



City of Nedlands

# Minutes

## Council Committee Meeting

**5 December 2017**

### **ATTENTION**

This is a Committee which has only made recommendations to Council. No action should be taken on any recommendation contained in these Minutes. The Council resolution pertaining to an item will be made at the next Ordinary Meeting of Council following this meeting.

## Table of Contents

Declaration of Opening .....	3
Present and Apologies and Leave Of Absence (Previously Approved) .....	3
1. Public Question Time .....	4
2. Addresses By Members of the Public (only for items listed on the agenda) .....	4
3. Disclosures of Financial Interest .....	5
3.1 Councillor Hodsdon – PD57.17 – Municipal Inventory and Heritage List .....	5
4. Disclosures of Interests Affecting Impartiality .....	5
5. Declarations by Members That They Have Not Given Due Consideration to Papers .....	5
6. Confirmation of Minutes .....	5
6.1 Committee Meeting 14 November 2017 .....	5
7. Matters for Which the Meeting May Be Closed .....	5
8. Divisional Reports .....	6
8.1 Planning & Development Report No's PD53.17 to PD59.17 .....	6
PD59.17 (Lot 53) No. 6 Croydon Street, Nedlands – Short-Term Accommodation .....	6
PD53.17 (Lot 46) No. 154 Adelma Road, Dalkeith – Two-Storey Single House with Under Croft .....	8
PD54.17 (Lot 207) No.3 Lupin Hill Grove, Nedlands – Two-Storey Single House .....	10
PD55.17 Dalkeith Road, Nedlands – Fencing for Nedlands Golf Course .....	12
PD56.17 (Lot 12) No. 7 Nidjalla Loop, Swanbourne – Privacy Screen .....	14
PD57.17 Municipal Inventory and Heritage List .....	16
PD58.17 Perth Flying Squadron Yacht Club Inc. – Proposed Development and Public Access Foreshore .....	19
8.2 Community Development No's CM06.17 .....	21
CM06.17 Tresillian Arts Centre – Proposed New Fees and Charges .....	21
8.3 Corporate & Strategy Report No's CPS29.17 .....	22
CPS29.17 List of Accounts Paid – October 2017 .....	22
9. Reports by the Chief Executive Officer .....	23
9.1 Allen Park Master Plan .....	23
10. Urgent Business Approved By the Presiding Member or By Decision .....	28
11. Confidential Items .....	28
Declaration of Closure .....	28

## City of Nedlands

### Minutes of a meeting of the Council Committee held in the Council Chambers, Nedlands on Tuesday 5 December 2017 at 7 pm.

---

#### Declaration of Opening

The Presiding Member declared the meeting open at 7 pm, and drew attention to the disclaimer below.

(NOTE: Council at its meeting on 24 August 2004 resolved that should the meeting time reach 11.00 p.m. the meeting is to consider an adjournment motion to reconvene the next day).

#### Present and Apologies and Leave Of Absence (Previously Approved)

<b>Councillors</b>	His Worship the Mayor, R M C Hipkins (Presiding Member)	
	Councillor C M de Lacy	Hollywood Ward
	Councillor B G Hodsdon	Hollywood Ward
	Councillor J D Wetherall	Hollywood Ward
	Councillor G A R Hay	Melvista Ward
	Councillor N W Shaw	Melvista Ward
	Councillor N B J Horley	Coastal Districts Ward
	Councillor L J McManus	Coastal Districts Ward
	Councillor K A Smyth	Coastal Districts Ward
	Councillor I S Argyle	Dalkeith Ward
	Councillor W R B Hassell	Dalkeith Ward
	Councillor A Mangano	Dalkeith Ward

<b>Staff</b>	Mr G K Trevaskis	Chief Executive Officer
	Mrs L M Driscoll	Director Corporate & Strategy
	Mr P L Mickleson	Director Planning & Development
	Mr M A Glover	Director Technical Services
	Mrs N M Ceric	Executive Assistant to CEO & Mayor

**Public** There were 14 members of the public present.

**Press** The Post Newspaper representative.

**Leave of Absence (Previously Approved)** Nil.

**Apologies** Nil.

**Absent** Councillor T P James Melvista Ward

## **Disclaimer**

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. For example by reference to the confirmed Minutes of Council meeting. Members of the public are also advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

### **1. Public Question Time**

Nil.

