

Urgent Business

ORDINARY COUNCIL MEETING

11 JUNE 2019

**Item 13.1 - Installation of Fencing and Lighting
at 55 Ninth Avenue, Maylands
(Roxy Theatre)**

Installation of Fencing and Lighting at 55 Ninth Avenue, Maylands (Roxy Theatre)

Applicant/Proponent:	City of Bayswater	
Owner:	City of Bayswater	
Responsible Branch:	Office of the Chief Executive Officer	
Responsible Directorate:	Office of the Chief Executive Officer	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	Nil.	
Refer:	Nil.	

SUMMARY

For Council to consider the installation of fencing and lighting at 55 Ninth Avenue, Maylands (Roxy Theatre) to assist in alleviating increased incidents of anti-social behaviour around the premises.

OFFICER'S RECOMMENDATION

That Council authorises the Chief Executive Officer to negotiate with the current lessee of 55 Ninth Avenue, Maylands to arrange installation of appropriate fencing and lighting to mitigate unauthorised access to the leased site.

BACKGROUND

The City is aware of recent increased incidents of anti-social behaviour in the area surrounding 55 Ninth Avenue, Maylands (known as the Roxy Theatre). The property is owned by the City and currently leased to ArenaArts. The City has been working closely with WA Police and other local agencies to address this behaviour throughout the City however a number of complaints have been received by Councillors and the City requesting urgent action be taken in the area surrounding the Roxy Theatre.

EXTERNAL CONSULTATION

Elected Members have received a number of complaints in the last week in relation to increased anti-social behaviour surrounding the Roxy Theatre. Consultation has not yet occurred with the current lessee however it is intended that the City will consult with them prior to the commencement of any works on the site.

OFFICER'S COMMENTS

The complaints received have noted there has been recent increase in drug use, public drinking, urination, defecation, littering, mail theft, physical alterations and threats of violence to residents who live near the Roxy Theatre. The City has been requested to install a fence along the footpath and boundary of the premises (as shown in red in **Figure 1**) to prevent unauthorised access. The City has also previously received requests to install additional lighting in the area surrounding the Roxy Theatre.

Figure 1



It is estimated that the installation of fencing and lightning in the area would cost up to \$15,000 and it is noted that there is currently no budgeted funds allocated for this installation.

LEGISLATIVE COMPLIANCE

Nil.

OPTIONS

In accordance with the City's Risk Management Framework, the following options have been assessed against the City's adopted risk tolerance. Comments are provided against each of the risk categories.

Option 1	That Council authorises the Chief Executive Officer to negotiate with the current lessee of 55 Ninth Avenue, Maylands to arrange installation of appropriate fencing and lighting to mitigate unauthorised access to the leased site	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	N/A
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Low
Financial Management	Low	Moderate
Environmental Responsibility	Low	N/A
Service Delivery	Low	Low
Organisational Health and Safety	Low	N/A
Conclusion	This option represents the lowest risk to Council as it directly responds to concerns raised to Councillors by the Community and Stakeholders. It is noted that there is a moderate Financial Management Risk as the purchase and installation of fencing and lighting has not been provided for in the 2018/19 Budget.	

Option 2	That Council: <ol style="list-style-type: none"> Authorises the current lessee to arrange installation of appropriate fencing and lighting around 55 Ninth Avenue, Maylands; and Notes that the City will not contribute any funds towards the works. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	N/A
Reputation	Low	High
Governance	Low	Low
Community and Stakeholder	Moderate	High
Financial Management	Low	Low
Environmental Responsibility	Low	N/A
Service Delivery	Low	Low
Organisational Health and Safety	Low	N/A
Conclusion	This option represents a higher risk to Council as it does not provide any support to the current lessee or the Community and Stakeholders in preventing the increased anti-social behaviour. There is a high Reputational risk that the City may be perceived as unwilling to support the current lessee, especially given that there anti-social behaviour is occurring on Council owned property.	

Option 3	That Council: <ol style="list-style-type: none"> Acknowledges the ongoing complaints received in relation to the increased anti-social behaviour surrounding 55 Ninth Avenue, Maylands Does not authorise the installation of appropriate fencing or lightning around 55 Ninth Avenue, Maylands. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	N/A
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	High
Financial Management	Low	Low
Environmental Responsibility	Low	N/A
Service Delivery	Low	Low
Organisational Health and Safety	Low	N/A
Conclusion	This option represents the highest risk to Council as it does not address the concerns being raised by the Community and Stakeholders or their request for urgent action to be taken. This in turn represents a higher reputational risk to the City as it may be seen to be unwilling to address the concerns of the community. It is noted that this option represents a low Financial Management risk as this purchase and installation of fencing and lighting has not been provided for in the 2018/19 Budget.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Purchase and Installation of Fencing and Lighting

Asset Category: New

Source of Funds: Municipal

LTFP Impacts: Not provided for in the LTFP

Notes:

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$0	\$15,000	Nil	Nil	Dependent on style and	Dependent on style and	\$0

					design features	design features	
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STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Our Community
Aspiration: An active and engaged community
Outcome C1 A strong sense of community through the provision of quality services and facilities

The purchase and installation of the fencing and lighting will assist that the City in continuing to build a strong sense of community safety.

CONCLUSION

Given the increased number of complaints received by Councillors and requests for the City to address the recent increase in incidents of anti-social behaviour around the property, it is recommended that Council purchase and install appropriate fencing and lighting around the property in consultation with the current lessee.