



TOWN OF CLAREMONT

ORDINARY COUNCIL MEETING

MINUTES

TUESDAY 1 MAY 2018

Liz Ledger

CHIEF EXECUTIVE OFFICER

Date:

DISCLAIMER

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

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS	3
2	RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE	3
3	DISCLOSURE OF INTERESTS	3
4	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE .	3
5	PUBLIC QUESTION TIME	4
6	PUBLIC STATEMENT TIME	5
7	APPLICATIONS FOR LEAVE OF ABSENCE	5
8	PETITIONS/DEPUTATIONS/PRESENTATIONS	5
9	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS	5
10	ANNOUNCEMENT OF CONFIDENTIAL MATTERS FOR WHICH MEETING MAY BE CLOSED TO THE PUBLIC	5
11	BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING	6
	11.1 DRAFT 2018-19 BUDGET ITEMS FOR LAKE CLAREMONT	6
12	REPORTS OF COMMITTEES	15
13	REPORTS OF THE CEO	16
	13.1 CORPORATE AND GOVERNANCE	16
	13.1.1 LIST OF PAYMENT 1 TO 31 MARCH 2018	16
	13.2 INFRASTRUCTURE	18
	13.2.1 HENSHAW SWALE MODIFICATION	18
	13.2.2 VERGE TREATMENT – 6 OSBORNE PARADE	25
14	ANNOUNCEMENTS BY THE PRESIDING PERSON	28
15	ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	29
16	NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PERSON PRESIDING OR BY DECISION OF MEETING	30
	16.1 HARDSTANDS	30

17 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE
CLOSED TO THE PUBLIC 31

18 FUTURE MEETINGS OF COUNCIL 31

19 DECLARATION OF CLOSURE OF MEETING 31

5 PUBLIC QUESTION TIME**Ms Ann Yelland – 39 Reserve Street, Claremont****RE: Precinct Parking**

Q1. *I would like to know if this (temporary parking restrictions) will be a permanent fixture?*

A1. No.

Q2. *If not, what the future plans will be to make sure that accessibility of driving up and down the street is ensured, together with entering and exiting properties safely?*

A2. The Town has commenced implementing parking restrictions, which was reviewed by Council on 30 April 2018, and will be installed in Reserve Street as part of this process.

Mr Barry Markey – 40B Alfred Road, Claremont**RE: *Fencing Local Law 2000***

Q. What is the purpose of having a 'Fencing Local Law 2000' if it is not used or enforced? In particular, Section 15.

The Mayor took Mr Markey's Public Question on notice.

6 PUBLIC STATEMENT TIME

NIL

7 APPLICATIONS FOR LEAVE OF ABSENCE

Moved Cr Main, seconded Cr Edwards.

That:

1. Cr Tulloch be granted leave of absence for the Ordinary Council Meeting on 5 June 2018, and
2. Cr Franklyn be granted leave of absence for the Ordinary Council Meeting on 3 July 2018.

CARRIED(61/18)
(NO DISSENT)

8 PETITIONS/DEPUTATIONS/PRESENTATIONS

NIL

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Moved Cr Tulloch, seconded Cr Browne.

That the Minutes of the Ordinary Council Meeting held on [17 April 2018](#) be confirmed.

CARRIED(62/18)
(NO DISSENT)

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

NIL

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING**11.1 DRAFT 2018-19 BUDGET ITEMS FOR LAKE CLAREMONT**

File No: PRK/00136-02

Attachments: Proposed Path Connections at Lake Claremont (Attachment 1)
Proposed Playground Fence Location (Attachment 2)

Responsible Officer: Saba Kirupanather
Executive Manager Infrastructure

Author: Andrew Head
Manager Parks and Environment

Proposed Meeting Date: 1 May 2018

Purpose

To present further information regarding draft budget items requested by the Lake Claremont Advisory Committee ('LCAC') in response to Council Resolution 52/18.

Background

At its meeting held on 17 April 2018, Council requested further information regarding Item 12.2.3 – Draft Budget Items for Lake Claremont. As no decision was made regarding the overall budget request from the LCAC, the items requested by the Committee have been relisted below:

PARKS & ENVIRONMENT						
No	Project	Description	Reason	Location	Project Total	Priority
1	Path - Lakeway Street to Lake Claremont	Red asphalt path for connectivity and accessibility to Lake	Request from Cr Goetze to provide connectivity and access for prams and children on bikes	Lake Claremont	\$40,000	A
2	Path - Mulder Park to Lake Claremont	Red asphalt path for connectivity and accessibility to Lake	Request from Cr Tulloch to complete the path connection to the Lake parents with prams and children on bikes.	Lake Claremont	\$40,000	A
3	Path - Mulder Park to Lakeway Street	Red asphalt for connectivity and accessibility to Mulder path	Connectivity and accessibility from Lakeway Street to Mulder Park	Lake Claremont	\$10,000	A
4	Bollards on Elliot Road verge	200m of bollards to replace rail fence	To improve access into park and playground from parking area	Lake Claremont	\$8,000	A
5	SDS controllers and flow metres	Irrigation controllers, software and flow meters and Electrical upgrades in all Parks	Water efficiency, central control irrigation and upgrade of non compliant electrical fixtures and flow meters. See D-18-06189 for more details	Ashton Ave streetscape, Claremont Oval, Claremont Park, Guger Street, Lake Claremont Parkland, Lakeway Subdivision, MacLagan Park, Mrs Herberts Park, Rowe Park, Claremont Tennis Club, Mary Street Reserve, Agett Park, Mofflin Park, Hatchett Park, Elliot Road Bore, Leura Ave Carpark.	\$ 70,000	A
6	Lake Claremont Buffer Fence	Between bird platform and Cresswell Park	OCM 5 Feb 2018 (7/18)	Lake Claremont	\$20,000	A
7	Screening for play area at Golf Course	Brushwood fence for toddlers playground at Golf Course	For safety of playground users and amenity	Golf Course	\$8,000	A
8	Rocking Horse	For toddlers use	Request from Cr Haynes	Golf Course	\$2,000	A
9	Picnic area at Lapsely Road	BBQ and two picnic tables at Lake Claremont	For adding value to playspace being installed	Lake Claremont	\$35,000	A
10	Fencing for Henshaw Swale	130m of decorative fencing (white picket) around swale	LCAC request	Lake Claremont	\$32,500	A

Such changes to the draft budget have come as a result of the LCAC's meeting held on 5 April 2018, where it resolved the following:

That:

- *the proposed path from Lakeway Street car park to the Lake Claremont path be constructed using compacted limestone instead of red asphalt*
- *the proposed path from Mulder Park to Lakeway Street car park be constructed using compacted limestone instead of red asphalt*
- *the proposed path from Mulder Park to the Lake Claremont path not be constructed , and*
- *the word 'brushwood' in the project 'Screening for play area at Golf Course' be deleted.*

Discussion

With the Committee Recommendation receiving no mover or seconder, Council considered the following Alternative Motion at its meeting held on 17 April 2018:

That Council:

1. *Approve the following changes to the Lake Claremont 2018-19 Budget proposals*
 - a) *Construction of the proposed path from Lakeway Street carpark to the Lake Claremont path using compacted limestone instead of red asphalt (as outlined in Item 1)*
 - b) *The proposal for a path from Mulder Park to the Lake Claremont (as outlined in Item 2) be removed*
 - c) *Construction of the proposed path from Mulder Park to Elliot Road connecting to Lakeway Street carpark using compacted limestone instead of red asphalt (as outlined in Item 3)*
 - d) *Construction of the barrier fence for the play area at the Golf Course using chainmesh fence instead of brushwood (as outlined in Item 7)*
2. *Adjusts the draft 2018-19 Budget to reflect financial impact of the above changes to the Lake Claremont proposals*
3. *Include provision for fencing of Henshaw Swale within the draft 2018-19 Budget for Council consideration.*

Reason: To achieve the required access whilst respecting Council Policy of limiting paths in the Lake precinct.

When considering an amendment to 1 d) of the Alternative Motion, Council resolved to defer the item to receive further information regarding the proposed location and height of the barrier fence for the play area at the Golf Course (Item 7).

Attachment 2 has been included to this report to show the proposed alignment of the barrier fence.

On installation, it is anticipated that the fence would perform the following functions:

1. Provide a barrier between the playground users against errant golf balls as well as vehicles such as mowing equipment operating around the sheds, and
 2. Provide a visual screening to café patrons and playground users from the works shed and equipment used by the groundsmen.
-

To provide such functionality, it was initially proposed that the fence be constructed using a 2.3m high brushwood fence. However, at its last meeting, the LCAC indicated that it preferred the fencing to be commensurate with the remaining golf course chain wire fence.

For the purpose of comparison, the estimated cost for brushwood fencing is \$8,000 against a chainmesh fence of approximately \$5,400. In terms of replacement period for each, advice from suppliers indicates brushwood, chainmesh (or metal panel) have a useful life of around 30+ years.

As the Officer's (Alternative motion re-presented) recommendation currently provides for chainmesh in lieu of brushwood, Council will need to amend the motion if brushwood is preferred.

Further items in LCAC's request relating to the 2018-19 draft budget are as follows:

Item 1 – Lakeway Street to Lake Path

As per the Lake Claremont Concept Plan 2016, a 3m wide red bitumen path was proposed to improve connectivity for all users to the Lake from Lakeway Street. LCAC supports the location of the path, but have requested the path be installed using compacted limestone rather than red bitumen. This proposal would cost approximately \$22,500, as opposed to the \$40,000 budgeted for bitumen. Careful consideration for this path alignment is needed as during rainfall events this area is subject to overland stormwater flow.