### **2. Addresses By Members of the Public (only for items listed on the agenda)**

Mr Chris Rees, 6 Croydon Street, Nedlands PD59.17  
(spoke in support of the proposal)

Mr Gordon Gilchrist, 153 Dalkeith Road, Dalkeith PD55.17  
(spoke in support of the recommendation)

Mr Jerome Barley, 9 Nidjalla Loop, Swanbourne PD56.17  
(spoke in support of the recommendation)

Ms Daniella Mrdja, Urbanista Town Planning, 231 Bulwer Street, Perth PD56.17  
(spoke in support of the recommendation)

Perth Flying Squadron Yacht Club (Inc), Esplanade Dalkeith PD58.17  
(spoke in support of the recommendation)

Ms Lesley Shaw, 9 Greenville Street, Swanbourne 9.1  
(spoke in support of the recommendation)

Mr Malcolm Murray, 6 Sayer Street, Swanbourne 9.1  
(spoke in support of the recommendation)

**3. Disclosures of Financial Interest**

The Presiding Member reminded Councillors and Staff of the requirements of Section 5.65 of the *Local Government Act* to disclose any interest during the meeting when the matter is discussed.

**3.1 Councillor Hodsdon – PD57.17 – Municipal Inventory and Heritage List**

Councillor Hodsdon disclosed a financial interest in Item PD57.17 – Municipal Inventory and Heritage List, his interest being that he owns property at 121 Stirling Highway. Councillor Hodsdon declared that he would leave the room during discussion on this item.

**4. Disclosures of Interests Affecting Impartiality**

The Presiding Member reminded Councillors and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the *Local Government Act*.

There were no disclosures affecting impartiality.

**5. Declarations by Members That They Have Not Given Due Consideration to Papers**

Nil.

**6. Confirmation of Minutes**

**6.1 Committee Meeting 14 November 2017**

Moved – Councillor Argyle  
Seconded – Councillor Hay

**The Minutes of the Council Committee held 14 November 2017 be confirmed.**

**CARRIED UNANIMOUSLY 12/-**

**7. Matters for Which the Meeting May Be Closed**

In accordance with Standing Orders and for the convenience of the public, the Committee is to identify any matter which is to be discussed behind closed doors at this meeting and that matter is to be deferred for consideration as the last item of this meeting.

Nil.

**8. Divisional Reports**

Note: Regulation 11(da) of the *Local Government (Administration) Regulations 1996* requires written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70, but not a decision to only note the matter or to return the recommendation for further consideration.

**8.1 Planning & Development Report No's PD53.17 to PD59.17**

Planning & Development Report No's PD53.17 to PD59.17 to be dealt with at this point (copy attached yellow cover sheet).

<b>PD59.17</b>	<b>(Lot 53) No. 6 Croydon Street, Nedlands – Short-Term Accommodation</b>
----------------	---------------------------------------------------------------------------

<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	C Rees
<b>Landowner</b>	C Rees
<b>Director</b>	Peter Mickleson – Director Planning & Development Services
<b>Reference</b>	DA2017/238
<b>Previous Item</b>	Item PD50.17 – November 2017
<b>Delegation</b>	In accordance with Clause 6.7.1a) of the City's Instrument of Delegation, Council is required to determine the application due to objections being received.
<b>Attachments</b>	1. Photograph of the property 2. Proposed management plan from the applicant

Mr Chris Rees, 6 Croydon Street, Nedlands  
(spoke in support of the proposal)

PD59.17

**Regulation 11(da) – Not Applicable – Recommendation Adopted with minor condition.**

Moved – Councillor Hassell  
Seconded – Councillor Wetherall

**That the Recommendation to Committee be adopted with the additional condition 4 as follows:**

- 4. Unless otherwise approved by the City, the short stay accommodation is to cease operation no later than 12 months from the date of this approval."**

**CARRIED 10/2  
(Against: Crs. Mangano & de Lacy)**

## **Committee Recommendation**

**Council approves the development application for (Lot 53) No.6 Croydon Street, Nedlands, to be used as use not listed (short-term accommodation), received on 14 August 2017, subject to the following conditions and advice:**

- 1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**
- 2. The approved management plan being complied with at all times to the City's satisfaction.**
- 3. All car parking associated with the short-term accommodation being contained on site.**
- 4. Unless otherwise approved by the City, the short stay accommodation is to cease operation no later than 12 months from the date of this approval.**

**Advice Notes specific to this approval:**

- 1. Noise levels are to comply with the *Environmental Protection (Noise) Regulations 1997*.**

## Recommendation to Committee

Council approves the development application for (Lot 53) No.6 Croydon Street, Nedlands, to be used as use not listed (short-term accommodation), received on 14 August 2017, subject to the following conditions and advice:

1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
2. The approved management plan being complied with at all times to the City's satisfaction.
3. All car parking associated with the short-term accommodation being contained on site.

