

# MINUTES.

## Electors' General Meeting

7 February 2023

### Notice of Meeting

Mayor and Councillors

Here within are the Minutes of the Electors' General Meeting of the City of South Perth Council held Tuesday 7 February 2023 in the Council Chamber, corner Sandgate Street and South Terrace, South Perth.



MIKE BRADFORD  
CHIEF EXECUTIVE OFFICER

17 February 2023

# Acknowledgement of Country

Kaartdjinin Nidja Nyungar Whadjuk Boodjar Koora Nidja Djining Noonakoort kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjuk kura kura.

We acknowledge and pay our respects to the traditional custodians of this land, the Whadjuk people of the Noongar nation and their Elders past and present.

## Our Guiding Values



## 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.

# Contents

1.	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS	4
2.	DISCLAIMER	4
3.	ANNOUNCEMENTS FROM THE PRESIDING MEMBER	4
4.	ATTENDANCE	4
	4.1 APOLOGIES	4
	4.2 APPROVED LEAVE OF ABSENCE	4
5.	CITY OF SOUTH PERTH PRESENTATION OF THE 2021/22 YEAR	5
6.	PRESENTATION OF THE ANNUAL REPORT, ANNUAL FINANCIAL STATEMENTS AND AUDITORS REPORT OF THE YEAR ENDED 30 JUNE 2022	7
7.	GENERAL BUSINESS	13
	7.1 RAF PRESENTATION ON PROGRESS TO DATE	13
	7.2 OTHER BUSINESS	19
8.	CLOSURE	21

# Electors' General Meeting – Agenda

In accordance with Section 5.27 of the *Local Government Act 1995* and the Local Government (Administration) Regulations 1996, the Order of Business will be as follows:

## 1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Presiding Member declared the meeting open at 6.01pm and welcomed everyone in attendance.

## 2. DISCLAIMER

The Presiding Member read aloud the City's Disclaimer.

## 3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

The Presiding Member outlined the format of the Elector's General Meeting.

## 4. ATTENDANCE

Mayor Greg Milner (Presiding Member)

### Councillors

Como Ward

Manning Ward

Manning Ward

Moresby Ward

Mill Point Ward

Councillor Glenn Cridland

Councillor André Brender-A-Brandis

Councillor Blake D'Souza (arrived at 6.08pm)

Councillor Stephen Russell (arrived at 6.07pm)

Councillor Mary Choy

### Officers

Chief Executive Officer

Director Corporate Services

Director Development and Community Services

Director Infrastructure Services

Manager Customer, Communications and Engagement

Manager Finance

Communications and Marketing Coordinator

Governance Coordinator

Project Lead

Governance Officer

Mr Mike Bradford

Mr Garry Adams

Ms Vicki Lummer

Ms Anita Amprimo

Ms Danielle Cattalini

Mr Abrie Lacock

Ms Karys Nella

Ms Toni Fry

Ms Rebecca de Boer

Mr Morgan Hindle

### Gallery

There were approximately 35 members of the public present.

### 4.1 APOLOGIES

- Councillor Ken Manolas

### 4.2 APPROVED LEAVE OF ABSENCE

- Councillor Jennifer Nevard for the period 24 January 2023 to 10 February 2023 inclusive.

Councillor Stephen Russell arrived at 6.07pm during consideration of Item 5.

Councillor Blake D'Souza arrived at 6.08pm during consideration of Item 5.

## 5. CITY OF SOUTH PERTH PRESENTATION OF THE 2021/22 YEAR

The Presiding Member read aloud the following:

*“Welcome. We are here this evening to present the 2021/22 Annual Report, Annual Financial Statements and Auditors Report to you, the Electors.*

*The 2021/22 financial year was a year of remarkable achievement at the City, and I am pleased to say the City’s financial health continues to strengthen.*

*It’s been wonderful to see the progress the City has made on a range of fronts to achieve our vision of a city of active places and beautiful spaces, with sustainable financial management setting us up for the future.*

*The 2021/22 Annual Report which Council has endorsed captures the opportunities, challenges and achievements of the last financial year.*

*The report, which I encourage you to read, details the extraordinarily diverse range of services, community programs, cultural events, infrastructure works and major projects that the City delivered across the year.*

*Tonight, I’d like to take a minute or two to talk about some of the key projects and achievements.*

### **Value-adding**

*During the past year, your Council has undertaken a range of value-adding projects to make our City an even better place to work, live and play.*

*The Redmond Stairs project in Salter Point installed new stairs and three viewing platforms, creating a magnificent pedestrian experience showcasing the marvellous riverside views of the area.*

*The Hurlingham Park playground in South Perth has been upgraded and expanded, with ramp access, wider pathways and a range of fun and inclusive equipment for children of all abilities and their families.*

*In Waterford, the previously under-utilised Garvey Street Park was transformed into a beautiful family-friendly play space, with outdoor exercise equipment, table tennis, park furniture and landscaped waterwise gardens.*

