



# **TOWN OF CLAREMONT**

## **ORDINARY COUNCIL MEETING**

### **MINUTES**

**TUESDAY 20 SEPTEMBER, 2016**

**Liz Ledger**

**ACTING 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.

---

## TABLE OF CONTENTS

---

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS.....	1
2	RECORD OF ATTENDANCE/APOLOGIES .....	1
3	DISCLOSURE OF INTERESTS .....	1
4	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE .	1
5	PUBLIC QUESTION TIME .....	2
6	PUBLIC STATEMENT TIME .....	2
7	APPLICATIONS FOR LEAVE OF ABSENCE .....	2
8	PETITIONS/DEPUTATIONS/PRESENTATIONS.....	2
9	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS.....	2
10	ANNOUNCEMENT OF CONFIDENTIAL MATTERS FOR WHICH MEETING MAY BE CLOSED TO THE PUBLIC .....	3
11	BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING .....	3
12	REPORTS OF COMMITTEES.....	3
13	REPORTS OF THE CEO.....	4
13.1	PLANNING AND DEVELOPMENT .....	4
	13.1.1 LOT 405 (10) GLENWAY CRESCENT, SWANBOURNE - DELETION OF CONDITION OF DEVELOPMENT APPROVAL.....	4
13.2	CORPORATE AND GOVERNANCE.....	14
	13.2.1 LIST OF PAYMENTS 1 TO 31 AUGUST 2016 .....	14
	13.2.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDING 31 JULY 2016.....	16
	13.2.3 APPOINTMENT OF COMMUNITY REPRESENTATIVE TO LAKE CLAREMONT ADVISORY COMMITTEE.....	18
	13.2.4 NEW LOCAL LAW - SITE EROSION AND SAND DRIFT LOCAL LAW 2016.....	21
13.3	INFRASTRUCTURE .....	24

---

13.3.1 LAKE CLAREMONT MANAGEMENT PLAN 2016-21  
PUBLIC CONSULTATION ..... 24

13.3.2 LAKE CLAREMONT OPERATIONAL PLAN 2016-17 ..... 33

14 ANNOUNCEMENTS BY THE PRESIDING PERSON..... 37

15 ELECTED MEMBERS’ MOTIONS OF WHICH PREVIOUS NOTICE HAS  
BEEN GIVEN..... 37

16 NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE  
PERSON PRESIDING OR BY DECISION OF MEETING ..... 37

17 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE  
CLOSED TO THE PUBLIC ..... 37

18 FUTURE MEETINGS OF COUNCIL ..... 37

19 DECLARATION OF CLOSURE OF MEETING ..... 37

---

**TOWN OF CLAREMONT**  
**ORDINARY COUNCIL MEETING**  
**20 SEPTEMBER, 2016**  
**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 7:00pm.

**2 RECORD OF ATTENDANCE/APOLOGIES**

**ATTENDANCE**

**Mayor Barker**

**Cr Peter Browne**

**West Ward**

**Cr Peter Edwards**

**West Ward**

**Cr Chris Mews**

**South Ward**

**Cr Jill Goetze**

**South Ward**

**Cr Paul Kelly**

**South Ward**

**Cr Bruce Haynes**

**East Ward**

**Cr Kate Main**

**East Ward**

**Cr Alastair Tulloch**

**East Ward**

**Ms Liz Ledger (Acting 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)**

**One member of the public**

**Two members of the press**

**APOLOGIES**

Cr Karen Wood, West Ward (Leave of Absence).

Mr Stephen Goode, Chief Executive Officer (Apology).

**3 DISCLOSURE OF INTERESTS**

NIL

**4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

NIL

**5 PUBLIC QUESTION TIME**

**Mr Daryl Slater, 12A Second Avenue, Claremont.  
Re: Relocation of Loreto Tower Northbridge.**

*Question:*

Would Town of Claremont consider options for the relocation of Loreto Tower in Northbridge back to Claremont?

*Answer:*

The Loreto Tower is currently owned by the Tax Department and located in Northbridge. Before the Council is able to consider any options for the relocation back to Claremont, the Town's administration is investigating the cost, the heritage and community value, as well as a possible location and logistics.

Preliminary information obtained from a media release (prepared by Michele Nugent) however revealed that the developers would not consider moving the Tower from Northbridge as its heritage value was undermined when it was moved from its original location. This has been supported by the 'Art Deco and Modernist Society of WA'. They also estimate it would cost at least \$500,000 to move.

**6 PUBLIC STATEMENT TIME**

NIL

**7 APPLICATIONS FOR LEAVE OF ABSENCE**

**Moved Cr Kelly, seconded Cr Haynes**

**That Cr Kelly be granted Leave of Absence from 24 September 2016 to 8 October 2016.**

**CARRIED(144/16)  
(NO DISSENT)**

**8 PETITIONS/DEPUTATIONS/PRESENTATIONS**

NIL

**9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**Moved Cr Browne, seconded Cr Kelly**

**That the minutes of the Ordinary Meeting of Council held on 20 September 2016 be confirmed.**

**CARRIED(145/16)  
(NO DISSENT)**

**10 ANNOUNCEMENT OF CONFIDENTIAL MATTERS FOR WHICH MEETING  
MAY BE CLOSED TO THE PUBLIC**

NIL

**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

#### 13.1.1 LOT 405 (10) GLENWAY CRESCENT, SWANBOURNE - DELETION OF CONDITION OF DEVELOPMENT APPROVAL

<b>File Ref:</b>	<b>A-5013</b>
<b>Attachments – Public:</b>	<a href="#">Location Map</a> <a href="#">Photograph</a>
<b>Attachments – Restricted:</b>	<a href="#">Applicant's Justification Letter</a>
<b>Responsible Officer:</b>	<b>David Vinicombe</b> <b>Executive Manager Planning and Development</b>
<b>Author:</b>	<b>John Humphreys</b> <b>Manager Planning</b>
<b>Proposed Meeting Date:</b>	<b>20 September 2016</b>
<b>Date Prepared:</b>	<b>29 August 2016</b>
<b>Planning Application No.:</b>	<b>DA 2016.00121</b>
<b>60 Days Due Date:</b>	<b>30 September 20016</b>
<b>Property Owner:</b>	<b>M A Buchanan</b>
<b>Submitted By:</b>	<b>M.A Buchanan</b>
<b>Lot No.:</b>	<b>405</b>
<b>Area of Lot:</b>	<b>499m<sup>2</sup></b>
<b>Zoning:</b>	<b>Residential R20</b>
<b>Financial Implications:</b>	<b>Nil</b>
<b>Enabling Legislation:</b>	<b><i>Planning and Development Act 2005 (PDA)</i></b> <b>Town Planning Scheme 3 (TPS3)</b> <b>Lakeway Design Guidelines 2009 (LDG)</b>

---

#### **Summary**

- Application for development approval received for the deletion of condition 5(f) of the existing development approval for a single house dated 19 September 2012 which requires the installation of a greywater system for recycling water on site.
- The owner has applied to have the condition deleted in order for a caveat to be removed from the Certificate of Title.
- Application is recommended for approval, subject to relevant conditions.

#### **Purpose**

The owner is seeking the permanent removal of a caveat from the Certificate of Title, primarily for refinancing purposes. The caveat requires purchasers of lots to comply

---



with the Lakeway Design Guidelines. Prior to the removal of the caveat the owner must demonstrate compliance with conditions of planning approval.

The owner is requesting Council to delete a condition of the development approval dated 19 September 2012 relating to the provision of a greywater system. It is noted that the address of the property has changed from the original approval which related to 10 Aceway Lane, Swanbourne.

## Background

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
2 August 2016	Development application received by Council.
3 August 2016	Application undergoes internal DCU assessment.
N/A	Additional information requested from applicant.
N/A	Advertising commenced.
N/A	Additional information received from applicant.
N/A	Advertising closed.
29 August 2016	Report prepared for Council.