Advice Notes specific to this approval:

1. Noise levels are to comply with the *Environmental Protection (Noise) Regulations 1997*.

<b>PD53.17</b>	<b>(Lot 46) No. 154 Adelma Road, Dalkeith – Two-Storey Single House with Under Croft</b>
----------------	------------------------------------------------------------------------------------------

<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	Seacrest Homes
<b>Landowner</b>	58 Ocean Drive Pty Ltd T/A Seacrest Homes
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Reference</b>	DA17/127
<b>Previous Item</b>	Nil.
<b>Delegation</b>	In accordance with Clause 6.7.1a) and d) of the City’s Instrument of Delegation, Council is required to determine the application when refusal is recommended, and discretion exists for Council to approve the variations, and when objections have been received.
<b>Attachments</b>	1. Site photographs 2. Applicant justification

Please note: The applicant requested this item be withdrawn to enable applicants more time to address the City’s concerns through amended plans.

**Regulation 11(da) – Not Applicable – Item was requested for withdrawal by applicant.**

Moved – Councillor Mangano  
Seconded – Councillor Hassell

**Item be withdrawn.**

**CARRIED UNANIMOUSLY 12/-**

### Recommendation to Committee

Council refuses the development application dated 01 June 2017 with amended plans dated 10 November 2017 at (Lot 46) No. 154 Adelma Road, Dalkeith, for the following reasons:

1. The development will adversely affect the amenity of the surrounding properties as the development has increased bulk and scale through the additional site cover and reduced lot boundary setbacks.
2. The proposal does not satisfy the design principles stipulated under clause 5.1.3 (Lot Boundary Setback) of the Residential Design Codes due to the design of the dwelling not reducing the appearance of building bulk as viewed from neighbouring properties and reducing the amount of sunlight into the habitable areas of the southern neighbouring property.



3. The proposal does not satisfy the design principles stipulated under clause 5.1.4 (Open space) of the Residential Design Codes as the scale of the development is inconsistent with the expectations of building bulk within the R10 density code. The site cover also provides reduced opportunities for residents to use external space around the dwelling for soft landscaping typically found in the Dalkeith locality.
4. The proposal does not satisfy provisions (m), (n) and (s) of Clause 67 within the *Planning and Development (Local Planning Schemes) Regulations 2015*, as the amount of site cover and reduced lot boundary setbacks are incompatible with low density coding of the locality and will negatively impact the character and the amenity of the locality.

<b>PD54.17</b>	<b>(Lot 207) No.3 Lupin Hill Grove, Nedlands – Two-Storey Single House</b>
----------------	----------------------------------------------------------------------------

<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	I & D Jacimovic
<b>Landowner</b>	I & D Jacimovic
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Reference</b>	DA2017/265
<b>Previous Item</b>	Nil
<b>Delegation</b>	In accordance with Clause 6.7.1a) of the City’s Instrument of Delegation, Council is required to determine the application due to objections being received
<b>Attachments</b>	1. Site photographs

**Regulation 11(da) – Not Applicable – Recommendation Adopted**

Moved – Councillor Shaw  
 Seconded – Councillor Wetherall

**That the Recommendation to Committee be adopted.**  
 (Printed below for ease of reference)

**CARRIED 9/3**  
**(Against: Mayor Hipkins Crs. Mangano & Horley)**

**Committee Recommendation / Recommendation to Committee**

**Council approves the development application dated 15 September 2017 to construct a two-storey single house at (Lot 207) No.3 Lupin Hill Grove, Nedlands, subject to the following conditions and advice:**

- 1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**
- 2. All footings and structures to the proposed fences shall be constructed wholly inside the site boundaries of the property’s Certificate of Title.**
- 3. All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite.**

4. All visual privacy screens to unenclosed active habitable spaces as shown on the approved plans, shall prevent overlooking in accordance with the visual privacy requirements of the *Residential Design Codes 2015 (R-codes)*. The visual privacy screens shall be installed prior to the development's practicable completion and remain in place permanently, unless otherwise approved by the City.

