

MINUTES.

Special Electors' Meeting

8 June 2017

The Electors of the City of South Perth

Here within are the Minutes of the Special Electors' Meeting held on Thursday 8 June 2017 in the Community Hall, South Perth Civic Centre, corner Sandgate St and South Tce, South Perth.

The purpose of the meeting was to *provide the residents of the City the opportunity to have the City Officers explain the City's proposal for a Westralian Centre Development at "Node 9" on Sir James Mitchell Park, as part of the public consultation process and prior to any decision of Council.*



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

15 June 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**
Council Meetings are held at 7.00pm 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/

Special Electors' Meeting - Minutes

Minutes of the Special Electors' Meeting held in the Community Hall, Sandgate Street, South Perth
Thursday 8 June 2017 at 6:00 pm.

1. DECLARATION OF OPENING

1.1 Welcome introduction and purpose of meeting

The Presiding Member opened the meeting at 6.09pm 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.

1.2 Presiding Member's statement

The Presiding Member outlined the following points in relation to proceedings of the meeting:

- Phones to be turned off or to silent. Filming or recording not permitted.
- Questions and Statements are to be directed to the Presiding Member and are to be made politely, in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on an Elected Member, City Officer or any other person.
- Respectfully listen to others when they speak.
- The registration (attendance) list is to be completed at the front door.
- The meeting will commence with the reading of the Petition received on 5 May 2017 from the City of South Perth Residents Association.
- The City's Chief Executive Officer, Mr Geoff Glass, to then speak on the subject of The Westralian Centre concept.
- The petitioner, Ms Cecilia Brooke, to then make her statement on behalf of the City of South Perth Residents Association.
- Those who submitted statements prior to the meeting through the expression of interest process will be invited to speak. Each speaker will have 5 minutes to address the meeting.
- Those who submitted questions prior to the meeting through the expression of interest process will be invited to speak.
- No questions or statements will be taken from the floor – expressions of interest were invited from those members of the public who were interested in making a statement or asking questions regarding the proposed concept.
- Speakers are not to repeat comments or points already raised by another speaker.
- The petitioner to then read aloud the proposed Electors' Motion. An Elector to Second the Motion. Speakers FOR and Speakers AGAINST the motion will then have the opportunity to speak.
- The Presiding Member to put the Motion. Only those who are Electors of the City of South Perth are entitled to vote.
- Presiding Member will call for Motions from the floor. Motions passed will be considered by Council at the June 2017 Ordinary Council Meeting.

2. RECORD OF ATTENDANCE

2.1 Elected Members and Council Staff

Mayor Sue Doherty (Presiding Member)

Mr Geoff Glass	Chief Executive Officer
Mr Mark Taylor	Director Infrastructure Services
Ms Sharron Kent	Governance Officer

Councillors (as Electors)

Cr Colin Cala	Manning Ward
Cr Sharron Hawkins-Zeeb	Manning Ward
Cr Jessica Black	Como Ward
Cr Glenn Cridland	Como Ward
Cr Fiona Reid	Moresby Ward
Cr Cheryle Irons	Mill Point Ward
Cr Ken Manolas	Mill Point Ward

Councillors on a Leave of Absence

Cr Travis Burrows	Moresby Ward
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2.2 Electors

There were approximately 450 members of the public present.

3. PETITION

The Presiding Member stated that the meeting had been called in response to a petition received on 5 May 2017 together with approximately 134 signatures. She then read aloud the text of the petition as follows:

'To the Mayor of the City of South Perth

- 1. Under section 5.28 of the Local Government Act 1995 and as per Clause 6.9 of the City of South Perth Standing Orders Local Law 2007, the electors of The City of South Perth, whose names, addresses and signatures are set out in the attached list and who comprise 100 electors request that a special meeting of the electors of the district be held.*
- 2. The purpose of the Special Meeting is to provide the residents of the City the opportunity to have the City officers explain the City's proposal for a Westralian Centre Development at "Node 9" on Sir James Mitchell Park, as part of the public consultation process and prior to any decision of Council.*

The presentation shall provide details and rationale for the proposed Centre and justification for its proposed location. Also, the presentation shall provide details of the proposed capital funding and business case model.

We request that the electors be given an opportunity to speak at this Special elector's Meeting after the presentation at which time they can present their views or ask questions.

- 3. This request is served on behalf of the listed signatories by Cecilia Brooke'.*

4. PRESENTATION FROM THE CHIEF EXECUTIVE OFFICER

The Presiding Member invited the Chief Executive Officer, Mr Geoff Glass to the microphone.

Mr Glass provided context and background to the decision of Council made at the February meeting to endorse in principle the concept of the Westralian Centre for purposes of consultation.

