



Shire of  
Peppermint Grove

# ORDINARY COUNCIL MEETING

## “eMeeting”

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<https://www.youtube.com/channel/UC5yIH4gwdRDdpqX5xUVXrGQ>

# MINUTES

HELD ON  
**TUESDAY 28 APRIL 2020**  
AT  
**5.30 PM**



# Shire of Peppermint Grove

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# Shire of Peppermint Grove

## **ORDINARY COUNCIL MEETING MINUTES**

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### **1 DECLARATION OF OFFICIAL OPENING**

At 5.30pm, the Shire President declared the meeting open and requested the recording of attendance and apologies.

Council recognises that it is permissible to record the Shire's Council and Forum Meetings in the written, sound, vision medium (or any combination of the mediums) when open to the public, however, people who intend to record meetings are requested to email the CEO Don Burnett [Don.burnett@peppermintgrove.wa.gov.au](mailto:Don.burnett@peppermintgrove.wa.gov.au) prior to commencement of the meeting.

Good Evening everyone.

It's now 5.30 so I will open the meeting. Welcome to the Ordinary meeting of Council for April for the Shire of Peppermint Grove.

As this is an eMeeting I will just run through some of the arrangements:

The meeting is being live streamed on YouTube. The link is shown on the front page of the agenda so anyone who wishes to watch the meeting can do so. However, only the councillors and staff are able to participate in the meeting. If residents wish to ask a question, we request that these are emailed to the CEO, Don Burnett, by 3pm on the afternoon of our scheduled meetings. They can then be included in the meeting for that evening.

If residents, architects, planners or other stakeholders wish to give a presentation or make a deputation, arrangements will be made for them to do so at the appropriate part of the agenda for that meeting. However, I understand that there are no presentations or deputations for this evening.

Normal protocols will apply for disclosure of interests. A councillor disclosing a financial or proximity interest will have their screen and audio disconnected for that item and will then be readmitted to the eMeeting for the next item. This will be recorded in the minutes in the normal way.

Tonight's meeting is an Ordinary Meeting of Council and is a decision-making forum. We will work through the meeting in the normal way and I will ask for a mover and a seconder for each item. Could councillors raise their hand so that it can be seen on the screen. After any discussion and debate I will ask the meeting if there are any objections to the officer's

recommendation. If there are none, the recommendation will be approved. If there are objections, we will put the recommendation to a vote.

The agenda is up on the screen and we will scroll through that as we deal with the items so we will go to page 5 now.

The Presiding Member caused the Affirmation of Civic Duty and Responsibility to be read aloud by Cr C Hohnen.

**Affirmation of Civic Duty and Responsibility**

***I make this Affirmation in good faith on behalf of Councillors and Officers of the Shire of Peppermint Grove. We collectively declare that we will duly, faithfully, honestly, and with integrity fulfil the duties of our respective office and positions for all the people in the district according to the best of our judgment and ability. We will observe the Shire's Code of Conduct and meeting procedures to ensure the efficient, effective and orderly decision making within this forum.***

## **2 RECORDING OF ATTENDANCE, APOLOGIES AND LEAVES OF ABSENCE**

### **2.1 ATTENDANCE**

Shire President	Cr R Thomas
Deputy Shire President	Cr C Hohnen
Elected Member	Cr K Farley
Elected Member	Cr D Horrex
Elected Member	Cr G Peters
Elected Member	Cr P Macintosh
Elected Member	Cr P Dawkins
Chief Executive Officer	Mr D Burnett
Manager Corporate and Community Services	Mr M Costarella
Manager Development Services	Mr R Montgomery
Manager Infrastructure Services	Mr D Norgard
Zoom Coordinator	Mr J Dallimore

### **2.2 APOLOGIES**

Manager Library Services	Ms D Burn
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### **2.3 LEAVES OF ABSENCE**

NIL

**2.4 NEW REQUEST FOR A LEAVE OF ABSENCE**

NIL

**3 DELEGATIONS AND PETITIONS****3.1 DELEGATIONS**

NIL

**3.2 PETITIONS**

NIL

#### **4 PUBLIC QUESTION TIME**

The Presiding Member will open the public question time and read out questions submitted prior to the commencement of the meeting.

The person presiding will control Public Question Time and ensure that each person wishing to ask a question should state his or her name and address on the submitted question and send it to [admin@peppermintgrove.wa.gov.au](mailto:admin@peppermintgrove.wa.gov.au) by **3pm on Monday 27 April**.