*The completion of CCTV and improvements to pathways and lighting in Karawara is helping the community feel safer, while upgrades to lighting in public parks like Challenger Reserve in Manning and Bill Grayden Reserve in Como have enhanced the City’s public spaces. Netball and basketball facilities have been improved at Morris Mundy Reserve in Kensington too.*

### ***Underground Power***

*Our streets are looking better than ever, with the recent completion Underground Power projects in Manning and Como. Underground power provides a range of benefits including better looking streetscapes, increased tree canopy cover, reduced summer heat, enhanced street lighting and improved property values.*

### ***A Thriving Local Economy***

*The City continues to support local businesses, local jobs and the local economy.*

*Last year, the City launched our inaugural Economic Development Plan. Developed in consultation with local business owners and the local community, the Plan helps to facilitate a thriving economy with opportunities for growth and job creation for new and existing businesses.*

### ***Responsible Financial Management***

*The City's financial health continues to improve.*

*The Department of Local Government has confirmed that our Financial Health Indicator (FHI) increased to 71 out of 100 in the 2020/21 financial year. The Department's public MyCouncil website has not yet been updated for the 2021/2022 financial year, but the City anticipates a Financial Health Indicator score of 74, representing the significant and ongoing improvement in the City's financial position.*

### ***Rates Relief in Real Terms***

*Council has simultaneously worked to reduce the financial burden on ratepayers.*

*The 2021/22 Budget saw rates increase of 1 per cent, following an average 1 per cent reduction in 2020/21, and a 1 per cent increase in 2019/20.*

*All three budgets have delivered average rates movements that are either equal to or below inflation.*

### ***Thank you***

*I would like to thank the City CEO Mike Bradford and the City's administration for their tireless efforts in working towards our shared vision of a City of active places and beautiful spaces.*

*It is an honour and a privilege to serve as your Council. We look forward to working with our entire community to continue to deliver great outcomes for this wonderful City."*

## 6. PRESENTATION OF THE ANNUAL REPORT, ANNUAL FINANCIAL STATEMENTS AND AUDITORS REPORT OF THE YEAR ENDED 30 JUNE 2022

Mr Garry Adams, the Director Corporate Services provided the following overview of the Annual Report, Annual Financial Statements and the Auditor's Report for the year ended 30 June 2022 and read aloud the following:

### ***Annual Financial Report 2021/22***

*This year we combined the Annual report and financial report into one document.*

*We have pared back the amount of information and reduced the amount of resources such as graphic design time to create a more cost efficient report.*

*The Office of the Auditor General provided an unqualified audit opinion on the City's financial statements.*

*Our operating deficit was \$816k which was far better than the budgeted \$4.16m deficit and the \$2.16 million from the previous year.*

*This better than expected result was due to increased revenue, tight budget management and reduced employee expenses.*

*This is still an operating deficit and we do need to return to surplus as soon as possible so that we have funds available for asset renewal and replacement.*

*Strategies for future budgets include: Rates at CPI but not less than 2% and not more than 5%, materials and contracts expenditure no greater than CPI less 1%, minimum rate to move up to \$1170, develop alternate revenue streams.*

*Overall Financial Health Score was 74 compared to a benchmark of 70.*

### ***Annual Financials Improved Operating Deficit***

*The results that we show in our annual financials look like this. This is an extract from the Statement of Comprehensive Income and it shows the operating result across the last four years.*

*So you can see that there has been an operating deficit of the last four years but that the City has really been careful not to increase expenditure.*

*The jump in overall expenditure from 2021 to 2022 of \$14.7 million is basically due to the roll out of underground power, which is matched by the service charges that form part of the City's revenue. UGP is included in Materials and Contracts which is the main reason for the \$13.4 movement year on year. (\$13.2 million is UGP). Additionally the costs associated with the Black Swan Habitat was expensed during the year as it is not City owned asset.*

*You can see that for financial year 2022, employee expenses were approximately \$400K less than the previous year and for the two years prior to that.*

## **Operating Revenue**

*Overall revenue was up by \$2.91 million year on year (excluding UGP service charges)*

*Rates revenue up from \$38.30 million to \$38.89 million representing an increase of 1.6% year on year (representative of the modest 1% rates increase Council approved and minor growth)*

*Fees and charges received up by \$1.24 million or 7.13% year on year – predominantly golf, planning and building fees and hire of facilities.*

*Operating grants and subsidies up by \$1.29 million due to receiving Federal Assistance Grant for 2022/23 in advance.*

*Net positive contribution of Collier Park Golf Course inclusive of Mini Golf was \$356k (\$4.67m revenue minus \$4.31 m expenditure). The net contribution by our Golf assets was \$356k.*

*Mini Golf contributed \$259k in revenue representing a 13% gross return on the investment of \$1.98m or a 9.2% return after depreciation is taken into account which is a good result compared to the average 0.5% return on the funds held in our reserves for the 2021/22 financial year.*

