



TOWN OF CLAREMONT

ORDINARY COUNCIL MEETING

MINUTES

TUESDAY 21 MARCH, 2017

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.

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TOWN OF CLAREMONT
ORDINARY COUNCIL MEETING
21 MARCH, 2017
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 7:01PM.

2 RECORD OF ATTENDANCE/APOLOGIES

ATTENDANCE

Mayor Barker

Cr Peter Browne

West Ward

Cr Peter Edwards

West Ward

Cr Karen Wood

West Ward

Cr Jill Goetze

South Ward

Cr Paul Kelly

South Ward

Cr Chris Mews

South Ward

Cr Alastair Tulloch

East Ward

Cr Bruce Haynes

East Ward

Cr Kate Main

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)

Nine members of the public

Two members of the press

3 DISCLOSURE OF INTERESTS

NIL

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

NIL

5 PUBLIC QUESTION TIME

**Ms Heidi Hardisty, 12A Myera Street, Swanbourne.
Re: Item 13.4.1, Stirling Road Car Park.**

Questions:

1. Has a comprehensive parking study be conducted, including surveying the nearby parking areas at various times, to justify the increase in parking needs?
2. If yes, can a copy of this report be released to the public?
3. If not, what is the justification for needing more car parking in Stirling Road Park and elsewhere in the area?
4. Has any other alternatives to building more car parks been considered? If not, why not?
5. Given that the current car park is asphalt and can already provide wheelchair access, why isn't the car park proposed made with a permeable surface, like mulch, to give it a conservation priority and feel? And to save costs?
6. Will the car park be flush to the ground so that turtles and turtle hatchings can move unimpeded?
7. How many new parking bays were recently created by Scotch College? Can these be utilised by the public? If yes, when? Have these contributed to alleviating the need for more parking in Stirling Road Park?
8. Or is more parking needed (at this site) due to the recent expansion of Scotch College? Will some of this parking be used for Scotch College activities?
9. How many trees were removed by Scotch College for the car park adjacent to this area? Have any trees been required by the council to be planted in their place? If yes, have these been planted and if so how many and what trees? How many mature trees were removed by Scotch College to construct the Early Learning Centre and car park attached to it?
10. Are any trees being removed to extend the proposed car park at Stirling Road Park? If yes, are they mature trees? What trees are these? Will these be replaced with local native tree species such as tuarts, flooded gums, marris or jarrahs (all of which provide far more habitat for wildlife than other trees such as peppermints or exotics)?

Answer: The Mayor took the questions on notice.

6 PUBLIC STATEMENT TIME

**Ms Heidi Hardisty, 12A Myera Street, Swanbourne.
Re: Item 13.4.1, Stirling Road Car Park.**

Ms Hardisty spoke against the officer recommendation.

**Ms Sarah Vaughan, 17A Walter Street, Claremont.
Re: Item 13.1.1, Heritage Schedule.**

Ms Vaughan accepted the officer recommendation requesting it not delay her approval of her development application.

Ms Joan Fisher, Friends of Freshwater Bay Museum, 8 Goldsmith Road, Claremont.

Re: Item 13.2.1, Freshwater Bay Museum Facility Development.

Ms Fisher raised concerns about the concept plan relating to the entry point and lack of storage.

**Mr George Pinakis, 16 Hammond Road, Claremont.
Re: Item 13.1.1, Heritage Schedule.**

Mr Pinakis spoke against the officer recommendation.

7 APPLICATIONS FOR LEAVE OF ABSENCE**7.1 APPLICANT: CR MAIN**

Moved Cr Mews, seconded Cr Tulloch

That Cr Main be granted leave of absence for the Ordinary Council Meeting on 18 April 2017.

**CARRIED(26/17)
(NO DISSENT)**

7.2 APPLICANT: CR BROWNE

Moved Cr Wood, seconded Cr Haynes

That Cr Browne be granted leave of absence for the Ordinary Council Meeting on 6 June 2017.

**CARRIED(27/17)
(NO DISSENT)**

7.3 APPLICANT: CR TULLOCH

Moved Cr Mews, seconded Cr Browne

That Cr Tulloch be granted leave of absence for the Ordinary Council Meeting on 6 June 2017.

**CARRIED(28/17)
(NO DISSENT)**

7.4 APPLICANT: CR GOETZE

Moved Cr Mews, seconded Cr Browne

That Cr Goetze be granted leave of absence for the Ordinary Council Meetings on 4 April 2017 and 2 May 2017.

**CARRIED(29/17)
(NO DISSENT)**

7.5 APPLICANT: CR MEWS

Moved Cr Goetze, seconded Cr Tulloch

That Cr Mews be granted leave of absence for the Ordinary Council Meeting on 4 April 2017.

**CARRIED(30/17)
(NO DISSENT)**

8 PETITIONS/DEPUTATIONS/PRESENTATIONS

NIL.

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Moved Cr Mews, seconded Cr Browne

That the minutes of the Ordinary Meeting of Council held on Minutes 21 February 2017 and the Special Council Meeting 7 March 2017 be confirmed.

**CARRIED(31/17)
(NO DISSENT)**

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

17.1.1, Nomination of Freeman of the Town of Claremont.

17.2.1, Lease of Claremont Kindergarten and Infant Health Centre - Portion Lot 848 (Reserve 21710) Stirling Highway, Claremont.

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

NIL.

12 REPORTS OF COMMITTEES

12.1 AUDIT AND RISK MANAGEMENT COMMITTEE

12.1.1 COMPLIANCE AUDIT RETURN 2016

File Ref:	FIM/00070-02
Attachments:	Claremont - Compliance Audit Return 2016
Responsible Officer:	Les Crichton Executive Manager Corporate and Governance
Author:	Les Crichton Executive Manager Corporate and Governance
Proposed Meeting Date:	21 March 2017

Purpose

Report recommends Council adopt the Compliance Audit Return for the 2016 calendar year.

Background

The Compliance Audit Return (CAR) is a statutory document which the Mayor and Chief Executive Officer certify that Council has complied with targeted sections of the *Local Government Act 1995* (and associated regulations) over the past calendar year.

The CAR enables administration to report on, and Council to monitor, the organisation's compliance in meeting its statutory requirements.

At its meeting of 10 March 2017, the Audit & Risk Management Committee considered the 2015 Compliance Audit Return and resolved;

That the Audit and Risk Management Committee recommend Council adopt the Compliance Audit Return 2016 as presented and note the management response to the findings identified within the external review.

Discussion

The CAR has been completed in accordance with requirements which detail;

- The CAR must be reviewed by Councils Audit and Risk Committee prior to adoption by Council
- The Chief Executive Officer may delegate the responsibility to complete any sections of the CAR to another person or persons, the name of who is recorded within the return
- The adopted CAR, together with a copy of relevant section of the Council minutes, and associated documentation are to be forwarded to the Department of Local Government by 31 March of each year.

Completion of the CAR included checking of Council minutes, registers, files and clarifying matters with relevant staff.

This return was completed in-house and this year included external review with a focus on procurement as it relates to tenders and record of Council decisions through review of its agendas and minutes. As detailed in the conclusion of the external review, while opportunity for further improvement has been detailed, no issues were identified where the Town has not met its statutory requirements outlined within the scope of the CAR.

Past Resolutions

Ordinary Council Meeting 1 March 2016, resolution 29/16,

That Council adopts the 2015 Compliance Audit Return

Ordinary Council Meeting 3 February 2015, resolution 2/15,

That Council adopts the 2014 Compliance Audit Return

Ordinary Council Meeting 18 February 2014, resolution 11/14,

That Council adopts the 2013 Compliance Audit Return

Financial and Staff Implications

Resource requirements are in accordance with existing budgetary allocation.

Policy and Statutory Implications

Local Government Act 1995 s.7.13(i).

Local Government (Audit) Regulations 1996 cl 13-16.

Consultation

The return is completed in consultation with responsible officers and was reviewed by an external party.

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.

Urgency

Local authorities are required to submit completed Compliance Audit Returns for the calendar year by 31 March of the following year.

Voting Requirements

Simple majority decision of Council required.

Moved Cr Haynes, seconded Cr Kelly

That Council adopts the 2016 Compliance Audit Return.

**CARRIED(32/17)
(NO DISSENT)**

12.2 LAKE CLAREMONT ADVISORY COMMITTEE

12.2.1 LAKE CLAREMONT ADVISORY COMMITTEE MIDYEAR BUDGET ITEM REQUEST

File Ref: GOV00051
Responsible Officer: Saba Kirupanather
Executive Manager Infrastructure
Author: Andrew Head
Manager Parks and Environment
Proposed Meeting Date: 21 March 2017

Purpose

For Council to consider an increase to the maintenance budget for Lake Claremont surrounds recommended by the Lake Claremont Advisory Committee (LCAC) meeting on 23 February 2017.

Background

Lake Claremont Surrounds budget is tracking above budget year to date and requires some additional funding to cover the remaining part of the year's maintenance activities.

Materials and contracts is \$45,000 above where it should be for this time of year and is projected to be around \$60,000 by the end of the financial year.

Discussion

During this year there have been a number of activities which were already undertaken which were not planned for and they include;

- Erosion control works on the lake edges
- Additional tree work to clear pathways and improve views through the mid story
- Fox trapping during the spring
- Water testing due to algae growth

During the spring and summer months this year we have experienced ideal growing conditions for not only the plantings but also the weed species which has also compounded the increased costs. Some of the weed species have required hand weeding and alternative methods of control. Also we have seen over fifty eastern state eucalypts germinate across the site and they needed prompt removal along with a number of other woody weeds.

As part of the midyear budget review the administration requested an additional \$60,000 for undertaking programmed maintenance activities at the site. But the Council approved an additional \$20,000 at the OCM on 21 February 2017.

At the LCAC meeting on 23 February 2017 an item of an urgent nature was raised in relation to the additional budget request.

A recommendation was made to request an additional \$40,000 from Council to raise the total back up to the original \$60,000 requested.

Past Resolutions

Lake Claremont Advisory Committee Meeting [23 February 2017],
That the Committee recommends an additional \$40,000 to Lake Claremont and Lake Claremont Surrounds operational budget 2016-17.

CARRIED

Financial and Staff Implications

There are no current resources allocated, will need to be considered as part of any midyear savings.

Policy and Statutory Implications

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)

Lake Claremont Management Plan 2010

Lake Claremont Operational Plan 2016-17

Lake Claremont Concept Plan 2016

Communication / Consultation

N/A

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.

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.

Urgency

High, since most of the operational activities in the Lake Claremont area have already been undertaken and the money spent is over the allocated budget.

Voting Requirements

Absolute majority decision of Council required.

Moved Cr Haynes, seconded Cr Wood

That Council supports an additional \$40,000 for Lake Claremont and Lake Claremont Surrounds budget 2016-17 and adjust the midyear savings accordingly.

**CARRIED BY AN ABSOLUTE MAJORITY(33/17)
(NO DISSENT)**

13 REPORTS OF THE CEO

13.1 PLANNING AND DEVELOPMENT

13.1.1 HERITAGE SCHEDULE – FURTHER CONSIDERATION

File Ref:	DAB/00027
Attachments - Public:	Ronald Bodycoat Report Heritage Planning Legislation
Attachments - Restricted:	Submission
Responsible Officer:	David Vinicombe Executive Manager Planning and Development
Author:	Eddie Marcus Heritage Officer (and Odhran O'Brien – former Heritage Officer)
Proposed Meeting Date:	21 March 2017
Enabling Legislation:	Town Planning Scheme No. 3 (TPS3) <i>Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)</i> Local Planning Policy 2/2015 – Retention of Heritage Places, Heritage Areas and Heritage Precincts (LPP 2/2015)

Summary:

- At its meeting held on 7 July 2015, Council adopted the updated Schedule of Historic and Other Buildings and Places 2015 (Heritage Schedule), attached to the Town Planning Scheme No. 3.
- Properties at 16 Hammond Road, 17A Walter Street and 34 Servetus Street were deferred for referral to Council's Peer Review Panel for further consideration and a recommendation.
- The Showgrounds of the Royal Agricultural Society of Western Australia (RAS) was also referred back to the Planning Department pending further advice.
- Peer Review Panel sessions for 16 Hammond Road, 17A Walter Street and 34 Servetus Street were held on 6 November and 1 December 2015, and 12 February 2016. The Panel has recommended that all three places be retained on the Heritage Schedule, however their management categories be revised from Category B to Category C – one of which is considered of a lower order (17A Walter Street).
- This report was withdrawn from Council's meeting on 16 April 2016 due to concerns raised by affected owners and the need for clarification on a number of heritage matters.
- The implications of reclassification are limited to providing greater planning flexibility applied when determining an application. However with 17A Walter Street, the lower order C classification would open the possibility of total removal if the owner applied for development approval to demolish and removal of the listing in accordance with Council Policy.
- 17A Walter Street is part of a duplex with a common roof. The recommended reclassification of 17A will also affect 17B Walter Street.