Item 2 – Mulder Park to Lake Claremont

Currently, the path from Mulder Park terminates at the bottom of the park and does not connect to an adjoining path. A proposal to connect this path to the Lake Claremont path was received with red bitumen to match the shared path around the Lake. The path could also be done using concrete to match the existing path at Mulder Park. However, the LCAC does not support this proposed path as they feel the single path from Lakeway Street to Lake Claremont suffices. This path and associated earthworks will cost around \$40,000 to install.

Item 3 – Mulder Park to Lakeway Street

This path identified in Attachment 1 would be complimentary to either path noted above as it would provide connectivity to Mulder Park to the Lake and Lakeway Street. This path is suggested to be in crushed limestone, would be around 1.8 metres wide and require minimal earthworks to achieve the required grades. This is estimated to cost approximately \$10,000 to install this connection from the Water Corporation service road to the path termination at the foot of Mulder Park.

Item 4 – Bollards on Elliott Road verge

The current pipe rail fence from the Elliott road cul-de-sac to golf course entry path needs to be replaced as it currently restricts access into the park for people parking on the verge of Elliott Road. By replacing this old fence with bollards, this will increase permeability and improve access for people wanting to use the playspace and BBQ areas. This replacement of pipe rail with pine timber bollards (as seen in all other parks) will cost around \$8,000.

Item 5 – SDS Controllers and flow metres in all parks

All sites have been assessed for upgrade of irrigation controllers, software and flow metres to allow central control from the mobile app. This identified work will allow all reserve irrigation systems to be remotely monitored and provide access to program editing (including rain off control), water use monitoring and reporting (ss required by Department of Water as part of our groundwater license) and report faults directly to our team in real time for all locations such as leaks, breaks and pump faults. This would save a lot of time in monitoring, programming and reporting by the contractors and staff and reduce the risk of water waste.

Two sites also have electrical issues, which need fixing as they are to current standards. This includes the Claremont Tennis Club, which the Town will seek support funding for site work. The work at all sixteen sites will cost \$70,000 and provide vastly improved efficiency of staff time, inspection and repair costs and reduce water waste.

Item 6 – Lake Claremont Buffer Fence

This item has already been approved by Council at 6 February 2018 Ordinary Council Meeting and involves 300m of revegetation fencing between Cresswell Park and Bird Platform and close in this section of buffer to better protect breeding birds and reduce erosion of this steep sloped embankment. It also includes two service gates at the Stirling Road jetty to close in those openings while still providing access for water quality monitoring and weed control. This will cost \$20,000 to install.

Item 7 – Screening for play area at Golf Course

As detailed above.

Item 8 – Rocking Horse

A request for a rocking horse at the golf course playground has been received and this will need a reasonable area of open space for soft fall to comply with playground standards (around a two metre radius) without any other objects including trees, fences or other equipment in that zone. With the limited space in the area designated for the playground already, this will impact current seating on the grass area next to, or impact other items planned for the proposed playground. A Rocking Horse is expected to cost around \$2,000 but may also impact the budget required for Item 7 as more protective fencing may be required.

Item 9 – Picnic Area at Lapsley Road

This is for a gas BBQ and two accessible picnic tables to be installed next to the planned play space at the foot of Lapsley Road. This includes the concrete pad underneath for wheelchair, pram and scooter ease of access. A budget amount of \$35,000 has been requested to complete this project to compliment the soon to be installed playground and is proposed to be installed between the Henshaw Swale and playspace.

Item 10 – Fencing for Henshaw Swale

LCAC have requested that a fence be installed around the Henshaw Swale to provide protection for park users from gaining access. The proposed fence is being designed to be aesthetically appealing and complement the surrounding area with access gates for servicing the basin as required to remove sediment.

Nearby residents have voiced concerns about fencing of this area as it will impact their outlook into the park. This will cost \$32,500 to install an ornamental fence of 130m to surround this Swale.

The Henshaw swale is subject of a separate report and has therefore been removed from Officer's (re-presented Alternative) recommendation.

Past Resolutions

Lake Claremont Advisory Committee, 5 April 2018, Resolution 5/18.

The Committee recommends that:

- *the proposed path from Lakeway Street car park to the Lake Claremont path be constructed using compacted limestone instead of red asphalt*
- *the proposed path from Mulder Park to Lakeway Street car park be constructed using compacted limestone instead of red asphalt*
- *the proposed path from Mulder Park to the Lake Claremont path not be constructed.*

Reason:

1. *to provide better access from carpark to the lake and playground. The Committee does not support connecting Mulder Park to Lake path, and*
2. *to be more cost effective.*

CARRIED

Lake Claremont Advisory Committee, 5 April 2018, Resolution 6/18.