**Advice Notes specific to this approval:**

1. Stormwater to be contained on site by draining to soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, at least 1.8m from the boundary of the block. Soak-wells shall be a minimum capacity of 1.0m<sup>3</sup> for every 80m<sup>2</sup> of calculated surface area of the development.
2. Any development in the nature-strip (verge), including footpaths, will require a Nature-Strip Development Application (NSDA) to be lodged with, and approved by, the City's Technical Services department, prior to construction commencing. The crossover is to be constructed to the City's specifications.
3. All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.
4. The landowner is advised that all mechanical equipment e.g. air-conditioner is required to comply with the *Environmental Protection (Noise) Regulations 1997*, in relation to noise.
5. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.

<b>PD55.17</b>	<b>Dalkeith Road, Nedlands – Fencing for Nedlands Golf Course</b>
----------------	-------------------------------------------------------------------

<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	Nedlands Golf Club
<b>Landowner</b>	City of Nedlands
<b>Director</b>	Peter Mickleson – Director Planning & Development Services
<b>Reference</b>	DA2017/143
<b>Previous Item</b>	Nil
<b>Delegation</b>	In accordance with Clause 6.7.1a) of the City’s Instrument of Delegation, Council is required to determine the application due to an objection being received.
<b>Attachments</b>	1. Photographs of the fence’s proposed location

Mr Gordon Gilchrist, 153 Dalkeith Road, Dalkeith  
(spoke in support of the recommendation)

PD55.17

**Regulation 11(da) – Not Applicable – Recommendation Adopted**

Moved – Councillor Hassell  
Seconded – Councillor Hay

**That the Recommendation to Committee be adopted.**  
(Printed below for ease of reference)

**CARRIED 11/-**  
**(Abstained: Cr. Horley)**

**Committee Recommendation / Recommendation to Committee**

**Council approves the development application to install 3.6m high 18m long chain mesh fencing on the verge adjacent to (Lot 117) No. 117 Melvista Avenue, Nedlands, in accordance with the plans received on 20 June 2017 and the amended site plan received on 31 August 2017, subject to the following conditions and advice:**

- 1. The fencing being removed within 3 years from the date of this decision to the City’s satisfaction, unless otherwise approved to remain there for a longer period.**
- 2. The development shall at all times comply with the approved plans.**

- 3. The chain mesh fencing and supporting posts being black in colour (or other colour approved by the City), and being maintained by the applicant to the City's satisfaction.**

**Advice Notes specific to this proposal:**

- 1. All street trees on the verge are to be retained and shall not be removed and/or pruned without written approval from the City.**
- 2. Any development in the nature-strip (verge) will require a Nature-Strip Development Application (NSDA) to be lodged with, and approved by, the City's Technical Services department, prior to construction commencing. The fencing is to be constructed to the City's specifications.**
- 3. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.**

**PD56.17 (Lot 12) No. 7 Nidjalla Loop, Swanbourne – Privacy Screen**

<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	Rodrigues Bodycoat Architects
<b>Landowner</b>	H and P Bitdorf
<b>Director</b>	Peter Mickleson – Director Planning & Development Services
<b>Reference</b>	DA2016/307
<b>Previous Item</b>	Item PD02.17 – February 2017
<b>Delegation</b>	In accordance with Clause 6.7.1a) of the City’s Instrument of Delegation, Council is required to determine the application due to an objection being received.
<b>Attachments</b>	1. Photograph of the privacy screen’s proposed location when viewed towards the northern boundary of 7 Nidjalla Loop.

