



TOWN OF CLAREMONT

ORDINARY COUNCIL MEETING

MINUTES

TUESDAY 17 FEBRUARY, 2015

Stephen Goode

CHIEF EXECUTIVE OFFICER

Date:

DISCLAIMER

Would all members of the public please note that they are cautioned against taking any action as a result of a Council decision tonight until such time as they have seen a copy of the Minutes or have been advised, in writing, by the Council's Administration with regard to any particular decision.

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TOWN OF CLAREMONT
ORDINARY COUNCIL MEETING
17 FEBRUARY, 2015
MINUTES

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

His Worship the Mayor, Mr Jock Barker, welcomed members of the public, staff and Councillors and declared the meeting open at 7:00 PM.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

ATTENDANCE

Mayor Barker

Cr Peter Browne	West Ward
Cr Karen Wood	West Ward
Cr Peter Edwards	West Ward
Cr Jill Goetze	South Ward
Cr Paul Kelly	South Ward
Cr Chris Mews	South Ward
Cr Alistair Tulloch	East Ward
Cr Bruce Haynes	East Ward
Cr Anita Lorenz	East Ward

Mr Les Crichton (Executive Manager Corporate and Governance)

Mr Saba Kirupananther (Executive Manager Infrastructure)

Mr David Vinicombe (Executive Manager Planning and Development)

Ms Katie Bovell (Governance Officer)

No members of the public

Two members of the press

APOLOGIES

Mr Stephen Goode - Apology

3 DISCLOSURE OF INTERESTS

NIL

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

NIL

5 PUBLIC QUESTION TIME

NIL

6 PUBLIC STATEMENT TIME

NIL

7 APPLICATIONS FOR LEAVE OF ABSENCE**Moved Cr Browne, seconded Cr Mews****That Cr Goetze and Cr Wood be granted Leave of Absence for the Ordinary Council Meeting 3 March 2015.****CARRIED(12/15)
(NO DISSENT)****8 PETITIONS/DEPUTATIONS/PRESENTATIONS**

NIL

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**Moved Cr Browne, seconded Cr Mews****That the minutes of the Ordinary Meeting of Council held on 3 February 2015 be confirmed.****CARRIED(13/15)
(NO DISSENT)****10 ANNOUNCEMENT OF CONFIDENTIAL MATTERS FOR WHICH MEETING MAY BE CLOSED TO THE PUBLIC**

Item 17.1.1, Lot 504 Graylands Road, Claremont - Consideration of Access Arrangements.

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

NIL

12 REPORTS OF COMMITTEES

NIL

13 REPORTS OF THE CEO

13.1 PLANNING AND DEVELOPMENT

Items 13.1.1 to 13.3.1 were carried en bloc.

13.1.1 LOT 40 (11) ROB ROY STREET, SWANBOURNE – REQUEST TO DELIST FROM LOCAL GOVERNMENT INVENTORY

File Ref:	DAB/00043/A-5456
Attachments - Public:	Property Place Record
Attachments - Restricted:	Applicant's Request Heritage Report
Responsible Officer:	David Vinicombe Executive Manager Planning and Development
Author:	Julia Kingsbury Manager Planning Jo Harris Heritage Officer
Proposed Meeting Date:	17 February 2015
Enabling Legislation:	<i>Heritage of Western Australia Act 1990</i> Town Planning Scheme No. 3 (TPS3)

Summary

- At its meeting held on 5 August 2014 Council resolved to adopt the Draft Municipal Inventory as the Town of Claremont Local Government Inventory 2014 (LGI).
- Council resolved to retain the heritage house on Lot 40 (11) and remove Lot 37 (11A) Rob Roy Street (vacant lot), Swanbourne from the LGI.
- A request has been received from John Kestel Architect P/L containing heritage advice from Ronald Bodycoat Architect on behalf of the owner of site to remove 11 Rob Roy Street, Swanbourne from the LGI.
- The Town engaged Town Planning Urban Design and Heritage to provide a report to respond to the request and review the heritage value of the subject site.
- Recommendation to remove the subject site from the LGI and, as a result, from the Schedule of Historic and Other Buildings and Places (Heritage Schedule) under TPS3 as the existing dwelling has little intrinsic heritage value.

Purpose

For Council to consider the request to remove Lot 40 (11) Rob Roy Street from the LGI and Heritage Schedule.

Past Resolutions

Ordinary Council Meeting, 5 August 2014, Resolution 116/14:

That Council:

1. *Note the submissions received during the consultation period for the Draft Municipal Inventory, adopt the recommendations as contained in the attached Submissions Schedule and adopt the Draft Municipal Inventory (minus the five places removed under delegated authority on 19 May 2014) as the Town of Claremont Local Government Inventory 2014 inclusive of the following modifications:*

...

c) *Remove 11 (Lot.37) Rob Roy Street, Swanbourne subject to satisfaction of planning requirements;*

...

*CARRIED
(NO DISSENT)*

The owner of the subject site has complied with the planning (and building) requirements inclusive of the registration of a restrictive covenant on the Certificate of Title for Lot 37 to ensure adequate separation from the lot boundary adjacent to the existing dwelling for fire separation, natural light and ventilation. Lot 37 has subsequently been removed from the LGI.

Discussion

A request has been submitted to the Town for the subject site to be removed from the Inventory. The request is supported by a report prepared by Ronald Bodycoat Architect which concludes that the existing dwelling is of such low level of cultural heritage significance that removal of the place from the LGI is warranted and removal will have no adverse impact on the streetscape nor the Town's LGI. This conclusion is based on the changes to and dilapidation of the fabric of the dwelling, its isolation at the rear of the lot and the irrelevant heritage context in the immediate section of Rob Roy Street which contains no places of heritage value and no consistency of architectural style.

The report provides a description of the dwelling and the following statement in regards to its contribution to the locality:

"The dwelling is located in a short section of Rob Roy Street where no heritage listed places are to be found. The street in this location is newer residential development of single to three level houses and apartments. There is no stylistic consistency and nothing of relevant architectural merit. The dwelling is a lone survivor of the early subdivision and residential development. Such rarity does not in this instance, constitute rarity of any relevance."

In regards to the dwelling's condition and authenticity, the report provides the following description:

"The roof sheeting is likely to be replacement corrugated metal sheeting. The entire external walling is clad in asbestos cement sheeting. No chimneys

survive except at the rear of the dwelling. The verandah floor is a replacement timber boarded floor, now deteriorated. The two ends of the verandah are enclosed in timber framing clad in asbestos cement sheeting. The western side windows are replacement aluminium framed sliding windows. All external openings are protected with introduced aluminium security screens. Additions are in place at the rear and at the eastern side of the dwelling. Fencing is not original.”