That the Committee recommends to Council the word 'brushwood' in the project 'Screening for play area at Golf Course' be deleted.

Reason: The screening for fence and type of fence to be decided.

CARRIED

Ordinary Council Meeting 6 February 2018, Resolution 7/18.

That Council:

1. *supports the installation of fencing as per Attachment 1 at Lake Claremont*
2. *includes \$20,000 for consideration in 2018-19 Budget deliberations for the installation of the additional fencing.*

CARRIED

Ordinary Council Meeting, 16 February 2016, Resolution 19/16.

That:

1. *Council receive this report about the consultation outcomes regarding the Lake Claremont Parkland Recreation Use Plan*
2. *Council endorse the recommendations of the Lake Claremont Parkland Recreation Use Plan (as amended by Council resolution 224/15) through modification to the Lake Claremont Parkland Concept Plan 2010 other than the recommendations relating to the dog exercise area which is to be dealt with separately*

3. *Give consideration in the mid-year budget review to allocation of \$56,000 for the proposed 2015-2016 projects*
4. *The necessary provision for funding be included for the listed 2016-17 and 2017-18 projects when the Town's Forward Financial Plan is reviewed*
5. *Opportunities for funding partnerships and grant funding be investigated by the Administration*
6. *Further consideration be given in 2018 to consider further initiatives in time for consideration during budget deliberations for 2018-19*
7. *Refer to the Lake Claremont Committee for consideration and recommendation to Council:*
 - a) *the proposal for the dog proof fence around Lake Claremont*
 - b) *the proposal to retain all fig trees as recognition of the European heritage of the precinct.*

CARRIED

Financial and Staff Implications

If approved, the changes to the draft budget items will result in overall expenditure reduction of \$25,000.

Change in path	\$17,500
Removal of proposed path from Mulder Park to Lake Claremont	\$40,000
Addition of Henshaw Swale fence	<u>\$32,500</u>
	\$25,000

Policy and Statutory Implications

Lake Claremont Management Plan 2016-21
Lake Claremont Operational Plan 2017-18

Communication / Consultation

Letter drop to adjoining residents, Town Talk and Facebook for projects as completed.

Strategic Community Plan

Liveability

We are an accessible community with well-maintained and managed assets. Our heritage is preserved for the enjoyment of the community.

- Provide clean, usable, attractive and accessible streetscapes and public spaces.
- Develop the public realm as gathering spaces for participation, prosperity and enjoyment.

People

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

- Facilitate opportunities for social participation, health, learning and inclusion through programmed activities and events.
- Provide opportunities for local community groups that supports their capacity and ongoing sustainability.
- Promote and encourage an active lifestyle through supporting local community clubs, groups and recreation and leisure facilities.

Environmental Sustainability

We are a leader in responsibly managing the built and natural environment for the enjoyment of the community and continue to demonstrate diligent environmental practices.

- Take a leadership in the community in environmental sustainability.
- Protect and conserve the natural flora and fauna of Lake Claremont and the Foreshore.

Urgency

For Council to consider as part of 2018-19 Budget deliberations.

Voting Requirements

Simple majority decision of Council required.

OFFICER RECOMMENDATION

Moved Cr Haynes.

That Council:

1. Approves the following changes to the Lake Claremont 2018-19 Budget proposals:
 - a) Construction of the proposed path from Lakeway Street carpark to the Lake Claremont path, using compacted limestone instead of red asphalt (as outlined in Item 1)
 - b) The proposal path from Mulder Park to the Lake Claremont (as outlined in Item 2) be removed
 - c) Construction of the proposed path from Mulder Park to Lakeway Street car park via the Water Corporation service road using compacted limestone, instead of red asphalt (as outlined in Item 3)
 - d) Construction of the barrier fence for the play area at the Golf Course using chainmesh fencing instead of brushwood fencing
2. Adjusts the draft 2018-19 Budget to reflect financial impact of the above changes to the Lake Claremont precinct

LAPSED FOR WANT OF A SECONDER

ALTERNATE MOTION

Moved Cr Goetze, seconded Cr Main.

That Council:

1. Approves the following changes to the Lake Claremont 2018-19 Budget proposals:
 - a) Construction of the proposed path from Lakeway Street carpark to the Lake Claremont path, using compacted limestone instead of red asphalt (as outlined in Item 1)
 - b) The proposal path from Mulder Park to the Lake Claremont (as outlined in Item 2) be removed
 - c) Construction of the proposed path from Mulder Park to Lakeway Street car park via the Water Corporation service road using compacted limestone, instead of red asphalt (as outlined in Item 3)
 - d) Construction of the barrier fence for the play area at the Golf Course using brushwood fencing
2. Adjusts the draft 2018-19 Budget to reflect financial impact of the above changes to the Lake Claremont precinct.

