



# **TOWN OF CLAREMONT**

## **ORDINARY COUNCIL MEETING**

### **MINUTES**

**TUESDAY 2 FEBRUARY, 2016**

**Stephen Goode**

**CHIEF EXECUTIVE OFFICER**

**Date:**

## **DISCLAIMER**

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

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**TOWN OF CLAREMONT**  
**ORDINARY COUNCIL MEETING**  
**2 FEBRUARY, 2016**  
**MINUTES**

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**1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**

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

**2 RECORD OF ATTENDANCE/APOLOGIES**

**ATTENDANCE**

**Mayor Barker**

**Cr Karen Wood**

**West Ward**

**Cr Peter Edwards**

**West Ward**

**Cr Peter Browne**

**West Ward**

**Cr Jill Goetze**

**South Ward**

**Cr Paul Kelly**

**South Ward**

**Cr Chris Mews**

**South Ward**

**Cr Bruce Haynes**

**East Ward**

**Cr Alastair Tulloch**

**East Ward**

**Cr Kate Main**

**East Ward**

**Mr Stephen Goode (Chief Executive Officer)**

**Mr Les Crichton (Executive Manager Corporate and Governance)**

**Mr Saba Kirupanather (Executive Manager Infrastructure)**

**Ms Katie Bovell (Governance Officer)**

**One member of the public**

**Two members of the press**

**3 DISCLOSURE OF INTERESTS**

NIL

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

**Public Question Time, Ordinary Council Meeting 15 December 2015.**

**Mr Clive Neeson, 1/52 Graylands Road, Claremont.**

**Re: Item 13.1.1, Report of the Lake Claremont Parkland Recreation Use Working Party, Attachment 1, Lake Claremont Concept 2015.**

**Question one:**

***New Dog Exercise Area Henshaw Lane to Alfred Road.***

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The responses in the survey seem to request more safer areas rather than massively extended one Have the stated 90% non-dog owning majority been informed of the proposal to extend the off-lead areas to effectively 80% on the park length?

Answer

Council resolved to advertise the Working Party Report before consideration of the recommendations.

Question two:

Do we really need to fence off the lake from the public for the extended dog off-lead area?

Answer

The recommendation of the Working Party was for the fencing of the lake to be considered by the Lake Claremont Advisory Committee. Council resolved to advertise the Working Party Report before consideration of the recommendations.

Question three:

*Area at the foot of Lapsley Road.*

The 2015 concept diagram shows a “casual active sports node near Mulder Park”. Have the public been consulted on the possibility of physical structures being placed in this area since they interfere with the flow of vegetation and open walking access from Mulder Park at the lake?

Answer

The recommendation of the Working Party was in line with proposals included in the 2010 Lake Claremont Concept Plan which was subject to public consultation. Council resolved to advertise the Working Party Report before consideration of the recommendations.

Question four:

*New car park at the bottom of Lakeway Street.*

Why does the 2015 concept diagram show this car park to be inside the park when council accepted a proposal that it be outside the park, as an expansion of the street cul-de-sac?

Answer

The intention of the Working Party was to enlarge the existing car park. Final consideration of design issues has not been progressed. Council resolved to advertise the Working Party Report before consideration of the recommendations.

**Ms Heidi Hardisty, 12A Myera St., Swanbourne.**

**Re: Item 13.1.1, Report of the Lake Claremont Parkland Recreation Use Working Party.**

Question:

Why wasn't this revised Park Concept Plan sent out for public comment?

Answer

Council resolved to advertise the Working Party Report before consideration of the recommendations.

*Working Party Proposals*

*Pathways*

What is the justification of a new limestone path along the old nine hole on the east side of the lake?

Answer

Working Party believed that this would be a good amenity addition.

*Dog exercise areas*

Why wasn't there a recommendation to fence in the existing dog off lead area given that there were a significant amount of people that wanted a safe and/or fence-in areas for dogs?

Answer

There are mixed views about fencing the existing designated area and the issue remains to be resolved by the Council.

Will the dog off lead area in Cresswell Park be restricted to non-sport time only?

Answer

No longer recommended.

*Recreation Activity*

What is the definition of passive recreation?

Answer

Informal activity where people use the public reserve for some fun – as opposed to organised sports.

What type of facility/play area suitable for older children will be provided near the northern end of the golf course?

Answer

Not yet determined.

Will this location take away some of the land earmarked for revegetation (bushland) in the original plan?

If yes, will the revegetation still go ahead, but in a nearby location?

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If not, why not?

Answer

Final location to be determined.

*Heritage Centre*

Can an interpretive centre which could include environmental education and natural heritage components as well as cultural components be given priority over a cultural heritage centre given that we already have a museum focusing on cultural heritage and we live in one of the most environmentally unique and biodiverse cities on the planet?

Answer

The nature of a centre to be determined.

*Other*

When were the Morton Bay Figs Planted?

How do they acknowledge European history?

Answer

Unable to answer at this time.

*Car Parking*

What is the justification/evidence that more car parking is necessary?

Answer

Working Party considered how people indicated they came into the park.

Note that most parking proposed is already shown on the 2010 Lake Claremont Concept Plan.

Why isn't promotion being done to encourage people to get to the park by walking, cycling and public transport?

Answer

Not sure that provision of parking for motor vehicles means encouraging alternatives like walking cannot occur.

If more car parking is added, will the Lakeway St. cul-de-sac be enlarged with an asphalt surface?

Answer

That was not proposed by the Working Party.

Will any parkland be eroded or trees removed if parking is added at the corner of Alfred and Davies Rd? If yes how much space and/or how many trees?

Answer

Design not yet done but loss of trees not expected.

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**Ms Ray Flanagan of Unit 3, 47 Davies Road, Claremont.**

**Re: Item 13.1.1, Report of the Lake Claremont Parkland Recreation Use Working Party.**

Question one:

Have owners of homes between Elliot Rd and Lakeway been consulted?  
And is there a plan for consultation with the broader public about this plan?