The report concludes that the place is of low aesthetic, historic and scientific value; has a medium level of social value; is deteriorated and altered in regards to its condition, authenticity and representativeness; and is not rare.

The request was referred by the Town to TPG Town Planning Urban Design and Heritage (TPG) to review the place in accordance with the State Heritage Office’s publication ‘Criteria for the Assessment of Local Heritage Places and Areas’. In making a recommendation in response to the request, TPG have reviewed the Place Record for the property, carried out a site inspection and undertaken a comparative assessment of similar places in the LGI.

The report concludes that:

“Our investigations into the cultural heritage value of the single storey fibro and iron dwelling at No. 11 Rob Roy Street, Swanbourne concludes:

- *The place is representative of a worker’s cottage built in Claremont (now Swanbourne) in the early part of the Twentieth Century, however the removal of the original weatherboards and replacement with fibro sheeting has reduced its authenticity.*
- *The original character of the portion of Rob Roy Street, where the subject place is located between Franklin and Deakin Streets, has been significantly eroded by the redevelopment of all traditional dwellings (with the exception of the subject place). This leaves the subject place isolated from its historic setting.*
- *No specific links of historical importance have been established with the place.*
- *As a timber-framed dwelling the place has some rarity as it represents a material that is no longer widely used in the construction of residential buildings in Perth. However, a review of the Town’s Local Government Inventory has noted a number of other weatherboard dwellings, remaining in the locality, which are more intact.*

Given the above, we are of the view that the house itself has little intrinsic heritage value and do not consider that it has sufficient heritage value to warrant the currently assigned Management Category B, nor do we consider it to meet the threshold for Management Category C. In this instance removal from the Inventory is recommended.”

Notwithstanding the above formal assessment, it is noted that the dwelling’s current Management Category B listing under the LGI indicates recognition from other heritage consultants that, despite alteration to the original fabric, the dwelling retains heritage significance. The original form and style of the house remains and it is still

recognisable as a modest representative example of a Federation Bungalow, evidencing the working class beginnings of the area.

It is recognised, however, that in the context of its current surroundings the heritage place has become isolated from its historic setting contributing to some loss of its heritage significance.

In addition, it is acknowledged that as the dwelling is located to the rear of the site, there is limited opportunity to redevelop the place in a manner that would create a new modern living environment whilst conserving a majority of the heritage building and its presentation to the street.

Conclusion

Both consultant reports conclude that the subject site does not have sufficient heritage value to be included on the LGI and should therefore be removed. Whilst the place does still display some evidence of heritage significance, the loss of historic context combined with the positioning of the property to the rear of the site do contribute to warranting the removal of the property from the LGI. Removal from the LGI should be subject to the preparation and submission of an archival record to the Town. On the basis that the place does not have sufficient heritage value to retain the place on the LGI, it is also recommended that the place be removed from the TPS3 Heritage Schedule. Cl.78(5) permits the Council to remove any building, object or place without any further consultation. Notwithstanding these conclusions, it may also be appropriate for the applicant to be advised that prior to demolition of the dwelling, the owners (or future owners) be encouraged to investigate options for relocation of the dwelling on site (or another site) and restoration of the dwelling to form a new extended development on the site (or another location). The relocation of the dwelling on site would as a result alter the setting and social context of the development and accordingly, whilst maintain some streetscape attributes, not warrant retention on either the LGI or Heritage Schedule.

If the Council resolve to remove Lot 40 (11) Rob Roy Street from the LGI and Heritage Schedule and the dwelling is demolished, the restrictive covenant on Lot 37 (11A) will not be required. In the event that the dwelling is demolished the Town could consent to the removal of the restrictive covenant from Lot 37.

Voting Requirements

Simple majority decision of Council required.

Moved Cr Kelly, seconded Cr Edwards

THAT:

- 1. Council remove Lot 40 (11) Rob Roy Street, Swanbourne from the Town of Claremont Local Government Inventory 2014 and the Town of Claremont Schedule of Historic and Other Buildings and Places subject to archival record being prepared and submitted to the satisfaction of the Town of Claremont.**
- 2. The applicant be encouraged to consider the attributes of relocating the dwelling further forward on the property (or on another property), together with restoration of the dwelling and extension at the rear to**

create a modern living environment which also pays tribute to the dwelling's humble past.

3. Following removal (or relocation) of the dwelling on the subject site the Council consents to the removal of the restrictive covenant on Lot 37 (11) Rob Roy Street to the benefit of Lot 40 (11) Rob Roy Street, Swanbourne.

**CARRIED(14/15)
(NO DISSENT)**

13.2 CORPORATE AND GOVERNANCE

13.2.1 LIST OF PAYMENT 1-31 DECEMBER 2014

File Ref:	FIM00062
Attachments:	Schedule of Payment for December 2014 NAB Purchase Card Payment November 2014 NAB Purchase Card Payment December 2014
Responsible Officer:	Les Crichton Executive Manager Corporate and Governance
Author:	Edwin Kwan Finance Officer
Proposed Meeting Date:	17 February 2015

Purpose

For Council to note the payments made in December 2014.

Background

Council has delegated to the CEO the exercise of its power to make payments from the Municipal Fund or Trust Fund. The CEO is then required to prepare a list of accounts, for recording in the Minutes, detailing those payments made since the last list was presented.

Discussion

Attached is the list of all accounts paid totalling \$3,337,531.52 during the month of December 2014.

The attached schedule covers:

• Municipal Funds electronic funds transfers (EFT)	\$	2,686,994.74
• Municipal Fund vouchers (39274-39286)	\$	28,937.02
• Municipal Fund direct debits	\$	549,718.66
• Trust Fund electronic funds transfer (EFT)	\$	71,881.10
• Trust Fund vouchers	\$	0.00

All invoices have been verified, and all payments have been duly authorised in accordance with Council's procedures.

Past Resolutions

Ordinary Council Meeting 9 December 2014, Resolution 203/14:

THAT Council notes all payments made for November 2014 totalling \$1,976,026.07 comprising;

The attached schedule covers:

• <i>Municipal Funds electronic funds transfers (EFT)</i>	<i>\$</i>	<i>1,460,194.85</i>
• <i>Municipal Fund vouchers (39252-39273)</i>	<i>\$</i>	<i>39,816.47</i>
• <i>Municipal Fund direct debits</i>	<i>\$</i>	<i>383,031.01</i>

•	<i>Trust Fund electronic funds transfer (EFT)</i>	\$	92,983.74	
•	<i>Trust Fund vouchers</i>	\$	0.00	
				<i>CARRIED</i>
				<i>(NO DISSENT)</i>

Financial and Staff Implication

Resource requirements are in accordance with existing budgetary allocation.