If the question relates to an item on the agenda, the item number should also be stated. The Presiding Member will read out the response to the question and a written response will also be provided.

##### **4.1 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE FROM A PREVIOUS MEETING**

NIL

##### **4.2 QUESTIONS FROM MEMBERS OF THE PUBLIC**

NIL

##### **4.3 DEPUTATIONS OF THE PUBLIC**

NIL

## **5 DECLARATIONS OF INTEREST**

*Councillors / Staff are reminded of the requirements of section 5.65 of the Local Government Act 1995, to disclose any interest during the meeting when the matter is discussed, and also of the requirement to disclose an interest affecting impartiality under the Shire's Code of Conduct. Councillors / staff are required to submit declarations of interest in writing on the prescribed form.*

### **5.1 FINANCIAL INTEREST**

NIL

### **5.2 PROXIMITY INTEREST**

NIL

### **5.3 IMPARTIALITY INTEREST**

#### Cr P Dawkins – Item 8.5.1 Toilet Demolition Freshwater Bay Foreshore Toilets

The nature of the interest being that he is a member of the Rowing Club which controls the boatshed.

#### Cr C Hohnen – Item 8.5.2 Resident Access Pass (WMRC)

The nature of the interest being that he is a member of WMRC

#### Cr D Horrex – Item 9.1 COVID – 19 Assistance Package

The nature of the interest being that she is a member of the Tennis Club.

### **5.4 INTEREST THAT MAY CAUSE A CONFLICT**

NIL

### **5.5 STATEMENT OF GIFTS AND HOSPITALITY**

NIL

## **6 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)**

NIL



## **7 CONFIRMATION OF MINUTES**

### **7.1 ORDINARY COUNCIL MEETING 24 MARCH 2020**

#### **OFFICER RECOMMENDATION – ITEM 7.1**

**Moved: Cr P Macintosh**

**Seconded: Cr D Horrex**

**That the Minutes of the Ordinary Council Meeting, of the Shire of Peppermint Grove held in the Council Chambers on 24 March 2020 be confirmed as a true and accurate record.**

**CARRIED 7/0**

## **8 OFFICER REPORTS**

### **8.1 MANAGER DEVELOPMENT SERVICES**

NIL

### **8.2 MANAGER INFRASTRUCTURE SERVICES**

NIL

### **8.3 MANAGER LIBRARY SERVICES**

NIL

## 8.4 MANAGER CORPORATE AND COMMUNITY SERVICES

### 8.4.1 Financial Report – 31 March 2020

#### CORPORATE

#### ATTACHMENT DETAILS

<u>Attachment No</u>	<u>Details</u>
Attachment	Financial Report – 31 March 2020

Voting Requirement	:	Simple Majority
Subject Index	:	FM026A
Responsible Officer	:	Michael Costarella, Manager Corporate and Community Services

#### COUNCIL ROLE

- Advocacy** *When Council advocates on its own behalf or on behalf of its community to another level of government / body / agency.*
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#### PURPOSE OF REPORT

To report on financial activity for the period 1 July 2019 to 31 March 2020.

## **SUMMARY AND KEY ISSUES**

- **Total Operating** revenue is \$32,000 or 2% less than the year to date budget
- **Total Operating expenditure** is some \$145,000 less than the year to date budget and mainly due to other expenses under spent for the period and depreciation to be raised for the period.
- Capital expenditure- This is some \$350,000 less than the year to date budget and mainly due to the works for Johnston street and plant not yet purchased.

## **LOCATION**

N/A

## **BACKGROUND**

Nil

## **CONSULTATION**

There has been no specific consultation undertaken in respect to this matter.

## **STRATEGIC IMPLICATIONS**

Objectives within the Governance section of the Strategic Community Plan

## **POLICY IMPLICATIONS**

Shire of Peppermint Grove Financial Management Policies

## **STATUTORY IMPLICATIONS**

Local Government Act 1995

Local Government ( Financial Management) Regulations 1996

## **FINANCIAL IMPLICATIONS**

The financial report for March 2020 shows the current net assets ( surplus) of \$776,750.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications evident at this time.

## **SOCIAL IMPLICATIONS**

There are no social implications evident at this time.