Answer

Council resolved to advertise the Working Party Report before consideration of the recommendations.

Question two:

Has the conflict of use been considered with regard to dog exercise areas and sports use and family use – safety of children and others as well as wildlife are my concern?

Answer

There are many examples where activities can coexist, e.g. people without dogs seem to be able to safely exercise at a dog beach.

Question three:

How many fines have been issued to dog owners who have not had their dogs on leash in areas where this has been nominated?

Answer

Since September 2014 we have issued 46 written cautions and 3 infringements in addition to the many verbal cautions.

Question four:

Rather than spend a large amount \$40,000 on a fence around the lake has it been considered that this money could be better spent on control of dogs and education of dog owners?

Answer

Council resolved to advertise the Working Party Report before consideration of the recommendations.

Question five:

The current dog exercise area facilities need to improved – has this been addressed?

Answer:

Unsure about what is meant by the statement about need to improve facilities, therefore not able to provide an answer.

**5 PUBLIC QUESTION TIME**

**Ms Ray Flanagan of Unit 3, 47 Davies Road, Claremont.**

**Re: Report of the Lake Claremont Parkland Recreation Use Working Party.**

Question:

Who prepared responses to Questions taken on Notice from the 15 December 2015 Council Meeting?

Answer

The Chief Executive Officer.

Question:

When will the comments from the public consultation be made available and where?

Answer

The Chief Executive Officer advised the report including comments made is expected to be ready and available at the next Ordinary Council Meeting. If it is not ready it will be tabled at the 1 March 2016 meeting.

Question:

When will decisions be made regarding the report and comments?

Answer

The Chief Executive Officer responded that they will be considered by Council when the report is tabled.

**6 PUBLIC STATEMENT TIME**

NIL

**7 APPLICATIONS FOR LEAVE OF ABSENCE****7.1.1 APPLICANT: CR TULLOCH**

**Moved Cr Browne, seconded Cr Kelly**

**That Cr Tulloch be granted Leave of Absence for the Ordinary Council Meeting on 1 March 2016.**

**CARRIED(01/16)  
(NO DISSENT)**

**7.1.2 APPLICANT: CR GOETZE**

Moved Cr Wood, seconded Cr Tulloch

That Cr Goetze be granted Leave of Absence from 16 February 2016 to 14 March 2016.

**CARRIED(02/16)  
(NO DISSENT)**

**7.1.3 APPLICANT: CR KELLY**

Moved Cr Browne, seconded Cr Goetze

That Cr Kelly be granted Leave of Absence for the Ordinary Council Meeting on 16 February 2016.

**CARRIED(03/16)  
(NO DISSENT)**

**8 PETITIONS/DEPUTATIONS/PRESENTATIONS**

NIL

**9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

Moved Cr Mews, seconded Cr Edwards

That the minutes of the Ordinary Meeting of Council held on 15 December 2015 be confirmed.

**CARRIED(04/16)  
(NO DISSENT)**

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

Item 17.1.1, Claremont Par 3 Golf Course.

**11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING**

NIL

**12 REPORTS OF COMMITTEES**

NIL

## 13 REPORTS OF THE CEO

### 13.1 CORPORATE AND GOVERNANCE

#### 13.1.1 CLAREMONT AQUATIC CENTRE COMMUNITY FACILITY PLAN FOR THE FUTURE

<b>File Ref:</b>	<b>COP/00120</b>
<b>Confidential Attachment:</b>	<a href="#">Claremont Aquatic Centre Development Plan</a>
<b>Responsible Officer:</b>	<b>Les Crichton</b> <b>Executive Manager Corporate and Governance</b>
<b>Author:</b>	<b>Les Crichton</b> <b>Executive Manager Corporate and Governance</b>
<b>Proposed Meeting Date:</b>	<b>2 February 2016</b>

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#### **Purpose**

This report presents the final Claremont Aquatic Centre Development Plan including recommendations on achieving the best long term potential of the centre. The centre is over 40 years old and renewal of significant components of the facility is now approaching or overdue. Prior to undertaking this work, the plan has sought to gain an understanding of the current and future demands of the centre by the community, user groups and general public on which to guide development.

The report recommends Council adopt the Development Plan as presented and authorise commencement of Stage 1.

#### **Background**

Claremont Aquatic Centre was built in 1971 as an outdoor facility and operated on a seasonal basis until 2003 when geothermal heating was installed. Since then it has operated all year round closing only on Christmas Day and Good Friday.

The centre offers a range of activities from leisure and lap swimming to tuition, water aerobics and squad training. It runs several youth and family based events, over thirty school swimming carnivals per year, and is home to several water based sporting/recreational clubs.

The centre provides a valuable service to the people of the Town of Claremont and surrounding districts with approximately 230,000 customers using the centre each year. The centre prides itself on offering a high level safety while maintaining a professional, clean, fun environment for its patrons.

97% of respondents to the Community Perceptions Survey conducted in June 2014 indicated their satisfaction with the Aquatic Centre, of which 77% were 'delighted' with the service. This scored highest amongst the industry within the metropolitan region.

Due to the age and structural integrity of the 25m and 50m pool shells, Council on 20 April 2010 approved the refurbishment of the existing pool shells and surrounds at a

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cost of \$1.9M. A minor refurbishment to 'freshen up' the change rooms was completed in 2013-14 at a cost of \$70,000.

Current facilities include:

- 8 Lane 50 metre Pool
- Diving Pool
- 2 Diving Boards
- 7 Lane 25 metre Lap Pool
- Toddlers Pool
- Play Ground
- Shade Shelters
- Picnic & BBQ Area
- Cafe (leased)
- Clubrooms.

