



MINUTES OF THE ELECTORS' GENERAL MEETING, HELD IN THE COUNCIL CHAMBER, 135 CANNING HIGHWAY, EAST FREMANTLE ON TUESDAY, 24 FEBRUARY 2021 COMMENCING AT 6.30PM.

1. OPENING OF MEETING

Present

Mayor J O'Neill	Presiding Member
Cr C Collinson	
Cr K Donovan	
Cr J Harrington	
Cr M McPhail	
Cr A McPhail	
Cr D Nardi	
Cr A Natale	
Cr A Watkins	

Mr G Tuffin	Chief Executive Officer (CEO)
Ms C Catchpole	Acting Executive Manager Regulatory Services (A/EMRS)
Mr P Kocian	Executive Manager Corporate Services (EMCS)
Mr N King	Executive Manager Technical Services (EMTS)
Ms L Collett	Communication and Marketing Officer (CMO)
Ms J May	Executive Assistant to CEO

There were eight electors in attendance.

2. ACKNOWLEDGEMENT OF COUNTRY

"On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders past, present and emerging."

3. WELCOME TO GALLERY

The Mayor welcomed eight members of the public and thanked them for attending tonight's meeting.

4. INTRODUCTION OF ELECTED MEMBERS AND STAFF

Mayor O'Neill introduced staff members and elected members.

5. APOLOGIES

Ms M Flynn, Allen Street.

6. CONFIRMATION OF MINUTES OF PREVIOUS ANNUAL MEETING OF ELECTORS

That the Minutes of the Electors' Meeting held on 25 February 2020 be received.

(CARRIED)



7. MATTERS FOR DISCUSSION

7.1 *Contents of the Annual Report*

Mayor O'Neill highlighted the following projects that commenced or continued through 2019/2020, or were currently underway:

East Fremantle Oval

- \$20M funding commitment made by both major political parties.
- Design formalised and agreed through community consultation, guided by working group.
- Business Case available online for public comment until 15 March 2021.

Urban Streetscape and Public Realm Style Guide

- Adopted by Council in December 2020.

Integrated Movement and Traffic Management Strategy (including parking)

- Close to finalisation, tentatively scheduled for April for public consultation.

Riverside Road

- Community consulted regarding tree species and landscaping plan. Landscaping now complete.

Niergarup Track

- Track works are now complete, further compacting of path completed upon request by users.
- Landscaping plan shared with community and planting will begin in winter 2021.

Preston Point reserve

- Grass re-leveling and cricket wicket upgrade works are completed, with the temporary fencing to be removed within the next week.

Preston Point Road North Precinct Recreational Masterplan

- The Plan is being reviewed in coming weeks to highlight actions taken since and give users the opportunity to provide any updates on their priorities and proposed projects.

Pipes for Perth

WaterCorp will commence works mid-year to upgrade subterranean water pipes on Fraser Street, Petra Street, Fletcher Street, Moss Street, George Street, Silas Street, St Peters Road and Sewell Street. There will also be work completed on the corner of Preston Point Road, Staton Road and Alexandra Road. Work is expected to be completed in early 2022.

Local Planning Scheme No. 3 - Amendment 17 – No. 7 – 27 Canning Hwy between East and Glyde Street

- Council endorsed for advertising at its meeting of 8 December 2020.
- Allows for residential development only at R80 (i.e. apartments) if all 6 lots are developed as one integrated site in accordance with a Local Development Plan (LDP) and Design Guidelines (remains at R20 if no LDP).
- Building height proposed - restricted to 2 - 4 storeys.



- Department of Planning Lands and Heritage approved Amendment for advertising 18 February 2021.
- Advertising cannot commence until Environmental Protection Authority have also authorised advertising to commence.
- Advertising period is 60 days – all forms of advertising, including signs on street frontages will be used.
- After advertising, Council to consider submissions then either support, with or without modifications, or not support.

Local Planning Scheme No. 3 - Amendment 14 – Roofing 2000 site

- Minister for Planning gave final approval January 2021. No support for Council endorsed Amendment.
- Gazetted 5 February 2021.
- Allows for up to ~20-storey building and 3 storeys at St Peters Road.
- Owners and architect are developing plans for submission of a Development Application.
- Completed the first round of the State Design Review Panel assessment.
- Development Approval application most likely to be sought through the State Development Assessment Unit.
- Planning approval decision maker is the WAPC – new approval process established by new planning legislation (July 2020) in response to COVID and planning reform initiatives.