## **OFFICER COMMENT**

The following comments relate to year-to-date (YTD) budget versus actuals variances or forecasts that vary from the full year estimate that are greater than \$10,000.

(1) Grants and Subsidies- (\$56,000)

Grants and subsidies revenue was \$103,000 less than the budget however we received a prepayment from the Metropolitan Roads Grant of \$57,000. This resulted in a variance of \$56,000 less than the year to date budget. The grant of \$103,000 is corrected in the revised budget.

(2) Contributions and Reimbursements - \$28,000

The year to date actual is some \$28,000 more than the budget and this relates to funds transferred from the trust fund of \$15,000 as well as a recoup of costs associated with property clearing of \$5,000. The balance of \$8,000 relates GST corrections for contributions for the library from the previous year.

(3) Materials & Contract

This year's actual expenditure is some \$131,000 less than the year to date budget and relates to the projects not being completed or under expended. eg Cottesloe Activity Centre \$45,000, and waste recycling of \$36,000 (invoice not yet received in March), other expenditure of \$50,000.

(4) Other Expenses

The year to date budget is some \$11,000 more than the actual amount and relates to the payment of the other costs.

### **OFFICER RECOMMENDATION/COUNCIL DECISION – ITEM NO. 8.4.1**

**Moved: Cr C Hohnen**

**Seconded: Cr G Peters**

**That Council receive the monthly financial report for the period 1 July 2019 to 31 March 2020.**

**CARRIED 7/0**

**8.4.2 Accounts Paid – March**
**CORPORATE**
**ATTACHMENT DETAILS**

<b><u>Attachment No</u></b>	<b><u>Details</u></b>
<b>Attachment</b>	<b>Accounts Paid March</b>

Voting Requirement	:	Simple Majority
Subject Index	:	FM045A
Disclosure of any Interest	:	N/A
Responsible Officer	:	Michael Costarella, Manager Corporate and Community Services

**COUNCIL ROLE**

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**PURPOSE OF REPORT**

The purpose of this report is to advise the details of all cheques drawn, credit card and electronic funds payments and direct debits since the last report.

## **SUMMARY AND KEY ISSUES**

Significant payments in March 2020 included the following:

- GST & PAYG remittance to ATO;
- Payments for waste disposal to WMRC;
- Staff & Shire superannuation contributions;
- Renovations for the Manners Hill Park Pavillion;
- Reticulation maintenance for Parks and Reserves;
- DFES ESL quarterly Levy

## **LOCATION**

N/A

## **BACKGROUND**

Attachment 1 lists details of all payments made since the last report. The following summarises the cheques, credit card payments, electronic fund transfers and direct debits included in the list presented for information.

PAYMENT TYPE	FUND	NUMBER SERIES	AMOUNT
EFT	MUNI 1	334 - 338	\$194,866.87
TEFT	TRUST	21 – 22	\$3,050.00
DIRECT DEBIT	MUNI 1	134 – 138	\$12,470.20
BPAY	MUNI 1	117 – 125	\$9,1060.51
CREDIT CARDS	MUNI 1	4	\$6,319.41
		<b>TOTAL</b>	<b>\$225,866.99</b>

## **CONSULTATION**

There has been no specific consultation undertaken in respect to this matter.

## **STRATEGIC IMPLICATIONS**

There are no Strategic Plan implications evident at this time.

## **POLICY IMPLICATIONS**

There are no significant policy implications evident at this time.

## **STATUTORY IMPLICATIONS**

Accounts are paid during the month in accordance with Delegation 2 “Payments from the Municipal Fund and the Trust Fund”. Power to delegate to the CEO is contained in Section 5.42 of the Local Government Act 1995.

**FINANCIAL IMPLICATIONS**

The payments processed by the Shire relate to expenditure approved in the 2019/20 annual budget.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications at this time.

**SOCIAL IMPLICATIONS**

There are no social implications at this time.

**OFFICER COMMENT**

Nil

**OFFICER RECOMMENDATION/COUNCIL DECISION – ITEM NO. 8.4.2**

**Moved: Cr K Farley**

**Seconded: Cr C Hohnen**

**That Council receive the list of payment of accounts by cheques, electronic funds transfers, direct debit payments and credit card payments for March 2020, totalling \$225,866.99.**

**CARRIED 7/0**

IMPARTIALITY INTEREST DECLARED – Cr P Dawkins declared an impartiality interest in this item and stayed present for the vote.