Redevelopment of the facility has been the subject of a number of studies /reviews over the years, with greater focus in the past ten years as the centre continues to age. The more recent study involved development of a draft Master Plan in 2008 (Donavan and Payne Architects/ABV Leisure Consultancy Services) however this has not progressed beyond being recognised for future budget consideration within Council's then 'Plan for the Future' document (predecessor of the Strategic Community Plan).

#### Community Recreation Needs study

In preparing for development of the Strategic Community Plan, Council established (2 October 2012) the Recreation Precinct Working Party to review the options for an integrated community facility to be located adjacent to the Claremont Aquatic Centre and par three golf course.

The Strategic Community Plan adopted by Council on 18 June 2013, acknowledged the requirement to respond to the changing community recreational needs and included the requirement to undertake a needs study as a performance indicator within the focus area of 'People'. Funded through the 2013-14 budget, the study was completed under the oversight of the Recreation Precinct Working Party and adopted by Council on 18 March 2014. The study sought to understand what facilities may be required to ensure that the Town's vision for the future is met; the lifestyle of its residents is maximised, and how it can be achieved in a planned and affordable manner.

One of the three key recommendations of the Needs Study was that a comprehensive community based development plan for the centre be developed to;

- guide the best long term potential for the centre.
- provide a sustainable and appropriate mix of facilities.
- maximise social benefit for the expanding Claremont community.
- develop the new centre on the current site.

### Development Plan

Council included provision for completion of the development plan within its 2014-15 Budget, with the consultancy awarded to CSS Strategic early 2015.

The brief required the redevelopment plan to be focused on the current site and to be supported by a detailed market analysis and a feasibility study for the preferred option. A business case and management plan was also required and is detailed within the plan.

The brief also required review of all previous plans, proposals, and reports to Council.

### **Discussion**

#### Methodology

In addition to the review of previous material, development of the plan includes a comprehensive;

- i. examination of
    - o community profile and population forecasts
    - o existing facility and service provision within the area, including proposed and completion of upgrades (Bold Park, Scarborough Beach)
    - o trends in the use, design, and delivery of aquatics
    - o current service provision and usage of the Claremont Aquatic Centre
  - ii. consultation process including open workshops and draft presentation with user groups and residents, one on one meetings with key user groups, interviews with agencies, utilities, competitors/complementary facilities, focus group sessions with senior staff and elected members, and ongoing meetings with the Project Reference Group comprising Executive Manager People & Places, Executive Manager Corporate & Governance and the Centre Manager.
  - iii. needs assessment process referencing community profile, facilities within the area and community consultation
  - iv. development focus outlining the (not negotiable) principles of providing a sustainable and appropriate mix of facilities on the current site within the capacity of Town. While acknowledging the strong local club demand for additional facilities, the primary driver is for the centre to adopt a local community focus aiming development at the needs of local residents.
  - v. concept plan based on the final recommendation. A range of concept plans was presented during the development of the plan with the final representing the seventh iteration.
  - vi. breakdown of capital (procurement) costs of stages 1 and 2 of the plan together with an implementation strategy.
  - vii. breakdown of the impact of the development on the centre's operations. As detailed within the report, the centre currently (2014-15) recovers approximately 90% of its \$1.25M operational expenditure through its fees and charges. This compares significantly higher than current industry average for a centre of this size of 71%. Any development is expected to maintain or improve the current recovery rate enjoyed by the Town.
  - viii. whole of life costing calculation of stage 1 including capital renewal and unplanned maintenance.
-

- ix. funding strategy recognising grant funding likely to available for the type of development, use of municipal, reserve and loan funding, and opportunity to access private investment.

### Findings

While stakeholder consultation identified a range of needs that indicated that the development should:

- retain the shaded, green open spaces around the existing pools
- provide an indoor heated pool catering primarily for learn to swim classes, aquatic exercise programs and rehabilitation activities
- develop a contemporary water play space for children, youth and families
- provide enhanced male, female, and family change room amenities
- enhance the café service and alfresco eating area
- enhance the retail sales offering (swim and other equipment)
- provide additional lane space for the burgeoning swim coaching, fitness training, open water swimming and triathlon market
- improve access to deep water space suitable for the water polo, diving and synchronised swimming clubs
- provide a gym and other dry side programs and services
- offer a crèche service for programs
- improve car park proximity and access to the centre's entry.

The development plan recommendations also reflect a design philosophy underpinned with a focus on:

- meeting local community needs.
- carefully managing rate payer's costs.
- ensuring the development is retained within the current boundaries.
- recognition of development driven population growth.
- addressing the Department of Sport and Recreation (DSR) processes to undertaken to qualify for funding assistance. The Decision Making Guide prepared by the DSR outlines a comprehensive two stage (data collection and solution feasibility) process which must be demonstrated as part of any facility grant application.

### Recommendations

The key recommendations of the Aquatic Centre Development Plan are –

Council;

1. Adopt the Claremont Aquatic Centre Development Plan, as outlined in this report, as the guide to future development over a series of stages as follows:

Stage 1 Estimated cost - \$ 8,540,870 comprising:

- a. an indoor heated program pool
  - b. water treatment and mechanical services plant rooms
  - c. new male and female change rooms and a family change room
  - d. new reception and administration facilities
  - e. a meeting / function / training room
  - f. a retail outlet and golf pro-shop
-

- g. enhanced café facilities
- h. a water playground (splash pad) and filtration system
- i. improved upper level car parking areas

Stage 2 Estimated cost - \$ 1,815,874 comprising:

- j. a new gymnasium
  - k. improved lower level parking.
2. Further explore opportunities for private provider investment in the redevelopment of the centre by inviting formal expressions of interest and detailing the Council's position on:
    - a. facility elements as indicated on the redevelopment master plan
    - b. commitments to be maintained regarding resident and local club access to facilities in terms of time, space and cost
    - c. magnitude of financial investment anticipated and its relationship to the extent of priority or preferential access to facilities
    - d. the length of tenure or term of investment.
  3. Initiate a new round of dialogue with local clubs, state sporting associations and other community organisations regarding their capacity to contribute to the long term development of the aquatic centre.

