



Agenda Briefing Forum Summary Notes

Meeting	Agenda Briefing Forum – for Ordinary Council Meeting – 25 March 2025			
Location	Council Chambers			
Date	18 March 2025	Start Time	7:00pm	Finish Time 8:01pm

1. ATTENDANCE

<u>Members</u> Cr Elli Petersen-Pik, Acting Mayor Cr Assunta Meleca Cr Steven Ostaszewskyj Cr Josh Eveson Cr Sally Palmer Cr Nat Latter Cr Giorgia Johnson <u>Leave of Absence</u> Mayor Filomena Piffaretti <u>Apologies</u> Cr Michelle Sutherland Public: 10	<u>Officers</u> Jeremy Edwards Bianca Sandri Luke Botica Kym Leahy Amanda Albrecht Stuart Monks Timothy Dawson Nathan Linthorne Karen D'Cunha Nicole Ceric <u>Apologies</u> Nil.	Chief Executive Officer Director Community Services Director Infrastructure and Assets Director Corporate Services Manager Governance and Strategy Manager Financial Services Strategic Planning Officer Coordinator Community Buildings Coordinator Governance Coordinator Executive Services
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2. DISCLOSURE OF INTEREST SUMMARY

The following disclosures of interest were made at the Agenda Briefing Forum and will also apply at the Ordinary Council Meeting when the matters are considered:

Name	Item No.	Type of Interest	Nature of Interest
Cr Sally Palmer	10.5.1.4	Impartial	Mr Gary Warne is giving a deputation not in support. I have known Gary in business partnership and ongoing normal friendship.
Cr Sally Palmer	10.3.2	Impartial	One of the submissions was from the Bayswater Child Care Centre of which I am the Chairperson.
Cr Steven Ostaszewskyj	10.2.1	Impartial	The Underground Power Program is listed in the item, I have information from the Department that I have an interest in common in this topic.

Name	Item No.	Type of Interest	Nature of Interest
<i>Cr Steven Ostaszewskyj</i>	10.2.2	<i>Impartial</i>	<i>Wotton Reserve is mentioned in this report. I am a member of the Morley Windmills, which leases the facility at Wotton Reserve.</i>
<i>Cr Steven Ostaszewskyj</i>	10.4.1	<i>Impartial</i>	<i>The Underground Power Program is listed in the item, I have information from the Department that I have an interest in common in this topic.</i>
<i>Cr Steven Ostaszewskyj</i>	10.5.2.4	<i>Impartial</i>	<i>My mother's house is on the border of the catchment of that structure plan.</i>
<i>Cr Assunta Meleca</i>	10.4.1	<i>Impartial</i>	<i>The Creative Director and Noongar Artist mentioned in the report are known to me through my work at AGWA.</i>
<i>Cr Josh Eveson</i>	10.2.2	<i>Impartial</i>	<i>Wotton Reserve is listed in the report. Windmills lease the sports hall at Wotton Reserve. I am a member of the Windmills Sports Club,</i>
<i>Cr Nat Latter</i>	10.4.1	<i>Impartial</i>	<i>I know the artist outside of my work on Council.</i>

3. DEPUTATIONS

10.3.2 Future Use of 476 Guildford Road Bayswater

In relation to item 10.3.2, Ramdas Sankaran was in attendance and spoke in support of the officer's recommendation.

In relation to item 10.3.2, Bernie Durkin (on behalf of the Asian Neighbourhood Watch Asian Community Services Group) was in attendance and spoke in opposition to the officer's recommendation.

10.5.1.4 Planning Policy Review: Significant Tree Register for Private Land Policy and Associated Guidelines

In relation to item 10.5.1.4, Gary Warne was in attendance and spoke in opposition to the officer's recommendation.

In relation to item 10.5.1.4, Michael Manganaro submitted a written deputation in opposition to the officer's recommendation.

In relation to item 10.5.1.4, Wendy Garstone submitted a written deputation in opposition to the officer's recommendation.

In relation to item 10.5.1.4, Gregg Moxham submitted a written deputation in support of the officer's recommendation.

4. QUESTIONS TAKEN ON NOTICE FROM ELECTED MEMBERS ON AGENDA ITEMS

The following questions were taken on notice at the briefing and responses are provided below to assist Councillors in their deliberations on the matter.

Cr Nat Latter

Item 10.3.2 Future Use of 476 Guildford Road, Bayswater

Question 1

What is the market rent for the property?

Response 1

A market valuation has not yet been completed. Officers decided to wait for the Council resolution on this item before proceeding, and as such, this process is referenced as limb c in the recommendation. The previous tenant was also classified as a Category 4 as per the Community Facility Lease and Licence/User Agreement Policy (the policy) and was liable for 40% market valuation rent. As a guide for Council, the previous market valuation on the property was completed in September 2022 which determined an annual market rental valuation of \$35,000.00 ex GST. The tenant was charged \$14,000.00 ex GST (40%).

It is to be noted that out of the five-submissions received, the Multicultural Services Centre of WA is the only organisation liable for 40% rent, with the other applicants liable for a fixed annual rent of \$1,390 ex GST as per the policy.

