

**NOTES
OF THE
AGENDA BRIEFING FORUM
HELD ON
7 AUGUST 2012
COMMENCED AT 6.30PM
AT THE MELVILLE CIVIC CENTRE
2ND FLOOR IN THE COUNCIL CHAMBERS
10 ALMONDBURY ROAD, BOORAGOON**

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Please note: The Agenda for the Agenda Briefing Forum should be read in conjunction with the [Agenda for the Ordinary Meeting of Council](#) to be held on 21 August 2012.

DISTRIBUTED: 10 August 2012

TABLE OF CONTENTS

	Item Description	Page Number
URBAN PLANNING		
P12/3323	Three-Storey Mixed-Use Development at Lot 276 (8) Bragor Place, Ardross	7
P12/3324	Modification of Car Parking and Access at Melville Plaza Shopping Centre: Lot 212 (380) Canning Highway, Bicton	8
P12/3310	Proposed Disposal of Lot 728 (21) Weld Road, Palmyra	8
TECHNICAL SERVICES		
Nil		
COMMUNITY DEVELOPMENT		
Nil		
MANAGEMENT SERVICES		
Nil		
CORPORATE SERVICES		
C12/6243	Council Policy - Provision of Mayoral Vehicle	9
C12/5000	Common Seal Register	9
C12/6000	Investment Statements	10
C12/6001	Schedule of Accounts June 2012	10
C12/6002	Financial Statements June 2012	11
CONFIDENTIAL ITEMS		
P12/3322	Confidential Item – Consideration of Possible Purchase of Property at 412 Canning Highway, Attadale and Options for 410 Canning Highway, Attadale	12
P12/3325	Confidential Item – Consideration of Purchase of Western Power Land 58-60 Murray Road, Bicton and Proposed Sale of 62 Murray Road, Bicton	12



Notes of the Agenda Briefing Forum held in the Council Chambers, Melville Civic Centre, 10 Almondbury Road, Booragoon on Tuesday, 7 August 2012 commencing at 6.30pm.

AGENDA BRIEFING FORUM BRIEFING NOTES

1. PRESENT

COUNCILLORS

Cr C Robartson (Deputy Mayor)
Cr N Pazolli, Cr P Reidy
Cr D Macphail, Cr A Nicholson
Cr J Barton, Cr S Taylor-Rees
Cr R Hill, Cr R Kinnell
Cr M Reynolds, Cr N Foxton
Cr R Willis

WARD

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

2. IN ATTENDANCE

Dr S Silcox
Mr J Christie
Mr B Dawkins
Mr S Cope
Mrs C Young
Mr L Hitchcock
Mr P Prendergast (until 7.54pm)
Mr H Shigeyoshi (until 7.54pm)
Mr G Ponton
Mr K Yeoh (From 7.45pm)
Mr J Clark
Ms S Tranchita

Chief Executive Officer
A/Director Corporate Services
A/Director Community Development
Director Urban Planning
A/Director Technical Services
Executive Manager Legal Services
Manager Planning and Development Services
A/Planning Services Coordinator
Manager Strategic Urban Planning
Senior Financial Accountant
Governance and Compliance Program Manager
Minute Secretary

At the commencement of the meeting there were ten members of the public and one member from the media in the public gallery

3. APOLOGIES AND APPROVED LEAVE OF ABSENCE

3.1 APOLOGIES

3.2 APPROVED LEAVE OF ABSENCE

His Worship the Mayor R Aubrey

4. QUESTION TIME

4.1 Mr I McCormick, Ardross

Underground Power Scheme

745 properties in the Ardross West area received a survey form from this Council asking were you in favour of underground power and prepared to contribute financially.

291 voted yes, the remainder (454) did not. Why was the scheme not abandoned at this point? 291 in favour is far less than half of those surveyed. It appears the scheme has little to do with aesthetics, but more to do with Western Power replacing its old distribution system which is unsafe and unreliable at ratepayers expense. Will I be expected to pay for old water pipes when the sell by date has expired?

Response:

In August and September 2010 the residents of Ardross West were surveyed by the then Office of Energy (OOE) to establish residents willingness to contribute to the cost of providing underground power for the area.