- In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs), the owner of 17B has been consulted and has raised concerns that the reclassification may raise the potential for extensions and redevelopment which may affect their side of the duplex and cause inconvenience to tenants. The concerns have been discussed with both owners. The property could be developed in accordance with the RDC and Council's Policies relating to character retention and heritage protection despite the classification of B or C. These Policies would ensure a suitable design outcome to protect the streetscape and ensure the design complements the other half of the duplex. The *Strata Titles Act* also provides protection for the other owner. It is therefore recommended that 17B Walter Street also be reclassified as Category C, acknowledging its lower order status.
 - Local Planning Policy 2/2015 – Retention of Heritage Places, Heritage Areas and Heritage Precincts (LPP 2/2015) provides design guidelines for dealing with applications for development of heritage properties, inclusive of requirements to be satisfied in the consideration of extensions and alterations, including removal and delisting.
 - Based on the recommendations of the Peer Review Panel, 16 Hammond Road, 17A Walter Street and 34 Servetus Street are recommended for inclusion on the Heritage List attached to the Town Planning Scheme No. 3 (TPS3). The comments of the Peer Review Panel and the owners are both included in this report.
 - An amendment is also proposed for the Heritage List attached to TPS3 to respond to changes to the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs).
-

Purpose

For Council to consider the heritage status of 16 Hammond Road, 17A Walter Street and 34 Servetus Street, which are being referred back to Council with additional contextual information for inclusion on the Town's Heritage List (former Heritage Schedule) under TPS3.

Council is also to consider an amendment to the Heritage List clarifying that the interiors of heritage places are deemed significant unless specifically noted otherwise. Planning and Development Services have maintained the practice of assessing the impact of major changes to the interior of heritage listed places since first adopting the Heritage Schedule under the Town Planning Scheme – as done so as it considered that the heritage listing related to the whole of the property, not just the outside appearance. The assessment process employed by the Town's officers has however realistically accepted that modernisation of essential facilities such as bathrooms and kitchens is appropriate. The changes to TPS3 provisions through the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs) have temporarily removed these controls. As a direct result of concerns raised by heritage professionals in the state, reintroduction of controls relating to the interior spaces of heritage buildings are currently being reconsidered by the Department of Planning in a review of the deemed provisions associated with the LPS Regs. In the interim, the Town needs to clarify its approach to development of the interiors of heritage places.

Background

Local Government Inventory and Heritage List

The Town of Claremont has been at the forefront of cultural heritage management since the enactment of the *Heritage of Western Australia Act 1990* (Heritage Act). In 1991 the Town undertook its first Built Environment Survey, which was adopted in 1992 as the Municipal Inventory (MI) (name changed to the Local Government Inventory (LGI) in 2104).

A review of the LGI is required by the Heritage Act every four years, which the Town has undertaken. Following the 2007 review, the LGI contained 657 listings, including two Heritage Areas and the Bay View Terrace Heritage Precinct. Each of the properties, and those within the areas were individually listed during the 2014 review.

The current LGI and Heritage List is the result of a series of strategic heritage reports, which reorganised Claremont's heritage places into areas and standalone listings and attributed each place a 'Management Category' reflecting current heritage legislation and policy. The 2014 review of the LGI was significant as 27 places were added and 42 places delisted. The LGI presently contains 683 entries (including the RAS Showgrounds). If the current proposals are supported by Council, the Heritage List will contain 682 places (not presently containing the RAS Showgrounds – under further review), representing an overall reduction of 28 places since the 2007 review. These 682 places represent 13.7% of the Town's 4,985 rateable properties. Changes implemented over the last five years have been undertaken in line with the 2005 Heritage Management Plan and are intended to more effectively manage, protect and enhance heritage elements within the Town of Claremont.

Development Assessment – Internal Modifications

Prior to gazettal of Amendment No. 125 to TPS3, all development of places considered to have cultural heritage significance (and included on the LGI and Heritage List) were required to obtain development approval before they could be modified. Applications were assessed against the heritage provisions of TPS3 and the Town's Heritage Policy, adopted in 2010 and reviewed in 2015.

On 17 March 2015, Amendment No. 125 to TPS3 was gazetted. This amendment provided for a number of exemptions from development approval for heritage places if internal works were confined to any of the following reversible and minor works:

Fit out of an existing kitchen, bathroom or laundry with no structural alterations;
Replacement light fittings;
Painting/wallpapering/plastering of internal walls;
Internal retiling;
Construction of new non-masonry, non-load bearing walls;
New floor covering placed over but not replacing existing floor surface materials, or
Electrical and plumbing works.

The Western Australian Planning Commission replaced the heritage provisions in all local government Town Planning Schemes through the deemed provisions of the

LPS Regs to require development applications for internal works of heritage places where the interiors are specifically listed. Therefore, for the Town to continue assessing the impact of substantial changes to significant heritage places it needs to clarify the extent of a listing within the Heritage List to reflect heritage provisions previously held within TPS3. Clarifying the heritage status of places listed within the Heritage List will allow the Town to continue effectively managing its built heritage, which is central to the local community's sense of place and identity.

Discussion

Outstanding Heritage List Properties

At its ordinary meeting of 5 April 2016 Council referred 16 Hammond Road, 17A Walter Street and 34 Servetus Street back to the Planning Department to clarify how the properties came to be nominated for inclusion on the Heritage List.

As outlined in the table below, 16 Hammond Road and 17A Walter Street were nominated during the 2012-2014 review for inclusion in both the LGI and the Heritage List and had no previous heritage listing. 34 Servetus Street was included as a place of significant from 2007.

Prior to the 2014 review, all properties listed on either the LGI or the Heritage List were categorised as places of significance. The review introduced management categories and recommended a Category B be applied to 34 Servetus Street. Category B is considered a place of 'considerable significance'. The table below outlines the heritage status of these properties over time.

	Municipal Inventory (1992-2014)	Heritage Schedule (1998-2014)	Local Government Inventory	Heritage List
16 Hammond Road	Not included	Not included	Proposed and adopted 2014	Proposed 2014
34 Servetus Street	Included as 'Significant' 2007	Included as 'Significant' 2007	Upgraded to 'Category B' 2014	Proposed as 'Category B' 2014
17A Walter Street	Not included	Not included	Proposed and adopted 2014	Proposed 2014

The relevant heritage reports for 16 Hammond Road, 17A Walter Street and 34 Servetus Street along with the recommendations of the Peer Review Panel have been included below.

16 Hammond Road, Claremont

John Taylor Architects' Report

The 2014 report titled *Review of 16 Places in the Draft Town of Claremont Heritage Inventory* was produced by John Taylor Architects. The report was commissioned by the Town to gain an independent consideration of the cultural heritage values of properties for which detailed submissions were made during the consultation process for the draft LGI. The report recommended that the heritage management category for the property be changed from a Category B listing to a Category C listing and this

was supported by the Heritage Officer when the Heritage Schedule was referred to Council on 7 July 2015. The report continues to form the basis of the Planning Department's recommendation to include the property on the Heritage Schedule and was referenced through the course of the Panel session. The report included the following comments:

16 Hammond Street, an Inter-War California Bungalow style residence, has aesthetic value in its presentation and provision of homogeneity to the streetscape on the south side of Hammond Road. The place has minor local social value through association with various owners. The design of the place incorporates some Arts and Craft influences, and is a good (but not outstanding) example of the Inter War period of development – it is clearly identifiable. The era and style of residence contributes to the community's sense of place.

The place has been well-maintained, and despite the apparent modification of the original core of the house by a large-scale rear extension (that follows original detailing), fits well within the streetscape, with similar-era residences at 8, 10 and 12 Hammond Road.

Recommendation: modify from Category B status noted in Town of Claremont draft Heritage Inventory to Category C status.

Peer Review Panel Recommendation

The property was viewed and considered by the Peer Review Panel consisting of Brian Hunt (Chair), Philip Griffiths and John Taylor (Expert members) and property owner George Pinakis on 6 November 2015. The Peer Review Panel made the following recommendation:

It is recommended that this property should remain on the Municipal Heritage Inventory [currently the LGI] and be given a management category of C for the following reasons:

- *The expansive original single storey corner residence typifies the Inter-War California Bungalow style. The place demonstrates the prosperity of the period emerging from the Depression.*
- *The dwelling is a fine example of an Inter-War California Bungalow with Arts and Crafts influences demonstrated by the chimney central on the prominent front wall.*
- *The residence has aesthetic value in its presentation and provision of homogeneity to the streetscape both on the south side of Hammond Road and to adjoining portions of George Avenue.*
- *The era and style of residence contributes to the community's sense of place.*
- *The place has been well maintained, and despite the apparent modification of the original core of the house by a large-scale extension (that follows original detailing), fits well within the streetscape, with similar era residences at 4, 8, 12, 18 Hammond Road and 5, 9, 11 George Avenue.*
- *The heritage experts Philip Griffiths and John Taylor were in agreement that the place should remain on the Municipal Heritage Inventory and that management category C was appropriate. The Peer Review Panel would,*

however, regard the portion of the building added to the original dwelling as having little cultural significance.

Owner's Comments (made during the review of the LGI)

I am writing to each of you personally to stress how strongly we feel about our objection to the nomination.

We have resided at 16 Hammond Rd for approximately 28 years and during this time there has been at least one of these listing procedures.

At that time the council did not see fit or find any reason to include our property on any register nor in fact any of the other pre-war houses in our general area.

In the last round of nominations that I recall, I know of at least one property that was listed as a heritage colonial when in fact it was a house of the same vintage as ours which was rendered, had a tin roof and veranda fitted. Your planners don't always get it right.

It should be noted that most of the other houses of our vintage have since been demolished to make way for new dwellings. This type of Architecture is cramped, dark & by degrees either hot or cold (spec home circa 1944) and does not have the more generous proportions of the Nedlands Californian Bungalow which were built on much larger blocks and are therefore more sustainable.

It is interesting to note that in Hammond Rd, George Ave & Goldsworthy Rd there are similar properties which have failed to be nominated or listed for preservation, making ours the only property of this type in the new schedule. We see this as a discriminatory move and feel that your original selection committee has mistaken the additions (1990) which afford the house greater street presence as original.

I have spoken with Odhran O'Brien from the Council who was not involved in the original selection procedure and has no idea why no other similar properties are included.

We recently had the property valued; this was done over the phone by a local agent who was neither interested in inspection or even finding out what it offered in the way of accommodation as its only value is in the land it sits on. A classification of this type would make the property worthless. Who would purchase a property when they have no right to do with it as they want.

Your planners have advised that the council is very flexible in the amount and type of modification allowed but to what extent remains to be tested. The original house comprises small lounge room, smaller dining room, 2 bedrooms & sleep-out (these rooms being inter connected). This layout makes modification extremely difficult without basically demolishing the property.

The tile roof is coming up for replacement with valleys rusting & tiles fretting due to constant roof traffic caused by the necessity to keep roof clear of both pine needles & plane tree leaves from the verge trees. It was planned to replace roof with colorbond but now we are not even sure if that would be allowed given that it could detract from "arts & crafts period" designation afforded it.

