

MINUTES.

2017 Annual Electors' Meeting

11 December 2017

Mayor and Councillors

Here within are the Minutes of the Annual Electors' Meeting of the City of South Perth Council held Monday 11 December 2017 in the City's Council Chamber, cnr Sandgate St and South Tce, South Perth.



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

15 December 2017

Our Guiding Values

Trust

Honesty and integrity

Respect

Acceptance and tolerance

Understanding

Caring and empathy

Teamwork

Leadership and commitment

Disclaimer

The City of South Perth disclaims any liability for any loss arising from any person or body relying on any statement, discussion, recommendation or decision made during this meeting.

Where an application for an approval, a licence or the like is, discussed or determined during this meeting, the City warns that neither the applicant, nor any other person or body, should rely upon that discussion or determination until written notice of either an approval and the conditions which relate to it, or the refusal of the application has been issued by the City.

Further Information

The following information is available on the City's website.

- **Council Meeting Schedule**

Ordinary Council Meetings are held at 7.00 pm in the Council Chamber at the South Perth Civic Centre on the fourth Tuesday of every month between February and November.

Members of the public are encouraged to attend open meetings.

- **Minutes and Agendas**

As part of our commitment to transparent decision making, the City makes documents relating to council and its committees' meetings available to the public.

- **Meet Your Council**

The City of South Perth covers an area of around 19.9km² divided into four wards. Each ward is represented by two councillors, presided over by a popularly elected mayor. Councillor profiles provide contact details for each elected member.

www.southperth.wa.gov.au/Our-Council/

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2017 Annual Electors' Meeting - Minutes

Minutes of the City of South Perth Annual Electors' Meeting held in the City's Council Chamber, cnr Sandgate St and South Tce, South Perth, Monday 11 December 2017.

1. DECLARATION OF OPENING

The Presiding Member opened the meeting at 7.03pm and welcomed everyone in attendance. She then acknowledged we are meeting on the lands of the Noongar/Bibbulmun people and that we honour them as the traditional custodians of this land.

2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

2.1 AUDIO RECORDING OF COUNCIL MEETING

The Presiding Member requested that all mobile phones be turned off. She then reported that the meeting is being audio recorded in accordance with Council Policy P673 "Audio Recording of Council Meetings" and Clause 6.15 of the Standing Orders Local Law 2007. As Presiding Member she then gave permission for the Administration to record proceedings of the Council meeting.

2.2 FORMAT OF MEETING

The Presiding Member outlined the format of the meeting.

3. ATTENDANCE

Mayor Sue Doherty Presiding Member

Elected Members (as observers)

Councillor Glenn Cridland	Como Ward (Deputy Mayor)
Councillor Blake D'Souza	Manning Ward
Councillor Colin Cala	Manning Ward
Councillor Greg Milner	Moresby Ward
Councillor Travis Burrows	Moresby Ward
Councillor Ken Manolas	Mill Point Ward

Officers

Mr Geoff Glass	Chief Executive Officer
Mr Colin Cameron	Director Corporate Services
Ms Vicki Lummer	Director Development and Community Services
Mr Bruce Moorman	Acting Director Infrastructure Services
Mr Phil McQue	Manager Governance and Marketing
Ms Sharron Kent	Governance Officer
Ms Natalia Francis	Governance Project Officer

Gallery

There were 11 members of the public (as listed below) and no members of the media present.

Mr Robert Simper	Sandgate Street, South Perth
Ms Carol Roe	Abjornson Street, Manning
Mr Nick Tana	South Perth Esplanade, South Perth
Mr Julius Solomons	South Perth Esplanade, South Perth
Mr Geoffrey Ogden	Windsor Hotel, Mends Street, South Perth
Mr Steve Onesti	South Perth Esplanade, South Perth
Mr Mal Dempsey	Mill Point Road, South Perth
Mr Michael Demarte	Mends Street, South Perth
Mr Kevin Poynton	Donatti Road, Innaloo
Mr Roger Atkinson	Coode Street, Como
Ms Clare McBeath	Coode Street, Como

3.1 APOLOGIES

Elected Members (as observers)

Councillor Tracie McDougall	Como Ward
Councillor Cheryle Irons	Mill Point Ward

3.2 APPROVED LEAVE OF ABSENCE

There were no Members on a Leave of Absence.