## Past Resolutions

Ordinary Council Meeting 18 September 2012, Resolution No. 173/12:

*THAT Council grant Development Approval for a proposed two storey dwelling at Lot 405 (10) Aceway Lane, Swanbourne, subject to the following conditions and advice notes:*

1. *In order to minimise overlooking of the adjoining western property, a privacy screen shall be installed between the east most portion of balcony, measuring 4.82m in length and 5.29m in width, and the west most portion of balcony, measuring 0.7m in length and 4.745m in width, as shown in 'red' on the approved upper floor plan. The privacy screen shall be installed to a minimum height of 1.65m above the finished floor level of the balcony, and shall be provided in accordance with the Residential Design Codes;*
2. *The north facing window to Bedroom 5 shall be made to comply with the requirements of Clause 6.8.1 A1 – Visual Privacy of the Residential Design Codes. Amended plans demonstrating compliance with this condition shall be included with the application for Building Permit;*
3. *The existing fencing on the northern and eastern property boundary, provided as part of the original subdivision, shall not be removed or modified in any way;*
4. *All fencing shall comply with the requirements of Clause 7.9.3 - Fencing of the Lakeway Design Guidelines and details, including elevations and infill details, shall be submitted with the application for Building Permit for approval by the Executive Manager Planning and Development;*
5. *Prior to the submission of a Building Permit application, the development shall comply with the following requirements of the Lakeway Design Guidelines (as amended), to the satisfaction of the Executive Manager Planning and Development:*

- a) *External materials, finishes, and colours, to harmonise with those of the surrounding dwellings, and details of these are to be submitted to, and approved by the Town;*
  - b) *TV antennae to be located within the roof space;*
  - c) *Outbuildings to be located within the building envelope and constructed to match the walls and roof of the dwelling;*
  - d) *Installation of a solar power system, to the specifications of a suitably qualified installer, that provides for the energy needs of the subject dwelling's likely household;*
  - e) *Installation of a gas boosted solar hot water system, or a similar heating system that generates equal or less greenhouse gas emissions, that provides for the solar hot water needs of the subject dwelling's likely household; and*
  - f) *Installation of a greywater reuse system using purple pipe work, to the specifications of a suitably qualified plumber, that provides for greywater reuse opportunities of the subject dwelling's likely household.*
6. *The applicant/owner shall, within 90 days of the date of this approval, submit plans, details, and other suitable information that demonstrates how matters raised in Condition 5 will be complied with, and this information is all to the satisfaction of the Executive Manager Planning and Development;*
  7. *Prior to the occupation of the dwelling, the applicant/owner shall demonstrate that all works required by Condition 5 have been completed to the specifications of a relevantly qualified person, and all to the satisfaction of the Executive Manager Planning and Development;*
  8. *The external face of the boundary wall to be finished to the satisfaction of the adjoining neighbour or, in the event of a dispute, to be finished to the satisfaction of the Executive Manager Planning and Development;*
  9. *Internal vehicle accesses and paths to be designed in such a manner as to prevent storm water entering the property from the road and footpath;*
  10. *Maximum width of crossover shall not exceed 5.0 metres;*
  11. *The development to comply with any details marked in 'red' on the approved drawings;*
  12. *All storm water to be retained on site;*
  13. *On completion of construction, all excess articles, equipment, rubbish, and materials shall be removed from the site, and the site shall be left in an orderly and tidy condition, to the satisfaction of the Executive Manager Planning and Development;*
  14. *All rubbish bins, clothes-drying areas and air-conditioning units are to be screened from the view from the public open space to the north, any public street and/or right-of-way;*
  15. *In all other respects, development shall occur in accordance with the drawings submitted with the application for planning approval (Planning Application 2012/00095), as amended by these conditions, and any modifications noted in red on the approved drawings; and*
-

16. *The application is valid only if the development is commenced within 24 months of the date of approval.*

**ADVICE NOTES**

- (i) *This Planning Approval is not an authorisation to commence construction. A Building Permit must be obtained from Council's Building Services prior to commencing any works;*
  - (ii) *Should you be aggrieved by any conditions imposed by Council's decision, you are advised that you may have the right of appeal. Such an appeal should be lodged with the State Administrative Tribunal within twenty eight (28) days of this approval. The appeal forms are available from the Department of Justice web site at [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au);*
  - (iii) *The applicant is reminded of the requirements of the Lakeway Design Guidelines (amended 2009), and the need to comply with these, prior to the request for the Town to remove the Caveat. The Design Guidelines are available at: <http://www.claremont.wa.gov.au>;*
  - (iv) *The applicant is reminded of, and encouraged to comply with, the following requirements of the Lakeway Design Guideline (as amended 2009):*
    - a) *To use:*
      - i. *Alternative/innovative roofing materials;*
      - ii. *A combination of materials from the palette provided within Clause 7.9.2 of the Lakeway Design Guideline (as amended 2009); and*
      - iii. *4 star dual flush toilets and 3 star fixtures on all other water appliances.*
    - b) *That:*
      - i. *Pedestrian and vehicle access gates complement the design, materials, finish, and detailing of the adjacent fencing;*
      - ii. *Letterboxes shall be incorporated into the design of the front fence, or be solid masonry or concrete, and finished to complement the dwelling; and*
      - iii. *To demonstrate compliance with the above, the applicant is requested to submit a report outlining compliance, including a schedule of fixtures and appliances, within 90 days of this approval, or prior to the occupation of the dwelling.*
  - (v) *In regard to Condition 5 f), relating to the greywater reuse system, the Town may consider an alternative proposal to a greywater reuse system, provided it can demonstrate that comparable water or energy or environmental benefits can be achieved to the satisfaction of the Executive Manager Planning and Development;*
  - (vi) *In regard to advice note (v), the Executive Manager Planning and Development may request general or specialist professional advice on the alternative proposal, and all reasonable costs will be at the expense of the applicant/owner.*
-

- (vii) *Condition 2 can be satisfied by raising the window sill height to at least 1.6m above the finished floor level of the bedroom;*
- (viii) *The applicant is advised that a separate crossover application will be required prior to the installation/construction of any crossover or associated works;*
- (ix) *For all vehicle accesses where there is a grade change, or an irregularity in the vertical alignment, please refer to AS 2890.1:2004 for ground clearance template;*
- (x) *The applicant/owner is advised to liaise with the adjoining landowners where trees, vegetation, dividing fences or other structures may be affected due to work on, or near the property boundaries; and*
- (xi) *The applicant/owner is advised of the following health requirements from the Town's Health Services. Should any advice be unclear, please contact the Town's Health Services on 9285 4300:*
  - a) *All plant and machinery (such as air conditioners and pool pumps) being suitably sound proofed to comply with the requirements of the Environmental Protection (Noise) Regulations 1997;*
  - b) *Works that are to be undertaken on site are to comply with the Environmental Protection (Noise) Regulations 1997; and*
  - c) *Under the Environmental Protection (Noise) Regulations 1997, no work is to be permitted or suffered to be carried out:*
    - i. *Before 7:00am or after 6:00pm between Monday and Saturday inclusive; or*
    - ii. *On a Sunday or public holiday.*

**CARRIED  
(NO DISSENT)**

### **Heritage**

The property is not listed on the Town's Schedule of Heritage Places.

### **Consultation**

Consultation not required in this instance.

### **Discussion**

The subject land is within the Lakeway development area where an agreement was included in the contract of sale and reinforced by caveat on Title requiring development of the site to comply with the Lakeway Design Guidelines. The primary purpose of the development application is to facilitate the removal of the caveat to allow re-financing of the property to occur. The owner could apply for a temporary lifting of the caveat to undertake the re-financing, however prefers to seek the permanent removal so as to unencumber the Certificate of Title and reduce legal costs. A s70A Notification under the *Transfer of Land Act 1893* will be placed on the Certificate of Title advising that development on the land must continue to comply with the Lakeway Design Guidelines.

The owner of 10 Glenway Crescent has requested that condition 5(f) of Development Approval dated 19 September 2012 be deleted.

---

Condition 5(f) states:

5. "Prior to the submission of a Building Permit application the development shall comply with the following requirements of the Lakeway Design Guidelines (as amended), to the satisfaction of the Executive Manager Planning and Development:
  - f) Installation of a greywater reuse system using purple pipe work, to the specifications of a suitably qualified plumber, that provides for greywater reuse opportunities of the subject dwelling's likely household."

Further, Advice Note 5 of the approval mentions that in regard to Condition 5(f), relating to the greywater reuse system, the Town may consider an alternative proposal to a greywater reuse system, provided it can demonstrate that comparable water or energy or environmental benefits can be achieved to the satisfaction of the Executive Manager Planning and Development.

