reintroduce site area controls at R40. This approach is consistent with the City's Local Planning Strategy and LPS6. The locational criteria identified by WAPC in Planning Bulletin 113 covers most of the City.

3. Local Planning Strategy and LPS6

Local governments are responsible for preparing Local Planning Strategies and Local Planning Schemes to guide land use and development in their local areas. These Strategies and Schemes are prepared in accordance with relevant WAPC strategies and policies and are assessed and approved by the WAPC.

The Local Planning Strategy is the key strategic urban planning document for the City and should be read in conjunction with LPS6. It aligns with the City's Strategic Community Plan *People, Places and Participation: A Strategic Community Plan for the City of Melville* and the City's Corporate Business Plan.

The Local Planning Strategy defines a framework of land uses and activities and provides a broad statement of intent to guide integrated and sustainable planning and development in the City over the period to 2031 and beyond. The Local Planning Strategy endeavors to balance many competing interests and includes targeted approaches in different areas of the City to ensure a range of housing, employment, recreation and lifestyle choices for the community.

A key objective of the City's Local Planning Strategy is to concentrate population growth and development in activity centres and along public transport corridors. This approach limits the need to change residential density codings in suburban residential areas. This approach is based on community feedback and WAPC strategies.

LPS6 is based on the approach to controlling multiple dwelling developments in R40 coded areas through plot ratio controls. The proposed density codings along major public transport corridors in LPS6 were the subject of advertising during preparation on LPS6.

The community was broadly supportive of the proposed densities in activity centres and along transport corridors in the public advertising of LPS6 and in the advertising of activity centre plans.

P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)Analysis of the Council resolution in relation to the Local Planning Strategy and LPS6

It is considered that the intent of the Council resolution generally aligns with the Strategy to encourage development and population growth in activity centres and along public transport corridors. The definitions of activity centres and the width of public transport corridors, however, require further exploration and consideration.

Activity Centres

The Local Planning Strategy and LPS6 identify activity centres as strategic locations for higher densities that are consistent with the WAPC's approach. The City has the following:

- Secondary Centre-Melville City Centre, Booragoon
- Specialised Centre-Murdoch Activity Centre
- Six District Centres and adjacent "frame" areas - mostly coded R50+
 - Canning Bridge
 - Riseley
 - Melville
 - Petra Street
 - Kardinya
 - Bull Creek
- Ten Neighbourhood Centres - mostly coded R40
- 21 Local Centres - mostly coded R40

Whilst each centre is different in scale and intensity, they are all important for creating the network of activity centres across the City. For the purposes of the September 2014 Council resolution, it is considered that "activity centres" would include all the above centres, as well as any adjacent mixed use zones.

Public Transport Corridors

The map in the attachment below shows the broad zoning of the City and identifies public transport corridors.

[3756 Map Showing Key Centres and Corridors](#)

A key question pertinent to the Council resolution relates to the width of a transport corridor.

Planning Bulletin 113 suggests that the WAPC supports greater densities and multiple dwellings within 250 metres of a bus stop on a high frequency bus route. This indicates that public transport corridors could be up to 500 metres wide (250 metres on either side to the route). The former Community Planning Scheme 5 (CPS5) established the strategic transport corridors. The width of the corridors was reflected in CPS5 in terms of medium density zonings.

P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)

LPS6 retains similar transport corridor widths as CPS5 and generally applies R40 codings. The rationale for this is:

- To encourage more intensive development along activity corridors to make transport more accessible to users and ultimately to improve the viability of public transport
- To endeavour to meet the WAPC target for the City to provide 11,000 new dwellings by 2031
- To encourage a great range of housing choices
- To minimise change in suburban areas

Any proposal to reduce transport corridor widths would require changes to LPS6 and the Local Planning Strategy as adopted by Council, further public advertising and approval by the WAPC.

It is expected that the Department of Planning and WAPC would be reluctant to allow reductions in residential density along transport corridors or reduction in the existing width of the transport corridors in LPS6, particularly given the locational criteria specified in Planning Bulletin 113.

4. Methods of Residential Density Control

The underlying issue behind the Council resolution is the control of residential density. . More specifically, the key issue is the appropriate transition point for the change from controlling residential density through average site area controls to plot ratio or building controls.

The R-Codes provides a range of 21 different density coding's in Tables 1 and 4. The R-Codes and density coding's provide the basis for assessing and approving residential development applications. There are two main ways to control residential density in Western Australia, which can be briefly summarised as either controlling development through site area controls or built form controls. A brief overview of the two approaches is provided below.

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Different Approaches to Managing Residential Density

Development Control via Average/Minimum Site Areas	Development Control via Plot Ratios or Building Forms
<p>Control</p> <ul style="list-style-type: none"> • Table 1 of R-Codes includes minimum site areas <p>Common Outcomes</p> <ul style="list-style-type: none"> • Encourages fewer, larger dwellings • Larger four or five bedroom dwellings • Large paved areas to accommodate common driveways, private parking and private courtyards <p>Pros</p> <ul style="list-style-type: none"> • Density control by site area may be easier to understand • Well established system • Generally promotes one or two storey development as dwellings can expand horizontally to cover the lot <p>Cons</p> <ul style="list-style-type: none"> • Discourages smaller dwellings by making them less economic to develop • Reduces housing choices by promoting larger dwellings • Affects housing affordability as bigger dwellings are generally more expensive 	<p>Controls</p> <ul style="list-style-type: none"> • Table 4 of R-Codes includes maximum plot ratios • Structure plans with maximum heights and setbacks <p>Common Outcomes</p> <ul style="list-style-type: none"> • Encourages more, smaller dwellings • Smaller one, two or three bedroom dwellings • Apartment buildings of two to four storeys depending on height controls, shared parking areas and private balconies <p>Pros</p> <ul style="list-style-type: none"> • Encourages smaller dwellings by making them more economic to develop • Increases housing choices • Improves housing affordability as smaller dwellings are generally more affordable <p>Cons</p> <ul style="list-style-type: none"> • Less certainty about the outcome of density control by plot ratio or building controls • Plot ratio is a numeric control and requires alignment with other development requirements • Smaller dwellings or apartments can be perceived as being out of character with an area

Both approaches to controlling residential densities have merit in different circumstances. Utilising only one approach would be likely to reduce housing choices in the community by encouraging or preventing particular types of development.

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In the Perth Metropolitan Region, one particular method - density control via minimum site area - has been in use for a long period of time prior to the introduction of the Multi Unit Housing Code in 2010. This has contributed to large average dwelling sizes in Perth. Large dwelling sizes can be beneficial for individual households, however when considered from a broader strategic point of view, are likely to have contributed to the following issues:

- Dwellings sizes are increasing, while the average number of people living in each house is reducing
- There is a lack of housing choices in the community. This means, for example, that downsizers can experience considerable difficulties finding suitable dwellings in their local area or young adults cannot afford to move out of the family home. Lack of housing choices affects local residents' lives
- Housing affordability is a major issue. Larger dwellings are generally less affordable than smaller dwellings
- Smaller dwellings are generally more resource and energy efficient compared with larger dwellings
- Minimum lot sizes can contribute to urban sprawl by limiting development in existing urban areas

The approach recommended by the WAPC is to use both approaches to managing density in appropriate circumstances, with a view to achieving the preferred outcomes.

5. Feasibility of Introducing a New Density Control for R40

The R-Codes reintroduced site area requirements for multiple dwellings in areas coded R30 and R35 in October 2015. This change addressed part of the suggested change in the Council Motion.

The Council Motion also suggests that site area controls could be reintroduced in areas coded R40, outside Activity Centres and High Frequency Transport corridors. If implemented, this approach would effectively create a new density control based on location:

- "R40 A" would be for multiple dwellings in strategic areas such as activity centres and transport corridors. It would control multiple dwellings via plot ratio and built form controls
- "R40 B" would be for multiple dwellings outside these areas. It would control multiple dwelling density via minimum site area controls

This would introduce added complexity into the local planning framework. There are already a range of 21 coding's that the City can utilise to control residential density. It is considered that residential density is best controlled through the zoning and coding of land. Further that if there are perceived density issues, the preferable approach would be to engage with the community on potential changes to residential coding in specific areas rather than applying a blanket approach.

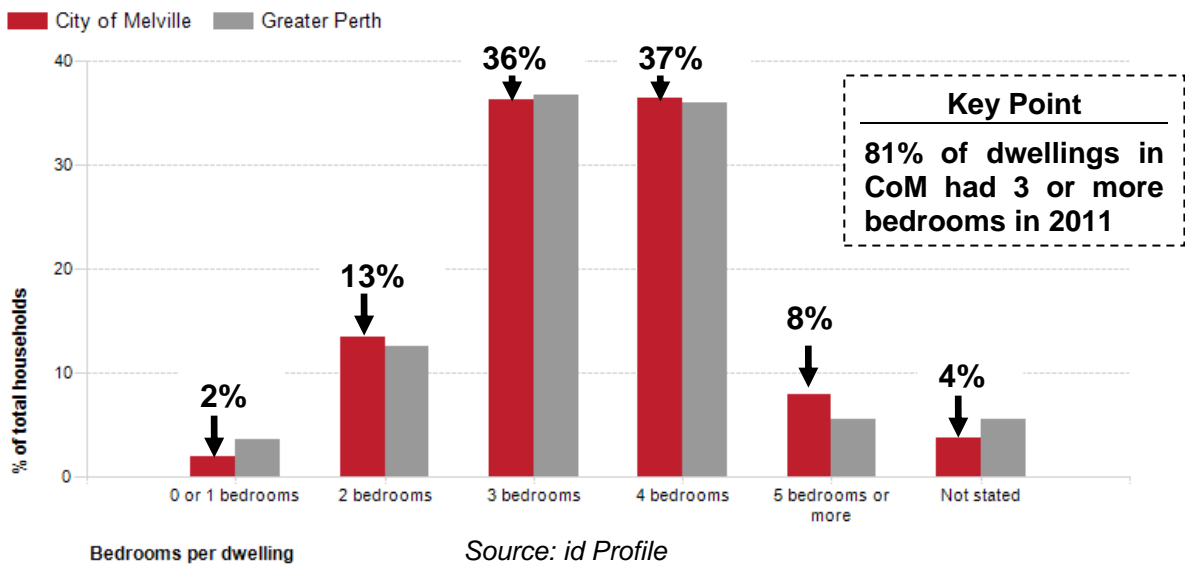
P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)

6. Promoting Housing Choices for all Ages and Lifestyles

One of the key objectives of LPS6 is to support more housing choice and variety in neighbourhoods to match changing household needs with community, identity and high levels of amenity. Housing choice and affordability are important for creating strong and diverse communities. Promoting housing choices in appropriate locations is also an important theme in the City's *Age-Friendly Melville: Directions from Seniors 2013-2017* and the Strategic Community Plan.

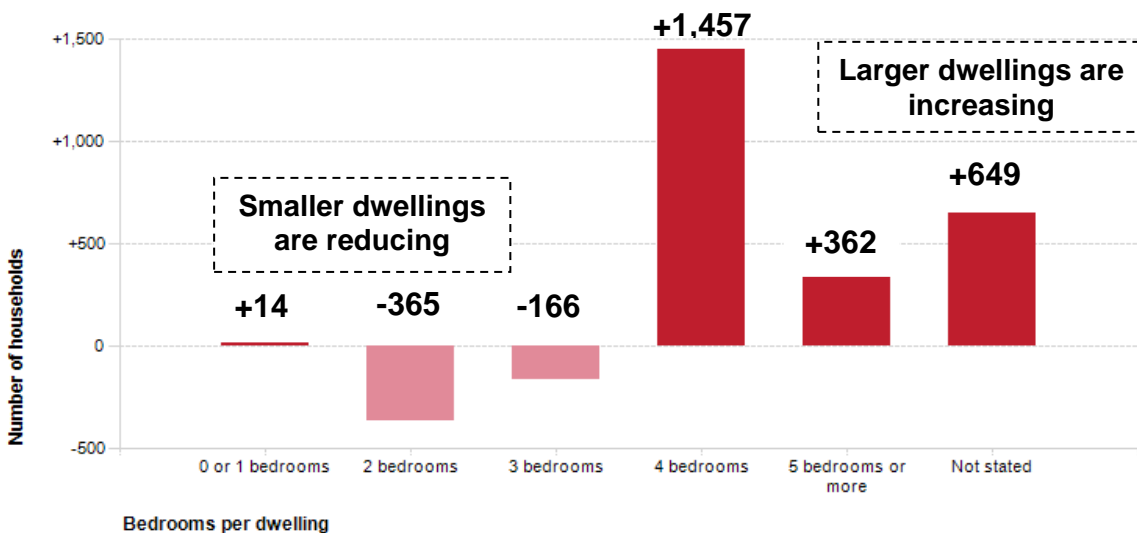
The City does not currently have an appropriate mix of housing types for its changing population, with a lot more larger dwellings than smaller dwellings. This is also the case for metropolitan Perth generally as shown in the graph below. The 2011 Census data indicates that 15% of dwellings in the City were one or two bedroom dwellings (i.e. smaller dwellings), while 81% were three bedrooms or larger (i.e. larger dwellings) with 4% of dwellings not stated.