## 8.5 CEO/ MANAGEMENT / GOVERNANCE / POLICY

### 8.5.1 Toilet Demolition - Freshwater Bay Foreshore toilets (near the Scotch College Boatshed)

#### MANAGEMENT/GOVERNANCE/POLICY

#### ATTACHMENT DETAILS

<u>Attachment No</u>	<u>Details</u>
Nil	Nil

Voting Requirement : Simple majority  
 Subject Index : Freshwater Bay Foreshore toilets  
 Location / Property Index : N/A  
 Disclosure of any Interest : Nil  
 Responsible Officer : CEO

#### COUNCIL ROLE

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## **PURPOSE OF REPORT**

The Shire has an old set of toilets on the foreshore near the Scotch College Boatshed. The toilets have been closed for public use for many years and are not fit for use. This report recommends demolition.

## **SUMMARY AND KEY ISSUES**

- Public toilets were constructed on the foreshore near the Scotch College boatshed
- They have not been open for public use for many years
- Scotch College have used them for students undertaking rowing
- They are not suitable for use and it is recommended they be demolished.

## **LOCATION**

Foreshore near Scotch College boatshed

## **BACKGROUND**

Public toilets were constructed at this site circa 1960's. They have not been open to the public for many years but have been used on a key system by Scotch College for students attending rowing in the adjoining boatshed. A recent building condition report has shown the building needs significant renovation to bring it up to standard or it should be demolished. The current site is not suitable for a public toilet. It is isolated, has limited lighting and has no passive visual surveillance. Public toilets should be in the open without opportunities for anti-social behaviour or opportunities for crime. This site does not provide any safety for potential users.

There has been discussion with Scotch College over the School taking over responsibility and upgrading the building, however they have declined this offer and are aware that this report is recommending demolition.

## **CONSULTATION**

There was consultation with Scotch College and the Department of Biodiversity, Conservation and Attractions (DBCA). DBCA were seeking the Shire to renovate the building to compliment the proposed upgrade of the Scotch College boatshed. DBCA were advised that this report was recommending demolition.

## **STRATEGIC IMPLICATIONS**

There are no strategic plan implications evident at this time.

## **POLICY IMPLICATIONS**

There are no significant policy implications evident at this time.

### **STATUTORY IMPLICATIONS**

There are no significant statutory implications evident at this time.

### **FINANCIAL IMPLICATIONS**

The demolition of the building is estimated \$7000 and a further \$8000 for decommissioning septic tanks etc. These funds would be incorporated in the 2020/21 draft budget.

### **ENVIRONMENTAL IMPLICATIONS**

The site would be revegetated, and the septic tanks removed.

### **SOCIAL IMPLICATIONS**

There are no social implications at this time.

### **OFFICER COMMENT**

These public toilets have not been available to the public for many years, are not in a suitable location for public toilets and it is not considered warranted to renovate them. It is recommended that they are demolished and the site revegetated.

### **OFFICER RECOMMENDATION/COUNCIL DECISION – ITEM NO 8.5.1**

**Moved: Cr Hohnen**

**Seconded: Cr Farley**

**That Council agree to the demolition of the public toilets located at Freshwater Bay Foreshore toilets (near the Scotch College Boatshed) and make provision in the draft 2020/21 budget of \$15,000 to complete the demolition and site revegetation.**

**CARRIED 7/0**

IMPARTIALITY INTEREST DECLARED. Cr C Hohnen declared an Impartiality interest in this item and stayed present for the vote.

8.5.2 Resident Access Pass

**MANAGEMENT/GOVERNANCE/POLICY**

**ATTACHMENT DETAILS**

<b>Attachment No</b>	<b>Details</b>
<b>Attachment 1 refers</b>	WMRC report

Voting Requirement : Simple majority  
 Subject Index : Resident Access Pass  
 Location / Property Index : N/A  
 Disclosure of any Interest : Nil  
 Responsible Officer : CEO

**COUNCIL ROLE**

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## **PURPOSE OF REPORT**

The Western Metropolitan Regional Council (WMRC) manages the disposal of waste for member local governments, with the Shire being one of the members. It also operates the West Metro Recycling Centre (transfer station) for residents to bring general waste, greenwaste, and other waste for disposal. The WMRC is endeavouring to standardise the arrangements each of the members have for the residents to access the transfer station.