Data Analysis Australia (DAA). conducted a survey of 18 proposed areas, including Ardross West on behalf of the OOE, in Stage 3 of the Round 5 evaluation process.

DAA surveyed 745 property owners in Ardross West. Only private owners were surveyed - no Council, state government or federal government owned properties received surveys.

There were a total of 388 responses (52%) received of which 25 did not answer Question 2 which asked if they were prepared to pay \$4000 to get underground power in their area, and one response was invalid.

Of the remaining 362 responses (48.6%), 291 (80.4%) of respondents indicating they were in favour of underground power and prepared to contribute financially and 71 (19.6%) were not prepared to pay.

The DAA report of October 2010 confirmed that the standard statistical deviation for this response rate and result is plus or minus 2.9%.

The City of Melville is supportive of undergrounding of power and the benefits which include more reliable power supplies, streetscape enhancement and a safer and more secure environment resulting from improved street lighting.

Based on this high level of support, in December 2010 the State Government announced that the City of Melville had been successful with its application to convert the existing overhead electricity system to a new underground system in Ardross West.

The State Government has not announced any proposal for contributions for the replacement of old water pipes.

5. DISCLOSURES OF INTEREST

Nil

6. APPLICATIONS FOR NEW LEAVES OF ABSENCE

At 6.34pm Cr Barton moved, seconded Cr Reidy -

That the applications for new leaves of absence submitted by Cr Macphail, Cr Reynolds and Cr Taylor-Rees on 7 August 2012 be granted.

At 6.34pm the Deputy Mayor submitted the motion which was declared

CARRIED (12/0)

6. DEPUTATIONS

P12/3323 – Mr W Patterson – Nearby resident

P12/3323 – Mr J Oppermann – Nearby resident

P12/3323 – Mr S Walker – Senior Town Planner from the Yaran Property Group

7. BUSINESS

Nil

PROCEDURE FOR AGENDA BRIEFING FORUMS

PRINCIPLES

The Agenda Briefing Forum which occurs two weeks prior to the Council meeting provides an opportunity for elected members to ask questions and clarify issues relevant to the specific agenda items before Council. The briefing is not a decision-making forum and the Council has no power to make decisions in the Forum.

In order to ensure full transparency the meetings will be open to the public to observe the process. Where matters are of a confidential nature, they will be deferred to the conclusion of the briefing and at that point the briefing session closed to the public. The reports provided are the officers' professional opinions. While it is acknowledged that members may raise issues that have not been considered in the formulation of the report and recommendation, it is a basic principle that as part of the briefing sessions elected members cannot direct officers to change their reports or recommendations.

PROCESS

The Agenda Briefing Forum will commence at 6.30 pm in accordance with the Schedule of Public Meetings (except January). It will be chaired by His Worship the Mayor or in his absence, the Deputy Mayor or in his/her absence the immediate past serving Deputy Mayor. In the absence of all, Elected Members will elect a chairperson from amongst those present. In general, Standing Orders will apply, EXCEPT THAT members may speak more than once on any item and there is no moving or seconding of items.

Where an interest is involved in relation to an item, the same procedure which applies to Ordinary Meeting of Council will apply. It is a breach of the City's Code of Conduct for an interest to not be declared. The briefing will consider items on the agenda only and proceed to deal with each item as they appear. The process will be for the Presiding Member to call each item number in sequence and ask for questions. Where there are no questions regarding the item, the briefing will proceed to the next item.

AGENDA CONTENTS

While every endeavour is made to ensure that all items to be presented to Council at the formal council meeting are included in the Agenda Briefing Forum, it should be noted that there will be occasions when, due to necessity, items will not be ready in time for the forum session and will go straight to the Council agenda as a matter for decision. Further, there will be occasions when items are TABLED at the briefing rather than the full report being provided in advance. In these instances, staff will endeavour to include the item on the agenda as a late item.

AGENDA DISTRIBUTION

The agenda will be distributed to elected members on the FRIDAY prior to the Agenda Briefing Forum. Copies will be made available to the libraries and the Internet for interested members of the public. Spare agendas will be available at the Agenda Briefing Forum for interested members of the public.

DEPUTATIONS

Deputations may be heard prior to the commencement of an item.