Construction of the residence was completed in 2014 however there is no evidence to confirm the owner sought approval for the installation of a greywater reuse system. The owner has subsequently advised that the greywater plumbing was installed but, upon advice from the installer, did not proceed with laying the garden irrigation system. The reason given that the installer strongly advised against installing a greywater system as the amount of greywater the household would be producing was far in excess of what was required for the limited garden area and that there was a risk of runoff entering the surrounding parklands and ultimately Lake Claremont. It appears that this decision not to install the irrigation system was undertaken without consultation with the Town's Environmental Health Officer.

Since that time a swimming pool has been installed, along with brick paving and artificial lawn. The Town's Principal Environmental Health Officer advises that there is no possibility of installing or utilising the site for greywater reuse on the property.

In considering the request to delete condition 5(f) the owner advises that a 6kW photovoltaic system with a 5kW inverter has been installed, the maximum permitted by Western Power and significantly larger than the suggested 1.5kW in the Lakeway Design Guidelines. In addition an electric heat pump hot water system has been installed to take advantage of the additional solar generating capacity installed, thus minimizing the carbon footprint. Both of these systems exceed the basic energy consumption requirements contained in the guidelines and accordingly the terms of advice note 5, which alludes to the relaxation of the greywater system requirement in lieu of providing other environmental benefits, can be satisfied.

### **Conclusion**

Based on the above, it is recommended that a new approval be granted for the dwelling subject to the original conditions modified to exclude reference to the provision of a greywater reuse system and acknowledgement of the retrospective nature of the approval. Secondary to this approval, the requirement for the s70A notification on Title requiring the ongoing compliance with the Lakeway Design Guidelines will also need to include the modified and upgraded solar power system to ensure it is not reduced in the future.

## Voting Requirements

Simple majority decision of Council required.

## Officer Recommendation

THAT Council grant Development Approval for a proposed two storey dwelling at Lot 405 (10) Glenway Crescent, Swanbourne, subject to the following conditions and advice notes:

1. In order to minimise overlooking of the adjoining western property, a privacy screen shall be installed between the east most portion of balcony, measuring 4.82m in length and 5.29m in width, and the west most portion of balcony, measuring 0.7m in length and 4.745m in width, as shown in 'red' on the approved upper floor plan. The privacy screen shall be installed to a minimum height of 1.65m above the finished floor level of the balcony, and shall be provided in accordance with the Residential Design Codes.
  2. The north facing window to Bedroom 5 shall be made to comply with the requirements of Clause 6.8.1 A1 – Visual Privacy of the Residential Design Codes. Amended plans demonstrating compliance with this condition shall be included with the application for Building Permit.
  3. The existing fencing on the northern and eastern property boundary, provided as part of the original subdivision, shall not be removed or modified in any way.
  4. All fencing shall comply with the requirements of Clause 7.9.3 - Fencing of the Lakeway Design Guidelines and details, including elevations and infill details, shall be submitted with the application for Building Permit for approval by the Executive Manager Planning and Development.
  5. Prior to the submission of a Building Permit application, the development shall comply with the following requirements of the Lakeway Design Guidelines (as amended), to the satisfaction of the Executive Manager Planning and Development:
    - a) External materials, finishes, and colours, to harmonise with those of the surrounding dwellings, and details of these are to be submitted to, and approved by the Town;
    - b) TV antennae to be located within the roof space;
    - c) Outbuildings to be located within the building envelope and constructed to match the walls and roof of the dwelling;
    - d) Retention of the 6kW photovoltaic solar power system and 5kW inverter with associated heat pumps, to the specifications of a suitably qualified installer, that provide for the energy needs of the subject dwelling's household;
    - e) Retention of the gas boosted solar hot water system that provides for the solar hot water needs of the subject dwelling's likely household.
  6. The external face of the boundary wall to be finished to the satisfaction of the adjoining neighbour or, in the event of a dispute, to be finished to the satisfaction of the Executive Manager Planning and Development.
  7. Internal vehicle accesses and paths to be designed in such a manner as to prevent storm water entering the property from the road and footpath.
-

8. Maximum width of crossover shall not exceed 5.0 metres.
9. The development to comply with any details marked in 'red' on the approved drawings.
10. All storm water to be retained on site.
11. All rubbish bins, clothes-drying areas and air-conditioning units are to be screened from the view from the public open space to the north, any public street and/or right-of-way.
12. In all other respects, development shall occur in accordance with the drawings submitted with the application for planning approval (Development Application 2012/00095), as amended by these conditions, and any modifications noted in red on the approved drawings.

#### ADVICE NOTES

- (i) This Development Approval is not an authorisation to commence construction. A Building Permit must be obtained from Council's Building Services prior to commencing any works.
- (ii) Should you be aggrieved by any conditions imposed by Council's decision, you are advised that you may have the right of review. Such a review should be lodged with the State Administrative Tribunal within twenty eight (28) days of this approval. The review forms are available from the Department of Justice web site at [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au).
- (iii) The applicant is reminded of the requirements of the Lakeway Design Guidelines (amended 2009), and the need to comply with these, prior to the request for the Town to remove the Caveat. The Design Guidelines are available at: <http://www.claremont.wa.gov.au>.
- (iv) The applicant/owner is advised of the following health requirements from the Town's Health Services. Should any advice be unclear, please contact the Town's Health Services on 9285 4300:
  - a) All plant and machinery (such as air conditioners and pool pumps) being suitably sound proofed to comply with the requirements of the Environmental Protection (Noise) Regulations 1997;
  - b) Works that are to be undertaken on site are to comply with the Environmental Protection (Noise) Regulations 1997; and
  - c) Under the Environmental Protection (Noise) Regulations 1997, no work is to be permitted or suffered to be carried out:
    - i. Before 7:00am or after 6:00pm between Monday and Saturday inclusive; or
    - ii. On a Sunday or public holiday.

**ALTERNATIVE MOTION****Moved Cr Haynes, seconded Cr Edwards****THAT Council grant Development Approval for a proposed two storey dwelling at Lot 405 (10) Glenway Crescent, Swanbourne, subject to the following conditions and advice notes:**

- 1. In order to minimise overlooking of the adjoining western property, a privacy screen shall be installed between the east most portion of balcony, measuring 4.82m in length and 5.29m in width, and the west most portion of balcony, measuring 0.7m in length and 4.745m in width, as shown in 'red' on the approved upper floor plan. The privacy screen shall be installed to a minimum height of 1.65m above the finished floor level of the balcony, and shall be provided in accordance with the Residential Design Codes.**
- 2. The north facing window to Bedroom 5 shall be made to comply with the requirements of Clause 6.8.1 A1 – Visual Privacy of the Residential Design Codes. Amended plans demonstrating compliance with this condition shall be included with the application for Building Permit.**
- 3. The existing fencing on the northern and eastern property boundary, provided as part of the original subdivision, shall not be removed or modified in any way.**
- 4. All fencing shall comply with the requirements of Clause 7.9.3 - Fencing of the Lakeway Design Guidelines and details, including elevations and infill details, shall be submitted with the application for Building Permit for approval by the Executive Manager Planning and Development.**
- 5. Prior to the submission of a Building Permit application, the development shall comply with the following requirements of the Lakeway Design Guidelines (as amended), to the satisfaction of the Executive Manager Planning and Development:**
  - a) External materials, finishes, and colours, to harmonise with those of the surrounding dwellings, and details of these are to be submitted to, and approved by the Town;**
  - b) TV antennae to be located within the roof space;**
  - c) Outbuildings to be located within the building envelope and constructed to match the walls and roof of the dwelling;**
  - d) Retention of the equivalent of the 6kW photovoltaic solar power system and 5kW inverter with associated heat pumps, to the specifications of a suitably qualified installer, that provide for the energy needs of the subject dwelling's household;**
  - e) Retention of the equivalent of the gas boosted solar hot water system that provides for the solar hot water needs of the subject dwelling's likely household.**
- 6. The external face of the boundary wall to be finished to the satisfaction of the adjoining neighbour or, in the event of a dispute, to be finished to the satisfaction of the Executive Manager Planning and Development.**



7. Internal vehicle accesses and paths to be designed in such a manner as to prevent storm water entering the property from the road and footpath.
8. Maximum width of crossover shall not exceed 5.0 metres.
9. The development to comply with any details marked in 'red' on the approved drawings.
10. All storm water to be retained on site.
11. All rubbish bins, clothes-drying areas and air-conditioning units are to be screened from the view from the public open space to the north, any public street and/or right-of-way.
12. In all other respects, development shall occur in accordance with the drawings submitted with the application for planning approval (Development Application 2012/00095), as amended by these conditions, and any modifications noted in red on the approved drawings.

