

NOTES

Council Agenda Briefing

Meeting Date & Time: 6.00pm, Tuesday 18 February 2025
Meeting Location Council Chamber

1. DECLARATION OF OPENING

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

Councillor Mary Choy was authorised to attend the meeting via audio link in accordance with regulation 14C and 14CA of the Local Government (Administration) Regulations 1996.

Councillor Mary Choy declared that she was able to maintain confidentiality during the meeting in accordance with regulation 14CA(5) of the Local Government (Administration) Regulations 1996.

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 25 February 2025.

4. ATTENDANCE

Presiding Member Mayor Greg Milner

Councillors

Como Ward	Councillor Glenn Cridland (Arrived at 6.06pm)
Manning Ward	Councillor André Brender-A-Brandis (Arrived at 6.10pm)
Manning Ward	Councillor Blake D'Souza (Arrived at 6.11pm)
Mill Point Ward	Councillor Mary Choy (via Audio link)
Mill Point Ward	Councillor Nic Coveney
Moresby Ward	Councillor Jennifer Nevard
Moresby Ward	Councillor Hayley Prendiville

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 Development Services	Ms Fiona Mullen
Manager Customer, Communications and Engagement	Ms Danielle Cattalini
Manager Finance	Mr Abrie Lacock
A/Manager Governance	Mr Morgan Hindle
A/Governance Coordinator	Ms Christine Lovett
Governance Officer	Ms Jane Robinson

Gallery

There were approximately 14 members of the public present.

4.1 Apologies

Nil.

4.2 Approved Leave of Absence

- Councillor Bronwyn Waugh for the period 28 January 2025 to 10 March 2025, inclusive.
- Councillor Glenn Cridland for the period 9 February 2025 to 28 February 2025, inclusive.

5. DECLARATIONS OF INTEREST

- Councillor Nic Coveney - Impartiality Interest in Item 10.2.1 as 'as a local, I eat at Nextdoor from time to time, as I do at almost every other hospitality business on Angelo Street.'
- Mayor Greg Milner - Impartiality Interest in Item 10.3.4 as 'I have previously worked for a law firm that has acted for Bourkes Real Estate. I also know a director of the applicant.'
- Councillor Mary Choy – Impartiality Interest in Item 10.3.4 as 'some nearby landowners or residents are or may be known to me.'
- Mayor Greg Milner - Impartiality Interest in Item 10.3.7 as 'I know one of the residents of a neighbouring property.'
- Mayor Greg Milner - Impartiality Interest in Item 10.4.1 as 'this item potentially affects a number of community organisations that I:
 - currently serve as patron;
 - have previously served as patron;
 - have previously served on the board of;
 - am a member of;
 - am an honorary member of; and/or
 - have otherwise developed relationships with during my time on Council.'
- Councillor Mary Choy – Impartiality Interest in Item 10.4.6 as 'my seat is up for re-election in October 2025.'
- Mayor Greg Milner - Impartiality Interest in Item 12.1 as 'I am a member of the Liberal Party. I understand that this Item (if carried by Council) has the potential to undermine or negate the benefit of a \$75,000 State Government Election campaign commitment that has been made by our local Labor Member of Parliament, Mr Geoff Baker MLA in respect of the Old Mill Theatre. I also declare that my wife and I received two complimentary tickets to a performance at the Old Mill Theatre last year. I will remain in the Chamber for this Item and make my decision according to good governance and the best interests of the people in our district.'
- Councillor Nic Coveney - Impartiality Interest in Item 12.1 as 'I wasn't aware that Item 12.1 impacted any funding agreements, but out of abundance of caution, I will declare an Impartiality Interest to the same motion, as I am a member of the Liberal Party.'

- CEO Mike Bradford – Impartiality Interest in Item 10.5.1 as ‘this Item relates to my contract of employment.’

8. PRESENTATIONS

Councillor André Brender-A-Brandis arrived at 6.10pm during consideration of Item 8.3.

Councillor Blake D’Souza arrived at 6.11pm during consideration of Item 8.3.

Councillor Nic Coveney left the meeting at 6.14pm and returned at 6.24pm.