The following guidelines have been prepared to assist groups who have requested or been invited to a Council Meeting, Agenda Briefing Forum or Committee Meeting to present a submission.

- (a) A deputation shall not exceed three (3) persons, only two of whom may address the meeting.
- (b) Notice of a request for Deputation including the name, office and contact details of members of the deputation **MUST** be forwarded to the Chief Executive Officer at least forty eight (48) hours prior to the meeting.
- (c) An outline of the points to be made in addressing the Council, Agenda Briefing Forum or Committee must be submitted in writing forty eight (48) hours prior to the meeting.
- (d) The representatives on the deputation must be met in the foyer of the Civic Centre by a Council Officer.
- (e) The Presiding Member will ask the leader of the deputation to present the submission on behalf of the Group. The leader of the deputation may call on one other member of the deputation to assist.
- (f) The deputation period, including time allowed for questions and answers from Members of the Committee, should not exceed fifteen (15) minutes. To allow adequate time for questions and answers, it is suggested the deputation address should last no longer than ten (10) minutes.
- (g) The individual or group will be advised in writing of the decision of the Council.
- (h) The Presiding Member has discretion to permit a Deputation to present a submission under other circumstances.

RECORD OF BRIEFING

The formal record of the briefing session will be limited to notes regarding any agreed action to be taken by staff or elected members. No recommendations will be included.

QUESTION TIME

Question Time will be limited to fifteen (15) minutes and be the first item of Business immediately following Apologies at the commencement of the meeting. Questions must relate to the ordinary business of the City of Melville or function of the Agenda Briefing Forum. A question must be submitted in writing and placed in the Question Tray prior to the commencement of the meeting.

- (a) The Presiding Member may, with absolute discretion, accept or reject the question, or determine that any complex questions requiring research, be answered in writing.
- (b) The Mayor may nominate a Member or Officer to answer the questions.
- (c) No debate or discussion will be permitted on any question or answer
- (d) In addition to question time during the meeting, the Mayor or Elected Members may make themselves available after the meeting to meet members of the public to answer any questions.

DISCLOSURE OF FINANCIAL INTERESTS LOCAL GOVERNMENT ACT 1995

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

S.5.65 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.

8. AGENDA ITEMS FOR PRESENTATION

At 7.34pm Cr Reynolds left the meeting and returned at 7.36pm.

At 7.38pm Cr Kinnell left the meeting and returned at 7.40pm.

P12/3323	<p>Three-Storey Mixed-Use Development at Lot 276 (8) Bragor Place, Ardross</p> <p>OFFICER PRESENTATION Hide Shigeyoshi – A/Planning Services Coordinator</p> <p>DEPUTATION PRESENTATION/S From 6.42pm to 6.49pm a deputation was heard from Mr S Walker – Senior Town Planner from the Yaran Property Group From 6.58pm to 7.04pm a deputation was heard from Mr W Patterson – Nearby resident From 7.09pm to 7.11pm a deputation was heard from Mr J Oppermann – Nearby resident.</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM Elected Members requested that a traffic flow report be provided and requested further information relating to possible modifications to the proposed landscaping, Cul-de-sac, and the number of parking bays. This information will be provided to Elected Members in the Elected Members Bulletin. General discussion also took place regarding the item and officer recommendation.</p>
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At 7.42pm Cr Nicholson left the meeting and returned at 7.46pm.

At 7.45pm Mr Yeoh entered the meeting.

At 7.50pm Cr Foxtan left the meeting and returned at 7.52pm.

P12/3324	Modification of Car Parking and Access at Melville Plaza Shopping Centre: Lot 212 (380) Canning Highway, Bicton
	<p>OFFICER PRESENTATION Peter Prendergast – Manager Planning and Development Services</p> <p>DEPUTATION PRESENTATION/S Nil</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM General discussion took place regarding the item and officer recommendation.</p>

At 7.54pm Mr Shigeyoshi and Mr Prendergast left the meeting.