Number of Bedrooms per Dwelling in the City of Melville 2011



The overall number of smaller one, two and three bedroom dwellings has reduced in the City between 2001 and 2011. Larger dwellings have in effect replaced smaller dwellings.

Change in the Number of Bedrooms per Dwelling 2001 to 2011



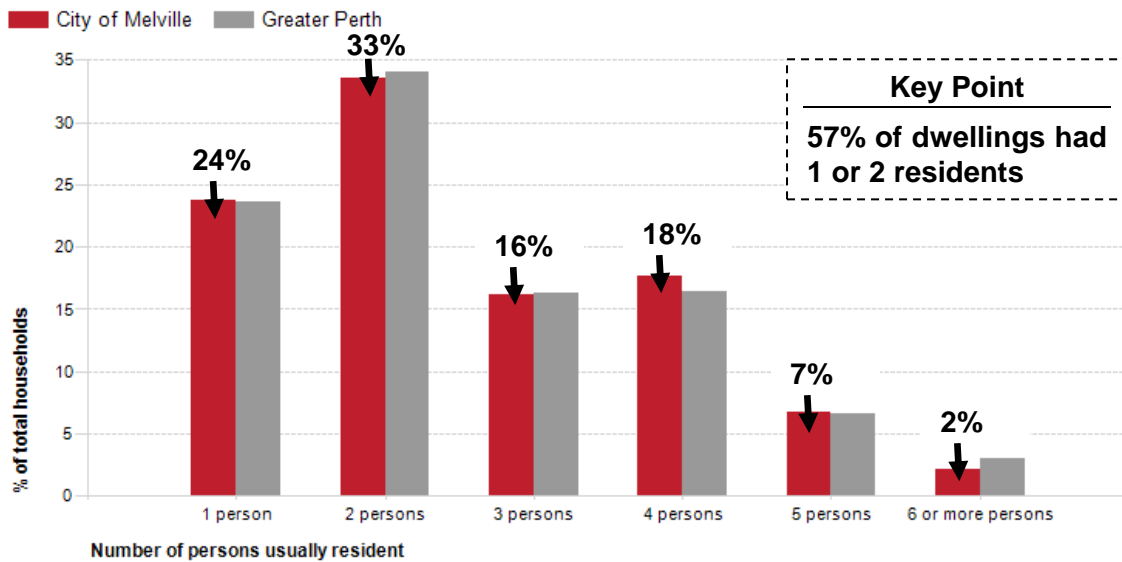
P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACH) *Source: id Profile*

The City had less smaller dwellings in 2011 than it did in 2001. This indicates that:

- Smaller dwellings are reducing rather than increasing
- The former Community Planning Scheme 5 zonings and planning controls were not delivering the strategic objective of encouraging more housing choices in the community
- To increase the supply of smaller dwellings would likely require some form of intervention via the planning framework

The 2011 Census indicates that 57% of households have only one or two residents. The number of one and two person households is expected to increase in the future as the population ages.

Number of Residents per Dwelling in City of Melville 2011



The statistics above appear to indicate that many residents in the City favour larger dwelling sizes. The market is also directly influenced by the planning framework and zonings.

Lifestyle expectations are changing in Perth and in the City. A report produced in 2014 by the Conservation Council WA and Property Council of Australia titled “*What Perth Wants*” found that:

- There is very strong support for more medium and higher density apartment-style developments around transport hubs (71% support) and in inner areas (68% support)
- Three in five inner city residents are likely to move house in the next five years and 73% would consider living in medium density housing and 50% in higher density housing
- The majority of respondents (69%) do not consider low density living in detached single housing to be a more affordable option

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The Housing Industry Forecasting Group Report 2016-17 Update report states that members reported that:

...“there is unmet demand for medium-density housing, but ... policy and planning settings make these types of developments difficult. This includes a lack of design guidance specific to medium-density developments, inconsistent planning policies amongst local governments, and plot ratio requirements which limit the number of dwellings that can be built on a site. Members noted that the Department of Planning is working to address some of these issues through the implementation of Design WA”.

Medium-density housing in this context includes low-medium rise apartment development.

The feedback from the community is that there is a lack of housing choices in the City, particularly for seniors who wish to downsize.

Minimum site area controls discourage smaller dwellings by making them less economic to develop.

It is considered that there is a need to rebalance planning controls to further encourage smaller dwellings whilst at the same time achieve high quality design outcomes. The WAPC’s *Central Sub-regional Planning Framework: Towards Perth and Peel@3.5million* specifically proposes to “facilitate more housing choice through increasing the supply of one and two-bedroom dwellings.”

7. Design of Multiple Dwellings

At the time of the Council resolution the former State government planning reform program *Planning Makes It Happen: Phase Two – Blueprint for Planning Reform* included the key initiative of a focus on quality design in complex urban infill and high density developments.

The WAPC released the draft Design WA suite of policy documents for comment from October to December 2016. The Design WA policy documents include Apartment Design Volume Two of State Planning Policy No. 7.3 Residential Design Codes Guidance for multiple dwelling and mixed use developments, which is similar to the NSW State Environment and Planning Policy 65 (SEPP 65). The purpose of the Design WA policy documents is to improve built form, urban design and streetscape outcomes and promote high quality development.

The submission of this final report to Council was held, pending finalisation of the Design WA policy documents, which was expected by mid 2017. It is now anticipated that the Design WA Apartment Design Guide will be released later in 2017.

8. Areas potentially affected by the approach proposed in the Council Motion

A high level spatial analysis indicates that there are no areas zoned R40 that are outside activity centres, high frequency public transport corridors or within 200 metres of public open space (as per Planning Bulletin 113). Therefore based on the current strategic State and local planning framework, it is considered that a scheme amendment as proposed by the Council resolution would ultimately be unlikely to be successful.

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One exception is the suburb of Willagee which is the subject of a revitalization plan. The Willagee Structure Plan has guided the introduction of areas of R40 coding in Willagee, as well as R60 codings in specific policy areas. The Structure Plan was supported by the community through the community engagement and advertising processes associated with the structure plan and the scheme amendment.

If particular concerns are identified in relation to density in sites or areas outside activity center's or high frequency transport corridors, it would be preferable to deal with those sites and particular issues on a case by case basis.

STAKEHOLDER ENGAGEMENT

Community feedback through documents such as *Age-Friendly Melville: Directions from Seniors 2013-2017* and the Community Plan influenced the content of LPS6. The community feedback from *Age-Friendly Melville* is that they would like:

- *More appropriate housing near shops, transport and services*
- *More accessible, multi-level apartments with elevators, which are close to public transport*

This kind of development could be achieved through apartment (multiple dwelling) developments along key Public Transport Corridors.

The need to provide for more housing choices and more affordable housing in accessible locations were key drivers for these planning documents. The zonings proposed in the draft LPS6 are a response to community feedback. The feedback received from the community shows broad support for the targeted approach to concentrating development in particular areas.

OTHER AGENCIES / CONSULTANTS

In accordance with statutory requirements, the approval of the WAPC would be required to progress any proposal that affects or varies parts of the R-Codes or other WAPC requirements. A scheme amendment would be required to follow the procedures outlined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

STATUTORY AND LEGAL IMPLICATIONS

There are not considered to be statutory or legal implications at this time.

FINANCIAL IMPLICATIONS

There are no financial implications regarding this matter.

P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There is not considered to be other strategic, risk or environmental management implications regarding this matter other than those addressed in this report.

POLICY IMPLICATIONS

There is not considered to be Policy implications other than those addressed in this report.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

There are a number of options for the Council to consider should it wish to progress the matter.

Option 1 – Scheme Amendment

The Council resolution referred to a potential scheme amendment to reintroduce site area controls for the R40 coding outside strategic areas. If this were to be proposed, further information as to the Council's intent would be required. As explained above a scheme amendment which reduces development potential close to public transport corridors such as Canning Highway would likely conflict with the Local Planning Strategy and LPS6 adopted by the Council and may not be supported by the Department of Planning.

Option 2 – Address Area-Specific Issues

The underlying issue driving community concern about multiple dwellings is considered to be residential density. As stated above in this report, it is considered that residential density is best controlled through the zoning of land.

Option 2 would involve identifying areas where there is concern about density, working with the community and dealing with potential issues by utilising site-specific responses. This approach could involve further community engagement to ascertain the issues, potential detailed design requirements intended to address to issues in specific areas and could ultimately involve proposed changes to zonings.

Utilising the existing range of 21 density codings in the R-Codes would be an appropriate and more transparent approach. For example, it could be proposed that sensitive areas be recoded to R35 and strategic development areas could potentially be up-coded. This would clarify expectations for development in the relevant areas. However, it is considered that the WAPC would be unlikely to support down-zonings or additional restrictions on multiple dwellings in areas deemed to be strategic in nature, such as along transport corridors.

Should the Council wish to pursue Option 2, it would likely be done in conjunction with or following the completion of the further studies mentioned in Option 3.

P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)Option 3 – Review the Issues in Future Following Further Studies

A further alternative would be to review the situation following further studies that are planned or are already underway including:

1. Local Housing Strategy
2. Integrated Transport Strategy
3. Potential Corridor Studies (initial studies proposed in 2017/2018 Budget)
4. Design WA (WAPC/Department of Planning is progressing this)

It is expected that these studies would reinforce the importance of housing density in activity centres and along public transport corridors. The studies may provide additional information on the width of transport corridors in relation to achievement of desired housing density.

It would be also beneficial to review specific development examples that are causing issues to see whether any improvements can be made to the policy framework.

CONCLUSION

It is considered that the intent of the Council resolution generally aligns with the Strategy to encourage development and population growth in activity centres and along public transport corridors. However, there would be issues with progressing a scheme amendment to reintroduce site area controls for R40 codings outside of strategic areas and transport corridors as suggested, including:

- Residential density is best controlled through the zoning and coding of land. There are already a range of 21 density codings that the City can utilise to control residential density.
- The approach suggested in the Council resolution would introduce more complexity in the form of two different R40 controls based on location:
 - “R40 A” would be for multiple dwellings in strategic areas such as activity centres and transport corridors. It would control multiple dwellings via plot ratio controls
 - “R40 B” would be for multiple dwellings outside these areas. It would control multiple dwellings via site area controls
- Minimum site area controls are likely to have the effect of discouraging smaller dwellings when community feedback is that there is a lack of housing choices in the City and the State planning framework proposes to facilitate more housing choice through increasing the supply of one and two-bedroom dwellings.
- Analysis indicates that there are no areas zoned R40 that are outside activity centres, high frequency public transport corridors or within 200 metres of public open space (as per Planning Bulletin 113).

P17/3756 - INVESTIGATION OF COUNCIL RESOLUTION REGARDING MULTIPLE DWELLINGS (REC) (ATTACHMENT)

- The Willagee Structure Plan has led to areas of R40 codings in Willagee close to centres, bus routes and parks. This was supported by the community through the structure plan and the scheme amendment processes.
- If a scheme amendment based on the Council resolution were to reduce development potential, for example by reducing the width of transport corridors, it would affect the ability of the City to deliver on the target to provide 11,000 new dwellings by 2031 and would;
 - Require the Local Planning Strategy and LPS 6 to be modified and updated
 - Require public advertising of a scheme amendment
 - Require WAPC approval

In light of the analysis undertaken, it is recommended that the Council note the information in this report provided in response to the Motion Without Notice at the Ordinary Council Meeting held on 16 September 2014.

It is considered that any area-specific issues can be addressed by engaging with the community on potential changes to the residential coding and/or the planning framework in specific areas.