Reason: Brushwood fencing will provide a suitable safety barrier from golf balls and will provide visual screening from the sheds and golf course equipment.

CARRIED(63/18)

For: Mayor Barker, Cr Browne, Cr Edwards, Cr Goetze, Cr Franklyn, Cr Mews, Cr Main, Cr Tulloch.

Against: Cr Haynes.

12 REPORTS OF COMMITTEES

NIL

13 REPORTS OF THE CEO

13.1 CORPORATE AND GOVERNANCE

13.1.1 LIST OF PAYMENT 1 TO 31 MARCH 2018

File No:	FIM/00062-02
Attachments:	OCM Schedule of Payments March 2018 (Attachment 1)
	Purchase Card 30 January to 28 February 2018 (Attachment 2)
Responsible Officer:	Les Crichton Executive Manager Corporate and Governance
Author:	Edwin Kwan Senior Finance Officer
Proposed Meeting Date:	1 May 2018

Purpose

For Council to note the payments made in March 2018.

Background

Council has delegated to the Chief Executive Officer ('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 \$2,241,815.50 during the month of March 2018. The attached schedule covers:

• Municipal Funds electronic funds transfers (EFT)	\$	1,623,488.05
• Municipal Fund vouchers (39569)	\$	5,431.83
• Municipal Fund direct debits	\$	573,453.53
• Trust Fund electronic funds transfer (EFT)	\$	39,442.09
• 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 17 April 2018, Resolution 56/18:

That Council notes all payments made for February 2018 totalling \$5,197,771.98 comprising:

<i>Municipal Funds electronic funds transfers (EFT)</i>	<i>\$</i>	<i>4,707,829.50</i>
<i>Municipal Fund vouchers (39568)</i>	<i>\$</i>	<i>10,863.66</i>
<i>Municipal Fund direct debits</i>	<i>\$</i>	<i>424,442.59</i>

<i>Trust Fund electronic funds transfer (EFT)</i>	\$ 54,636.23
<i>Trust Fund vouchers</i>	\$ 0.00

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

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

Financial and Staff Implication

Resource requirements are in accordance with existing budgetary allocation.

Policy and Statutory Implications

*Local Government (Financial Management) Regulations 1996, Regulations 12- 13.
Town of Claremont Delegation Register – DA9 Payment of Accounts.*

Communication / Consultation

N/A

Urgency

N/A

Voting Requirements

Simple majority decision of Council required.

OFFICER RECOMMENDATION

Moved Cr Mews, seconded Cr Browne.

That Council notes all payments made for March 2018 totalling \$2,241,815.50 comprising:

Municipal Funds electronic funds transfers (EFT)	\$ 1,623,488.05
Municipal Fund vouchers (39569)	\$ 5,431.83
Municipal Fund direct debits	\$ 573,453.53
Trust Fund electronic funds transfer (EFT)	\$ 39,442.09
Trust Fund vouchers	\$ 0.00

**CARRIED(64/18)
(NO DISSENT)**

13.2 INFRASTRUCTURE

13.2.1 HENSHAW SWALE MODIFICATION

File No:	PRK/00123-03
Attachments:	Henshaw Lane Spatial Layout (Attachment 1) Henshaw Lane SERCUL Design Options (Attachment 2) Henshaw Lane SERCUL Bio-Retention Basin (Attachment 3)
Responsible Officer:	Saba Kirupanather Executive Manager Infrastructure
Author:	Andrew Head Manager Parks and Environment
Proposed Meeting Date:	1 May 2018

Purpose

The report details processes to, and provides option to address concerns of, the design and placement of the Henshaw swale.

Background

Concern has been raised over the recently constructed Henshaw swale, specifically around:

- the final position and alignment of swale in relation to that presented to Council, the Swale going in an East-West direction towards the Lake.
- the steep sides, depth and size of the swale and resulting impact on the accessibility for the public to walk through it and risk of falling into it.

Position and Alignment

The first concept design completed by Emerge Associates (environmental consultants and landscape architects) in 2015 for the Henshaw swale drain (Attachment 1) included an overland flow, similar to that installed within the Golf Course as part of works for the park development at Claremont.

This design was presented as part of a report to the Lake Claremont Advisory Committee ('LCAC') on 26 May 2016. The design utilised a total of 1930m² of bio-retention basins to the north and south of the existing drainage pipe. The basins were modelled to have 1 in 3 side slopes to a depth of 0.5 metres. The two basins to the north were to be turf, and the southern one vegetated. The existing pipe would be removed and all stormwater would flow on the surface and connect to these three shallow basins.

