

MINUTES.

2018 Annual Electors' Meeting

10 December 2018

Mayor and Councillors

Here within are the Minutes of the Annual Electors' Meeting of the City of South Perth Council held Monday 10 December 2018 in the Council Chamber, Cnr Sandgate Street and South Terrace, South Perth.



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

20 December 2018

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 7.00pm 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 meetings of Council and its Committees 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/

Contents

1. DECLARATION OF OPENING	4
2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER	4
3. ATTENDANCE	4
3.1 APOLOGIES	4
3.2 LEAVE OF ABSENCE	5
4. CITY OF SOUTH PERTH PRESENTATION OF THE 2017/18 YEAR	5
5. PRESENTATION OF THE ANNUAL REPORT, ANNUAL FINANCIAL STATEMENTS AND AUDITORS REPORT FOR THE YEAR ENDED 30 JUNE 2018	5
6. OTHER BUSINESS	5
7. CLOSURE	13

Annual Electors' Meeting - Minutes

Minutes of the Annual Electors' Meeting held in City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth at 7pm on Monday 10 December 2018.

1. DECLARATION OF OPENING

The Mayor opened the meeting at 7.00pm and welcomed everyone in attendance. The Mayor then acknowledged and paid respect to the traditional custodians of the land, the Whadjuk people of the Noongar nation and their Elders past, present and future.

2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

The Mayor requested Councillors and visitors to turn off mobile phones and reminded them to disclose any declarations of financial interest and interests affecting impartiality.

The Mayor then requested everyone to activate their microphone when addressing the meeting and that audio recording of the meeting proceedings and photography within the changer was prohibited unless prior approval was granted.

The Mayor then outlined the format of the Annual Electors' meeting.

3. ATTENDANCE

Mayor Sue Doherty Presiding Member

Elected Members (as observers)

Councillor Glenn Cridland	Como Ward (from 7.14pm)
Councillor Blake D'Souza	Manning Ward
Councillor Travis Burrows	Moresby Ward
Councillor Greg Milner	Moresby Ward
Councillor Cheryl Irons	Mill Point 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 Mark Taylor	Director Infrastructure Services
Ms Bernadine Tucker	Manager Governance
Ms Lisa Williams	Marketing Coordinator
Ms Christine Lovett	Acting Governance Coordinator

Gallery

There were 14 members of the public present and one media representative.

3.1 APOLOGIES

Councillor Colin Cala Manning Ward

3.2 LEAVE OF ABSENCE

Councillor Tracie McDougall has an approved leave of absence for the period 4 December 2018 to 4 February 2019, inclusive.

4. CITY OF SOUTH PERTH PRESENTATION OF THE 2017/18 YEAR

Her Worship the Mayor, Councillor Sue Doherty read the mayor's report for the year ended 30 June 2018. The Mayor outlined the City's achievement and projects for the 2017/2018 financial year with a focus on: community; major projects; strategic planning; the draft Local Planning Strategy; the draft South Perth Activity Centre Plan; a Waste to Energy Facility; and partnerships.

5. PRESENTATION OF THE ANNUAL REPORT, ANNUAL FINANCIAL STATEMENTS AND AUDITORS REPORT FOR THE YEAR ENDED 30 JUNE 2018

Mr Colin Cameron, the Director Corporate Services provided an overview of the Annual Report, Annual Financial Statements and the Auditors Report for the year ended 30 June 2018.

Her Worship the Mayor called for any questions relating to the Annual Report, Annual Financial Statements and Auditors Report for the year ended 30 June 2018.

As no questions were raised, her Worship the Mayor called for a mover and seconder to accept the Annual Report, Annual Financial Statements and Auditors Report for the year ended 30 June 2018.

ELECTORS' MOTION

Moved: Ms Cecilia Brooke of South Perth

Seconded: Mr Warwick Boardman of Salter Point.

That the City of South Perth Annual Report for the year 2017/18 and the 2017/18 Annual Financial Statements and the 2017/18 Auditor's Report, be ACCEPTED.