The nomination says that the property is indicative of a more prosperous era after the depression, this is certainly not evident in the construction which is in constant need of maintenance.

I could go on but all I can do is object to a proposed listing, feeling it is discriminatory given this is the only property chosen and the fact that we have much to lose from a preservation order.

Should the listing be applied I trust the council will offer compensation for the hardship it will cause perhaps by means of an increased density rating.

Listing of one random property in 3 streets does nothing for heritage or promoting a heritage feel for the area, but rather alienates that property from its environment, which is predominantly comprised of modern dwellings.

I urge you to vote NO to this nomination.

Thanking you in anticipation of your understanding.

Officer comments

The owner requests 16 Hammond Road be excluded from the LGI on the grounds it is not a good representative example of its architectural style and other representative examples have been omitted from the LGI. The Peer Review Panel recommends the listing be revised from a Category B to a Category C. The Panel also recommends that similar properties in Hammond Road be considered during the next review of the LGI and Heritage Schedule.

Since the Peer Review Panel met on 6 November 2015, further information has come to light regarding 16 Hammond Street. It is now known to have been constructed by Kelly Bros for Mr E. Rothwell in 1937. When completed it was opened as a show home for Kelly Bros with photographs and a lengthy accompanying article in the local media, thus demonstrating it was considered a quality residence at that time. Kelly Bros were responsible for a large number of homes in the Claremont and Nedlands area, as well as other surrounding suburbs, making them a significant builder in the area. 16 Hammond Street is a fine example of their design and construction work.

As a consequence, it would normally be recommended that 16 Hammond Street retain Management Category B in the LGI and the Heritage List. However, the Peer Review Panel's recommendation of Management Category C is supported as offering sufficient protection of the place's cultural heritage values.

If 16 Hammond Street is entered in the Heritage List as Management Category C, any proposed works will be assessed against the Town's Local Planning Policy 'Retention of Residential Character LV123' (adopted 17 August 2010). However, as a Management Category C, some flexibility will be exercised with the policy if the overall result of the proposed works is a good heritage outcome for the place.

17(A) Walter Street, Claremont

John Taylor Architects' Report

The 2014 *Review of 16 Places in the Draft Town of Claremont Heritage Inventory* report produced by John Taylor Architects recommended that 17 Walter Street be retained on the LGI within the Walter Street Heritage Area as a place of 'some contribution'. This was supported by the Heritage Officer when the Heritage Schedule was referred to Council on 7 July 2015 and continues to form the basis of

the Planning Department's recommendation to include the property on the Heritage Schedule. The report included the following comments:

17 Walter Street, an Inter-War California Bungalow style residence built c.1940, has aesthetic value in its presentation and provision of homogeneity to the streetscape on the west side of Walter Street. The place is a fair example of the Inter War period of development – it is clearly identifiable. The era and style of residence contributes to the community's sense of place.

In the Town of Claremont Heritage Inventory 2012 (Draft) this place is a component of 'Walter Street Heritage Area', comprising residences on both sides of the gently rising street, predominantly of the Federation era, but with some diversity illustrated by a number of later more austere designs fitting comfortably within the streetscape. 17 Walter Street is assessed as making 'Some Contribution' to the heritage area.

The major value identified is that the streetscape has a high degree of cohesiveness and aesthetic appeal. The Federation era residences, in particular, display picturesque qualities in refinement of timber and decorative detailing and interesting compositions in roof forms and elevations. Of single-storey form, with a similar street alignment to the remainder of the places in the Heritage Area, 17 Walter Street is of uncomplicated design style.

Conclusion: It is acknowledged that the Statement of Significance for the Heritage Area includes places of both the Federation and the Inter-War period, 'demonstrating the similarities and differences as the styles intersect'. 17 Walter Street is a fair example of the Inter-War California Bungalow style. Although of a later time period than the majority of the Federation building stock in the defined heritage area, it makes some contribution to the streetscape, having a [stepped] single-storey form.

The common residential function, similar street alignment and single-storey form are qualities that contribute to the pattern, character and consistency of the Walter Street Heritage Area.

The loss of 17 Walter Street could potentially have considerable impact on the cohesiveness of the Heritage Area.

Recommendation: Retain 17 Walter Street in Town of Claremont HI 'Walter Street Heritage Area' as making 'Some Contribution' but note that discretion may be applied in redevelopment proposals and existing residential character should be respected.

Peer Review Panel Recommendation

The property was viewed and considered by the Peer Review Panel consisting of Brian Hunt (Chair), Philip Griffiths and John Taylor (expert members) and Philip Edmands (former owner of 17A) on 6 November 2015. The Peer Review Panel made the following recommendation:

It is recommended that this property and the duplex pair 17(A and B) Walter Street should remain on the Municipal Heritage Inventory and be given a management category of C (lower order) for the following reasons:

- *The dwelling is an Inter-War California Bungalow style duplex residence built c. 1940.*
- *In the Town of Claremont Heritage Inventory 2012 this place is a component of the 'Walter Street Heritage Area' comprising residences on both sides of the gently rising street, predominantly of the Federation era, but with some diversity illustrated by a number of later more austere designs fitting comfortably with the streetscape. 17 Walter Street is assessed as making 'some contribution' to the heritage area.*
- *17 Walter Street is a fair example of the Inter-War Californian Bungalow style and although of a later time period than the majority of the Federation building stock in the defined heritage area, it makes some contribution to the streetscape having a (stepped) single- storey form.*
- *The heritage experts Philip Griffiths and John Taylor were in agreement that the place made 'some contribution' and that place should remain on the Municipal Heritage Inventory and that a Level C Management Category is appropriate, however the Peer Review Panel regarded its heritage value at the lower end of Category C.*

Owner's Comments

When this matter was last considered by Council in April 2016, the former owners submitted the following comments:

Your letter seems to advise of the proposed Area inclusion in the town planning scheme, but as a separate matter seems to indicate that the Heritage Schedule will have to be updated to refer to my property as being located within the Area for heritage listing of my property to be finalised. I have been advised that the latter issue will come up for consideration next year.

In any event this submission records my views which I seek be taken into account at the appropriate juncture.

I have already written to Council about the issue of listing of my Property by letter dated 19 September 2014. In that letter - which annexed a supporting opinion from Ronald Bodycoat - I argued against any form of listing of the Property.

In this letter I wish to reiterate that objection, and make the point that I object to any process that will formalise, or assist in formalising, any such listing. Consequently, to the extent that the proposal referred to in your most recent letter does this, I seek excision of the Property from the Area and that no steps occur in relation to the Property that advances its listing. To the extent that positive steps can be taken to remove the Property from any heritage inventory or proposed heritage inventory I seek that this occur.

To support my opposition to any form of heritage listing of the Property I repeat the points made in my earlier submission, and make the following further submissions addressing the Criteria for the Assessment of Local Heritage Places published by State Heritage Office:

1. *Is the property significant in exhibiting particular aesthetic characteristics?*

No. Ronald Bodycoat's opinion supports the proposition that there is no aesthetic value in the property - which is also evident from the submitted photo and the fact that this is a nondescript 1950's two bedroom duplex. From the front all that can be seen is a door, simple verandah, window and roller garage door - in any event obscured by an added carport. The SHO publication states that:

'In the case of a heritage area, the individual components will collectively form a streetscape, townscape or cultural environment with significant aesthetic characteristics.'

Here the duplex is actually completely different to the other properties in the area. They are typically early Federation style bungalows that are large, on large landholdings and with significant heritage features. The duplex is quite inconsistent with those heritage characteristics.

The SHO Publication goes on to say that a property will generally be excluded if it has only a loose association with creative or artistic excellence or achievement. Here the Property has no such association at all.

2. *Is the Property significant in the pattern or evolution of the history of the local district?*

No, indeed quite the opposite. As the Ron Bodycoat report identifies this duplex is non-conforming in the area. It is atypical of the history and buildings in the area, and it is neither important stylistically nor as a matter of rarity.

3. *Does the Property have a demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district?*

Clearly no. It is atypical of that cultural history, has nothing to say about the local natural history, and is not a rare example within the locality of Claremont. It is a simple 1950's duplex.

4. *Is the Property Significant in demonstrating a high degree of technical innovation or achievement?*

Again clearly no. It is of particularly simple and common construction.

5. *Is the Property significant through association with a community or cultural group in the Local district for social, cultural, educational or spiritual reasons?*

Again clearly no. This criterion would apply say to a significant church and is not relevant here.

6. *Does the Property demonstrate rare, uncommon or endangered aspects of the cultural heritage of the local district?*

Again clearly no. The property is atypical (non-conforming), it is not rare and it is not distinctive.

7. *Is the Property significant in demonstrating the characteristics of a class of cultural places or environments in the local district?*

No, it does not demonstrate the characteristics of a class of cultural places or environments in the local district. It is non-conforming and atypical of the properties in its precinct in every way- style, age, features, block size, house scale, house type etc. There are many other 1950's duplexes in Claremont more broadly and this one is neither significant nor rare.

8. *Does the Property demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development?*

Again self-evidently no. It is out of step with any such theme in its precinct and again, as Ronald Bodycoat has observed, it is neither stylistically exceptional nor important for any aspect of rarity.

So in summary there is absolutely no basis for the heritage listing of the Property or its inclusion in any register or town planning scheme. I would be grateful if these matters could be taken into account at the appropriate point and that the property not be included in, and where already included dropped from, any Nominated Heritage Area, listing, register or town planning scheme.

Please refer to Ronald Bodycoat's attached report on 17A Walter Street, Claremont.

Recently, 17A Walter Street has been sold and the new owners were unaware of the LGI listing and potential Heritage List considerations. These matters have since been discussed with the new owners and the following comments received:

We do not believe 17A Walter Street meets the criteria for entry in the Heritage List or the Local Government Inventory. However, we understand that if the property is entered in the Heritage List as a 'Lower Category C' there is room for the Town of Claremont to demonstrate flexibility when considering planning proposals, and also the possibility of removing the property from the List and Inventory at a future date. In which case, we support entry of 17A Walter Street in the Heritage List on condition it is noted as being a 'Lower Category C'.

Officer comments

The above submissions show that both the previous and current owners claim the place should not be included in the Walter Street Heritage Area. It is claimed that the place is not a good representative example of its architectural style and makes a minimal contribution to the heritage area. The Panel's expert members recommended that the place be retained in the LGI as a lower order 'C'. As with other lower order Category C properties previously identified, processes in Council's Local Planning Policy 2/2015 Retention of Heritage Places, Heritage Areas and Heritage Precincts (LPP 2/2015) allow for consideration of substantial alteration and possible removal of the heritage place pending satisfaction of Council's Policy requirements.

It is noted that this property forms part of a duplex pair with a common roof structure and the recommended revision to the category listing will impact on the other half of the building as the listing is for the whole of 17 Walter Street. Should Council support the recommendation of the Peer Review Panel to reclassify the property as a lower order Category C listing, this will have implications for the other property owner. As

required by deemed provision 8(3) of the LPS Regs, any modification to the heritage listing requires consultation with the other affected owner at 17B Walter Street.

The owner of 17B was contacted in accordance with the LPS Regs and concerns were raised that the reclassification had the potential for extensions and redevelopment which may affect their side of the duplex and cause inconvenience to tenants. Although the owners of 17A have no plans for demolition or major redevelopment, this cannot be discounted at some future stage, and the property could be developed in accordance with the RDC and Council policies. *The Strata Titles Act* also provides protection by ensuring owners reach a mutual agreement on development and, if not, disagreement can be addressed by the State Administrative Tribunal.

