

NOTES

Council Agenda Briefing

Meeting Date & Time: 6.00pm, Tuesday 20 June 2023

Meeting Location Council Chamber

1. DECLARATION OF OPENING

The Presiding Member opened the Briefing at 6.01pm and welcomed everyone in attendance.

ITEMS FOR COUNCIL

The Presiding Member informed the meeting that Agenda Items 2, 3, 6, 7, 8.1, 8.2, 9, 11, 13 and 14 will be dealt with at the Ordinary Council Meeting to be held 27 June 2023.

4. ATTENDANCE

Presiding Member

Mayor Greg Milner

Councillors

Como Ward

Councillor Glenn Cridland (Arrived at 6.04pm)

Como Ward

Councillor Nick Warland (Arrived at 6.02pm)

Manning Ward

Councillor André Brender-A-Brandis

Manning Ward

Councillor Blake D'Souza

Mill Point Ward

Councillor Ken Manolas

Moresby Ward

Councillor Jennifer Nevard

Moresby Ward

Councillor Stephen Russell

Officers

Chief Executive Officer	Mr Mike Bradford
Director Corporate Services	Mr Garry Adams
Director Development and Community Services	Ms Donna Shaw
Director Infrastructure Services	Ms Anita Amprimo
Manager Community, Culture and Recreation	Mr Patrick Quigley (Retired at 8.03pm)
Manager Development Services	Ms Fiona Mullen
Manager Finance	Mr Abrie Lacock
Manager Governance	Ms Toni Fry
Manager People and Performance	Ms Pele McDonald (Retired at 8.31pm)
A/ Manager Customer, Communications & Engagement	Ms Charlotte Carlish (Retired at 8.02pm)
Communications and Marketing Coordinator	Ms Karys Nella (Retired at 8.31pm)
Governance Coordinator	Mr Morgan Hindle
Organisational Planning & Performance Coordinator	Ms Fleur Wilkinson (Retired at 8.31pm)

Gallery

There were approximately 175 members of the public present.

4.1 Apologies

Nil.

4.2 Approved Leave of Absence

- Councillor Mary Choy for the period 17 June 2023 to 15 July 2023 inclusive.

Councillor Nick Warland arrived at 6.02pm during consideration of Item 5.

Councillor Glenn Cridland arrived at 6.04pm during consideration of Item 5.

5. DECLARATIONS OF INTEREST

- Mayor Greg Milner – Impartiality Interest in Item 10.1.1 as ‘I am a co-patron of the WASPs Hockey Club.’
- Councillor Glenn Cridland – Impartiality Interest in Item 10.1.1 as ‘that's the reserve where either I or my wife walk our dog every day and secondly our children played Junior Hockey with the WASPs Club as well.’
- Councillor Ken Manolas – Impartiality Interest in Item 10.1.1 as ‘I believe I may know people who live in the area close to Collier Reserve.’
- Councillor Jennifer Nevard– Impartiality Interest in Item 10.1.1 as ‘I know some supporters of WASPs Hockey and some supporters of Friends of Collier Reserve.’
- Councillor Nick Warland – Impartiality Interest in Item 10.1.1 as ‘I know and have interacted with senior representatives of WASPs in a professional capacity through previous employment.’
- Councillor Stephen Russell – Impartiality Interest in Item 10.1.1 as ‘A family member has, is and may in the future be a member of the in WASPs hockey club. As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly.’

- Councillor Nick Warland – Impartiality Interest in Item 10.3.1 as ‘Programmed Property Services interacted, and had an ongoing commercial relationship, with a previous employer throughout the duration of my employment there.’

Councillor Stephen Russell left the meeting at 7.25pm and returned at 7.26pm during consideration of Item 8.

Councillor Blake D’Souza left the meeting at 7.35pm and returned at 7.38pm during consideration of Item 8.

8. PRESENTATIONS

8.3 Deputations

- | | | |
|----|--|------------------------|
| 1. | Jenness Gardner and Lyle Kenny of South Perth who spoke AGAINST the Officer’s Recommendation. | Item
10.1.1 |
| 2. | K Poh of Como who spoke FOR the Officer’s Recommendation. | Item
10.1.1 |
| 3. | Mike and Jayne Morrissey of Como who spoke FOR the Officer’s Recommendation. | Item
10.1.1 |
| 4. | Louise Johnston of Como who spoke FOR the Officer’s Recommendation. | Item
10.1.1 |
| 5. | Murray Rosenberg of Como who spoke FOR the Officer’s Recommendation. | Item
10.1.1 |
| 6. | Benedict McCarthy of Mount Pleasant who spoke FOR the Officer’s Recommendation. | 10.3.2 |
| 7. | Craig McDonald of South Perth who spoke AGAINST the Officer’s Recommendation. | 10.3.3 |
| 8. | Nik Zairidin of South Perth who spoke AGAINST the Officer’s Recommendation. | 10.3.3 |

10. DRAFT JUNE 2023 REPORTS

The Chief Executive Officer, Mr Mike Bradford gave a brief summary of the June 2023 Agenda Items to be considered by Council, as follows.