Royal George Hotel Site

- Restoration works continue. Owner intends to complete by August 2021.
- Planning approval for rear of site and re-use of Hotel will be sought through the State Development Assessment Unit/ WAPC process.
- Planning approval decision maker is the WAPC – new approval process established by new planning legislation (July 2020) in response to COVID and planning reform initiatives.
- Completed 4 rounds of State Design Review Panel.
- Development Approval application expected to be submitted in February 2021.
- Advertising/consultation process will follow State Planning department guidelines – 28 days for submissions.
- Owner has been instructed by State Planning to discuss options for increasing off-site parking with the Town.

Former Woodside Maternity Hospital – 18 Dalgety Street

- Development plans prepared for State Design Review Panel and have been assessed through 3 rounds of the Panel – Panel has endorsed the plans and the design.
- Owners have not indicated which development approval process they will choose – i.e. DAP or State Development Assessment Unit/WAPC.
- No formal Development Approval application has been submitted.
- No detailed plans for a development Approval application have been viewed by the Town. Final design has not been assessed by the Town.
- Traffic Impact Assessment not complete but will be required to be submitted with Development Approval application.
- No timeframe indicated for submission of Development Approval application.
- Public consultation will not commence until Development Approval application has been submitted.
- The Town has forwarded all comments received from residents to the owners.

**Local Planning Strategy**

- Endorsed by Council 19 November 2019, immediately forwarded to Department of Planning Lands and Heritage seeking approval to advertise.
- Comments received via from Department of Planning Lands and Heritage discussed and reviewed with the Department throughout 2020.
- Town commissioned the Department's mapping and analytics services in January 2021 – received first draft maps in February 2021.
- Draft Local Planning Strategy guidelines released by the Department for comment February 2021 (including template for mapping and analysis).
- Changes over the past year due to State government planning reform and review of the Town's Strategic Community Plan have meant that parts of the draft Local Planning Strategy also needed to be updated.
- The Town continues to re-structure the Strategy, so it aligns with the new draft guidelines.
- It is anticipated a revised draft of the Strategy will be forwarded to the Department in April/May to seek consent to advertise.

Integrated Traffic Management and Movement Strategy

- Three plans underpin the Strategy – Parking Plan, Management and Movement Plan and Active Transport Plan.
- Consultants, Cardno have completed the Strategy.
- Following consideration by senior Town staff and endorsement by Council for advertising – the Strategy will be made available for public comment.
- Following consultation period, the Council will consider submissions and then endorse document as is, or with modifications.
- Intended that consultation commence April/May 2021.

Urban Streetscape and Public Realm Style Guide

- Adopted by Council on 8 December 2020.
- Guides works in public spaces throughout the Town including verges, parks, footpaths, street trees and urban spaces.
- Overall Guide and Precinct Pamphlets developed.
- Documents available on the website and can be printed on request.

Community Assistance Grants

- The Town of East Fremantle's Community Assistance Grants Program opens on Monday, 29 March 2021 and closes on Monday, 24 May 2021 at 4pm.
- Application forms, guides and other information are available on the Town's website.

Community-Led Initiatives

- Community members are welcome to submit projects at any time.

Youth Meet Up

- The Town's first Youth Meet Up event to be held on Sunday, 18 April 10am – 2pm in Locke Park.

FOGO Rollout

- The FOGO rollout occurred in the first week of July 2019. Bins delivered to 3,115 properties.

**Action on Climate Change**

- In November 2019 and March 2020, the Town recognised the current climate emergency.
- In June 2020 expressions of interest sought for a newly formed Community Action Reference Group (CARG) on climate change.
- The first meeting of the CARG was held in September 2020 and its Terms of Reference confirmed. They are now working on an Action Plan.

Waste to Energy Agreement

- On 29 January 2021 the Town announced a new deal for waste being converted to energy.
- Under the deal, regular waste collected through the Town's red-lidded bins will be sent to the Avertas facility in Kwinana, instead of to landfill.
- The Agreement is expected to generate substantial savings over its 20 year span.

Draft Waste Plan

- Department of Water and Environmental Regulation require local governments to develop a waste plan for the future. Council staff commenced this waste plan in January 2020.
- By implementing a three-bin FOGO system, the Town has made good progress.
- The Town currently has one of the highest levels of diversion from landfill of all the Perth metropolitan Councils with 65% of waste being diverted from landfill.

