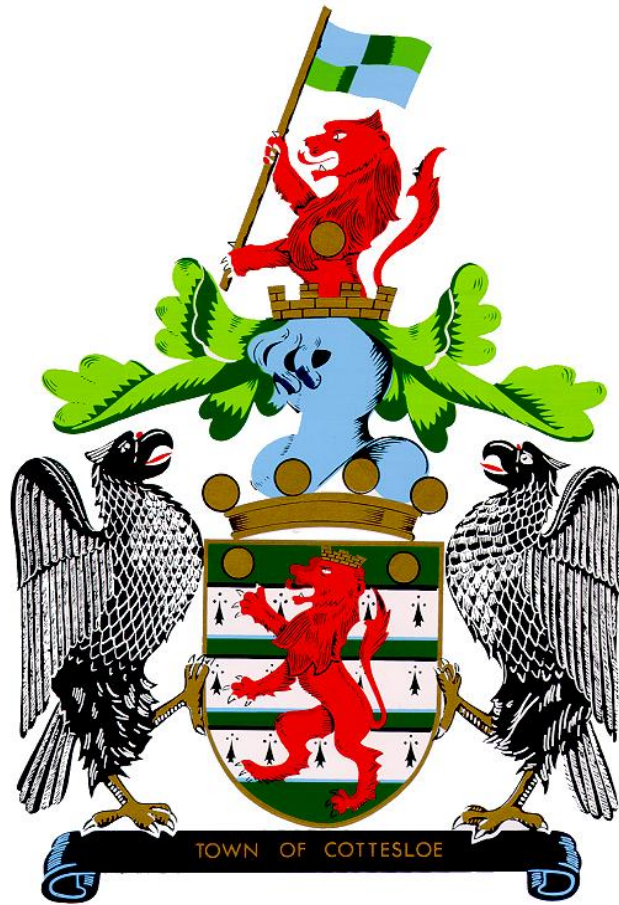


# TOWN OF COTTESLOE



# MINUTES

## ANNUAL GENERAL ELECTORS' MEETING

HELD IN THE WAR MEMORIAL TOWN HALL  
COTTESLOE CIVIC CENTRE  
WEDNESDAY 16 DECEMBER 2015

**ANNUAL GENERAL MEETING OF ELECTORS’  
16 December 2015**

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**(1) MAYOR’S WELCOME**

The Mayor declared the Meeting open at 7.00pm and welcomed all present.

**PRESENT**

**Elected Members**

Mayor Jo Dawkins  
Cr Philip Angers  
Cr Sandra Boulter  
Cr Jay Birnbrauer  
Cr Mark Rodda

**Officers**

Mr Mat Humfrey	Chief Executive Officer
Mr Garry Bird	Manager Corporate & Community Services
Mr Doug Elkins	Manager Engineering Services
Mr Andrew Jackson	Manager Development Services
Ms Lydia Halim	Executive Officer

**Electors**

Pamela Goff  
Janet Reudavey  
Greg Boland  
Phil Paterson  
Ruth Greble  
Denyse Rodriguez  
Margaret Shave  
Shirley Primeau  
Peter Harms  
Philippa Wiggins  
Patricia Carmichael  
Peter Goff  
Greg Reudavey  
Warren Hart  
John Andrewartha  
Margaret Wilkes  
Andrew Morgan  
Yvonne Hart  
Gabor Bedo  
Chris Wiggins  
Rebecca Boyce Cam  
Alan Treloar

**Media**

David Cohen – Post Newspaper

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**(2) SUBMISSION OF APOLOGIES**