Policy and Statutory Implications

Regulations 12- 13 of the Local Government (Financial Management) Regulations 1996. Town of Claremont Delegation Register Item 37.

Publicity

N/A

Urgency

N/A

Voting Requirements

Simple majority decision of Council required.

Moved Cr Kelly, seconded Cr Edwards

THAT Council notes all payments made for December 2014 totalling \$3,337,531.52 comprising;

Municipal Funds electronic funds transfers (EFT)	\$	2,686,994.74
Municipal Fund vouchers (39274-39286)	\$	28,937.02
Municipal Fund direct debits	\$	549,718.66
Trust Fund electronic funds transfer (EFT)	\$	71,881.10
Trust Fund vouchers	\$	0.00.

CARRIED(14/15)
(NO DISSENT)

13.3 INFRASTRUCTURE

13.3.1 LANGSFORD STREET FOOTPATH

File Ref:	RDS/00214
Responsible Officer:	Saba Kirupanather Executive Manager Infrastructure
Author:	Saba Kirupanather Executive Manager Infrastructure
Proposed Meeting Date:	17 February 2015

Purpose

For Council to consider reducing the width of the replacement footpath from 1.5 m (minimum standard as per the policy) to 1.2m (existing) for a small section on the west side of Langford Street between Stirling Highway and Stevens Street.

Background

The funding for the replacement of footpath for a small section on the west side of Langford Street between Stirling Highway and Stevens Street was approved in the 2014-15 budget. An initial letter drop dated 27 January 2015 was done informing residents about the commencement of the works and that the width will be increased from the existing 1.2m to 1.5m.

Concern was raised regarding the proposed width of the footpath and impact on trees and narrow verge.

Another letter drop was done on 30 January 2015 informing residents that the work is suspended until the matter is considered by the Council on 17 February 2015 and a decision made regarding the width.

Discussion

Due to the embayed parking constructed more than twenty years ago the verge became very narrow. The existing trees are very close to the path (in the narrow verge between the path and the kerb). By increasing the width of the path it would further impact mainly on the root structure of the trees. Also in the long term, sections of the path will be lifted by the tree roots.

The policy stipulates minimum width of 1.5m and the Corporate Business Plan recommends a desired width of 2m.

For Landford Street, it is recommended that the proposed footpath width be same as the existing width of 1.2m.

Past Resolutions

There are no recent past resolutions relevant to this item.

Financial and Staff Implications

Resource requirements are in accordance with existing budgetary allocation.

Policy and Statutory Implications

Footpath Policy LV125.

Publicity

Inform residents in Langford Street.

Strategic Community Plan**Liveability**

We are an accessible community, with well maintained and managed assets, and our heritage preserved for the enjoyment of the community.

- Clean, usable, attractive, accessible streetscapes and public open spaces.
- Maintain and upgrade infrastructure for seamless day to day usage.

Governance and Leadership

We are an open and accountable local government that encourages community involvement and strives to keep its community well informed.

- Provide and maintain a high standard of governance, accountability, management and strategic planning.
- Focus on improved customer service, communication and consultation.
- Provide responsive and responsible leadership.

Urgency

To complete capital works in time.

Voting Requirements

Simple majority decision of Council required.

Moved Cr Kelly, seconded Cr Edwards**That Council**

1. Approves the replacement of the footpath for a small section on the west side of Langford Street between Stirling Highway and Stevens Street to the existing width of 1.2m with cream colour concrete.
2. Informs the residents of the decision.

**CARRIED(14/15)
(NO DISSENT)**

13.3.2 PROPOSED TEMPORARY STORAGE YARD

File Ref:	COP/00041
Attachments:	Map showing proposed area, fences and trees
Responsible Officer:	Saba Kirupanather Executive Manager Infrastructure
Author:	Saba Kirupanather Executive Manager Infrastructure
Proposed Meeting Date:	17 February 2015

Purpose

Report recommends use of the road reserve in the “Ashton Triangle” surrounded by railway line, Judge Avenue and Ashton Avenue for storage of selected materials with minimal impact to the adjoining residents.

Background

After the previous depot and storage land was handed back to the State Government for the North East Precinct [NEP] Development, the Town had very limited storage in Nedlands depot at Carrington Street and Brockway with one small bin area at Royal Agricultural Society of WA (RAS).

The Town has investigated alternative sites and is unable to identify a suitable area within a reasonable distance. These are: Town of Cambridge depot, PTA rail reserve, PTA leased area for a contractor, RAS land, City of Nedlands depot, and the Town of Mosman Park depot.

Discussion

Due to the deterioration of Right of Ways [ROW] the Town has been temporarily storing the road profilings from capital road works in the above area and utilising it in the ROWs. This has significantly reduced the cost of rehabilitation due to the reuse of available material.

This financial year the following ROW's have been upgraded using the scarified material from the Town's capital road works.

1. Bay View Tce, Park lane, Freshwater Pde;
2. Princess Rd, Caxton Rd, Goldsworthy Rd;
3. Hammond Rd, Princess Rd, Dunbar Rd, Goldsworthy Rd;
4. Claremont Cr, Stirling Rd, Shenton Rd.

The material has been temporarily stored in the “Ashton Triangle” road reserve. As this material is 95% solid and less than 5% sand, dust and smell is minimal. The noise impact is only when it is unloaded, loaded and transported. As this is done during day time in weekdays the impact is also minimal.

A letter drop was done on 4 February 2015 to the nearby residents in Judge Avenue explaining the use of the area for storage of materials and the precautions that will be taken to minimise impact to the local residents. At the time of closing the comment

period there was only one email received opposing the proposal because of the noise, dust, outlook and impact on health. The RAS was informed of the proposal.

It is recommended to plant trees along Judge and Ashton Avenues to screen it from the residential area and passing traffic. Fencing the storage area with wire mesh and shade cloth will further reduce the visual impact. Planter boxes with trees and shrubs will be placed along the fence to improve visual amenity.

This area will be utilised only for specific materials which create negligible dust or smell nuisance. The Town's tree watering truck will be used to wet the piles if required.