#### ADVICE NOTES

- (i) This Development Approval is not an authorisation to commence construction. A Building Permit must be obtained from Council's Building Services prior to commencing any works.
- (ii) Should you be aggrieved by any conditions imposed by Council's decision, you are advised that you may have the right of review. Such a review should be lodged with the State Administrative Tribunal within twenty eight (28) days of this approval. The review forms are available from the Department of Justice web site at [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au).
- (iii) The applicant is reminded of the requirements of the Lakeway Design Guidelines (amended 2009), and the need to comply with these, prior to the request for the Town to remove the Caveat. The Design Guidelines are available at: <http://www.claremont.wa.gov.au>.
- (iv) The applicant/owner is advised of the following health requirements from the Town's Health Services. Should any advice be unclear, please contact the Town's Health Services on 9285 4300:
  - a) All plant and machinery (such as air conditioners and pool pumps) being suitably sound proofed to comply with the requirements of the Environmental Protection (Noise) Regulations 1997;
  - b) Works that are to be undertaken on site are to comply with the Environmental Protection (Noise) Regulations 1997; and
  - c) Under the Environmental Protection (Noise) Regulations 1997, no work is to be permitted or suffered to be carried out:
    - i. Before 7:00am or after 6:00pm between Monday and Saturday inclusive; or
    - ii. On a Sunday or public holiday.

Reason: To allow possibility of replacement of an equivalent system.

**CARRIED(146/16)  
(NO DISSENT)**

## 13.2 CORPORATE AND GOVERNANCE

*Items 13.1.1 to 13.1.2 were carried en bloc.*

### 13.2.1 LIST OF PAYMENTS 1 TO 31 AUGUST 2016

**File Ref:** FIM00062

**Attachments:** [Schedule of Payments to August 2016](#)  
[NAB Purchase Card Statement July 2016](#)  
[NAB Purchase Card Statement August 2016](#)

**Responsible Officer:** Les Crichton  
 Executive Manager Corporate and Governance

**Author:** Edwin Kwan  
 Finance Officer

**Proposed Meeting Date:** 20 September 2016

#### Purpose

For Council to note the payments made in August 2016.

#### 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 \$1,338,237.90 during the month of August 2016.

The attached schedule covers:

- Municipal Funds electronic funds transfers (EFT) \$ 862,655.97
- Municipal Fund vouchers (39482-39483) \$ 555.99
- Municipal Fund direct debits \$ 444,392.46
- Trust Fund electronic funds transfer (EFT) \$ 30,633.48
- 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 16 August 2016, Resolution 132/16:

*That Council notes all payments made for July 2016 totalling \$1,587,792.38 comprising;*

<i>Municipal Funds electronic funds transfers (EFT)</i>	\$	1,080,546.29
<i>Municipal Fund vouchers (39476-39481)</i>	\$	20,747.55
<i>Municipal Fund direct debits</i>	\$	437,825.87

<i>Trust Fund electronic funds transfer (EFT)</i>	\$	48,672.67
<i>Trust Fund vouchers</i>	\$	0.00

**Financial and Staff Implication**

Resource requirements are in accordance with existing budgetary allocation.

**Policy and Statutory Implications**

*Local Government (Financial Management) Regulations 1996, Regulations 12- 13.*

Town of Claremont Delegation Register Item 37.

**Communication / Consultation**

N/A

**Urgency**

N/A

**Voting Requirements**

Simple majority decision of Council required.

**Moved Cr Haynes, seconded Cr Main**

**THAT Council notes all payments made for August 2016 totalling \$1,338,237.90 comprising;**

<b>Municipal Funds electronic funds transfers (EFT)</b>	<b>\$</b>	<b>862,655.97</b>
<b>Municipal Fund vouchers (39482-39483)</b>	<b>\$</b>	<b>555.99</b>
<b>Municipal Fund direct debits</b>	<b>\$</b>	<b>444,392.46</b>
<b>Trust Fund electronic funds transfer (EFT)</b>	<b>\$</b>	<b>30,633.48</b>
<b>Trust Fund vouchers</b>	<b>\$</b>	<b>0.00</b>

**CARRIED(147/16)  
(NO DISSENT)**

**13.2.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD  
ENDING 31 JULY 2016**

<b>File Ref:</b>	<b>FIM/0062-02</b>
<b>Attachments:</b>	<a href="#">Statement of Financial Activity for period ending 31 July 2016</a> <a href="#">Infrastructure Schedule of Works – July 2016</a>
<b>Responsible Officer:</b>	<b>Les Crichton</b> <b>Executive Manager Corporate and Governance</b>
<b>Author:</b>	<b>Hitesh Hans</b> <b>Finance Manager</b>
<b>Proposed Meeting Date:</b>	<b>20 September 2016</b>

---

**Purpose**

Report presents the Statement of Financial Activity for the month ending 31 July 2016. This report incorporates all the carry forwards approved as part of the of June 2016 year-end report.

**Background**

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

**Discussion**

The Financial Statements to 31 July 2016 represent the first month of operation for the 2016-17 financial year.

The closing surplus of \$15,245,324 compares favourably against the budgeted surplus of \$15,004,580. As detailed below, the \$240,744 variance is comprised of net increase (excluding non cash items) of \$73,685 in operating revenue & net decrease in \$38,588 of operating expenditure against the budget along with \$128,471 under in capital works schedule.

**Operating revenue - \$73,685 above budget**

- \$67,853 increase in fee and charges from refuse collection 37K (more properties added before the rates were levied) and timing of swimming pool licence income 22K.

**Operating expenditure - \$38,588 under budget**

- (\$64,099) - employee cost is over budget mainly due to the timing on the payment of worker's compensation premium ahead of budget timing.
  - \$147,644 due to timing difference across materials and contracts services \$109K and office expenses \$37K.
  - (\$42,975) Insurance expenditure is over budget due to premiums paid ahead of budget timing.
-

### Capital expenditure – \$128,471 under budget

As detailed within the capital works schedules (Attachment [Note 9]), capital expenditure is below budget due to timing of the capital works.

### Cash holdings

Current investment holdings are outside Council's Investment Policy LG511 with 52% investment with NAB due to significant interest income benefit. The policy limits funds with one institution at 45% however the risk of investments with NAB was considered low given it has an excellent credit rating.

### **Past Resolutions**

Ordinary Council Meeting 16 August 2016, Resolution 133/16:

*That Council note the Financial Statement of Activity for the period 1 July 2015 to 30 June 2016.*

### **Financial and Staff Implications**

Resource requirements are in accordance with existing budgetary allocation.

### **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.

#### **Voting Requirements**

Simple majority decision of Council required.

#### **Moved Cr Haynes, seconded Cr Main**

**That Council notes the Financial Statement of Activity for the period 1 July 2016 to 31 July 2016.**

**CARRIED(147/16)  
(NO DISSENT)**

### 13.2.3 APPOINTMENT OF COMMUNITY REPRESENTATIVE TO LAKE CLAREMONT ADVISORY COMMITTEE

<b>File Ref:</b>	<b>GOV/00054</b>
<b>Attachment:</b>	<a href="#">Nomination Form</a>
<b>Responsible Officer:</b>	<b>Les Crichton</b> <b>Executive Manager Corporate and Governance</b>
<b>Author:</b>	<b>Katie Bovell</b> <b>Governance Officer</b>
<b>Proposed Meeting Date:</b>	<b>6 September 2016</b>

#### Purpose

For Council to appoint a community representative to the Lake Claremont Advisory Committee of Council.

#### Background

Council has established various committees to advise it on specific matters with membership made up of elected members, community members and, relative to some committees, representatives of other organisations or committees. The establishment and appointment of representatives to Council committees is governed by the *Local Government Act 1995*.