He outlined the decision making framework that included the Council's Strategic Community Plan that promoted vibrant activities and uses for the foreshore and the adopted South Perth Foreshore Plan, developed in consultation with the greater South Perth community, that identified Node 9, as a landmark site to celebrate culture and heritage.

He explained that in response to the Foreshore Plan the City had developed a concept to test what is desired and considered a suitable interpretation to make it a landmark site. In further detail he outlined what elements might make up that concept and how an artist's response to that could form a design brief. It was observed that in locations along the foreshore these elements already existed, although at varying standards and condition, and the idea of an additional element, that is an exhibition and auditorium space, was included in the concept out for public comment.

Mr Glass briefly referenced certain unique South Perth stories that could be included in such a space. Reference to the status of the project in terms of funding was then made and finally a brief outline of the current consultation phase was described. He concluded by advising that a report as resolved by the Council would be presented to the June meeting.

5. PUBLIC COMMENT

5.1 Petitioners statement

The Presiding Member invited Ms Cecilia Brooke, Chair of the City of South Perth Residents Association to the microphone to make her statement.

5.2 Public statements submitted

The Presiding Member invited those who submitted their expressions of interest to make a statement to the microphone:

- [Mr George Jones](#) of South Perth Esplanade, South Perth
- [Mr Greg Benjamin](#) of Norfolk Street, South Perth
- [Mr Graeme Millar](#) of Edna Street, Como
- [Mr Raymond Thomas](#) of Victoria Street South Perth
- [Mr Chris McMullen](#) of Elderfield Road, Waterford
- [Ms Jo Wilkie](#) of Mary Street, South Perth

5.3 Public questions submitted

The Presiding Member invited those who submitted their expressions of interest to ask questions to the microphone:

- [Ms Barbara Smith](#) of Cashel Way, Waterford
- [Mr Julius Solomons](#) of South Perth Esplanade, South Perth
- [Dr Jennifer Nevard](#) of Mill Point Road, South Perth
- [Mr Peter Howat](#) of Boongala Close, Karawara
- [Ms Keryn Zeeb](#) of Mill Point Road, South Perth

- Mr Harry Anstey of Riverview Street, South Perth (*note Mr Anstey did not read aloud his questions but returned to his seat – this being the case his questions are not included in the Appendix of these Minutes*)
- Ms Towa Mylonas of Hurlingham Road, South Perth

A table of questions asked and the responses provided can be found in the **Appendix** of these Minutes.

6. MOTION

6.1 Electors' Motion

The Presiding Member invited the petitioner Ms Cecilia Brooke, Chair of the City of South Perth Residents Association Inc. to read aloud the proposed Electors' Motion.

Following speakers FOR and AGAINST the Motion, the Presiding Member put the Motion to the vote.

ELECTORS' MOTION

Moved: Ms Cecilia Brooke, Chair of the City of South Perth Residents Association Inc.

Seconded: Mr Les Ozsdolay of 10 Glasnevin Court, Waterford

That the Electors of the City of South Perth:

- oppose the proposed development of the Westralian Centre on the South Perth Foreshore, principally to preserve the long held vision of Sir James Mitchell and others that the Park should for all times be a public open space for passive recreation purposes, with no more commercial buildings including the proposed multi-function Centre; and
- call on City of South Perth Councillors to vote against the proposed development of the Westralian Centre on the South Perth Foreshore.

CARRIED (4 AGAINST)

The Presiding Member then invited Motions from the floor.

A Motion was read aloud by Mr Harry Anstey of 21 River View Street, South Perth.

Following speakers FOR and AGAINST the Motion, the Presiding Member put the Motion to the vote.

ELECTORS' MOTION

Moved: Mr Harry Anstey of 21 River View Street, South Perth

Seconded: Doug Yorke of 7/219 Mill Point Road, South Perth

That this meeting requests Council to promptly amend its existing Policies and Procedures to include clauses which note that:-

- the community places a very high value on retaining the public open space, gardens and recreation opportunities provided by the Sir James Mitchell Park;
- development of buildings and structures on the Sir James Mitchell Park are generally not supported;

- c) where a building or structure is proposed to be built on the Sir James Mitchell Park the concept shall be:-
- i) in the public domain, with the public fully informed at all times of all considerations; and
 - ii) clearly marked out on site to physically identify the bulk (boundaries and height) for a period of not less than 28 days during the advertised period; and
 - iii) public comments sought for the period up to 14 days after the display and advertised period; and
 - iv) determined by a poll of all residents and ratepayers of the detailed proposal at the actual location.
- d) any area of the Sir James Mitchell Park which is approved to have buildings or structures erected on it shall require a new area provided for the local community to replace that lost, i.e. retain access to local public open space.

