

MINUTES

Property Committee Meeting

10 December 2018

Committee Members

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

As this Committee does not hold Delegated Powers or Duties in accordance with Section 5.23 of the Local Government Act the meeting was not open to the public.



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

12 December 2018

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Property Committee Meeting - Minutes

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chair declared the meeting open at 5:30pm and welcomed everyone in attendance.

2. ATTENDANCE

Elected Members

Mayor

Moresby Ward

Moresby Ward

Mill Point Ward

Manning Ward

Sue Doherty

Councillor Travis Burrows (Chair)

Councillor Greg Milner (D/Chair)

Councillor Ken Manolas

Councillor Blake D'Souza

External Member

Mr Lewis Brock

Consultants

Mr Ray Davy

Guests

Mr Malcolm McKay (Item 7.1)

Mackay Urbandesign (until 6:09pm)

Officers

Chief Executive Officer

Director Corporate Services

Director Development and Community Services

Director Infrastructure Services

Manager Governance

Marketing Coordinator

Governance Officer

Mr Geoff Glass

Mr Colin Cameron

Ms Vicki Lummer

Mr Mark Taylor

Ms Bernadine Tucker

Ms Lisa Williams

Ms Christine Lovett

2.1 APOLOGIES

Councillor Colin Cala

2.2 APPROVED LEAVE OF ABSENCE

Nil

3. DECLARATIONS OF INTEREST

Nil.

4. CONFIRMATION OF MINUTES

4.1 PROPERTY COMMITTEE MEETING HELD: 27 AUGUST 2018

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Sue Doherty

Seconded: Councillor Greg Milner

That the Minutes of the Property Committee Meeting held 27 August 2018 be taken as read and confirmed as a true and correct record.

CARRIED (7/0)

5. PRESENTATIONS

5.1 MR MALCOLM MACKAY – MACKAY URBAN DESIGN

Mr Malcolm MacKay presented to the Committee an update in relation to *Item 7.1 Confidential Item – Burch Street Carpark*.

7. REPORTS

7.1 CONFIDENTIAL ITEM - BURCH STREET CARPARK

*This item is considered **confidential** in accordance with the Local Government Act 1995 section 5.23(2) (c) as it contains information relating to "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting"*

Location: South Perth
Ward: Como Ward
Applicant:
File Ref: D-18-122074
Meeting Date: 10 December 2018
Author(s): Ray Davy, Property Consultant
Reporting Officer(s): Geoff Glass, Chief Executive Officer
Strategic Direction: Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy: 2.2 Activated Places

Summary

This report presents a range of development options for the Carpark at Burch Street South Perth while giving appropriate consideration to the parking needs of the South Perth Hospital.

Officer Recommendation

The Committee recommends to Council that Option 2 be further explored and a further report, including a detailed financial analysis and a recommended commercial implementation strategy, be presented to a future Property Committee.

Alternative Committee RECOMMENDATION

Moved: Councillor Sue Doherty

Seconded: Councillor Ken Manolas

The Committee recommends to Council that this item be presented to a future Property Committee in 2019 after a presentation by the South Perth Hospital.

CARRIED (7/0)

7.2 CONFIDENTIAL ITEM - RESERVE 33804 PROPOSED MILLERS POOL CAFE

*This item is considered **confidential** in accordance with the Local Government Act 1995 section 5.23(2) (c) as it contains information relating to "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting"*

Location: South Perth
Ward: Mill Point Ward
Applicant:
File Ref: D-18-125019
Meeting Date: 10 December 2018
Author(s): Ray Davy, Property Consultant
Reporting Officer(s): Geoff Glass, Chief Executive Officer
Strategic Direction: Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy: 2.1 Local Business

Summary

This report provides an update on the process of inviting Expressions of Interest for the development and operation of the proposed Millers Pool Café.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Sue Doherty
Seconded: Councillor Greg Milner

That the Committee receive the report and note progress to date.

CARRIED (7/0)

7.3 CONFIDENTIAL ITEM -ANGELO STREET SOUTH PERTH

*This item is considered **confidential** in accordance with the Local Government Act 1995 section 5.23(2) (c) as it contains information relating to "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting"*

Location: South Perth
Ward: Mill Point Ward
Applicant:
File Ref: D-18-122005
Meeting Date: 10 December 2018
Author(s): Ray Davy, Property Consultant
Reporting Officer(s): Geoff Glass, Chief Executive Officer
Strategic Direction: Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy: 2.2 Activated Places

Summary

This report provides an update on the various recommendations endorsed by Council at the meeting held in August 2018.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Greg Milner
Seconded: Councillor Blake D'Souza

That the Committee recommends to the Council that it proceed with the recommendation as detailed in this report for Angelo Street South Perth.

CARRIED (7/0)

7.4 CONFIDENTIAL ITEM - FORMER MANNING LIBRARY

*This item is considered **confidential** in accordance with the Local Government Act 1995 section 5.23(2) (c) as it contains information relating to "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting"*

Location: Manning
Ward: Manning Ward
Applicant:
File Ref: D-18-122242
Meeting Date: 10 December 2018
Author(s): Ray Davy, Property Consultant
Reporting Officer(s): Geoff Glass, Chief Executive Officer
Strategic Direction: Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy: 2.2 Activated Places

Summary

This report provides an update regarding the former Manning Library and recommends a preferred way forward.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Sue Doherty
Seconded: Councillor Greg Milner

The Committee recommends to the Council that it proceed with the recommendation as detailed in this report for the Former Manning Library.