### Officer Recommendations

A review of the Development Plan recommendations have been reviewed and following comment provided

#### **Recommendation 1**

This recommendation is supported however initiation of Stage 2 is not supported at this time. While development of a gym within the plan presents as a potential financial contributor, there are a number of gyms currently (or will be i.e. Football Club development) within close proximity of the site which will operate in direct competition. Council also leases out a space within the golf course buildings to an independent boutique operator which would also compete with a Stage 2 development. Equally as the financial projections of Stage 2 are based on Council operating the gym, transfer of the lease, may also diminish those projection.

### Stage 1

Stage 1 as proposed within the Development Plan addresses the priorities articulated by stakeholders through the needs assessment process as summarised within the Table 1.

Table 1

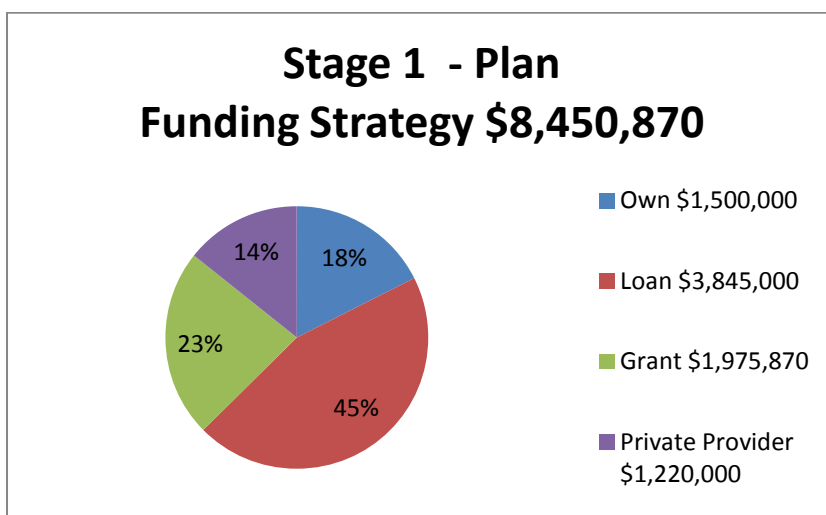
Priority	Solution	Addressed in Stage 1
Retain shaded green open spaces around the pools	Positioning and size of footprint of new buildings to minimise impact on open space.	Yes
Retain the existing 50m & 25m pools	Continue to operate the existing 50m and 25m pools	Yes
Provide an indoor heated pool	Develop a new indoor heated program pool	Yes
Increase lane space	Develop a new indoor heated program pool	Limited by



		contributor requirements for lane space under recommended funding model
Develop a water playground for children and families	Design and build an interactive water playground and family orientated area	Yes
Provide enhanced change room amenities	Develop new change room facilities	Yes
New area for reception and administration access	Develop a new administration building to accommodate the centre	Yes
Opportunity to sell retail items	Develop a swimming orientated retail shop	Yes
Need for meeting and function rooms	Develop new areas to accommodate	Yes
Provide improved café facilities	Develop a dramatically enhanced café	Yes
Development within the current boundaries	Design not to impinge beyond current facility boundary	Yes
Carefully manage rate payers costs	Funding costs are within resource capacity and recovery rates on operational costs are retained	Recommended shorter loan term impacts operating recovery rate

As indicated above, two priorities are adversely impacted by the proposed funding strategy. The strategy recommends funding of the \$8.45M development cost through a mix of own (municipal/reserve) funds, debt, grants, and private provider as detailed in Figure 1.

Figure 1 – Development Plan Funding Strategy



It is recommended the use of private investor funding and the proposed loan term within the funding strategy are amended.

Discussions during the consultation phase revealed a number of user groups willing to contribute towards the development. While one proposal was not considered viable at this time and therefore not included, the funding strategy does include

contributions from another. This however is based on priority access for the contributor to the facility. This loss of access (and control) limits the Town’s objective to increase available water space to the wider community and is therefore not recommended. While still enabling user groups to access all facilities, this will ensure control of both level and cost of access.

Payback on the \$3.845M loan is proposed over a 10 year period. This is considered unrealistic, does not reflect an appropriate allocation of long term asset funding, and places a greater burden on current users/community rather than sharing the cost over the life of the asset. The impact on this funding strategy on the recovery of operational costs as compared to 2014-15 year is detailed in Table 2. A longer term of 20 years is proposed.

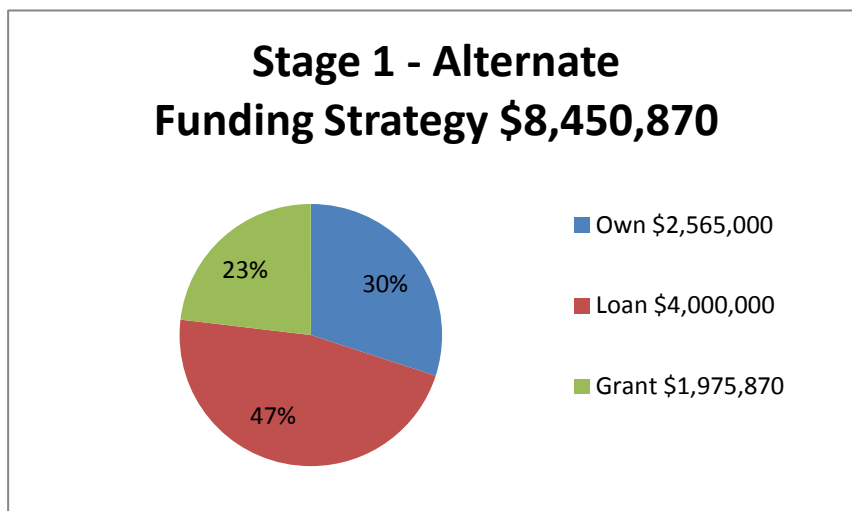
Table 2. Operating Performance of Development Plan Funding Strategy

	2014-15	Stage 1 (projected)
Expenditure (less debt servicing)	(\$1,187,136)	(\$1,342,703)
Debt servicing	(\$57,280)	(\$546,666)
Income	\$1,128,600	\$1,527,401
Net operating loss	(\$115,816)	(\$361,986)
Expense Recovery	90.69%	80.84%

Stage 1 – Alternate funding option

An alternate funding model which does not including private providers and increases the loan term is proposed as detailed in Figure 2.