4. CITY OF SOUTH PERTH PRESENTATION OF THE 2016/2017 YEAR

The Presiding Member spoke to slides, highlighting the year's achievements and covered the following topics:

Our City: Snapshot

▪ Rate Revenue	\$34.6M
▪ Median House Price	\$1.24M
▪ Gross Regional Product	\$2.77B
▪ Our Population	44,097
▪ People per Hectare	22.24
▪ Median Age of Residents	37
▪ Local Business Located in the City	4,828

Community Highlights

- Recruited a new Aboriginal Reference Group
- Opened the new Manning Library and Manning Community Centre in February 2017 ahead of schedule
- The City held a successful events season in 2016/17, attracting over 170,000 attendees across 48 events
- 205 submissions received for the Emerging Artist Award
- Received \$10,000 funding from the Lighthouse Project

Environmental Highlights

- Completed erosion control works at Clontarf, Cygnia Cove and Kwinana Freeway foreshores and Sir James Mitchell Park lakes
- Completed all scheduled revegetation works
- Planted over 33,000 native plants in natural areas
- Completed weed mapping of selected natural areas
- 23,593 visitors to the City of South Perth Recycling Centre

Housing and Land Uses Highlights

- Completed an audit of the City's Local Planning Scheme (Town Planning Scheme)
- Government Gazettal of Amendment No. 46 to Town Planning Scheme No. 6 in February 2017
- Completed a Place and Design Study for the South Perth Station Precinct
- 496 planning approvals were issued
- 619 building permits were issued with an estimated total value of \$270 million

Infrastructure and Transport Highlights

- The City resurfaced 34,800 sqm of pavement across 15 road sections and a further 3000 sqm associated with new roundabouts
- Construction funding was announced for Manning Road on-ramp to the Kwinana Freeway by the Federal and State Governments in May 2017
- 820 sqm of new infill paths and four new path sections were constructed
- Mill Point river walls restoration works were completed

Governance, Advocacy and Corporate Management Highlights

- The 2015/16 Annual Report was awarded a Silver Award at the 2017 Australasian Reporting Awards
- The Strategic Community Plan 2017-2027 community consultation and draft Plan was completed
- The City granted \$127,330 in community funding in 2016/17
- The Wi-Fi- network at the George Burnett Leisure Centre, Manning Hub and Operations Centre was expanded

5. PRESENTATION OF THE ANNUAL REPORT, ANNUAL FINANCIAL STATEMENTS AND AUDITORS REPORT FOR THE YEAR ENDED 30 JUNE 2017

Mr Colin Cameron, the Director Corporate Services provided an overview of the Annual Report, Annual Financial Statements and Auditors Report for the Year Ended 30 June 2017 and covered the following topics:

- Funding Sources
- Expenditure Types
- Financial Health Indicator
- Financial Indicators
- Audit Opinion
- Report on Other Legal and Regulatory Requirements

No questions were raised in relation to the presentation.

MOTION TO RECEIVE ANNUAL REPORT INCORPORATING THE 2016/2017 FINANCIAL STATEMENTS AND THE AUDITORS REPORT FOR THE YEAR ENDED 30 JUNE 2017

The Presiding Member called for a Procedural Motion from the Public Gallery to receive the Annual Report for the year ended 30 June 2017.

PROCEDURAL MOTION AND ELECTORS' DECISION

Moved: Ms Carol Roe of Abjornson Street, Manning

Seconded: Mr Roger Atkinson of Coode Street, Como

That the Annual Report for the City of South Perth for the year 2016/2017 incorporating the 2016/2017 Annual Financial Statements and the 2016/2017 Auditor's Report, be ACCEPTED.