CARRIED

6. OTHER BUSINESS

Her Worship the Mayor then invited questions and statements from the Public Gallery advising that these would be included in the Agenda for the Ordinary Council Meeting to be held on Tuesday 26 February 2019.

Councillor Glenn Cridland arrived at the meeting at 7.14pm during item 6.

6.1 MSC ROE

The following questions were put forward by Ms Carol Roe, of 16 Abjornson Street, Manning WA 6152 at the Annual Electors' Meeting held 10 December 2018.

Ms Roe: My question is in relation to a planning bulletin or a planning policy No. 83 which is in regard to tourism or tourism precincts. This State policy highlights that local governments may set a limit to residential development as part of tourism sites / precinct within their local planning strategy and land use planning objectives. Should the zoo be zoned a tourist site or part of a

larger tourist precinct to take in the Mends St foreshore and Old Mill? (Tourism statistics are a measure of beautiful cities),

“For permanent residential use, local governments may set a percentage limit within their local planning strategy or a local planning policy to guide residential development within tourism sites. Where a tourism site has high tourism value, local governments may consider setting a higher limit for the tourism component to reflect the significance of the site.”

Does the assumption that mega high rise residential towers on the peninsula are inevitable (like death and taxes) really mean that change is inevitable but progress is optional? Is there scope under Planning Bulletin 83 (2013) to establish a tourist precinct to keep the zoo protected rather than build more offices, cafes and accommodation in common with any other riverside location?

Director Development and Community Services

The evidence base supporting the South Perth Activity Centre Plan has highlighted that taller buildings in the area will be required in order to accommodate the forecast and required population growth. Residential Growth in an activity centre is vital to support the non-residential uses in the area, including tourism and supporting uses that attract visitors to the area.

The use of the Perth Zoo is protected through its zoning under the Metropolitan Region Scheme as ‘Reserve – Parks and Recreation’. Planning Bulletin No. 83 provides guidance on planning for tourism sites and tourism precincts. The draft Local Planning Strategy and draft South Perth Activity Centre Plan both highlight the tourism value and potential of the Perth Zoo and South Perth foreshore. These sites are key attractions for visitors to the area and future strategic planning (Local Planning Strategy and Activity Centre Plan) accounts for this and seeks to build on the value of these assets. The Activity Centre Plan will consider planning for tourism and the significance of these sites in sufficient detail. It is not considered necessary to add another layer of detail through a tourism precinct to the already complex planning framework for this area.

Ms Roe:

Have the following considerations been included when calculating development potential in the station precinct:

- a. Lot by lot development vs amalgamation?
- b. Satisfy demand at affordable levels?
- c. Demolition or significant alteration to a heritage place of Management Category B is not permitted?

WAPC: a more dispersed pattern of higher density zones impacting on many more existing land owners and residents.

Director Development and Community Services

In preparing the population forecast for the South Perth Station Precinct, it is estimated of the development potential under the current town planning scheme in the Station Precinct (Schedule 9A). After adding the currently-approved developments (expected to be completed between now and 2024), estimates were made of the current total capacity of the Station Precinct (total capacity estimated at 3,657 dwellings). An estimate was

then made of the likely take-up of development having regard to a number of factors including site availability, strata titling, heritage and other such constraints on development. This resulted in a total of 1,561 additional dwellings or approximately 42.7% of total capacity, to be constructed between 2025 and 2041.

The forecast provides a realistic estimate of the potential for development within the area under the current town planning scheme.

In response to the specific questions:

- a. It is not possible to accurately predict whether a given lot will be developed by itself or amalgamated unless the owners' intentions are known (this circumstance is accounted for by the currently-approved developments). The forecast is therefore prepared for the Station Precinct as a whole, based on the factors mentioned above to build an overall picture of the development potential of the precinct.
- b. Dwelling price has not been modelled as it is not possible to accurately predict dwelling prices over a long term forecast. However it is important to ensure that the planning controls provide enough capacity to accommodate the forecast growth of the area to help manage housing affordability.
- c. The presence of heritage places has been accounted for in the model of Station Precinct development as outlined above.