## **SUMMARY AND KEY ISSUES**

- The transfer station is used by residents of the member Councils with varying conditions for passes and payments for residents as determined by each local government.
- There is a significant level of use by non-members local government residents with these local governments not contributing to the running of the site
- WMRC is negotiating with 2 non member local governments about a contribution to the running costs of the transfer station.
- In the event arrangements can't be made with the tow local governments, the WMRC is proposing to introduce a Resident Access Pass, also known as "tip passes", to gain entry into the transfer station.

## **LOCATION**

N/A

## **BACKGROUND**

The current arrangements for Shire residents are that each property can have one set of tip passes per year incorporated with in their rates. Each tip pass comprises 2 mixed/general waste and 3 green waste passes. This could mean 5 visits per pass to the transfer station. If a resident wants an additional set of passes, these are purchased from the Shire for \$100. There only is a limited number, around 2 per year of additional passes sold.

When the passes are presented to the transfer station, the Shire is then invoiced at the rate of \$40 per general waste pass and \$20 per green waste pass. The 2019/20 budget for this expense is \$15,000.

## **CONSULTATION**

There was no consultation in drafting this report.

## **STRATEGIC IMPLICATIONS**

There are no strategic plan implications evident at this time.

**POLICY IMPLICATIONS**

There are no significant policy implications evident at this time.

**STATUTORY IMPLICATIONS**

There are no significant statutory implications evident at this time.

**FINANCIAL IMPLICATIONS**

There are no significant financial implications evident at this time.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications at this time.

**SOCIAL IMPLICATIONS**

There are no social implications at this time.

**OFFICER COMMENT**

The WMRC is negotiating with non-member local governments of Cambridge and Nedlands in an attempt to get these local governments to pay a fair and reasonable amount towards the service their residents are receiving at no cost. The attached WMRC report provides background to the tip pass proposal.

There is a possibility that the tip passes arrangements will be introduced by the WMRC unless a suitable financial arrangement is in place for access to the site for Cambridge and Nedlands residents.

It is considered that with the introduction of the GO bin service, the level of use for the green waste passes will diminished, so it is proposed that each property could be allocated 2 general and 2 green waste passes per annum at no cost. The passes would be incorporated with the rate notices, which is standard practice for many local governments. This arrangement may not be required if the WMRC reaches agreement with the City of Nedlands and the Town of Cambridge.

**OFFICER RECOMMENDATION/S – ITEM NO 8.5.2**

That Council, should the WMRC implement resident access passes to the West Metro Recycling Centre, provide two general waste and 2 green waste passes in each residential property rate notice.

**ALTERNATE RECOMMENDATION/COUNCIL DECISION – ITEM NO 8.5.2****Moved: P Macintosh****Cr C Hohnen****That Council:**

- 1. Notes that Resident Access Passes to the West Metro Recycling Centre will be issued to our residents if suitable financial arrangements cannot be resolved for Cambridge and Nedlands residents.**
- 2. Approves the issue of two general waste and two green waste passes in each residential property rate notice for the 20/21 financial year.**

**CARRIED 7/0**

**8.5.3 Matter for Information and Noting**
**MANAGEMENT/GOVERNANCE/POLICY**
**ATTACHMENT DETAILS**

<b><u>Attachment No</u></b>	<b><u>Details</u></b>
	<b>1. Building Permits Issued</b> <b>2. Planning Approvals Issued</b> <b>3. Infringements Issued</b> <b>4. Library Statistics</b>

Voting Requirement : Simple majority  
 Subject Index :  
 Disclosure of any Interest : Nil  
 Responsible Officer : CEO

**COUNCIL ROLE**

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## **PURPOSE OF REPORT**

The Shire of Peppermint Grove regularly receives and produces information for receipt by the Elected Members. The purpose of this item is to keep Elected Members informed on items for information received by the Shire.

The Matters for information report will be presented at each Council meeting and will provide an update on a number of areas of the Shire's operations and also provide information and correspondence of interest to elected members.

It is intended that the following information is provided on a regular basis, either monthly or quarterly, noting some of this data is still to be collected in a presentable format.

- Building permits issues
- Demolition permits issued
- Advisory notes from WALGA, DLG&C or other stakeholders
- WESROC Mayor/President forum notes
- WALGA Zone minutes
- WALGA State Council minutes
- Seal register advising of when the Shire seal has been applied
- Shine statistics
- Infringements for parking/dogs etc
- Waste and recycling data
- Library statistics

## **SUMMARY AND KEY ISSUES**

The following reports are presented to Council at the Ordinary Council Meeting of February 2020:

1. Building Permits Issued
2. Planning Approvals Issued
3. Infringements Issued
4. Seal Register – Goods and Services Contract for cleaning tender between the Shire and Iconic Property Services.

