

TOWN OF COTTESLOE



WORKS AND CORPORATE SERVICES COMMITTEE

MINUTES

MAYOR'S PARLOUR, COTTESLOE CIVIC CENTRE
109 BROOME STREET, COTTESLOE
6.00 PM, TUESDAY, 20 MAY 2014

CARL ASKEW
Chief Executive Officer

26 May 2014

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WORKS AND CORPORATE SERVICES COMMITTEE

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1 DECLARATION OF MEETING OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member announced the meeting opened at 6:05 PM.

2 DISCLAIMER**3 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

Nil

4 PUBLIC QUESTION TIME**4.1 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

4.2 PUBLIC QUESTIONS

Nil

5 PUBLIC STATEMENT TIME

Mr Chris Monahan, 3/16 Cliff Way, Claremont - 10.1.2 – Business Proposal for Cottesloe Beach

Mr Monahan addressed Committee and advised that he co owns and operates Perth Outdoor Events Pty Ltd, the company which submitted the proposal to provide beach lounge chairs and shade umbrellas on Cottesloe Beach.

Mr Monahan stated that the aim of the proposal is to create a safe, comfortable and aesthetically pleasing service for beach users. Mr Monahan outlined the potential benefits of the plan including providing respite from the sun and improved safety and security, as the site would be monitored by a member of staff trained in first aid.

Mr Monahan drew Committee's attention to the Officer report and advised that, contrary to the report, storage and vehicular access to the beach was not required. Mr Monahan also stated that the company is not seeking to "rope off" a section of the beach.

Cr Angers questioned how boisterous users might be dealt with and what signage would be in place. Mr Monahan mentioned that he is open to suggestions as to how the operation should run and that he wants to work with Council on this matter.

Mayor Dawkins queried if the process for hiring the equipment would differ from the process currently in place on Cable Beach in Broome. Mr Monahan advised that the process would be different, as his company intends to set up the beach beds at the beginning of the day in a set location and remove them at the end, whereas on Cable Beach users hire a chair and place it where they like on the beach.

Cr Angers raised the possibility that the company could supervise and assist with the use of the Town's beach wheelchairs. Mr Monahan advised that he would be pleased to help and is willing to discuss the matter further.

6 ATTENDANCE

Present

Cr Robert Rowell	Presiding Member
Mayor Jo Dawkins	
Cr Peter Jeanes	
Cr Sally Pyvis	
Cr Philip Angers	

Officers Present

Mr Carl Askew	Chief Executive Officer
Mr Mat Humfrey	Manager Corporate & Community Services
Mr Geoff Trigg	Manager Engineering Services
Mrs Siobhan French	Administration and Governance Officer

Gallery

Media (1)
Members of the public (2)

6.1 APOLOGIES

Cr Helen Burke

Officer Apologies

Nil

6.2 APPROVED LEAVE OF ABSENCE

Nil

6.3 APPLICATIONS FOR LEAVE OF ABSENCE

Moved Cr Rowell, seconded Mayor Dawkins

THAT Cr Jeanes' request for leave of absence from the July Works and Corporate Services Committee meeting be granted.

Carried 5/0

7 DECLARATION OF INTERESTS

Cr Angers declared an impartiality interest in item 10.1.1, due to being the President of ProCott and owning a shop in the town centre.

Mayor Dawkins declared an impartiality interest in item 10.2.3, due to owning and residing in a property on Avonmore Terrace.

8 CONFIRMATION OF MINUTES

Moved Mayor Dawkins, seconded Cr Jeanes

[Minutes April 29 2014 Works and Corporate Services Committee.docx](#)

The Minutes of the Ordinary meeting of the Works and Corporate Services Committee, held on 29 April 2014 be confirmed.

Carried 5/0

9 PRESENTATIONS**9.1 PETITIONS**

Nil

9.2 PRESENTATIONS

Nil

9.3 DEPUTATIONS

Nil

For the benefit of the members of the public present, the Presiding Member determined to consider item 10.1.2 – Business Proposal for Cottesloe Beach first, then returned to the published order of the agenda.

10 REPORTS

10.1 ADMINISTRATION

Cr Angers declared an impartiality interest in item 10.1.1, due to being the President of ProCott and owning a shop in the town centre and stated that as a consequence there may be a perception that his impartiality may be affected and declared that he would consider this matter on its merits and vote accordingly.

10.1.1 ADVERTISING OF PROPOSED BUSINESS PLAN – LOTS 2, 4, 6 AND 8 STATION STREET COTTESLOE

File Ref: SUB/1812
Attachments: [Business Plan](#)
Responsible Officer: Carl Askew
Chief Executive Officer
Author: Mat Humfrey
Manager Corporate & Community Services
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

The Town has received some interest from land developers to purchase and develop the land located at the corner of Railway and Station Streets, Cottesloe. However, before Council can consider selling or disposing of the land in any way, it must prepare and adopt a business plan for the transaction (s3.59 of the Local Government Act 1995).

BACKGROUND

The site in question consists of four lots (2, 4, 6 and 8 Station Street) which are currently used as a carpark. The lots appear to have been acquired by the Town in the 1950's although the purpose for which they were acquired is not clear. The carpark currently situated there has been in place for a considerable period of time and is currently well used by people visiting the Town Centre, as well as people who work within the Town Centre.

The Town has considered developing this site on many occasions. Development concept plans have typically consisted of a mixed use development, consisting of residential and commercial spaces. While there has been a will to develop the site in recent times, the cost of developing the site to the standard required has prevented the Town from proceeding. It was envisaged that a portion of the proceeds from the sale of the former depot site could be allocated to this development and in turn the profits from the development then used to better the Town's financial position. A straight sale of the property may represent a better return for the Town's residents and ratepayers, due to a much lower level of risk, and a much shorter project timeframe.

STRATEGIC IMPLICATIONS

This transaction that would result from the business plan would allow Council to proceed with several strategies and projects that are contained within the Town's Strategic Community Plan.

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

The sale of local government assets are covered by sections 3.58 and 3.59 of the Local Government Act 1995, which are reproduced below for reference.

3.58. *Disposing of property*

(1) *In this section —*

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;

property includes the whole or any part of the interest of a local government in property, but does not include money.