Mr Jerome Barley, 9 Nidjalla Loop, Swanbourne  
(spoke in opposition to the recommendation)

PD56.17

Ms Daniella Mrdja, Urbanista Town Planning,  
231 Bulwer Street, Perth  
(spoke in support of the recommendation)

PD56.17

Moved – Councillor Argyle  
Seconded – Councillor Wetherall

That the Recommendation to Committee be adopted.  
(Printed below for ease of reference)

**LOST 1/5**

(Against: Crs. Mangano de Lacy Shaw Horley McManus)  
(Abstained: Mayor Hipkins Crs. Hassell Hodsdon Wetherall Hay & Smyth)

**Regulation 11(da) – The Committee was not satisfied that the proposed privacy screen would adequately screen the neighbours property.**

Moved – Councillor Shaw  
Seconded – Councillor McManus

**Committee Recommendation**

**That the application be refused.**

**CARRIED 6/1**  
**(Against: Cr. Argyle)**

**(Abstained: Mayor Hipkins Crs. Hassell Hodsdon Wetherall & Smyth)**

## Recommendation to Committee

Pursuant to Section 31(1) of the *State Administrative Tribunal Act 2004 (WA)*, Council approves the development application with amended plans received on 19 October 2017, to install a privacy screen adjacent to the northern (rear) boundary at (Lot 12) No. 7 Nidjalla Loop, Swanbourne, subject to the following conditions and advice:

1. The development shall at all times comply with the approved plans.
2. The privacy screening shown on the approved plans being maintained by the landowners to the City's satisfaction.
3. All footings and the structure shall be constructed wholly inside the site boundaries of the Certificate of Title.

Advice Notes specific to this approval:

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.

<b>PD57.17</b>	<b>Municipal Inventory and Heritage List</b>
<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	City of Nedlands
<b>Landowner</b>	Various
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Attachments</b>	1. Proposed Heritage List 2. Proposed Municipal Inventory

Councillor Hay left room at 7.54 pm.

### **Councillor Hodsdon – Financial Interest**

Councillor Hodsdon disclosed that he owns property at 121 Stirling Highway. Councillor Hodsdon declared that he would leave the room during discussion on this item.

Councillor Hodsdon left the room at 7.55 pm.

Moved – Councillor Shaw  
Seconded – Councillor Wetherall

That the Recommendation to Committee be adopted subject to the word “Approves” in clauses 3 and 4 be amended to the word “Recommends”.

Councillor Hay returned to the room at 7.57 pm.

Amendment  
Moved – Mayor Hipkins  
Seconded - Councillor Shaw

### **Council adopts the proposed Heritage List (Attachment 1).**

Put Motion  
Moved - Councillor Mangano  
Seconded - Councillor Horley

**That the Motion be put.**

**CARRIED 8/3**  
**(Against: Crs. Argyle Hay Smyth)**



**The AMENDMENT was PUT and was**

**CARRIED 6/5  
(Against: Crs. Argyle Hassell Mangano Wetherall McManus)**

Put Motion

Moved - Councillor Horley

Seconded - Councillor Mangano

**That the Substantive Motion be put.**

**CARRIED 6/5  
(Against: Crs Argyle Hassell Mangano McManus & Smyth)**

**The Substantive Motion was PUT and was**

**CARRIED ON THE CASTING VOTE 5/5  
(Against: Crs Argyle Hassell Mangano Wetherall & McManus)**

**Committee Recommendation**

**Council adopts the proposed Heritage List (Attachment 1).**

Recommendation to Committee

Council:

1. Adopts the proposed Heritage List (Attachment 1) subject to:
  - a) Consultation with property owners, and
  - b) Subsequent removal of properties where an owner objects to the listing, unless registered on the State Heritage list.
2. Adopts the proposed Municipal Inventory (Attachment 2) subject to:
  - a) Consultation with property owners, and
  - b) Subsequent removal of properties where an owner objects to the listing, or in the case of strata titled properties, the corporate body objects to the listing.
3. Approves the inclusion of \$10,000 for heritage advice in 2018-19 Budget.

4. Approves the inclusion of \$10,000 for refund of planning fees in 2018-19 Budget.
5. Agrees any remaining budget amount at the end of each financial year will be held and accumulated in a Heritage Incentives Reserve (or similar).
6. Agrees following the adoption, consultation and subsequent removal of properties outlined under 2. above, any requests for removal from the list after this will be considered at the next review (approximately every 4 years).

Councillor Hodsdon returned to the room at 8.31 pm.

