



CITY OF SUBIACO

MINUTES

ANNUAL ELECTORS' MEETING

**PALMS COMMUNITY CENTRE
CNR ROKEBY & NICHOLSON ROADS**

TUESDAY, 9 DECEMBER 2014

**COMMENCEMENT: 6.00PM
CLOSED: 6.50PM**

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1. ATTENDANCE / LEAVE OF ABSENCE / APOLOGIES

Present:

Electors 12

Elected Members:

Mayor Heather Henderson	
Councillor Scott Arbuckle (arrived 6.20pm)	Central Ward
Councillor Leanne Potter	Central Ward
Councillor Paul Clements	East Ward
Councillor Julie Matheson	East Ward
Councillor Stephanie Stroud	North Ward
Councillor Garry Trinder	North Ward
Councillor Lee Hemsley	South Ward
Councillor Lynley Hewett	South Ward
Councillor Hugh Richardson	South Ward

Staff Members:

Stephen Tindale	Chief Executive Officer
Kerry Plantinga	Minutes Secretary
Sandi Found	Public Liaison Officer

Leave of Absence:

Councillor Judith Gedero Central Ward

Apologies:

Nil

Media:

Member of the press 1

2. DECLARATION OF OPENING

Mayor Henderson declared the meeting open at 6.00pm and welcomed councillors, electors and the media to the meeting.

The purpose of the meeting was to discuss the contents of the 2014 draft Annual Report and any other general business.

Mayor Henderson stated that at its meeting of 25 November, 2014 the council had adopted the 2014 financial statements. This meeting is able to discuss the contents of the draft Annual Report and the financial statements. It is also able to make recommendations to council or if it so wishes, but there is no requirement for this.

Mayor Henderson advised that the Annual Electors' Meeting is not a council meeting. Any motions from the meeting will be considered by council at the 16 December 2014 meeting.

Mayor Henderson asked electors to record their names and addresses if they had not already done so.

3. ANNUAL REPORT 2013/2014 & FINANCIAL STATEMENTS

Jeremy Mowe, 15 Keightley Road Shenton Park

3.1 Financial Statements

Question 1

Is a listing and value of the elements that make up the freehold land (Note 7, Page 35), which has been revalued to be \$95 million able to be provided?

Question 2

Is a listing and value of the Investment properties (Note 8, Page 36), revalued to \$117 million able to be provided?

Question 3

Does this mean the ratepayers of the City of Subiaco have investment assets of some \$210+million?

Question 4

Is it correct to say the City of Subiaco only has approximately \$7million in debt (Note 11, Page 40)? If this is not correct, how much is it and where should I look to quote Subiaco's debt?

Question 5

As the Town of Cambridge's proposal to take over the City of Subiaco has been recommended by the LGAB and approved by the Minister, can the City of Subiaco please list the assets and debt of the Town of Cambridge in the same way as questions 1 – 4 above, so a comparison can be made?

The Chief Executive Officer advised:

Question 1

Description	Fair Value
Land	
<i>Recreational Reserves</i>	\$ 31,030,000
<i>Car Parks</i>	\$ 42,840,000
<i>Operations Centre</i>	\$ 9,780,000
<i>Community Centres</i>	\$ 4,920,000
<i>Library</i>	\$ 3,400,000
<i>Pre-Primary School</i>	\$ 2,420,000
<i>Social Housing</i>	\$ 1,000,000
	\$ 95,390,000
Buildings	
<i>Recreational Centres</i>	\$ 10,549,744
<i>Toilets</i>	\$ 738,673
<i>Operations Centre</i>	\$ 1,204,756
<i>Community Centres</i>	\$ 4,535,975
<i>Library & Museum</i>	\$ 2,292,504
<i>Pre-Primary School</i>	\$ 759,580

Social Housing	\$ 375,000
Admin Centre	\$ 2,522,120
Subiaco Arts Centre	\$ 5,657,803
	\$ 28,636,155
	\$ 124,026,155