(2) *Except as stated in this section, a local government can only dispose of property to —*

(a) *the highest bidder at public auction; or*

(b) *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*

(3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*

(a) *it gives local public notice of the proposed disposition —*

(i) *describing the property concerned; and*

(ii) *giving details of the proposed disposition; and*

(iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*

and

(b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*

(4) *The details of a proposed disposition that are required by subsection (3)(a)(ii) include —*

(a) *the names of all other parties concerned; and*

(b) *the consideration to be received by the local government for the disposition; and*

(c) *the market value of the disposition —*

- (i) *as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*
 - (ii) *as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.*
- (5) *This section does not apply to —*
- (a) *a disposition of an interest in land under the Land Administration Act 1997 section 189 or 190; or*
 - (b) *a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or*
 - (c) *anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or*
 - (d) *any other disposition that is excluded by regulations from the application of this section.*

3.59. Commercial enterprises by local governments

- (1) *In this section —*

acquire *has a meaning that accords with the meaning of **dispose**;*

dispose *includes to sell, lease, or otherwise dispose of, whether absolutely or not;*

land transaction *means an agreement, or several agreements for a common purpose, under which a local government is to —*

- (a) *acquire or dispose of an interest in land; or*
- (b) *develop land;*

major land transaction *means a land transaction other than an exempt land transaction if the total value of —*

- (a) *the consideration under the transaction; and*
- (b) *anything done by the local government for achieving the purpose of the transaction,*

is more, or is worth more, than the amount prescribed for the purposes of this definition;

major trading undertaking *means a trading undertaking that —*

- (a) *in the last completed financial year, involved; or*
- (b) *in the current financial year or the financial year after the current financial year, is likely to involve,*

expenditure by the local government of more than the amount prescribed for the purposes of this definition, except an exempt trading undertaking;

trading undertaking *means an activity carried on by a local government with a view to producing profit to it, or any other activity carried on by it that is of a kind prescribed for the purposes of this definition, but does not include*

anything referred to in paragraph (a) or (b) of the definition of **land transaction**.

(2) Before it —

- (a) commences a major trading undertaking; or
- (b) enters into a major land transaction; or
- (c) enters into a land transaction that is preparatory to entry into a major land transaction,

a local government is to prepare a business plan.

(3) The business plan is to include an overall assessment of the major trading undertaking or major land transaction and is to include details of —

- (a) its expected effect on the provision of facilities and services by the local government; and
- (b) its expected effect on other persons providing facilities and services in the district; and
- (c) its expected financial effect on the local government; and
- (d) its expected effect on matters referred to in the local government's current plan prepared under section 5.56; and
- (e) the ability of the local government to manage the undertaking or the performance of the transaction; and
- (f) any other matter prescribed for the purposes of this subsection.

(4) The local government is to —

(a) give Statewide public notice stating that —

- (i) the local government proposes to commence the major trading undertaking or enter into the major land transaction described in the notice or into a land transaction that is preparatory to that major land transaction; and
- (ii) a copy of the business plan may be inspected or obtained at any place specified in the notice; and
- (iii) submissions about the proposed undertaking or transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;

and

(b) make a copy of the business plan available for public inspection in accordance with the notice.

(5) After the last day for submissions, the local government is to consider any submissions made and may decide* to proceed with the undertaking or transaction as proposed or so that it is not significantly different from what was proposed.

* Absolute majority required.

(5a) A notice under subsection (4) is also to be published and exhibited as if it were a local public notice.

-
- (6) *If the local government wishes to commence an undertaking or transaction that is significantly different from what was proposed it can only do so after it has complied with this section in respect of its new proposal.*
- (7) *The local government can only commence the undertaking or enter into the transaction with the approval of the Minister if it is of a kind for which the regulations require the Minister's approval.*
- (8) *A local government can only continue carrying on a trading undertaking after it has become a major trading undertaking if it has complied with the requirements of this section that apply to commencing a major trading undertaking, and for the purpose of applying this section in that case a reference in it to commencing the undertaking includes a reference to continuing the undertaking.*
- (9) *A local government can only enter into an agreement, or do anything else, as a result of which a land transaction would become a major land transaction if it has complied with the requirements of this section that apply to entering into a major land transaction, and for the purpose of applying this section in that case a reference in it to entering into the transaction includes a reference to doing anything that would result in the transaction becoming a major land transaction.*
- (10) *For the purposes of this section, regulations may —*
- (a) prescribe any land transaction to be an exempt land transaction;*
 - (b) prescribe any trading undertaking to be an exempt trading undertaking.*

The amount prescribed for the purposes of s3.59 is set out in Regulation 8A of the Local Government (Functions and General) Regulations 1996 – which is reproduced below.

8A. Amount prescribed for major land transactions; exempt land transactions prescribed (Act s. 3.59)

- (1) *The amount prescribed for the purposes of the definition of **major land transaction** in section 3.59(1) of the Act is —*
- (a) if the land transaction is entered into by a local government the district of which is in the metropolitan area or a major regional centre, the amount that is the lesser of —*
 - (i) \$10 000 000; or*
 - (ii) 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year;*
- or*
- (b) if the land transaction is entered into by any other local government, the amount that is the lesser of —*
 - (i) \$2 000 000; or*
-

- (ii) *10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year.*
- (2) *A land transaction is an exempt land transaction for the purposes of section 3.59 of the Act if —*
 - (a) *the total value of —*
 - (i) *the consideration under the transaction; and*
 - (ii) *anything done by the local government for achieving the purpose of the transaction,*

is more, or is worth more, than the amount prescribed under subregulation (1); and
 - (b) *the Minister has, in writing, declared the transaction to be an exempt transaction because the Minister is satisfied that the amount by which the total value exceeds the amount prescribed under subregulation (1) is not significant taking into account —*
 - (i) *the total value of the transaction; or*
 - (ii) *variations throughout the State in the value of land.*

The net impact of these sections and regulations is that if the Town wishes to sell a piece of land which is worth more than approximately \$1,400,000 – there are two stages that must be completed. The first is that a business plan must be developed and advertised for the required period of time (six weeks). Following the consideration of any feedback received, the Town would then need to comply with the requirements of section 3.58 of the Act for the sale of the assets concerned.

It is important to note that s3.59 is quite specific in that the local government must prepare the business plan BEFORE it enters into a major land transaction. As such, it is not possible to even consider an offer or to advertise for tenders (or advertise the sale in anyway) before the steps required to prepare a business plan have been completed.

FINANCIAL IMPLICATIONS

The costs associated with the preparation and advertising of the business plan can be met within the adopted budget for the 2013/2014 financial year.

If a sale were to proceed as outlined, there would be a significant windfall gain for the Town of Cottesloe.