8.3 Deputations

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|----|---|------------------------|
| 1. | Mr Gavin Olsen of South Perth who spoke FOR the Officer Recommendation at Item 10.2.1 | Item
10.2.1 |
| 2. | Mr Stephen Russell of Como who spoke AGAINST the Officer Recommendation at Item 10.3.4 | Item
10.3.4 |
| 3. | Mr Ben Carter from Pinnacle Planning of Duncraig who spoke FOR the Officer Recommendation at Item 10.3.4 | Item
10.3.4 |
| 4. | Dr John Bassett of Como who spoke AGAINST the Officer Recommendation at Item 10.3.4 | Item
10.3.4 |
| 5. | Mr Timothy Houweling of South Perth who spoke AGAINST the Officer Recommendation at Item 10.4.1 | Item
10.4.1 |
| 6. | Mr Roger Farley of South Perth who spoke AGAINST the Notice of Motion at Item 12.1 | Item
12.1 |
| 7. | Ms Anne-Marie Farley of South Perth who spoke AGAINST the Notice of Motion at Item 12.1 | Item
12.1 |

At 7.24pm the meeting was adjourned.

At 7.32pm the meeting reconvened.

10. DRAFT FEBRUARY REPORTS

The Chief Executive Officer, Mr Mike Bradford gave a brief summary of the February 2025 Agenda Items to be considered by Council, as follows.

Councillor Nic Coveney declared an Impartiality Interest in Item 10.2.1.

10.2.1 Parklet Licence (Nextdoor Restaurant) - Angelo Street Road Reserve (abutting No.79 Angelo Street, South Perth)

This item was the subject of a Deputation.

The purpose of this report is for Council to consider a new licence for the existing parklet adjacent of Nextdoor Restaurant abutting No.79 Angelo Street, South Perth, as the existing 12-month licence period has expired.

The applicant seeks to retain the structure as is for a three-year licence period.

10.2.2 Response to Notice of Motion - Expression of Interest for Floating Venue Trial at Coode Street Jetty

This report presents the feedback from the Department of Biodiversity, Conservation and Attractions and the Department of Transport with respect to advertising an Expression of Interest (EOI) for a temporary floating food and beverage venue to be moored at Coode Street jetty.

10.3.1 Draft Karawara Pedestrian and Cycle Access Plan (Final Adoption)

The purpose of this report is for Council to adopt the draft Karawara Pedestrian and Cycle Access Plan following advertising. This report presents the outcome of the advertising period and recommended modifications to the draft Plan.

10.3.2 Draft Local Planning Policy - Waste Management (Final Adoption)

The purpose of this report is for Council to consider adopting draft amended Local Planning Policy – Waste Management following advertising.

10.3.3 RFT 10/2024 - Provision of Supply of Plant with Skilled Operator for Minor Works Services

This report considers submissions received from the advertising of Tender 10/2024 for the Provision of Supply of Plant with Skilled Operator for Minor Works Services.

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.

Mayor Greg Milner and Councillor Mary Choy declared an Impartiality Interest in Item 10.2.1.

10.3.4 Third Party Digital Advertising Signage - Lot 182, No. 272 Canning Highway, Como

This item was the subject of three Deputations.

The purpose of this report is to consider an application for development approval for Third Party Digital Advertising Signage on Lot 182, No. 272 Canning Highway, Como.

The item is referred to Council as the development is located entirely within a Primary Regional Road Reserve under the Metropolitan Region Scheme and therefore falls outside the delegation to officers.

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

10.3.5 Proposed Change of Use - Single House to Unhosted Short-Term Rental Accommodation - Lot 3, No.50 Canavan Crescent, Manning

The purpose of this report is to consider an application for development approval for a Change of Use from a Single House to Unhosted Short-Term Rental Accommodation on Lot 3, No.50 Canavan Crescent, Manning.

The item is referred to Council as the proposed land use falls outside of the delegation to Officers.

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

10.3.6 Proposed Change of Use - Multiple Dwelling to Unhosted Short-Term Rental Accommodation - Lot 36, No. 35/240 Mill Point Road, South Perth

The purpose of this report is to consider an application for development approval for a Change of Use from a Multiple Dwelling to Unhosted Short-Term Rental Accommodation on Lot 36, No. 35/240 Mill Point Road, South Perth.

The item is referred to Council as the proposed land use falls outside of the delegation to Officers.

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

Mayor Greg Milner declared an Impartiality Interest in Item 10.3.7.

10.3.7 Proposed Change of Use - Grouped Dwelling to Unhosted Short-Term Rental Accommodation - Lot 1, No.1/27 Hovia Terrace, South Perth

The purpose of this report is to consider an application for development approval for a Change of Use from a Grouped Dwelling to Unhosted Short-Term Rental Accommodation on Lot 1, 1/27 Hovia Terrace, South Perth.

The item is referred to Council as the proposed land use falls outside of the delegation to Officers.