Question 2**Description** **Fair Value****Land**

9-21, 23-45 Bishop Street	\$ 14,390,000
592-616 Hay Street + 2 Bishop St	\$ 10,000,000
3 Price Street & 588 Hay Street	\$ 16,000,000
55 Salvado Rd	\$ 28,600,000
1 Harborne	\$ 16,000,000
Carter Lane	\$ 13,000,000
133 Salvado Rd	\$ 9,711,409
	\$ 107,701,409

Buildings

Hay Street Properties	\$ 3,687,635
133 Salvado Rd	\$ 1,197,684
Bishop Street Properties	\$ 4,200,000
588 Hay St (WIP)	\$ 523,839
	\$ 9,609,157
	\$ 117,310,566

Question 3

The city currently has Land and Property with a fair value of : \$241,336,721

Question 4

The city currently has borrowings of approximately \$7 million.

Borrowings

Current Portion of Long Term Borrowings	214,206
Long Term Borrowings	6,915,687
Total Borrowings	7,129,893

Question 5

The city does not have access to the equivalent information from the Town of Cambridge.

4. GENERAL BUSINESS

Brian Prentice, 14 Rawson Street Subiaco

4.1 Mature Trees – Car Park No 12

Question

If as councillor Hemsley proposed the council purchase the Coles portion of the car park to make a contiguous site, is there any reason why the trees can't be entered on a register to secure their future for the present and future generations of Subiaco residents.

In The West Australian dated 20th October 2014 Kate Emery wrote an article "Urban forests plan to take the heat out of our cities." This article highlighted the prospect of rising global temperatures and higher density living. She noted that Perth councils are taking steps to protect their trees.

The article goes on to say that the cities of Vincent and Bayswater have set a target to increase their tree canopy.

The cities of Perth, Armadale and Belmont have commissioned urban forest strategies to guide future tree numbers types and locations.

Subiaco is protecting its verge trees but there is an established urban forest in the centre of the city which requires protection.

Surely it is not beyond the councillors and the administration to understand the importance of this.

Ms Emery also said that infill developments will exacerbate the disappearance of green space.

She also quoted Helen Brown, director of health, safety and environment at Curtin University's school of public health. Helen Brown said trees performed "critical services" when it came to human health and the environment.

Lord Mayor Lisa Scaffidi said the city's proposed urban forest plan would set targets for increasing tree canopy in public areas, replace ageing tree stock and protecting the city's existing trees and landscapes.

Subiaco's Park Street Car Park is a public amenity with an established urban forest that should be preserved whilst our City has control before the Town of Cambridge, the government or someone again decides that it could be an ideal location for development.

With more high-rise to completely change Subiaco's village atmosphere this urban forest is more important than ever.

In 2012 there was an extensive document prepared requesting council to put a preservation order on these trees. This was prepared in consultation with both Mayor Henderson and the CEO Mr Tindale.

At the council meeting on the 26th February 2013 Councillor Arbuckle successfully proposed it be deferred until the Activity Centre Structure Plan for the Town Centre had been completed. Therefore the documents relating to this issue are still with council.

If the Town Centre plan hasn't been completed by now December 2014, the new Subiaco will probably have other ideas.

So once again, is it not possible for council to protect this site?

The CEO advised:

The city's Street Tree Policy and Management Guidelines are applicable to all trees growing on city managed property and any removal for development purposes are subject to Council approval.

Where trees are growing on private land the City's Town Planning Scheme 4 Division 8 "Tree Preservation" allows Council to issue a Tree Preservation order to protect trees having regard to aesthetic quality, historical association, rarity or other characteristics which in the opinion of Council makes the tree/s worthy of preservation. In February 2013 an independent Arborists, was engaged to assess the 16 Ficus microcarpa var. hillii, Hills Figs growing in the Coles car park area. The assessment concluded that:

"None of the trees in the car park qualify under any of the categories for significance. They are trees of moderate size and stature that provide shade and amenity for the users of the site.