It is recommended that 17A Walter Street be reclassified as Category C, acknowledging its lower order status. This will allow extensions and modifications in accordance with Council policy and the possible further consideration of its heritage status and removal from the Heritage List in accordance at a future time. As there has already been a Peer Review Panel session for this property, the remaining elements for consideration of removal from the Heritage List include:

- Where an owner seeks reclassification of a heritage place the request must be lodged in writing with the Town. If the Town agrees to consider the request outside of the scheduled review period, the owner will be required to provide, at their own expense, an independent detailed Heritage Assessment of the place, to be prepared by an experienced heritage professional. (*Note that an independent Heritage Assessment was submitted by the previous owner. See above for details.*)
- Where redevelopment of a heritage place is proposed within a heritage area or precinct, the agreement for removal of the place from the LGI and the Heritage Schedule will be subject to the lodgement of a planning application, which proposes demolition and a new development which addresses the requirements of this policy with regard to the Guidelines for Development within the Immediate Locality of Heritage Areas and Heritage Precincts to the satisfaction of Council.
- As a condition of planning approval for the demolition and redevelopment the heritage place within a heritage area or precinct on the Heritage Schedule, the Town will require an Archival Record/Interpretation Plan to be submitted and/or an element of interpretation to be included within the new development, i.e. an engraved plaque, or other element to the satisfaction of Council. Following satisfaction of these requirements, the property may be removed for the LGI and the Heritage Schedule.

34 Servetus Street, Claremont

Peer Review Panel Recommendation

The property was viewed and considered on 12 of February 2016 by the Peer Review Panel consisting of Brian Hunt (Chair), Philip Griffiths and John Taylor (expert members) and Julie and Gerry Barker (property owners). The Peer Review Panel made the following recommendation.

It is recommended that this property should remain on the Municipal Heritage Inventory and be changed from a management category "B" to "C" for the following reasons:

- Constructed in 1919, the place has significance for its character as an Inter War (c.1915-c.1940) Bungalow which substantially retains original Federation period (c.1890-c.1915) style and details.*
- The place contributes to the social history of the locality and to the community's sense of place as an example of a single storied Federation Bungalow.*
- The place has some significance as a surviving place demonstrating the initial residential subdivision and development of the locality.*
- 34 Servetus Street has significance as part of a larger cluster of places in the area which illustrate residential development in the locality during the "Consolidation" and "Inter-war" periods.*
- Whilst there have been modifications to the building such as a rear addition, replaced fencing, a bitumen paved carpark, replaced roof covering, a concrete verandah floor, painted brickwork and an enclosed section of the verandah, the authenticity of the place is moderate to high.*
- The heritage experts Philip Griffiths and John Taylor were in agreement that the place has cultural heritage significance and should remain on the Municipal Heritage Inventory and that a level "C" Management Category is appropriate.*
- They consider that while this classification may appear inconsistent in the immediate area, it did represent a consistency across the broader municipality.*
- The owners (Julie and Gerry Barker) expressed support for heritage buildings but did not support an MHI listing, as they considered this had adverse commercial consequences.*

Owner's Comments

We are writing in response to your letter of 10 November 2014 regarding the Heritage significance of our property.

We believe that the inclusion of our property on this list will have negative consequences in terms of market value and market attractiveness and as such, we object to it being on the list. Furthermore, we do not believe we have ever been notified of the significance of its listing – the last we knew was that it was 'of interest' (an inclusion we did not mind, due to the mildness of its meaning) but we did not know it had been elevated in its heritage status and we object to this also.

There are several other properties in Servetus Street – mainly in the lower part of the street which we believe have far more heritage significance than this property (or at least equal to) and I note that you have no others from the street included (other than 32 and 34), an omission we find strange and for which an explanation would be of interest to us.

We personally are happy to retain the look of the home, however should we decide to sell, the inclusion of this property on your Heritage Schedule would be a negative to any prospective buyer and unless the council is willing to offer compensation for this, we believe our property should be excluded.

Please consider this email as a formal written response and objection to your proposal as requested in your letter.

Officer comments

It is noted that the owners did not engage a heritage consultant for the Peer Review Panel process and the substantive part of their argument is that heritage listing would reduce the value of their property. However, property values are excluded from the criteria for the assessment of locally significant places set out by the State Heritage Office. Section 6.4 of the *State Planning Policy 3.5 Historic Heritage Conservation* makes clear that the main consideration in listing a place as significant are as follows: *'The inclusion or exclusion of places from a heritage list should be based on their degree of historic heritage significance, supported by the findings in the inventory'*.

34 Servetus Street was listed on the LGI prior to 2007 as a place of potential heritage significance. In 2007, a detailed heritage report was completed on the place and it was upgraded from 'potentially significant' to 'significant'. In 2014 following a review of the LGI, and the introduction of management categories, it was recommended by the heritage consultants undertaking the review that the place be attributed a Category B status in line with comparable places within the Town. The Panel has revised the listing and the expert members recommended a Category C listing. As with 16 Hammond Road above, the owner has indicated that other properties in the immediate locality are not listed, so it is considered appropriate that these places be considered for inclusion in the LGI and Heritage Schedule in the next review.

It is recommended that 34 Servetus Street be reclassified as Category C in the Heritage List. In order for Council to consider removal of the property from both the LGI and Heritage List, Council Policy requirements should be satisfied. Following submission of a Heritage report from the owners, it is appropriate for the Peer Review Panel to reconsider the recommended Category C listing for the property and for the remaining Policy processes detailed above (for 17 Walter Road) to be undertaken.

Development Assessment – Internal Modifications

The deemed provisions of the LPS Regs indicate that a Development Application is not required for internal works which do not materially impact on the external appearance of a building listed in the Heritage List unless the building is identified as having an interior with cultural heritage significance.

Prior to 19 October 2015, the TPS3 heritage provisions adopted earlier that year under Amendment No. 125 applied as detailed in the background to this report. Development approvals were not required for internal modifications of a heritage listed place if the works were confined to a number of reversible and minor works.

The deemed provisions have been a source of great concern for heritage professionals in the State as they effectively change the requirements for internal works to a heritage building without formal assessment. The LPS Regs are however under review to address this matter and propose that the deemed provisions default so that if a property is on the Heritage List, then the exemption does not apply unless the Heritage List specifies that the interior does not have significance.

It is understood the Council has a number of concerns over this, including the process of being able to access properties and that these controls on development (particularly relative to modernising essential services such as kitchens and bathrooms) are overbearing. The previously recommended interim approach to this matter (until the LPS Regs are amended) is that an introductory statement be included in the Heritage List stating that “All interiors of heritage places are considered significant unless otherwise specified.” This would allow for a heritage assessment at the time of receiving an application for development approval or building permit to determine the level of significance of the interiors of a place and determination of whether the interior is worthy of protection in accordance with Council’s previously adopted approach under Amendment No. 125.

It is noted that the main internal elements of heritage concern normally relate to floors, skirting boards, door frames and architraves, cornicing and ceilings/mouldings. The Town’s Heritage Officer accepts the necessity for new kitchens, bathrooms, laundries etc. as modern conveniences for renovations.

Given Council’s concerns over the sensitivities of this matter and until such time as they are addressed by a review of the LPS Regs deemed provisions, it is recommended that a modified statement be included at the introduction of the Heritage List stating:

“All interiors of heritage places are considered significant and are not exempt from development approval unless they are confined to the following reversible and minor works:

Fit out of an existing kitchen, bathroom or laundry with no structural alterations

Replacement light fittings

Painting/wall papering/plastering of internal walls

Internal retiling

Construction of new non-masonry, non-load bearing walls

New floor covering placed over but not replacing existing floor surface materials, or

Electrical and plumbing works.”

This approach marries to two processes and is consistent with the former TPS3 approach prior to the LPS Regs.

Conclusion

The adoption of the Heritage List with the inclusion of these remaining three properties with modified Category listings (with exception of the listing relating to the Royal Agricultural Society Showgrounds – under separate review) and insertion of the introductory comment on the Heritage List relating to interiors will complete the 2014 LGI and Heritage Listing process and provide for the protection of the Town’s significant Heritage Places, Areas and Precincts under TPS3.

Voting Requirements

Simple majority of Council required.

Moved Cr Haynes,

That:

1. Council adopt the following changes to its Local Government Inventory and Heritage List under Town Planning Scheme No. 3:
 - a) 16 Hammond Road be revised from Category B to Category C on both the Local Government Inventory and Heritage List attached to Town Planning Scheme No. 3.
 - b) 17 (A & B) Walter Street be revised from Category B to Category C on both the Local Government Inventory and Heritage List attached to Town Planning Scheme No. 3, acknowledging its lower order status.
 - c) 34 Servetus Street be revised from Category B to Category C on both the Local Government Inventory and Heritage List attached to Town Planning Scheme No. 3.
2. Amend the Heritage List attached to the Town Planning Scheme No. 3 to include the following introductory statement:

“All interiors of heritage places are considered significant and are not exempt from development approval unless they are confined to the following reversible and minor works:

Fit out of an existing kitchen, bathroom or laundry with no structural alterations
 Replacement light fittings
 Painting/wall papering/plastering of internal walls
 Internal retiling
 Construction of new non-masonry, non-load bearing walls
 New floor covering placed over but not replacing existing floor surface materials, or
 Electrical and plumbing works.”

The motion lapsed for want of a seconder.

ALTERNATIVE MOTION**Moved Cr Mews, seconded Cr Tulloch**

That

1. **The houses at 16 Hammond Road, 17A and 17B Walter Street, and 34 Servetus Street be removed from the Town of Claremont Heritage List and Local Government Inventory.**
2. **The Heritage List attached to the Town Planning Scheme not be amended to include interiors of buildings.**

Reasons: The houses at 16 Hammond Road and 17A and 17B Walter Street are out of context with their streetscapes. Servetus Street is not a heritage precinct as house styles are varied.

EQUALITY

CASTING VOTE FOR

CARRIED(34/17)

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

13.2 PEOPLE AND PLACES

13.2.1 FRESHWATER BAY MUSEUM FACILITY DEVELOPMENT PLAN

File Ref:	COP/00160
Attachments:	Freshwater Bay Museum Future Directions 2016 – 2021 Facility Redevelopment Plans
Responsible Officer:	Liz Ledger Executive Manager People and Places
Author:	Fiona Crossan Acting Manager Freshwater Bay Museum
Proposed Meeting Date:	21 March 2017

Purpose

This report presents and recommends to Council the final design for the Freshwater Bay Museum Facility Redevelopment Plan, as per the Freshwater Bay Museum's 'Future Direction 2016 – 2020' plan. (Please refer to *Attachment 1 – Freshwater Bay Museum Future Directions 2016-2020*).

Background

In November 2015 a 'Freshwater Bay Museum Briefing Paper' was provided to Council detailing the current status of the Museum, how it has developed over the years, and highlighted the strengths and weaknesses of the current structure. Following which, at its OCM on 21 June 2016, Council endorsed the Freshwater Bay Museum's 'Future Directions Plan 2016-2020', a document created through stakeholder consultation and research to support and guide the Museum into the medium term future.

At this OCM, Council amended the motion to include a Facility Development Plan within the document. The understanding of this was to look at the planning of the new facility in a holistic way that could consider development opportunities in the longer term.

Historically the facilities at the Museum site have developed sporadically without the long term view in mind. As a result, the site has a number of issues that needed addressing to enable the successful and sustainable delivery of the museum services and programs for current and future audiences.

These issues were prioritised by Museum staff and are addressed through the Facility Development Plan. The Plan was then reviewed in terms of financial sustainability and as a result, a staged approach has been created. This report refers to Stage 1 of the redevelopment and provides the following:

- Suitable building for public education and community programs
 - Optimisation of space for accessible storage (a mix of climate controlled and non-climate controlled)
-

- Links the current facilities with a planned approach, with consideration for potential future development
- Suitable accommodation for general office space, entry point for customers, archiving area and designated conservation space
- Upgrade the Public Toilets
- Upgrade the Car Park

Discussion

In July and August 2016, the Museum team identified and worked with Museum stakeholders to develop the Expressions of Interest (EOI) Document, to seek the appropriate consultant/s to create the Facility Development Plan.

In September 2016, Hames Sharley was appointed to undertake the task.

It was at this point that issues relating to a redevelopment of the site were confirmed, that being:

1. The location of the Museum office building being on A Class Reserve – written to DOLA (?) to clarify, and
2. The sewer line runs through the middle of the land designated for the purpose of Museum, which ultimately will add costs to the build over this service.