While the LCAC supported the concept design, it also supported that the detailed design be completed by South East Regional Centre of Urban Landcare (SERCUL). The Town commissioned the services of SERCUL who specialise in this type of 'living stream work' to design the swale to meet the necessary requirements.

A concern raised by SERCUL was the negative impact on water quality by excavation of the site and exposure of the rubbish, as the site was an old rubbish tip. They strongly recommended minimal disturbance of the landfill areas and advised against removing the existing pipe network and instead, rather using it. In doing so, the design was reliant on the existing pipe depth and location to achieve a functioning bio-retention swale for the catchment area of the existing stormwater system.

The Town received the first concept designs by SERCUL (Attachment 2) in August 2016 which included two options:

Option 1: a swale within the body of the lake

Option 2: a bio-retention basin of 240m² to the north of the Henshaw stormwater pipe with sides sloped at 1 in 5.

Officers reviewed the designs provided and determined that Option 1 was not suitable for the following reasons:

- the Aboriginal significance of the site and the lack of support that would be given from the Whadjuk Elders to modify the lake edge as part of a Section 18 submission,
- risk of pollutants and nutrients entering the main lake, and
- the lack of space to create a functional detention area to capture all the sediment ejected through the pipe. This would require regular removal before entering the water body.

While Option 2 was viewed as the preferable option, the layout was flipped to the south side of the stormwater pipe (Attachment 3) to reduce the impact on the turf area on the north side. This design was completed in late August 2016 and included in the submission in May 2017 to South West Aboriginal Land and Sea Council ('SWALSC'), then in September 2017 to the Department of Aboriginal Affairs ('DAA') for a Section 18 approval. This design was approved by the DAA in January 2018.

Prior to commencement of construction of the swale in March 2018, the swale design was shifted 60 degrees to the east (anticlockwise) to avoid the 0.5 metre high metre mound within the design area and use of a further 125m² in area to achieve the finished depth and grade required. This shift also recognised the design for the nature play space to the west of the swale. There is however no drawings of this shift.

Other than the first concept design presented to LCAC, there is no record of any of the subsequent or final designs being formally submitted to the LCAC or Council.

Depth and slope

Other than the first concept and the as-constructed work, all subsequent designs were based on a fall of 1 in 5.

For comparative purposes the north-south section of the swale within the Golf Course has a bio-retention basin of similar size to the Henshaw swale, is between 1 and 1.5 metres deep, eight metres wide and 44 metres long. Its sides are a 1 in 3 slope, not the flatter slope of 1 in 5 recommended for Henshaw swale.

Discussion

Options to address concerns relating to the position, alignment, depth and fall are provided below:

Option 1 – Reduce slope of existing swale.

Reduce the slope of the existing swale to one in five, (as shown in cross section A of Attachment 3), would require a further three metres of battering on the western side and two metres on the eastern side of the swale.

If the intent is to encourage children and other members of the public to walk through the swale, it is recommended a further 0.5 to 1 metre is excavated, a geotextile barrier be installed, and back filled with clean sand to make the area safer. This option can be achieved within the timeframe to prepare the area for planting and is estimated to cost \$20,000.

This option is recommended.

Option 2 – Reconstruct as designed

Reconstruct the swale as designed (Attachment 3) and essentially shift the southern portion of the swale back 60 degrees.

Further excavation will be required due to the mound and is estimated to cost \$40,000. This may impact the area currently available to the play space and proposed picnic and BBQ area.

Should Council not wish to retain and improve the swale as detailed in Option 1, an alternative motion to adopt this option. Whilst providing the original intent of the swale, it will come at a higher cost.

Option 3 – Reconstruct swale the north side of the stormwater pipe

In fill the constructed swale, realign of headworks to the north of the pipe, and modify the irrigation system within this area. Together with rehabilitation through mulching/planting or irrigation/turf the cost is estimated at \$50,000.

There has also been a suggestion to fence the entire swale for park user safety. This would also provide protection to the vegetation installed in the Swale this winter. However, nearby residents have voiced concerns over fencing as they believe it would impact their views into the parkland. Cost for fencing is in the order of \$35,000 for decorative or \$10,000 for revegetation fence.

This option, including fencing, is not recommended.

Option 4 - Overland flow over swales and shallow basins

To create an overland stormwater flow path (Attachment 1) would require significant disturbances at the site and expose a large amount of landfill and would impact a large area of the parkland, resulting in significant additional costs due to the need for large amounts of clean fill. Around 3,000m² of roll on turf and changes to the irrigation system is an estimated cost of \$100,000 to achieve the irrigated turf swales so that it has a similar appearance to the swale in the golf course. This would still require bio-retention areas to be constructed being approximately 500mm deep and covering 1930m².

This option is not recommended.