*Interest revenue down by about 21% due to lower interest rates for most of the financial year.*

## **Operating Expenditure**

*The City has been doing a lot to try and rein in the growth in expenditure without impacting on levels of service. This includes zero based budgeting and cost control measures. The overall costs (excluding Underground Power) have not increased significantly for the 2022 financial year.*

*Total operating expenditure was \$302k below budget at \$76.09m compared to a budget of \$76.39m.*

*Employee costs were \$24.43m, down by \$505k on budget and by \$400k on the previous year. Full time equivalent number has remained at 231 for last five years.*

*Employee costs for last three years have been stable, with 2019/20 being \$24.81m and 2020/21 being \$24.83m (testimony to City efforts to tightly manage its budget).*

*Excluding Underground Power, materials and contracts shows an overall increase year on year of \$205k (Any expenditure on Underground Power is recouped via the service charge on residents).*

*Utility charges remained constant with the City continuing to meet a significant proportion of its needs through solar power.*

*Insurance expenses increased by approximately \$243k or 37% year on year however the City's insurer provided a significant discount prior year due to COVID.*

## **City Balance Sheet (Statement of Financial Position)**

### **Assets (year on year increases)**

- *Total current assets increased by \$5.93m*
- *Total non current assets increased by \$3.78m*
- *The City's total assets has increased to \$800m*



- *The City's cash backed reserves increased by \$3.05m to a total of \$43.34m*

#### **Current Liabilities**

- *Current liabilities down by \$5.86m (year on year)*
- *City is required to recognise funds returnable to Collier Park Village residents of \$25.17m as a Current Liability even though only a limited number of residents will exit the village in the next 12 months.*
- *This liability is backed by \$19.23m cash reserve and asset (the Village) worth \$24m*

#### **Other Liabilities**

- *Non current liabilities increased \$13.01m (all these are funded and represents NO risk)*
- *Total equity increased by just over \$2.57m*
- *The City has a very low level of debt*

*Current assets are some \$27 million greater than current liabilities and total assets some \$734 million greater than total liabilities.*

#### **The City's Borrowings**

*I understand that COSPRA put out some information stating that the City had \$35 million in debt, I would just like to state that is not correct and would urge people to check with the City's Finance department prior to putting such misleading information in the public domain.*

*The City continues to have low levels of debt – debt service coverage ratio is 11.47 compared to DLGSC benchmark of 2.00.*

*City's additional borrowing capacity is approximately \$30m (conservatively calculated). Borrowing within serviceable limits is a legitimate way of funding local government assets.*

*As you can see the only actual borrowings the City has that are not related to Underground Power total \$5.86 million.*

*Even with the additional \$10.55 million for Underground Power the total borrowings are \$16.41 million, noting that the \$10.55 million is fully funded by the Underground Power service charge. By the end of the current financial year this balance will have reduced by 3.16m, leaving \$13.26m outstanding. As you will note the outstanding debt is settled reasonably fast.*

*Only loans outstanding are with WA Treasury Corp (WATC):*

<i>Collier Park Golf Course (upgrade Island 9 Hole Course)</i>	<i>\$1.72m</i>
<i>Manning Community Facility (balance of construction)</i>	<i>\$3.82m</i>
<i>Collier and Manning UGP (funded by service charge)</i>	<i>\$10.55m (by EOFY 26 zero)</i>
<i>South Perth Bowling Club (self supporting loan)</i>	<i>\$325k</i>
<i>Total Outstanding Borrowings</i>	<i>\$16.41m</i>

*Manning Community Facility loan was for the balance of the construction (not funded from proceeds from land sales e.g. Civic Heart placed in reserve)*

*All borrowings are fully disclosed in the audited Annual Financial Statements. Anyone wanting to know the City's debt profile should look at Note 16 of our financial statements on page 100 of the Annual Report or page 36 of the Annual Financial Report section.*

## *Summary*

- *The City of South Perth has continued to improve its financial position for the Financial Year ended June 2022*
- *The City's Financial Health Indicator (FHI) at 74 is above the Benchmark set by the Department of Local Government*
- *Council and Administration have worked together implement strategies to further improve the City's financial position and return to an operating surplus - which allows for investment in the City's assets*
- *Salaries and Wages cost have remained stable over the last three years*
- *Efforts to reduce expenditure growth have been successful*
- *The City continues to have low levels of debt (debt service ratio of 11.47)*

The Presiding Member called for questions relating to the Annual Report, Annual Financial Statements and Auditor's Report for the year ended 30 June 2022.

### **The following questions were asked by Mr Peter Scott of Como at the Electors' General Meeting held 7 February 2023.**

**Mr Peter Scott:** You made mention of the fact that there was a flyer put out that showed that the City debt was about \$35 million. What I have seen up here is borrowings of \$16 million and a debt in the Collier Village of \$24 million. That sort of adds up to \$40 million but perhaps I have got that wrong.