Mayor Greg Milner and Councillors Glenn Cridland, Ken Manolas, Jennifer Nevard, Stephen Russell and Nick Warland declared an impartiality Interest in Item 10.1.1.

10.1.1 Collier Reserve Hockey Facilities Feasibility Study

This Item was the subject of five Deputations.

This report presents the Collier Reserve Hockey Facilities Feasibility Study Report.

Councillor Nick Warland declared an impartiality Interest in Item 10.3.1.

10.3.1 Tender 5/2023 - Provision of Turf Sportsground, Wicket and Croquet Maintenance

This report considers submissions received from the advertising of Tender 5/2023 for the Provision of Turf Sportsground, Wicket and Croquet Maintenance.

This report will outline the assessment process used during evaluation of the tenders received and recommend approval of the tender that provides the best value for money and level of service to the City.

10.3.2 Proposed Change of use to Child Day Care Centre and additions and alterations to existing buildings. Lot 53 No. 50 Dyson Street, Kensington.

This Item was the subject of a Deputation.

To consider an application for development approval for a Change of Use to Child Day Care Centre and additions and alterations to existing buildings at Lot 53, No. 50 Dyson Street, Kensington.

This item is referred to Council as the proposed use is a 'DC' (Discretionary with Consultation) land use within the Public Assembly zone and therefore falls outside of the delegation to officers.

For the reasons outlined in the report, it is recommended that the application be approved subject to conditions.

10.3.3 Proposed Cafe/Restaurant Addition to Multiple Dwellings - Lot 174, No. 60 Elizabeth Street, South Perth

This Item was the subject of two Deputations.

To consider an application for development approval for a Café/Restaurant addition to Multiple Dwellings on Lot 174, No. 60 Elizabeth Street, South Perth.

This item is referred to Council as the proposed use is a 'DC' (Discretionary with Consultation) land use within the Residential zone and therefore falls outside of the delegation of officers.

For the reasons outlined in the report, it is recommended that the application be approved subject to conditions.

10.4.1 Listing of Payments May 2023

This report presents to Council a list of accounts paid under delegated authority between 1 May 2023 to 31 May 2023 for information.

10.4.2 Monthly Financial Statements May 2023

The monthly Financial Statements are provided within **Attachments (a)–(i)**, with high level analysis contained in the comments of this report.

10.4.3 Adoption of the Annual Budget 2023/24

This report presents the Draft Annual Budget 2023/24, as attached, for adoption by Council.

The continued impacts of the COVID-19 global pandemic and the war in Ukraine, together with high inflation and increasing interest rates have created significant economic uncertainty. Despite these challenges, the City is continuing to prudently manage its finances through this challenging time whilst remaining conscious of the need to provide quality services to its community.

This year, all properties within the City of South Perth were subject to a revaluation carried out by the Valuer General as per the legislated three year cycle of revaluations. This revaluation results in movements in the Gross Rental Value of each property and therefore adds significant complexity to the rate setting process. This year, in order to fund the services provided to the community, the City is recommending a rates revenue increase of 5%, which is well below the Perth CPI for March 2023 of 5.8%. Last year Council adopted a Rates increase of 4.5% which was also well below the March CPI figure of 7.6%. Overall, for the last five budgets (including 2023/24), the City's rates increases total 10.5% against a cumulative (year on year) CPI increase of 17.6%. Given that the change in Gross Rental Values is not uniform across individual properties, it should be noted that there will (as is always the case in GRV revaluation years) be some properties owners that experience an increase in rates of above 5% and some that experience an increase of well below 5%, some property owners will pay lower rates than they did last year.

The City is recommending a rate in the dollar of .0730665 as compared to last year's rate in the dollar of 0.0813386 (a reduction in excess of 10%) to reflect the higher GRVs across the City.

Over the past four months, Council has had four workshops with staff to discuss and understand the financial position of the City and develop a budget that works towards achieving a net operating surplus in the short to medium term. This budget has been aligned to the principles developed last year aimed at enabling the City to return to a surplus position over the course of three years.