<b>PD58.17</b>	<b>Perth Flying Squadron Yacht Club Inc. – Proposed Development and Public Access Foreshore</b>
----------------	-------------------------------------------------------------------------------------------------

<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	Perth Flying Squadron Yacht Club Inc.
<b>Landowner</b>	City of Nedlands
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Previous Item</b>	Item D15.11, 22 February 2011 – Renegotiation of new Lease Item 13.2, 9 June 2009 – Development Approval for Redevelopment Item CM28.07, 11 September 2007 – Variation of previous lease arrangement Item CM19.06, 9 May 2006 – Previous lease arrangement
<b>Delegation</b>	To the Chief Executive Officer but staff decline to exercise delegation
<b>Attachments</b>	1. Deed of Lease with commencement date 1 January 2011 2. Photos 3. Form 1 Application for Development Approval to install a wave attenuation device at the Perth Flying Squadron Yacht Club premises.

Mr Norman Roberts, Vice Commodore,  
Perth Flying Squadron Yacht Club (Inc), Esplanade Dalkeith  
(spoke in support of the recommendation)

PD58.17

Councillor Hay retired from the meeting at 8.48 pm.

Moved – Councillor Shaw  
Seconded – Mayor Hipkins

Council as landowner and lessor agrees to sign Form 1 Development Application granting permission for the plan of works to proceed subject to the satisfaction of the City's Chief Executive Officer and by 31 March 2018 to provide safe pedestrian access along the public river foreshore.

**LOST 4/7**

(Against: Crs. Argyle Hassell Mangano de Lacy  
Wetherall Horley & Smyth)

Councillor McManus left room 9.14 pm.

**Regulation 11(da) – Not Applicable – Recommendation Adopted**

Moved – Councillor Mangano  
Seconded – Councillor Hassell

**That the Recommendation to Committee be adopted.**  
(Printed below for ease of reference)

Councillor McManus returned to the room at 9.18 pm.

**CARRIED 7/4**  
**(Against: Mayor Hipkins Crs. McManus Hodsdon & Shaw)**

**Committee Recommendation / Recommendation to Committee**

**Council as landowner and lessor:**

- 1. Instructs Administration to action requirements of clauses 43 and 44 of the Lease, being Essential Terms of the Lease, and issue the Club with a Notice pursuant to the Lease requesting the Club, within 12 months remove and make good, the slipway and all other impediments by the Club to public access through the public access area of the river foreshore reserve.**
- 2. Refuses to sign the Form 1 development application submitted by Perth Flying Squadron Yacht Club Inc. on 17<sup>th</sup> October 2017 to install in-water infrastructure, until the City receives from the Club a plan of works (to the satisfaction of the City's Chief Executive Officer and by 31 March 2018) to provide safe and unhindered pedestrian access along the public river foreshore.**
- 3. Requires the Club to apply for and receive the necessary statutory approvals to do the work required in (1) above and requests the Club include in any new application for development approval a commitment to install the shared public footpath within 2 years of the date of this Council meeting.**

**8.2 Community Development No's CM06.17**

Report No's CM06.17 to be dealt with at this point (copy attached orange cover sheet).

<b>CM06.17</b>	<b>Tresillian Arts Centre – Proposed New Fees and Charges</b>
----------------	---------------------------------------------------------------

<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Rachel Birighitti – Tresillian Arts Centre Coordinator Marion Granich – Manager Community Development
<b>Director</b>	Lorraine Driscoll – Director Corporate and Strategy
<b>Attachments</b>	Nil

**Regulation 11(da) – Not Applicable – Recommendation Adopted**

Moved – Councillor Horley  
Seconded – Councillor Hodsdon

**That the Recommendation to Committee be adopted.**  
(Printed below for ease of reference)

Councillor Mangano left the room at 9.22 am and returned to the room at 9.23 pm.

**CARRIED 10/-**  
**(Abstained: Cr. McManus)**

**Committee Recommendation / Recommendation to Committee**

**Council approves the following fees and charges for casual art space hire:**

- 1. Social Art Space Casual Hire for Painting - \$20 per day**
- 2. Social Art Space Casual Hire for Ceramics - \$30 per day.**

**8.3 Corporate & Strategy Report No's CPS29.17**

Report No's CPS29.17 to be dealt with at this point (copy attached green cover sheet).