**Mr Garry Adams (DCS):** You can't really just look at one side of the equation because that \$24 million debt, if you want to call it a debt, it is actually a liability is backed by \$19.23 million in cash. So if you wanted to include the net difference that might be a reasonable approach but just including the whole amount probably isn't.

Also I guess if you look at the City's net asset position, you can't just look at the liabilities, we are sitting there with \$800 million dollars of assets. Even our net current assets are significantly greater by some \$27 million over and above what our net current liabilities are.

**Mr Peter Scott:** And that figure doesn't include the \$20 million that the City has to borrow for the RAF?

**Mr Garry Adams (DCS):** There has been no decision made on the financing of the RAF. We do have that facilities reserve that has about \$15 million in it.

**Mr Peter Scott:** Just on the financial health indicator, I was interested to see that it improved. The question is, is that a result of moving funds from reserves into the employee liability area? I noticed that happened earlier and I would suggest would be the reason for the improvement.

**Mr Garry Adams (DCS):** That was done before my time but it would have had some impact on the way that figure is calculated. The additional movement from 71 to 74 is completely outside anything that was done with movement in cash reserves.

**Mayor Greg Milner:** Is there anyone else that would like to ask some questions in relation to the financial reports?

**The following questions were asked by Mr Warrick Boardman of Salter Point at the Electors' General Meeting held 7 February 2023.**

**Mr Warwick Boardman:** I saw in the auditors report that, he hadn't actually seen the published report at the time of his statement and he may make further comment after seeing that report. I am just wondering has there been any further comment?

**Mr Garry Adams (DCS):** With regard to the financial statements, the auditor general provides an opinion and if you look at the financial statements there is an 'OAG Audited' stamp on each page of the financial statements to show that they actually have been audited by the Office of the Auditor General. The Office of the Auditor General wouldn't provide an opinion on our financial statements without having all the information required to form that opinion.

**Mr Warwick Boardman:** So he hasn't got back to you then with any problems?

**Mr Garry Adams (DCS):** No.

**Mayor Greg Milner:** Is there anyone else that would like to ask some questions in relation to the financial reports?

**The following question was asked by Mr Tony Wheeler of Waterford at the Electors' General Meeting held 7 February 2023.**

**Mr Tony Wheeler:** Firstly, congratulations on an improved set of accounts. It's looking very positive. I'm just curious to know how you have contained the staff costs because that was mentioned several times in that report and the staff numbers have remained constant but the staff costs have gone down?

**Mr Garry Adams (DCS):** There's staffing for different things and at different levels, so not every full-time equivalent staff member costs the same. So you know there may be some, given that we have kept the same full-time equivalent numbers and the actual cost of those staff have gone down, there's probably some people coming in at a lower level than some of the people that had left which might have been at managerial level or higher levels of pay.

**Additional Information:**

In addition to the answer given at the meeting, the Director Corporate Services has provided supplementary information to the response in that some positions were held vacant for longer periods than in preceding years, therefore reducing the overall cost of some positions when taken over a full financial year. For example, a position that was vacant for 3 months would result in that FTE only costing .75 of the usual salary.

The Presiding Member called for any further questions relating to the Annual Report, Annual Financial Statements and Auditor's Report for the year ended 30 June 2022.

There being no further questions, the Presiding Member called for a mover and seconder to accept the 2021/22 Annual Report, Annual Financial Statements and Auditor's Report for the year ended 30 June 2022.

**DECISION**

**Moved:** Ms Maryclaire Andrews of Como.

**Seconded:** Mr Warwick Boardman of Salter Point.

That the Annual Report for the City of South Perth for the year 2021/22, the 2021/22 Annual Financial Statements and the 2021/22 Auditor's Report, be accepted.

**The Motion was put and declared CARRIED.**

## 7. GENERAL BUSINESS

### 7.1 RAF PRESENTATION ON PROGRESS TO DATE

CEO Mr Mike Bradford introduced Ms Anita Amprimo, the Director Infrastructure Services and read aloud the following:

*“I will just speak briefly. Anita Amprimo joined the City late last year and has taken over as the Director Infrastructure Services. Anita joins us from the City of Canning and has got a strong background in project management and is responsible now for the RAF project in that area and has been working closely with me and the rest of the Executive on the Council's decision in November to consider how we might rescope the phased approach to the Recreation Aquatic Facility project. Bearing in mind that it will come back to Council in March.*

*We are in the process of doing that but we thought it was opportune to provide a bit of an update in terms of where we are at with that process.”*

Ms Anita Amprimo, the Director Infrastructure Services provided the following RAF presentation and read aloud the following:

*“Good evening, tonight I'm only going to take you through what we have been doing since the Council resolution in November and where we have got to date and then what we are going to do between now and when we report back to Council in March.*

*So I'll quickly recap on the Council decision and the response the City has to that and where we go forward.*