Main Roads WA and the Department of Lands confirmed that this area is a road reserve and could be used for Council purposes.

Past Resolutions

Ordinary Council Meeting 6 May 2014,

That Council authorises the Chief Executive officer;

- 1. To pursue and finalise a bulk storage yard in the Public Transport Authority land with access from Barnfield Road, as presented in this report; and*
- 2. To pursue and finalise a storage yard on un-used road reserve (south west area of Ashton triangle, extension of Stubbs Terrace), as presented in this report.*

THE MOTION LAPSED FOR WANT OF A MOVER.

Reason: The sites are considered inappropriate.

Financial and Staff Implications

The planting of trees and fencing can be achieved with the savings from capital works and maintenance budget.

Policy and Statutory Implications

Local Government Act 1995, Land Administration Act.

Publicity

Inform local residents the Council decision and the appropriate precautions that will be taken to minimise the impact.

Strategic Community Plan

Liveability

We are an accessible community, with well maintained and managed assets, and our heritage preserved for the enjoyment of the community.

- Maintain and upgrade infrastructure for seamless day to day usage.

Governance and Leadership

We are an open and accountable local government that encourages community involvement and strives to keep its community well informed.

- Identify strategic partnerships that align with the Town's vision.
- Provide and maintain a high standard of governance, accountability, management and strategic planning.
- Focus on improved customer service, communication and consultation.
- Maintain long term financial stability and growth.
- Provide responsive and responsible leadership.

Urgency

Continue to store and reuse the material from road works for the maintenance of ROWs.

Voting Requirements

Simple majority decision of Council required.

Moved Cr Haynes, seconded Cr Wood

That Council approves the use of the road reserve in the Ashton triangle surrounded by railway line, Judge Avenue and Ashton Avenue for storage of some materials with minimal impact to the adjoining residents.

CARRIED(15/15)

For the Motion: Mayor Barker and Crs Browne, Edwards, Goetze, Haynes, Kelly, Mews, Tulloch and Wood.

Against the Motion: Cr Lorenz.

13.3.3 HATCHETT PARK DECK REPLACEMENT

File Ref:	PRK/00121
Attachment:	Plan of Hatchett Park
Responsible Officer:	Saba Kirupanather Executive Manager Infrastructure
Author:	Andrew Head Manager Parks & Environment
Proposed Meeting Date:	17 February 2015

Purpose

To request funding and approval to undertake some improvements within the park including the replacement of failed decking within Hatchett Park with a more appropriate treatment and the installation of a swing and bin enclosure.

Background

Hatchett Park is a small park located between Derby Street and Devon Road which was created by Landcorp as part of the former Swanbourne Primary School redevelopment in 2005.

The original facade of the school building was retained and a strong historical connection remains with interpretive signage and materials such as timber salvaged were used as part of the landscaping.

Discussion

Over two hundred square meters of decking within Hatchett Park has been constructed from the timber salvaged within the old school building. This timber was de-nailed and sanded to redress it. At the time the timber had holes which weren't filled with putty and as a result these holes have allowed water into the timber. To further compound the timber deterioration, much of the sub frame of the deck is failing due to poor construction and lack of footings.

The quality of the water on the site is brackish and it has accelerated the decay of the heritage timbers on the site by allowing white wood rot into the deck.

Being a heritage park, a site meeting was held with the Heritage Officer to assess the problem. This resulted in a discussion about changing materials on sections of the deck without changing the shape, size or locations.

The promenade deck next to the building remnant will still look the same but be built from different material. A proposal to replace with a composite deck which does not require oiling and sanding will be initiated. This deck will need to remain a platform due to ground levels within the site.

The other areas of deck which are lower and almost at grass level which includes timber seating will be replaced with concrete panelling with a timber deck render

surface to ensure these areas remain in good service for many decades without the need for ongoing repairs.

There have been requests for a bin enclosure and junior swing at the site which would complement the proposed deck work. Majority of the houses in the development have now been built and use of the park has increased. Installing these fixtures will complement the reserve.

The timing of work would be as follows:

The urgent work includes the replacement of four low deck areas around the seating with timber stencilled concrete panels where low deck is failing. This equates to around eighty square metres. This work is proposed for the present financial year.

Work recommended for the next financial year includes a raised deck area, new bin enclosure and junior swing.

Past Resolutions

There are no specific resolutions relating to the materials used on site.

Ordinary Council Meeting 2 May 2006, Resolution 145/06:

That:

- 1. Council adopts the revised Detailed Area Plan as policy DS35 – Former Swanbourne Primary School Detailed Area Plan (Attachment 3), subject to deleting items 8 and 9 from the Plan Provisions and R-Code Variations, and renumbering the remaining items accordingly;*
- 2. The Town advises the applicant and the Western Australian Planning Commission of the adoption of the plan; and*
- 3. An advertisement is placed within a local newspaper regarding the adoption of DS35 – Former Swanbourne Primary School Detailed Area Plan and letters are sent to people making submission.*

*CARRIED
(NO DISSENT)*

Financial and Staff Implications

A capital budget of \$55,000 is required to complete the work. A request of \$20,000 has been made as part of the mid-year budget review and the remainder to be included in the draft 2015-16 budget.

Policy and Statutory Implications

Nil.

Publicity

Letter drop to the residents in the precinct and an article in the Town Talk.

Strategic Community Plan

Liveability

We are an accessible community, with well maintained and managed assets, and our heritage preserved for the enjoyment of the community.

- Clean, usable, attractive, accessible streetscapes and public open spaces.
- Develop the public realm as gathering spaces for participation and enjoyment.
- Maintain and upgrade infrastructure for seamless day to day usage.

People

We live in an accessible and safe community that welcomes diversity, enjoys being active and has a strong sense of belonging.

- Maintain, effectively manage and enhance the Town's community facilities in response to a growing community.

Urgency

Due to the condition of the assets some of it needs to be replaced as soon as practicable.

Officer Recommendation

Voting Requirements

Absolute majority decision of Council required.

Moved Cr Wood, seconded Cr Edwards

That Council

- **Consider allocation of \$20,000 as part of the mid-year review for the replacement of the "poor" condition decks within Hatchett Park**
- **Include for consideration in the 2015-16 Budget allocation of \$35,000 for completion of deck replacement, installation of junior swing and bin enclosure within the reserve.**

**CARRIED BY AN ABSOLUTE MAJORITY(16/15)
(NO DISSENT)**

13.3.4 LANGSFORD STREET TREE REMOVAL

File Ref:	2341
Responsible Officer:	Saba Kirupanather Executive Manager Infrastructure
Author:	Andrew Head Supervisor Parks & Gardens
Proposed Meeting Date:	17 February 2015

Purpose

For Council to consider the removal of a large Rose Gum (*Eucalyptus grandis*) located on the verge of 17 Langsford Street, Claremont.