Item 10.4.1 Place Names

Cr Nat Latter

Question 1

My question is about Malgamongup in particular, which has had dual naming for some time. At some time in the past the City had explored the Landgate process around dual naming and I am wondering where that process got to?

Response 1

Malgamongup was decoded and cultural stories were captured as part of the Place Names project.

Bardon Park has not gone through the process of dual naming, although it has been referred to by some as Malgamongup for a number of years. There is a sign in the park referring to Malgamongup, which came about by Indigenous students and staff at *Outcare* who were considering a theme around the Noongar six seasons around 2009-2011 when the Bardon Playspace was developed.

Otherwise the City has not undertaken any formal dual naming for Bardon Park.

Item 10.2.1 2024/25 Statutory Mid-Year Budget Review

Cr Elli Petersen-Pik, Acting Mayor

Question 1

On page 32 of the online agenda it refers to Mills Avenue Pocket Park development, which is part of METRONET, and it mentions a decrease of \$680,000 as the State Government is no longer providing funding to deliver the project. Can we get some more information about this?

Response 1

The Mills Avenue Pocket Park formed part of the Bayswater Train Station project scope of works, where METRONET were to provide funding for the City to design and deliver this park for the community following the opening of the station.

Prior to the completion of the station works, METRONET advised the City that they will develop this park themselves. This park was therefore completed by them as part of the station works.

Item 10.5.1.6 New Policy: Mayoral Vehicle

Cr Steven Ostaszewskyj

Question 1

How easy is it for staff members to book a pool vehicle, would they need to book weeks or months in advance?

Response 1

- There are two dedicated pool vehicles based at the Civic Centre available for staff to book and use. These are both electric vehicles. The booking of these vehicles is managed through a calendar. To guarantee a vehicle being available, bookings need to be made in advance. These vehicles are highly utilised by our Environmental Sustainability Team, and our Building Services Team.
- There is another electric pool vehicle at the depot, which has a dedicated charging station at the depot.
- The City then has a further 17 vehicles that are available to City Officers for use, but have been allocated to one primary user. Bookings have to be made through those individuals, depending on availability of the vehicle.
- The City has other light vehicles at other locations (the Depot, the Rise, etc) but these vehicles are generally for operational use, and are needed for specific day to day activities. They are not available to be booked by other City officers.

Question 2

Can the City provide Council with a list of vehicles in different categories that outlines the total and running costs?

Response 2

The City purchases its vehicles using the State common use agreement. The list on the next page shows the costs for a selection of hybrid and electric vehicles.

	Vehicle Make/Model	Purchase Price	Annual Capital Cost	Annual Operating Costs	Total Cost per Year (over 5 years)
Hybrid	Toyota Rav4 GX 2WD Hybrid	\$36,731	\$2,204	\$12,031	\$14,235
	Toyota Camry Ascent Sport Hybrid	\$38,090	\$2,285	\$12,293	\$14,578
	Kia Sportage SX FWD Hybrid	\$39,858	\$2,391	\$13,616	\$16,007
	Nissan Xtrail ST-L 4WD Hybrid	\$42,605	\$2,556	\$14,521	\$17,077
	Toyota Rav4 XSE AWD Hybrid	\$45,003	\$2,543	\$13,273	\$15,815
	Toyota Camry SL Hybrid	\$49,590	\$2,975	\$14,823	\$17,798
	Mazda CX-60 G40E Evolve Hybrid 4x4	\$53,268	\$3,196	\$17,424	\$20,620
	Mitsubishi Outlander Aspire AWD PHEV	\$57,129	\$3,428	\$16,613	\$20,041

- Lower initial purchase costs
- Generally higher sale price at end of life, although subject to external market forces
- Incur higher FBT liability (approx 22% of purchase price)
- Fit into current City vehicle purchasing strategy
- Less administration required to manage EV private use
- Wide range of spec, trim levels to choose from
- Generally more understated appearance

	Vehicle Make/Model	Purchase Price	Annual Capital Cost	Annual Operating Costs	Total Cost per Year (over 5 years)	Revised Total Cost per Year including FBT (over 5 years)
Electric	Kia EV5 Air 2WD	\$49,447	\$2,967	\$3,265	\$6,232	\$17,100
	Tesla Model 3 RWD	\$49,909	\$4,242	\$4,472	\$8,714	\$19,694
	Polestar 2 Standard Range Single Motor	\$53,327	\$3,200	\$4,678	\$7,878	\$19,610
	Hyundai Ionic 5 2WD	\$59,354	\$4,751	\$3,667	\$8,418	\$21,476
	Tesla Model Y Long Range	\$63,545	\$6,949	\$4,810	\$11,759	\$25,739

- Higher initial purchase cost
- Lower operating costs
- Volatile resale value (eg new Tesla demand reducing will impact resale value, estimate about 50% over 5 years)
- Requires consideration for charging costs, infrastructure
- Promotes sustainability
- Take advantage of no FBT applicable
- FBT rules may change in the future (See Revised Total Costs with FBT included)

NB- Operating Costs include FBT where applicable, repairs & maintenance, fuel, registration, insurance, CTP