- *The Council decision that was made in November was to request the CEO to develop a master plan for Collier Park Golf Course consistent with the City's Strategic Community Plan*
- *Revise the scope and delivery of the RAF project so that it can be delivered through three stages*
- *Update the financial models relating to the project and looking at the funding strategies*
- *Provide a detailed analysis back to Council about the financial impact of the proposed stage one*
- *Continue to engage and advocate with the State Government and other funding partners and also to continue to update the community*
- *Report back to Council in March*

*As part of that ongoing engagement there is a number of you here tonight who I have directly engaged with. We have also updated the question and answers on the City's website and this update tonight is also part of that ongoing briefing before March.*

*I'm aware that there is quite a lot of discussion in the community about this project. There is a lot of concerns and different groups have different concerns but they broadly fit into four categories.*

*One is around the cost of the project and how that's going to be funded and particularly any potential impact on rates. The risks associated with delivering the project, especially relating to costs and around the location and the users of the golf course as well. There is a number of people there who are concerned about the impact that might have on the golf course.*

*So one of the other actions that were acquired as a result of the staging of the project was to go back to the Federal Government and renegotiate the funding agreement because that funding agreement included a 50 meter outdoor pool and given the cost estimates now, that is not going to be possible in stage one.*

*We have had to go back and ask the Federal Government if they will still continue to provide the \$20 million funding if that is removed from the scope. We have been through that process, however the approval has to be given by the Federal Minister for Health and we have not had a response yet on that request that we have submitted through.*

*Another significant concern that has been raised by members of the community and our elected members is the financial ability to deliver the project. We acknowledge that there is significant escalation pressure out there in the market and that is not something that we can control but we can plan for it and we can look at how we take into account the impact that has on the project. We are continually monitoring that in reviewing the costs, we assume a construction date in the future and we include the projected escalation between now and when the construction costs are. So that is all factored into the review of the business case.*

*There are a number of risks with where we are at in the project because we have not gone to detailed design, there are some elements of the project that have not been worked through in sufficient detail. There's more risk to costing some of those elements than there is with others. The contaminated site, which is essentially the area of land that is the Lakes nine of the golf course, so for those of you that are familiar with the site, that is the area of the site that was formerly landfill. Without significant further investigation, estimating those costs becomes quite problematic. We recognise that risk and we are looking to reconfigure the layout to minimise any impact on that area of the site and remove that element of risk from the project.*

*The costs associated with reconfiguring the Lakes nine was not sufficiently progressed in the work to date. That has been another reason to avoid work in that area. Another area that has quite an amount of risk in terms of cost is where you are trying to reconfigure an existing layout, so the existing car parks, existing access road and the ancillary works and temporary works around that. They are the areas that in this type of project that more often blow out beyond estimates. We are looking to manage that risk as well at this point when we look at the layout. We are looking at slightly different layouts on the site that will help manage that risk.*

*Linked to the contaminated sites process, if we look to do work there and that's likely to delay any time for construction and obviously as we continue to delay the project and costs increase that adds another risk to the financial model.*

*We have looked at things that will impact on the time for delivery as well and we are looking to try and manage those risks and come up with an option that reduces any likelihood of time delay any further than we have already.*

*The location is another area that there is considerable conversation in the community about. We have heard that discussion, we are listening to you and we understand that there has been some quite strong views that we should reconsider the George Burnett Leisure Centre.*

*First we have a decision by Council to make it at Collier Park but that decision aside I have gone back through the process of looking at how we got to that point and I'm comfortable that the reasons that site became the preferred site are still relevant now and are robust. The strong driver for having it at that site is that it is the most financially viable place to*



*locate it at Collier Park. That links into one of the other strong concerns of both the elected members and the community is around that financial sustainability.*

*The funding agreement is linked to Collier Park as well. Potentially we could go back and try and renegotiate that. How favourably that would be received given that we have already negotiated an extension of time and we are now trying to negotiate a change to the scope. It's unclear whether that would be favourable or not but the overriding point for the location is that the most financially sustainable location is going to be at Collier Park.*

*We are progressing with looking at the business case and reviewing that. Based on the current information we have and where the market is at this point in time. We have that requirement that it should not impact on rates, so we are looking at the option that will give us the most likelihood of meeting that. The multi-use facility is consistent with the strategic direction that the City has set.*

*At this point in time we are still doing a lot of the work and we still have to finalise the business case and work through it, check that the assumptions that we have got in the operating model are still relevant for where we are now.*

*I know March is not far away but we still have a bit of work to do between now and when we present that back to Council. We will finalise that, then bring it back to Council in March at the Ordinary Council Meeting for a decision to be made. We will also be tabling some revised footprints and a sort of concept layout that we think manages the risks and the costs as best we can. We will also be looking at how much of the business case we can release out to the community without compromising any future commercial arrangements that we might need to enter into.*

*I am quite happy to take any questions that we have now.”*

The Presiding Member called for questions relating to the RAF presentation.