STAFFING IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

If the site were to be sold there would be less parking within the Town Centre and potentially less parking available for people using Cottesloe Train Station. While this cannot be addressed by the advertising of the business plan itself, it may be that the Town would consider allocating a portion of the funds received from the sale of this

asset to the construction of additional carparking on nearby land under the control of the Town.

CONSULTATION

One of the requirements of s3.59 is that the business plan must be advertised for a period not less than six weeks. At the closing of the advertising period, Council must consider any submissions received before it adopts the business plan – with or without modification.

While the Town has not undertaken any formal advertising or consultation at this stage to gauge interest in purchasing the lot, it has received formal and informal approaches from potential purchasers of the site – which suggests there is interest in purchasing and developing the property.

STAFF COMMENT

The site in its current form does not represent the best possible use of the land in question. A high quality mixed use development would boost the Town Centre and bring further vitality to the area. The Town has considered developing the site itself previously, however there is a significant upfront cost in developing such a site and previous investigations have found that the cost was beyond the reach of the Town at that time.

There has been discussion in recent times about the possibility of the Town developing the site, using a portion of the funds it would receive from the impending sale of the depot. However this strategy has its own issues – not the least of which is the risk embodied in such a development. While the Town is financially able to undertake the development (albeit at the expense of undertaking other infrastructure improvements) any complex building project has risks associated to it, as does the resulting sales and commercial transactions to dispose of the property to realise any profits.

A development of the kind previously envisaged for this site would be of a scale such that the Town would be unable to undertake any further projects at the same time, simply due to the workloads involved and the number of decisions that would need to be made. It would mean that other projects, such as the revitalization of the Town Centre and Beach Front would most likely go on hold as staff focused their efforts on making sure the project proceeded as required.

While the Town is not able to do anything that could be construed as “entering into a land transaction” during the development phase of the business plan, the reality is that merely advertising the business plan will likely generate interest and potentially offers to purchase the site. There is also nothing to prevent officers doing background research, such as obtaining valuations and collating information such as planning requirements.

VOTING

Simple Majority

COMMITTEE DISCUSSION

Cr Rowell expressed disappointment at the possible sale of the land, stating that the land used to be the site of the post master general's depot. Cr Rowell added that the land was bought by the Town using landowners' funds to provide parking.

Cr Angers put forward an amendment advocating that the Town undertake consultation with ProCott and other local businesses during the advertising of the business plan. Cr Angers expressed concern that the loss of car parking spaces would adversely affect the number of shoppers in the town centre. Cr Angers acknowledged that an alternative site could be found for a car park but stated that in his experience, shoppers are reluctant to walk very far. Cr Angers also queried where shop owners and workers would park. Committee discussed potential sites for a new car park and the need for the Town to think long term.

Cr Jeanes concurred with the sentiments of Crs Rowell and Angers but stated that the Town should advertise the business plan to see what the results of the process are. Cr Jeanes reminded Committee that advertising the business plan does not commit the Town to selling the land.

OFFICER RECOMMENDATION

Moved Cr Angers, seconded Cr Rowell

THAT Council authorise the Chief Executive Officer to advertise the business plan for the sale of lots 2, 4, 6 and 8 Station Street Cottesloe as attached.

AMENDMENT

Moved Cr Angers, seconded Cr Rowell

That Council authorise staff, during the advertising of the business plan to hold meetings with ProCott and the town's businesses to discuss the impact and implications of the business plan on the town centre's businesses with consideration given to locating suitable/acceptable, new or improved existing parking stations within the town centre and other relevant issues.

Carried 4/1

AMENDMENT

Moved Cr Jeanes, seconded Mayor Dawkins

That the words "possible development and/or" be added to the recommendation after the words "business plan for the" and before the words "sale of lots".

Carried 5/0

COMMITTEE RECOMMENDATION

THAT Council:

- 1. Authorise the Chief Executive Officer to advertise the business plan for the possible development and/or sale of lots 2, 4, 6 and 8 Station Street Cottesloe as attached.**

2. Authorise staff, during the advertising of the business plan to hold meetings with ProCott and the town's businesses to discuss the impact and implications of the business plan on the town centre's businesses with consideration given to locating suitable/acceptable, new or improved existing parking stations within the town centre and other relevant issues.

THE AMENDED SUBSTANTIVE MOTION WAS PUT

Carried 5/0

10.1.2 BUSINESS PROPOSAL FOR COTTESLOE BEACH

File Ref: SUB/207-02
Attachments: [Proposal From Perth Outdoor Events Pty Ltd](#)
Responsible Officer: Carl Askew
Chief Executive Officer
Author: Mat Humfrey
Manager Corporate & Community Services
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

A proposal has been received by the Town for a business to operate from Cottesloe Beach – with the primary activity of the business being the hire of beach beds. As the proposal is outside of the normal prescriptions of the Beach Policy it is being presented for Council’s consideration.

BACKGROUND

Cottesloe Beach is an iconic tourist destination and as such, it attracts many visitors every year. As a result the Town receives many requests from business proprietors to setup all kinds of operations at the beach front. The overwhelming majority of these applications are declined in the first instance as they do not comply with the Town’s Beach Policy.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

The Town’s Beach Policy states:

“In general, commercial activity on the beach is permitted only at the fixed facilities. Any other commercial activity may only be undertaken with the approval of the Town.”

In applying this policy, the administration has declined most applications for commercial activity, especially any that would involve competition with traders that do operate from fixed facilities in the area. The reason for this is that the operators from fixed facilities, either directly or indirectly contribute to the rates income of the Town that is then used to maintain the beaches. If competitors were allowed to operate at the peak times, without contributing to the upkeep of the area, this would place the permanent businesses at a very distinct disadvantage.

STATUTORY ENVIRONMENT

Town of Cottesloe’s Beaches and Beach Reserves Local Law 2012.

FINANCIAL IMPLICATIONS

While a small amount of revenue would arise from this proposal, the amount is largely immaterial.

STAFFING IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Nil

CONSULTATION

Nil

STAFF COMMENT

The current proposal is different to the majority of applications received in that it in no way seeks to compete with the businesses that operate from the permanent facilities. The supply of beach beds and shelters on a portion of the beach will only provide for people in that immediate area, it will not prevent people seeking to purchase goods or services at the nearby businesses.