While these issues directly affected the progression of the Facility Development Plan, the consultants continued to work within the brief in a consultative manner outlined below.

Table 1: Consultation Program for Facility Redevelopment Plan

DATE	STAKEHOLDER
20 Oct 2016	Initial workshop with the Museum Committee
8 Dec 2016	Second workshop with staged approach designs presented for feedback, and feedback incorporated where possible
8 Dec 2016	Presented to ELT with feedback incorporated
12 Dec 2016	Presented to Council at a briefing on 12 December, with further feedback including scale of project and budget concerns, resulting in focus in on Stage 1.
6 March 2017	Revised Plans Finalised by Hames Sharley
9 March 2017	Presented to ELT with feedback incorporated
10 March 2017	Museum committee presented the proposed final design

The result of the prioritised needs and stakeholder feedback is a design option that addresses present and future needs. (Please refer to *Attachment 2: Facility Redevelopment Plans*).

‘Stage 1’ – which has 4 elements:

1. New Community Facility

Demolish the existing shed currently used for the student education program, and replace with a new, flexible community space. This space has been designed to support the present programs and events, and also has the ability to extend and develop these programs and potential to offer additional programs.

The design brief included the need to respect and enhance the site, specifically the Museum heritage building, whilst linking the Boat Shed and the existing Museum Office building.

The plan has been designed so that in the future, the facility can be further enhanced with an extension of the Boat Shed area in a complementary, planned way.

2. Reconfiguration of the Office Building

The reconfiguration of the former office building will fulfil key requirements including:

- Provision of a entry point / front of house
- Designated area for conservation and archiving (therefore providing further exhibition space within the Museum building itself)
- Climate controlled and non-climate controlled on site storage (please note; any additional storage requirements will be sourced at an off-site storage facility as close to the Museum as possible).

3. New Public Toilets

The current public toilets are tired and somewhat unsafe (due to passive surveillance, layout and

The Plan proposes to demolish the current structure due to the safety issues, and presents a more open, visible and fully revitalised public amenity. The design also always for a potential small development (such as a café) to be built behind and extended on to the rooftop if so desired in the future

4. Re-designed Car Park

In order to meet Australian Standards for car parks, the current area needed to be widened, and provision of one entry and one exit point (currently one in the same). Vehicles are frequently damaged in the current car park configuration, and there is a concern for people's safety.

The new design meets Australian Standards, as well as increasing the number of bays but not removing any trees.

Past Resolutions

Ordinary Council Meeting 21 June 2016, Resolution 95/16:

That Council

1. *Adopt the five-year strategic plan for the Freshwater Bay Museum, which incorporates the budget of allocation \$500,000, plus \$200,000 for the public toilets; and*
2. *Develop a facility development plan for the Freshwater Bay Museum Strategic plan, which includes further consultation with stakeholders.*

Reason: To clarify that a facility development plan is part of the strategic plan.

**CARRIED
(NO DISSENT)**

Freshwater Bay Advisory Committee Meeting, 10 March 2017

ALTERNATIVE MOTION

Moved Cr Mews, seconded Dr Ricki Hewitt

That the report of the Freshwater Bay Museum Facility Development Plan as presented be received subject to off-site storage for the collection being found within the Claremont area.

**CARRIED
(NO DISSENT)**

Financial and Staff Implications

As per the resolution (95/16), Council endorsed a budget allocation for this project as follows:

- \$500,000 for the Museum
- \$200,000 for the Public Toilets, and
- \$80,000 for the upgrade of the car park.

Estimates provided by a Quantity Surveyor on the Facility Redevelopment Plans as included in this Report have provided the following costs:

Museum Facilities

1. New Community Facility	\$780,000
2. Reconfiguration of the Office Building & Landscaping	\$480,000*
Total	\$1, 260,000

The shortfall in funding for the Museum Facilities of approximately \$760,000 will be sourced externally, and is dependent upon this funding in order for the project to go ahead.

*This amount includes the removal of the 'New Sheltered Courtyard' with the recommendation to add this on if required in the future.

Park Amenities

3. New Public Toilets	\$170,000
4. Redesigned Car Park	\$160,000
Total	\$330,000

The redesigned car park budget allocation is greater than anticipated due to the fact that a pump needs to be reallocated at a cost of \$50,000. The shortfall of \$50,000 for these two park facilities is requested from Council.

Policy and Statutory Implications

Museum Services Policy PE405 which outlines the principles for maintain and developing the Museum - collect, document, conserve, exhibit and interpret objects and stories relevant to the social history, culture and heritage of the Town of Claremont and surrounding Freshwater Bay area.

Communication / Consultation

The development of the Future Directions 2016 – 2020 document involved extensive consultation and engagement including:

- Community Survey to all residents
- Workshops with the Museum Committee, Friends and Volunteers
- Direct Mail out survey to teachers
- Executive Leadership Team presentation
- Elected Members presentation

Following on from this the creation of the Facility Development Plan has been driven by the Museum staff, who have engaged with the key stakeholders throughout the process to ensure all feedback has been heard, considered and included where possible (please refer to Table 1: Consultation Program for Facility Redevelopment Plan).

If the Plan is endorsed by Council, further consultation and communication will be implemented which will include:

- Freshwater Bay Museum / Mrs Herbert's Park Neighbours
- WAPC
- Town of Claremont community

Strategic Community Plan

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.
- Recognise and celebrate the Town's history and culture through arts and events programs.

Urgency

It is important that the project stay on course, and project milestones achieved with as minimal amount of delay as possible. Whilst the Museum team continue to provide a quality service to the community whilst the facility is closed, it is a significant visual reflection on the Town is the project is not seen to be progressing.

Voting Requirements

Simple majority of Council required.

Moved Cr Wood, seconded Cr Goetze

That Council

- 1. Endorses the Freshwater Bay Museum Facility Development Plan as detailed in Attachment 2;**
- 2. Support the application to Lotterywest to fund the shortfall of the project;**
- 3. Endorses the CEO call tenders to source a Project Manager for the Facility Redevelopment based on receiving the shortfall of funding from external sources.**
- 4. Includes \$50,000 for consideration in the 2017-2018 Annual Budget to support the actual funding required for the Public Car Park.**

MOTION TO DEFER

Moved Cr Mews, seconded Cr Haynes

That the item be deferred back to Administration.

Reason: So that the entry point, public toilet and storage issues can be re-examined by planners.

EQUALITY

CASTING VOTE AGAINST

LOST

For the Motion: Crs Tulloch, Haynes, Browne, Mews and Kelly.

Against the Motion: Mayor Barker and Crs Edwards, Goetze, Main, Wood.

AMENDMENT

Moved Cr Haynes, seconded Cr Mews

That item 4 be deleted and replaced with option C for the public car park.

EQUALITY

CASTING VOTE AGAINST

LOST

For the Motion: Mayor Barker and Crs Haynes, Edwards, Goetze and Wood.

Against the Motion: Crs Tulloch, Browne, Mews, Main, and Kelly.

AMENDMENT**Moved Cr Kelly, seconded Cr Edwards****That in item 3 the words 'external sources' be replaced with 'Lotterywest'.**

Reason: To clarify the recommendation.

**CARRIED(35/17)
(NO DISSENT)****THE AMENDED PRIMARY MOTION WAS PUT****That Council**

- 1. Endorses the Freshwater Bay Museum Facility Development Plan as detailed in Attachment 2;**
- 2. Support the application to Lotterywest to fund the shortfall of the project;**
- 3. Endorses the CEO call tenders to source a Project Manager for the Facility Redevelopment based on receiving the shortfall of funding from Lotterywest.**
- 4. Includes \$50,000 for consideration in the 2017-2018 Annual Budget to support the actual funding required for the Public Car Park.**

CARRIED(36/17)

For the Amended Motion: Mayor Barker and Crs Kelly, Main, Wood, Goetze, Edwards and Browne.

Against the Amended Motion: Crs Mews, Haynes, and Tulloch.

13.3 CORPORATE AND GOVERNANCE

Items 13.3.1 to 13.3.3 were carried en bloc.

Cr Goetze left the Chambers at 8:24 PM.

13.3.1 LIST OF PAYMENT 1 TO 31 JANUARY 2017

File Ref:	FIM/00062-02
Attachments:	Schedule of Payments 1 - 31 January 2017 NAB Purchase Card Statement
Responsible Officer:	Les Crichton Executive Manager Corporate and Governance
Author:	Edwin Kwan Finance Officer
Proposed Meeting Date:	21 March 2017

Purpose

For Council to note the payments made in January 2017.

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 required to present a list to Council of those payments made since the last list was submitted.

Discussion

Attached is the list of all accounts paid totalling \$1,687,689.78 during the month of January 2017.

The attached schedule covers:

- Municipal Funds electronic funds transfers (EFT) \$ 1,149,780.32
- Municipal Fund vouchers (39508-39509) \$ 11,889.43
- Municipal Fund direct debits \$ 511,943.11
- Trust Fund electronic funds transfer (EFT) \$ 14,076.92
- 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 7 February 2017, Resolution 04/17:

That Council notes all payments made for December 2016 totalling \$2,959,359.98 comprising;

<i>Municipal Funds electronic funds transfers (EFT)</i>	<i>\$ 2,164,422.28</i>
<i>Municipal Fund vouchers (39503-39507)</i>	<i>\$ 22,093.86</i>
<i>Municipal Fund direct debits</i>	<i>\$ 648,985.29</i>
<i>Trust Fund electronic funds transfer (EFT)</i>	<i>\$ 123,858.55</i>

<i>Trust Fund vouchers</i>	\$	<i>0.00</i>
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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 – DA9 Payment of Accounts.

Communication / Consultation

N/A

Urgency

N/A

Voting Requirements

Simple majority decision of Council required.

Moved Cr Haynes, seconded Cr Wood

THAT Council notes all payments made for January 2017 totalling \$1,687,689.78 comprising;

Municipal Funds electronic funds transfers (EFT)	\$	1,149,780.32
Municipal Fund vouchers (39508-39509)	\$	11,889.43
Municipal Fund direct debits	\$	511,943.11
Trust Fund electronic funds transfer (EFT)	\$	14,076.92
Trust Fund vouchers	\$	0.00

**CARRIED(37/17)
(NO DISSENT)**

13.3.2 LIST OF PAYMENTS 1-28 FEBRUARY 2017

File Ref: FIM/00062-02
Responsible Officer: Les Crichton
 Executive Manager Corporate and Governance
Author: Edwin Kwan
 Finance Officer
Proposed Meeting Date: 21 March 2017

Purpose

For Council to note the payments made in February 2017.

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 required to present a list to Council of those payments made since the last list was submitted.

Discussion

Attached is the list of all accounts paid totalling \$1,556,347.24 during the month of February 2017.

The attached schedule covers:

- Municipal Funds electronic funds transfers (EFT) \$ 1,063,263.93
- Municipal Fund vouchers (39510-39513) \$ 5,530.26
- Municipal Fund direct debits \$ 435,097.41
- Trust Fund electronic funds transfer (EFT) \$ 52,455.64
- 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 7 February 2017, Resolution 04/17:

That Council notes all payments made for December 2016 totalling \$2,959,359.98 comprising;

<i>Municipal Funds electronic funds transfers (EFT)</i>	<i>\$ 2,164,422.28</i>
<i>Municipal Fund vouchers (39503-39507)</i>	<i>\$ 22,093.86</i>
<i>Municipal Fund direct debits</i>	<i>\$ 648,985.29</i>
<i>Trust Fund electronic funds transfer (EFT)</i>	<i>\$ 123,858.55</i>
<i>Trust Fund vouchers</i>	<i>\$ 0.00</i>

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 – DA9 Payment of Accounts.*

Communication / Consultation

N/A

Urgency

N/A

Voting Requirements

Simple majority decision of Council required.