**The following questions were asked by Ms Maryclaire Andrews of Como at the Electors' General Meeting held 7 February 2023.**

**Ms Maryclaire Andrews:** I think the first question I had sort of has been answered by the Director Corporate Services Mr Adams in relation to our Financial Health Indicator but I think congratulations are in order again particularly when you look at us vis-a-vis other similar councils. Also in Mr Adam's presentation he mentioned the letterbox flyer that had been sent around and therefore my question refers to the same letterbox drop which suggested that the Recreation and Aquatic Facility will wreck the Collier Park Golf Course. Is that claim true and what impact will the RAF have on the Collier Park Golf Course?

**Ms Anita Amprimo (DIS):** As I talked about in the presentation we are looking at a configuration that minimises the risks associated with that, the impact on the golf course and if we proceed with it, the proposed stage one will have minimal impact and the 27 holes will be retained. There will be no redevelopment of the Lakes nine to a short format course because that is not what we are including in the business case.

**Ms Maryclaire Andrews:** So the par 4 won't go to the par 3?

**Ms Anita Amprimo (DIS):** No it won't.

**Ms Maryclaire Andrews:** The letter drop advocates locating the RAF at George Burnett Park and I think you have touched on this as well but just to be clear instead of at Collier Park, is George Burnett Park a suitable site for the RAF and if not why not, if you could just reconfirm that?

**Ms Anita Amprimo (DIS):** While there is merit associated with locating it at George Burnett Leisure Centre, Council did endorse the Collier Park Golf Course site as the preferred site in 2019 and we have reviewed that and we still believe that is the right location and that is because co-locating the facilities together makes it the most financially viable site and it is consistent with the City's aspiration to provide co-located facilities. We don't believe that locating the golf infrastructure and the other community facilities separately is going to provide us with a financially viable model.

**Mayor Greg Milner:** Is there anyone else that would like to ask some questions in relation to RAF presentation?

**The following questions were asked by Mr Trevor Hill of South Perth at the Electors' General Meeting held 7 February 2023.**

**Mr Trevor Hill:** Thank you for your presentation on the RAF just one question, which comes back to the business case which we have pretty much agreed that it is now out of date and will be updated to reflect today's reality in a financial climate so does the business case include what it is going to cost to upgrade George Burnett Park which has been stated as \$9 million dollars?

**Ms Anita Amprimo (DIS):** So the facilities at George Burnett Park, can you clarify which ones you believe are being updated?

**Mr Trevor Hill:** So the ones that aren't fit for purpose which is a total of them all and it has got the basketball courts in so that has been looked at as a separate thing to George Burnett Park and it was quoted as \$7.5 million to redo it, now it's gone to \$9 million. So that should be part of the total figure that the City of South Perth looks at when they are looking at the Collier Park Golf Course and the RAF.

**Ms Anita Amprimo (DIS):** If the RAF proceeds we would be replacing that facility at Collier Park so we don't need to upgrade George Burnett.

**Mr Trevor Hill:** If it's not fit for purpose, it must be updated sometime.

**Ms Anita Amprimo (DIS):** Not if we are replacing the facility in another location.

**Mr Trevor Hill:** No, that doesn't make sense does it?

**Mayor Greg Milner:** Mr Hill, it is not a forum for debate with the Director. You have got a maximum of three questions and you have asked two.

**Mr Trevor Hill:** No more questions, I just thought the way the actual budget would work is that \$9 million would be..

**Mayor Greg Milner:** This is the time for questions, is there anyone else who wishes to ask any questions?



The following questions were asked by Mr Peter Scott of Como at the Electors' General Meeting held 7 February 2023.

**Mr Peter Scott:** Thank you for your presentation, it was actually the first time I have heard some good news. The officer's report that was presented last year I believe to advise that the RAF would be done in stages which includes a provision for a technology driving range with an integrated hospitality venue. Is it the intention of the Council to do away with the current driving range of in favour of this so-called technology driving range and is the Council aware that there is already one of these ranges operating in Balcatta and one planned for the City of Cockburn?

**Mayor Greg Milner:** Well I suppose I can answer from Council's point of view and Council hasn't been asked to make a final decision on that although we do have a report due to us in March but Mr Bradford, Ms Amprimo is there anything that you would like to add to that?

**Ms Anita Amprimo (DIS):** We are aware that there are other technology driving ranges around. That is predominantly where golf is going in terms of driving ranges and we would be very unlikely to retain two driving ranges on the site. We would be looking to replace the driving range with a new technology-based driving range.

**Mr Peter Scott:** So have golf, the people that use the current driving range being consulted on this?

**Mr Mike Bradford (CEO):** We haven't changed the concept for the driving range from when the project was initiated.

**Mr Peter Scott:** Are you aware that these driving ranges actually encourage the consumption of alcohol and actually attract a different clientele altogether to people that normally use a proper driving range?

**Mr Mike Bradford (CEO):** We have used the word technology-based driving range, similar to what is at Wembley. Not at the same scale but where you still hit golf balls out in an open environment with technology aids around where the golf ball will fall and those sorts of things is the sort of driving range that I understand is being referred to.