Waterwise Council

- Council officers commenced work on becoming a Waterwise Council which ultimately occurred in July 2020. This will ensure that the Council is eligible for ongoing funding for waterwise grants.

243 Canning Hwy – environmental assessment – old petrol station on Canning Highway and Oakover Street

- Classified as '*possibly contaminated - investigation required*' (PCIR) under the *Contaminated Sites Act 2003* due to uncertainty as to whether the site is suitable for the proposed Public Open Space land use.
- Council arranged for Western Environmental to undertake a preliminary site investigation during the COVID lockdown which was completed in July 2020.

The Town's capacity in Operations lifted following the hiring of Nicholas King to the new position of Executive Manager Technical Services.

New employees in the Ranger team will see an enhanced focus on community safety and a conciliatory approach to regulatory matters in response to public concerns.

The auditor's report in the Annual Report 2019-20 is an unqualified report.

Ms J Taggart, Dalgety Street

Ms Taggart commented that the information contained within this Report on the former Woodside Hospital site had been taken directly from the developers' brochure and did not fairly represent the current situation from the Council and residents' perspective.

Mayor O'Neill acknowledged Ms Taggart's concern.



Moved Cr Harrington, seconded Cr Watkins
That the 2019-20 Annual Report be received.

(CARRIED)

7.2 General Business

7.2.1 Ms N Thomas, 4 Coolgardie Avenue

Mayor O'Neill read the following email from Ms N Thomas:

"I am unable to attend the Feb meeting but ask that direct debiting of rates be put on your agenda and instituted asap. Thanking you."

Mayor O'Neill advised that this request would be investigated and asked if the Executive Manager Corporate Services wished to make comment.

EMCS advised that the Council computer system had the capacity to accommodate a direct debit function and the implementation of this payment option can be explored.

7.2.2 Ms L Telfer, Hamilton Street (Extinction Rebellion Pink Wall)

Ms Telfer expressed her objection to the painting of the Extinction Rebellion group name on the wall of the property at the corner of Alexandra Road and Canning Highway. Ms Telfer was concerned that this now sets a precedent for other political parties to permanently advertise on private walls within the Town.

Ms Telfer maintained the pink wall was advertising, not art. The wall was very offensive to many people who were appalled by the Extinction Rebellion group's actions in recent times.

Mrs P Newton, Alexandra Road

Mrs Newton concurred with Ms Telfer's comments advising that many residents were not aware of the activities of Extinction Rebellion. She considered it was free advertising for this group and paved the way for other abusive messages and slogans on other walls within the Town. The message on the wall had served its purpose and it was time it was taken down. Other businesses must comply with Council's rules and regulations, why not this group?

Mayor O'Neill stated that he took full responsibility for the approval of the pink wall. His rationale for approving the wall was that he believed it was a non-confrontational/non-violent way of getting the message across about climate change. A number of people, including a local artist, believed it was a work of art. He advised he did not support the ethos and culture of the group.

Following a query regarding the sunset clause on planning approvals, the CEO advised the Town's *Meeting Procedures Local Law* provides a timeframe of approximately 24 hours, but he would need to confirm this. As this period of time had elapsed, and the approval had been provided in writing, the decision can no longer be revoked.

Mrs Newton advised she did not receive the opportunity to comment on the wall and asked why the proposal was not advertised to residents. The Mayor advised that the proposal was advertised to surrounding residents, however, not to the full extent of Alexandra Road, so did not include her property.

**7.2.3 J Farmer, Sewell Street (Royal George Hotel)**

Mr Farmer enquired whether the staff were aware of what was happening behind the scaffolding at the Royal George Hotel and who was supervising to ensure that it is restored to its former glory.

The A/EMRS advised that the first stage of restoration was replacing like for like eg downpipes, guttering, window and door frames, roof and cupola etc. The contract builder for the site was supervising the work which had been vetted by the Heritage Council. All works are to be in accordance with the approved Heritage Conservation Plan, also approved by the Heritage Council. Some restoration works cannot be commenced until redevelopment works to the rear of the building were completed, so that they were not damaged in the construction process.

Mr Farmer sought clarification that no development approval application had been received.

The A/EMRS advised no formal development approval application had been submitted at this point that the Town had been advised of.