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

10.3.8 Proposed Change of Use - Grouped Dwelling to Unhosted Short-Term Rental Accommodation - Lot 4, No.4/30 Axford Street, Como

The purpose of this report is to consider an application for development approval for a Change of Use from a Grouped Dwelling to Unhosted Short-Term Rental Accommodation on Lot 4, No. 4/30 Axford Street, Como.

The item is referred to Council as the proposed land use falls outside of the delegation to Officers.

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

Mayor Greg Milner declared an Impartiality Interest in Item 10.4.1.

10.4.1 Budget Review for the Period ended 31 January 2025

This item was the subject of a Deputation.

The City performed a comprehensive review of the 2024/25 Adopted Budget, the review was based on actual results for the period to 31 January 2025 and includes comments on the required adjustments. The last few years have seen steep rises in inflation worldwide including Australia, central banks have been increasing interest rates to curb inflation drivers. Although inflation has been trending downward the Reserve Bank of Australia's view have been that underlying inflation remains too high and consequently have not reduced the cash rate but kept it unchanged at 4.35%.

As is the case for prior years, officers have looked for opportunities to reduce and manage operating expenditure. This effort together with increased revenue has resulted in an improvement to the overall financial position as reflected in this revised budget.

A Statement of Financial Activity is included, the same as the report included in each month's Council Meeting agenda. It compares the original adopted budget to the reviewed budget, illustrating the movements within the review. Schedules detailing adjustments as well as a summary of the forecasted Financial Ratios are attached. The State Government have designed a new Local Government Financial Index (LGFI) with four ratios, it will replace the previous Financial Health Indicator (FHI) informed by the Financial Ratios attached. A two-year trial of the LGFI has been endorsed by the Minister for Local Government. The attachment retains the old ratios for ease of comparison. The underlying theme of the review was to deliver an improved budget outcome.

10.4.2 Listing of Payments December 2024

This report presents to Council a list of accounts paid under delegated authority between 1 December 2024 to 31 December 2024 for information. It also includes purchase card transactions between 1 November 2024 to 30 November 2024 in line with new legislative requirements.

10.4.3 Monthly Financial Statements December 2024

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

10.4.4 Listing of Payments January 2025

This report presents to Council a list of accounts paid under delegated authority between 1 January 2025 to 31 January 2025 for information. It also includes purchase card transactions between 1 December 2024 to 31 December 2024 in line with new legislative requirements.

10.4.5 Monthly Financial Statements January 2025

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

Councillor Mary Choy declared an Impartiality Interest in Item 10.4.6.

10.4.6 Local Government Elections

This report is to accept the Cost Estimate and Written Letter Agreement provided by the Western Australian Electoral Commission which provides the authorisation for the Western Australian Electoral Commissioner to conduct the 2025 Local Government Ordinary Elections on behalf of the City of South Perth.

The 2025 Ordinary Election is comprised of four vacancies and is proposed to be conducted as a postal election.

CEO Mike Bradford declared an Impartiality Interest in Item 10.5.1.

10.5.1 Independent Facilitator for Chief Executive Officer Evaluation Process 2024/25

This report seeks the appointment of the external independent facilitator for the CEO Evaluation process for the period 1 July 2024 to 30 June 2025.

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

During Item 8.3, Councillor Nic Coveney advised that he was withdrawing Item 12.1 from consideration at the Ordinary Council Meeting. The Presiding Member advised the Chamber of the withdrawal.

Mayor Greg Milner and Councillor Nic Coveney declared an Impartiality Interest in Item 12.1.

12.1 Notice of Motion - Councillor Nic Coveney - Expressions of Interest For Use of Old Mill Theatre

This item was the subject of two Deputations.

15. MEETING CLOSED TO THE PUBLIC

15.1.1 WALGA Sustainable Energy Project Phase Two - Procurement of Contestable Electricity Supply

16. CLOSURE

At 8.59pm 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 18 February 2025

Meeting Location Council Chamber

REPORTS:

ITEM 10.4.1 Budget Review for the Period ended 31 January 2025

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

- 1. My final question with regard to the budget adjustments. The Park Operations had an increase at the Coode Street Foreshore Riverbank, with regards to restoration. I am just wondering is that part of the initial works that we had planned for or is that additional works?*

Response provided by Anita Amprimo – Director Infrastructure Services:

The City understands this question relates to an income line within the financial reports and relates to forecast URCP Coode Street Foreshore Riverbank Restoration project proportional grant income.