CARRIED (1 AGAINST)

A Motion was read aloud by Dr Sarah Schladow of 3/20 Garden Street, South Perth.

Following speakers FOR and AGAINST the Motion, the Presiding Member put the Motion to the vote.

ELECTORS' MOTION

Moved: Dr Sarah Schladow, 3/20 Garden Street, South Perth

Seconded: Dr Jennifer Nevard of 195 Mill Point Road, South Perth

That the Electors of the City of South Perth call no confidence in the City's ability to clearly and accurately answer the ratepayers.

CARRIED (7 AGAINST)

A Motion was read aloud by Ms Yvette Stott of 32 Victoria Street, South Perth.

Following speakers FOR and AGAINST the Motion, the Presiding Member put the Motion to the vote.

ELECTORS' MOTION

Moved: Ms Yvette Stott of 32 Victoria Street, South Perth

Seconded: Mr Harry Anstey of 21 River View Street, South Perth

That the Electors of the City of South Perth call on the City of South Perth to respect the views of the residents and ensure that consultation information is used in a manner that reflects the guiding values of the City: Trust, Respect, Understanding, Teamwork.

CARRIED UNANIMOUSLY

6. CLOSURE

The Presiding Member thanked everyone for their attendance and advised that the Motions carried this evening would be considered by the Council at the June 2017 Ordinary Council Meeting.

The Presiding Member closed the meeting at 8.37 pm.

DISCLAIMER

The City advises that comments recorded represent the views of the person making them and should not in any way be interpreted as representing the views of Council. The minutes are a confirmation as to the nature of comments made and provide no endorsement of such comments. Most importantly, the comments included as dot points are not purported to be a complete record of all comments made during the course of debate. Persons relying on the minutes are expressly advised that the summary of comments provided in those minutes do not reflect and should not be taken to reflect the view of the Council. The City makes no warranty as to the veracity or accuracy of the individual opinions expressed and recorded therein.

These Minutes were confirmed at the Ordinary Council Meeting held on 27 June 2017.

Signed: _____

Presiding Member at the meeting at which the Minutes were confirmed

APPENDIX

PUBLIC QUESTIONS SUBMITTED – SPECIAL ELECTORS’ MEETING – 8 JUNE 2017

1. Ms Barbara Smith of Cashel Way, Waterford	Response provided by Mayor Sue Doherty, Presiding Member
1. Who made the initial proposal for the Westralian Centre to the City of South Perth?	As stated by the Chief Executive Officer in his presentation the concept was developed as part of the implementation of the South Perth Foreshore Strategy and Management Plan. He has described what the purpose particularly of Node 9 at the Flagpole is. In response to this, informal discussions were held internally and externally as to possible interpretative concepts that would best achieve and deliver on this statement of intent. The concept was developed from those discussions over a period of time and the architect then interpreted that and that is the concept which is now the subject of community consultation.
2. What are the names of stakeholders referred to in the May edition of Peninsula and what will they receive in return for being stakeholders?	The stakeholders referred to are a full range of parties that are either affected by or will contribute to the development of this proposed concept, including government agencies (where various approvals will be required) and parties with an interest in the future purpose and functioning of the facility, and importantly and more broadly the community of South Perth and our State are all regarded as stakeholders. More information will be provided in the Report to the June Council Meeting.
3. What amount of municipal funds has already been expended on the Westralian Centre concept in the way of fees for artists, architects and planners, etc.?	To date, approximately \$75,000 will have been spent on a variety of services including an architect, preparing the initial financial proof of concept, banners and advertising for the consultation, the actual public surveys and stakeholder engagement. We are also currently undertaking the operational business plan and business case as resolved and requested by the Council at the February meeting.

2. Mr Julius Solomons of South Perth Esplanade, South Perth	Response provided by Mayor Sue Doherty, Presiding Member
Preamble: Why create new unnecessary buildings when we have numerous underutilized and decaying existing buildings.	
1. On what business case/study (costing \$75,000 so far) can the South Perth Council justify this unnecessary development?	<p>As previously stated, the Westralian Centre concept was developed with a view to meeting the statement of intent for Flagpole Node 9, in line with the South Perth Foreshore Strategy and Management Plan.</p> <p>The business case is currently being prepared. As mentioned there is much further work that would need to be done and this phase of the consultation is at an early stage.</p>
2. Why do we not energise and reactivate the Mends St precinct e.g. Heritage House/Gallery, Windsor Park, The Old Mill	<p>The City is working towards regenerating and reinvigorating the Mends Street precinct. It was successful in applying for the National Stronger Regions Fund <i>Connect South</i> project, a \$7.5m project to enhance and invigorate the Mends Street precinct and foreshore area by creating a positive environment, both economically and socially. The project is focused on improving public amenity via place activation, improving wayfinding, access to transport, and greater economic opportunity.</p>
3. Are all these issues being handled separately - surely Connect South, Roberts Day South Perth Vision should all be part of this?	<p>The Roberts Day Planning Design Forum for the South Perth Station Precinct and the consultation for the Vision 2027 Community Strategic Plan were both in part visioning exercises to develop a strategic vision for respective projects. These were both significant and strategic undertakings and required the particular approaches used in those instances.</p> <p>The Westralian Centre is a specific development concept on a preferred site and consultation in relation to that proposal flows from the already very extensive consultation that occurred in relation to the Councils adoption of the South Perth Foreshore Strategy and Management Plan.</p>