Figure 2. Alternate Funding Strategy.



As demonstrated in Table 3, the impact of the alternate funding strategy provides an improved operational performance with expense recovery maintained at pre-development level.

Table 3 – Operating Performance of Alternate Funding Strategy.

	2014-15	Stage 1 (projected)
Expenditure (less debt servicing)	(\$1,187,136)	(\$1,342,703)
Debt servicing	(\$57,280)	(\$374,058)
Income	\$1,128,600	\$1,550,441
Net operating loss	(\$115,816)	(\$166,320)
Expense Recovery	90.69%	90.31%

It should be noted that operational expenses and income projections for both funding strategies have been calculated based on an assessment of increased resource requirement and revenue generation potential. Cost projections recognise increased utility, employee costs and ancillary expenses as a result of larger water and floor space with multipliers applied across the range of cost categories (Table 14 within the Plan). Income projections are conservatively set at 80% of what is anticipated to be a reasonable level of patronage/hire as result of additional facilities (program pool, splash pad, and cafe).

The calculations also recognise that based on current demand for lane space, the provision of the additional program pool will see no loss of use (and therefore resulting revenue) of the existing 25m and 50m pools.

#### **Recommendation 2**

This recommendation is supported as an ongoing objective.

Three opportunities for private investment in the redevelopment were explored as part of the preparation of the development plan with each considered either unviable or contrary to the Town's objectives.

The Water Polo Club presented a proposal to build and fund a separate water polo pool within the grounds. This would remove the draw on the current 50 metre and diving pool by the Club and be available for 'community use' outside the clubs operating time.

As detailed within with the Development Plan however, the proposal moves away from the Town's primary objectives of provision of services to local community which are within the capacity of the Town.

A third proposal was received from an external operator to take on the facility in its entirety. Given the community connection to this facility, and concerns around management, contribution to capital investment, and quality control, this option was not presented as a viable alternative.

The second proposal is discussed with the 'Stage1' discussion of this report.

#### **Recommendation 3**

This is supported as an ongoing objective.

#### **Past Resolutions**

Ordinary Council Meeting 18 March 2014, Resolution 34/13:

*That Council*

- 1. Receive the Draft Community Recreation Facility Needs Study;*
  - 2. Includes an allocation of \$50,000 for consideration in the Draft 2014-15 Budget to undertake a comprehensive development planning process for the Claremont Aquatic Centre;*
  - 3. Includes an allocation of \$90,000 for consideration in the Draft 2014-15 Budget to fund an Officer to identify, develop and manage partnerships that create community development opportunities for the precincts; in particular,*
-

- a) *To commence discussions with Scotch College and other interested parties with the intent to create a partnership that will work towards the integrated development of the Lake / Golf Course / Fitness Centre & Cafe precinct through a master plan, and*
- b) *To contribute to building the Intellectual and Cultural Precinct by entering into agreements with service providers and programming these areas to capacity (including exploring the potential of transforming the Goods Shed into an art gallery).*

Ordinary Council Meeting 12 June 2013, Resolution 117/13:

*That Council adopts the Town's two key documents that form part of the Integrated Planning and Reporting Framework; as per the requirements under the Local Government Act 1995. That being:*

- *Strategic Community Plan – 'Claremont Ahead 2023';*
- *Corporate Business Plan 2013-14 to 2016-17.*

Ordinary Council Meeting 2 October 2012, Resolution 193/12:

*That*

1. *Council establish a working party to review the options for an integrated community facility to be located adjacent to the Claremont Aquatic Centre and par three golf course.*
2. *Councillor Cr Haynes and Councillor Cr Wood are nominated as members of the working party.*
3. *Representatives be invited from Claremont Football Club, Aspire Fitness, Claremont PCYC, Royal Agricultural Society and the Lake Claremont Precinct Association.*
4. *The Chief Executive Officer be empowered to co-opt other members.*
5. *The CEO or his delegate be appointed to the working party.*
6. *The terms of reference are to:*
  - 6.1. *Review the planning already undertaken for a proposed facility (RMP & Associates 1994, concept plan by Donovan Payne, 2010);*
  - 6.2. *Assess and comment on the options for the Par 3 golf course;*
  - 6.3. *Assess interest for sharing of resources and joint use of a new facility as well as the existing key facilities within the Town;*
  - 6.4. *Establish initial concepts and budget estimates together with funding plans;*
  - 6.5. *Make recommendations to the Council.*

### **Financial and Staff Implications**

As detailed within the Alternate Funding Strategy, funding of the Stage 1 of the Development Plan is proposed through;

\$4,000,000	20 year principal & interest debenture
\$1,650,000	Grant – community Sports & Recreation Facility Fund
\$ 250,000	Grant – Lotterywest
\$ 75,000	Grant – Healthways

\$2,565,000            Council funds  
\$8,540,000

Principal & interest repayments on \$4,000,000 at 5% are \$316,000 per year resulting in a total payback of \$6.32M over the 20 term. These repayments are accounted for within the projected operating costs for the centre.

Grant applications will be prepared and submitted on approval of the project by Council. Outcomes of applications will be subject of milestone report to Council (ie. should applications not be successful, project continuation will need to be considered).