## **CONSULTATION**

No community consultation was considered necessary in relation to the recommendation of this report.

### **OFFICER RECOMMENDATION/COUNCIL DECISION – ITEM NO. 8.5.1**

**Moved: Cr Farley**

**Cr D Horrex**

**That Council receives the information in this report.**

**CARRIED 7/0**





## **8.6 COMMITTEE REPORTS**

NIL

## 9 NEW BUSINESS OF AN URGENT NATURE

IMPARTIALITY INTEREST DECLARED. Cr D Horrex declared an Impartiality interest in this item and stayed present for the vote.

### 9.1 COVID – 19 ASSISTANCE PACKAGE

#### MANAGEMENT/GOVERNANCE/POLICY

#### ATTACHMENT DETAILS

<u>Attachment No</u>	<u>Details</u>
Attachment	Financial Hardship Policy - 3.9

Voting Requirement : Absolute Majority  
 Subject Index : FM026A  
 Responsible Officer : Don Burnett, Chief Executive Officer

#### COUNCIL ROLE

- Advocacy** *When Council advocates on its own behalf or on behalf of its community to another level of government / body / agency.*
- Executive** *The substantial direction setting and oversight role of the Council eg. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*
- Legislative** *Includes adopting local laws, town planning schemes & policies.*
- Review** *When Council reviews decisions made by Officers.*
- Quasi-Judicial** *When Council determines an application / matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include town planning applications, building licenses, applications for other permits / licenses (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*

#### PURPOSE OF REPORT

COVID 19 will have a significant impact on a number of businesses and to some ratepayers within the Shire. This report deals with a number of options Council can consider providing assistance to the businesses and ratepayers experiencing financial hardship due to COVID 19.

## **SUMMARY AND KEY ISSUES**

- The financial impact of an assistance package in response to the COVID19 pandemic for the periods:-
- 1 April to 30 June 2020, which will impact on the current budget; and
- 1 July to 30 September 2020, which will need to be budgeted for in the upcoming 2020/21 budget.
- Most of the package is aimed at small business and community groups.
- Adoption of Financial Hardship Policy 3.9
- The economic impact of COVID 19 is expected to continue well past the lifting of any trading restrictions imposed by the government

## **LOCATION**

N/A

## **BACKGROUND**

COVID 19 has an impact in a number of areas of society. This includes health, community wellbeing due to travel restriction and self-isolation and the financial impact due to loss of trade for businesses, loss of employment or income for individuals.

This report considers the financial impact on ratepayers, small businesses and community groups in the Shire. A COVID 19 Assistance package has been developed to provide assistance in areas that the Shire can tangibly be of assistance. The package will only be applicable to businesses operating in the Shire and to ratepayers with property in the Shire

In addition to the concessions, Council can consider the adoption of a Financial Hardship Policy prepared by WALGA and is attached for Councillors information.

## **CONSULTATION**

Consultation has taken place with the owners of Cottesloe Central Shopping Centre, some of the traders in the centre and several community groups.

## **STRATEGIC IMPLICATIONS**

Objectives within the Governance section of the Strategic Community Plan

## **POLICY IMPLICATIONS**

Shire of Peppermint Grove Financial Management Policies

## **STATUTORY IMPLICATIONS**

Clause 6.47 of the Local Government Act 1995

### **6.47. Concessions**

*Subject to the Rates and Charges (Rebates and Deferments) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive\* a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.*

*\* Absolute majority required.*

Clause 5.63 of the Local Government Act allows elected members to consider setting rates and determining fees and charges exempting elected members from the need to declare an interest in the setting of rates and charges.