That being said, if this group are permitted to establish this business, they will be seeking to “rope off” a section of the beach for their exclusive use. This will prevent other beach goers from using this area, which could create problems at peak times. It is also worth considering whether or not a similar approach from another business would also be permitted or whether this will be the only business of this kind allowed.

The fees being offered by the group are relatively small, but at present no income is received from the use of the area in question. There is also no anticipated additional cost from the venture as the group would be required to leave the area exactly as they found it.

While the group have requested some storage, this is simply not an option as there is no available storage in that area. Vehicle access will also cause issues, with other permanent businesses already being told that they cannot access the beach reserve to load or unload goods.

While the officer recommendation is to decline the request, as this best aligns with the Beach Policy, if Council were to approve the request it would be best if conditions were attached. The recommended conditions would be as follows:

1. The approval be for a trial period from September 2014 to March 2015;
2. That the trial period would not include the period during which Sculpture by the Sea operates;
3. That all signage be approved in advance by the Chief Executive Officer;
4. Permission is not extended for the sale of any items;
5. The area shall not be moved or extended for any reason; and
6. That a weekly rental of \$200 be applied to the space requested.

VOTING

Simple Majority

COMMITTEE DISCUSSION

Committee discussed the operational aspects of the proposal at length, citing concerns that a section of the beach would be “roped off” to exclude other users, the effect of the plan on large events held on the beach and that allowing a commercial business on the beach could set a dangerous precedent for future business proposals.

Cr Pyvis stated that Cottesloe Beach has a relatively small sand area for beach goers and is already under great pressure for beach space as Perth's most popular beach. Cr Pyvis commented that the Town shouldn't emulate beaches in Europe but value the Australian beach experience.

Committee concluded that the proposal could provide a useful service for beach goers by increasing their levels of comfort and expressed a preference for the business to commence on a trial basis.

OFFICER RECOMMENDATION

THAT the proposal received for the provision of beach beds at Cottesloe Beach be declined.

Lapsed due to lack of a mover or seconder

ALTERNATE MOTION

Moved Cr Jeanes, seconded Cr Rowell

THAT Council conditionally approve the proposal with the following conditions:

- 1. The approval be for a trial period from September 2014 to March 2015;**
- 2. That the trial period would not include the period during which Sculpture by the Sea operates;**
- 3. That all signage be approved in advance by the Chief Executive Officer;**
- 4. Permission is not extended for the sale of any items;**
- 5. The area shall not be moved or extended for any reason; and**
- 6. That a weekly rental of \$200 be applied to the space requested.**

AMENDMENT TO THE ALTERNATE MOTION

Moved Mayor Dawkins, seconded Cr Angers

- 1. That the words “and the Rottnest Channel Swim” be added to point 2 after “Sculpture by the Sea” and before “operates”.**
- 2. That the words “be approved in advance by the Chief Executive Officer and” be added to point 5 after “the area” and before “not be moved.”**

Carried 4/1

COMMITTEE RECOMMENDATION

THAT Council conditionally approve the proposal with the following conditions:

- 1. The approval be for a trial period from September 2014 to March 2015;**
- 2. That the trial period would not include the period during which Sculpture by the Sea and the Rottnest Channel Swim operates;**
- 3. That all signage be approved in advance by the Chief Executive Officer;**
- 4. Permission is not extended for the sale of any items;**
- 5. The area shall be approved in advance by the Chief Executive Officer and not be moved or extended for any reason; and**
- 6. That a weekly rental of \$200 be applied to the space requested.**

THE AMENDED SUBSTANTIVE MOTION WAS PUT

Carried 4/1

10.2 ENGINEERING

10.2.1 REQUEST FOR NATURAL AREAS MANAGEMENT PLAN - REVIEW AND UPDATE

File Ref: SUB/707
Attachments: [Submission from Coastcare](#)
Responsible Officer: Carl Askew
Chief Executive Officer
Author: Geoff Trigg
Manager Engineering Services
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

A Cottesloe Coastcare Submission has been received requesting a review and update of the existing Natural Areas Management Plan (NAMP) which was designed to run for the period 2008 – 2013. The submission also requested the upgrading of several beach access pathways and an audit of all foreshore fencing.

The recommendation is the Council:

1. Consider the funding of a new/updated Natural Areas Management Plan for Cottesloe in the 2014/2015 budget.
2. Consider a project to improve pedestrian access routes to the beach from the foreshore dual use path in 2014/2015.

BACKGROUND

A consultant was employed by Council in 2008, to develop a management plan for all natural/bush areas in Cottesloe. The majority of that plan applied to the Cottesloe foreshore but also included other areas with remnant native vegetation. This plan was developed with considerable involvement from Cottesloe Coastcare members and Council staff.

A large range of improvements to Cottesloe's natural areas have been completed since 2008. Another five year extension of the plan is requested as are infrastructure improvements to beach access pathways and fencing.

STRATEGIC IMPLICATIONS

The NAMP is listed as a strategic document on Council's webpage. Council's Strategic Community Plan 2013 to 2023, under Priority Area Three (Enhancing beach access and the foreshore), includes the Major Strategy: 3.3 Improve dune conservation outside the central foreshore zone (implement NAMP).

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Nil

FINANCIAL IMPLICATIONS

The request is for funding for the Plan review/update in 2014/2015 at a quoted cost of \$26,770 plus GST for the new NAMP, plus funds for beach access path upgrading and fencing improvements.

STAFFING IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

The NAMP sets a scale of effort and expected level of funding to be applied to Cottesloe's natural vegetation areas in the future and this will have a significant impact of the local natural environment.

CONSULTATION

The original NAMP was advertised for public consultation and the results were considered for inclusion in the plan. It is assumed that the same public consultation effort would apply if Council resolves to update the plan.

STAFF COMMENT

Cottesloe Coastcare has carried out a large range of improvements to the foreshore area and other sites nearby in the last five years of the first NAMP. With those works undertaken and new issues arising in relation to the protection and improvements of Cottesloe's remaining natural areas a new or updated NAMP is supported.

The comments regarding, particularly, the need for improvements to pedestrian access routes from the existing concrete dual use path to the beach are also supported. One of the projects that could be arranged from funding generated from the depot sale is the installation of new timber ramps or sets of steps at the pedestrian accesses to the beach most impacted on by sand erosion in the summer months.

VOTING

Simple Majority

COMMITTEE DISCUSSION

Committee queried the quoted cost of the NAMP review and update. The Manager Engineering Services (MES) advised that if the review and update of the Plan were approved, three quotes would be obtained, as per Council policy.