<b>CPS29.17 List of Accounts Paid – October 2017</b>	
<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Vanaja Jayaraman – Acting Manager Finance
<b>Director</b>	Lorraine Driscoll – Director Corporate & Strategy
<b>Attachments</b>	1. Creditor Payment Listing October 2017 2. Purchasing Card Payments October 2017 (29 <sup>th</sup> September – 28 <sup>th</sup> October)

**Regulation 11(da) – Not Applicable – Recommendation Adopted**

Moved – Councillor Shaw  
Seconded – Councillor McManus

**That the Recommendation to Committee be adopted.**  
(Printed below for ease of reference)

**CARRIED UNANIMOUSLY 11/-**

**Committee Recommendation / Recommendation to Committee**

**Council receives the List of Accounts Paid for the month of October 2017 (refer to attachments).**

**9. Reports by the Chief Executive Officer**

**9.1 Allen Park Master Plan**

<b>Committee</b>	5 December 2017
<b>Council</b>	19 December 2017
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Pollyanne Fisher – Policy & Projects Officer
<b>CEO</b>	Greg Trevaskis – Chief Executive Officer
<b>Attachments</b>	1. Allen Park Master Plan 2017 2. Confidential Cost Estimates – Allen Park Master Plan

Ms Lesley Shaw, 9 Greenville Street, Swanbourne 9.1  
(spoke in support of the recommendation)

Mr Malcolm Murray, 6 Sayer Street Swanbourne 9.1  
(spoke in support of the recommendation)

**Regulation 11(da) – Not Applicable – Recommendation Adopted**

Moved – Councillor Horley  
Seconded – Councillor Shaw

**That the Recommendation to Committee be adopted.**  
(Printed below for ease of reference)

Councillor Hassell left the room at 9.39 pm and returned at 9.41 pm.

Councillor Hodsdon left the room at 9.50 pm.

**CARRIED 8/-**  
**(Abstained: Crs. Hassell & Wetherall)**

**Committee Recommendation / Recommendation to Committee**

**Council endorses the Allen Park Master Plan, as provided in Attachment 1, as a guiding document for future uses, activities, preservation, capital budgets and grant applications for the Allen Park Precinct.**

## **Executive Summary**

The City appointed 'A Balanced View Leisure' (ABV) in April 2017 to develop a Master Plan for the Allen Park Precinct. The 'Allen Park Master Plan' is hereby presented to Council for endorsement.

## **Discussion/Overview**

The Allen Park Precinct in Swanbourne is considered an important asset for the community, bordered by Swanbourne Beach to the west, Campbell Army Barracks to the north and the Town of Cottesloe to the south. It is located within the City of Nedlands approximately 9km west south west of the Perth CBD and covers approximately 18.9Ha (of which 2.9Ha is vested in the Department of Defence). The precinct is made up of a number of A and C Class reserves, which are primarily vested in the City of Nedlands for "Recreation", or "Parks and Recreation", and also includes Lots owned in freehold by the City and State Government.

The formulation of Master Plans for Strategic Recreation Areas is a priority in the City's endorsed Strategic Community Plan under 'Providing for Sport and Recreation'. The City commissioned the development of an Allen Park Master Plan in the 2016-17 Capital Works budget to provide a framework for any future development within the precinct, and subsequently appointed A Balanced View Leisure Consultancy (ABV) to prepare a plan for Council consideration.

Previous Master Plans have been developed for the precinct in the past but only ever reached development stage and were not adopted by Council. The last draft Allen Park Master Plan developed in 2010 was generally well supported by the local Community, and has been utilised as a reference and research document during the development of the current 2017 Allen Park Master Plan provided in Attachment 1 to this report.

The aim of the Master Plan is to provide a long-term planning guiding framework for the sustainable development of the Allen Park Precinct to maximise opportunities for active and passive recreation for the whole community. This study includes a review of the current situation, analysis of potential future demand, extensive consultation with the community and key stakeholders, review of current trends and development of long term concept plans with indicative cost estimates.

Consideration has been given for the existing conservation efforts and the heritage of the area, matched with the park's links to nearby beaches and its regional role as a central sporting facility in the Western Suburbs. The process investigated the optimal mix of various sports at the reserve, along with the established environmental area, while balancing access to the community for casual and passive recreation purposes.



The Master Plan has now been developed through extensive research and engagement activities with stakeholders including sporting groups and bodies, State organisations, neighbouring Councils, community groups and the general public.