The tenure of all committee members on local government committees expires at the next ordinary election following appointment. The current committee members were appointed following the 2015 election and their tenure expires on the Election Day in 2017.

One of the community representatives has resigned from the Lake Claremont Advisory Committee due to other commitments. As a result, a position of Community Representative has become vacant.

The Terms of Reference and positions for the Lake Claremont Advisory Committee are as follows:

*To provide advice to Council on matters relating to:*

- *The care and maintenance of Lake Claremont and its immediate environment;*
- *The rehabilitation of Lake Claremont and its environs;*
- *Plans for amenities proposed to Lake Claremont and its immediate environs;*
- *Proposals for the Lake from the Friends Group.*

Representative Type	Positions
City of Nedlands	1
Scotch College	1
Friends of Lake Claremont (FOLC)	1
Community	2

## Discussion

The vacant position was advertised with nominations closing on 31 August 2016.

One nomination was received from Mr Steve McKinney. It is recommended the nominee be appointed to the position of Community Representative on the Lake Claremont Advisory Committee of Council.

## Past Resolutions

Ordinary Council Meeting 19 April 2016, Resolution 59/16:

Appointment of Friends of Lake Claremont Representative and City of Nedlands Representative to Lake Claremont Advisory Committee.

Ordinary Council Meeting 6 October 2015, Resolution 170/15:

Appointment of community representatives to Advisory Committees.

Ordinary Council Meeting 17 March 2015, Resolution 38/15:

Appointment to fill vacant community member position of Foreshore Advisory Committee.

Ordinary Council Meeting 5 November 2013, Resolution 318/13:

Appointment of elected members to Advisory Committees.

Ordinary Council Meeting 1 October 2013, Resolution 281/13:

Appointment of community representatives effective from 2013 Council election and disbandment of Community Safety and Crime Prevention Committee.

Ordinary Council Meeting 16 April 2013, Resolution 69/13:

Appointment of youth representatives from Scotch College and Christ Church Grammar School; increase of membership to include City of Nedlands councillor

Ordinary Council Meeting 7 August 2012, Resolution 143/12:

Elected member motion to disband Strategic Planning and Policy Committee.

Ordinary Council Meeting 6 December 2011, Resolution 279/11

Appointment of Community Representatives to Advisory Committees following 2011 Local Government election

Ordinary Council Meeting 18 October 2011, Resolutions 221/11 to 227/11:

Appointment of Councillors to Advisory Committees following 2011 Local Government election.

## Financial and Staff Implications

Resource requirements are in accordance with existing budgetary allocation.

## Policy and Statutory Implications

*Local Government Act 1995.*

Section 5.8 - Establishment of committees

Section 5.9 - Types of committees

---

Section 5.10 - Appointment of committee members  
 Section 5.11 - Tenure of committee membership.

### **Communication and Consultation**

Nominations for the vacant position were advertised in local newspapers, the Town notice boards, Town Talk and on the website.

### **Strategic Community Plan**

#### **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.

#### **People**

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

- Improve the capacity of local community groups.

#### **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.

#### **Urgency**

Appointment of committees is essential to assist the Council in performing some of its legislative responsibilities.

#### **Voting Requirements**

Absolute Majority decision of Council Required.

#### **Moved Cr Haynes, seconded Cr Edwards**

**That Council approves the appointment to the Lake Claremont Advisory Committee of Council:**

<b>Representative Type</b>	<b>Name</b>
<b>Community Representative</b>	<b>Steve McKinney</b>

**CARRIED BY AN ABSOLUTE MAJORITY(148/16)  
 (NO DISSENT)**



**13.2.4 NEW LOCAL LAW - SITE EROSION AND SAND DRIFT LOCAL LAW 2016**

<b>File Ref:</b>	<b>LAW/00052</b>
<b>Attachments:</b>	<a href="#"><u>Town of Claremont Site Erosion and Sand Drift Local Law 2016</u></a>
<b>Responsible Officer:</b>	<b>Les Crichton</b> <b>Executive Manager Corporate and Governance</b>
<b>Author:</b>	<b>Justin Strange</b> <b>Principal Environmental Health Officer</b>
<b>Proposed Meeting Date:</b>	<b>20 September 2016</b>

---

**Purpose**

The report recommends Council adopt the Town of Claremont Site Erosion and Sand Drift Local Law 2016.

**Background**

At the 21 June 2016 Ordinary Council Meeting, Council resolved to advertise the draft Town Claremont Site Erosion and Sand Drift Local Law 2016, in accordance with s. 3.12 of the *Local Government Act 1995*. The purpose and effect of which are:

**Purpose:** To provide for the regulation, control and management of site erosion and sand on land within the district so as to protect the amenity of the area.

**Effect:** To establish requirements for the management and control of site erosion and sand on land within the district.

The draft Site Erosion and Sand Drift Local Law 2016 was advertised in the West Australian on Saturday 25 June 2016 inviting submission until Monday 15 August 2016.

**Discussion**

No submissions from the public were received.

The Department of Local Government and Communities (DLGC) made comments in regards to minor formatting and these recommendations have been incorporated into the final draft presented for adoption.

The DLGC also made the following comment in regards to the use of term “practicable” and “reasonable”:

**Practicable measures**

*Clause 2.1 requires that an owner or occupier of land must take “practicable measures” to prevent the stabilization of sand on land and the release of sand or dust. In some cases, the owner or occupier of premises may not be able to completely control the escape or release of sand or dust. The Committee has previously requested that terms such as “reasonable steps” or “reasonable*

---

*measures” be inserted in clauses of this nature. The Town may wish to replace the term “practicable measures” with “reasonable measures”.*

The definition of practicable relates directly to what can or is able to be put into practice successfully, whereas reasonable is defined as what is fair, appropriate or moderate. The amendment has not been made to the Clause 2.1 as the direction is to undertake measures to control successfully the escape of sand and/or dust from the land.

It is recommended Council adopt the Town of Claremont Site Erosion and Sand Drift Local Law 2016, amended to reflect minor formatting changes.

### **Past Resolutions**

Ordinary Council Meeting 21 June 2016, Resolution 97/16;

*That Council advertise the draft Town of Claremont Site Erosion and Sand Drift Local Law 2016 for a period of not less than six weeks in accordance with section 3.12 of the Local Government Act 1995.*

- a) The purpose of the local law is to provide for the regulation, control and management of site erosion and sand on land within the district so as to protect the amenity of the area.*
- b) The effect of the local law is to establish requirements for the management and control of site erosion and sand on land within the district.*

*CARRIED  
(NO DISSENT)*

### **Financial and Staff Implications**

Resource requirements are in accordance with existing budgetary allocation.

### **Policy and Statutory Implications**

Part 3 Subdivision 2 of the *Local Government Act 1995* stipulates the procedure for making and reviewing local laws.

### **Communication / Consultation**

The proposed Soil Erosion and Sand Drift Local Law 2016 was advertised as required by section 3.12 of the *Local Government Act 1995*.

The Local Law will come in to effect on the 14th day after it appears in the Government Gazette.

### **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 spaces

#### **Environment**

---

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

- *Strive for innovative environmental design practices in new developments and redevelopments*

### **Urgency**

The Local Law improves control of impact of increased development on existing residents and infrastructure.

### **Voting Requirements**

ABSOLUTE MAJORITY DECISION OF COUNCIL REQUIRED.

*The Mayor read aloud the purpose and effect of the proposed local law.*

### **Moved Cr Tulloch, seconded Cr Mews**

#### **That Council**

1. **Adopt the Town of Claremont Site Erosion and Sand Drift Local Law 2016 (amended to reflect minor formatting changes) in accordance with section 3.12(4) of the *Local Government Act 1995*, the purpose and effect of which are:**

#### **Site Erosion and Sand Drift Local Law 2016**

**Purpose:** To provide for the regulation, control and management of site erosion and sand on land within the district so as to protect the amenity of the area.