Cr Rob Thomas  
Cr Helen Burke  
Cr Sally Pyvis  
Cr Katrina Downes

**Leave of Absence (previous approved)**

Nil

**(3) DISCUSSION OF THE CONTENTS OF THE ANNUAL REPORT**

**Mayor’s Report**

- The Mayor stated that although Local Government reform came to an abrupt end and created uncertainty, 2015 has been a productive year. The reform process provided an opportunity for the Western Suburbs Mayors to become well acquainted with one another and set up a clear communication system, which resulted in discussions on developing closer working relationships, especially in the area of cost benefit through resource sharing.
- With regards to this year’s election, the Mayor welcomed the new councillors, Councillor Boulter, Councillor Rodda, and Councillor Thomas and returning councillor, Councillor Pyvis.
- The refurbishment of Napoleon Street has been completed, with installation of new bollards, paving and street furniture.
- In relation to the Indiana Tea House redevelopment, although this matter is on this agenda, at the December meeting Council resolved to defer its decision to redevelop, renegotiate the lease and other matters. Council, together with the Lessee, has recently put in place a cleaning regime, which has resulted in cleaner public facilities.
- In regards to the Town’s sound finance position, the Mayor conveyed her thanks to Mr Humfrey for his hard work, which is now being continued by Mr Bird. The Mayor also took the opportunity to welcome Mr Humfrey, who was appointed this year as the Town’s new Chief Executive Officer (CEO), and to Mr Garry Bird, who has been appointed as the Town’s new Manager Corporate and Community Services.
- The Mayor also took the opportunity to thank various community groups such as: Coastcare, the Surf Clubs, Seaview Golf Club and various other groups, who have provided the Community with a healthy environment.
- The Mayor thanked all the Town’s Councillors, staff and ratepayers.
- The Mayor brought to the attention of those present to the Annual Financial Statements and Auditor’s Report and asked the floor for any questions prior to adoption of the reports.

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**Moved Ms Hart, seconded Ms Wilkes**

**That the Mayor’s Report, Chief Executive Officer’s Report, Annual Financial Statements and Auditor’s Report be received.**

**Carried  
No dissent**

The Mayor opened the floor to questions on the Annual Reports and Annual Financial Statements.

**PUBLIC QUESTIONS**

Nil

**(4) GENERAL BUSINESS**

The Mayor opened the meeting to General Business and took questions from the floor.

**1. Indiana Tea House Redevelopment**

- Mr Boland spoke as Deputy Chair of the Cottesloe Residents and Ratepayers Association and stated that he commended Council’s recent decision to defer the current proposal for redeveloping the Indiana Tea House.
- Mr Boland stated that the problem with the toilets will need to be fixed, and he believed the proposed redevelopment, seemed to be contrary to many of the Town’s policies.
- Mr Boland referred to Laurie Scanlan’s alternative plan, which was distributed at December’s Works and Corporate Services Committee Meeting, the plan proposes fairly modest changes to the building, at a modest cost, for overcoming the issues with the toilets. Mr Boland also expressed concern over the current Business Plan and stated his intention to foreshadow resolutions at this Meeting.

**Moved Mr Boland, seconded Ms Hart**

- 1. To commend Council on its decision, made on 14 December 2015, to defer the current redevelopment of the Indiana Tea House proposal.**

**Carried**

**Moved Mr Boland, seconded Ms Hart**

- 2. This meeting urges Council to consider other options to address problems with the toilets.**

**Carried**

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**Moved Mr Boland, seconded Ms Hart**

**3. That Council give due consideration to the alternative design option submitted by Mr Laurie Scanlan at the 8 December 2015 meeting of the Works and Corporate Services Committee.**

**Carried**

- Mr Boland summarised Laurie Scanlan's design and referred to Ms Hart to briefly present the new design. Mr Boland advised that the design will cost between \$400,000 to \$500,000, significantly less than the \$4.7 million proposed in the Town's Business Plan.
- Mr Wiggins stated that the concept design contained within the Town's Business Plan has a lot of merit, provided the design is cost effective, resolves the current issues with the toilets, provides a kiosk and contains a few bars. Mr Wiggins added that he believes further investigation is required regarding the reinforced concrete beam structure of the building, as it must comply with Australian Standards.
- Ms Carmichael advised that she spoke at the December Works and Corporate Services Committee meeting regarding issues with the toilets, which have been an ongoing issue since day one in 2005 and suddenly the Cottesloe community is faced with further expenditure. Ms Carmichael stated that she believes Laurie Scanlan's presentation to Council is excellent, as it is detailed and thorough. Ms Carmichael commented on the 38 submissions received on the Indiana Tea House Business Plan and stated that she was astounded that 14 of the submissions received that have agreed to redevelopment. Ms Carmichael added that she supported Mr Boland's motion.
- The Mayor stated that Council must consider all submissions received.