CARRIED (7/0)

6. OTHER BUSINESS

6.1 QUESTIONS / STATEMENTS FROM THE PUBLIC GALLERY

The Presiding Member opened the meeting to questions / statements from the Public Gallery. The following is a summary of the questions / statements and responses received at the meeting:

Mr Roger Atkinson of Coode Street, Como

- 1. My question is about "Discretionary City Reserve Funds for future projects" which according to the Budget 2017-18 amount to \$13.61 million dollars out of a total of \$42.49 million dollars in cash backed reserves (page 1.05 in file 2017-2018-budget.pdf).*

What are the investments in which this money is placed? Could the City publish an information statement for electors?

There are two main reasons for asking these questions. Firstly, these days electors or shareholders are more likely to seek information on how their funds are being allocated, for example the recent attention to divestments for companies involved in coal mining. Secondly, and more importantly in our case, could some of the investment funds be directed towards income earning investments that also serve City development proposals?

To illustrate what I mean by "income earning investments that also serve City development proposals", I suggest three examples:

- 1. City investment in purchasing Canning Highway properties. Although earnings may be weak, such investment could over time give the City a more influential position concerning Canning Highway renewal. The main precedent for such action is the Civic Triangle.*

2. *City investment in solar panel installations. For example, offer to fund a solar panel roof for the South Perth Station. Again, earnings may be weak, but the “feel good” factor would be great, and it could even bring forward the opening of the Station by several or even many years.*

3. *City investment in small scale wind power installation in the Swan River, near the southern end of the Narrows Bridge, and opposite the Old Mill location, complementing the Old Mill. Again, earnings may be weak, but the “draw attention to City of South Perth” factor would be great or even phenomenal.*

Response provided by Mr Colin Cameron, Director Corporate Services

In terms of the reserves (they start on page 151), they are cash backed reserves for particular purposes - the main one that has the bulk of the funds of \$22.7 million is the Collier Park Village reserves, they are the funds they make an ongoing contribution to reside at Collier Park Village. Those reserves have specific purposes (page 149), so ultimately Council could determine the nature and type and the description of those reserves ultimately. That is a Council decision and Council determine that at budget. If Council is putting cash aside in reserves for particular purposes, following the global financial crisis and Lehman brothers issue, the Minister of the time changed the regulations relating to the investments that local governments are able to do - essentially we were only able to invest in what are called Australian Deposited Institutions (ADIs) and Council report monthly that the investments relating to each of those institutions including identifying - you picked up the point in relation to fossil fuel industries and the like - and I think at the last Council meeting which is tomorrow I think it's in the 60% that that's reported of investments with institutions that do not lend to fossil fuel industries. So the Local Government Act Regulations is very prescriptive on funds that are held within reserves that are supposed to be cash backed.

In relation to potentially acquiring properties and the like, yes Council can do that and they have in the past and there is a Committee that considers those matters, to consider longer term opportunities for the City and in relation to property development it certainly can do that.

In terms of solar power and wind power, likewise the City could, if it so wished to, consider acquiring those types of assets to generate income - there is nothing that prescribes that under the Local Government Act (the Act) other than the Council determining under Section 3.1 of the Act that that would be in the good government for the persons of the district. So if Council determine that, they could make investments in that, but they would not be considered to be cash backed reserves - they would be direct investments in that particular application so they would be up to Council and for them to determine whether or not it was in the best interests of the good governance of the persons of the district.

2. *My question is about the imminent sale of the Cygnet Theatre site in Preston Street, which is one of the City's best known heritage sites. Can the City prepare an information statement explaining the zoning “neighbourhood centre commercial”, and outlining the kinds of development bonuses the City may or may not consider in order to best preserve the façade, the interior and the boutique cinema function of the Cygnet? What special advice, if any, has been given to potential purchasers who may be expending as much as \$10 million to buy a 5000sqm site?*

Response provided by Ms Vicki Lummer, Director Development and Community Services

The advice given out to any prospective purchasers really revolves about the Town Planning Scheme (TPS) requirements and the zoning for the site and that is easily accessible in our TPS. The additional matter for that site is that because the place is heritage listed there is a clause in the Scheme which allows a variation to any of the requirements in the Scheme for that site. So essentially that leaves the ability for Council to consider any proposal that is put forward and to exercise discretion accordingly so the advice is based on the TPS and the heritage listing allows discretionary powers.