**Effect:** To establish requirements for the management and control of site erosion and sand on land within the district.

and

2. **Authorise the Mayor and Chief Executive Officer to sign and affix the Common Seal to Site Erosion and Sand Drift Local Law 2016.**

**CARRIED BY AN ABSOLUTE MAJORITY(149/16)  
(NO DISSENT)**

### 13.3 INFRASTRUCTURE

#### 13.3.1 LAKE CLAREMONT MANAGEMENT PLAN 2016-21 PUBLIC CONSULTATION

<b>File Ref:</b>	<b>PRK00123</b>
<b>Attachments:</b>	<a href="#">LCMP 2016 Draft</a> <a href="#">LCMP Appendix 1 2016 Draft</a> <a href="#">LCMP Appendix 2 2016 Draft</a> <a href="#">LCMP Appendix 3 2016 Draft</a>
<b>Responsible Officer:</b>	<b>Saba Kirupanather</b> <b>Executive Manager Infrastructure</b>
<b>Author:</b>	<b>Andrew Head</b> <b>Manager Parks and Environment</b>
<b>Proposed Meeting Date:</b>	<b>20 September 2016</b>

---

#### **Purpose**

For Council to review the reformatted final draft of the Lake Claremont Management Plan 2016-21 (LCMP2016-21), and approve it for public consultation with the community.

#### **Background**

The redevelopment of the former Lakeway Drive-In site in 2007 and closure of the long nine-hole golf course in 2009 significantly altered the management regime around Lake Claremont. Community consultation for both initiatives identified that the community wanted an ecologically sustainable residential development on the drive-in site to fund both revegetation of half of the closed golf course and activation of recreation space on the other half of the area.

The conservation focused 2010 Lake Claremont Management Plan and the Lake Claremont Parkland Concept Plan (December 2010) guided works in the lake, former golf course and western remnant bushland. The concept plan expanded both the area and scope of the nature space at Lake Claremont.

The evolving community engagement with the Lake Claremont has changed the management focus at the site from simply conserving and protecting the lake and remnant bushland to the management of cultural, social, recreational, sporting, and environmental values of a mixed-use public open space which underpins this draft of the Lake Claremont Management Plan 2016-21 (LCMP 2016-21).

#### **Discussion**

The life span of a strategic management plan, including management plans for public open spaces, is typically a period of five years. On that basis both the Lake Claremont Management Plan 2010 and the Lake Claremont Parkland Concept Plan (December 2010) require review. On advice from the LCAC, the Council approved a review of both plans and a "consultant's brief" for the development of "a new best practice adaptive management plan for the lake and its surrounds" in the first half of 2014. In line with the Council approved brief, Natural Area Consultancy firm (NAC)

---

was appointed to develop an environmentally focused management plan for the Lake Claremont site.

Feedback from Councillors and the LCAC broadened the scope of the management plan to address cultural, recreational and environmental aspects of managing the site. After Natural Area Consultancy had produced four drafts of the management plan at the Town's request, rather than the quoted/requested two drafts and final document, the Town took over the work reviewed/ redrafted the plan in house.

At that time, the Council formed the Lake Claremont Parkland Recreation Use Working Party (the Recreation Working Party). It was decided to suspend development of the LCMP 2016-21 in April 2015 to allow the Recreation Working Party to complete their review.

Outcomes of the Recreation Working Party review and other suggestions and amendments raised by Councillors and LCAC members have been incorporated into the current draft of the LCMP 2016-21 and the background appendices. The LCMP2016-21 operates as a standalone document, while the appendices benchmark values for the site and provide guidance on best practice management techniques.

This updated suite of documents was presented to the Lake Claremont Advisory Committee in February 2016 and comments were accepted over the following week for consideration and inclusion in the report direct to Council.

Changes requested by committee members of the plan but not implemented are;

1. *4.1.2 Infrastructure for sport and recreation include: Periodic review impact of infrastructure on lake fauna and flora.*

#### Officer Comments

There are minimal impacts to the flora and fauna as a result of current infrastructure on the site. Any new items proposed within the site should be assessed prior to proposals for installation.

2. *4.4.2 Fig Trees – Remove European heritage references to the Ficus throughout the document. These trees were planted after the rubbish dump closed (1970). The Town needs to justify this action and define what constitutes “European Heritage Value”*

#### Officer Comments

Heritage assessment of the ficus trees are possible. Areas of assessment include the following measures which are used by the Heritage Council of WA, but with a focus on significance to the local area.

- Aesthetic value – Age, avenue planting, landmark quality or impact to vistas.
  - Historic Value – Importance in relation to an event, phase or activity of historic importance or close association with an individual or group whose life has been significant within the history of the nation, state or region.
  - Scientific Value – Importance to a wider understanding of the history of occupation of the locality, region or state.
-

- Social Value – Importance as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, aesthetic or educational associations.
- Rarity – Demonstrates rare, endangered or uncommon structures, landscapes or phenomena. .

A cursory assessment suggests they may meet some criteria but not all. An assessment should still be undertaken to determine significance of these trees.

3. *2.1-2.8 Recreation – Move sections to an Appendix as they are only descriptions (As are the biophysical, flora and fauna sections of the plan).*

#### Officer Comments

The original scope had an additional appendix which accommodated this section however it was incorporated into the main document after a request of the Council during consultation process. This could be its own appendix however there would only be a small amount of information held in it as recreational pursuits are limited to the existing infrastructure. Future management plans (For example; LCMP 2021-26) could be added to an appendix which includes golf course and aquatic centre sections. This would create a more detailed section on recreation which could be referred to in the main document.

4. *Page 19 diagram to have a box for other volunteers*

#### Officer Comments

The diagram already has a box for other volunteers. No need for an additional box to demonstrate current structure.

5. *Significance of the wetland in a regional and local context has not been well defined in the plan. The biodiversity and conservation values are the most important to recognise and manage around this important resource (i.e. – they take priority). Sport, recreation and cultural values are secondary and should be developed and enhanced within the constraints of maintaining the biodiversity/conservation values which are easily lost and difficult to re-establish. Sport, recreation and cultural values are more easily addressed and maintained.....*

#### Officer Comments

This information on regional and local context is contained in the wetland appendix. The intent with the management plan suite of documents was to create a simple overarching document with all supporting information held within the appendix sections.

6. *Remove suggestion of a natural and cultural heritage study centre be located in the area of the old tin shed. Instead insert, as a high priority, a natural and cultural study centre should be considered as part in the redevelopment plans of the pool and/or the golf club during the current planning phase. A simple*

*structure with only a roof as a cover will not be an adequate enough facility and will likely attract people for late night drinking, drugs and graffiti.*

#### Officer Comments

Lake Claremont Recreation Precinct Consultation Report found that there was only six out of the 56 comments received that were in relation to the proposed Heritage Centre, 5 were supportive with only one not supportive. Comments can be seen below;

#### *Unsupportive*

- *The heritage centre is unnecessary (waste of \$).*

#### *Supportive*

- *I support the new cultural / heritage centre.*
- *Pleased to see the plans for the heritage centre to recognize both Aboriginal and European heritage use of the precinct.*
- *I support the concept of a indigenous cultural focus at the northern end of the Lake*
- *FOLC support the concept of a heritage centre but believe it needs further work*
- *Excellent – but give more money and higher priority*

The intent is to create a spot for some interpretive panels on the history of Lake Claremont from pre-European through to the future. The north of Lake Claremont is lacking in facilities to activate the area. This is seen as an opportunity to create a small informal outdoor classroom for use by many groups within the community. Scotch is showing keen interest in setting up a bush school program. Any shelter built in this area would be done without lighting, walls, power or water which would reduce the likelihood of antisocial behaviour.

The discussion on this has been, as a minimum do the informal low scale shelter, but to seek grants and partnerships such as schools to develop it as a proper resource.

Consideration has been given to use (non-exclusively on a booking and availability basis) a multi use room within the pool redevelopment which could be used for holding classes, workshops and talks by many community groups including the Friends of Lake Claremont for conservation education. LCAC has recommended to develop a business plan to determine demand and requirements for any proposed purpose built facility.

7. *Page 27 Regeneration and revegetation: need to agree on what areas we “Continue to give due consideration to blocking views of parkland users” The phrase “particularly in relation to blocking views” sends the wrong message of the conservation issues.*

#### Officer Comments

The operational plan of last year, recommended by LCAC and approved by Council, stated that, extension of the wetland buffer revegetation on the

---

eastern side of the lake which includes all low plantings to provide views of the lake.