Council's Pool Reserve was established in 2010 (following refurbishment of the pool bowls) to fund future renewal of the centre. Council transfers \$80,000 annually to the reserve and the current balance is \$380,000 with a further \$80,000 to be transferred this year. This will provide \$460,000 towards this project.

It is proposed the \$2.085 M be funded from the Future Fund Reserve. The Future Fund Reserve was established in 2011 and its designated purpose is to receive proceeds of asset (land/building) disposal and provide for the future planning and implementation of capital and infrastructure works in the Town. The reserve fund balance as at January 2016 is \$6.8M with a further \$1.04M income and potentially \$1.5M expenditure committed for the balance of the financial year. \$6.34M funding is available from this reserve fund for this project.

It is recognised that in the short term, the increase in debt will have an adverse impact on Council's debt ratio. This however will improve over time as the debt reduces through the principal and interest structure recommended.

Equally debt servicing will be impacted however only marginally. As detailed within the operational projections, a significant portion of the debt servicing is covered by increases in revenue generated by the additional facilities. In addition, as detailed to in the Project Funding session to Councillors at the November 2015 forum, further comfort is provided through projected rate revenue increases over the next ten years as a result of programmed Claremont on the Park development. This is conservatively set to provide an additional \$1M per annum on completion.

### **Policy and Statutory Implications**

*Local Government Act 1995.*

### **Communication/Consultation**

Consultation with the community, user groups, agencies, other providers and the wider public in development of the plan has been extensive. Consultation methods have including open forums, one on one meetings, phone interviews, and focus group meetings.

In November 2015, the draft Aquatic Centre Development Plan was presented to a Council forum. While supporting the report recommendations, and specifically commencement of Stage 1, staff submitted an alternate funding option to that provided within report which seeks to further improve the financial sustainability of the development.

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The forum indicated that following the receipt of elected member feedback, a report would be prepared recommending Council;

- receive Aquatic Centre Development Plan;
- endorse the alternate stage 1 funding strategy;
- authorises the Chief Executive Officer to engage consultants and/or professional services to work with the Council and the administration to undertake the planning and design process to allow the redevelopment to occur;
- approve the final concept plan prior to tender documents being prepared;
- approve the unbudgeted expenditure;
- receive a further report to authorise the project going to tender following the design, documentation and costing being completed.

A copy of the Plan and the forum presentation were also placed on the extranet for further reference.

Elected member feedback indicated support with only two follow up queries relating to positioning of the cafe.

Should Stage 1 progress, consultation/communication with stakeholders will be planned and implemented. This will include;

- User groups
- General public
- Employees and contractors.

## **Strategic Community Plan**

### **Liveability**

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

- Maintain and upgrade infrastructure for seamless day to day usage.
- Provide a responsible and well managed urban environment, with sustainable development outcomes.

### **People**

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

- 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.

### **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.*

- Maintain long term financial stability and growth.

## **Urgency**

Timing of the project will be important in ensuring that major works are carried out as much as possible in the winter months.

## **Voting Requirements**

Absolute majority decision of Council required.

## **Moved Cr Wood, seconded Cr Goetze**

**That**

### **1. Council**

- 1.1. Adopt the Aquatic Centre Development Plan as presented;**
  - 1.2. In accordance with section 6.8(1)(b) of the *Local Government Act 1995* approve Stage 1 of the Aquatic Centre Development Plan;**
  - 1.3. Approves the project Budget of \$8,540,000 with funding to be as detailed within the Alternate Funding Strategy;**
  - 1.4. Authorises the Chief Executive Officer to engage consultants and/or professional services to undertake the planning and design work to prepare documentation for the required works;**
  - 1.5. Receive further reports on completion of the design and documentation with pre-tender estimate for approval to call tenders, and milestone reports on outcome of grant applications;**
- 2. The Chief Executive Officer prepare and implement a communication plan to inform and advise stakeholders and the Claremont community.**

## **MOTION FOR EXTENSION OF TIME TO SPEAK**

**Moved Cr Tulloch, seconded Cr Edwards**

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

**CARRIED(05/16)  
(NO DISSENT)**

## **THE PRIMARY MOTION WAS PUT**

**CARRIED BY AN ABSOLUTE MAJORITY(06/16)**

For the Motion: Mayor Barker and Cr Main, Cr Wood, Cr Browne, Cr Kelly, Cr Mews, and Cr Goetze.

Against the Motion: Cr Tulloch, Cr Haynes and Cr Edwards.

**13.1.1 LIST OF PAYMENT 1-31 DECEMBER 2015**

<b>File Ref:</b>	<b>FIM00062</b>
<b>Attachments:</b>	<a href="#">Schedule of Payments</a> <a href="#">NAB Purchase Card Statement</a>
<b>Responsible Officer:</b>	<b>Les Crichton</b> <b>Executive Manager Corporate and Governance</b>
<b>Author:</b>	<b>Edwin Kwan</b> <b>Finance Officer</b>
<b>Proposed Meeting Date:</b>	<b>02 February 2016</b>

**Purpose**

For Council to note the payments made in December 2015.

**Background**

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

**Discussion**

Attached is the list of all accounts paid totalling \$5,472,205.75 during the month of December 2015.

The attached schedule covers:

• Municipal Funds electronic funds transfers (EFT)	\$	4,703,845.39
• Municipal Fund vouchers (39428-39441)	\$	19,491.00
• Municipal Fund direct debits	\$	605,207.79
• Trust Fund electronic funds transfer (EFT)	\$	143,661.57
• 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 15 December 2015, Resolution 227/15:

*THAT Council notes all payments made for November 2015 totalling \$1,637,495.76 comprising;*

*The attached schedule covers:*

• <i>Municipal Funds electronic funds transfers (EFT)</i>	<i>\$</i>	<i>1,077,198.44</i>
• <i>Municipal Fund vouchers (39424-39427)</i>	<i>\$</i>	<i>11,869.58</i>
• <i>Municipal Fund direct debits</i>	<i>\$</i>	<i>503,663.09</i>
• <i>Trust Fund electronic funds transfer (EFT)</i>	<i>\$</i>	<i>44,794.65</i>
• <i>Trust Fund vouchers</i>	<i>\$</i>	<i>0.00</i>



**Financial and Staff Implication**

Resource requirements are in accordance with existing budgetary allocation.