Moved Cr Haynes, seconded Cr Wood**THAT Council notes all payments made for February 2017 totalling \$1,556,347.24 comprising;**

Municipal Funds electronic funds transfers (EFT)	\$ 1,063,263.93
Municipal Fund vouchers (39510-39513)	\$ 5,530.26
Municipal Fund direct debits	\$ 435,097.41
Trust Fund electronic funds transfer (EFT)	\$ 52,455.64
Trust Fund vouchers	\$ 0.00

**CARRIED(37/17)
(NO DISSENT)**

**13.3.3 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIODS
ENDING 31 JANUARY 2017 AND 28 FEBRUARY 2017**

File Ref:	FIM/0062-02
Attachments:	Statement of Financial Activity for period ending 31 January & 28 February 2017 Infrastructure Assets – 2016-17 Schedule of Works
Responsible Officer:	Les Crichton Executive Manager Corporate and Governance
Author:	Hitesh Hans Finance Manager
Proposed Meeting Date:	21 March 2017

Purpose

For Council to note the Statement of Financial Activity for the month ending 31 January and 28 February 2017.

Background

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

Discussion

The monthly financial reports for January 2017 and February 2017 are presented however the discussion is based on the latest (February 2017) monthly financial report which supersedes the January 2017 financial statement.

The Financial Statements to 28 February 2017 represent the first eight months of operation within the 2016-17 financial year and compares year-to-date expenditure and revenue against the corresponding budget. The budget figures incorporate all 2015-16 carry-forwards approved as part of the June 2016 end of year report and mid-year budget review adopted by council on 21 February 2017. Overall the financial situation is sound and the Town is operating in accordance with the approved budgets.

The closing surplus of \$7,204,832 compares favourably against the budgeted surplus of \$6,333,530. The surplus is a simple calculation of revenue received less expenditure and includes both operating and capital items. The budgeted surplus is estimated based on when income is expected to be received and expenditure to occur. Often the variations in timing account for much of the difference between budgeted surplus and actual reported.

Detailed below, the \$871,302 variance is comprised of operating revenue \$17,962 above budget and operating expenditure (excluding non cash items) \$637,642 under budget. In addition, capital revenue and capital expenditure is \$9,201 & \$224,899 under the budget respectively.

Table 1: Operating revenue - \$17,962 above budget.

<u>ITEM</u>	<u>INCOME BUDGET</u>	<u>INCOME ACTUAL</u>	<u>VARIANCE</u>
Fees and charges	2,548,137	2,596,054	47,917
Rates	13,906,445	13,886,402	(20,043)

The reasons for operating revenue variations are:

- \$47,917 increase in fees and charges is mainly due to increased income from Food Act Fees and income from leases ahead of budget timing.
- \$20,043 decrease in rates income is due to timing of interim rates invoicing.

Important revenue indicators are:

Rates (including Arrears, ESL & other charges) totals \$16.724M with collection of \$16.301M representing a 97% collection rate. This compares to 94% collection in the previous financial year for this period.

Debtors show +90 days outstanding of \$8K which is mainly relate to health fees and charges. Most of these accounts are now being sent to debt collection agency for further follow up.

Table 2: Operating expenditure - \$637,642 under budget

<u>ITEM</u>	<u>EXPEND BUDGET</u>	<u>EXPEND ACTUAL</u>	<u>VARIANCE</u>
Employee Cost	4,647,747	4,517,344	+130,403
Material & Contracts	4,346,389	3,854,576	+491,814

The reasons for operating expenditure variations are:

- \$130,403 due to timing of expenditure on staff recruitment and training (20K), Superannuation (25K) along with staff vacancies and timing of EBA salary changes.
- \$491,814 due to timing difference across materials and contracts services \$207K, consultancy \$158K and office expenses \$123K.

The reduced operating expenditure is due to timing and does not represent a budget saving.

Some of the more significant timing variances are:

IT expenses – budgeted \$222K with expenditure to date being \$159K which is under budget. The remaining \$63K will be spent on software and licensing.

Waste Management Services - budgeted \$1,132K with expenditure to date being \$946K. This is mainly due to February waste management invoices not been processed yet.

Strategic Plans – Consultancy budgets for Swanbourne activity centre plan (46K), Recycle Water study (39K), Drainage strategy (25K) and Bike Plan (5K) haven't been utilised.

Capital revenue – \$9,201 below budget

Minor variance is due to timing of proceeds from fleet replacement program.

Capital expenditure – \$224,899 under budget

As detailed within the capital works schedules (note 10), the capital expenditure comprises;

- \$117K below budget in infrastructure works due to timing. Attachment 3 provides further detail on the projects and variance explanation.
- \$69K under budget in plant and equipment is mainly due to timing of expenditure on IT upgrade and Fleet replacement program.
- \$36K under budget on transfers to reserves due to timing of interest income on reserve investment.

Past Resolutions

Ordinary Council Meeting 21 February 2017, Resolution 14/17:

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

Town of Claremont Investment Policy LG511 - 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.

Communication / Consultation

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 Wood

That Council notes the;

- 1. Financial Statement of Activity for the period 1 July 2016 to 31 January 2017, and**
- 2. Financial Statement of Activity for the period 1 July 2016 to 28 February 2017.**

**CARRIED(37/17)
(NO DISSENT)**

13.3.4 TIMED PARKING CONTROLS - NORTH EAST PRECINCT (ZONE 1)

File Ref: LAW/00089
Responsible Officer: Les Crichton
Executive Manager Corporate and Governance
Author: Brian Kavanagh
Manager Statutory Services
Proposed Meeting Date: 21 March 2017

Purpose

The report recommends that Council authorise the Chief Executive Officer to implement timed parking within the NEP Zone 1 (NEPZ1) parking to accommodate parking requirements within a limited parking supply zone.

Background

The NEPZ1 (Map1) takes in the *Claremont on the Park* development which over the next 5-10 years will see construction of up to 1,000 residential parcels. The NEP Structure Plan provides for 5,700m² of commercial space and 2,360m² retail space.

Map 1: North East Precinct Zone 1



Promoted as a Transport Oriented Development, *Claremont on the Park* is provided parking concessions under the NEP Structure Plan, relative to TPS3 requirements, which may add an additional draw on external parking.

The Claremont Football Club redevelopment site (due for completion within the next month) will house 200 Public Transport Authority (PTA) parking bays to service the Claremont train station.

Immediately west of the NEPZ1 is the Lake Claremont recreational precinct comprises the Claremont Golf Course and Aquatic Centre, both subject to redevelopment planning/implementation, and Tennis Club. To the east is the Royal Agricultural Society Showgrounds and to the south, the Town’s central business district and high street.

The NEPZ1 area currently has a capacity of 326 off-street parking bays and 102 on-street bays under control of the Town; some marked, some not. In addition, PTA’s new 200 bay underground ‘Park and Ride’ facility is currently under construction within the Claremont Football development and due to open in April 2017.

With the recommendation to introduce paid parking within NEPZ1 not supported at the 7 February 2017 Ordinary Council Meeting (OCM), the proposed timed-parking proposal is submitted as an alternate precinct management strategy for consideration.

Discussion

Off-street Parking

There are currently four off-street parking sites within NEPZ1 which provide 326 car bays, including the recently expanded Davies /Shenton Road car park. These are shown in blue as 1A, 1B, 1C and 5A in Map 2 and comprise;

Table 1 : Off-street Parking

	Location	Number of Bays	Current parking restrictions
1A	Davies Road	132	2P
1B	Swimming Pool	44	2P
1C	Golf Course	95	2P
5A	Claremont Crescent	55	2P
Total		326	

The green area 4 is PTA’s new ‘Park and ride’ facility made up of 200 bays.

Map 2 – Off Street parking



Parking demand in the NEP Zone 1 is generated by several categories of users;

- Short-term (1–2 hr) visitors to residences, retail shops and businesses in the NEP;
- Medium-term (2–4 hr) parkers to events and training at the oval, golf course, swimming pool and tennis club;

- Long-term (5+ hr) parkers who are employed in the NEP or the town centre;
- Long-term train commuters;
- Long-term contractors involved in the construction of the various developments;
- Visitors to the oval in the evening; and
- Nearby residents/overflow parking in the evening.

Currently there is a high demand for long-term off-street parking and a low demand for short-term (2P) off-street parking. This is reflected in the high occupancy rates previously experienced in the unrestricted (long-term) parking at the informal 'tennis' car park area on Davies Road and that currently experienced at two temporary PTA car parks.

Contrasting this, the adjacent short term 2P facilities including Car Park 5A (next to the Goods Shed) and the Davies/Shenton Road Parking Station are experiencing low occupancy rates with the car park being mostly empty over the period of a day. This high vacancy indicates that currently the demand for short-term parking during weekdays is low which is reasonable as there are few generators within a short walking distance. This available space could be better utilised to take up the longer term parking demand.

Equally, the pool and golf course car parks, currently controlled through timed (2P) parking, experience high demand during the swimming program (in-term/ vac swimming classes and school carnivals) however are largely underutilised outside these periods.

The report recommends 4 hour (4P) time parking be implemented from 7.00am to 6.00pm, Monday to Friday inclusive. No time controls are proposed for Saturday or Sundays.

It is anticipated these increased time parking periods will reduce the under-use of these off-street parking areas. Implementation of this option will also better accommodate the increased parking requirements of the Claremont Football Club on game day during the winter season, and weekend requirements of the Claremont Tennis Club.

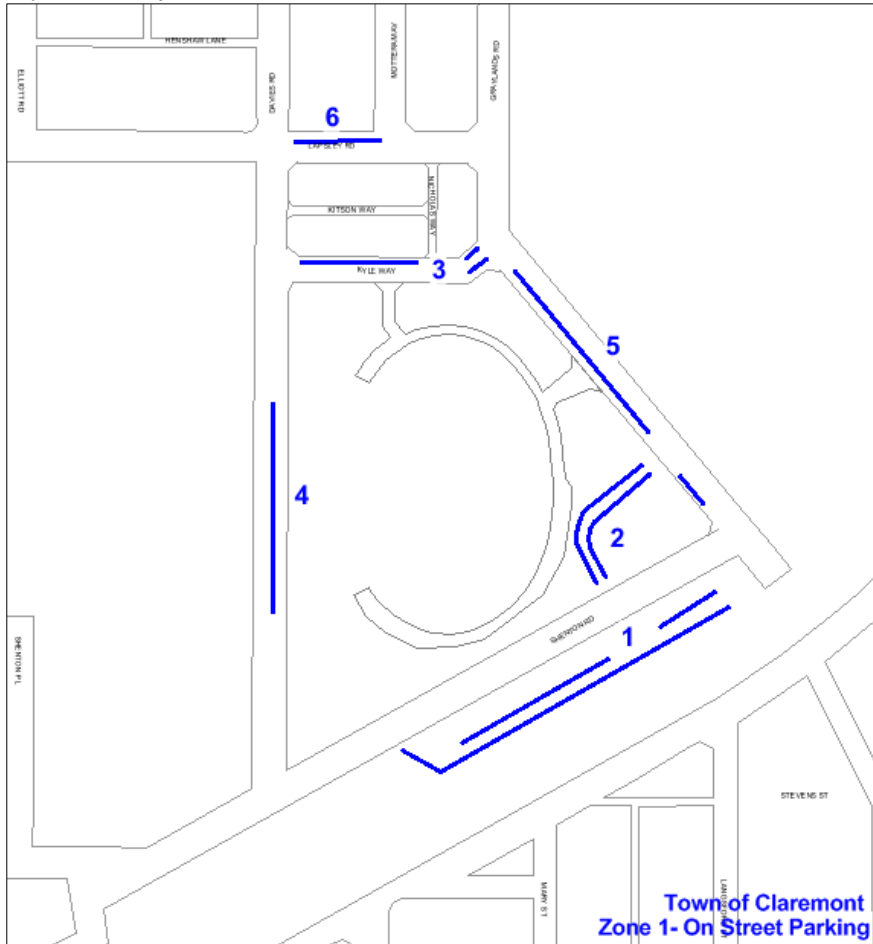
On-street

On-street parking represents a resource which should not be ignored when designing a parking management plan. On-street parking often represents the most proximate and attractive parking for visitors to the precinct and can effectively and efficiently be shared between multiple user groups, particularly if user groups have peak parking requirements occurring at different times of the day. The use of on-street parking also acts as a traffic calming measure to reduce speeds and thereby add to the vitality of the area.