Strategic planning must reflect State Government policy, which directs the majority of infill development towards activity centres and urban corridors, rather than a dispersed growth pattern. The forecast provided by .id is based on housing and demographic inputs, including estimates of likely development under the existing town planning scheme and approved strategic plans (where applicable). This ensures that the forecast provides the best possible estimate of future development.

6.2 MR R ATKINSON

The following questions were put forward by Mr R Atkinson, of Unit 5, 202 Coode Street, Como WA 6152 at the Annual Electors' Meeting held 10 December 2018.

Mr Atkinson:

My first question relates to a budget item. In the draft budget we have Olives Reserve, construction \$650,000. This amount seems very large in relation to the list of works. It was sent to providers to seek feedback on the draft concept plan by the Parks Operations Coordinator dated 21 September 2018. This was a one page list containing twelve one line bullet points. The email did not provide any information about community feedback obtained by the drop in feedback information session on 22 August 2017 and the Your Say website. There was no information about changes to the concept plan in relation to the feedback whereas with many other projects for which community consultation has been sought, the City has provided summaries of the feedback and the City's responses. So my question is, could the City publish a properly detailed information bulletin about

the development of the Olives Reserve plan including itemised justification for the allocation of \$650,000?

Director Infrastructure Services

The question will be taken on notice and a response provided.

Mr Atkinson:

I suggest an information bulletin be sent particularly to those who contributed to the feedback because it may seem to some of those people who attended or responded on the website that no notice has been taken of their feedback.

Mayor:

That was a good point and we will follow that up.

Mr Atkinson:

My second question also relates to the budget concerning Canning Highway widening. I didn't see in the draft budget any allocation relating directly to Canning Highway widening. My question is, does the City have an active program of purchasing Canning Highway land on the eastern side as properties come onto the market, with the idea of buying cheap and some years later selling dear? In short nothing seems to be happening. Has the City expressed to the State Government the fear that substantial main roads expenditure close by on the Manning Road freeway south on ramp, and on the smart freeway project Canning Bridge to the Narrows total of \$75m, will cause more years or decades or delays for Canning Highway widening so we see huge amounts of money going to the freeway over there and Canning Highway sort of neglected?

Mayor:

I know probably about 2 or 3 years ago the City actually wrote to Main Roads and the Department of Planning because they own the houses, I think between Gwentyfred and Lansdowne Roads on Canning Highway and we put to them that if they did something with the land they could actually receive some money and also for road widening but they chose not to take up the offer at that stage.

Director Development And Community Services

I think it was in about 2012 the Department of Transport did a review of the road reservation for canning highway and through the discussions held at that time, there was no date made available, no indication of when the road widening would actually occur. But the State Government has a process of buying up properties on both sides of the highway in order to own their own reservation.

Mr Atkinson:

The City does not have a program of also buying up as others can buy on that market? It's not reserved for purchase only by the State Government I understand. So there is no purchasing program by the City?

Mayor:

No, there is no purchasing program by the City.

Additional Information

Staff acknowledge that they had inadvertently overlooked the distribution of the summary of the stakeholder feedback, its review and the resultant outcomes. The improvements which are proposed to be implemented within Olives Reserve as part of the project were

procured via a competitive market tender and that it was not the City's practice to detail estimated or forecast project costs prior to inviting public tenders. The City has distributed a high level summary of the Olives Reserve Project stakeholder engagement feedback, its review and project outcomes which were influenced by the consultation process to all participants.

6.3 MR G DEFRENNE

The following questions were put forward by Mr Geoff Defrenne, of 24 Kennard Street, Kensington WA 6151 at the Annual Electors' Meeting held 10 December 2018.