**2. Proposal to Engage a Private Security Company**

- Ms Rodriguez spoke in regards to the recent attack on her family in Cottesloe. Ms Rodriguez stated that the Police were called but did not respond until three hours after the attack. Ms Rodriguez stated that if there had been a private security company patrolling the area, they could have responded. Ms Rodriguez believed that this type of call was not a priority for the Police and a private security patrol could have attended and prevented the attack on her family. Ms Rodriguez advised she received a quote of \$240,000 per annum for a security patrol, which she calculated that for 9,000 residents, each resident would only need to contribute \$26 per annum. Ms Rodriguez added that the security service can also be used in the Shire of Peppermint Grove and the Town of Mosman Park and would be able to respond in a timely manner. Ms Rodriguez requested that Council consider her proposal.

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**Moved Ms Rodriguez, seconded Mr Wiggins**

**That Council consider the feasibility of joining with other Western Suburbs Councils to employ a 24 hour private security patrol company to monitor anti social behaviour.**

**Carried  
(Against 4)**

- Ms Rodriguez also requested improved lighting for areas that are dark when people exit the train.
- Mr Wiggins commented that private security services have limits and have no focus on major crime. Mr Wiggins suggested that Council consider integrating security patrols with its Rangers' current duties.
- Ms Primeau stated that she supported the motion, as in her opinion, there has been an increase in antisocial behaviour in the area. Ms Primeau agreed that it's a great idea having a security presence in Town.
- Ms Goff queried what a private security company would do when they when they have to apprehend someone.
- Ms Rodriguez answered that a private security company can contact the Police and provide them with a report. Ms Rodriguez added that private security employees also possess first aid qualifications and will be able to provide video evidence.
- Mr Boland, speaking against the motion, stated that he was not underestimating the fear and trauma experienced by the family, but as a community member, he personally does not support the proposal, due to the fact that privatisation has failed and the power of a private security company is very limited. Mr Boland commented that an expenditure of \$240,000 is quite a hit on small budget and the Police are available 24/7. In addition, the improved management at the Cottesloe Hotels, has generally reduced the need for the Police.
- The Mayor stated that this issue has been raised by the Community and Crime Prevention Committee.
- Cr Boulter added that in a presentation by the Officer in Charge at Cottesloe Police Station, Senior Sergeant Tony Booker, he advised that the Cottesloe Police Station does not deal with calls regarding minor matters such vehicle break-ins, they only deal with administrative matters. Cr Boulter stated that the Police failed on this occasion and no system is perfect.
- Ms Carmichael stated that in her opinion, anti-social behaviour has not decreased, as shown in the records from hospitals and she hoped that the community supports this proposal.

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**3. Better Lighting Throughout the District**

**Moved Ms Rodriguez, seconded Ms Wilkes**

**That Council look at improving lighting throughout the district.**

**Carried**

- Cr Boulter asked if Council has any expertise on this matter.
- Ms Greble spoke in support of the motion stating that a lot of existing lighting within Cottesloe is energy inefficient, therefore, Council should consider changing to a new, power saving, lighting option.
- Ms Wilkes stated that she works at Central TAFE in the cultural area of Northbridge. The organisation has identified spots where the lighting can be improved and has taken into consideration the security of women walking after dark.
- Ms Primeau stated that there should be better lighting for the entire coastal footpath, so that it is safe to walk at night.

Q1: Mr Harms asked if lighting is responsibility of Cottesloe or Western Power.

A1: The Manager Engineering Services responded that Council pays the bills and Western Power is responsible for the work required.

Q2: Mr Andrewartha asked what is the saving in electricity for the year 2014/15?

A2: The CEO stated that the amount of saving is stated in the Annual Report and transferred to the Sustainability Reserve on an annual basis.