**Mr Peter Scott:** Okay, one more question.

**Mayor Greg Milner:** No Mr Scott, I've got to be fair to everyone.

**Mr Peter Scott:** I have only asked one question.

**Mayor Greg Milner:** You have asked three questions. Please take your seat Mr Scott.

**Mr Peter Scott:** Democracy at work.

**Mayor Greg Milner:** Democracy is working pretty good Mr Scott.

**Mr Peter Scott:** I don't believe so.

**Mayor Greg Milner:** Well no more interruptions otherwise I will be forced to ask you to leave. Do not make me do that. Is there anyone else who would like to ask any questions of the administration this evening in relation to the presentation from the Director of Infrastructure?

The following questions were asked by Mr Julius Solomons of South Perth at the Electors' General Meeting held 7 February 2023.

**Mr Julius Solomons:** Mr Mayor, we have heard about this RAF facility for close on four maybe five years and we have to make a decision by the 23rd of March. We have got a lot of homework to do and the community have not seen a financial summary of viability of this whole project still to date. When are we going to get figures and facts?

**Mr Mike Bradford (CEO):** The Council decision in November is to revisit the business case and that will present information for Council. It's important to note even the decision in March will not be a decision to proceed with the project completely. That will be a subsequent decision. In order to get to what some people would call a final investment decision, you would need to go to into a design stage and flesh out some of those other aspects of risk. So at March, Council will be presented with clear information about the viability from a financial and operational perspective updated to the current circumstances which will provide them with sufficient information to make a decision as to whether or not to proceed to a subsequent stage. That is what we are still working towards. In terms of information that's been provided in the past there's been actually a fair bit of information provided in terms of financial viability for the project at various times. Having said that as we clearly stated in November, we are revising all of that. I wouldn't suggest it's worth much effort investing a lot of time analysing past information, we should be focused on what is presented at March.

**Mayor Greg Milner:** Thank you Mr Bradford. Mr Solomons do you have any further questions?

**Mr Julius Solomons:** My final question is we need the information in the community. Even if there is only the initial draft, so we can contribute in making a decision. We have got nothing and whatever we have had up to now has been inaccurate so when are we going to get something?

**Mr Mike Bradford (CEO):** I'm not sure that I would agree that what you have been given up to date is inaccurate but it is important that I actually advise Council of the financials so they can be informed and in that process the information will become public as well.

**Mayor Greg Milner:** Thank you Mr Bradford. Is there anyone else who would like to ask any questions of the administration this evening in relation to the presentation from the Director of Infrastructure?

The following question was asked by Mr Trevor Hill of South Perth at the Electors' General Meeting held 7 February 2023.

**Mr Trevor Hill:** Going on to what we are talking about with the timing. The \$20 million Federal grant which is number ga162303-v2 titled underground activity female facilities and water safety stream has a grant term end date of 1 October 2024. Is there a plan or what is the plan to extend this agreement so that we can continue with the RAF project?

**Mr Mike Bradford (CEO):** That is precisely the discussions we have been having with the Commonwealth.

**Mayor Greg Milner:** Is there anyone else who would like to ask any questions of the administration this evening in relation to the presentation from the Director of Infrastructure?

**The following questions were asked by Ms Denise Tjhung of Salter Point at the Electors' General Meeting held 7 February 2023.**

**Ms Denise Tjhung:** I'm not familiar with ownership and procedures but going back to the George Burnett Centre. Hopefully the RAF will go ahead but if all those facilities there move over, what happens to that in respect of could you not sell it, grant it, put it to private business, earn some money ultimately?

**Mayor Greg Milner:** That would be a matter for Council and Council hasn't been asked to make a decision on that yet but I might throw to Mr Bradford if he has got anything to add.

**Mr Mike Bradford (CEO):** If the RAF proceeds and provides facilities that effectively replace what is normally provided at George Burnett, then we would need to consider what we would do with that site. Noting what the condition and the configuration of the building is and also the land tenure which is a Crown Reserve and there's a whole bunch of constraints around that but that would be a subsequent decision and the subject to further planning once a decision on the RAF is made.

**Mayor Greg Milner:** Is there anyone else who would like to ask any questions of the administration this evening in relation to the presentation from the Director of Infrastructure?