It is further considered that the situation can be reviewed in conjunction with or following the further strategic studies that are planned or already underway, including the Local Housing Strategy, Integrated Transport Strategy and future Transport Corridor studies being progressed by the City and Design WA being progressed by the Department of Planning.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTIONH (3756)**NOTING**

At 8.29pm Cr Schuster moved, seconded Cr Foxton –

That the Council:

Notes the information in this final report provided in response to the Council Resolution 17.1 – Scheme Amendment, from the Ordinary Meeting of the Council held on 16 September 2014.

At 8.29pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY (8/0)

At 8.30pm his Worship the Mayor adjourned the meeting.

At 8.40pm the Meeting resumed.

At 8.40pm Cr Pazolli, Cr Woodall and Cr Wieland returned to the meeting.

CD17/8097 – CITY OF MELVILLE STRETCH RECONCILIATION ACTION PLAN 2017 - 2021 (REC) (ATTACHMENT)

Ward	:	All
Category	:	Operational
Subject Index	:	Aboriginal Liaison – Aboriginal Reconciliation
Customer Index	:	Australians for Reconciliation
Disclosure of any Interest	:	No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	:	CD13/8050 – The City of Melville’s Reconciliation Action Plan (March 2013).
Works Programme	:	Not Applicable
Funding	:	Not Applicable
Responsible Officer	:	Kellie Bennett Coordinator Neighbourhood Development

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input checked="" type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person’s right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. 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>

CD17/8097 – CITY OF MELVILLE STRETCH RECONCILIATION ACTION PLAN 2017 - 2021 (REC) (ATTACHMENT)**KEY ISSUES / SUMMARY**

- This report accompanies the attached *Stretch Reconciliation Action Plan (RAP) 2017 – 2021*. A Stretch Rap aims at challenging organisations and embedding tested strategies through clear and measurable targets.
- The Reconciliation Action Plan has been developed as a tool for the City of Melville to take the next step in its commitment to reconciliation.
- This Plan builds on our successes from the *Innovate Reconciliation Action Plan 2013-2016*, adding targets and benchmarking so that we, as a City, can have tangible indicators of our progress on key actions such as employment and training.
- The key themes as set by Reconciliation Australia are:
 - Relationships;
 - Respect; and
 - Opportunities.
- Goals and actions have been created against these themes.
- Reconciliation Australia, the peak body for reconciliation groups and state level bodies, has reviewed and endorsed the *Stretch Reconciliation Action Plan (RAP) 2017 – 2021*.
- In order to build on past successes, officers recommend that the Council endorse the *Stretch Reconciliation Action Plan 2017 – 2021*.

[8097 - City of Melville Stretch RAP 2017-2021](#)**BACKGROUND**

Reconciliation Action Plans (RAP's) are promoted and endorsed by Reconciliation Australia. RAPs create social change and economic opportunities for Aboriginal and Torres Strait Islander Australians. There are four types of RAP, each RAP framework sets out the minimum elements required from an organisation to build strong relationships, respect and opportunities within the organisation.

The City's first RAP was endorsed by the Council in 2013. Key achievements from the Innovate RAP include:

- Welcome to Country and Acknowledgement of Country Policy.
- Acknowledgement signage installed at Civic Centre.
- Recorded oral histories of four local Aboriginal community members and filming of oral history of local Elder Laurel Nannup with support from the Film and Television Institute WA Inc. (FTI) - Indigenous Community Stories (ICS) grant.
- Introduction of annual cultural awareness training for staff.

CD17/8097 – CITY OF MELVILLE STRETCH RECONCILIATION ACTION PLAN 2017 - 2021 (REC) (ATTACHMENT)

- Opportunities for staff and the community to participate in Aboriginal cultural activities, such as Noongar language workshops, cultural tours at Piney Lakes, Wireless Hill and Willagee, to mark significant days in the Aboriginal and Torres Strait Islander calendar, such as National Reconciliation Week and NAIDOC Week.
- Developed 'Engaging with Traditional Owners', a guide for staff working on land use projects.
- *Aboriginal Engagement Strategy: Directions from Aboriginal Communities 2015 – 2018* completed, guiding City staff on working with communities to identify and build on strengths and passions in our community. Achievements under key themes are included below:
 - Youth and children – Noongar language classes, traditional dance workshops, afterschool sports, school holiday activities and after school library homework program.
 - Community – sewing workshops, NAIDOC Week family event, new parents networking and workshop series, intergenerational events.
 - Sense of place – Djeran Day at Piney Lakes, review of *Whaduk Boodja Aboriginal Land*, a brochure and map of significant places.
 - Culture – Aboriginal art projects, adult language classes, cultural tours.
- As an outcome of engaging more Aboriginal people in business, the City of Melville has contracted six Aboriginal and Torres Strait Islander businesses during the reporting period.

The City's commitment to developing our second RAP builds on and extends these earlier steps.

DETAIL

Having this Plan allows the City of Melville to invest more deeply in the reconciliation process to ensure stronger outcomes and positive impacts on our community. The RAP is our commitment to continuously work towards improving relationships, opportunities and respect, and efforts to reconcile our community.

Based on community consultation, examination of corporate and organisational risks, corporate priorities and benchmarking of other local governments the following goals, objectives and key actions have been determined as priorities for the City:

CD17/8097 – CITY OF MELVILLE STRETCH RECONCILIATION ACTION PLAN 2017 - 2021 (REC) (ATTACHMENT)

Goal	Objectives	Actions to make it happen
Respectful relationships	Create opportunities for staff and Aboriginal and Torres Strait Islander community members to develop relationships through shared activities and increased learning.	<ul style="list-style-type: none"> • RAP CIT actively monitors RAP development and implementation. • Celebrate National Reconciliation Week (NRW) to strengthen and maintain relationships between Aboriginal and Torres Strait Islander staff and other staff. • Maintain and leverage mutually beneficial relationships with Aboriginal and Torres Strait Islander peoples, communities and organisations to support positive outcomes. • Raise internal and external awareness of our RAP to promote reconciliation across our business and sector.
Respect for Aboriginal and Torres Strait Islander culture	Increased understanding of Aboriginal and Torres Strait Islander protocols, history and culture.	<ul style="list-style-type: none"> • Increase knowledge and understanding of Aboriginal and Torres Strait Islander cultures, histories and achievements through comprehensive staff training. • Demonstrate respect to Aboriginal and Torres Strait Islander peoples and communities by embedding cultural protocols as part of the way our organisation functions. • Celebrate NAIDOC Week and provide opportunities for Aboriginal and Torres Strait Islander staff to engage with culture and community during NAIDOC Week.
Increased opportunities for Aboriginal and Torres Strait Islander peoples	Develop and deliver educational, employment and economic development initiatives and projects for Aboriginal and Torres Strait Islander peoples and businesses to enhance life opportunities within an inclusive community.	<ul style="list-style-type: none"> • Increase Aboriginal and Torres Strait Islander recruitment and retention. • Increase Aboriginal and Torres Strait Islander supplier diversity. • Strengthen community linkages.

CD17/8097 – CITY OF MELVILLE STRETCH RECONCILIATION ACTION PLAN 2017 - 2021 (REC) (ATTACHMENT)**STAKEHOLDER ENGAGEMENT****I. COMMUNITY**

The level of engagement in accordance with the Stakeholder Engagement Policy CP-002 for this item is to 'consult' with stakeholders because a large part of the RAP is predetermined by Reconciliation Australia. Broader community engagement has taken place with Aboriginal communities in the development of the *Aboriginal Engagement Strategy: Directions from Aboriginal Communities*, and on the previous RAP.

Staff consulted with stakeholders in relation to this RAP as follows:

- RAP 2013-2016 Continuous Improvement Team (CIT), including staff and local community members. Members had responsibility for past actions and were invited to comment on successes and challenges of the 2013-2016 RAP. From this feedback, actions were maintained, and some were added as new items.
- Djidi Djidi Aboriginal Women's Group was invited to attend CIT meetings. Their input was ongoing for the duration of the 2013-2016 RAP and was used to develop City of Melville Stretch RAP 2017-2021.
- Walyalup Reconciliation Group representatives were invited to RAP CIT meetings. In addition, City of Melville staff regularly attended Walyalup Reconciliation Group meetings to give updates and seek input on RAP actions.
- RAP 2017-2021 CIT including staff and local community members was created to comment on the development of the City's Stretch RAP 2017-2021. This group will continue in the RAP CIT.
- Individual City of Melville staff, who had relevant expertise, were invited to contribute ideas and actions related to their areas. Meetings have been held with relevant stakeholders from across the organisation to discuss and finetune the second action plan, and gain commitment.

II. OTHER AGENCIES / CONSULTANTS

Reconciliation Australia, the peak body for reconciliation groups and state level bodies, has reviewed and endorsed this document.

STATUTORY AND LEGAL IMPLICATIONS

Not applicable.

CD17/8097 – CITY OF MELVILLE STRETCH RECONCILIATION ACTION PLAN 2017 - 2021 (REC) (ATTACHMENT)

FINANCIAL IMPLICATIONS

Upfront costs for the design, print and launch of the document will be sourced from existing budgets.

Ongoing costs are included in existing budgets. An amount of \$13,400 is allocated in the usual operational budget for Aboriginal engagement in 2017-2018. This is in line with previous years' budget allocations, and will cover the majority of actions in this Plan. Additional funds needed will be requested through external funding, or proposed as special projects.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Risk Statement	Level of Risk	Risk Mitigation Strategy
The RAP actions are not supported by internal Directorates and service areas.	Low	Maintain continuity with working group members involved in the internal Continuous Improvement Team, reviewing progress on actions. Ensure that a sound communication plan is rolled out internally.

POLICY IMPLICATIONS

There is no Council Policy that relates to the RAP.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

The alternative option is to not proceed with the *Stretch RAP 2017-2021*. This would result in the City of Melville stagnating in its reconciliation work. This has implications regarding reputational risk as RAP's are accepted and acknowledged mechanisms to promote reconciliation within organisations across Australia.

CONCLUSION

In conclusion, the attached *Stretch RAP 2017-2021* will guide staff on set goals, which will enable the City of Melville to progress its reconciliation work. There are more than 650 organisations in Australia that have developed RAPs since 2006. They include corporates, not-for-profits, and government entities. The City of Melville, through this RAP, will be able to play its part in working towards the national goal of reconciliation and better outcomes for Aboriginal and Torres Strait Islanders.

[8097 - City of Melville Stretch RAP 2017-2021](#)

CD17/8097 – CITY OF MELVILLE STRETCH RECONCILIATION ACTION PLAN 2017 - 2021 (REC) (ATTACHMENT)**OFFICER RECOMMENDATION (8097)****APPROVAL**

At 8.42pm Cr Phelan moved, seconded Cr Robartson –

That the Council endorses the Stretch Reconciliation Plan 2017-2021 as detailed in the attachment

8097 - City of Melville Stretch RAP 2017-2021Amendment 1

That the Council amends the report's recommendation by:

- 1. *Numbering the existing recommendation number 1, and including the word "Action" between the words "Reconciliation" and "Plan" in the recommendation;***
- 2. *Adding a Recommendation 2 reading "The outcomes of the City's Reconciliation Action Plan, or Stretch Reconciliation Action Plan as appropriate, be reported in each Annual Report of the City, commencing from the 2016/2017 Annual Report"; and,***
- 3. *Changing the title of Item CD17/8097 to read "City of Melville Stretch Reconciliation Action Plan 2017-2021"***

Amendment 2

Cr Woodall foreshadowed the following amendment:

That the Council add a new Recommendation 3 as follows:

"That the Council notes that the actions in the Stretch Reconciliation Action Plan 2017-2021 complement Council Policy CP 084 – Disability Access and Inclusion – acknowledging that: "The City of Melville is committed to promoting and facilitating equal opportunity, inclusion and access to all members of its community."

Both Cr Schuster and Cr Woodall agreed that the two amendments be combined.