P12/3310	Proposed Disposal of Lot 728 (21) Weld Road, Palmyra
	<p>OFFICER PRESENTATION Gavin Ponton – Manager Strategic Urban Planning and Mr Andrew Smith – Property Consultant</p> <p>DEPUTATION PRESENTATION/S Nil</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM General discussion took place regarding the item and officer recommendation.</p>

C12/6243	Council Policy – Provision of Mayoral Vehicle
	<p>OFFICER PRESENTATION Jeff Clark – Governance and Compliance Program Manager</p> <p>DEPUTATION PRESENTATION/S Nil</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM Elected Members requested that additional information be provided on the current Council Policy financial arrangements compared to the proposed Council Policy. In addition more information was requested relating to the extent of travel reimbursement claims and whether there is a maximum value. A copy of the relevant legislation was also requested. This information will be provided to Elected Members in the Elected Members Bulletin. General discussion also took place regarding the item and officer recommendation.</p>

C12/5000	Common Seal Register
	<p>OFFICER PRESENTATION – IF REQUESTED John Christie – A/Director Corporate Services</p> <p>DEPUTATION PRESENTATION/S Nil</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM No discussion took place regarding the item and officer recommendation.</p>

C12/6000	Investment Statements
	<p>OFFICER PRESENTATION– IF REQUESTED John Christie – A/Director Corporate Services</p> <p>DEPUTATION PRESENTATION/S Nil</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM No discussion took place regarding the item and officer recommendation.</p>

C12/6001	Schedule of Accounts June 2012
	<p>OFFICER PRESENTATION– IF REQUESTED John Christie – A/Director Corporate Services and Khris Yeoh – Senior Financial Accountant</p> <p>DEPUTATION PRESENTATION/S Nil</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM Elected Members requested further information on the breakdown of the total cost paid to the Natural Area Management and Services. This information will be provided to Elected Members in the Elected Members Bulletin. General discussion also took place regarding the item and officer recommendation.</p>

At 8.31pm Cr Reidy left the meeting and returned at 8.33pm.
At 8.38pm Cr Pazolli left the meeting.

C12/6002	<p>Financial Statements June 2012</p> <p>OFFICER PRESENTATION– IF REQUESTED John Christie – A/Director Corporate Services</p> <p>DEPUTATION PRESENTATION/S Nil</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM No discussion took place regarding the item and officer recommendation.</p>
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CONFIDENTIAL ITEMS

At 8.40pm Cr Reidy moved, seconded Cr Willis -

That the meeting be closed to the public to permit discussion on confidential matters (Item P12/3322) which relates to Consideration of Possible Purchase of Property at 412 Canning Highway, Attadale and Options for 410 Canning Highway, Attadale and (Item P12/3325) Consideration of Purchase of Western Power Land 58-60 Murray Road, Bicton and Proposed Sale of 62 Murray Road, Bicton

At 8.40pm the Deputy Mayor submitted the motion, which was declared

CARRIED (11/0)

At 8.41pm Cr Pazolli returned to the meeting.

<p>P12/3322</p>	<p>Confidential Item – Consideration of Possible Purchase of Property at 412 Canning Highway, Attadale and Options for 410 Canning Highway, Attadale</p>
	<p>OFFICER PRESENTATION Gavin Ponton – Manager Strategic Urban Planning and Mr Andrew Smith – Property Consultant</p> <p>DEPUTATION PRESENTATION/S Nil</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM General discussion took place regarding the item and officer recommendation.</p>

<p>P12/3325</p>	<p>Confidential Item – Consideration of Purchase of Western Power Land 58-60 Murray Road, Bicton and Proposed Sale of 62 Murray Road, Bicton</p>
	<p>OFFICER PRESENTATION Gavin Ponton – Manager Strategic Urban Planning and Mr Andrew Smith – Property Consultant</p> <p>DEPUTATION PRESENTATION/S Nil</p> <p>DISCLOSURE OF INTEREST Nil</p> <p>NOTES FROM FORUM General discussion took place regarding the item and officer recommendation.</p>

At 8.59pm Cr Reidy moved, seconded Cr Reynolds-

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

At 8.59pm the Deputy Mayor submitted the motion, which was declared.

CARRIED (12/0)

No members of the media or public gallery returned to the meeting.

There being no further business, The Deputy Mayor Closed the Agenda Briefing Forum at 9.00pm.