Cr Jeanes commented that there were still many items in the 2008-2013 NAMP that have not been addressed and suggested funds would be better spent implementing the remaining items in the current Plan rather than creating a new NAMP. MES advised that with the potential for Council amalgamations pending, Coastcare is keen to have a new Plan in place to assist in securing the future of their projects, as well as using the Plan to apply for grant funding.

OFFICER RECOMMENDATION**Moved Mayor Dawkins, seconded Cr Rowell**

THAT Council:

1. Consider the funding of a new/updated Natural Areas Management Plan for Cottesloe in the 2014/2015 budget.
2. Consider a project to improve pedestrian access routes to the beach from the foreshore dual use path in 2014/2015.

AMENDMENT**Moved Cr Jeanes, seconded Cr Rowell**

That point 1 of the recommendation be removed and the following points added:

1. Request staff, in conjunction with Coastcare, to conduct an audit of the NAMP 2008-2013.
2. Request Officers bring to Council's attention work considered necessary in the 2014/2015 financial year.
3. Consider an allocation of funds in the 2014/2015 budget to carry out necessary works.

Carried 5/0

COMMITTEE RECOMMENDATION

THAT Council:

1. Request staff, in conjunction with Coastcare, to conduct an audit of the NAMP 2008-2013.
2. Request Officers bring to Council's attention work considered necessary in the 2014/2015 financial year.
3. Consider an allocation of funds in the 2014/2015 budget to carry out necessary works.
4. Consider a project to improve pedestrian access routes to the beach from the foreshore dual use path in 2014/2015.

THE AMENDED SUBSTANTIVE MOTION WAS PUT

Carried 5/0

10.2.2 PROPOSAL - COLOURED TILE AND GLASS INSERTS IN NEW CONCRETE FOOTPATHS

File Ref: SUB/1779
Attachments: [Photos of Most Recent Examples](#)
Responsible Officer: Carl Askew
Chief Executive Officer
Author: Geoff Trigg
Manager Engineering Services
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

A proposal has been received for the installation of small coloured art inserts using glass and tile pieces into new concrete footpaths in Cottesloe. Some examples already exist on the public footpath fronting the Cottesloe Surf Life Saving Club building on Marine Parade. A formal written proposal has been requested but was not received at the time of agenda finalisation.

The inserts would not be in every panel of all paths but would be scattered in intervals.

The recommendation is that Council:

1. Consider the inclusion of an allocation in the 2014/2015 budget to fund the installation of coloured inserts in new in-situ concrete footpaths being installed to replace old concrete slab footpaths.
2. Inform the proponent of this decision.

BACKGROUND

Council replaces up to 1.9km of slab footpath a year with in-situ concrete paths. In regards to the 12-15 coloured inserts installed on the west side footpath of Marine Parade past the Cottesloe Surf Life Saving Building, no negative comments have been received since the inserts were installed approximately three years ago.

The inserts are less than 200mm in size. They are normally pushed into the concrete path while the concrete is still soft.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Nil

FINANCIAL IMPLICATIONS

\$50 is the quoted price, per insert figure. If Council undertakes the normal 1.9km of footpath replacement in 2014/2015, and an insert is installed every 10m, 190 inserts at \$50 each would cost an additional \$9,500 for the total footpath works list.

This is not included in the Five Year Footpath Replacement program adopted by Council.

STAFFING IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Nil

CONSULTATION

No consultation has taken place regarding this item.

STAFF COMMENT

Of the 1885m of paths proposed for replacement in 2014/2015, 276m is in Marine Parade. The rest are residential streets, including Broome and Marmion Streets.

If Council considers that these inserts as proposed are to be undertaken in 2014/2015, an extra allocation of funds would be required, depending on the spacing of the inserts and whether they should go on every footpath being replaced. There are approximately 11.4km of slab footpaths still to be replaced.

VOTING

Simple Majority

COMMITTEE DISCUSSION

Mayor Dawkins advised that she had received numerous calls from residents requesting the installation of coloured inserts in the footpaths near their homes. Committee discussed the cost of installing the artwork and considered whether the inserts should only be installed in high traffic areas. Mayor Dawkins advised that the calls she had received were from residents in relatively quiet streets.

OFFICER & COMMITTEE RECOMMENDATION

Moved Mayor Dawkins, seconded Cr Rowell

THAT Council:

- 1. Consider the inclusion of an allocation in the 2014/2015 budget to fund the installation of coloured inserts in new in-situ concrete footpaths being installed to replace old concrete slab footpaths.**
- 2. Inform the proponent of this decision.**

Carried 4/1

Mayor Dawkins declared an impartiality interest in item 10.2.3, due to owning and residing in a property on Avonmore Terrace and stated that as a consequence there may be a perception that her impartiality may be affected and declared that she would consider this matter on its merits and vote accordingly.

10.2.3 REQUEST FOR VERGE WIDENING WORKS, 24-28 DEANE STREET, COTTESLOE

File Ref: PR54289 & SUB/442
Attachments: [Plan of Site](#)
[Site Photos](#)
Responsible Officer: Carl Askew
Chief Executive Officer
Author: Geoff Trigg
Manager Engineering Services
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

A short section of Deane Street east of the Avonmore Terrace intersection is through a cutting, which has created steep side slopes down to a short distance behind the street kerb lines. On the north side, fronting 24-28 Deane Street, the slope slowly crumbles and this material plus soil and small rocks fall to create a build up behind the kerb line which stops vehicle wheels being placed behind the kerb line to allow better street access.

A small amount of debris removal work was undertaken in 2010 by staff after resident complaints. Since that time, there have been statements of objection to that work plus requests for improvement works to that section of Deane Street.

In February 2013, Council considered a request for a new 1.2m wide concrete 'pad' level with the top of the kerb, fronting 24, 26 and 28 Deane Street plus a retaining wall approximately 1.0m high to ensure this widening doesn't collect further debris and become unusable.

Council resolved:

THAT Council request staff to arrange for a design to be completed for a concrete slab 1.2m wide and a vertical retaining wall up to 1.0m high on the north side of Deane Street, fronting 24, 26 and 28 Deane Street, with quotations to be sought for this work and the total cost to be considered by Council for inclusion in the 2013/2014 budget.

The design was not available for funding allocation in the 2013/2014 budget. No works have been done on site in 2013/2014.