Combined Amendment

At 8.43pm Cr Schuster moved, seconded Cr Woodall–

That the Council amends the officer's recommendation by:

- 1. *Numbering the existing recommendation number 1, and including the word "Action" between the words "Reconciliation" and "Plan" in the recommendation;***
- 2. *Adding a Recommendation 2 reading "The outcomes of the City's Reconciliation Action Plan, or Stretch Reconciliation Action Plan as appropriate, be reported in each Annual Report of the City, commencing from the 2016/2017 Annual Report"; and,***

CD17/8097 – CITY OF MELVILLE STRETCH RECONCILIATION ACTION PLAN 2017 - 2021 (REC) (ATTACHMENT)

3. *Notes that the actions in the Stretch Reconciliation Action Plan 2017-2021 complement Council Policy CP 084 – Disability Access and Inclusion – acknowledging that: “The City of Melville is committed to promoting and facilitating equal opportunity, inclusion and access to all members of its community.*
4. *Changing the title of Item CD17/8097 to read “City of Melville Stretch Reconciliation Action Plan 2017-2021”*

At 8.44pm the Mayor submitted the amendment, which was declared

CARRIED UNANIMOUSLY (11/0)

COUNCIL RESOLUTION (8097)**APPROVAL**

1. *That the Council endorses the Stretch Reconciliation Action Plan 2017-2021 as detailed in the attachment [8097 - City of Melville Stretch RAP 2017-2021](#)*
2. *The outcomes of the City’s Reconciliation Action Plan, or Stretch Reconciliation Action Plan as appropriate, be reported in each Annual Report of the City, commencing from the 2016/2017 Annual Report*
3. *Notes that the actions in the Stretch Reconciliation Action Plan 2017-2021 complement Council Policy CP 084 – Disability Access and Inclusion – acknowledging that: “The City of Melville is committed to promoting and facilitating equal opportunity, inclusion and access to all members of its community.*
4. *Changing the title of Item CD17/8097 to read “City of Melville Stretch Reconciliation Action Plan 2017-2021”*

At 8.45pm the Mayor submitted the substantive motion as amended, which was declared

CARRIED UNANIMOUSLY (11/0)

CD17/8097 – CITY OF MELVILLE STRETCH RECONCILIATION ACTION PLAN 2017 - 2021 (REC) (ATTACHMENT)Reasons for Amendment

1. The existing Clause is missing the word “Action”;
2. As expressed at the Agenda Briefing Forum the RAP is important enough to devote resources and energy to include a summary of progress, opportunities, challenges and new directions (if any) in each year’s Annual Report to advise ratepayers and residents of the City’s Reconciliation activities
3. The title of the Item should correctly convey the existence of a new plan called a Stretch RAP to assist anyone searching agendas in future years
4. The RAP is an important policy, and a positive step forward, in the City’s efforts to combat Aboriginal disadvantage in our community.
5. It is important that we recognize that the RAP complements, and should be read in conjunction with, the City’s broader inclusion and diversity policies. These policies contribute to a local community that embraces all of its members regardless of their background or origin.

**M17/5552 - NEW GRAFFITI VANDALISM ACT 2016 – DELEGATION (AMREC)
(ATTACHMENTS)**

Ward	:	All
Category	:	Strategic
Subject Index	:	Delegated Authority
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	:	Not Applicable
Works Programme	:	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 checked="" type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council to note.</i>

**M17/5552 - NEW GRAFFITI VANDALISM ACT 2016 – DELEGATION (AMREC)
(ATTACHMENTS)****KEY ISSUES / SUMMARY**

To inform the Council of the commencement of the *Graffiti Vandalism Act 2016*, adopt the forms relevant to the City and provide the Chief Executive Officer with the appropriate delegation to exercise the powers and discharge the duties under this Act.

BACKGROUND

The *Local Government Act 1995* (The Act) provides for the delegation of certain powers and duties to certain Committees (Sections 5.16 & 5.17) and the Chief Executive Officer (Sections 5.42 & 5.43). The Chief Executive Officer may, unless prohibited by the Council's instrument of delegation, further on-delegate powers and duties to employees (Section 5.44).

The City provides the local community with a Graffiti Removal Service that will paint out graffiti from private residential and commercial property and City assets.

This service is one of a number of preventative, design, awareness raising, behaviour change and rapid reporting and removal strategies the City uses to manage graffiti in local areas.

The proclamation of the *Local Government Amendment Act 2009* saw specific graffiti related powers made available in the *Local Government Act 1995* for the first time. These provisions included new powers for local governments to enter private land to remove graffiti.

DETAIL

On 7 October 2016 the *Graffiti Vandalism Act 2016* came into effect for Western Australia. The introduction of this Act removes the specific provisions relating to graffiti from the *Local Government Act 1995* and places them in the *Graffiti Vandalism Act 2016*. This new legislation includes the following elements:

- Creation of the new offence of damaging property by graffiti (Section 5).
- Requirement for graffiti offenders whom are found guilty to be sentenced to a minimum of a community based order involving, where practicable, graffiti clean-up activities (Section 5).
- Allows for the costs of cleaning off graffiti to be awarded against the offender (Section 8).
- It allows local governments to issue notices requiring the removal of graffiti (Section 18) and to enter properties under warrant to remove graffiti themselves (Section 26).
- The Act provides those persons issued with a notice, the right to seek review of that decision with the State Administrative Tribunal or to object to the notice (Section 23).

**M17/5552 - NEW GRAFFITI VANDALISM ACT 2016 – DELEGATION (AMREC)
(ATTACHMENTS)**

The property entry, issuing of notices and graffiti removal powers as provided for in the Act are only applicable where graffiti:

- has been applied with or without the consent of the property owner
- is visible from a public place
- is considered by the City to be unsightly or offensive.

The City did not have occasion to make use of the property entry, issuing of notices or graffiti removal powers in providing its Graffiti Removal Service while these options were available in the *Local Government Act 1995* and no specific circumstance has arisen at this time where these would be used as provided through the new *Graffiti Vandalism Act 2016*.

The Department of Local Government and Communities has recommended that local governments take steps to ensure the required processes and tools are in place, should they ever be required for activities provided for in the Act. These steps will put in place a framework for the issuing of notices, powers of entry, removal of graffiti and other activities as covered in the new Act.

The outcomes proposed in this report will put in place the mechanisms that could be used by the City should such a situation be encountered and these actions be required to support good local graffiti control and area amenity. These are as follows:

- Adoption of a standard form that can be issued as a notice to remove graffiti as provided for in Section 22 of the Act.
- Adoption of a standard form that can be issued as a warrant to enter property as provided for in Section 29 of the Act.
- Delegation of authority to the Chief Executive Officer in relation to powers and duties as available through the Act.

Issues and options considered

Council may choose to either:

- adopt the forms as attached and provide the delegated authority to the Chief Executive Officer as recommended in this report
- or
- make no changes at this time in response to the *Graffiti Vandalism Act 2016*.

The first options provided above is recommended as it will put in place the groundwork for any actions to be taken by the City through the powers made available in the *Graffiti Vandalism Act 2016*.

**M17/5552 - NEW GRAFFITI VANDALISM ACT 2016 – DELEGATION (AMREC)
(ATTACHMENTS)****STAKEHOLDER ENGAGEMENT****I. COMMUNITY**

No external public consultation has been carried out as this delegation is considered to be an internal matter requiring only the Council's consideration

II. OTHER AGENCIES / CONSULTANTS

Consultation has taken place with the Department of Local Government and Communities and the Local Government Governance Network.

STATUTORY AND LEGAL IMPLICATIONS

In accordance with the *Local Government Act 1995, Local Government (Functions and General) Regulations 1996 and Graffiti Vandalism Act 2016*.

A Local Government may delegate to the Chief Executive Officer, by absolute majority, any of its powers or duties under The Act [s.5.42(1)], EXCEPT those identified in s.5.43 as listed below:

- (a) *any power or duty that requires an absolute or special majority decision or seventy five percent (75%) majority of the Local Government;*
- (b) *accepting a tender which exceeds an amount determined by the Local Government;*
- (c) *appointing of an auditor;*
- (d) *acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government;*
- (e) *any powers under s.5.98 (fees for Council Members), s.5.99 (annual fee for Council Members in lieu of fees for attending meetings), or s.5.100 (payments for certain Committee Members);*
- (f) *borrowing money on behalf of the local government;*
- (g) *hearing or determining an objection of a kind referred to in s9.5*
- (ha) *the power under section 9.49A(4) to authorise a person to sign documents on behalf of the Local Government*
- (h) *any power or duty requiring the approval of the Minister or the Governor;*
- (i) *such other powers or duties as may be prescribed.*
 - *Any powers or duties which can be delegated to the Chief Executive Officer in accordance with s.5.42 and s.5.43, can be delegated to a Committee comprising Council members and employees [s.5.17(1)(b)]. Further, the Chief Executive Officer may delegate to any employee any of these powers or duties (other than the power of delegation) [s.5.44(1)]*

**M17/5552 - NEW GRAFFITI VANDALISM ACT 2016 – DELEGATION (AMREC)
(ATTACHMENTS)**

- *Any powers or duties that are necessary or convenient for the proper management of the City of Melville's property or related to an event in which the City of Melville is involved, can be delegated to the following types of Committee:*
 - (i) *comprised of council members, employees and other persons*
 - (ii) *comprised of council members and other persons*
 - (iii) *comprised of employees and other persons [s.5.17(1)(c)]*
- *Registers must be kept of all Delegations made to Committees, the Chief Executive Officer and employees, and such Delegations are to be reviewed at least once every financial year. [s.5.18, s.5.46(1) & (2)]*
- *The Chief Executive Officer and any other employee who has been delegated a power or duty under The Act is required to keep a written record of:*
 - (i) *how and when the power was exercised or the duty discharged*
 - (ii) *the persons or classes of persons directly affected (other than Council or Committee members, or employees) by the use of the delegation [s.5.46(3) and Reg. 19].*

FINANCIAL IMPLICATIONS

There are no financial implications.

STRATEGIC, ENVIRONMENT AND RISK MANAGEMENT IMPLICATIONS

The Department of Local Government and Communities has recommended that local governments take steps to ensure relevant delegated authorities and forms are in place, should they be needed for any action taken in line with the powers the Act provides to local governments. Arrangements of this type were in place previously through the provisions of the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996* and these have now been transferred to the *Graffiti Vandalism Act 2016* from its gazetted date of 7 October 2016.

There is a risk that if the steps recommended by the Department are not taken the City will not have all the tools needed to encourage community wide graffiti management. This could mean that graffiti in highly visible locations, and that which has the potential to attract further graffiti tagging and negatively affect community amenity, may remain in place much longer than it otherwise would if dealt with using powers provided to the City through the Act.

POLICY IMPLICATIONS

Not Applicable.

**M17/5552 - NEW GRAFFITI VANDALISM ACT 2016 – DELEGATION (AMREC)
(ATTACHMENTS)****ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

All delegations are subject to the discretion of the Council and can be removed at any time. The Council may choose to remove delegations which in turn will then require formal consideration of relevant matters or items at the next available meeting of the Council.

Should the delegation to Officers not be granted, customers would experience increased delays in obtaining approvals and authorisations should the matter need to be referred to Council for approval.

CONCLUSION

The *Graffiti Vandalism Act 2016* (the Act) came into effect on 7 October 2016 and includes specific provisions for private property entry and graffiti removal powers for local government as previously available through the *Local Government Act 1995*. The City's Graffiti Removal Service provides residential and commercial property controllers with graffiti paint out and removal and could at some stage, where property owner consent is not provided and reported graffiti is offensive and visible from a public space, need to make use of powers as provided by the new Act.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (5552)**ABSOLUTE MAJORITY**

At 8.46pm Cr Schuster moved, seconded Cr Aubrey–

That the Council:

- 1 Notes the implementation of the *Graffiti Vandalism Act 2016* as of 7 October 2016 and its impact on local government graffiti operations;**
- 2 By absolute majority decision and in accordance with section 16 of the *Graffiti Vandalism Act 2016* delegates to the Chief Executive Officer the authority to exercise its powers and the discharge of its duties under the *Graffiti Vandalism Act 2016*; [5552 Delegation](#)**
- 3 Adopts the following forms:**
 - 3.1 Objection to a Notice, for the purposes of section 22 of the *Graffiti Vandalism Act 2016*, as detailed in Attachment 1 to this Report; [5552 Form Objection to a Notice](#)**
 - 3.2 Warrant to Enter, for the purposes of section 29 of the *Graffiti Vandalism Act 2016*, as detailed in Attachment 2 to this Report; ; [5552 Form Warrant to Enter](#)**

At 8.46pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY (11/0)

M17/5562 - 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 : Jeff Clark
 Governance and Compliance Program Manager

AUTHORITY / DISCRETION

DEFINITION

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

M17/5562 - 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 (WALGA) 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 2 August 2017 at the Perth Convention Exhibition 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 3 July 2017, 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.

A Copy of the Notice of the Annual General Meeting and other relevant information for the meeting was included in the Elected Members Bulletin dated 13 April 2017.

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.

M17/5562 - 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.