Returning the City to a net operating surplus position is essential for the long term financial sustainability of the City. It enables funds to be directed into renewing ageing drainage, roads, playgrounds, other infrastructure and facilities that allow services and amenity to be provided to residents. Continued operating deficits will see the City unable to undertake all the required asset renewals and upgrades into the future, which in turn inhibits the City's ability to deliver services to its community.

Some of the key cost increases being faced by the City in the 2023/24 Budget include:

- Salary and Wages increase of 2.75%
- Increase superannuation guarantee from 10.5% to 11%
- Materials and contracts (inclusive of consistently high fuel costs and labour costs for contractors) 4%
- Increase in insurance costs of approximately 17%
- Street lighting costs (Western Power tariff) 7.4%
- Other State Government fees and charges (between 2.5% and 5%)

The March Perth CPI figure was 5.8%, which follows on from the high inflation rate of March 2022 (7.6%). Whilst previous rate rises have been benchmarked against the March CPI figure, staff and Council have worked together to develop a budget that aims to mitigate the impact of these cost pressures but allows the City to improve its net operating position. Through this collaborative process, the initial projected rate rise of 6% (as recommended by administration) has been reduced to 5%.

Because of the GRV revaluations, the recommended rate rise of 5% will not apply evenly across all properties and the City does not have any way of alleviating these anomalies due to the prescribed legislative methods available for setting rates. On average (disregarding GRV changes) a 5% increase in rates represents approximately \$1.85 per week. It is also recommended that the City's minimum rate is raised by \$1.73 per week.

Last year, the City's waste charge increased for the first time in four years, however the impacts of continued high fuel costs together with higher labour costs have resulted in the City recommending the annual residential waste charge to be set at \$375. This is still one of the lowest waste charges in the metropolitan area.

In response to the need to renew and replace existing assets, almost all of this year's Capital Works allocation is directed towards renewal and replacement projects rather than the development of new assets.

10.5.1 Risk Management and Business Continuity Activity Report

This report outlines the activities undertaken by the City of South Perth's (the City) Risk Management Function for the period of March 2023 to June 2023 and to provide an overview of the activities planned for the first quarter of the 2023/24 Financial Year.

10.5.2 Delegation DC690 Town Planning Scheme 6

This report responds to a Councillor request to review Delegation DC690, following consideration of the Annual Review of Council Delegations at the Ordinary Council Meeting held 28 March 2023. The report considers the five proposed conditions as included in the amended motion and recommends the inclusion of three conditions.

10.5.3 Corporate Business Plan 2023/24 to 2026/27

This report presents the Draft Corporate Business Plan 2023/24 – 2026/27 for consideration by Council.

10.5.4 Audit Register Progress Report Q3

This report provides an update on the progress of actions included in the Audit Register. The Audit Register includes all open audit findings that have previously been accepted by the Audit, Risk and Governance Committee and Council.

10.5.5 Policy Review

The Terms of Reference of the Audit Risk and Governance Committee include responsibility for reviewing the City's policies. A number of policies are now presented for the consideration of the Committee and referral to Council for adoption.

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

15. MEETING CLOSED TO THE PUBLIC

The meeting was closed to the public at 8.32pm for the consideration of Item 15.1.1.

15.1.1 Waste to Energy Contract Amendments

The meeting was reopened to the public at 8.49pm

16. CLOSURE

At 8.49pm the Presiding Member closed the Council Agenda Briefing and thanked everyone for their attendance.

COUNCIL AGENDA BRIEFING

Responses to questions taken on notice

Meeting Date & Time: 6.00pm, Tuesday 20 June 2023

Meeting Location Council Chamber

REPORTS:

ITEM 10.1.1 Collier Reserve Hockey Facilities Feasibility Study

Councillor Brender-A-Brandis had the following question taken on notice at the Agenda Briefing as follows:

- 1. With regard to the operating cost of maintaining the carpark, previously we have had discussions about the Burch Street carpark and the ongoing operational cost of that and I think from memory it was quoted at about \$70 000 a year to actually maintain that carpark with regard to staff, cleaning and labour. Is there any indication as to what the operating maintenance cost is that the City might incur with a carpark of that scale?*

Response provided by Director Infrastructure Services – Anita Amprimo

It was never contemplated that costs would be recorded to that level when the accounting system was set up. Any costs provided would be an indicative average therefore any previous information provided could be used as a guide.