7.2.4 Ms J Taggart (Former Woodside Hospital Site)

Ms Taggart advised that she had doorknocked all properties in Dalgety and Fortescue Street and nearly all residents shared her concerns regarding the proposed development of the former Woodside Hospital site.

Ms Taggart advised she had no objection to aged care accommodation on the site, however had become aware that:

- a large number of ancillary facilities were to be established on the site which would be available to the general public and was concerned with the resulting traffic. How can R15 zoning have a large commercial activity within aged care?
- it was proposed to be three storeys on the southern side with effectively another storey underground.
- a two storey below ground car park was proposed containing 109 car bays.

From the concept plans provided, local residents were very concerned with bulk and scale of development, setbacks, overshadowing, increased traffic and the provision of ancillary services for the general public. The two year construction period would have a huge impact on surrounding properties

Ms Taggart advised that an architect had looked at the plans and advised that the owners of 26 Dalgety Street and 29 Fortescue Street would be completely overshadowed by the development. These long time owners are completely devastated by the impact of this proposal and one couple are attempting to sell their home.

Ms Taggart requested Council meet with local residents to hear their concerns prior to providing comment on any development proposal. These residents would like an assurance that they will have an opportunity to voice their serious concerns.

The A/EMRS advised that no development approval application had been lodged that the Town had been advised of at this stage and explained the development approval process will either follow that required for a Development Assessment Panel or a Significant Development (ie State Development Assessment Unit/WAPC) approval process.



Ms Taggart said that local residents felt very vulnerable going up against a very large organisation which employs planning and design experts, marketing staff and lobbyists to ensure the success of their development application. Enquiries had revealed it would cost local residents at least \$5,000 for a planner to assess the likely impact the plans would have on surrounding properties.

Discussion took place on the merits of meeting with local residents before or after a development approval application is lodged.

Ms Taggart queried whether it was possible for Council to engage with developers to convey the concerns of residents or assist residents once a development approval application is received.

Ms Taggart stressed local residents were not wanting to stop the development, just make it more reasonable.

Moved Ms J Taggart, seconded Mr J Farmer

That Council Officers take steps to engage with the developers of the former Woodside Hospital site to relate concerns of local residents prior to the submission of a development approval application.

CARRIED

Ms Taggart requested that once a development approval application is lodged, Council Officers meet with local residents to explain the development approval application and the proposal in detail.

7.2.5 Ms L Telfer, Hamilton Street (Priority List for Footpaths)

Ms Telfer suggested Council should have a list of footpaths prioritised by condition for renewal. She advised that the footpath on the west side of Angwin Street was in an appalling condition with an elderly resident recently tripping on the uneven surface and sustaining an injury.

EMTS advised Council did have a process to prioritise the condition of footpaths which was reviewed each year, however the Angwin Street footpath would be looked at with a view to carrying out repairs.

7.2.6 Ms L Telfer, Hamilton Street (East Fremantle Oval)

Ms Telfer asked whether Council was factoring in the abnormal traffic flows in the area during the construction of the High Street Upgrade project (Leach Highway roundabout), when collecting traffic data for the East Fremantle Oval development proposal.

Mayor O'Neill acknowledged this point and assured Ms Telfer that this would be taken into account with the traffic data collected.

Ms Taggart asked when the last traffic counts were done in Dalgety and Fortescue Streets?

The CEO advised that he would arrange for traffic counts in both streets and also look at historic traffic data. It was also noted that the developer for the Woodside Hospital site would be required to commission a traffic impact study.



7.2.6 Mr J Newton, Alexandra Road (Tree Canopy)

Mr Newton advised that in relation to discussions regarding tree canopies within the Town, he had an old photo taken in 1972, from his residence, which captured a long range view across the Town. The photo showed the roofs of many homes within the Town, whereas now the area and roofs were covered by trees. Mr Newton invited the Council to come and take another photo from his residence to illustrate the extent of tree growth in the area.

Mayor O'Neill advised a Council Officer would be in contact to arrange the photo to be taken.

7.2.7 Mr J Farmer, Sewell Street - New Rangers

Mr Farmer asked whether the employment of the two new Rangers was in addition to the existing two Rangers.

The EMCS advised that Council now had only one full-time Ranger with the two new Rangers employed to work weekends.

8. CLOSURE OF THE MEETING

There being no other business Mayor O'Neill thanked everyone for attending and declared the meeting closed at 7.46pm.