The development of the NEP will generate significant demand for on-street parking all week by several categories of parker.

The six roads within NEPZ1 have been identified as appropriate for (2P) on-street parking controls Monday-Friday 7.00am to 6.00pm and Saturday 7.00am to 12.30pm are shown in Map 3.

Map 3: On-street bays - location



A break up of the bays available within each street is detailed in Table 2.

Table 2: On-street bays - available

	Street	Bays
1	Shenton Road (Graylands Road to Davies Road)	42
2	Tiger Way	16
3	Kyle Way	16
4	Davies Road (Lapsley Road to Shenton Road)	8
5	Graylands Road (Shenton Road to Lapsley Road)	14
6	Lapsley Road (Graylands Road to Davies Road)	6
	Total	102

Parking Permits

At the 4 October 2016 Ordinary Council Meeting (OCM), Council resolved to adopt the Parking Permit Policy LV132. The Policy limits two parking permits to each single and grouped residential property in the district. The Town will not issue parking permits for multiple dwellings. Parking permits will allow owners of single or group housing residences of NEPZ1 or their visitors to park on any street within the precinct their residence is located. Parking permits are allocated to and valid only for the precinct it has been issued for.

Within NEPZ1 there are 60 residential properties which include residence under construction on PCYC Land and residence fronting Lapsley and Elliot Road which

are eligible to receive 2 parking permits. Permits will be required to be displayed on the vehicle to avoid infringement.

Past Resolutions

Ordinary Council Meeting 7 February 2017:

ALTERNATIVE MOTION

Moved Cr Goetze, seconded Cr Main

1. *That Council implement long term paid parking with two hours free in Car Parks 5A and 1A.*
2. *That Council advertise for public comment two hour timed on street parking for NEP Zone 1.*
3. *Implementation of the controls within each of the identified sites to be operational on or before 30 June 2017.*

Reasons

1. *Long term parking in 1A and 5A will offer all day parking to workers in the Claremont CBD who will not have access to the PTA controlled car park under the football club.*
2. *Two hours free in 1A and 5A will also offer short term parking to shoppers in Claremont.*
3. *Two hour timed parking on street will keep the street bays available for resident's to use for visitors and tradesmen, and will also allow shoppers to access the new retail stores when they are established on the corner of Davies Rd and Shenton Rd.*
4. *Advertising two hour timed on street parking to the resident's in NEPZ1 will allow them to have a say about the suitability of these controls before they are implemented.*

LOST

For the Motion: Crs Goetze, Tulloch, Main, and Wood.

Against the Motion: Mayor Barker and Crs Browne, Mews, Edwards, Kelly and Haynes.

Ordinary Council Meeting 13 December 2016, Resolution 204/16:

MOTION TO DEFER

Moved Cr Main, seconded Cr Goetze

That the item be deferred back.

Reason: For further clarification of the intent of the amendment.

CARRIED

For the Motion: Mayor Barker and Crs Goetze, Main, Browne, Edwards, and Wood.

Against the Motion: Crs Haynes and Kelly.

Ordinary Council Meeting, 4 October 2016, Resolution 155/16:

1. *Endorse the implementation of Parking Precincts*
2. *Endorse the proposed control zones within each precinct*
3. *Adopt Draft Precinct Parking Management Policy LV131*
4. *Adopt Draft Parking Permit Policy LV132*
5. *Receive a further report on fee paying management options to better reflect and manage user demands in all off-street car parks and on-street bays within the NEP Zone 1. Options to include recommended restrictions times and parking fee business case to determine an appropriate fee structure for the Zone*

Ordinary Council Meeting, 16 August 2016, Resolution 131/16:
That the item be deferred back to Administration.

Reason: For Council to conduct a forum to discuss the matter.

Financial and Staff Implications

Implementing (4P) parking control to off-street parking stations may reduce the number of infringements and revenue being received. There may be a need to increase Rangers resources to monitor the areas and best manage (2P) on-street parking controls and off-street Parking Stations. Resource requirements are in accordance with existing budgetary allocation.

Policy and Statutory Implications

Parking Local Law 2016.
Parking Permit Policy LV132.
Precinct Parking Management Policy LV131.
Local Government Act 1995.
Road Traffic Code 2000.

Communication and Consultation

Information regarding the implementation of the Town's off-street Parking Stations and on-street control measures in NEPZ1 will be sent to all residents of the district and stakeholders operating in the zone. Parking Permits will sent to all eligible residents residing in the zone.

Strategic Community Plan

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.

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.

- Create opportunities for varied transport options that reduce carbon emissions and other impacts of a growing town.
- 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.
- Maintain long term financial stability and growth.

Urgency

The rapid expansion of development in NEPZ1 and the number of residents being attracted to the precinct compounds the competition for the limited number of available off-street and on-street bays. The implementation of (4P) to the Town's Parking Stations and the (2P) controls for the six streets identified in the report will provide adequate parking resources for visitors /shoppers and nearby residents. Implementation is planned to be by 30 June 2017.

Voting Requirements

Simple majority decision of Council required.

Moved Cr Wood, seconded Cr Tulloch

That Council authorises the Chief Executive Officer to implement;

- 1. Four hour (4P) timed parking control measures Monday to Friday 7.00am to 6.00pm to Parking Stations 1A, 1B, 1C and 5A on or before 30 June 2017.**
- 2. Two hour (2P) timed parking control measures Monday to Friday 7.00am-6.00pm and Saturday 7.00am -12.30pm along the six roads within NEPZ1 identified in the report on or before 30 June 2017.**

Cr Goetze returned to the meeting at 8:26 PM.

AMENDMENT

Moved Cr Haynes, seconded Cr Main

That the following be added-

- 1. Four hour (4P) timed parking control measures Monday to Friday 7.00am to 6.00pm to Parking Stations 1A, 1B, 1C, new golf course car park and 5A on or before 30 June 2017.**
- 3. Business owners permits be authorised for use in car park 1A. Fee for yearly and monthly permits to be set as part of the budget process.**

Reason: To manage the needs of the Town Centre workers for affordable long term parking.

**CARRIED(38/17)
(NO DISSENT)**

THE AMENDED PRIMARY MOTION WAS PUT**Moved Cr Wood, seconded Cr Tulloch****That Council authorises the Chief Executive Officer to implement;**

- 1. Four hour (4P) timed parking control measures Monday to Friday 7.00am to 6.00pm to Parking Stations 1A, 1B, 1C, new golf course car park and 5A on or before 30 June 2017.**
- 2. Two hour (2P) timed parking control measures Monday to Friday 7.00am-6.00pm and Saturday 7.00am -12.30pm along the six roads within NEPZ1 identified in the report on or before 30 June 2017.**
- 3. Business owners permits be authorised for use in car park 1A. Fee for yearly and monthly permits to be set as part of the budget process.**

**CARRIED (34/17)
(NO DISSENT)**

13.4 INFRASTRUCTURE

13.4.1 STIRLING ROAD CAR PARK

File Ref:	RDS/00244
Attachments:	14037 Rev B
Responsible Officer:	Saba Kirupanather Executive Manager Infrastructure
Author:	Marty Symmons Engineering Technical Officer
Proposed Meeting Date:	21 March 2017

Purpose

For Council to approve the design and construction of Stirling Road car park, as budgeted for in the 2016-17 capital works programme.

Background

\$52,000 has been allocated to the Town's 2016-17 capital works budget for the reconstruction and extension of the Stirling Road car park, north of Kott Terrace. This has been rolled over from previous budgets with the works being delayed pending the outcome of negotiations with the Scotch College and their recent early learning centre development.

Initially the Town proposed that Scotch College conduct the car park works, with the Town making a financial contribution.

After prolonged mediation and SAT determination this condition was removed. Scotch College have now completed their internal works.

The Lake Claremont Committee also met to discuss the proposed car park reconstruction and extension. The outcome was that the committee supported the proposed works subject to a number of design considerations.

Subsequently at an Ordinary Council meeting the Council noted those design considerations.

Discussion

The Town has \$52,000 allocated within the current 2016-17 for the reconstruction and extension of the Stirling Road car park.

Now that Scotch College have completed their internal works the Town can commence this work.

The original design has been revised to retain an established tree while maintaining the previously resolved number of bays as shown in the attachment.

The design meets most of the Lake Claremont Committee design recommendations and can be constructed within the currently allocated budget.

Omitted from the new design is the recommended installation of landscaped beds designed to clean pollutants prior to entering the grassed areas of the park. The stormwater will still be channelled to the adjacent grassed parkland where it can water the grass and filtrate down to recharge the groundwater.

The reasons for this omission are:

1. This treatment is usually used to clean polluted stormwater runoff before it can spill directly into waterways or other sensitive areas, or enter into stormwater pipes which lead to waterways. There is no adjacent waterway in this location, or pit and pipe network.
2. It is not necessary to channel stormwater runoff from a car park through one vegetative medium prior to filtrating into another vegetative medium, unless the secondary one is deemed at risk from the pollutants in the runoff, which is not the case here.
3. The grassed area adjacent to the car park is already an ideal medium to filtrate stormwater runoff. Grass is one of the hardiest of all plants.
4. The foreseen benefits versus the cost of such a treatment is deemed unwarranted in this location. The installation costs of landscaped beds designed to clean pollutants is significant, as is the ongoing maintenance of such a treatment.

Works will be staged with the construction works commencing first and the landscaping works, including the planting of at least three new trees, completed at a later date due to time constraints, as it is desirable to complete construction during the school holidays in April.

Past Resolutions

Ordinary Council Meeting 4 August 2015, Resolution 139/15
Ordinary Council Meeting 3 November 2015, Resolution 193/15
Ordinary Council Meeting 3 November 2015, Resolution 194/15
Ordinary Council Meeting 19 July 2016, Resolution 111/16

Financial and Staff Implications

Resource requirements are in accordance with existing budgetary allocation.

Policy and Statutory Implications

State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region
Bush Forever Site 220
Environmental Protection (Swan Coastal Plain Lakes) Policy 1992
Environmental Protection (Clearing of Native Vegetation) Regulations 2004
Section 18.approval from DIA.

Communication / Consultation

Notify the residents of Stirling Rd and the Scotch College prior to commencement of 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.

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.

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.

Urgency

It is desirable to complete the majority of works during the April school holidays to minimise disruption to the schools drop off parking arrangement.

Voting Requirements

Simple majority decision of Council required.

Moved Cr Haynes, seconded Cr Edwards

Cr Mews left the meeting at 8:34 PM.

Cr Mews returned to the meeting at 8:36 PM.

That Council approves the design and construction of the Stirling Road car park and for works to commence April 2017.

CARRIED(39/17)

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

Against the Motion: Cr Wood.

13.4.2 GUGERI STREET LANDSCAPING BETWEEN BAY VIEW TERRACE AND STIRLING ROAD

File Ref:	RDS00210
Attachments:	<u>PROPOSED GUGERI ST UPGRADE</u> <u>PROPOSED HEDGE/FENCE CONCEPT</u> <u>CLAREMONT QUARTER LANDSCAPE 2009</u>
Responsible Officer:	Saba Kirupanather Executive Manager Infrastructure
Author:	Andrew Head Manager Parks and Environment
Proposed Meeting Date:	21 March 2017

Purpose

For Council to consider the proposed upgrade to landscaping in the medians of Guger Street between Stirling Road and Bay View Terrace.

Background

At the Ordinary Council Meeting of 4 April 2006, the Council approved the development of 23 St Quentin Avenue 'Claremont Quarter', subject to a number of conditions being met. The conditions relating to the landscaping requirements of the development are set out in past resolutions.

In January of 2009 the Town signed off the two conditions relating to landscaping after the design (attachment 4) was submitted to the Town for approval and satisfied the conditions.

Until the summer of 2013 the median garden beds on Guger Street were densely planted with Lomandra grasses. Over time many of these grasses died from irrigation problems and trampling by pedestrians crossing the road.