M17/5562 - DELEGATES TO THE WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION ANNUAL GENERAL MEETING (REC)**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (5562) APPROVAL**

At 8.47pm Cr Schuster moved, seconded Cr Robartson –

That the Council:

- 1 Nominates the following Elected Members as the City of Melville voting delegates:
 1. Cr Macphail
 2. Cr Barling**

and the following Elected Members to be proxy voting delegates:

- 1. Cr Aubrey**
- 2. Cr Robartson**

to the Western Australian Local Government Association Annual General Meeting to be held on 2 August 2017.

- 2 Confirms that Councillor Aubrey is to be the Proxy Member one and Councillor Robartson is the Proxy Member two.**

- 3 Requests the Chief Executive Officer to forward advice of the City of Melville nominees for the Western Australian Local Government Association Annual General Meeting to the Western Australian Local Government Association.**

At 8.48pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY (11/0)

M17/5000 – 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 & 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	<i>For the Council/Committee to note.</i>

KEY ISSUES / SUMMARY

This report details the documents to which the City of Melville Common Seal has been applied for the period from 24 March 2017 up to and including 18 May 2017 for the Council's noting.

M17/5000 – 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

Register Reference	Parties	Description	ECM Reference
1347	The City of Melville and Maxine Trainer	Agreement deferring creation of Easement for 31F Ardross Street, Applecross	4135170
1358	The City of Melville and Mr Mircea Rotaru	Withdrawal of Caveat, Lot 2 (#15B) Hutchings Way, Kardinya	4211753
1361	The City of Melville and Pindan Capital Kardinya Pty Ltd	Deed of Agreement for bonding of outstanding works, Lot 4225 (#23) Buckingham Crescent, Kardinya	4214954
1374	The City of Melville and Baptist Care Inc.	Land Transfer Document 50-52 Kishorn Road, Applecross	4226459
1375	The City of Melville and Murdoch University Football Club	Murdoch University Football Club Management Licence for five years from 1 April 2017 to 31 March 2022	4232869
1379	The City of Melville and B & J Raffaele Holding Pty Ltd	Withdrawal of Caveat, Lot 27 (#51) Farrington Road, Leeming	4203856

STAKEHOLDER ENGAGEMENT

I. COMMUNITY

Not applicable.

II. OTHER AGENCIES / CONSULTANTS

Not applicable.

M17/5000 – COMMON SEAL REGISTER (REC)**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 contract advised above.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

There are 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.

CONCLUSION

This is a standard report for the 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 documents listed under the Common Seal of the City of Melville from 24 March 2017 up to and including 18 May 2017.

At 8.49pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY EN BLOC (11/0)

C17/5561 – POLICY REVIEW – CORPORATE SERVICES (REC) (ATTACHMENT)

Ward : All
 Category : Policy
 Subject Index : Corporate Policy
 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 : Item C16/5484 – Policy Review – Corporate Services – Ordinary Meeting of Council 17 May 2016
 Works Programme : Not Applicable
 Funding : Not Applicable
 Responsible Officer : Marten Tieleman
 Director Corporate 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 checked="" type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

C17/5561 – POLICY REVIEW – CORPORATE SERVICES (REC) (ATTACHMENT)**KEY ISSUES / SUMMARY**

- Policies that are defined as a Council Policy require the approval of the Council whereas Operational Policies are approved by the Chief Executive Officer.
- A selection of Council policies within the responsibility of the Financial Services area of the Corporate Services Directorate have been examined and brought forward with minor amendments for consideration and adoption.
- This report recommends that the reviewed policies be adopted.

BACKGROUND

The City of Melville operates under numerous Council Policies that must be reviewed on a two yearly cycle. Corporate Services undertook a review of Council Policies in May 2016 and these were subsequently presented to and adopted by the Council. A selection of policies, relating to Financial Services, have been reviewed prior to the two years to ensure the policies are relevant and meet legislative requirements.

DETAIL

All policies are held under one of two categories being, Council Policies or Operational Policies. The policies that are required to be approved by the Council relate to:

- Strategic Positioning of the Council
- Executive Functions
- Legislative Functions
- Chief Executive Officer and Senior Officer Appointments
- Termination payments in excess of contracts of employment or Award provisions.

All other Policies are considered to be operational in nature and have therefore been designated as Operational Policies. Operational policies are those which are made in relation to the functions of the Chief Executive Officer (CEO) as prescribed by Section 5.41 of the *Local Government Act 1995* (The Act) as follows:

- Management of the day to day operations of the local government;
- The employment, management supervision, direction and dismissal of other employees - subject to Section 5.37(2) in relation to senior employees.
- Ensuring that records and documents of the local government are properly kept for the purposes of The Act and any other written law: and
- Policy on powers and duties delegated by the Council within the limitations as set by Section 5.43 of The Act.

C17/5561 – POLICY REVIEW – CORPORATE SERVICES (REC) (ATTACHMENT)

Where applicable, procedures will be prepared for some policies to define a sequence of activities, tasks or steps that, when undertaken in the sequence laid down, produces the described result, product or outcome.

This report provides comment on three of the policies under the responsibility of the Corporate Services Directorate.

CP-008 Financial Sustainability – Forward Financial Planning and Funding Allocation

Change to amend the revision period for the Long Term Financial Plan. The policy previously stated that the Long Term Financial Plan will be re-adopted on a rolling annual basis. This has been amended to refer to the underpinning Long Term Financial Model to be re-adopted annually, with a major review of the Long Term Financial Plan every four years.

CP-009 Investment of Funds

Minor change to reflect the recent amendment to legislation regarding investments. The *Local Government (Financial Management) Regulations 1996* were recently amended (regulation 19C) to allow local governments to deposit funds for a fixed term of three years or less. The regulation previously only allowed for deposits of 12 months or less. Deposits of greater than one year may enable the City to achieve better investment returns. The Diversification/Credit Risk (Counterparty Credit Framework) table has been amended to separate BBB+ from BBB and the Maximum % with any one institution amended to reflect difference in credit risk. Also amended the Term to Maturity Framework to reflect the new maximum term of investments set out in them recent amendments to the Regulations.

CP-025 Accounting Policy

Minor change to the contents page to correct number sequencing. Amendments to categories of assets to provide greater clarity around asset classes. Assets, and their components, have been re-grouped into classes based on their similarity and to streamline the revaluation process as the Accounting Standards provide that all assets of a particular class need to be revalued at the same time. Depreciation periods have also been amended as previously they reflected periods that exceeded their useful lives and now better reflect reality thus ensuring assets are depreciated over an appropriate period.

STAKEHOLDER ENGAGEMENT**I. COMMUNITY**

Not applicable.

II. OTHER AGENCIES / CONSULTANTS

Not applicable.

STATUTORY AND LEGAL IMPLICATIONS

This review of policies has particularly included references to legislation to support the policy position. The policies are consistent with the current *Local Government Act 1995* and relevant Regulations.

C17/5561 – POLICY REVIEW – CORPORATE SERVICES (REC) (ATTACHMENT)

FINANCIAL IMPLICATIONS

CP-008 Financial Sustainability – Forward Financial Planning and Funding Allocation

Adopting the Long Term Financial Model annually and the Long Term Financial Plan every four years would not impact the City financially. The ability to have greater flexibility with the allocation of Financial Assistance Grants funding to reserves would enable the City to allocate funding in a more suitable and sustainable manner and enable it to be used to fund other currently underfunded reserves that support the renewal, upgrade and establishment of new assets.

CP-009 Investment of Funds

While slightly higher interest rates and investment returns could be achieved by investing funds between 12 months and up to three years, the impact on cash flow and liquidity of funds would need to be carefully managed.

CP-025 Accounting Policy

Amendments to depreciation periods will impact depreciation costs in the accounts. However, this will mean that the written down value of the City's assets will better reflect their useful lives.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

The process of policy review will serve to minimise both strategic and risk management implications by ensuring the policies are consistent with current legislation.

Risk Statement	Level of Risk	Risk Mitigation Strategy
Administration undertakes functions delegated by Council in a manner not in accordance with the Council's objectives causing reputational risk	Minor to Major depending on issue.	Ensure sound Council policies are in place that provide clear guidance to the administration.
Policies are not in compliance with legislative requirements or contemporary standards.	Minor consequences which are possible, resulting in a Medium level of risk	Periodic review mitigates against outdated legislative or other relevant references.

POLICY IMPLICATIONS

As a consequence of the review, there will be changes to the mentioned policies.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

The Council has policies to provide direction to officers on the Council's expectation of how a variety of matters will be addressed. This direction provides a consistent approach to all persons who make similar applications to the City.

C17/5561 – POLICY REVIEW – CORPORATE SERVICES (REC) (ATTACHMENT)

The City is required to have an Accounting Policy and should the Council resolve to not have the other Council Policies that are dealt with by this report, officers would not have the understanding of the Council's intent in respect to the matters and circumstances covered by those policies.

By providing a consistent approach, people will have confidence in the City's application of judgement on matters and that decisions are undertaken in a structured manner.

CONCLUSION

The individual policies have been reviewed by senior officers and their amendments are consistent with the current provisions of the *Local Government Act 1995* and Regulations.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (5561)**APPROVAL**

That the Council adopts the three policies reviewed and amended by Corporate Services as contained in the following attachments.

[CP-008 Financial Sustainability – Forward Financial Planning and Funding Allocation](#)

[CP-009 Investment of Funds](#)

[CP-025 Accounting](#)

At 8.49pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY EN BLOC (11/0)

C17/6000 - INVESTMENT STATEMENTS AS AT 30 APRIL 2017 (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 & 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	<i>For the Council/Committee to note.</i>

KEY ISSUES / SUMMARY

This report presents the investment statements for the period ending 30 April 2017 for the Council's information and noting.

C17/6000 - INVESTMENT STATEMENTS FOR APRIL 2017 (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.

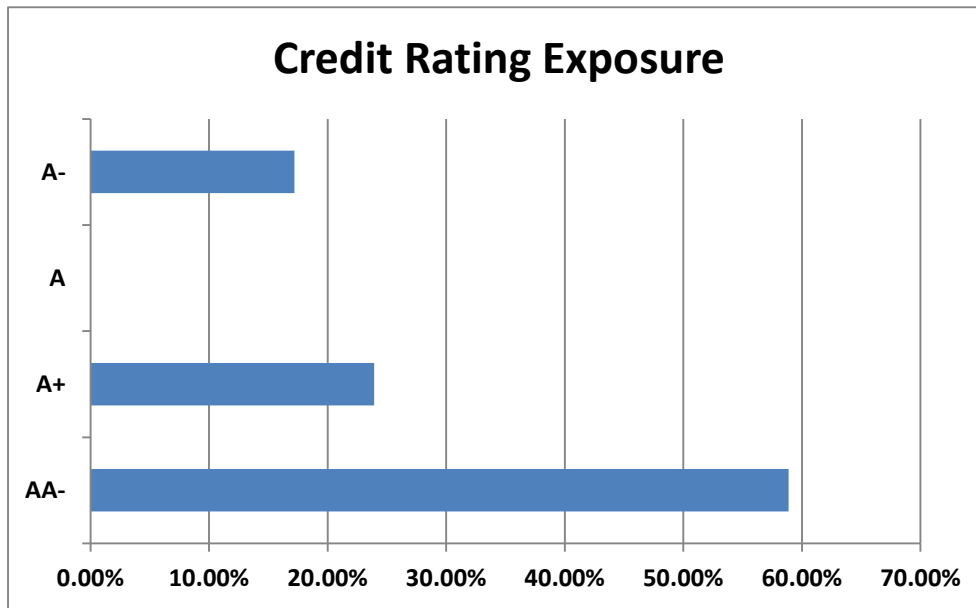
The investment of cash holdings is undertaken in accordance with Council Policy CP-009 - Investment of Funds, with the objective of maximising returns whilst maintaining low levels of credit risk exposure.

DETAIL

Summary details of investments held as at 30 April 2017 are shown in the tables below. The following statements detail the investments held by the City as at 30 April 2017.