**4. Liquor Licencing for the North Cottesloe Surf Life Saving Club**

Questions Taken on Notice from Mr Reudavey

Q1: Will Council continue the previous opposition to a Club Liquor Licence for the North Cottesloe Surf Life Saving Club, and will Council seek a review of the impacts on surrounding residents prior to it being considered?

A1: The Mayor stated that Council has not yet received a referral of the application from the Department of Racing, Gaming and Liquor.

Q2: Will Councillors who have a conflict of interest through membership of the Surf Club or through family membership, excuse themselves from voting when the matter comes up?

A2: The Mayor stated that she was unaware of any Councillor having a conflict of interest. Membership does not necessarily mean a conflict of interest and it would be their decision at the time.

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The CEO advised that there are two types of conflict of interest, one being a direct financial benefit and the other a proximity interest, where Councillors need to leave a meeting. Councillors also have an obligation under the Rules of Conduct where they must disclose any matter which may be perceived to affect their impartiality, but that such matter do not necessarily require them to leave the room.

Q3: Will Council take into consideration its published Liquor Licensed Premises Policy to allow residents to enjoy the quiet amenity of their homes?

A3: The Mayor indicated that it would in the normal manner.

Q4: Does Council support the general revision of liquor licensing controls?

A4: The Mayor responded that liquor licensing control the issuing of licences in all instances.

Q5: If Council supports the Club Liquor Licence application, how will it manage the associated operating hours / time limits?

A5: The Mayor took this question on notice.

## **5. Short-Stay Accommodation**

**Moved Mr Goff, seconded Ms Carmichael**

**That Council:**

- 1. Adopt a local planning policy to control short-stay accommodation within the district.**
- 2. Prosecute people who have been told to stop operating short-stay accommodation but refuse to.**

**Carried**

- Mr Goff stated he has lived in an apartment block in Overton Gardens for eight years and some of the apartments are being used for short-stay accommodation. Mr Goff spoke about the problems of people staying in the apartments, in the absence of on-site management. Issues that have arisen include a buck’s party with strippers and men running around drunk. Mr Goff added that when asked to quieten-down, short-stay residents have been abusive and threatening. This has been going on for a long time and he complained to Council at least a year ago. Mr Goff implored Council to take action like other local governments, such as Peppermint Grove and Bayswater, have done. Mr Goff added that there are security issues, as entry codes being given to many people. There are also health and safety issues, such as who will be responsible for accidents on the common property, as well as insurance issues, if the use is unauthorised. Mr



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Goff concluded that he believes that all owners are required to agree to short-stay accommodation.

- Ms Carmichael advised she knows of two units in the apartment block which are used for short-stay accommodation. The issues she is aware of include defecation in the stairwell, a pot plant thrown through the glass window at the front door, a garage door being smashed, burglary, fighting and strangers ringing her doorbell at 2:00am trying to find the unit having a party. Ms Carmichael stated she cannot make sense of having short-stay accommodation in a residential complex because it has been a nightmare for her living there. Ms Carmichael believes that Council needs to address this problem and consider the impact on the amenity of residents in the area.
- The Manager Development Services acknowledged the issues associated with short-stay accommodation in areas like Cottesloe. He advised there are several forms of control that can be involved. The first is town planning, which sets zones for different types of accommodation, ranging from bed and breakfast to hotels. There is the ability for Council, depending on the circumstances, to approve or refuse such uses. There can also be appeals and prosecutions. Another is management of the strata laws, whereby strata owners/companies and managers can look to by-laws to address the matter. In terms of anti social behaviour, if that is unmanageable then it becomes a Police matter. Finally, issues may be dealt with on personal basis between owners. Council could look at a broad policy and review how to deal with these situations around Cottesloe, and there are various facets involved.

**6. Curtin Avenue – ROE 8**

Q1: Ms Wilkes asked, with the decision in court recently on ROE 8, she would like to know the progress and where Council stands on making Curtin Avenue a safe road for our community?

A1: The Mayor stated that, as far as Council stands, Curtin Avenue is a local road which is controlled by Council, however, it is used as State transport route. This issue has been raised with the Department of Transport and Local Member.