Towards the end of 2014 the pressure of the scheme water irrigation system (connected to Claremont Quarter) deteriorated. The landscape further declined.

The median is now maintained as a mulched area under an avenue of Cut Leaf Plane Trees.

At the Ordinary Council Meeting of 19 July 2016 this report was referred back to administration to address concerns relating to unintended access by pedestrians when crossing the road and the subsequent damage to plantings which may occur as a result of trampling.

At the Ordinary Council Meeting of 6 September 2016 the recommendations were not supported as Claremont Quarter had not confirmed their financial commitment in writing. This has now been provided to the Town with conditions to implement by the end of the financial year. The Town have already advised Claremont Quarter that

timing will be determined by the connection to power and installation of bores and reticulation.

Discussion

The Town could use this opportunity to work with Claremont Quarter to achieve a far greater presentation standard of this important streetscape in the Town centre.

To achieve this desired outcome, a bore and pump installation would be required to provide a good reliable water source. Once installed this set up would provide adequate water pressure to the existing reticulation network without significant modifications required to the median. This would also reduce the reliance on scheme water from the Claremont Quarter for irrigation purposes.

Once a reliable water source is installed, the Town has an opportunity to create a big entry statement by landscaping this median with dense and colourful plantings of green ivy and red geraniums (as used in other locations within the Town). Large blocks will be used for the desired effect as per the attached concept. This treatment would assist in the reduction of radiant heat on the northern side of Claremont Quarter.

Trampling could be significantly reduced or eliminated by incorporating concrete beams around 400-600mm wide between the planting beds alternating between ivy and geranium to act as casual access across the median while also clearly delineating the planted beds.

To further improve protection of these plantings a fence could be installed to act as a barrier to unintended access which will reduce trampling. There would be additional cost associated with this extra infrastructure. As the trees mature the fence panels would need to be shortened to allow the tree trunks some room to expand.

Another option could include the installation of a hedge with a width and height of 900mm to act as a barrier to access. This would require time (around 2 years) to establish during which time the hedge would need to be protected from damage and vandalism. This could be done by making a combination treatment which has a hedge that is protected by a fence. As the trees grow and the hedge matures there may be opportunity to remove the fence panels at that time.

Consideration needs to be given for the desire by pedestrians to take the shortest route. By providing a barrier in the median most pedestrians will either use the pedestrian crossing to the west of Claremont Lane (external Food Court linkage) or walk much further east before crossing the road. This is why a fence is recommended in the centre of the median as per the attached concept plan 2016.

An additional irrigation line is proposed for the northern verge to assist with the installation of more trees, shrubs and understory to help screen the rail line and improve the quality of vegetation along the rail reserve which is part of the WESROC greening plan.

Further additions (as part of a second stage of this project) to the system could be made to allow the landscaping of areas around the Stirling Road underpass as another entry statement during the next capital works program.

Past Resolutions

Ordinary Council Meeting [6 September 2016],

That Claremont Quarter abide by the Development Approval condition approved by Council on 4 April 2006 for them to landscape and maintain the strip of the median to the Town's satisfaction.

Reason: It is unreasonable for the Town to pay the full cost of the irrigation and upgrade when the responsibility lies with the Quarter.

CARRIED

Ordinary Council Meeting 19 July 2016, Resolution 114/16:

That the item be deferred.

Reason: To enable Administration to bring forward a range of alternate options including a fence in the median strip to protect vegetation and public safety.

CARRIED

Ordinary Council Meeting, 4 April 2006, Resolution 104/06:

A report was presented to Council outlining the landscaping requirements set for the Claremont Quarter development. Below is an excerpt of the Council Resolution:

1.40 A minimum of 5% of the site area being utilised for landscaping in accordance with the definition incorporated in Town Planning Scheme at the time of lodgement of the relevant building licence.

1.41 Three (3) copies of a Landscape Plan shall be lodged with the Town by the proponent, showing plant species by a numerical code the botanical names, quantity and ultimate size of all plant types to be planted, paving styles, street furniture and detailed layout for the town square, new roads and existing road frontages, to the satisfaction of the Chief Executive Officer prior to the issue of a Building Licence . The development is to proceed and thereafter to be maintained at the cost of the landowner in accordance with the approved plans;

1.42 All landscaping within the subject land shall be well maintained and all vegetation landscaping shall be kept in a healthy condition at all times. Should any tree die it shall be replaced by the landowner with a tree of the same species and a similar height within 30 days. All landscaping shall be installed and reticulated prior to occupation;

CARRIED

Financial and Staff Implications

There is an allocation of \$148,500 in the 2016-17 budget, which will cover the proposed landscape upgrade.

That being \$80,500 for bore and irrigation works and \$68,000 for landscaping and hardscape. The two items were deferred as part of the midyear budget review on 21 February 2017.

The cost estimates are for;

- Bore, cabinet, controller and pump - \$27,000
- Power Supply - \$40,500

- Reticulation modifications quoted at \$39,150
- Landscaping - \$54,000
- Traffic management during landscaping works - \$10,800
- Barrier Fence in median - \$25,000.

It is proposed that the funding of the items be broken down as follows;

Town of Claremont

- Bore, cabinet, controller and pump - \$27,000
- Power Supply - \$40,500
- Barrier Fence - \$25,000
- Subtotal - \$92,500.

Claremont Quarter and Town of Claremont

- Reticulation modifications quoted at \$39,150
- Landscaping which includes concrete separation - \$54,000
- Traffic management during landscaping works - \$10,800
- Subtotal \$103,950 (Split equally between Claremont Quarter and the Town).

Ongoing Maintenance by Town of Claremont

- Monthly Garden Maintenance - \$21,600 per year
- Reticulation inspections - \$4,725 per year
- Replacement planting each winter - \$2,025 per year.
- Subtotal \$28,350.

It is proposed that Claremont Quarter be asked to contribute \$51,975 and the Town of Claremont would pay the remaining \$144,475 for the construction with an additional \$28,350 per year for maintenance.

The Towns budget allocation of \$148,500 would cover the project contribution from the Town. This would not include funding for the first twelve months of maintenance.

Policy and Statutory Implications

Local Government Act 1995.

Communication / Consultation

The Town had discussions with Claremont Quarter regarding the proposal, cost estimates and funding contribution.

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.

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.

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.

Urgency

The medians are presenting well below the Claremont Town Centre standard and this cannot be resolved until water supply is improved.

Voting Requirements

Simple majority decision of Council required.

Moved Cr Main, seconded Cr Kelly

That Council approves;

- 1. The release of deferred project budget for CBD Bore and Landscape projects being \$80,500 and \$68,000 respectively**
- 2. The modification of the existing Guger Street median scheme water supply for landscaping by:**
 - a. Disconnecting the existing mainline from south side of Guger Street; and**
 - b. Installing a power supply, reticulation control cabinet, bore and pump on the north side of Guger Street.**
- 3. The proposed landscaping of the Guger Street medians as per the attachment.**
- 4. All costs associated with the irrigation modifications to be undertaken at the Town's cost.**
- 5. All costs associated with the landscaping of Guger Street median to be shared between Claremont Quarter and the Town of Claremont (Claremont Quarter share not exceeding \$52,000).**
- 6. All future maintenance costs for maintaining Guger Street medians to be funded by the Town.**
- 7. An increase of \$28,350 to the annual maintenance budget for street gardens.**

Cr Browne left the Chambers at 8:43 PM.

Cr Browne returned to the Chambers at 8:45 PM

AMENDMENT

Moved Cr Haynes,

3 The proposed landscaping of the Guger Street medians as per the attachment with the fence deleted and cut leaf plane trees be retained.

The motion lapsed for want of a seconder.

RETURN TO THE PRIMARY MOTION

Moved Cr Main, seconded Cr Kelly

That Council approves;

1. The release of deferred project budget for CBD Bore and Landscape projects being \$80,500 and \$68,000 respectively
2. The modification of the existing Guger Street median scheme water supply for landscaping by:
 - a. Disconnecting the existing mainline from south side of Guger Street; and
 - b. Installing a power supply, reticulation control cabinet, bore and pump on the north side of Guger Street.
3. The proposed landscaping of the Guger Street medians as per the attachment.
4. All costs associated with the irrigation modifications to be undertaken at the Town's cost.
5. All costs associated with the landscaping of Guger Street median to be shared between Claremont Quarter and the Town of Claremont (Claremont Quarter share not exceeding \$52,000).
6. All future maintenance costs for maintaining Guger Street medians to be funded by the Town.
7. An increase of \$28,350 to the annual maintenance budget for street gardens.

CARRIED(40/17)

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

Against the Motion: Cr Haynes.

14 ANNOUNCEMENTS BY THE PRESIDING PERSON

Crs Tulloch and Haynes reported on attending History in a Coffee Cup at Zenith Music

Cr Goetze reported on attending the Citizenship ceremony, a Claremont Town Centre Collective meeting, and an afternoon tea at Cresswell Park Cricket Club.

Cr Wood reported on the new Shine Chief Executive Officer Sharon James.

15 ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**15.1 MOTION OF CONDOLENCE**

Moved Cr Haynes, seconded Cr Mews

That Council convey its condolences to Stephen and Shirley Goode on the loss of Stephen's brother Les.

**CARRIED(41/17)
(NO DISSENT)**

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**MOTION TO CLOSE DOORS****Moved Cr Haynes, seconded Cr Tulloch****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 aspects of the Act being applicable to these matters:**

(b) The personal affairs of any person.

(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(42/17)
(NO DISSENT)***Mayor Barker adjourned the meeting at 8:59PM.**Mayor Barker reconvened the meeting at 9:00PM.***Mayor Barker****Cr Peter Browne****West Ward****Cr Peter Edwards****West Ward****Cr Karen Wood****West Ward****Cr Jill Goetze****South Ward****Cr Paul Kelly****South Ward****Cr Chris Mews****South Ward****Cr Alastair Tulloch****East Ward****Cr Bruce Haynes****East Ward****Cr Kate Main****East Ward****Ms Liz Ledger (Acting Chief Executive Officer)****Mr Les Crichton (Executive Manager Corporate and Governance)****Ms Katie Bovell (Governance Officer)**

17.1 CHIEF EXECUTIVE OFFICER**17.1.1 NOMINATION OF FREEMAN OF THE TOWN OF CLAREMONT**

File Ref: CRD/00013
Responsible Officer: Stephen Goode
Chief Executive Officer
Author: Stephen Goode
Chief Executive Officer
Proposed Meeting Date: 21 March 2017

Purpose

The following item was considered in closed session.

OFFICER RECOMMENDATION

Moved Cr Browne, seconded Cr Haynes

That this report and the resolution of Council remain confidential.

**CARRIED BY AN ABSOLUTE MAJORITY(43/17)
(NO DISSENT)**

17.2 CORPORATE AND GOVERNANCE

17.2.1 LEASE OF CLAREMONT KINDERGARTEN AND INFANT HEALTH CENTRE - PORTION LOT 848 (RESERVE 21710) STIRLING HIGHWAY, CLAREMONT

File Ref: COM/00025-02
Responsible Officer: Les Crichton
Executive Manager Corporate and Governance
Author: Peter Scasserra
Coordinator Property and Leasing
Proposed Meeting Date: 21 March 2017

Purpose

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

OFFICER RECOMMENDATION

Moved Cr Tulloch, seconded Cr Wood

That this report and the resolution of Council remain confidential.

**CARRIED BY AN ABSOLUTE MAJORITY(44/17)
(NO DISSENT)**

MOTION TO OPEN DOORS

Moved Cr Haynes, seconded Cr Wood

That the doors be opened.

**CARRIED(45/17)
(NO DISSENT)**

The doors opened at 9:03PM.

THE MAYOR READ ALOUD THE RESOLUTION MADE BEHIND CLOSED DOORS.

18 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, 4 April 2017, at 7:00PM.

19 DECLARATION OF CLOSURE OF MEETING

There being no further business, the presiding member declared the meeting closed at 9:04PM.

Confirmed this day of 2017.

PRESIDING MEMBER