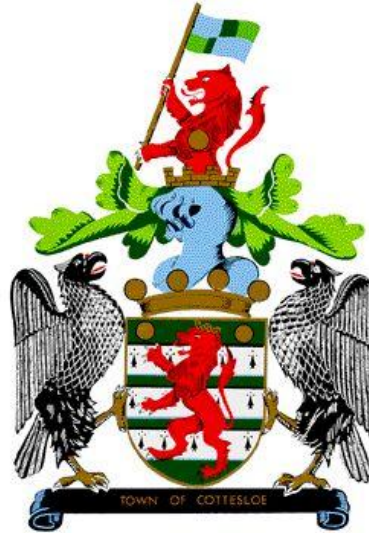


TOWN OF COTTESLOE



ANNUAL GENERAL MEETING OF ELECTORS

MINUTES

LESSER HALL, COTTESLOE CIVIC CENTRE
109 BROOME STREET, COTTESLOE
7.00 PM, WEDNESDAY 14 DECEMBER 2016

MAT HUMFREY
Chief Executive Officer

23 December 2016

ANNUAL GENERAL MEETING OF ELECTORS

1. Declaration of Meeting Open

The Mayor declared the meeting open at 7:02 PM.

2. Attendance

Present

Mayor Jo Dawkins
Cr Philip Angers
Cr Sandra Boulter
Cr Rob Thomas
Cr Helen Burke
Cr Mark Rodda
Cr Jay Birnbrauer

Arrived 7:10 PM

Officers Present

Mr Mat Humfrey
Mr Garry Bird
Mr Nick Woodhouse
Mr Andrew Jackson
Ms Siobhan French

Chief Executive Officer
Manager Corporate & Community Services
Manager Engineering Services
Manager Development Services
Governance Coordinator

Electors

Nick Melidonis
Gabor Bedo
Basil Fuller
Jennifer Fuller
Fulvio Prainito
Yvonne Hart
John Hammond
Patricia Carmichael
Margaret Wilkes
Chris Wiggins
Philippa Wiggins
Phil Paterson
Gail Manton
Julia Hayes
Garry Baverstock
Joanna Hardcastle
James Shaw
John Andrewartha

6. General Business

Fulvio Prainito

Q1: Is it possible to comply with clause 6.4.3.1(d) of Local Planning Scheme No. 3 by just complying with clause 6.4.3.4(a) of Local Planning Scheme No. 3?

A1: The requirements of each clause work together. The first requirement is facilitating the provision of permanent residential accommodation, a certain quota and a certain size of dwelling unit. The second provision is facilitating the supply of commercial accommodation, short term accommodation in its various forms, within a combined mixed use development.

Q2: You think there is no contradiction (between the clauses)?

A2: Both requirements are to be satisfied in a mixed use development of a specified site.

The Mayor suggested that Mr Prainito and the Manger Development Services discuss the matter in more detail after the meeting, to which Mr Prainito agreed.

Gail Manton

Q1: Is there currently a Lease between the Town of Cottesloe and the current tenant of the Indiana Tea House?

A1: Yes.

Q2: When was the Lease signed?

A2: The lease was signed 25 years ago.

Q3: What is the duration of the lease?

A3: The lease has 25 years to run.

Q4: What are the conditions of the Lease, in relation to the maintenance of the building and the public amenity?

A5: There are numerous detailed conditions of the Lease. The Lease comprises of several documents. The first being the Ground Lease that was established in 1995, for the area of land. In 2000, the Town entered into the second document, a Lease Extension, that effectively gave the Lessee a 15 year option and a 10 year option. The 15 year option commenced in August this year. The second part of the Lease document was signed in 2000 and that is in effect now.

In regard to the duration of the Lease, there is a 15 year option and subsequently if the Lessee meets certain conditions during the 15 year option, there is then a 10 year option.

In regard to the conditions of the Lease, the building in its entirety must be maintained in a tenantable condition at all times. The Town is in discussions with the Lessee as to what exactly that means.

Philippa Wiggins

Q1: In the current Lessee permitted to on sell the Lease (to Indiana Tea House)?

A1: Yes.

Q2: Do they have to get permission from Council?

A2: Yes, they would need to obtain the permission of the Town to assign the Lease, however, that permission cannot be unreasonably withheld.

Peter Rattigan

Q1: Has Council taken into consideration its ratepayers concerns regarding Roe 8 and would Council be prepared to get on board with the other affected local governments, to persuade the State Government that Roe 8 is a waste of money?

A2: It would be a decision of Council. The Mayor took the question on notice.

John Hammond

Q1: Will the Town of Cottesloe consider a poll of its residents as to whether they support Roe 8 going through its suburb?

A1: It would be a decision of Council.

Chris Wiggins

Q1: In regard to the Indiana Tea House legal case, what is the total cost of the case to Council?

A1: The question was taken on notice, as the costs are still coming in.

Philippa Wiggins

Q1: In regard to the Station Street Place Making Strategy and the Cottesloe Foreshore Renewal Masterplan, would it be better to extend the

deadline for public comment to February, as many people are away this time of year?

A2: This matter has been discussed, however, the public consultation period is three months which is a sufficient time period. The Town has already received a lot of feedback.