CARRIED (7/0)

7.5 CONFIDENTIAL ITEM - BOATSHED CAFE EXPANSION

*This item is considered **confidential** in accordance with the Local Government Act 1995 section 5.23(2) (e)(ii) as it contains information relating to "a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government"*

Location: Coode Street, South Perth
 Ward: Mill Point Ward
 Applicant:
 File Ref: D-18-122251
 Meeting Date: 10 December 2018
 Author(s): Ray Davy, Property Consultant
 Reporting Officer(s): Geoff Glass, Chief Executive Officer
 Strategic Direction: Economy: A thriving City activated by innovation, attractions and opportunities
 Council Strategy: 2.1 Local Business

Summary

This report provides an update regarding the proposed expansion of the Boatshed Café.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Greg Milner
Seconded: Councillor Ken Manolas

That the Committee receive and note the report.

CARRIED (7/0)

7.6 CONFIDENTIAL ITEM - LEASE OF PROPERTY ON LOT 228-229, HOUSE NUMBER 26 TO 28, VISTA STREET KENSINGTON

*This item is considered **confidential** in accordance with the Local Government Act 1995 section 5.23(2) (c) as it contains information relating to "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting"*

Location: Kensington
 Ward: Moresby Ward
 Applicant:
 File Ref: D-18-125007
 Meeting Date: 10 December 2018
 Author(s): Bernadine Tucker, Manager Governance
 Reporting Officer(s): Geoff Glass, Chief Executive Officer
 Strategic Direction: Community: A diverse, connected, safe and engaged community
 Council Strategy: 1.2 Community Infrastructure

Summary

This report considers a new lease agreement with the Education Department over property located on Vista Street Kensington for a pre-primary centre.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Sue Doherty
Seconded: Councillor Greg Milner

That Council:

1. Give the Chief Executive Officer approval to enter into and finalise lease negotiations with the Department of Education for the Kensington Pre-primary Centre located at Lot 228-229, House Number 26 to 28, Vista Street Kensington.
2. Give authority to sign and affix the Common Seal to the proposed five (5) year lease between the City of South Perth and the Education Department for the use of the property as a pre-primary centre.

CARRIED (7/0)

7.7 CONFIDENTIAL ITEM - NEW LEASE TO SOCO REALTY FOR THE PROPERTY LOCATED AT LOT 747, HOUSE NUMBER 57 ANGELO STREET, SOUTH PERTH (FORMALLY KNOWN AS THE SOUTH PERTH RSL HALL)

*This item is considered **confidential** in accordance with the Local Government Act 1995 section 5.23(2) (c) as it contains information relating to "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting"*

Location: South Perth
Ward: Mill Point Ward
Applicant:
File Ref: D-18-128386
Meeting Date: 10 December 2018
Author(s): Bernadine Tucker, Manager Governance
Reporting Officer(s): Geoff Glass, Chief Executive Officer
Strategic Direction: Environment (built and natural): Sustainable urban neighbourhoods
Council Strategy: 3.4 Resource Management & Climate Change

Summary

This report seeks Councils approval to enter into a new lease with SOCO Realty for the property located at Lot 747, House Number 57 Angelo Street, South Perth (formerly known as the South Perth RSL Hall).

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Ken Manolas
Seconded: Councillor Greg Milner

1. That Council approves a new lease for the property located at Lot 747, House Number 57 Angelo Street, South Perth (formally known as the South Perth RSL Hall) with the following terms:
 - a) A term of three years; and
 - b) Annual rent at the commencement of the lease to be set at \$50,000 plus GST per annum.
2. That authority be given to the Mayor and Chief Executive Officer to sign and affix the Common Seal to the necessary documentation to effect the lease.

CARRIED (7/0)

8. OTHER RELATED BUSINESS

Nil

9. CLOSURE

The chair declared the meeting closed at 6:34pm

RECORD OF VOTING

4.1 Property Committee Meeting Held: 27 August 2018

For: Mayor Sue Doherty, Councillor Blake D'Souza; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas, Mr Lewis Brock, Mr Ray Davy

Absent: Councillor Colin Cala

7.1 Burch Street Carpark

For: Mayor Sue Doherty, Councillor Blake D'Souza; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas, Mr Lewis Brock, Mr Ray Davy

Absent: Councillor Colin Cala

7.2 Reserve 33804 Proposed Millers Pool Cafe

For: Mayor Sue Doherty, Councillor Blake D'Souza; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas, Mr Lewis Brock, Mr Ray Davy

Absent: Councillor Colin Cala

7.3 Angelo Street South Perth

For: Mayor Sue Doherty, Councillor Blake D'Souza; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas, Mr Lewis Brock, Mr Ray Davy

Absent: Councillor Colin Cala

7.4 Former Manning Library

For: Mayor Sue Doherty, Councillor Blake D'Souza; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas, Mr Lewis Brock, Mr Ray Davy

Absent: Councillor Colin Cala

7.5 Boatshed Cafe Expansion

For: Mayor Sue Doherty, Councillor Blake D'Souza; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas, Mr Lewis Brock, Mr Ray Davy

Absent: Councillor Colin Cala

7.6 Lease of property on Lot 228-229, House Number 26 to 28, Vista Street Kensington

For: Mayor Sue Doherty, Councillor Blake D'Souza; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas, Mr Lewis Brock, Mr Ray Davy

Absent: Councillor Colin Cala

7.7 New lease to SOCO Realty for the property located at Lot 747, House Number 57 Angelo Street, South Perth (formally known as the South Perth RSL Hall)

For: Mayor Sue Doherty, Councillor Blake D'Souza; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas, Mr Lewis Brock, Mr Ray Davy

Absent: Councillor Colin Cala

These Minutes were confirmed at the next Property Committee
Committee Meeting yet to be determined.

Signed: _____
Presiding Member at the meeting at which the Minutes were confirmed