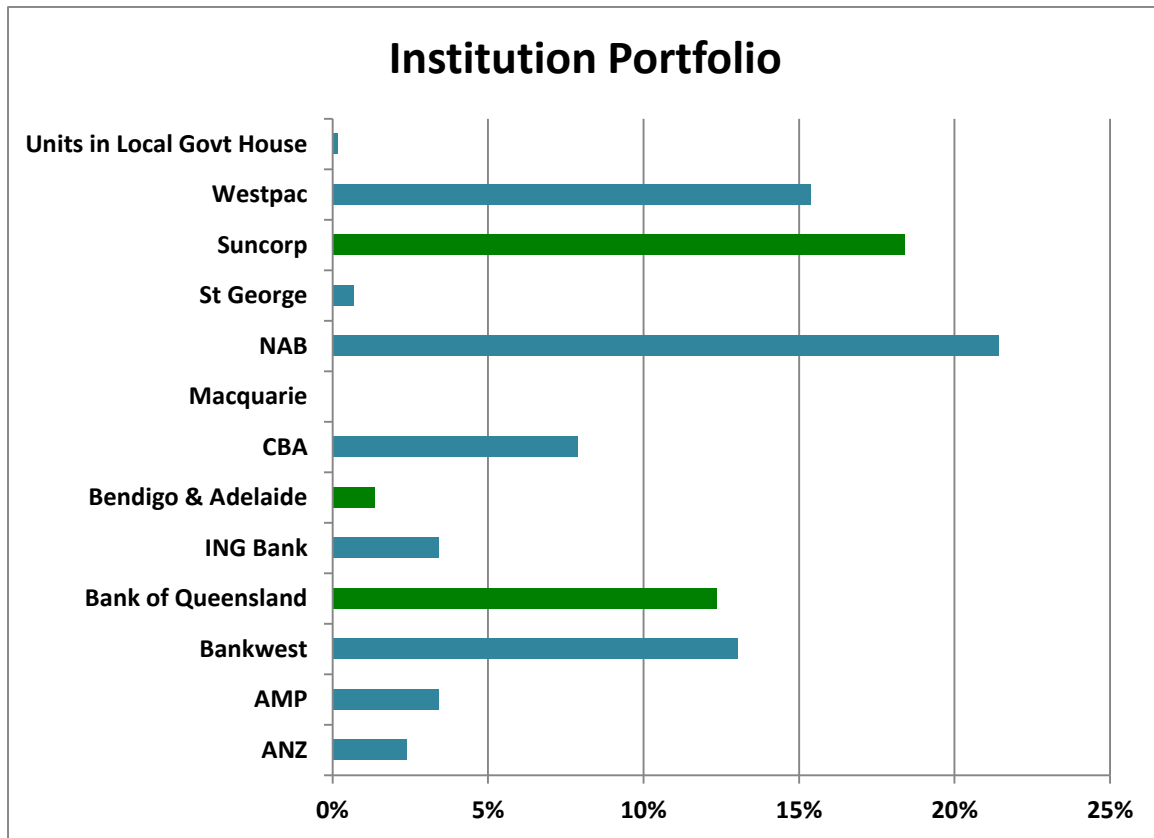
CITY OF MELVILLE	
STATEMENT OF INVESTMENTS	
FOR THE PERIOD ENDING 30 APRIL 2017	
SUMMARY BY FUND	AMOUNT \$
MUNICIPAL	\$ 26,108,063
RESERVE	\$ 118,479,741
TRUST	\$ 853,149
CITIZEN RELIEF	\$ 209,131
	\$ 145,650,083
SUMMARY BY INVESTMENT TYPE	AMOUNT \$
11AM	\$ 5,312,736
31DAYS AT CALL	\$ 4,500,000
60DAYS AT CALL	\$ 2,000,000
90DAYS AT CALL	\$ 5,100,000
TERM DEPOSIT	\$ 128,506,702
UNITS (Local Govt Hse)	\$ 230,645
	\$ 145,650,083
SUMMARY BY CREDIT RATING	AMOUNT \$
AA-	\$ 85,619,438
A+	\$ 34,800,000
A	\$ -
A-	\$ 25,000,000
UNITS (Local Govt Hse)	\$ 230,645
	\$ 145,650,083

C17/6000 - INVESTMENT STATEMENTS FOR APRIL 2017 (REC)



DIVERSIFICATION RISK & GREEN INVESTMENTS									
INSTITUTION	INVESTMENT TYPE	S & P RATING	AMOUNT	\$	ACTUAL PROPORTION	INSTITUTION PROPORTION	MAX. % WITH ANY ONE INSTITUTION	NON FOSSIL FUEL	INVESTMENT WITH ADI WITH NON FOSSIL FUEL
ANZ BANK (TERM)	TERM	AA-	3,500,000		2.40%	2.40%	25%	No	
AMP BANK (TERM)	TERM	A+	5,000,000		3.43%	3.43%	20%	No	
BANKWEST (TERM)	TERM	AA-	19,000,000		13.04%	13.04%	25%	No	
BANK OF QUEENSLAND (TERM)	TERM	A-	18,000,000		12.36%	12.36%	20%	Yes	18,000,000
BENDIGO AND ADELAIDE BANK (TERM)	TERM	A-	2,000,000		1.37%	1.37%	20%	Yes	2,000,000
COMMONWEALTH BANK (TERM)	TERM	AA-	11,500,000		7.90%	7.90%	25%	No	
ING BANK (TERM)	TERM	A-	5,000,000		3.43%				
ING BANK (FRTD)	FRTD	A-	-		0.00%	3.43%	20%	No	
MACQUARIE BANK (TERM)	TERM	A	-		0.00%	0.00%	20%	No	
NAB (TERM)	TERM	AA-	31,206,702		21.43%	21.43%	25%	No	
ST GEORGE BANK (TERM)	TERM	AA-	1,000,000		0.69%	0.69%	25%	No	
SUNCORP METWAY LTD (TERM)	TERM	A+	26,800,000		18.40%	18.40%	20%	Yes	26,800,000
WESTPAC (MAXI BONUS 1)	11AM	AA-	2,358,065		1.62%				
WESTPAC (MAXI BONUS 2)	11AM	AA-	1,037,411		0.71%				
WESTPAC (MAXI DIRECT)	11AM	AA-	1,917,260		1.32%				
WESTPAC (31DAYS AT CALL)	31DAYS AT CALL	AA-	4,500,000		3.09%				
WESTPAC (60DAYS AT CALL)	60DAYS AT CALL	AA-	2,000,000		1.37%				
WESTPAC (90DAYS AT CALL)	90DAYS AT CALL	AA-	5,100,000		3.50%				
WESTPAC (TERM)	TERM	AA-	5,500,000		3.78%	15.39%	25%	No	
UNITS IN LOCAL GOVT HOUSE	NA	NA	230,645		0.16%	0.16%		N/A	
			145,650,083		100%	100%			46,800,000
Total Non Fossil Fuel Lending ADI									32%

C17/6000 - INVESTMENT STATEMENTS FOR APRIL 2017 (REC)



Non Fossil Fuel Authorised Deposit Taking Institutions. (ADI's)

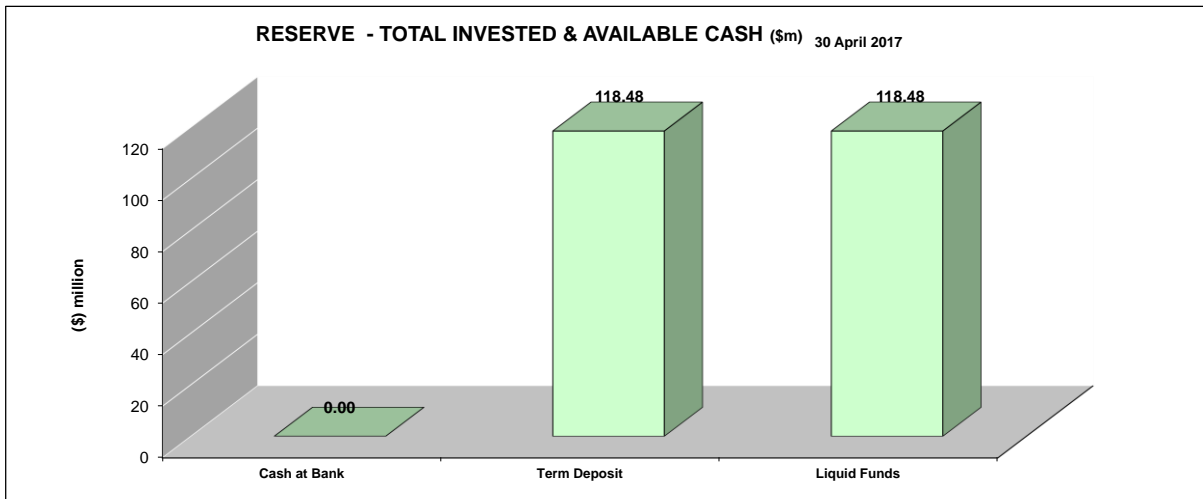
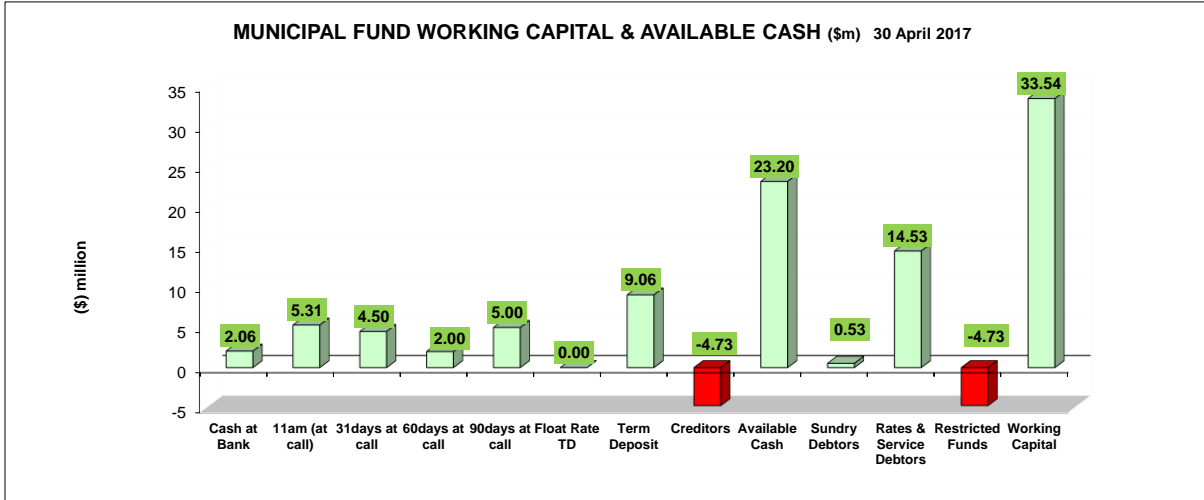
“Green investments” are authorised investment products made in authorised institutions that respect the environment by not investing in fossil fuel industries.

The total investment in authorised institutions that do not lend to industries engaged in the exploration for, or production of, fossil fuels, as at 30 April 2017 was 32%.

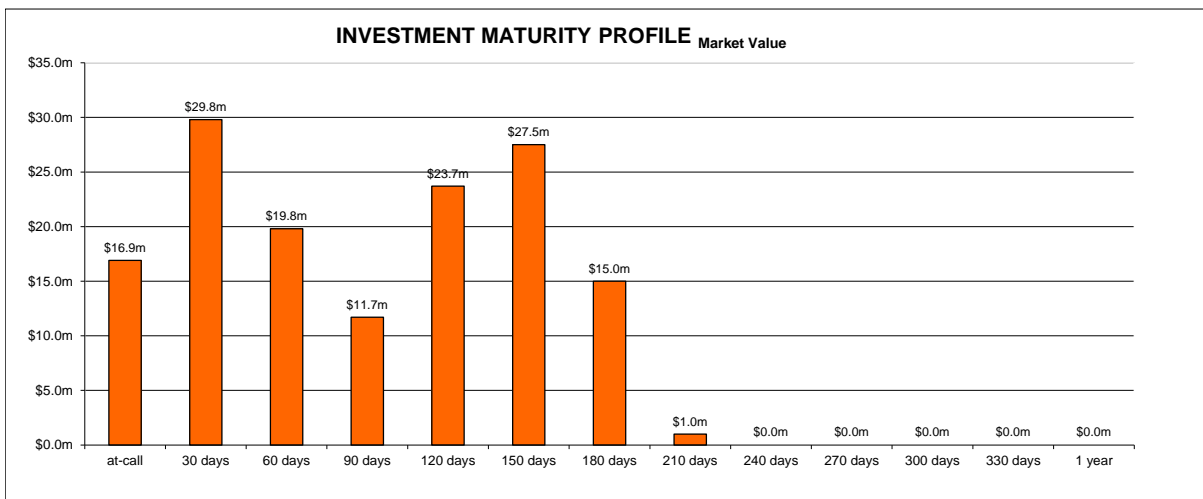
C17/6000 - INVESTMENT STATEMENTS FOR APRIL 2017 (REC)

Net Funds Held

The graphs on the following page summarise the Municipal Fund working capital and available cash and the funds held in Cash Backed Specific Purpose Reserve Accounts as at 30 April 2017.