## **FINANCIAL IMPLICATIONS**

The following is an estimated financial impact of the current financial year and the 2020/21 financial year: -

### **Phase 1 - 1 April to 30 June 2020**

The assistance package will provide some concessions to the following businesses and community groups: -

1. Food License- refund food licenses for those businesses (small business) closed or impacted. Estimated concession \$3,000 to the 31 December 2020.
2. Overdue book charges -suspend overdue book charges to 30 September 2020, estimated concession to 30 June 2020 \$1500.
3. West Coast Community Centre (WCC) MOU. Suspend WCC MOU payment to 31 December 2020. Cost to 30 June \$2250.
4. Chapter I, library café. Suspend lease fee to 30 September. Cost to 30 June \$2046.
5. Peppermint Grove Tennis Club. Refund of lease fee for bore contributions to 30 September and refund of 3 months rates (1 April to 30 June). Cost to 30 June \$1282.
6. Rates – suspend interest charges for all instalments and overdue rates from 1 April. Estimated cost to 30 June \$1550.
7. Cottesloe Central Shopping Centre commercial rates –Tenancies in the centre appear to be the most impacted of the small businesses in the Shire due to their food service or social contact nature of their businesses. There are two categories of business impact: -

- a. businesses closed due to the State Government directive- if the businesses rate were refunded for 3 months to 30 June, it is estimated the amount of concession would equate to would be \$9000.
  - b. businesses that are trading but at a reduced level could be eligible for a 30% refund of rates for the 3-month period. This would be approximately \$4500 for the 3 months period. Eligibility would be subject to the hardship policy.
8. Rates – other businesses – Outside of the Cottesloe Central, the Shire has other rated properties that have been affected. A concession could be considered as the food and beverage operations for properties that have been closed. The Governments Code of Conduct for commercial leases could be the basis of determining eligibility or Jobkeeper eligibility if an owner of the property is running the business. Support would be determined on a case by case basis with eligibility to a refund in accordance with hardship policy. A provisional amount of \$14,000 would be allowed for.

Total cost of initiatives 1 – 8 above for this financial year would be \$39,000. This could be met from the projected 30 June surplus with no impact on the current financial year. It is pointed out that the initiatives to do with the Grove Library, overdue book fees, West Coast Community Centre MOU fee and Chapter 1 lease fees impact on the Towns of Mosman Park and Cottesloe, as these two local governments meet 90% of the library operating shortfall.

### **Phase 2 - 1 July to 30 September (to 31 December for some entities)**

It is not clear when normal business operations will start for some businesses and even if they restart in the coming months it could be a substantial period before a financial norm is reached. The next phase of the COVID 19 Assistance page is to continue with the initiatives introduced for phase 1. For community groups the support period is pushed out to 31 December to provide additional recovery time.

- 1 Continue to suspend overdue library book fees to 30 September, \$1500. This will be incorporated into the 2020/21 library budget, which is jointly considered by the 3 member Councils of the Shire and the Towns of Mosman Park and Cottesloe.
- 2 Westcoast Community centre suspend MOU to 31 December, cost - \$4500. This will be incorporated into the 2020/21 library budget, which is jointly considered by the 3 member Councils of the Shire and the Towns of Mosman Park and Cottesloe.
- 3 Chapter 1 café. Suspend lease fees to 31 December, cost - \$4100. This will be incorporated into the 2020/21 library budget, which is jointly considered by the 3 member Councils of the Shire and the Towns of Mosman Park and Cottesloe.
- 4 Peppermint Grove Tennis Club. Suspend charge and rates rebate to 31 December, cost - \$2560.
- 5 Rates suspend instalment charges and overdue interest and instalment interest for full year. Lost revenue around \$20000.
- 6 Rates – rebates for small businesses for 3 months to 30 September, provisional allowance of \$30000. Eligibility is subject to the Shire's Hardship Policy

- 7 Building license, to encourage development, 50% of the building license fee refunded if the slab or major works commenced with 6 months of the building license issued. Estimated cost \$5000

Total cost of phase 2 to the 2020/21 budget as above estimated at around \$68,000. The draft budget would also have an additional \$20,000 as a further contingency.

A budget line item for COVID 19 Assistance with a budget of \$88,000 would be established in the 2020/21 budget to track the level of support provided.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications evident at this time.

### **SOCIAL IMPLICATIONS**

The COVID 19 pandemic has impacted the day to day movement of people and the financial hardship on the commercial sector. The Community services such as support for our seniors and health affected members of our community, events, functions, social outings and family unions have been considerably impacted by the pandemic. This also impacts on the health and wellbeing of the members of our community and their families and it continues to impact on their mental health.