[Mr Atkinson: thank you, well what about an information bulletin – there may be many similar questions and better you start to progress those questions before it hits the fan when some purchaser comes along with proposals]

I am not sure who the information bulletin would be aimed as – a purchaser or ... because the purchasers usually have consultants acting on their behalf to give them the appropriate advice.

[Mr Atkinson: I meant for informing residents particularly those and really the whole city of South Perth who are interested in the future of the theatre and its heritage values so it's informing the residents rather than the developers as we don't know what information has been provided to developers].

In my opinion it might be a little premature at this point to put information out to the public because of the unknown nature of any proposal that might come forward from any new purchaser.

Ms Carol Roe of Abjornson Street, Manning

1. *With this Amendment 50 where you've got a loophole regarding the liquor store (large). What is happening there? Is it in process to get a minor amendment to the Scheme to proceed quickly?*

Response provided by Ms Vicki Lummer, Director Development and Community Services

Amendment 58 is currently being advertised and that is the one that is dealing with the definitions under the Scheme as liquor store (large) and liquor store (small).

2. *The other point I would like to make is to commend Mr Les Croxford who is the Manager Engineering Infrastructure and I've had occasion to communicate with him over Manning Road and wanting to have a u-turn permitted sign and I've found that he's always been very helpful in providing information and I don't seem to see much of him but I think he does a very good job and I just want to commend him.*

Response provided by Mayor Sue Doherty

Thank you very much we will pass that on to Mr Croxford.

Mr Geoffrey Ogden - Windsor Hotel, Mends Street, South Perth

1. *Is it still the Council's intention to resume the land that I own leading off Mends Street?*

Response provided by Mr Phil McQue, Manager Governance and Marketing

Our solicitors have corresponded with your solicitors and we haven't progressed this matter since we had a response from your solicitors.

[Mr Ogden: What I'd like to know is why in the first place was it ever pursued?]

In the first place...?

[Mr Ogden: Because the bit you are trying to resume is only leading to land that you sold me? Why would you need it?]

For access to the car park.

[Mr Ogden: that car park that I own.]

Yes. There is a car park that wouldn't be able to access that land to the north.

[Mr Ogden: For the shops?]

Yes, that's correct.

[Mr Ogden: But why don't you give them back the land that you resumed from them so they can have their own access to it?]

This matter has not progressed.

2. *The Proposed supermarket that's going where Quest Apartments are – we are already a supermarket short, clearly with what hasn't happened at the Civic Triangle. I now notice that the, I'm not sure if the Council's given the okay to it, for the liquor store that's proposed in the supermarket thereby taking 10% of the space away that we need as users of the supermarket for liquor when there's plenty of it available. Is the Council supporting the liquor store there, in the supermarket?*

Response provided by Ms Vicki Lummer, Director Development and Community Services

That application has only recently been received, it is a DAP application and so it hasn't been dealt with and certainly Council hasn't formed a position on that.*

[Mr Ogden: Because I would have thought that the supermarket that we were going to have was a proper one and the one that we are going to have now is going to have 10% less space for product on shelves that everybody needs.]

Response provided by Mayor Sue Doherty

As Ms Lummer identified that's going to go to the DAP and it hasn't come to Council for a position yet – we do have the capacity though to call that in and hold a Special Council Meeting on that particular aspect of the Development Application.

**Note: Ms Lummer updated her advice to this question on Tuesday 12 December 2017 as follows:*

The City is currently dealing with 2 development applications for 21 Mends Street, South Perth:

1. Application to be determined by the Local Government - Change of use from Supermarket to Small Liquor Store;
2. Application to be determined by the Development Assessment Panel – for Additional Retail Space, previously an easement.

This application has been advertised for public comment, submissions closed on 22 November 2017. Due to the timing of the application, it will be determined by Council at its February 2018 Ordinary Council Meeting. The application seeks the use of 81.5m² of the 872 m² supermarket for a liquor store.

7. CLOSURE

The Presiding Member thanked everyone for their attendance, wished everyone a Happy Christmas and 2018 and closed the meeting at 7.34pm.

These Minutes were confirmed at the Ordinary Council Meeting of 27 February 2017

Signed _____

Presiding Member at the meeting at which the Minutes were confirmed.