- Mr Defrenne:** Does the City insure with the LGIS?
- Director Corporate Services** Yes, that's the case. In terms of all its insurance it's essentially self insured and LGIS control that. The answer is yes. Essentially LGIS WA arrange a number of insurers for different aspects of the insurance that we purchase but they coordinate it.
- Mr Defrenne:** In simple terms, the City's values are caring and sharing. Recently I was involved in a case with another council and a claim was made against that council and LGIS offered about \$2,500 compensation which I thought was very poor. After a lawyer got involved, and after nearly 3 years they offered \$21,000. I thought why should it change the offer because a lawyer got involved. This Council is caring and sharing so does their insurer have similar values?
- Director Corporate Services** Firstly, in relation to each of the insurance policies, and there are many relating to specific various things, there is a contract between us and LGIS so they are not duty bound by our values but then in addition to that, they coordinate the insurance so certain aspects of our policies may be with a difference insurance company. There is a range of elements that fit within that but ultimately LGIS WA manage that process and in doing so they take a number of commercial considerations into in relation to any disputes. They do liaise with us but essentially if the claim is accepted by LGIS WA then they will handle that process and just keep us informed.
- Mr Defrenne:** Regarding planning, is the cost to the City or the applicant a consideration in planning matters?
- Director Development and Community Services** Applicants pay application fees when they submit a development application for consideration.
- Mr Defrenne:** When giving planning approval for a certain matter, does cost come into it. Cost for the applicant or cost for the City. Is that a consideration?
- Director Corporate Service** They are required to pay that fee to make the application. The matter is considered on its merits and does not relate to the application fee. The fee has to be paid regardless of whether or not the matter is approved or not approved.
- Mr Defrenne:** If you pay your fee, fill in your form and do everything right and when the officer is considering it and they approve it or not

approve it, it might cost us this much or if they approve it or don't approve it, it might cost the applicant that much. Is that a consideration?

Director Development and Community Development

No, its not a relevant planning consideration.

Mr Defrenne:

My final question, the City of South Perth uses a photo very much of the peninsula. I believe many residents view this as the prime concern of the City. Will the City consider changing the name of the City so that it is no longer the City of South Perth or possibly changing the names of the suburbs so that it's not South Perth or better still, and more cost effectively, use slides that represent the whole of the City rather than just the peninsula?

Mayor:

I think that's something we can take on board because I know recently I had a conversation with some people and they are not aware of the breadth of socio-economic demographic that we have within the City of South Perth so I think it's something that warrants our consideration. Thanks for suggesting it.

6.4 MS C BROOKE

The following questions were put forward by Ms Cecilia Brooke, of Unit 8, 20 Garden Street, South Perth WA 6151 at the Annual Electors' Meeting held 10 December 2018.

Ms Brooke:

I speak on behalf of the City of South Perth Residents Association and Corporation. We congratulate both the Council and the City on the result of the JDAP meeting of 31 Mill Point Road South Perth. It truly was a great outcome for all including the residents. We really appreciated the CEO MR Glass accepting our proposal of installing a memorial plaque on a park bench in memory of the late Betty Skinner. Our further request for a small service to be held at the site with the Mayor speaking being accepted was very much appreciated by the family, Betty's former Council members and the community. We acknowledge the support of Mr Steve Atwell and other staff members who helped to make this ceremony a success. Mr Colin Cameron, Director of Corporate Services attending our committee meeting in November was very valuable and we appreciated his attendance and taking questions. We have also appreciated working with the Manager of Stakeholder and Customer Relations, Danielle, re Connect South and also Mr Paul Edwards and Mr Stev Rodic re the low impact telecommunication facilities in South Perth. For the City and the residents of the City of South Perth, 2019 is shaping up to be a very significant year. As in 2018, we looked forward to working collaboratively with the City so the best outcomes for the City can be achieved. We wish you Madam Mayor, Councillors, Mr Geoff Glass and City staff a very happy Christmas and a happy and prosperous and healthy 2019. Thank you.

Mayor:

Thank you very much that was very kind and gracious of you.

6.5 MR W BOARDMAN

The following questions were put forward by Mr Warwick Boardman, of 20 Unwin Crescent, Salter Point WA 6152 at the Annual Electors' Meeting held 10 December 2018.