## 7.2 OTHER BUSINESS

The Presiding Member invited questions, statements and motions from the Public Gallery and read aloud the following:

*"Before we begin, I will go over some ground rules because we do have quite a few people here tonight and no doubt many of those people have got kids at home or need to get a good night's sleep to go to work tomorrow morning, so please be respectful of everyone's time.*

*For questions, electors are very welcome to ask questions but please do keep those questions short and succinct. Each elector is limited to a maximum of three questions and please state your name and residential address before asking your questions.*

*If you would like to move a motion you will need to slowly and clearly read out your motion then provide clear and succinct reasons in support of that motion. Please clearly state your name and residential address before moving a motion and each elector will be limited to one motion.*

*Electors moving a motion will have up to three minutes to read the motion and provide their reasons and when I call time please do stop talking. I will then ask if anyone wishes to second that motion and if there's an elector who wishes to second the motion I'll ask that elector to state their name and residential address.*

*After the motion has been seconded, we will go to a vote and I'll firstly ask those electors who support the motion to raise their hands and then I'll ask the electors who oppose the motion to raise their hands. Please remember you are only entitled to vote on a motion if you are registered as an elector in the City of South Perth and if you're not registered as an elector please refrain from attempting to vote. Any motions passed at tonight's meeting will be included in the agenda for consideration at the Ordinary Council Meeting to be held on Tuesday 28 March 2023.*

*I'm also going to remind everyone to please be respectful. I don't want to hear any disturbances or interrupting whether it's clapping or booing or expressing approval or dissent when someone else is talking. Please do treat others as you would hope to be treated. I'm sure everyone's going to be courteous but I won't hesitate to ask people to leave who are creating a disturbance. I don't want to do that but I will if I have to so please don't make me do it.*

*So with that is there anyone who would like to ask a question or move a motion?"*

**The following statement and questions were read out by Ms Cecilia Brooke of South Perth at the Electors' General Meeting held 7 February 2023.**

**Ms Cecilia Brooke:**

Firstly before I ask my question I would just like to wish you Mr Mayor, all the Councillors, Mr Bradford and all the City staff a happy, healthy and safe New Year and I would like to at this point to thank Mr Atwell for all the work he's doing in all parks and gardens of the City of South Perth and in assisting in getting a seat put into Olive Gardens which means instead of people standing around talking they have now got somewhere to sit and have a chat and enjoy the scenery there.

Now my question is on behalf of COSPRA. My question is addressed to the CEO Mr Mike Bradford. The Como by- election as far as we are aware the Mayor has not publicly acknowledged all candidates who nominated for the Como election but only Mr Nick Warland. Under Section 18 of the Local Government Code of Conduct Regulations 2021 it states '18. Securing personal advantage or disadvantaging others (a) A council member must not make improper use of their office to gain directly or indirectly an advantage for the council member or any other person'. My question is why is Mayor Milner publicly supporting one candidate for example, by personally door knocking on behalf of his endorsed candidate and having many photograph opportunities with Mr Warland? Also on Mr Warland's flyer for the Como by-election he crows that he is the only candidate endorsed by Mayor Greg Milner. There is also ample evidence of the Mayor's actions..

**Mayor Greg Milner:**

Maybe you want to ask one question at a time Ms Brooke I might ask Mr Bradford to respond to the first of the questions that you have asked.

**Mr Mike Bradford (CEO):**

I think that is actually probably a question for the Mayor in terms of who he is supporting or not. If there was a complaint under the Code of Conduct then we would deal with that and deal with it on the specifics and the circumstances associated with that complaint. I understand that elected members may support candidates at various times but if there was a complaint, then we would deal with it based on that.

**Mayor Greg Milner:** Thank you Mr Bradford and for what it's worth Ms Brooke, I am perfectly entitled to support any candidate I like, just the same as you are. The standards panel has considered a very similar sort of situation and they are quite clear. I am perfectly entitled to support a candidate. With respect Mr Brooke it is not a forum for debate I have answered your question you may ask two more questions if you would like to.

**Ms Cecilia Brooke:** There is no point.

**Mayor Greg Milner:** Thank you very much Ms Brooke. Is there anyone else who would like to ask some questions or move a motion?

**The following questions were asked by Mr Warwick Boardman of Salter Point at the Electors' General Meeting held 7 February 2023.**

**Mr Warwick Boardman:** Just wondering I have heard that the Rangers can go incognito around the place so maybe I've missed it but has a ranger walked out to the Salter Point spit at any time during the 2021/22 financial year?

**Mr Garry Adams (DCS):** Taken on notice.

**Additional Information:**

The City's rangers undertake regular patrols of all areas within the City including Salter Point. Ranger Services has not received any specific complaint about the Salter Point Spit location, however there have been complaints at the end of Salter Point Parade, where people have allegedly been sleeping in their vehicles and Rangers have moved them on.

**Mr Warwick Boardman:** The Bike Plan mentions encouraging cycling. I'm just wondering which officer in which section is responsible for this?

**Ms Anita Amprimo (DIS):** Yes, it sits within Infrastructure Services.

**Mr Warwick Boardman:** So we can deal directly with Infrastructure Services?

**Ms Anita Amprimo (DIS):** Yes you can.

**Mayor Greg Milner:** Thank you very much Ms Amprimo and Mr Boardman. Is there anyone else who would like to ask some questions or move a motion this evening?

That's a no. In that case please be advised that the minutes and any decisions made at tonight's meeting will be included in the agenda for consideration at the Ordinary Council Meeting to be held on Tuesday 28 March 2023.

## **8. CLOSURE**

The Presiding Member thanked everyone for their attendance and closed the meeting at 7.01pm.