The graph below summarises the maturity profile of the City's investments at market value as at 30 April 2017.



C17/6000 - INVESTMENT STATEMENTS FOR APRIL 2017 (REC)**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.

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 oversighted by the Australian Prudential Regulation Authority (APRA).

FINANCIAL IMPLICATIONS

For the period ending 30 April 2017:

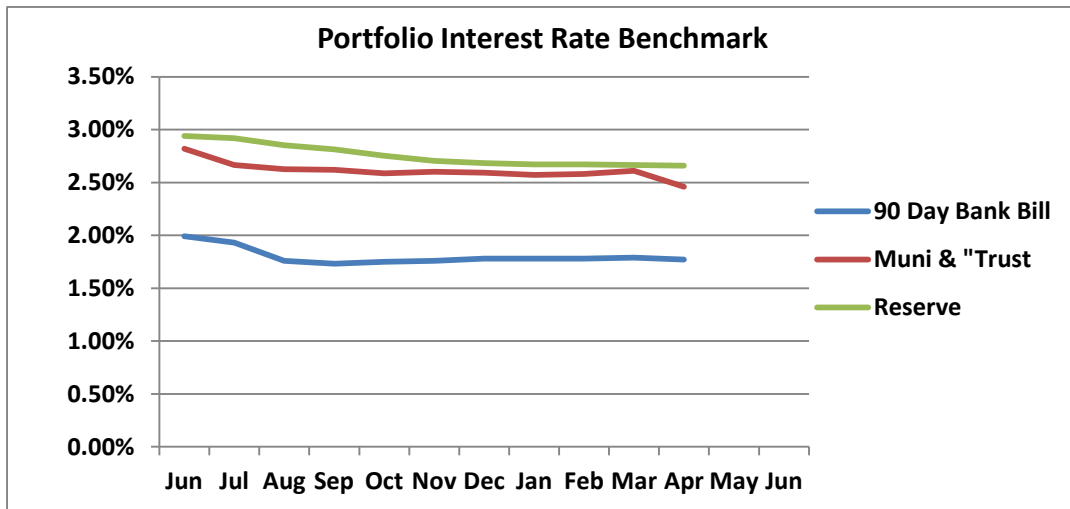
- Investment earnings on Municipal and Trust Funds were \$499,433 against a year to date budget of \$534,193 representing a \$34,759 negative variance.

The weighted average interest rate for Municipal and Trust Fund investments as at 30 April 2017 was 2.46% which compares favourably to the benchmark three month bank bill swap (BBSW) reference rate of 1.77%.

- Investment earnings on Reserve accounts were \$3,048,185 against a year to date budget of \$2,515,973 representing a \$532,212 positive variance.

The weighted average interest rate for Reserve account investments as at 30 April 2017 was 2.66% which compares favourably to the benchmark three month bank bill swap (BBSW) reference rate of 1.77%.

C17/6000 - INVESTMENT STATEMENTS FOR APRIL 2017 (REC)



STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Strategic

The interest earned on invested funds assists in addressing the following key priority area identified in The City of Melville Corporate Business Plan 2016-2020.

Priority Number One – “Restricted current revenue base and increasing /changing service demands impacts on rates”.

Risk

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.

Environmental

When investing the City’s funds, a deliberative preference will be made in favour of authorised institutions that respect the environment by not investing in fossil fuel industries. This preference will however, only be exercised after the foremost investment considerations of credit rating, risk diversification and interest rate return are fully satisfied.

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*.

C17/6000 - INVESTMENT STATEMENTS FOR APRIL 2017 (REC)

Council Policy CP-030 – Environmental states that the “The City aims to prevent, manage and minimise environmental impacts associated with its activities, while conserving and enhancing the City’s biodiversity and environmental quality, thereby maintaining and creating healthy surroundings for the community.” Whilst this Policy directly relates to the environmental impacts that relate to activities within the Cities boundaries and there is a tenuous link between the City’s investment activities and lending to organisations producing fossil fuels, the City will to the extent it can without putting invested funds at undue risk, direct its investments to financial institutions that do not lend to those organisations.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Not applicable as report only presents information for noting.

CONCLUSION

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

32% of the City’s investment portfolio is invested in authorised deposit taking institutions that do not lend to industries engaged in the exploration for, or production of, fossil fuels.

Future investment earnings are expected to continue to decrease when compared to previous years as interest rates continue to stay low. 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.

Changes to the Financial Management Regulations is pending that will permit fixed term deposits to a maximum of three years.

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

That the Council notes the Investment Report for the period ending 30 April 2017.

At 8.49pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY EN BLOC (11/0)

C17/6001 – SCHEDULE OF ACCOUNTS PAID FOR APRIL 2017 (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>
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<input checked="" type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

KEY ISSUES / SUMMARY

This report presents the details of payments made under delegated authority to suppliers for the month of April 2017 and recommends that the Schedule of Accounts Paid be noted.

C17/6001 – SCHEDULE OF ACCOUNTS PAID FOR APRIL 2017 (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 2017, including Payment Registers numbers, Cheques 576 to 581 and Electronic Funds Transfers batches 442 to 446, Trust Payments, Card Payments and Payroll, was distributed to the Elected Members of the Council on 2 June 2017. Payments for the period totalled \$12,105,308.06 for the Municipal Fund and \$60,813.15 for the Trust Fund whilst new investment transactions totalled \$8,100,000. Details of the payments are shown in attachment [6001 April 2017](#).

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

Supplier Name	Remittance Number	Remittance Details	Amount
Alyka Pty Ltd	E056515	Kentico license for website redevelopment project	\$29,148.90
Asphaltech Pty Ltd	E056209 & E056449	Road resurfacing at various sites	\$746,390.22
Axiis Contracting Pty Ltd	E056220 & E056462	Concrete works at various sites	\$120,550.20
Brentwood Karoonda Sporting Association	E056262	Final 25% contribution payment for renovations at Karoonda Park	\$49,500.00
Building & Construction Industry Training Fund	Chq 007153	Remittance of the building construction training levy collected by the City with building licence applications	\$29,845.00
Caltex	Direct Bank Transfer	Caltex fuel	\$74,973.35
City of Cockburn	E056050	Commercial waste tip fees for March	\$35,265.72
Department of Commerce	E056045	Remittance of Building Service Levy collected on building licence applications	\$30,968.15
Department of Fire & Emergency Services	E056197	ESL remittance for March	\$850,021.89
Dickies Tree Service	E056054 & E056331	Tree lopping services	\$73,385.56
Ellenby Tree Farm Pty Ltd	E056084	Various trees and plants for winter planting	\$36,366.00
EMSO Maintenance T/A Crabclaw Holdings Pty Ltd	E056128 & E056388	Building maintenance	\$60,993.88
Flexi Staff	E056078 & E056354	Temporary employment	\$54,984.48
Forpark Australia	E056334	Replacement of playground equipment at Three Bears Park and removal of playground equipment at Bainton Park	\$45,078.00
Forrest Hill Spraying Services	E056212 & E056455	Weed spraying City wide	\$62,272.65
Fredon Air Pty Ltd	E056234 & E056478	Replacement of air conditioner at Heathcote Canning House, replacement of compressor at LeisureFit Melville and service and maintenance to air conditioners City wide	\$70,815.13

C17/6001 – SCHEDULE OF ACCOUNTS PAID FOR APRIL 2017 (REC) (ATTACHMENT)

Supplier Name	Remittance Number	Remittance Details	Amount
Hydroquip Pumps	E056359	Supply and install irrigation system at Marmion Lake and Marmion Reserve and design consultancy for Bert Jeffery Reserve and Jim Ainsworth Reserve	\$31,889.00
McLeods Barristers and Solicitors	E056125 & E056386	Legal services for City matters	\$34,604.36
MMM WA Pty Ltd	E056413	Supply and install coffee rock stone pitching at Murdoch Drive	\$42,580.30
Natural Area Management & Services	E056299 & E056528	Maintenance works at Point Walter Irrigation Lake, maintenance to Bushland reserves and firebreak profiling at Piney Lakes	\$26,081.75
Optus Billing Service Pty Ltd	E056073 & E056349	Phone charges and Cisco ISR 4331 AX Bundles	\$45,195.70
Rhysco Electrical Services	E056170 & E056426	Electrical services	\$31,611.50
Roadsafe Traffic Management	E056243 & E056481	Traffic management services	\$29,497.08
Southern Metropolitan Regional Council	E056033, E056142 & E056400	MSW, MRF, green waste gate fees and over compaction charges for March and MSW gate fees for April	\$706,618.92
Synergy	E056077 & E056353	Electricity charges	\$58,524.55
Technology One Ltd	E056305 & E056534	Annual support and maintenance fee	\$108,630.21
TJS Cleaning Services Perth Pty Ltd	E056219 & E056459	Cleaning services for LeisureFit Booragoon and Melville and AH Bracks Library for February and March	\$43,676.96
Tree Planting & Watering (ATF) Baroness Holdings Pty Ltd	E056206 & E056447	Street tree watering	\$46,205.08
Water Corporation	Chqs 066744 & 066799	Water charges	\$27,095.80
Youngs Plumbing Service Pty Ltd	E056156 & E056412	Building maintenance	\$27,510.88

Payroll

Supplier Name	Remittance Number	Remittance Details	Amount
Various Banking Institutions	Direct Bank Transfers 05.04.2017 & 19.04.2017	Payment of salaries and wages to City employees net of tax and deduction for pays	\$2,061,432.94
Australian Taxation Office	Direct Bank Transfers 05.04.2017 & 19.04.2017	Pay as You-Go taxation and other deductions from employee payroll for pays 20 & 21	\$608,161.00
Creditors	Direct Bank Transfers 05.04.2017 & 19.04.2017	Payment of superannuation, union membership, council rates, vehicle deductions, Centrelink, etc.	\$505,001.89
Total			\$3,174,595.83

STAKEHOLDER ENGAGEMENT

I. COMMUNITY

Not applicable.

C17/6001 – SCHEDULE OF ACCOUNTS PAID FOR APRIL 2017 (REC) (ATTACHMENT)**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 as this report presents information for noting only.

CONCLUSION

Payments for the period totalled \$12,105,308.06 for the Municipal Fund and \$60,813.15 for the Trust Fund whilst new investment transactions totalled \$8,100,000.

The report and attached Schedule of Accounts Paid is presented for the Council's information.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (6001)**NOTING**

That the Council notes the Schedule of Accounts paid for the period ending 30 April 2017 as approved by the Director Corporate Services in accordance with delegated authority DA-035, and detailed in attachment [6001 April 2017](#)

At 8.49pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY EN BLOC (11/0)

**C17/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2017 (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"/>	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 2017 and recommends that they be noted by the Council.
- The variances for the month of April 2017 and recommends that they be noted by the Council.
- The Budget amendments required for the month of April 2017 and recommends that they be adopted by absolute majority decision of the Council.

**C17/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2017 (AMREC)
(ATTACHMENTS)**
BACKGROUND

The Statements of Financial Activity for the period ending 30 April 2017 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.