At the LCAC meeting on 25 August 2016 the wording was changed to say;  
*“Continue to provide views of the lake by using low plantings with an indicative height between 600mm and 1 metre height on the eastern side of the wetland buffer and other vistas be created through the removal of established non native trees which provide the Town opportunities to revegetate with endemic species in those areas to improve biodiversity and maintain long term viability of the bushland.”*

*Reason: 600mm is too specific as a measure as some plants will grow beyond their natural range of sizes from time to time.*

Recently a few Eucalypt seedlings have germinated naturally within the areas designated as a low planting area on the eastern side of the lake within the buffer area; this will more than likely continue to occur each winter. Any naturally occurring plants within the Lake Claremont environs will need a permit from Department of Environmental Regulation (DER) to undertake the removal of those plants as the area is designated as an Environmentally Sensitive Area (ESA). Only planted specimens can be removed where they were not intended for revegetation purposes, examples would include all trees planted during the golf course operational years.

The area of low planting is significant and does not provide any shade benefit to the path users during the afternoons in summer. Some park users have requested more shade along this section of the path over the last few years. This area provides the Town an opportunity to provide a few shade trees within this buffer area to improve path useability in hot weather during the afternoons. These could be planted at very wide 12m or more spacing close to the path (on the lake side) to ensure the views of the lake are maintained during establishment and maturity phases. A few viewing areas can be created in this section close to the path for people to stand or sit and enjoy the diversity of fauna (including the new variety of birds) and flora.

8. *LCAC recommendation 1.c. - Figure 7.2 be amended by deleting Town Of Claremont ownership of Lakeway and replacing “boundary” and “shoreline.”*

This map has been updated since the last LCAC meeting and does not require any further changes to be made. Shoreline was also changed on Figure 7.5 for consistency.

9. *LCAC recommendation 1.d. - Update figure 7.6 to show in particular current approved dog exercise area and Par 3 Golf Course.*

The map has been updated since the last LCAC meeting to include the new dog exercise area approved by Council earlier this year and the Golf Course has been marked on the map as requested.

Any changes resulting from the community consultation will be considered in a consultation outcomes report or incorporated into the final draft of the LCPMP2016-21 prior to final Council approval.



**Past Resolutions**

Ordinary Council Meeting 18 March 2014:

*Approves \$32,500 as an unbudgeted expenditure, to review the 2010 Lake Claremont Management Plan and draft a new best practice adaptive management plan for the lake and its surrounds.*

Ordinary Council Meeting Council 1 July 2014:

*That Council:*

- 1. Approves the draft brief for the consultants to review the Lake Claremont Management Plan; and*
- 2. Delegates to the Chief Executive Officer to make any other amendments as needed to progress with the LCMP review.*

Ordinary Council Meeting 5 May 2015:

*That*

- 1. Council establish a Lake Claremont Parkland Recreation Use working party to consider the use of the parkland as a recreation resource for the community.*
- 2. The working party to report to Council no later than 3 September 2015.*
- 3. Membership of the working party be three elected members plus the CEO or his delegate.*
- 4. The working party consist of the one Councillor from each Ward and one only deputy all to be elected by Council.*

Ordinary Council Meeting 16 Feb 2016:

*That*

- 1. Council receive this report about the consultation outcomes regarding the Lake Claremont Parkland Recreation Use Plan;*
- 2. Council endorse the recommendations of the Lake Claremont Parkland Recreation Use Plan (as amended by Council resolution 224/15) through modification to the Lake Claremont Parkland Concept Plan 2010 other than the recommendations relating to the dog exercise area which is to be dealt with separately;*
- 3. Give consideration in the mid-year budget review to allocation of \$56,000 for the proposed 2015-2016 projects;*
- 4. The necessary provision for funding be included for the listed 2016-17 and 2017-18 projects when the Town's Forward Financial Plan is reviewed;*
- 5. Opportunities for funding partnerships and grant funding be investigated by the Administration;*
- 6. Further consideration be given in 2018 to consider further initiatives in time for consideration during budget deliberations for 2018-19;*
- 7. Refer to the Lake Claremont Committee for consideration and recommendation to Council –*
  - a) the proposal for the dog proof fence around Lake Claremont;*
  - b) the proposal to retain all fig trees as recognition of the European heritage of the precinct; and*
- 8. Direct that public notice be given of the proposal to amend the Dogs in Public Places Policy LV127 by extending the existing area south to the proposed Lakeway Street parking area extension.*

Lake Claremont Advisory Committee Meeting 25 February 2016:

---

*That the Committee recommends that Council:*

- 1. Releases for community consultation the draft Lake Claremont Management Plan 2016-2021 and the three draft appendices that support the plan.*
- 2. Approves engagement with Noongar representatives to confirm and/or secure (Section 18) approval for Aboriginal heritage aspects of the draft Lake Claremont Parklands Management Plan 2016-2021 and the three draft appendices that support the plan.*
- 3. Refers to the Lake Claremont Advisory Committee for consideration and recommendation the scheduling of management actions determined following the community consultation and detailed in Section 5.0 of the plan.*
- 4. Lake Claremont Parklands Management Plan be named Lake Claremont Management Plan.*

Lake Claremont Advisory Committee Meeting 25 August 2016:

*That the Committee recommends that Council:*

- 1. Release the Lake Claremont Management Plan 2016-21 for public consultation subject to the following;*
  - a. Interpretive shelter to be left in plan with reference made to the proposed multiuse function room at the Aquatic Centre redevelopment being available for talks, meetings and training by use of community groups and a business plan be prepared for an environmental education centre.*
  - b. Continue to provide views of the lake by using low plantings with an indicative height between 600mm and 1 metre height on the eastern side of the lake and other vistas be created through the removal of established non native trees which provide the Town opportunities to revegetate with endemic species in those areas to improve biodiversity and maintain long term viability of the bushland.”*
  - c. Figure 7.2 be amended by deleting Town Of Claremont ownership of Lake Way and replacing “boundary” and “shoreline.”*
  - d. Update figure 7.6 to show in particular current approved dog exercise area and Par 3 Golf Course.*
- 2. The five year implementation plan (Section 5 of draft Lake Claremont Management Plan) to inform priorities of all identified actions.*
- 3. Recommends the development of an appendix for land use to be created and include the Golf/Pool upgraded facilities for next management plan review in 2021.*

*CARRIED  
(NO DISSENT)*

### **Financial and Staff Implications**

Resource requirements are in accordance with existing budgetary allocation. Community consultation is budgeted under the project funding. Implementation costs of the new management plan and staff implications will be addressed when the finalised plan is submitted to Council for endorsement post consultation and as part of the annual Operational Plan.

### **Policy and Statutory Implications**

*Aboriginal Heritage Act 1972 (WA)*  
*Environmental Protection Act 1986 (WA)*

---

*Environment Protection and Biodiversity Conservation Act 1999 (Aust)*  
*Wildlife Protection Act 1950 (WA)*  
*Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (WA)*  
Bush Forever and Geomorphic Wetlands Swan Coastal Plain dataset  
State Planning Policy 2.8: Bushland Policy for the Perth Metropolitan Region  
Lake Claremont Management Plan 2010  
Lake Claremont Concept Plan

### **Communication / Consultation**

A local newspaper advert to inform all residents of the availability of draft management plan both on the website and in hardcopy from the Council offices, request written feedback via email.

Articles in local media, on Town's website and Facebook page, in Town talk (if time permits).

After public consultation, Officers will meet with the Perth region NRM for finalising the Indigenous consultation phase prior to Council's final approval.

### **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.*

- Develop the public realm as gathering spaces for participation and enjoyment.
- Maintain and upgrade infrastructure for seamless day to day usage.
- Provide a responsible and well managed urban environment, with sustainable development outcomes.

#### **People**

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

- Improve the capacity of local community groups.

#### **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.*

- Strive for innovative environmental design practices in new developments and redevelopments.
- Provide education and communication on leading practices to the community.
- Implement sound environmental practices as reflected in the WESROC Climate Change Risk Assessment Project.

#### **Urgency**

To complete the Lake Claremont Management Plan as soon as practical.

---

**Voting Requirements**

Simple majority decision of Council required.