Background

In September 2014, the Town was contacted by the residents of 17 Langsford Street with a request to remove the large Rose Gum on the adjacent verge due to safety concerns. The Town's Officer performed an assessment of the tree at this time considering the health, structure, vigour, associated risks and proactive removal of this tree. It was determined at the time that removal of this tree should be considered and investigated.

In December 2014, an independent assessment was conducted by an arboricultural consultant. The consultant's report findings are summarised below:

- The overall health, structure and vigour of the tree are considered to be very good.
- No notable deadwood, decay, presence of cavities, pest or diseased material is present at this time.
- No history of fallen branches has been noted.
- Failure of this tree, or branches of this tree in the near future is considered highly unlikely.
- Minor disturbance of the verge, adjacent footpath and kerbing is observable.

Discussion

Details of concern then assessment.

Health, structure and vigour of the tree

For a tree of this size (approximately 21 metres) and of this age (approximately 30–40 years) the health, structure and vigour of the tree in the current limiting environment can be considered exceptional. The tree canopy is well balanced, has a healthy volume of leaf material and provides a large dense canopy for the street and adjoining property. As determined by the Town and the consultant, there are no concerns with the overall health of this tree.

Aspect

The tree is located in a narrow verge measuring only 1.2 metres in width. The breadth of the trunk currently measures 0.5 metres and is likely to continue to grow in excess of the verge width.

The tree is located approximately two metres from the property line fence, to the west, and on-street parking directly underneath the tree currently exists.

An additional three trees are present on the verge at the property (Queensland Box and Bottlebrush). Langsford Street currently has a mix of verge tree species; however the street is mainly populated by Queensland Box trees. As per the Street Tree Master plan (adopted by Council at the Ordinary Council Meeting 3 September 2013 - resolution no. 263/13), the agreed species for this street is the Jarrah.

Physical constraints

The verge is constrained by a footpath on the western side, and the road on the eastern side. Currently, cracking and displacement are occurring on the footpath to the west and to the kerbing/road to the east. Ongoing cracking and further displacement is able to be repaired in the short term (3-5 years), however with additional growth from the tree the repairs (and associated costs) will intensify and become more complex in nature.

As road, footpath and service works are undertaken around the tree and in the immediate vicinity, root disturbance and damage will occur at which time the stability/anchorage of the tree will be compromised increasing the risk of complete failure. These concerns will amplify as the volume of repair/general works increase over time.

Resident response

Tree removals of any kind must be pursued with community engagement, communication, caution and sensitivity. The owners of the property adjacent to the tree, are supportive of the removal and possess concerns from a safety perspective. As a preliminary engagement effort, the nearby residents have begun to be contacted and are supportive of the tree removal.

Risk

Trees carry some level of risk which must be accepted as a part of life, particularly in the Town of Claremont which is densely populated by trees. Ascertaining and mitigating the risk of these trees is paramount to the effective management of the associated risks. The assessments carried out by the Town and by the arboricultural consultant, determined that currently the risk of this tree can be considered low. However, as time progresses and the current circumstances further intensify, this risk will become unavoidably immense and inevitably the tree will require removal.

Ecological value

The Rose Gum is native to the east coast of Australia providing a moderate level of ecological value to the native fauna and contributes to local biodiversity. However, as the street is heavily populated with Queensland Box trees (also native to the east coast of Australia), the ecological value of this single tree cannot be considered exceptionally significant.

Past Resolution

Ordinary Council Meeting 3 September 2013, Resolution 263/13:

Adoption of the Street Tree Master Plan.

Financial and Staff Implications

Resource requirements are in accordance with existing budgetary allocation.

Policy and Statutory Implications

The tree in question will continue to be managed in accordance with the Town's relevant policies.

Publicity

Nearby residents will be informed of the Council decision.

Strategic Community Plan

Liveability

We are an accessible community, with well maintained and managed assets, and our heritage preserved for the enjoyment of the community.

- Clean, usable, attractive, accessible streetscapes and public open spaces.
- Maintain and upgrade infrastructure for seamless day to day usage.
- Provide a responsible and well managed urban environment, with sustainable development outcomes.

Environment

We are a leader in responsibly managing the build and natural environment for the enjoyment of the community and continue to provide sustainable, leafy green parks, streets and outdoor spaces.

- Provide education and communication on leading practices to the community.

Governance and Leadership

We are an open and accountable local government that encourages community involvement and strives to keep its community well informed.

- Provide and maintain a high standard of governance, accountability, management and strategic planning.
- Focus on improved customer service, communication and consultation.
- Provide responsive and responsible leadership.

Urgency

At this time the tree removal is not deemed urgent, however the removal is considered to be unavoidable and therefore proactive in nature.

Voting Requirements

Simple majority decision of Council required.

Moved Cr Haynes, seconded Cr Kelly

That Council approves the removal of the large Rose Gum (*Eucalyptus grandis*) at the location of 17 Langsford Street, to avoid unnecessary safety concerns, repairs and management costs in the future and replace with a Jarrah tree.

**CARRIED(17/15)
(NO DISSENT)**

14 ANNOUNCEMENTS BY THE PRESIDING PERSON

The Mayor had a meeting with Headmaster of Christ Church Grammar School.

The Mayor also attended a Council's for Democracy meeting.

The Mayor together with Cr's Goetze, Brown and Wood commended staff for their excellent work in organising the recent events which included Twilight sailing, Pop up bar, Symphony of Love, History in a Coffee Cup and the opening of the 'Western Suburbs at War' Exhibition at Freshwater Bay Museum.

15 ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NIL

16 NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PERSON PRESIDING OR BY DECISION OF MEETING**16.1 CORPORATE AND GOVERNANCE****16.1.1 2014-15 BUDGET - MID YEAR REVIEW AND MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR PERIOD ENDING 31 DECEMBER 2014**

File Ref:	FIM/00050
Attachments:	Statement of Budget Review for period ending 31 December 2014 Monthly Statement of Financial Activity for period ending 31 December 2014
Responsible Officer:	Les Crichton Executive Manager Corporate and Governance
Author:	Hitesh Hans Finance Manager
Proposed Meeting Date:	17 February 2015

Purpose

The report presents the outcome of analysis of Council's Annual Budget 2014-15 as at 31 December 2014. The 2014-15 Budget was adopted by Council on 3 June 2014, amended on 19 August 2014 after finalisation of 2013-14 accounts, with further amendments approved by Council during current year.

