



— *City of* —  
***Melville***

**NOTES  
OF THE  
AGENDA FORUM  
HELD ON  
TUESDAY, 7 NOVEMBER 2006**

**DISTRIBUTED: 10 NOVEMBER 2006**



— City of —  
**Melville**

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Notes of the Agenda Forum held in Committee Room One, Melville Civic Centre, 10 Almondbury Road, Booragoon on Tuesday, 7 November 2006 commencing at 6.30pm.

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## FORUM NOTES

### PRESENT

Cr D J Macphail (Deputy Mayor)  
Cr C W Robartson  
Cr R A Aubrey  
Cr P M Phelan; Cr C M Halton  
Cr M J Barton; Cr L J Wyatt  
Cr J R Bennett; Cr L M Reynolds  
Cr A Ceniviva  
Cr J Phillips

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

### IN ATTENDANCE

E Lumsden PSM  
M Tieleman  
R G C Willis

K Weymes

P Gale  
T Hirst  
R Dougall

Chief Executive Officer  
Director Customer & Corporate Services  
Director Technical and Development  
Services  
Manager Planning and Development  
Services  
Manager Infrastructure Services  
Senior Administration Officer  
Minute Secretary

There were 5 (five) people present in the public gallery at the commencement of the Agenda Forum.

## **APOLOGIES**

Cr H R Everett

Applecross/Mount Pleasant

## **LEAVE OF ABSENCE**

Nil

## **QUESTION TIME**

### **Question 1**

Mr J Addvalue of Applecross

*1. "The Council can spend half a session seeking a sensible compromise to allow the building of a a patio for a caravan. Good work. Will the Council address more urgently long-standing problems, especially effecting sub-division rights, where these rights were negated by the Council? Will my triangular street block be given a higher priority for consideration for upzoning to allow sub-division."*

The Chief Executive Officer advised that:

Subdivision of Mr Addvalue's property requires a rezoning of the land. These two processes are two separate and distinct processes. Mr Addvalue has been advised both verbally and in writing that his land needs to be rezoned prior to the State Planning Commission being in a position to consider any application for subdivision. Mr Addvalue's request to have his land rezoned was not accepted by Council when the previous scheme review was carried out. Furthermore, the State Administrative Tribunal supported Council's position that no further rezoning of this land should take place until the next review of CPS No. 5, which is now occurring. Even if Council initiated a separate scheme amendment at this time for Mr Addvalue's land, it is highly unlikely that the Commission will process this amendment outside the overall review process for CPS No. 5. This view has also been conveyed to Mr Addvalue and his request to rezone the land will be considered as part of the current review of CPS No. 5.

## **DISCLOSURES OF INTEREST**

Nil

## **CONFIRMATION OF NOTES: 3 OCTOBER 2006**

That the Notes of the Agenda Forum held on Tuesday, 3 October 2006 be confirmed as being a true and accurate record of the last Forum.

**MOVED: CR C W ROBERTSON**

**SECONDED: CR J PHILLIPS**

**CARRIED**

## **BUSINESS**

## **DISCLOSURE OF FINANCIAL INTERESTS LOCAL GOVERNMENT ACT 1995**

### **Members' interests in matters to be discussed at meetings to be disclosed**

S.5.65 (1) A member who as an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest -

- (a) in a written notice given to the Chief Executive Officer before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

Penalty: \$10,000 or imprisonment for 2 years.

### **Meeting to be informed of disclosures**

**S.5.66** If a member has disclosed an interest in a written notice given to the Chief Executive Officer before a meeting then before the meeting -

- (a) the Chief Executive Officer is to cause the notice to be given to the person who is to preside at the meeting; and
- (b) the person who is to preside at the meeting is to bring the notice to the attention of the persons who attend the meeting.

### **Disclosing members not to participate in meetings**

**S.5.67** A member who makes a disclosure under Section 5.65 must not -

- (a) preside at the part of the meeting relating to the matter; or
- (b) participate in, or be present during, any discussion or decision making procedure relating to the matter,

unless, and to the extent that, the disclosing member is allowed to do so under Section 5.68 or 5.69.

Penalty: \$10,000 or imprisonment for 2 years.

**Please refer to your Handbook for definitions of interests and other detail.**

## **TABLE OF CONTENTS**

### **TECHNICAL AND DEVELOPMENT SERVICES**

- P06/3018 - Mixed Use Development containing an existing Commercial Building of four (4) Tenancies with three (3) residential units above and a separate four (4) level apartment building of four (4) residential units with an office suite on the ground floor – Lot 24 (40) Waddell Road, Bicton **(REC)** **(ATTACHMENT)**
- P06/3020 - Increase to Staff Numbers and change in activities for showroom on Lot 340 (248) Leach Highway, Myaree (Showroom 7B) **(REC)** **(ATTACHMENT)**
- P06/3021 - Two (2) Storey Single Dwelling on Lot 304 (25A) Birdwood Circus, Bicton **(REC)** **(ATTACHMENT)**
- T06/2012 - Point Walter Golf Course Modifications **(REC)** **(ATTACHMENT)**
- T06/2014 - Frederick Baldwin Redevelopment **(REC)** **(ATTACHMENT)**

### **STRATEGIC URBAN PLANNING**

Nil

### **COMMUNITY DEVELOPMENT**

Nil

### **CUSTOMER AND CORPORATE**

- C06/7001 - Sale of Surplus Property – 20 Sweetman Street, Ardross **(AMREC)** **(ATTACHMENT)**