**Moved Cr Haynes, seconded Cr Browne****That Council**

1. **Approves the release of the Lake Claremont Management Plan 2016-21 for public consultation subject to the following:**
  - a. **Interpretive shelter to be left in plan with reference made to the proposed multiuse function room at the Aquatic Centre redevelopment being available for talks, meetings and training by use of community groups and a business plan be prepared for an environmental education centre.**
  - b. **Remove references to “blocking views” and approve the wording;  
“Continue to provide views of the lake by using low plantings with an indicative height between 600mm and 1 metre height on the eastern side of the lake and other vistas be created through the removal of established non native trees which provide the Town opportunities to revegetate with endemic species in those areas to improve biodiversity and maintain long term viability of the bushland.”**

**MOTION FOR EXTENSION OF TIME TO SPEAK****Moved Cr Kelly, seconded Cr Main**

**That Cr Browne be given an extension of time to speak.**

**CARRIED(150/16)  
(NO DISSENT)**

**MOTION TO DEFER****Moved Cr Goetze, seconded Cr Kelly**

**That the item be deferred back to Administration.**

Reason: To clarify the issues that have been presented

1. Balance between Lake Claremont Management Plan and the Lake Claremont Parkland Use Recreation Working Party Plan.
2. Plantings up to 1 metre and the view corridors.
3. European heritage of morten bay figs.
4. Dog fence
5. Steam versus glysohate weed control.

**CARRIED(151/16)**

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

Against the Motion: Cr Haynes.

**13.3.2 LAKE CLAREMONT OPERATIONAL PLAN 2016-17**

<b>File Ref:</b>	<b>PRK00123</b>
<b>Attachments:</b>	<a href="#">Lake Claremont Operational Plan 2016-17</a>
<b>Responsible Officer:</b>	<b>Saba Kirupanather Executive Manager Infrastructure</b>
<b>Author:</b>	<b>Andrew Head Manager Parks and Environment</b>
<b>Proposed Meeting Date:</b>	<b>20 September 2016</b>

---

**Purpose**

For Council to approve the Lake Claremont Operational Plan (LCOP) 2016-17.

**Background**

Last year the Lake Claremont Operational Plan (LCOP) 2015-16 facilitated the transition from the Lake Claremont Management Plan (LCMP) 2010 and Lake Claremont Parklands Concept Plan 2010 to the new strategic plans being developed under the LCMP review and by the Lake Claremont Parklands Recreation Working Party (LCPRWP).

Building on this approach, the Lake Claremont Advisory Committee (LCAC) and LCPRWP requested the development of annual operational plan. This is mainly to keep the Council and community informed and updated of activities occurring on site.

**Discussion**

As a transitional plan, the LCOP 2015-16 was adapted from an existing maintenance schedule for the lake and surrounds by the addition of capital works projects and a map showing Friends of Lake Claremont funded revegetation sites for winter 2015 and winter 2016.

Adoption of the LCPRWP recommendations as the Lake Claremont Parklands Concept Plan 2016 and consolidation of the draft LCMP 2016-21 facilitates the Lake Claremont Operational Plan (LCOP) 2016-17 becoming a roadmap for implementing the highest priority actions recommended by both reviews. As a further enhancement, the format and structure of the LCOP 2016-17 is aligned to the planning framework established by the Claremont Ahead 2023: Strategic Community Plan.

Implementation of the LCOP 2016-17 will enhance the aesthetic, conservation, cultural and recreational values of Lake Claremont and its surrounds.

This month a grant was applied to the State NRM community action grants scheme by the Friends of Lake Claremont. This LCOP 2016-17 has been updated to ensure the planting areas for this grant application are included in the LCOP 2016-17 which will avoid the need for further amendments this year.

## Past Resolutions

Lake Claremont Advisory Committee meeting held on 25 August 2016;

*That the Committee supports the Lake Claremont Operational Plan 2016-17.*

CARRIED  
(NO DISSENT)

Lake Claremont Advisory Committee meeting held on 26 May 2016;

*That the Committee:*

1. *Endorse the format of the draft Lake Claremont Operational Plan 2016-17*
2. *Endorse the objectives and management strategies of the draft Lake Claremont Operational Plan 2016-17.*
3. *Recommends that Council approves the Winter 2017 grant site previously approved under the Lake Claremont POS Operational Plan 2015-16.*

CARRIED  
(NO DISSENT)

Ordinary Council Meeting (OCM) on 17 May 2015, resolution 79/16;:

*That Council*

1. *Supports the relocation of mowing equipment as part of the recreation precinct project and or mowing tender review.*
2. *Formally acknowledges Ms Heidi Hardisty's excellent contribution to the Lake Claremont Advisory Committee.*
3. *Supports the creation of a five year implementation plan for Council approval to improve strategic programming of works as part of the management plan.*
4. *Approves the final designs for the three bird signs at Lake Claremont as per the attached layout.*

CARRIED  
(NO DISSENT)

## Financial and Staff Implications

Resource requirements are in accordance with existing budgetary allocation.

## Policy and Statutory Implications

*Aboriginal Heritage Act 1972 (WA)*

*Cat Act 2011 (WA)*

*Dog Act 1976 (WA)*

*Environmental Protection Act 1986 (WA)*

*Environment Protection and Biodiversity Conservation Act 1999 (Aust)*

*Wildlife Protection Act 1950 (WA)*

*Environmental Protection (Clearing Native Vegetation) Regulations 2004 (WA)*

State Planning Policy 2.8: Bushland Policy for Perth Metropolitan Region

Geomorphic Wetlands Swan Coastal Plain dataset

Section 18. Approval (Department of Aboriginal Affairs).

[Perth] Capital City Planning Framework 2013 (WAPC)

AANZEEC Guidelines for Fresh and Marine Waters 2000 (DOW)

Guide to developing a mosquito management plan (WA Health)

Draft Lake Claremont Management Plan 2016-21

Lake Claremont Parkland Concept Plan 2016  
WESROC Climate Change Risk Assessment & Adaptation Action Plan 2010  
WESROC Western Suburbs Greening Plan 2002

### **Communication / Consultation**

Additional marketing and education activities as detailed in LCOP 2016-17.  
Elected members will be informed of planned and completed actions through Council reports and Quill items as appropriate.  
Revegetation works promoted by Friends of Lake Claremont through their website and Facebook page and through local media.  
Town Talk articles on project works.

### **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.
- Create opportunities for and access to social participation and inclusion in support of community health and well being.
- Improve the capacity of local community groups.

#### **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.*

- Strive for innovative environmental design practices in new developments and redevelopments.
- Provide education and communication on leading practices to the community.
- Implement sound environmental practices as reflected in the WESROC Climate Change Risk Assessment Project.

#### **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.
- Provide responsive and responsible leadership on emerging community issues.

**Urgency**

High - Lake Claremont Operational Plan 2016-17 is required at commencement of 2016-17 financial year to implement the works.

**Voting Requirements**

Simple majority decision of Council required.

**Moved Cr Haynes, seconded Cr Browne**

**That Council approves the Lake Claremont Operational Plan 2016-17.**

**MOTION TO DEFER**

**Moved Cr Goetze, seconded Cr Kelly**

**That the item be deferred back to Administration.**

Reason: To ensure alignment with any changes to the Management Plan.

**CARRIED(152/16)**

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

Against the Motion: Cr Haynes.



**14 ANNOUNCEMENTS BY THE PRESIDING PERSON**

Mayor Barker reported on his attendance at the Citizenship ceremony, and Celebrate Lake Claremont event.

Mayor Barker acknowledged Cr Kelly’s recent recognition of his contribution as a member of the Local Government Standards Panel.

Cr Haynes reported on his attendance at the Celebrate Lake Claremont event.

Cr Goetze reported on her attendance at the Citizenship ceremony, and the Celebrate Lake Claremont event.

Cr Browne reported on reported on his attendance at the Art Awards, and the Celebrate Lake Claremont event.

**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**

NIL

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

NIL

**18 FUTURE MEETINGS OF COUNCIL**

Ordinary Council Meeting, 4 October 2016 at 7:00PM.

**19 DECLARATION OF CLOSURE OF MEETING**

There being no further business, the presiding member declared the meeting closed at 7:51pm.

Confirmed this ... .. day of ... .. 2016.

**PRESIDING MEMBER**