In presenting the review, the report also includes the Monthly Financial Report (MFR) to the end of December 2014.

Background

The MFR is presented in accordance with the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

As required by the *Local Government Act 1995*, Council is required to undertake a mid-year review of its adopted Annual Budget by 31 March each year.

The mid-year review is a part of Council's annual budget round and provides the opportunity to identify variances in expenditure and revenue to date against budget, consider both for the remainder of the financial year, and reforecast where necessary to provide an updated view on Council's financial performance and position at 30 June 2015.

The Statements of Budget Review (*Nature or Type* and *Statutory Reporting Program*) compares the reviewed Annual Budget with YTD Actual to 31 December 2014. It highlights identified permanent variances, which will directly impact upon the end of year result (Closing Funding Surplus/Deficit).

Note 1 outlines the accounting framework on which the statements are based, and Note 2 provides comparisons of budget against year-to-date actual and re-forecast

operating and capital income and expenditure. Note 3 provides actual liquidity comparisons against year to date and the previous (2013-14) year.

Note 4 provides a detailed breakdown of the variances and identifies those which have been considered as “permanent” which will impact the year end result.

Discussion

It is predicted that Council will end the financial year with a Closing Funding Surplus (CFS) 30 June of \$405,763. This remains favourable against the adopted Budget CFS of \$175,685 and it represents a \$230,078 increase of surplus.

This net position is based on a projected increase in operating revenue of \$697,047, net decrease in operating expenditure of \$176,303 (excluding non-cash loss on asset disposal & depreciation), an increase in capital revenue of \$591,425, and increase in capital expenditure of \$1,233,909. The opening surplus balance has also been reduced by \$788 to \$1,306,319 as part 2013-14 audit finalisation.

An overview of the significant impacts to the 2014-15 Budget are outlined below and detailed within the attached notes.

Operating Revenue

Within operating revenue, a permanent positive variance of \$697,047 has been determined. As detailed in Note 4 of the attached financial report, areas of increased revenue include:

- Fees & Charges - \$257,264: RAS parking fees (\$96K – 70% of Parking Fees is given to community clubs as commissions), Planning and Development (\$96K), Lease Revenue (\$20K), Golf Course (\$16K) and Fines and Penalties (\$20K).
- Interest Earnings - \$83,162: Higher interest income derived from increase in investment holdings (\$70K- will be transferred to reserve) along with additional interest income received from rates instalments (13K).
- Reimbursements - \$81,796: Insurance claims (\$28K), legal expenses (\$11K) on debt recovery, RAS traffic management (\$12K) and other various reimbursements (\$32K).
- Operating Grants, Subsidies & Contribution - \$189,885: FAGS grant (\$167K over that budgeted due to confirmation of grant received after the budget adoption) & other grants and contribution (\$22K).
- Other Revenue - \$69,681: Cash in lieu Parking (\$60K – this income will be transferred to Parking Reserve) and various other minor revenue (\$10K).
- Rates Revenue - \$15,259

The timing variance of \$84,685 relates to monthly budget allocations requiring adjustment in some areas and the incorporation of increased revenue within budget

re-allocations for the balance of the financial year. These variances are not expected to impact the year end CFS.

Operating Expenditure

Within operating expenditure, a permanent savings of \$176,303 has been identified. As detailed in Note 4, areas of decrease and increase in expenditure include:

- Employee Expenses - \$98,691: savings of \$236K identified through vacancies (\$205K) and employee cost (\$31K – Recruitment & OHS). Some of these savings will offset increase labour requirements due to;
 - Position of Executive Manager People & Places increased from .8 FTE to 1FTE. The Executive Manager has previously been unable to commit to greater than 0.8FTE, however has agreed to do so as of February 2015. The additional hours will be positive for the important area of People and Places.
 - Re-instate the position of full-time Water Truck Operator in the Parks and Environment Section of the Infrastructure Department. It is more efficient and good for the preservation of new trees to have in house person than contracting out. There is no financial impact as this is offset by reduction in External contractor budget along with other employee cost within Infrastructure Department.
- Office Expenses - \$33,133: savings of \$63K identified from various departments from office expenses (legal, postage, courier, subscription, printing, equipment maintenance etc). However \$30K provision has been allocated for continued specialist tax advice relating to the GST audit on land sales.
- Consultancy - \$5,045: savings of \$57K identified from planning (\$30K), waste management (\$15K) and various other departments (\$13K). However \$52K has been provisioned for SMH (\$24K offset by reduction in SMH building budget) and leasing, valuation (golf course) and legal costs (offset by reimbursement).
- Material & Contracts - \$88,680: savings of \$145K identified from various departments (\$65K Administration, \$20K Technical Services, \$16K Planning, \$14K Parks) and further \$74K reallocated to employee cost (\$63K water truck driver) and \$12K to building cost (Aquatic Centre). Increases of \$132K have been identified within the Claremont Now budget (\$97K - offset by employee cost and reserve transfer) and other areas (\$33K - offset by reimbursement, employee cost & building maintenance expenditure).
- Council Building & Maintenance - \$10,566: savings of \$25K identified from various departments and \$48K from SMH and 319 Stirling buildings following relocation back to the new building. These savings are offset costs associated with preparing SMH for sublease. Increases in this area of \$62K are result of storm damage to Aquatic Centre (\$37K - offset by insurance) and \$25K

provision for clean of geothermal bore screens identified during two-yearly bore servicing.

- Utility Charges – (\$17,325): increase costs of utility expenses are mainly due to increased requirement for street lighting budget (\$20K) and other minor savings (3K).
- Insurance Expenses – (\$32,350): increase in insurance expenses following completion of the revaluation of all buildings undertaken as part of our fair value program required.
- Other Expenses – (\$79,519): Increase in other expenses is mainly due to commissions paid out for RAS parking (\$68K). This is offset by increase in income from parking fees.
- Internal Allocation - \$69,382: This is the increase in overheads charged to capital projects. These help in reduction of cash requirement for overall infrastructure projects.

A timing variance of (\$907,646) anticipates the current rate of expenditure will increase during the second half of the year. This will not impact the year end result.