It is anticipated that over the coming weeks and months society and business will be able to return normal life and trading, however it is anticipated that many businesses will continue to suffer as trade may not return to pre COVID levels. It is expected that this will have a negative effect on business and citizens impacted in these areas. The proposed hardship policy will provide some leeway in 2002/21 to help residents impacted to navigate through these difficult times.

### **OFFICER COMMENT**

The Financial Implications of this report clearly set out what Council is proposing. Council will have a contingency if required to address any further developments not currently apparent.

The State Government has also advised Local Governments that it expects each local government to adopt a “zero rate increase and no increases in fees and charges”. The 20/21 year is scheduled to be a revaluation year for metropolitan local governments. The sector has requested the State Government to defer this for 12 months, as a revaluation year can cause community confusion. If there was no revaluation, it would have been very simple for the rate in the dollar for rate setting not to change and the rates for 20/21 would have been the same as 19/20. With a revaluation, the issue will be the variations to individual property values. It is anticipated that the new valuations will see a decrease in Gross rental Values (GRV) across residential and commercial values. In order to achieve a zero gross rate revenue position, the rate in the dollar for rate setting will need to increase. If there is an increase in the gross GRVs, then the rate in the dollar would decrease to achieve the zero gross rate revenue.

**OFFICER RECOMMENDATION/COUNCIL DECISION – ITEM NO.9.1**

Moved: Cr C Hohnen

Seconded: Cr P Macintosh

That Council:

1. **Adopts the Financial Hardship Policy - 3.9 to provide assistance and concessions during the 2019/20 financial year and 2020/21 financial year.**
2. **Provide the following concessions in accordance with section 6.47 of the Local Government Act: -**

**2019/20 Financial year: -**

- a. **Food License- refund food licenses or waive unpaid license fees for 2020 for those businesses (small business) closed or impacted.**
- b. **Overdue book charges -suspend overdue book charges to 30 June 2020.**
- c. **West Coast Community Centre MOU. Suspend WCC MOU payment to 30 June.**
- d. **Chapter I, library café. Suspend lease fee to 30 June.**
- e. **Peppermint Grove Tennis Club. Refund of lease fee for bore contributions and rates for period 1 April to 30 June.**
- f. **Rates – suspend interest charges for all instalments and overdue rates to 30 June.**
- g. **Cottesloe Central Shopping Centre commercial rates-**
  - i. **businesses closed due to the State Government directive- provide a concession/refund for rates paid for a 3-month period, 1 April to 30 June.**
  - ii. **businesses that are trading but at a reduced level. Provide a concession of 30% rebate for the 3 months period, 1 April to 30 June, subject to eligibility under the Shire’s Hardship Policy**
- h. **Rates – other businesses – Outside of the Cottesloe Central, rates rebates for the 3-month period, 1 April to 30 June to be determined on a case by case basis, subject to eligibility under the Shire’s Hardship Policy.**

**2020/21 Financial year: -**

3. **In the adoption of the 2020/21 Financial year budget, Consider the provision of the following concessions in accordance with section 6.47 of the Local Government Act: -**
  - a. **Continue to suspend overdue library book fees to 30 September.**
  - b. **Westcoast Community Centre - suspend MOU charges to 31 December.**
  - c. **Chapter 1 café. Suspend lease fees to 31 December.**

- d. **Peppermint Grove Tennis Club - suspend lease charges and provide rate rebate to 31 December.**
  - e. **Rates instalment charges and interest charges for instalments and overdue rates – set the instalment charge and interest at zero.**
  - f. **Rates – rebates for small businesses for 3 months to 30 September, with eligibility for a refund/rebate in accordance with the Shire’s Hardship Policy.**
  - g. **Building license - 50% of the building license fee refunded if the slab or major works commenced with 6 months of the building license issued. The Building license is to be submitted by 31 December 2020.**
- 4. Allocates an amount of \$39,000 for financial assistance in the current budget from the projected 30 June surplus to a COVID 19 Assistance account.**
- 5. Rate Setting 20/21**  
**Adopts a budget based on a zero increase in the total rates revenue, excluding interim rates, in the 2020/21 budget, noting that a revaluation will apply and there will be movements for individual properties that may see rates for these properties having an increase or decrease on their 2019/20 rates.**

**CARRIED 7/0**

## **10 MOTIONS ON NOTICE**

NIL

## **11 CONFIDENTIAL ITEMS OF BUSINESS**

NIL

## **12 CLOSURE**

At 5.55pm, there being no further business the meeting closed.