Q2: Ms Wilkes asked, what was the feedback on your submissions?

A2: The MES stated that, there two components to the issue, first is dealing with road that is there, until an alternative is in place. The position Council has taken is that this is local road being used as a State road, so the State needs to fund the required upgrades of the road. In particular, Council is asking for the solution to pedestrian crossing issues at Forrest Street and Salvado Street to be developed and funded.

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As part of working to a solution, Council has adopted a formal position of no trucks on Curtin Avenue. The response of the State Government has been that the Perth Freight Link will provide an alternative route for trucks.

The second issue is with the long-term planning for Curtin Avenue. The plan as understood is to push the road to the east and create a new Curtin Avenue or replacement road so that part of the Curtin Avenue can be returned to a local road. However, there is a problem with getting the ultimate road funded.

The Mayor stated that, Council had spent some time with the Department of Planning and the Department of Transport considering various alternative treatments of Curtin Avenue, including sinking the railway line. Funding ultimately is the issue.

Q3: Ms Wilkes asked, what is happening with the pedestrian crossing issue?

A3: The MES stated that, Council commenced petitioning the State Government in March 2015, to address the pedestrian crossing issue at Forrest Street. The Minister responded that it will be investigated and will respond in due course. There has been no further correspondence from the Minister’s office. A letter from Main Roads, received in November, provided no commitment to funding a solution, and asked for Council to spend funds to commence developing a solution. Subsequently, a letter was sent to the Minister’s office, and copied to the Local Member, expressing dissatisfaction with this response from Main Roads and the lack of follow up on the investigation.

At the last Council meeting in 2015, Council made a very specific resolution to request the Minister to take responsibility for addressing the crossing issues on Curtin Avenue at Forrest Street and Salvado Street.

**7. Liquor Licencing for the North Cottesloe Surf Life Saving Club**

Q1: Ms Primeau asked if Cr Angers is a member of the North Cottesloe Surf Life Saving Club?

A2: Cr Angers confirmed that he is a member.

Ms Primeau raised concern that a Councillor who is a member of the Club might vote on the matter. Cr Angers responded he will make a decision on whether to declare an interest in this matter when the matter is before him.

**8. Response to Questions Taken on Notice**

Q1: Ms Wiggins asked how long people have to wait until a reply to Questions Taken on Notice is provided.

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A1: The Mayor responded that answers are provided at the following Council meeting. The Mayor added that she is not aware of people being dissatisfied with the feedback provided.

**9. Signage to the beach**

Q1: Ms Boyce Cam, a Curtin Avenue resident, raised the issue of lack of clear signage directing people from the train station to the beach, especially near the Forrest Street crossing. This becomes a problem especially with tourists who are carrying backpacks to Ocean Beach Hotel. Ms Boyce Cam added that she constantly got stopped by tourists asking for directions.

A1: The Mayor agreed that this is a problem and added that there is a similar problem in Jarrad Street. In regards to the safety of pedestrian crossings she stated that Cr Rodda put forward a motion at the last Council Meeting requesting that Council petition the Minister for Transport and the local member of Parliament to develop and fund pedestrian crossing solutions for the crossing of Curtin Avenue at the Forrest Street and Salvado Street intersections.

**10. Depot Fund Management**

Mr Harms asked a question on notice with regards to funds from the sale of the Town’s former depot.

Q1: With the disposal of the depot, are Ratepayers now paying more to secure a lease facility?

A1: The CEO responded that, the information is available in the Annual Report. The Depot Funds Strategy includes interest income that offsets the lease expenditure. In addition, money has been set aside, in the Depot Funds Strategy, to secure a 20 year lease on a new facility.

Q2: How has Council moved and set up a depot on the Sea View Golf Club, when two years ago, Council said it was not viable?

A2: The Mayor noted that there was an existing depot facility on the site to service the Sea View Golf Club. The Town, in agreement with the Sea View Golf Club, share these facilities on a low key basis.

Q3: The new lease depot is costing \$208,000 per year, with an adjoining Council and this payment will continue for at least 40 years into the future?