Capital Revenue

Increase in capital revenue of \$591,425. This recognises the \$301K reserve transfer and \$117K external contribution to fund the Avion Way modification, together with the \$52K transfer from reserves towards the Claremont Now program. The remaining \$120K increase represents real savings in the form of new grants (\$98K - recently approved) and increase in proceeds from sale of vehicles (\$22K).

Capital Expenses

Net increase of capital expenditure \$1,233,909 is anticipated. As detailed within the Note 4 of the budget review document these include:

- Transfer to Reserves - \$517,319 increase of which \$267K relates to specific income/transfer to the reserve fund and \$250K is a proposed transfer of surplus funds to the Underground Power Reserve.
- Land development – \$96,450 increase for drainage works to Lot 15 Claremont Crescent proposed for sale. (Approved 3 February 2015).
- Building Improvement – increase of \$74,300 include:
 - \$21,000 for Jetty Rd toilet upgrade – offset by infrastructure savings.
 - \$15,000 for Anzac Cottage bathroom upgrade – offset by reduction in Building Maintenance budget.
 - \$18,300 for Golf Course roof, air conditioner & blinds – offset by reduction in Building Maintenance Budget.

- \$20,000 increase cost of Museum building improvement – offset by additional grant funds and savings from maintenance budget.
- Plant & Equipment – increase of \$71,900 including:
 - \$11,000 for additional cost of CEO's vehicle replacement (partially offset through salary packaging)
 - \$28,500 for chlorine trolley and pump upgrade for Aquatic Centre
 - \$20,000 for variable message board for Traffic
 - \$14,750 for staff gym offset by contribution from LGIS
- Electronic Equipment - increase of \$92,121 including;
 - \$25,000 upgrade to Records Management Software (Trim)
 - \$20,000 upgrade to Ranger handheld devices – offset by increase in income of Parking Services
 - \$35,000 increase in Number One electronic equipment – offset by reduction in building budget
 - \$12,121 - other minor increases - offset by operational savings
- Infrastructure Assets of \$416,819 including;

13-14 Avion Way Traffic upgrade	\$301,524
Stirling Road Underpass – cost increase	\$54,945
13-14 Otway Street – cost increase	\$20,000
14-15 Hatchett Park swing & decking	\$20,000
14-15 SDS Controller - Mrs Herbert & Alex Prior Park	\$16,000
14-15 Rowe & Cresswell Park drink fountains	\$12,000
14-15 park benches & installation	\$20,000
14-15 Davies Rd car park provision	\$200,000
14-15 Franklin St speed hump	\$10,000
14-15 Graylands & Lapsley Rd Intersection	\$70,000
12-13 Claremont Crescent/Shenton Road	-\$50,000
14-15 Stubbs Tce Resheet- savings	-\$52,076
14-15 Goldsmith Rd Resheet - savings	-\$129,316
14-15 Smith St Resheet - savings	-\$29,480
14-15 Kingsmill Resheet -savings	-\$17,564
14-15 Renown Ave Resheet- savings	-\$29,214
▪ Total	\$416,819

Expenditure Proposals

Below is the list of expenditure items which require Council endorsement. Those marked (c) relate to actual cost escalations relating to current or completed projects.

Also included are a range of additional proposals (p) which have been identified during the review as justified for consideration. Both the escalations items and additional proposals are funded by operational savings along with infrastructure jobs completed below the budget.

PWC Fees for ATO audit on GST on Land Sales (c)	\$ 30,000.00
Increased utility charges of street lighting (c)	\$ 20,000.00
Increase in building insurance required due to increase in Valuation and insurance for Claremont No 1 (c)	\$ 34,087.00
Claremont Now Budget Increased offset by Reserve Transfers (c)	\$ 44,400.00
Donations of Claremont Now Budget Increased - offset by Reserve Transfers (c)	\$ 7,500.00
Transfer from Reserves for Claremont Now operating budget Increase (c)	-\$ 52,000.00
13-14 Stirling Road Underpass – cost increase (c)	\$ 54,945.00
13-14 Otway Street – cost increase (c)	\$ 20,000.00
14-15 Franklin St speed hump (c)	\$ 10,000.00
Aquatic Centre chlorine trolley & pump upgrade (p)	\$ 28,500.00
Geothermal Bore clean at Aquatic Centre (p)	\$ 24,500.00
Variable message board for traffic (p)	\$ 20,000.00
Records management software upgrade (p)	\$ 25,000.00
Handheld mobile devices upgrade for Rangers - offset by additional income –(p)	\$ 20,000.00
14-15 Hatchett Park decking (p)	\$ 20,000.00
14-15 Park Benches & Installation (p)	\$ 20,000.00
14-15 SDS Controller - Mrs Herbert & Alex Prior Park (p)	\$ 16,000.00
14-15 Rowe & Cresswell Park drink fountain (p)	\$ 12,000.00
Transfer of surplus to underground power reserve (p)	\$ 250,000.00
14-15 Davies Rd Car Park (p)	\$ 200,000.00
Total	\$804,932.00

Detail on the new expenditure proposals is provided below;

Aquatic Centre

\$20,000 – The upgrade from fixed speed to variable speed pumps. The upgrade will maximise water flow efficiency and projects energy savings of up to 30%pa. Current energy cost for facility is \$70,000 which based on 20% saving will provide payback in up to 1.5 years.

\$8,500 - brings forward and finalises 920kg chlorine gas cylinder handling system.

Transport

\$20,000 - purchase of variable message board to complement road works traffic management and provide driver speed information.

Equipment & Software

\$25,000 - upgrade of records management system (TRIM). This was installed in 2012 and upgrade required to integrate with upgrades to Microsoft softwares.

\$20,000 – upgrade of mobile ticketing hardware used by parking officers.

Parks & Gardens

\$20,000 - Hatchett Park deck – subject of separate report.

\$20,000 – provision of additional benches throughout Lake Claremont

\$16,000 – upgrade of reticulation controller to enable remote access.

\$12,000 – installation of second drink fountain near play equipment in Rowe Park and one fountain to Cresswell Park

Underground Power Reserve

\$250,000 – transfer of funds to Underground Power Reserve established to fund completion of undergrounding power in Claremont. Area comprises approximately 800 properties within north east portion of the Town.

Davies Road Car Park

\$200,000 – provision towards proposed upgrade of the Davies Road car park including upgrade of unimproved area adjacent to Tennis Club in partnership with Landcorp.

Fees & Charges 2014/15 Fees & Charges

A review of fees and charges has been undertaken and one change is recommended. The new room (old Records room) at CCH called the “Hub Meeting Room” is now available for hiring and the following amendment to the 2014-15 Fees & Charges is proposed.