Mr Boardman: Madam Mayor you said the Waste to Energy facility was a highlight. You say that 400,000 tonnes of plastic in the ground saves 400,000 tonnes of carbon dioxide emissions. I just don't understand this. Is there anyone who can explain this to me?

Cr Burrows It's a simple answer but it's fairly complicated because of the detail that sits behind what goes into that plant and how it works. It would be better if we could lay it out in writing so that we can convey the message better.

Mayor: I think it would be useful to have some of that technology behind the process available for the people who are asking questions similar to yours.

Director Infrastructure Services We will make more information available on the carbon emissions.

Mr Boardman: A highlight to me was the joint bike plan with the Town of Victoria Park. Because this is the first plan, there might be a lot of Department of Transport planning records available and they might be willing to invest in it and help speed up the bike plan implementation for the City of South Perth. I would be interested to know when applications for funding are available and what is put forward to the Department of Transport so that the bike plan might be funded.

Director Infrastructure Services Mr Boardman it is quite an ambitious plan, the joint bike plan. The projects in the plan will take a considerable amount of the City's resources to implement. The City's currently working through an implementation plan for that. That will include applications for grants to assist with projects. The City will be applying for as many grants as we can to supplement the works program. We will also ensure more community and stakeholder engagement be done on specific projects even though there was quite a wide range of engagement done on the original plan. There is still a lot of work to be done to implement it. The City and Council is committed to it. The City thanks you for your comments on the bike plan.

Mr Boardman: Is there any way that members of the public can follow what the applications are and what they are for?

Director Infrastructure Services That can be possible via our website. However, I am more than happy to speak to you afterwards about how we can do that.

Mr Boardman: Thank you very much. Page 72 of the Annual Report talks about the role of the Rangers. There is a lot about dogs and cats there. As someone who values our foreshores, I've never actually seen a Ranger on the foreshore. I was wondering do they actually enforce Council laws on the foreshores and if so, are there any statistics which show the number of offences?

Manager Governance The Rangers do patrol the whole of the South Perth District so they do make a considered effort to patrol the South Perth foreshore. I don't have any statistics available but I can try and find some for you and get back to you in relation to that.

Mr Boardman: I would like some of the statistics for the southern foreshore rather than the South Perth foreshore. Thank you.

Additional Information

For the 2017-2018 financial year, the following infringements were issued:

Dog infringements	104
Parking infringement	10933
Firebreak infringements	159
Litter infringements	2

Statistics specific to the southern foreshore is not available.

6.6 MS C BROOKE

The following questions were put forward by Ms Cecilia Brooke, of 20 Garden Street, South Perth WA 6151 at the Annual Electors' Meeting held 10 December 2018.

Ms Brooke: I just heard the Rangers mentioned and as you know I live in Garden Street, and I've rung up a few times lately complaining about cars parking over the yellow lines and reverse parking, especially near Wesley. I'm told you are very short of Rangers because of money and I think it needs to be considered because in Garden Street, and other streets, particularly at school hours during pick up and drop off, it's an absolute nightmare.

Mayor: We will take that one on notice and get back to you.

Additional Information

The Rangers are aware of the parking problems near Wesley College and will continue to conduct regular patrols of the area.

6.7 MR G DEFRENNE

The following question was put forward by Mr Geoff Defrenne, of 24 Kennard Street, Kensington WA 6151 at the Annual Electors' Meeting held 10 December 2018.

Mr Defrenne: Why is the LGIS Annual report confidential?

Director Corporate Services That question will have to be taken on Notice.

Additional Information

The LGIS Annual Report is only available to WA Local Government Authorities (members) and WALGA (Trustee), as LGIS is not a Reportable Authority. Their Annual Financial Statements are audited by Ernst & Young (EY).

7. CLOSURE

Her Worship the Mayor thanked everyone for their attendance wished everyone a very joyous and healthy Christmas and all the best for 2019. The Mayor closed the meeting at 7.45pm.