Past Resolutions

Ordinary Council Meeting 5 May 2015, Resolution 73/15:

That Council:

1. *Includes for consideration \$50,000 to install a nutrient and sediment stripping detention basin on the Henshaw Drain stormwater outlet as per the 2010 Lake Claremont Management Plan in the draft 2015-16 capital works budget.*
2. *Includes for consideration \$20,000 to install an access pedestrian path from Alfred Road crossing west of Lisle Street.*
3. *Notes site preparation, for FOLC grant funded works for the Alfred Road Woodland and pocket Banksia Tuart woodland plantings in the parkland eastern side of Lake Claremont, be funded from the Lake Claremont Surrounds maintenance budget.*
4. *Notes a funding contribution for site preparation for wetland buffer work may be received for consideration in the 2015-16 midyear review should FOLC win a Community Heritage and Icon Grant.*
5. *Include the Committee's recommended works for consideration in the draft.*

CARRIED

Lake Claremont Advisory Committee Meeting, 26 May 2016.

That the Committee:

1. *Supports the attached concept plan for Henshaw Drain;*
2. *Supports the development of a detailed plan using the specialised services of South East Regional Centre of Urban Landcare;*
3. *Supports the use of existing budget allocation of \$50,000 to cover the project scope above.*

Reason: SERCUL being specialist designers should be allowed to review all options and make the best recommendation.

CARRIED

Financial and Staff Implications

Below is a table showing proposed treatment options and costs:

Policy and Statutory Implications

Aboriginal Heritage Act 1972

Lake Claremont Management Plan 2016-21

Lake Claremont Operational Plan 2017-18

Lake Claremont Concept Plan 2016

ANZEEC Guidelines for Fresh and Marine Waters 2000.

WESROC Storm Water Management Strategy 2002

Communication / Consultation

NIL

Strategic Community Plan

Liveability

We are an accessible community with well-maintained and managed assets. Our heritage is preserved for the enjoyment of the community.

- Provide clean, usable, attractive and accessible streetscapes and public spaces.
- Develop the public realm as gathering spaces for participation, prosperity and enjoyment.

People

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

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

Environmental Sustainability

We are a leader in responsibly managing the built and natural environment for the enjoyment of the community and continue to demonstrate diligent environmental practices.

- Take a leadership in the community in environmental sustainability.
- Aim for best practice in water usage and waste minimisation in line with community expectations.
- Protect and conserve the natural flora and fauna of Lake Claremont and the Foreshore

Urgency

To allow mulching of surrounds and revegetation planting to occur at the site in June 2018.

Voting Requirements

Absolute majority decision of Council required.

OFFICER RECOMMENDATION

That Council:

1. Approve the following work as detailed in Option 1 to address concerns relating to the constructed Henshaw swale:
 - a) reduce the slope of both sides to 1:5 by increasing the width of the slope
 - b) install geotextile barrier approximately one metre below clean fill to reduce exposure to rubbish
 - c) install bollards next to pipe outfall at drop off to the headwall, and
2. Fund the unbudgeted \$20,000 cost from the 2017-18 unallocated surplus.

LAPSED FOR WANT OF A MOVER

ALTERNATE MOTION

Moved Cr Haynes, seconded Cr Goetze

That Council:

1. **Modify the sediment retention trap by installing sealed walls and a removable steel cover (to enable access to remove accumulated sediment),**
2. **Create a nutrient stripping basin west of the footpath with a headwall access from the existing drainpipe,**
3. **Install an overflow back into the drain before it enters the lake,**
4. **Fill the existing nutrient stripping basin with soil excavated from the new basin**
5. **Plant the new nutrient stripping basin with plants ordered for the existing basin and relocate the existing plants from the new basin to infill the previously planted area to the north, and**
6. **That the costings of the works be presented to Council for approval.**

Reason:

1. *This will provide something approximating that which Council approved in the 2016 Concept Plan.*
 2. *It will conceal the sediment trap so that it does not intrude on the playground/picnic area.*
 3. *It will create a nutrient stripping basin that does not have to cope with all the extreme water flows because it discharges excess directly into the lake (as at present).*
 4. *Such a swale will effectively do an equivalent job to the 'golf course swale' and not incur major capital costs.*
-

5. *Location west of the path behind the fence and provision of filtering vegetation will eliminate issues of public access to the swale.*

**CARRIED(65/18)
(NO DISSENT)**

13.2.2 VERGE TREATMENT – 6 OSBORNE PARADE

File No:	RDS/00253
Attachments:	6 Osborne Parade - Hardstand Submissions (Attachment 1) Road Verges EN302 Policy (Attachment 2)
Responsible Officer:	Saba Kirupanather Executive Manager Infrastructure
Author:	Marty Symmons Engineering Technical Officer
Proposed Meeting Date:	1 May 2018

Purpose

To seek approval for a paved verge treatment application as requested by the owners of 6 Osborne Parade. This application requires exemption from the Town's Road Verges EN302 Policy.