Engagement activities have been publicly advertised and open to all. Some of the key activities undertaken by the Consultants to develop the Master Plan have included:

- consultation with identified key stakeholders to identify uses, issues and needs, now and into the future;
- engagement with the community about what is important to them;
- detailed analysis of the demographic profile and projections;
- site analysis to identifying constraints, existing vegetation and other features;
- review of surrounding neighbourhoods and consult with government agencies;
- benchmark analysis and identify opportunities;
- environmental and heritage analysis; and
- analysis of current parking and traffic issues and ensure these are considered in any future plans.

A draft plan was developed and published for feedback on 8 November 2017. To accompany the release of the Plan, the City also held a public drop-in session so that people could come and speak with the Consultants and City Staff directly about any concerns or questions. This attracted around 100 people, many of whom indicated general support for the draft plan and provided feedback during, and / or after, the event.

Following the close of the feedback period on 22 November 2017 the Consultants have made minor modifications to the Plan in response to the feedback received. The comprehensive final document is now provided in Attachment 1 and recommended for Council endorsement.

The process has highlighted there is unease in the Community that Master Plan activities have been undertaken on previous occasions but not endorsed by Council. The Community have indicated that many feel these previous efforts have been a waste of time and resources, and are keen to resolve the matter of having a suitable Master Plan that is finalised and fully endorsed by Council.

### **Key Relevant Previous Council Decisions:**

In considering item D16.10 – Final Endorsement of the Swanbourne Precinct Master Plan on 30 March 2010, Council resolved:

*That this item be referred back to consideration of clauses 2, 4 and 5 by the Traffic Management and Budget Committees.*

*CARRIED UNANIMOUSLY 10/-*

### **Consultation**

The Allen Park Master Plan has been developed through a variety of engagement activities. In summary:

- ‘feedback’ was accepted throughout the entire development of the Plan through the City’s Your Voice engagement tool, email, phone and in person (this includes mechanisms for questions and answers);
- two initial surveys were conducted, one for the sporting groups based in Allen Park and one for the general public. There 121 respondents to the public survey;
- ABV conducted over 30 in-person meetings with key stakeholders and existing users of the precinct, including sporting and community groups. ABV is also met with relevant State Agencies, Department of Defence and State Sporting bodies. Neighbouring Councils were also invited to provide comment;
- a public drop-in session was held in June (80+ attendees) and November 2017 (100+ attendees);
- a public workshop was held in August 2017 with over 80 participants; and
- the draft plan was advertised for two weeks inviting public comment. There were 366 downloads of the full draft Plan and a further 124 downloads of the maps only. Over 135 submissions were subsequently received.

Detailed feedback and submissions collated throughout the process are provided as an Appendix to the Allen Park Master Plan in Attachment 1. The majority of submissions received in response to the draft Master Plan were generally supportive. Minor changes were made to the Plan following the submission period in response to the feedback given.

Invitations to participate in engagement activities have been publicly advertised including through newspaper advertisements, on-site signage, direct letter drop (800+ to surrounding residences), posters, flyers, website and social media adverts. The online Your Voice page had 1,034 aware visitors visiting the page, of whom 683 interacted with the information by, for example, reading the FAQs or downloading documents. 228 of the visitors to the page engaged in the Master Plan process online by participating in an activity, for example, by providing feedback online or answering a survey.

## **Budget/Financial Implications**

The Allen Park Master Plan was allocated funds in the 2016-17 Capital Works Budget, which were carried through to 2017-18. The Master Plan itself was completed on time, and under budget.

Cost estimates compiled by a cost planner to support the recommendations of the Master Plan are provided in Confidential Attachment 2.

The Master Plan itself is intended to be a guiding document, Council endorsement of the Plan and many of the recommendations within it would still be subject to future detailed design, costing and budgeting, community engagement and Council approvals.

The prioritisation for the delivery of recommendations with the Plan would be dependent on a number of factors including community need and impact, resources including financial resources, any safety and access needs, and any other factors that impact on the future of the Precinct, such as State proposals and any surrounding Council projects. Some recommendations may be delivered under existing operational budgets, whilst others may require capital funding and need to be considered in line with the City's long-term financial planning.

**10. Urgent Business Approved By the Presiding Member or By Decision**

Nil.

**11. Confidential Items**

Nil.

**Declaration of Closure**

There being no further business, the Presiding Member declared the meeting closed at 9.52 pm.