**Policy and Statutory Implications**

*Regs. 12-13 of the Local Government (Financial Management) Regulations 1996.*

Town of Claremont Delegation Register Item 37.

**Publicity**

N/A

**Urgency**

N/A

**Voting Requirements**

Simple majority decision.

**Moved Cr Kelly, seconded Cr Goetze**

**That Council notes all payments made for December 2015 totalling \$5,472,205.75 comprising;**

<b>Municipal Funds electronic funds transfers (EFT)</b>	<b>\$ 4,703,845.39</b>
<b>Municipal Fund vouchers (39328-39441)</b>	<b>\$ 19,491.00</b>
<b>Municipal Fund direct debits</b>	<b>\$ 605,207.79</b>
<b>Trust Fund electronic funds transfer (EFT)</b>	<b>\$ 143,661.57</b>
<b>Trust Fund vouchers</b>	<b>\$ 0.00</b>

**CARRIED(07/16)  
(NO DISSENT)**

## 13.2 INFRASTRUCTURE

### 13.2.1 VICTORIA AVENUE LANDSCAPING ALTERNATIVES

<b>File Ref:</b>	<b>RDS/00250</b>
<b>Attachments:</b>	<a href="#">Location and Island Treatment Map</a> <a href="#">Proposed Species and Landscape Option</a>
<b>Responsible Officer:</b>	<b>Saba Kirupanather</b> <b>Executive Manager Infrastructure</b>
<b>Author:</b>	<b>Andrew Head</b> <b>Manager Parks and Environment</b>
<b>Proposed Meeting Date:</b>	<b>2 February 2016</b>

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#### **Purpose**

To seek Council approval for landscape treatment for the median islands on Victoria Avenue.

#### **Background**

The narrow landscaped medians along Victoria Avenue were installed as part of traffic management works, to create separation between passing traffic in the 1990's. The hedge planting was done to create narrow carriageways and side friction to assist with slowing the traffic speeds.

Leading up to 2008 a number of incidents involving vehicle impacts to the islands resulted in subterranean damage to mains water irrigation supply which runs down the centreline of the road. To undertake repairs to the irrigation were not practical and so the decision to replace with suitable plants which do not require any irrigation was undertaken.

Changes to requirements for traffic management have resulted in the need to use a traffic management company to undertake the setting up of lane closures during maintenance works both for irrigation checking and for garden maintenance. Every service costs around \$2500 each two months and more water application could increase the need for monthly servicing which would increase maintenance costs

A plant which is suited to this environment needed to tolerate temperature extremes, radiant heat, tough and resilient to damage from vehicles, very low water use, controlled growth habit (fastigated) so as not to grow over the road surface, and of course, do all of this while being a strong performer to ensure a good display.

To select a plant which will survive these conditions was extremely challenging and the only suitable option found to do well in such an unfavourable environment was the Sansevieria.

When Victoria Avenue was resurfaced between Nedlands boundary and Bay Road in 2011 and again from Bay Road to Warwick Street in 2012 the gardens in those sections were boxed out, soil replaced and kerb replaced with rubber sections. At that time the Sansevieria were installed for the entire length of Victoria Avenue and

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without irrigation they have done reasonably well in the medians which were boxed out and in partial shade.

In the remaining section from Warwick Street to Queenslea Drive the median islands were not excavated at that time and are in full sun which has resulted in far poorer performance of the plants in that section.

### **Discussion**

In March/April 2016 the section of Victoria Avenue between Freshwater Parade and Warwick Street is programmed to be resurfaced, island rebuilt and gardens replaced. This is being done during school holidays to avoid inconvenience to all road users.

This would be the opportune time to review current landscape treatment and explore installation of irrigation connected to the bore in Mrs Herberts Park. Without this irrigation the options available for species to plant in these median becomes quite limited.

#### Alternative landscape treatments

##### Treatment 1- Concrete islands

All twenty six Islands to be stencil paved concrete which last longer and require very low levels of service. This treatment would cost around \$15,225 to install in every island and around \$2,240 annually to maintain (primarily for weed control and sweeping).

##### Treatment 2 – Unirrigated islands.

Eleven islands between Warwick Street and Freshwater Parade would be excavated out to replace the soil with new landscape mix. All twenty two islands would be planted with Sansevieria and irrigated using water truck. On occasions the Town has received complaints about the delays to traffic when undertaking the watering. This treatment would cost \$7,015 for installation and require an annual maintenance budget of \$18,910.

##### Treatment 3 – Irrigated islands with hedges.

All twenty two islands to be irrigated by horizontal boring a reticulation line down the centre of the road. Irrigation would be designed to eliminate subsurface mainline damage from vehicle impacts.

The treatment proposed for all islands here is Royena lucida as a clipped hedge. They are robust, slow growing shrubs with glossy dark green foliage which starts out as red new growth. This would complement the existing red flowers of the flame trees. Royena will not perform well without irrigation.

##### Treatment 4 - Irrigated islands - trees and strappy leaf feature plantings.

The treatment proposed for this alternative is to plant Hymenosporum flavum (Native frangipani) which is very narrow growing and would limit the encroachment on to the road surface. To achieve a robust treatment we would plant these at four metre spacing within each island. These would be inter-planted with Sansevieria to assist with protection of the main stems during establishment. Native Frangipani also would require irrigation to thrive in this location.

Both treatment three and four would have similar costs for implementation. The cost for implementation would be in the order of \$128,000 and the ongoing maintenance would be around \$45,000 annually. The significant cost is in the irrigation installation for the medians, however without it, the treatment alternatives would be very limited.