**AGENDA ITEMS FOR PRESENTATION**

<b>ITEM NO. DESCRIPTION / ATTACHMENT</b>	
<b>TECHNICAL AND DEVELOPMENT SERVICES</b>	
<b>P06/3018</b>	<p><b>MIXED USE DEVELOPMENT CONTAINING AN EXISTING COMMERCIAL BUILDING OF FOUR (4) TENANCIES WITH THREE (3) RESIDENTIAL UNITS ABOVE AND A SEPARATE FOUR (4) LEVEL APARTMENT BUILDING OF FOUR (4) RESIDENTIAL UNITS WITH AN OFFICE SUITE ON THE GROUND FLOOR – LOT 24 (40) WADDELL ROAD, BICTON (REC) (ATTACHMENT)</b></p> <p><b><u>Description</u></b></p> <p>Approval is sought for a mixed use development involving an existing commercial building of four tenancies with three (3) residential units above and a separate four (4) level apartment building of four (4) residential units with an office suite on the ground floor the subject site.</p> <p>The building is appropriately designed to take advantage of the north aspect and would set a standard for the area, create vibrancy by encouraging commercial activities and residential living within the DC3 – Melville Centre Precinct.</p> <p>The application is recommended for approval subject to appropriate conditions being imposed.</p> <p><b><u>Attachment</u></b></p> <p>This Property Map forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006. <a href="#">P06 3018 Property Map.pdf</a></p> <p>These photos form part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006. <a href="#">P06 3018 November 2006.pdf</a></p> <p>This Draft Report forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006. <a href="#">3018 Draft Report 2006.pdf</a></p>

**ITEM NO. DESCRIPTION / ATTACHMENT****TECHNICAL AND DEVELOPMENT SERVICES****P06/3020****INCREASE TO STAFF NUMBERS AND CHANGE IN ACTIVITIES FOR SHOWROOM ON LOT 340 (248) LEACH HIGHWAY, MYAREE (SHOWROOM 7B) (REC) (ATTACHMENT)****Description**

The application is for an increase in the number of staff members and change in activities for the existing and approved showroom use on Lot 340 (248) Leach Highway, Myaree.

It is recommended that the application be refused.

**Attachment**

This Property Map forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[P06 3020 Property Map.pdf](#)

This Proposed Floor Plan forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[P06 3020 November 2006.pdf](#)

This Draft Report forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[3020 Draft Report 2006.pdf](#)

**ITEM NO. DESCRIPTION / ATTACHMENT****TECHNICAL AND DEVELOPMENT SERVICES****P06/3021****TWO (2) STOREY SINGLE DWELLING ON LOT 304 (25A) BIRDWOOD CIRCUS, BICTON (REC) (ATTACHMENT)****Description**

An application has been received for a two (2) storey single dwelling at Lot 304 (25A) Birdwood Circus, Bicton. The application complies with City of Melville Community Planning Scheme No. 5 and Policy requirements other than the following:

- a) The setback of the ground floor from the southern (rear) boundary;
- b) The setback of the upper floor from the southern (rear) and eastern (side) boundary; and
- c) The plot ratio.

The application is recommended for approval subject to conditions.

**Attachment**

This Property Map forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[P06 3021 Property Map.pdf](#)

These plans form part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[P06 3021 November 2006.pdf](#)

This Draft Report forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[3021 Draft Report 2006.pdf](#)



**ITEM NO. DESCRIPTION / ATTACHMENT**

**TECHNICAL AND DEVELOPMENT SERVICES**

**T06/2012**

**POINT WALTER GOLF COURSE MODIFICATIONS (REC)**

**Description**

In a previous item to Council (G04/2000) several recommendations were adopted to address the risk of errant golf balls arising from Point Walter Golf Course causing injury or damage to neighbouring properties. Included in these recommendations was a proposal to erect an arched fence structure over a portion of Honour Avenue. Subsequent to this a design has been prepared and tenders called from fencing contractors. A single quote was received for two hundred and thirty seven thousand dollars (\$237,000). It is considered that the risk of a golf ball causing a serious accident is low and that the cost to erect an arched fence over a portion of Honour Avenue is not justified without more substantive evidence of a need.

**Attachment**

This Draft Report forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[2012 Draft Report 2006.pdf](#)

**ITEM NO. DESCRIPTION / ATTACHMENT**

**TECHNICAL AND DEVELOPMENT SERVICES**

**T06/2014**

**FREDERICK BALDWIN REDEVELOPMENT (REC) (ATTACHMENT)**

**Description**

A design has been completed for remedial works to improve the water quality of Frederick Baldwin Lake. These works form part of the City of Melville's Storm Water Management Strategy.

**Attachment**

This plan forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[T06 2014 November 2006.pdf](#)

This Draft Report forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[2014 Draft Report 2006.pdf](#)

**ITEM NO. DESCRIPTION / ATTACHMENT****CUSTOMER AND CORPORATE SERVICES**

**C06/7001 SALE OF SURPLUS PROPERTY – 20 SWEETMAN STREET, ARDROSS  
(AMREC) (ATTACHMENT)**

**Description**

This report seeks Council endorsement in the authorisation of the Chief Executive Officer to dispose of 20 (Lot 40) Sweetman Road, Ardross. The property was approved for disposal by Council in May 2005 following modifications to the site to convert it from a drainage sump to a level site suitable for residential development.

**Attachment**

This past item forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[P1 7001 November 2006](#)

This Draft Report forms part of the attachments to the Agenda to be distributed to members of the Council on 3 November 2006.

[7001 Draft Report 2006.pdf](#)

**CLOSURE**

There being no further business, the Presiding Member declared the forum closed at 7.46pm.