A3: The CEO responded that the current facility is not leased from a neighbouring Council. The lease on the commercial facility includes power, water, rates and all other outgoings. Many of these outgoings Council also paid on its previous facility.

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Q4: Ms Carmichael asked how much is the lease fee per month for the Fremantle depot?

A4: The CEO responded the cost is \$16,000 per month including all outgoings.

### **11. Street Tree Policy**

- Mr Rattigan stated he would like Council to consider protecting the natural environment in Cottesloe by adopting a tree policy that prohibits the removal of trees on private property, without the permission of Council. Peter added that a cycle route outlined by street trees would improve the amenity of the area. Peter concluded that street trees can reduce the temperatures by couple of degrees and given the challenge of climate change, he hoped that Council can look at doing something similar in the form of a policy.
- The Mayor responded that the Street Tree Policy is currently being reviewed.

### **12. Traffic Safety along Marine Parade**

Ms Primeau:

- Referred to the Enquiry By Design Report noting the comment within the report stating "No further traffic growth is anticipated in the beachfront vicinity".
- Noted that, with population growth and new developments traffic will increase.
- Suggested a need to put in place, traffic calming measures in strategic places.
- Stated that poor signage, design and road layout of Marine Parade is causing the road to be used for rat-runs, burnouts, hooning and other anti-social activities.
- Noted a lack of control over traffic flow along Marine Parade.
- Claimed that Police statistics show hazardous traffic speeds.

#### **Moved Ms Primeau, seconded Ms Carmichael**

**The Council implement better traffic controls through initiatives such as "pedestrian cross walk lighting" at Napier and Forrest Streets and by Wearne hostel.**

**Carried**

- The MES stated that traffic control required Main Roads' approval and cost in the order of \$200,000 per set. Council has already engaged a consultant to consider pedestrian crossing issues, as part of the Foreshore Redevelopment project.

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- The Mayor advised that Council is addressing the pedestrian issue as part of Foreshore Redevelopment, which extends from Forrest Street through to Eric Street.
- Ms Carmichael stated that at the cross walk at Forrest Street and Napier Street, the night lighting is dismal and needs better illumination.

**Moved Ms Primeau, seconded Ms Carmichael**

**That Council implement traffic calming devices placed strategically along Marine Parade, such as, between the Golf Course and Isolators, in front of Grant Marine Park and in front of Little Marine Parade.**

**Lost**

**Moved Ms Primeau, seconded Ms Carmichael**

**That Council install Improved lighting along the entire coastal footpath so people feel safe to walk at night.**

**Lost**

**Moved Ms Primeau, seconded \_\_\_\_\_**

**That Council install:**

- 1. Improved cycling lanes along the entire coastal road;**
- 2. Improved speed limit signage, i.e., repaint the road; and**
- 3. Better parking, angled parking, and more parking to encourage "destination" travelers.**

**Motion lapsed**

### **13.Resource Sharing**

Q1: Ms Hart referred to the Mayor's assertion that the amalgamation process has some benefits, one of them being improved communication amongst the Western Suburbs Mayors. Ms Hart referred to the comments brought up during the meeting, i.e. issues such as Curtin Avenue, short stay accommodation, Street Tree Policy, and other various matters, Ms Hart asked to what extent the Town can collaborate with other surrounding Councils to discussed some of these issues?

A1: The Mayor confirmed that these issues can be communicated between CEOs for the purpose of cost benefits.

The CEO stated that a number of initiatives have been implemented such as sharing of ranger services and environmental health services. In addition, there are a number of Officer groups and project groups, including WESROC, that facilitate other resource and knowledge sharing.

Q2: Ms Hart asked if the Street Tree Policy can be shared or collaborated?

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A2: The CEO stated that Council can review policy and contact other Local Governments to discuss various issues they faced.

Q3: Ms Hart asked regarding Short Stay if Council can check what other Councils are doing?

A3: The CEO advised that the matter can be looked into and if necessary, discussed with other Councils facing similar issues.

**(5) CLOSURE**

The Mayor thanked Councillors, staff and members of the public present for their attendance and declared the meeting closed at 8:50pm.