3. Dr Jennifer Nevard of Mill Point Road, South Perth	Response provided by Mayor Sue Doherty, Presiding Member
<p>1. A key requirement for the Westralian Centre to be an ongoing success would be for the facility to produce ongoing positive social, environmental (or ecological) and financial benefits for the City of South Perth ratepayers. The first key to that success will be public access to the facility. Presently, the only passing traffic is walkers and cyclists. While the Westralian Centre business plan has not yet been released, what evidence about City of South Perth sites did the City of South Perth Councillors have that encouraged them to vote \$100,000 to consider the flagpole area of Sir James Mitchell Park as potentially the most successful venue for this proposal, given its limited access to transport, deliveries, passing foot traffic and associated recreational activities?</p>	<p>As previously stated, the Westralian Centre concept was developed with a view to meeting the statement of intent for Flagpole Node 9, in line with the South Perth Foreshore Strategy and Management Plan.</p> <p>The City has undertaken a locational analysis of the Westralian Centre concept along various nodes of Sir James Mitchell Park, and this will be presented to the Council in June 2017 for consideration.</p>
4. Mr Peter Howat of Boongala Close, Karawara	Response provided by Mayor Sue Doherty, Presiding Member
<p>1. There is confusion about how much space the planned Westralian Centre will occupy in TOTAL. What is the likely size of this area including the Centre facility and surrounding paths, access and service roads, and new parking areas?</p>	<p>Noting that this is still a concept, the buildings comprise approximately 1,100sqm and the civic / ceremonial open space comprise approximately 1,100sqm.</p>

5. Ms Keryn Zeeb of Mill Point Road, South Perth	Response provided by Mayor Sue Doherty, Presiding Member
1. If you stand next to the Flagpole, on the existing footpath with Perth City behind you looking towards Mill Point Rd – what is the exact height above the level of this footpath of the proposed Westralian Centre, as depicted in the published Concept Drawings?	Noting that this is still a concept, the proposed height of the Westralian Centre ceiling is 3.1m and the soil and landscaping is an additional 1.4m, for a combined total of 4.5m.
2. Assuming more questions and statements are submitted than there is time to address at this Electors’ Meeting, will all questions and statements, including those not selected for response, be recorded as an appendix to the minutes of this meeting?	As previously communicated, a comprehensive process was established for making a statement and asking public questions at this Special Electors Meeting. All members of the community were given until 12.00pm Tuesday 6 June to register their interest to make a statement or submit up to 3 questions. The City has agreed to all requests to make a statement or ask questions, and this will be recorded in the minutes of this meeting. There will be no opportunity to further statements to be made or questions to be asked this evening.
6. Ms Towa Mylonas of Hurlingham Road, South Perth	Response provided by Mayor Sue Doherty, Presiding Member
1. Will the Councils construction and maintenance of the Westralian Centre affect my rates in the future and if so by how much?	As previously mentioned, should Council resolve to progress this initiative, further design works and planning would still be required to be undertaken, and final costings and modelling will be not be available until after detailed design is completed. Any financial impacts for the Council are too preliminary to determine.
2. As I completed my survey before I had all the information on the costings, I ask Council before it approves the Westralian Centre, will Council do additional broad community consultation once the business plan has been finalised so that we, the ratepayers are informed of the full costs of liability we will be required to underwrite for the lifetime of the building. These costs being the maximum amount Council is contemplating to contribute to the initial \$7 million for the building costs of the Centre.	The consultation that occurred in May / June 2017 was in relation to the concept of the Westralian Centre. As previously advised should the Council resolve to progress the Westralian Centre Concept further, there will be an extensive range of ongoing and extensive community consultations at various stages throughout the development of this project.

<p>3. If there are any changes to concept design, location (flagpole node - Crown land) or tenancy mix, will Council be undertaking another broad community consultation to inform the residents, as all of the above may affect my comments for the survey.</p>	<p>Yes.</p>
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