The recommendation is:

That Council consider the inclusion of an allocation of \$20,000 to construct a low retaining wall 1.2m back from the kerb line fronting 24, 26 and 28 Deane Street, plus a concrete pad for car parking for the 1.2m width, in the 2014/2015 budget.

BACKGROUND

This section of Deane Street is unique in Cottesloe in regards to a lack of verge width to at least get a portion of a car width off the street sealed width. The north side embankment is in a much worse condition to the south side. It is also higher and eroding to a greater extent.

There is a narrow asphalt pedestrian ramp running diagonally up the slope on the west side of No24. There appears to have been a variety of attempts to stabilise the slope by local residents, with only partial success.

Cars parked on the kerb line on both sides of Deane Street through the cutting can easily obstruct traffic flow along the street.

Recent building and subdivision approvals for properties adjacent to this site will result in substantial extra parking needs during the construction phase.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Nil

FINANCIAL IMPLICATIONS

If Council resolves to build the concrete slab plus retaining wall requested, the estimated cost would be \$20,000.

STAFFING IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Nil

CONSULTATION

Only with the applicants and residents who have made comments in the past three years.

STAFF COMMENT

The following is taken from the February 2013 report to Council:

The properties on the north side of Deane Street between Broome Street and Avonmore Terrace have a rear access to garages via Fig Tree Lane. A sealed

footpath exists fronting these properties at the higher level, on top of the embankment. The loose material slowly building up behind and sometimes over the kerb line on the north side is a mixture of sand, small rocks, old portions of bricks and debris from the degenerating limestone cutting wall.

When Council considered this matter, in November 2010, in regards to minor works undertaken at the same site, the resolution was to undertake no further works but to monitor the site for potential future works if this is considered necessary.

The embankment on the north side is higher, steeper and in worse condition than the south side. Over many years it appears to have been patched up by a variety of methods, mainly to stop a land slide or collapse of the loose surface. The material used includes small rocks and bricks.

Deane Street through this cutting is narrow, and with the odd car trying to park on the kerb, the useful width becomes restricted.

The probability is high that there will be some form of collapse on this embankment, due to the weak nature of the natural limestone plus the accumulation of attempts to build retaining structures on the steep slope.

A retaining wall in reinforced concrete with a narrow concrete slab behind the kerb line at the same level to allow vehicles to place side wheels behind the kerb would be of benefit to road users and residents and reduce the risk of this steep limestone wall.

This structure would require a structural design prior to construction quotations being sought.

The majority of existing vegetation would be unaffected.

The design for the short retaining wall and narrow widening behind the kerb line arrived too late for budget consideration for the 2013/2014 budget. It also appears to be heavily over-designed by the consulting engineer group hence the cost would be much greater than the original estimate. A \$20,000 allocation in the budget would cover the cost of a more practical design.

VOTING

Simple Majority

COMMITTEE DISCUSSION

Mayor Dawkins queried whether the south side of Deane Street would be a safer and more practical location for the works. Cr Pyvis concurred with the sentiments of Mayor Dawkins, adding that the stretch of limestone in question provides character to the street.

Committee discussed potential alternatives to the suggested works and concluded that further consultation with the residents of Deane Street is required.

OFFICER RECOMMENDATION**Moved Cr Dawkins, seconded Cr Rowell**

THAT Council consider the inclusion of an allocation of \$20,000 to construct a low retaining wall 1.2m back from the kerb line fronting 24, 26 and 28 Deane Street, plus a concrete pad for car parking for the 1.2m width, in the 2014/2015 budget.

AMENDMENT**Moved Mayor Dawkins, seconded Cr Rowell**

That a second point be added to the recommendation, which reads "Liaise with the residents of Deane Street about remedial works on either/both sides of the street to develop a preferred solution."

Carried 5/0

COMMITTEE RECOMMENDATION

THAT Council:

1. Consider the inclusion of an allocation of \$20,000 to construct a low retaining wall 1.2m back from the kerb line fronting 24, 26 and 28 Deane Street, plus a concrete pad for car parking for the 1.2m width, in the 2014/2015 budget.
2. Liaise with the residents of Deane Street about remedial works on either/both sides of the street to develop a preferred solution.

THE AMENDED SUBSTANTIVE MOTION WAS PUT

Carried 5/0

10.3 FINANCE

10.3.1 DIFFERENTIAL RATES

File Ref: POL/5
Responsible Officer: Carl Askew
Chief Executive Officer
Author: Mat Humfrey
Manager Corporate & Community Services
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

Council is being asked to consider adopting a differential rating structure to allow for Local Public Notice to be given of its intention to raise a differential rate.

BACKGROUND

Council has historically funded the group known as ProCott, through the imposition of a differential rate on commercial properties in the Cottesloe Town Centre. ProCott, through an agreement with the Town are required to submit plans on how these funds will be used in the development and promotion of commercial activity within the Town Centre. To date, no other differential rate has been charged.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

6.33. Differential general rates

- (1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
- (a) *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005;*
or
 - (b) *a purpose for which the land is held or used as determined by the local government;*
or
 - (c) *whether or not the land is vacant land;*
or
 - (d) *any other characteristic or combination of characteristics prescribed.*
- (2) *Regulations may —*
- (a) *specify the characteristics under subsection (1) which a local government is to use; or*
-

- (b) *limit the characteristics under subsection (1) which a local government is permitted to use.*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*
- (4) *If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*

Section 6.36 of the Local Government Act 1995 provides for the requirement to advertise the intention to raise a differential rate.

6.36. Local Government to Give Notice of Certain Rates

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35 (6) (c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2 (1).
[Section 6.2(1) requires a local government to adopt its budget by 31 August each year]*
- (3) *A notice referred to in subsection (1) —*
 - (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency;*
 - (b) *is to contain —*
 - (i) *details of each rate or minimum payment the local government intends to impose;*
 - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
 - (c) *is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*

6.35. Minimum payment

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*

- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
 - (a) *50% of the total number of separately rated properties in the district; or*
 - (b) *50% of the number of properties in each category referred to in subsection (6),*
on which a minimum payment is imposed.
- (4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
 - (a) *the number of separately rated properties in the district; or*
 - (b) *the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.*
- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*
- (6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*
 - (a) *to land rated on gross rental value; and*
 - (b) *to land rated on unimproved value; and*
 - (c) *to each differential rating category where a differential general rate is imposed*

The Local Government (Financial Management Regulations) at Regulation 52A state;

52A. Characteristics prescribed for differential general rates (Act s. 6.33)

- (1) *In this regulation —*
commencement day *means the day on which the Local Government (Financial Management) Amendment Regulations (No. 2) 2012 regulation 5 comes into operation 1;*
relevant district *means a district that —*
 - (a) *is declared to be a district by an order made under section 2.1(1)(a) on or after commencement day; or*
 - (b) *has its boundaries changed by an order made under section 2.1(1)(b) on or after commencement day.*
- (2) *For the purposes of section 6.33(1)(d), the following characteristics are prescribed in relation to land in a relevant district, where not more than 5 years has elapsed since the district last became a relevant district —*
 - (a) *whether or not the land is situated in a townsite as defined in the Land Administration Act 1997 section 3(1);*
 - (b) *whether or not the land is situated in a particular part of the district of the local government.*

[Regulation 52A inserted in Gazette 29 Jun 2012 p. 2953.]