The trees as a group are not considered significant as the benefits they are providing need to be compared against the damage that is occurring to the car park itself. If retained for another 20 years or so they may provide a significant closed canopy to the area; however, without substantial management the car park will be unusable due to lifting of the concrete and asphalt.

It is not recommended that these trees are included on the City's Significant Tree Register."

The provision of Tree Preservation in the planning scheme is a valuable tool for Council to protect trees that warrant preservation but cannot be used to stop development within the city. Land owners and developers have the right to challenge Tree Preservation Orders if they do not comply with the conditions as set out in the Town Planning Scheme 4."

MOTION 1

That the consideration of the listing of 16 trees on a city register of significant trees and Tree Preservation Orders that was deferred at the council meeting of 26 February 2013 (item D30 as stated below) be brought back;

That Council:

- 2. Defers consideration of the listing of the 16 trees on a city register of significant trees and Tree Preservation Orders until such time as the community engagement and strategic place making approach undertaken as part of the development of the Activity Centre Structure Plan for the Town Centre has been completed to enable unfettered consideration of the community's aspirations for the Town Centre;***

Moved Brian Prentice/seconded Linda Rogers
CARRIED

Helen Leeder, 3 Cuthbert Street Shenton Park Nedlands

4.2 Lake Jualbup Update

MOTION 2

That electors be given an update on the project to retain water in Lake Jualbup

Moved Helen Leeder/seconded Pam Meehan
CARRIED

4.3 Parking – Rosalie Park

MOTION 3

That Council reaffirms its support for the community’s known preference for no car parking and no fences on Rosalie Park, and directs staff to ensure this support is observed.

Moved Helen Leeder/seconded Pam Meehan
CARRIED

4.4 Parking – Onslow Road and Derby Road

MOTION 4

That the ticket parking car parks on both Onslow Road and Derby Road adjacent to Rosalie Park be signed and policed for 3 hour short term parking.

Moved Helen Leeder/seconded Pam Meehan
CARRIED

Jeremy Mowe, 15 Keightley Road Shenton Park

4.5 Subiaco Investment Wealth

MOTION 5

That Subiaco’s investment wealth be restricted for use only in the current and existing boundaries of the City of Subiaco.

Moved Jeremy Mowe/seconded Pam Meehan
CARRIED

4.6 Ratepayers Protesting Against Amalgamations

MOTION 6

An amount of \$3,000 be set aside to assist ratepayers protesting against the forced amalgamation with the Town of Cambridge.

Moved Jeremy Mowe/seconded Linda Rogers
CARRIED

Councillor Lynley Hewett, 27 Kanimbla Road Nedlands

4.7 Passing of Former Councillors

MOTION 7

That the meeting acknowledge the passing of former Councillors Vern Hiddlestone, Dawn Kelly and Derek Leeder.

Moved Cr Hewett/seconded Cr Arbuckle
CARRIED

Peter Tallentire, 42 Hilda Street Shenton Park

4.7 Underground Power in Shenton Park

Peter Tallentire thanked the Mayor, Councillors and administration for the work done in relation to the installation of underground power in Shenton Park

4.8 Supreme Court Decision

Peter Tallentire asked what is happening in relation to the Supreme Court Legal Action challenge.

The Mayor advised that a Special Council meeting is being held on 10 December 2014 to discuss this issue.

Councillor Hugh Richardson, 17 Hilda Street Shenton Park

4.9 Lake Jualbup

Councillor Richardson advised that a timetable has been established and adopted by council in relation to the works at Lake Jualbup.

The CEO advised that all updates in relation to Lake Jualbup can be found on the City of Subiaco's website.

Jeremy Mowe, 15 Keightley Road Shenton Park

4.10 Council Amalgamations

Jeremy Mowe thanked the Mayor, Councillors and staff for the hard work and dedication they have displayed in relation to maintaining the independence of the City of Subiaco.

5. CLOSURE OF THE MEETING

There being no further business the Mayor closed the meeting at 6.50pm.