Background

The purpose of the Town's Road Verges Policy (Attachment 2) is to provide guidance on permissible verge treatments.

The Town frequently receives requests to pave all or part of a verge within the road reserve. To retain the Town's 'leafy suburb feel' and encourage the retention of landscaped verges, the policy only allows paving of a verge if parking restrictions prevent cars being able to park on the adjacent road.

It is considered a reasonable requirement that residential parking should be accommodated within the lot, using garages or internal driveways. Intermittent guest and service vehicle parking can normally be accommodated on the road, or by pulling up onto a soft verge. Light use of a verge is not likely to result in any major damage to landscaping. It also limits the amount of drainage run off managed by the Town's infrastructure.

Discussion

The property located at 6 Osborne Parade is on a 1264m² lot, which has frontages on both Osborne Parade and Wilson Street. Both frontages are over 20m wide.

On the Osborne Parade frontage, there is a 3m wide cobblestone crossover. This is used for service vehicles attending the property, such as gardeners.

On the Wilson Street frontage there is a 5.3m wide crossover which provides access to the internal parking area within a double garage. Wilson Street is used as the primary access to the property.

The owner of 6 Osborne Parade has requested permission to construct a hardstand parking area on the Wilson Street verge.

The request to allow for a hardstand was made as the existing road width on Wilson Street is only 4.6m. This makes Wilson Street an under width street as the normal minimum road width on a local access road is 6m. While there are no parking restrictions in place, and cars can park on the road, the limited width makes this more restrictive for vehicles. As the intent of the Policy is to allow for verge hardstands where on road parking is not permitted, it is requested by the owner that this limited road width justifies an exemption, as it meets the intent of the policy.

To reduce the impact of a hardstand, the designs proposed are for only the partial paving of an area. This is to limit the loss of soft verge and to minimise the stormwater drainage runoff.

Designs proposed by the owner are shown in Attachment 1.

The Town's officers have reviewed these designs and recommends a modified version of the second submitted design be considered, which further minimises the amount of paving used:



Diagram 1

Diagram 1, as presented above, is a modified sketch using drawings submitted by the applicant. The proposed pavers have been highlighted in pink. It is proposed that the paving should be placed to fit the wheel base of a normal car. As such, the total amount of paving required would be approximately 2-3m² depending on the dimensions of the pavers used. It is further proposed that the hardstand be installed between the existing crossover servicing the property and the verge tree to minimise impact to the neighbour.

Past Resolutions

There are no past resolutions relevant to this item.

Policy and Statutory Implications

Town of Claremont Road Verges EN302 Policy

Communication / Consultation

N/A

Strategic Community Plan*LIVEABILITY*

- Promote and support initiatives that improve traffic flow.

Urgency

N/A

Voting Requirements

Simple majority decision of Council required.

OFFICER RECOMMENDATION

Moved Cr Tulloch, seconded Cr Main.

That Council:

- 1. Approves the construction of a verge hardstand using a maximum of 3m² of pavers on Wilson Street outside 6 Osborne Parade, to be installed between the existing crossover servicing the lot and the verge tree.**
- 2. Authorises the Manager Engineering to approve the final design, in line with the modified design proposal presented in Diagram 1.**

CARRIED(66/18)

For: Cr Browne, Cr Goetze, Cr Haynes, Cr Franklyn, Cr Mews, Cr Main, Cr Tulloch.

Against: Mayor Barker, Cr Edwards.

14 ANNOUNCEMENTS BY THE PRESIDING PERSON

Mayor Barker reported on his attendance at Clem Edwards's funeral, the 'Off the Page' launch at Empire, and the Town's Anzac Day Ceremony.

Cr Edwards acknowledged and thanked those who were in attendance at his father's, Clem Edwards, funeral.

Cr Mews reported on his attendance at the Town's Anzac Day Ceremony.

Cr Franklyn reported on her attendance at Clem Edward's funeral and the Town's Anzac Day Ceremony.

Cr Goetze reported on her attendance at the 'Off the Page' launch at Empire, the Town's Anzac Day Ceremony, and acknowledged the Claremont Lions for their voluntary services on the morning.

Cr Main reported on her attendance at the 'Off the Page' launch at Empire and the Town's Anzac Day Ceremony.

Cr Tulloch reported on his attendance at the Town's Anzac Day Ceremony.

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

NIL

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

16.1 HARDSTANDS

Elected Member: Cr Bruce Haynes (East Ward)

Cr Haynes requested Administration investigate how verge hardstands are treated within the context of the Town's *Parking Local Law 2016* and what implication this has on those who park on and adjacent to them.