FINANCIAL IMPLICATIONS

The adoption of the indicative differential rate for advertising is a part of adopting the 2014 and 2015 budget, which has significant financial implications for the Town.

The rate in the dollar recommended for advertising indicates a 4.1% increase in rates. While Council is able to adopt the differential rate with modifications, it is generally accepted practice that the differential rate imposed should not be materially different from that which was advertised.

STAFFING IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Nil

CONSULTATION

A series of workshops will be held as a part of developing the 2014/2015 budget with staff and Councillors. These workshops will provide feedback that will allow for the development of the budget, although no decisions can be made at these workshops.

STAFF COMMENT**Increase in State Government Fees and Charges**

As a part of the State Budget, the land fill levy was increased from \$28.00 per tonne to \$55.00 per tonne for the 2014/2015 financial year. This will cost the Town \$75,600 per annum, which equates to a 0.9% rate increase before any other consideration is made. The State Budget also contained increases in electricity which have been incorporated in the Town's operating budget.

Revaluation year

Every three years, the Valuer General's Office undertakes a suburb wide revaluation as a part of their normal practices. This has occurred in Cottesloe and will be applied to the 2014/2015 operating year. There is no net effect for the Town as we will adjust the rate in the dollar to account for the change, and to ensure we receive the rate increase that Council has set down. As such the rate in the dollar this year falls from 6.357 cents in the dollar to 5.263 cents in the dollar. However, on average, rate payers will experience an increase of 4.1% in what they actually pay to the Town in rates.

While on average ratepayers will experience a 4.1% increase, the actual increase for each individual rate payer will be determined by their re-valuation. Some ratepayers will experience a greater increase, some a lesser increase, as their valuation adjusts. While the Town does not have any control over the valuation, anyone experiencing a significant increase will likely contact the Town (and Councillors) in the first instance. Administration will provide affected ratepayers with information and support, however, we have no authority to vary their valuation.

General Differential Rate

This is in effect the rate that applies to most of the rateable properties in the Town of Cottesloe. The advertised rate in the dollar represents a 4.1% increase from the 2014/2015 financial year and continues a long run of modest, but sustainable rate increases.

Commercial Properties – Town Centre

This category comprises all rateable land in the Cottesloe Town Centre, that is zoned Commercial in the Town of Cottesloe Town Planning Scheme. This rate in the dollar represents the general rate, plus the rate that is levied on behalf of ProCott – who use the funds in agreement with the Town – to promote and improve commercial activity within the Town Centre.

The differential rate is levied under the provisions of 6.33(1)(a).

VOTING

Simple Majority

OFFICER & COMMITTEE RECOMMENDATION

Moved Cr Jeanes, seconded Cr Rowell

THAT Council advertise its intention to raise the following differential general rates and minimum rates for the 2014 and 2015 financial year;

Differential Rate Category	Rate in the \$
Differential General Rate (GRV)	0.05263
Differential Rate – Town Centre Commercial (GRV)	0.06086

With the minimum rate for both categories being \$1,008.

Carried 5/0

10.3.2 MATERIAL VARIANCES FOR STATEMENTS OF FINANCIAL ACTIVITY

File Ref: SUB/1578
Responsible Officer: Carl Askew
Chief Executive Officer
Author: Mat Humfrey
Manager Corporate & Community Services
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

Council is being asked to consider its level of materiality for statements of financial activity.

BACKGROUND

Under the Australian Accounting Standards an item is considered material if its omission or mis-statement could influence the decisions of the users of a financial report. An item may be material because of its size, nature or both.

Under the *Local Government (Financial Management) Regulations 1996* local governments are required to set their level of materiality for their Statements of Financial Activity every financial year. The materiality referred to is for the difference between the budgeted amount for an item and the actual income or expenditure that occurs.

Council is being asked to consider its level of materiality for the preparation of the 2013/2014 Statements of Financial Activity.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations 1996 (r34(5)).

FINANCIAL IMPLICATIONS

Nil

STAFFING IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Nil

CONSULTATION

Nil

STAFF COMMENT

In a local government context, setting a level of materiality sets the level at which any variance to budgeted expenditure must be reported on both the financial statements, as well as a separate list of material variances. While it may be tempting to list every variance, this could result in information overload – and may in fact mean that important information is missed. By only including the significant items on the variance list (i.e. the items that are material) Council is more likely to be aware of and able to act on any items of importance.

The Town has had a level of materiality set at 15% for some time. What this means in a reporting sense is that any budget line item where actual expenditure varies from budgeted expenditure by 15% or more, it must be listed in a report called “Material Variances” as well as included in the Statements of Financial Activity.

This level is still considered to be appropriate as it eliminates any small variances caused by estimation or rounding, while still being low enough for Council to be aware of any trends that may be occurring in income or expenditure.

VOTING

Simple Majority

OFFICER & COMMITTEE RECOMMENDATION

Moved Cr Jeanes, seconded Cr Rowell

THAT Council in accordance with the *Local Government (Financial Management) Regulations 1996* set the level of material variance for the 2013 / 2014 financial year at 15%.

Carried 5/0

**10.3.3 STATUTORY FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 2013
TO 30 APRIL 2014**

File Ref: SUB/1720
Responsible Officer: Mat Humfrey
Manager Corporate & Community Services
Author: Wayne Richards
Finance Manager
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

The purpose of this report is to present the Statutory Financial Statements and other supporting financial information to Council for the period 1 July 2013 to 30 April 2014.

BACKGROUND

Nil

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Financial reporting is a statutory requirement under the Local Government Act 1995.