Watering using a water truck would only be appropriate for very low water demand plants. However, there is a perception by some members of the public that we are wasting water due to the small amount which ends up on the road during the application.

By using irrigation specially designed for that location the water use is reduced, overspray is eliminated and thus the efficiency and community perception of the Town's water management is greatly improved. Without irrigation the standard of presentation we can expect would be similar to the standard seen in the median outside of Mrs Herberts Park.

It is recommended that option three be implemented to achieve a higher standard of presentation.

### **Past Resolutions**

Nil.

### **Financial and Staff Implications**

Treatment 1 and 2 are resourced in accordance with existing budgetary allocation. Treatment 3 and 4 would require an additional budget request of \$110,000 to complete the work as part of the Victoria Avenue resurfacing project in January. The recommended treatment 3 will require \$110,000 and Council could consider to allocate from the savings of the 2015-16 midyear budget review.

The operational budget for restrictors, islands and roundabouts maintenance would need to be increased by \$26,090 from 2016-17 to allow for the increased service levels.

### **Policy and Statutory Implications**

*Local Government Act 1995.*  
Current Austroads Design Guidelines.  
Waterwise Council accreditation.

### **Publicity**

Town Talk.

### **Strategic Community Plan**

#### **Liveability**

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

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

## 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.*

- Constantly seek and implement best options for waste management and water usage.
- Implement sound environmental practices as reflected in the WESROC Climate Change Risk Assessment Project.

## Urgency

Early approval will allow the irrigation and landscape works to take place during the road resurfacing project in March/April 2016.

## Voting Requirements

Absolute majority decision of Council required.

## Officer Recommendation

### That Council:

1. Endorses the landscape treatment alternative 3 which includes the installation of irrigation and Royena hedges in each island.
2. Approves \$110,000 increase in current project budget to be funded from the savings as part of 2015-16 midyear budget review, to undertake irrigation installation on the median islands of Victoria Avenue from Bay View Terrace to south of Goldsmith Road.
3. Approves inclusion of increase to the operational 2016-17 operational budget of \$18,090 for restrictors, islands and roundabout maintenance.

## ALTERNATIVE MOTION

### Moved Cr Goetze, seconded Cr Main

### That Council:

1. **Endorses the landscape treatment alternative 3, which includes the installation of irrigation, Royena hedges and native Frangipani in each island.**
2. **Approves \$110,000 increase in current project budget to be funded from the savings as part of 2015-16 midyear budget review, to undertake irrigation installation on the median islands of Victoria Avenue from Bay View Terrace to south of Goldsmith Road.**
3. **Approves inclusion of increase to the operational 2016-17 operational budget of \$18,090 for restrictors, islands and roundabout maintenance.**

**CARRIED BY AN ABSOLUTE MAJORITY(08/16)  
(NO DISSENT)**

**14 ANNOUNCEMENTS BY THE PRESIDING PERSON**

Mayor announced he will be attending tomorrow's opening of the 'School Days' exhibition at the Museum.

Cr Goetze commended the Town's donation to the Lord Mayor's Distress Relief Fund towards Waroona and District Fires Appeal 2016.

Cr Browne reported on his attendance on behalf of the Mayor at the commissioning of the Rector at the Church of Resurrection.

Cr Mews on his participation in the clean up along the river foreshore on Australia Day and encouraged everyone to play their role in caring for the environment.

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

NIL

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

NIL

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

Moved Cr Haynes, seconded Cr Wood

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 this matter:

(a) A matter affecting an employee or employees.

(e) (ii) A matter that if disclosed, would reveal information that has a commercial value to a person.

**CARRIED(09/16)  
(NO DISSENT)**

*Mayor Barker adjourned the meeting at 7:45PM.*

*Mayor Barker reconvened the meeting at 7:45PM*

**ATTENDANCE**

**Mayor Barker**

**Cr Karen Wood**

**West Ward**

**Cr Peter Edwards**

**West Ward**

**Cr Peter Browne**

**West Ward**

**Cr Jill Goetze**

**South Ward**

**Cr Paul Kelly**

**South Ward**

**Cr Chris Mews**

**South Ward**

**Cr Bruce Haynes**

**East Ward**

**Cr Alastair Tulloch**

**East Ward**

**Cr Kate Main**

**East Ward**

**Mr Stephen Goode (Chief Executive Officer)**

**Mr Les Crichton (Executive Manager Corporate and Governance)**

**Mr Saba Kirupanather (Executive Manager Infrastructure)**

**Ms Katie Bovell (Governance Officer)**

**17.1 CHIEF EXECUTIVE OFFICER****17.1.1 CLAREMONT PAR 3 GOLF COURSE**

**File Ref:** COP/00042  
**Responsible Officer:** Stephen Goode  
Chief Executive Officer  
**Author:** Stephen Goode  
Chief Executive Officer  
**Proposed Meeting Date:** 2 February 2015

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**Purpose**

The following item was considered in closed session.

**PUBLIC OFFICER RECOMMENDATION**

**Moved Cr Haynes, seconded Cr Wood**

**That this report and recommendation remain confidential.**

**CARRIED(112/16)  
(NO DISSENT)**

**MOTION TO OPEN DOORS**

**Moved Cr Kelly, seconded Cr Main**

**That the doors be opened.**

**CARRIED(113/16)  
(NO DISSENT)**

*The doors opened at 8:08PM.*

**THE MAYOR READ ALOUD THE RESOLUTION MADE BEHIND CLOSED DOORS.**



**18 FUTURE MEETINGS OF COUNCIL**

Ordinary Council Meeting, 16 February 2016 at 7:00PM.

**19 DECLARATION OF CLOSURE OF MEETING**

There being no further business, the presiding member declared the meeting closed at 8:09 PM.

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

**PRESIDING MEMBER**