Yvonne Hart

- Ms Hart thanked the Town for the wonderful refurbishment of the Lesser Hall.
- Ms Hart commented that the Integrated Planning and Reporting Framework section of the Annual Report, page 16 enhancing beach access and the foreshore, 3.2 reads 'renovate and improve public ablutions at Cottesloe Beach'. At the 2015 Annual General Meeting of Electors, a motion was moved that Council consider design options for renovating the Indiana Tea House toilets. It is clear no action has been taken but the item is in the planning framework.
- Ms Hart stated that she would like to move a motion to ensure renovating and refurbishing of Indiana now takes priority over the foreshore development plan and any other works that Council is likely to approve.

Moved Yvonne Hart

That \$500,000 be set aside in the 2016/17 Budget, for the purpose of renovating and upgrading Indiana Toilets within the footprint of the building and that Council invite expressions of interest and/or tenders so that the upgrade and refurbishment is completed by 1 December 2017, ready for the summer season.

Lapsed

The Mayor explained that the Town does not have the legal ability to undertake the renovation and upgrade of the Indiana Tea House toilets. The building is under lease, it is not the Town's building.

Q1: If the Lease is for the next 15 years, until the end of the Lease, the ratepayers can do nothing about the upgrading and refurbishment of the toilets?

A1: Yes, unless the Town can negotiate an agreement at some stage. There was previously an agreement between the Town and the Lessee to renovate the building which involved the rewriting of the Lease, to allow the redevelopment to occur. Under the terms of the current Lease, the Town cannot unilaterally undertake any renovation work. Access would need to be negotiated with the Lessee.

Q2: Is that possible?

A2: At the moment the Town is legal negotiations and it is not possible at present. In addition, the Town needs to ensure that it is providing value for money for the Town.

Andrew Morgan

Q1: In reference to the Long Term Financial Plan, what are the issues that are driving the drop in the surplus ratio this year?

Q2: Why does the asset sustainability ratio change this year and drop below the recommended line for 6 years?

A1-2: The issues with the operating surplus ratio, has been known for a while. Essentially, when the cost of depreciation is added to the Town's operating expenditure, the Town records a slight deficit each year and has done for 10 years. The Town is slowly moving back towards a situation where it is in surplus. It does not mean the Town has a cash deficit. The blip in the graph, in the Long Term Financial Plan, is caused by change in depreciation when the Town moved to 'fair value' accounting for its assets.

The asset sustainability ratio is a measure of the amount of depreciation each year verses what the Town actually spends replacing those depreciated assets. The Town is currently below the line. If the Town can move forward with the foreshore redevelopment and the Station Street refurbishment the Town will consistently meet the ratio over the next ten years.

Q3: At the Annual General Meeting of Electors last year, there was a lot of discussion on lighting around the Town and a recommendation that a lighting survey be undertaken. What action has been taken in the last 12 months?

A3: The question was taken on notice.

Patricia Carmichael

Q1: Who will be contributing financially to the \$26,000,000 Cottesloe Foreshore Renewal Masterplan?

A1: The initial stages can be carried out by Council, the funding of the Masterplan would have to be negotiated as the Town proceeds. The \$26,000,000 is for every piece of infrastructure. There are costs the Town would incur anyway, to replace infrastructure that has reached the end of its usable life. Council will be looking to the Federal and State Government for financial assistance, given Cottesloe's profile both nationally and internationally.

Q2: There will be money coming in from Federal and State Government?

A2: The Town will endeavor to seek financial assistance from Federal and State Government.

Q3: With the feedback from the Foreshore Masterplan, will that information (what the residents want) be prioritised and costs provided to residents and ratepayers at some point in time?

A3: Yes, all the stages will need to go through Council. All the submissions will be considered.

Q4: What the residents and ratepayers want will be prioritised?

A4: All submissions will be taken into account.

Peter Rattigan

Q1: Has there been any development in the review of the Street Tree Policy?

A1: The Street Tree Policy is currently being reviewed and will come before Council in the new year. The Town has budgeted \$100,000 to plant more trees. The administration has been working on a twin approach. One approach is to have a policy that controls the trees that are currently in place and the other approach is to develop a plan to show where there is the opportunity for tree infill.

Q2: The previous policy placed an emphasis on local trees, will that still be the case?

A2: Where possible local and native trees will be used.

John Hammond

Q1: Do you think Roe 8 is a good idea?

A1: It will be a Council decision to make any statement on the matter.

A Councillor Motion on the matter was put before Council earlier this year, to make a statement against Roe 8, it was voted down by Council.

Yvonne Hart

Q1: At the last Annual General Meeting of Electors, there was a motion that Council adopt a local planning policy to control short-stay accommodation within the district and to prosecute people who have been told to stop operating short-stay accommodation but refuse to so, please can we have an update?

A1: The Mayor took the question on notice.

John Andrewartha

Q1: Is the solar power on the roof of the Civic Centre working satisfactorily, is Council happy with it?

A1: It is working very well and saving the Town \$30,000 to \$35,000 per annum in power costs. The savings have been diverted to sustainability projects around the Town.

7. Closure of the Meeting

The Mayor declared the meeting closed at 7:50 PM.