FINANCIAL IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

SUSTAINABILITY IMPLICATIONS

Nil

CONSULTATION

Nil

STAFF COMMENT

The Statement of Financial Activity on page 1 of the attached Financial Statements shows favourable operating revenue of \$339,551 or 14% more than year to date budget. All material variances are detailed in the Variance Analysis Report on pages 7 to 11 of the attached Financial Statements. Operating expenditure is \$244,387 or 3% less than year to date budget and capital expenditure, which is detailed on pages 29 to 33, is \$130,694 or 7% less than year to date budget.

VOTING

Simple Majority

OFFICER & COMMITTEE RECOMMENDATION

Moved Mayor Dawkins, seconded Cr Rowell

THAT Council receive the Statutory Financial Statements including other supporting financial information as submitted to the 20 May 2014 meeting of the Works and Corporate Services Committee.

Carried 5/0

10.3.4 SCHEDULE OF INVESTMENTS AND LOANS AS AT 30 APRIL 2014

File Ref: SUB/1720
Responsible Officer: Mat Humfrey
Manager Corporate & Community Services
Author: Wayne Richards
Finance Manager
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

The purpose of this loan is to present to Council the Schedule of Investments and the Schedule of Loans as at 30 April 2014, as included in the attached Financial Statements. The purpose of this loan is to present to Council the Schedule of Investments and the Schedule of Loans as at 30 April 2014, as included in the attached Financial Statements.

BACKGROUND

Nil

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Financial reporting is a statutory requirement under the Local Government Act 1995.

FINANCIAL IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

SUSTAINABILITY IMPLICATIONS

Nil

CONSULTATION

Nil

STAFF COMMENT

The Schedule of Investments on page 23 of the attached Financial Statements shows that \$3,766,283.79 was invested at 30 April 2014. Approximately 28% of the funds are invested with Bankwest, 27% with Westpac Bank, 24% with National Australia Bank, and 21% with the Commonwealth Bank of Australia.

The Schedule of Loans on page 24 of the attached Financial Statements shows a balance of \$5,513,130.24 s at 30 April 2014. Included in this balance is \$291,856.83 that relates to self supporting loans.

VOTING

Simple Majority

OFFICER & COMMITTEE RECOMMENDATION

Moved Cr Rowell, seconded Cr Jeanes

THAT Council receive the Schedule of Investments and the Schedule of Loans as at 30 April 2014. These schedules are included in the attached Financial Statements as submitted to the meeting of the Works and Corporate Services Committee.

Carried 5/0

10.3.5 LIST OF ACCOUNTS FOR THE MONTH OF APRIL 2014

File Ref: SUB/1720
Responsible Officer: Mat Humfrey
Author: Manager Corporate & Community Services
Wayne Richards
Finance Manager
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

The purpose of this report is to present to Council the list of accounts paid for the month of April 2014, as included in the attached Financial Statements.

BACKGROUND

Nil

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Financial reporting is a statutory requirement under the Local Government Act 1995.

FINANCIAL IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

SUSTAINABILITY IMPLICATIONS

Nil

CONSULTATION

Nil

STAFF COMMENT

The list of accounts paid for the month of April 2014 is included in pages 12 to 20 of the attached Financial Statements. The following significant payments are brought to Council's attention;-

- \$36,415.93 to BCITF for the building and construction industry training fund levies collected by Council on their behalf
- \$48,789.02 to the Australian Taxation Office for the monthly Business Activity Statement
- \$104,305.51 to WA Treasury for a loan repayment
- \$31,020.00 to B & B Waste for waste collection/disposal charges

- \$158,120.86 to the Shire of Peppermint Grove for our quarterly contribution towards the library
- \$65,418.27 to Perthwaste Green Recycling for waste collection/disposal charges
- \$29,181.43 to Surf Life Saving WA for the lifeguard contract for April 2014
- \$300,000.00 & \$240,000.00 to Council's Business Investment account with National Australia Bank
- \$80,565.38 & \$84,551.13 to Town of Cottesloe staff for fortnightly payroll

VOTING

Simple Majority

OFFICER & COMMITTEE RECOMMENDATION

Moved Cr Rowell, seconded Cr Angers

THAT Council receive the list of accounts paid for the month of April 2014 as included in the attached Financial Statements, as submitted to the 20 May 2014 meeting of the Works and Corporate Services Committee.

Carried 5/0

10.3.6 RATES AND SUNDRY DEBTORS REPORTS AS AT 30 APRIL 2014

File Ref: SUB/1720
Responsible Officer: Mat Humfrey
Author: Manager Corporate & Community Services
Wayne Richards
Finance Manager
Proposed Meeting Date: 20 May 2014
Author Disclosure of Interest: Nil

SUMMARY

The purpose of this report is to present to Council the Rates and Sundry Debtors Reports as included in the attached Financial Statements.

BACKGROUND

Nil

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

STATUTORY ENVIRONMENT

Financial reporting is a statutory requirement under the Local Government Act 1995.

FINANCIAL IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

SUSTAINABILITY IMPLICATIONS

Nil

CONSULTATION

Nil

STAFF COMMENT

The Sundry Debtors Report on pages 25 to 27 of the attached Financial Statements shows a total balance outstanding of \$98,523.43 as at 30 April 2014. Of this amount, \$85,783.77 relates to debt less than sixty days old, with the balance of aged debtors totalling \$12,739.66.

The Rates and Charges Analysis on page 28 of the attached Financial Statements shows a total balance outstanding of \$339,961.70 of which \$177,114.03 and \$51,897.93 relates to deferred rates and outstanding emergency services levies respectively. The Statement of Financial Position on page 4 of the attached Financial Statements shows total rates outstanding as a current asset of \$205,428 as compared to \$245,621 at the comparable time last year.

VOTING

Simple Majority

OFFICER & COMMITTEE RECOMMENDATION

Moved Cr Rowell, seconded Cr Angers

THAT Council receive the rates and Charges Analysis Report and the Sundry Debtors Report as at 30 April 2014 as submitted to the 20 May 2014 meeting of the Works and Corporate Services Committee.

Carried 5/0

11 ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY:

12.1 ELECTED MEMBERS

Nil

12.2 OFFICERS

Nil

13 MEETING CLOSED TO PUBLIC

13.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

13.2 PUBLIC READING OF RECOMMENDATIONS THAT MAY BE MADE PUBLIC

Nil

14 MEETING CLOSURE

The Presiding Member announced the closure of the meeting at 7:40 PM.

CONFIRMED: PRESIDING MEMBER: _____ DATE: .../.../...