Hub Meeting Room Hire Charges

Community Members can hire the room for “not for profit” activities

Monday to Friday 8.30am-5pm, Thursday 5pm - 7pm, Saturday 9am - noon @ \$20 p/hr

Community members can hire the room for ‘Commercial’ activities

Monday to Friday 8.30am-5pm, Thursday 5pm - 7pm, Saturday 9am - noon @ \$40 p/hr

Late account fee \$10

Cancellation fee \$10

Bond (if required) \$50

Summary – Closing Funding Surplus

The review of the 2014-15 Budget has included a comprehensive analysis of Town's financial performance against its amended (August 2014) budgets. All business units' income and expenditure results have been assessed against budgets with variances considered to materially impact the 2014-15 Budget, either actual or forecast, identified.

The net result is a positive variance of \$230,078 to the amended Budget which will result in an increased forecast year end Closing Fund Surplus of \$405,763. All projects have been reviewed and a strong and achievable second half to 2014-15 is anticipated. It is recommended Council adopt the mid-year review as presented.

Past Resolutions

Ordinary Council Meeting 3 December 2014, Resolution 203/14 – Council notes the Financial Statement of Activity for the 1 July to 30 November 2014.

Ordinary Council Meeting 19 August 2014, Resolution 135/14 – Presentation of Financial Statements including budget amendments incorporating 2013-14 account finalisation and carry forwards.

Special Council Meeting 3 June 2014, Resolution 82/14 – Adoption of 2014-15 Budget.

Financial and Staff Implications

Resource requirements are detailed with the body of this report.

Policy and Statutory Implications

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Publicity

N/A

Strategic Community Plan

Governance and Leadership

We are an open and accountable local government that encourages community involvement and strives to keep its community well informed.

- Provide and maintain a high standard of governance, accountability, management and strategic planning.
- Maintain long term financial stability and growth.

People

We live in an accessible and safe community that welcomes diversity, enjoys being active and has a strong sense of belonging.

- Maintain, effectively manage and enhance the Town's community facilities in response to a growing community.

Liveability

We are an accessible community, with well maintained and managed assets, and our heritage preserved for the enjoyment of the community.

- Maintain and upgrade infrastructure for seamless day to day usage.

Urgency

A review of the annual budget is required to be carried out between 1 January and 31 March in each financial year, and is to be submitted to Council within 30 days of completion. Once considered by Council, a copy of the review and determination is to be forwarded to the Department of Local Government.

Voting Requirements

ABSOLUTE MAJORITY DECISION OF COUNCIL REQUIRED.

Moved Cr Haynes, seconded Cr Edwards

That Council;

- 1. Adopts the 2014-15 Budget Mid Year Review, adjusting the Amended 2014-15 Budget by \$230,078 as detailed in the attached Review of Budget Report to provide a Closing Funding Surplus at 30 June 2014 of \$405,763,**
- 2. Notes and approve the additional \$804,932 expenditure as detailed in the report as part of the Mid Year Review.**
- 3. Approves inclusion of Hub Meeting Room Hire Charges in 2014-15 Fees & Charges**
- 4. That Council notes the Financial Statement of Activity for the period 1 July 2014 to 31 December 2014.**

**CARRIED BY AN ABSOLUTE MAJORITY(18/15)
(NO DISSENT)**

17 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**MOTION TO CLOSE DOORS**

Moved Cr Edwards, seconded Cr Lorenz

That in accordance with Section 5.23 (2) of the Local Government Act 1995 the meeting is closed to members of the public with the following aspect of the Act being applicable to this matter:

(c) A contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.

**CARRIED(19/15)
(NO DISSENT)**

Mayor Barker adjourned the meeting at 7:29PM.

Mayor Barker reconvened the meeting at 7:29PM.

Mayor Barker

Cr Peter Browne	West Ward
Cr Karen Wood	West Ward
Cr Peter Edwards	West Ward
Cr Jill Goetze	South Ward
Cr Paul Kelly	South Ward
Cr Chris Mews	South Ward
Cr Alistair Tulloch	East Ward
Cr Bruce Haynes	East Ward
Cr Anita Lorenz	East Ward

Mr Stephen Goode (Chief Executive Officer)

Mr Les Crichton (Executive Manager Corporate and Governance)

Mr Saba Kirupanather (Executive Manager Infrastructure)

Mr David Vinicombe (Executive Manager Planning and Development)

Ms Katie Bovell (Governance Officer)

17.1 PLANNING AND DEVELOPMENT**17.1.1 LOT 504 GRAYLANDS ROAD, CLAREMONT - CONSIDERATION OF ACCESS ARRANGEMENTS**

File Ref: A-5444
Responsible Officer: David Vinicombe
Executive Manager Planning and Development
Author: David Vinicombe
Executive Manager Planning and Development
Proposed Meeting Date: 17 February 2015

Purpose

It is proposed that the following item be considered in closed session.

Officer Recommendation

Moved Cr Edwards, seconded Cr Tulloch

That Council

- 1. Advise the applicant for the development of 142 apartments on Lot 504 and 92 apartments on Lot 505 that it supports the proposal to modify the basement parking area to relocate the access gates on Lot 504 behind the visitor parking bays in order to address traffic congestion concerns in Graylands Road.**
- 2. Request the applicant to review plans for the proposed 92 apartments on Lot 505 to provide an additional access crossover off "Durack Mews".**

**CARRIED(20/15)
(NO DISSENT)**

**17.1.2 LOT 13 (25) QUEENSLEA DRIVE, CLAREMONT - PROPOSED ADDITIONS
AND ALTERATIONS TO BETHESDA HOSPITAL**

File Ref: A-2193
Responsible Officer: David Vinicombe
Executive Manager Planning and Development
Author: David Vinicombe
Executive Manager Planning and Development
Proposed Meeting Date: 17 February 2015

Item 17.1.2 was withdrawn by the CEO.

MOTION TO PROCEED WITH OPEN DOORS

Moved Cr Wood, seconded Cr Haynes

That the meeting proceed with open doors.

**CARRIED(21/15)
(NO DISSENT)**

The meeting proceeded with doors open at 7:35PM.

THE MAYOR READ ALOUD THE RESOLUTION MADE BEHIND CLOSED DOORS.

18 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, 3 March 2015.

19 DECLARATION OF CLOSURE OF MEETING

There being no further business, the presiding member declared the meeting closed at 7:36 PM.

Confirmed this day of 2016.

PRESIDING MEMBER