Variances

CITY OF MELVILLE EXTRACT OF RATE SETTING STATEMENT FOR VARIANCES IN EXCESS OF \$50,000 for the Period 1 July 2016 to 30 April 2017								
	April Actual \$	YTD Rev. Budget \$	YTD Actual \$	Variance \$	Variance %	Annual Budget \$	Annual Rev. Budget \$	Current Commit. \$
Revenue								
General Purpose Funding	441,397	11,646,529	12,198,758	552,229	5%	12,931,170	14,084,868	-
Community Amenities	156,016	2,976,920	3,112,859	135,939	5%	3,136,387	3,259,858	-
Recreation and Culture	693,873	6,605,841	6,784,757	178,916	3%	8,469,621	8,026,069	-
Transport	143,312	3,552,932	3,257,938	(294,994)	-8%	4,641,787	5,220,034	-
Economic Services	543,090	2,477,979	2,996,429	518,449	21%	2,773,415	2,672,575	-
Other Property and Services	19,917	630,296	781,817	151,522	24%	3,356,430	3,489,851	-
	2,041,237	31,052,339	32,379,158	1,326,820	4%	35,739,377	37,415,795	-
Expenses								
Governance	(222,572)	(3,401,678)	(2,645,593)	756,085	-22%	(4,110,317)	(4,321,764)	(168,609)
General Purpose Funding	(46,796)	(5,514,938)	(5,311,993)	202,945	-4%	(6,919,538)	(6,919,538)	(1,493)
Law, Order, Public Safety	(292,821)	(3,337,742)	(3,101,273)	236,470	-7%	(4,051,723)	(4,118,269)	(69,628)
Health	(82,500)	(908,162)	(833,935)	74,228	-8%	(1,115,196)	(1,109,792)	(12,808)
Education & Welfare	(187,355)	(2,164,953)	(2,020,797)	144,156	-7%	(2,650,229)	(2,635,182)	(45,281)
Community Amenities	(1,508,825)	(19,298,204)	(18,534,911)	763,294	-4%	(24,619,692)	(25,193,301)	(504,033)
Recreation and Culture	(2,141,846)	(23,671,101)	(22,582,525)	1,088,575	-5%	(28,525,286)	(28,789,635)	(1,400,699)
Transport	(1,474,202)	(13,269,517)	(13,740,934)	(471,417)	4%	(15,078,943)	(15,062,116)	(695,455)
Economic Services	(193,667)	(1,751,025)	(2,066,459)	(315,434)	18%	(2,174,143)	(2,195,276)	(45,878)
Other Property and Services	(357,188)	(9,480,371)	(7,664,896)	1,815,475	-19%	(11,740,320)	(11,528,781)	(599,826)
	(6,514,665)	(83,012,937)	(78,717,282)	4,293,359	-5%	(101,232,456)	(102,122,086)	(3,558,532)
Net Result Excluding Rates	(4,473,428)	(51,960,599)	(46,338,124)			(65,493,079)	(64,706,291)	
Capital Revenue & Expenditure								
Purchase of Furniture & Equipment	(83,482)	(1,372,825)	(871,585)	501,240	-37%	(1,454,494)	(2,463,508)	(388,961)
Purchase of Plant & Equipment	(1,293)	(3,630,867)	(2,575,627)	1,055,240	-29%	(2,441,631)	(4,320,617)	(279,768)
Purchase of Land & Buildings	(3,888,280)	(7,617,957)	(6,460,123)	1,157,834	-15%	(3,786,000)	(12,190,854)	(642,636)
Purchase of Infrastructure Assets	(1,163,237)	(15,161,285)	(11,273,065)	3,888,220	-26%	(15,935,141)	(21,247,184)	(2,853,616)

A more detailed summary of variances and comments based on the Rate Setting Statement by Sub-Program ([6002C Sub Program April 2017](#)) is provided in attachment [6002H April 2017](#).

**C17/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2017 (AMREC)
(ATTACHMENTS)****Revenue**

\$82.59 million in Rates was raised to 30 April 2017. This is compared with a revised year to date budget of \$82.52 million, resulting in a positive variance of \$61,251.

Money Expended in an Emergency and Unbudgeted Expenditure

Not applicable for April 2017.

Budget Amendments

Details of Budget Amendments requested for the month of April 2017 are shown in attachment [6002J April 2017](#). There were no budget amendment journals greater than \$50,000 processed in April 2017.

Rates Collections and Debtors

Rates, Refuse, Fire and Emergency Service Authority and Underground Power payments totalling \$774,701 were collected over the course of the month. Rates collection progress for the month of April is 0.2% below the target of 95%. This represents a dollar value of \$173,192. As at 30 April 94.8% of 2016-2017 rates, including prior year arrears had been collected compared with 95.8% collected for the same time last year. Rates collection for 2016-2017 excluding prior year rates arrears is 96.4%.

Total sundry debtor balances increased by \$525,875 over the course of the month from \$398,641 to \$924,516. The 90+ day's debtor balance increased by \$5,913 from \$14,169 to \$20,082.

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.

No debts were written off under delegated authority in the month of April 2017.

**C17/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2017 (AMREC)
(ATTACHMENTS)**

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

DESCRIPTION	LINK
Statement of Financial Activity By Nature and Type – April 2017	<u>6002A Nature Type April 2017</u>
Rate Setting Statement by Program – April 2017	<u>6002B Program April 2017</u>
Rate Setting Statement by Sub-Program – April 2017	<u>6002C Sub Program April 2017</u>
Representation of Net Working Capital – April 2017	<u>6002E April 2017</u>
Reconciliation of Net Working Capital – April 2017	<u>6002F April 2017</u>
Notes on Rate Setting Statement reporting on variances of 10% or \$50,000 whichever is greater – April 2017	<u>6002H April 2017</u>
Details of Budget Amendments requested – April 2017	<u>6002J April 2017</u>
Summary of Rates Debtors – April 2017	<u>6002L April 2017</u>
Graph Showing Rates Collections – April 2017	<u>6002M April 2017</u>
Summary of General Debtors aged 90 Days Old or Greater – April 2017	<u>6002N April 2017</u>

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:

C17/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2017 (AMREC)**34. Financial activity statement report — s. 6.4**

(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 2017](#) (Notes on Statement of Variances in excess of \$50,000 by Sub-Program).

C17/6002 – STATEMENTS OF FINANCIAL ACTIVITY FOR APRIL 2017 (AMREC)

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

There are no identifiable strategic, risk or 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 2017.

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

At 8.48pm Cr Schuster moved, seconded Cr Robartson -

That the Council:

- Notes the Rate Setting Statement and Statements of Financial Activity for the month ending 30 April 2017 as detailed in the following attachments:**

DESCRIPTION	LINK
Statement of Financial Activity By Nature and Type – April 2017	<u>6002A Nature Type April 2017</u>
Rate Setting Statement by Program – April 2017	<u>6002B Program April 2017</u>
Rate Setting Statement by Sub-Program – April 2017	<u>6002C Sub Program April 2017</u>
Representation of Net Working Capital – April 2017	<u>6002E April 2017</u>
Reconciliation of Net Working Capital – April 2017	<u>6002F April 2017</u>
Notes on Rate Setting Statement reporting on variances of 10% or \$50,000 whichever is greater – April 2017	<u>6002H April 2017</u>
Details of Budget Amendments requested –April 2017	<u>6002J April 2017</u>
Summary of Rates Debtors – April 2017	<u>6002L April 2017</u>
Graph Showing Rates Collections – April 2017	<u>6002M April 2017</u>
Summary of General Debtors aged 90 Days Old or Greater – April 2017	<u>6002N April 2017</u>

- By Absolute Majority Decision adopts the budget amendments, as detailed in the attached Budget Amendment Reports for April 2017 [6002J April 2017](#).**

At 8.48pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY (11/0)

15. EN BLOC ITEMS

At 8.49pm Cr Schuster moved, seconded Cr Aubrey–

That the recommendations for items P17/3755, M17/5000, C17/5561, C17/6000 and C17/6001 be carried En Bloc.

At 8.49pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY (11/0)

At 9.33pm Cr Pazolli left the meeting and returned at 9.35pm.

16. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

17. MOTIONS WITHOUT NOTICE BY ABSOLUTE MAJORITY OF THE COUNCIL

Disclosure of Interest

Item No.	17.1
Member	Cr Foxtton
Type of Interest	Interest under the Code of Conduct
Nature of Interest	Employed at Kennedy Baptist College
Request	Stay and Discuss
Decision of the Council	Not Applicable

COUNCIL RESOLUTION

APPROVAL

At 8.50pm Cr Schuster moved, seconded Cr Aubrey -

That Cr Robartson be permitted to present to Council a Motion without Notice relating to Farrington Road, Leeming.

At 8.50pm the Mayor submitted the motion which was declared

CARRIED (9/2)

Vote Result Summary	
Yes	9
No	2

Vote Result Detailed	
Cr Aubrey	Yes
Cr Foxtton	Yes
Cr Macphail	Yes
Cr Phelan	Yes
Cr Robartson	Yes
Cr Schuster	Yes
Cr Wieland	Yes
Cr Woodall	Yes
Mayor Aubrey	Yes
Cr Barling	No
Cr Pazolli	No

17.1 Farrington Road Leeming

At 8.49pm Cr Robartson moved, seconded Cr Woodall –

That the Council;

- 1. Notes with concern the inclusion of \$4.0M in the Regional and Major Roadwork, 2016-2030 program of the City of Cockburn to duplicate the carriageway of Farrington Road through the Beelihar wetlands between North Lake Road and Bibra Drive,**
- 2. Further notes the City of Cockburn has also included a sum of \$1.7M to construct a dual carriageway along Karel Avenue from Farrington Road to Berrigan Drive,**
- 3. Requests the Chief Executive Officer to advise the residents of the City particularly those living in the vicinity of Farrington Road in Leeming that the City of Melville has no intention to change or modify the current layout of Farrington Road through the suburb of Leeming,**
- 4. Reaffirms the need to construct the Murdoch Drive southern extension, from Murdoch Drive to the Roe Highway and Kwinana Freeway interchange to help cope with the ever increasing traffic density and to provide improved access to the Health and Knowledge Precinct at Murdoch, and**
- 5. Requests the Chief Executive Officer to advise all local Federal and State Parliamentarians of the City of Melville's position.**

Procedural Motion

At 9.12pm Cr Pazolli moved the following Procedural Motion in accordance with Clause 11.1(b) of Standing Orders Local Law 2003 -

That the Council defer consideration of this Motion without Notice to the July 2017 Ordinary Meeting of the Council.

The Motion lapsed for want of a seconder

At 9.33pm Cr Pazolli left the meeting.

17.1 Farrington Road Leeming - Continued

COUNCIL RESOLUTION

APPROVAL

That the Council;

- 1. Notes with concern the inclusion of \$4.0M in the Regional and Major Roadwork, 2016-2030 program of the City of Cockburn to duplicate the carriageway of Farrington Road through the Beeliar wetlands between North Lake Road and Bibra Drive,**
- 2. Further notes the City of Cockburn has also included a sum of \$1.7M to construct a dual carriageway along Karel Avenue from Farrington Road to Berrigan Drive,**
- 3. Requests the Chief Executive Officer to advise the residents of the City particularly those living in the vicinity of Farrington Road in Leeming that the City of Melville has no intention to change or modify the current layout of Farrington Road through the suburb of Leeming,**
- 4. Reaffirms the need to construct the Murdoch Drive southern extension, from Murdoch Drive to the Roe Highway and Kwinana Freeway interchange to help cope with the ever increasing traffic density and to provide improved access to the Health and Knowledge Precinct at Murdoch, and**
- 5. Requests the Chief Executive Officer to advise all local Federal and State Parliamentarians of the City of Melville's position.**

At 9.34pm the Mayor submitted the motion, which was declared

CARRIED (9/1)

Vote Result Summary	
Yes	9
No	1

Vote Result Detailed	
Cr Aubrey	Yes
Cr Foxtton	Yes
Cr Macphail	Yes
Cr Phelan	Yes
Cr Robartson	Yes
Cr Schuster	Yes
Cr Wieland	Yes
Cr Woodall	Yes
Mayor Aubrey	Yes
Cr Barling	No

17.1 Farrington Road Leeming - Continued

Reasons for Motion

Cr Robartson provided the following reasons in support of the motion.

The City of Cockburn web site includes a document ***Regional and Major Roadworks*** (Version 8 Updated: Mar 2017) that includes the following planned road construction

- 54 Farrington Road Duplication 2020/21 \$4.0M (reconsider if Roe Highway is proceeding)
- 52 Karel Avenue Berrigan Drive to Farrington Road 2022/24 \$1.7M.(construct 2nd c/w)

These forward works clearly indicate that the City of Cockburn intends to develop a “northern by-pass” via Farrington Road through the City of Melville to access the Roe Highway at Karel Avenue.

There is considerable concern that this will lead to a dramatic increase in traffic through the residential part of Farrington Road between the Kwinana Freeway and Farmington Road. Traffic densities on this portion of Farrington Road at peck hours are already close to saturation.

The City of Cockburn have opposed the extension of Roe 8 on mainly environmental grounds yet the intended road works will cross the Beeliar wetlands between the Murdoch University wetland and fragile North Lake.

It is understood that the City of Cockburn do not support the construction of the Murdoch southern extension to the Roe/Kwinana interchange.

The construction of the Murdoch Drive southern extension to the Roe Highway and Kwinana Freeway interchange was part of the Roe 8 design and it is essential that it is immediately built to provide access to the Murdoch Health and Knowledge Precinct from the south and east of the Metropolitan Area.

18. IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

Nil

19. CLOSURE

There being no further business to discuss, the Mayor declared the meeting closed at 9.34pm.