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# MINUTES

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## ANNUAL GENERAL MEETING OF ELECTORS

Held on Thursday 19 March 2015

6.30pm

City of Albany Council Chambers

ANNUAL GENERAL MEETING OF ELECTORS  
MINUTES 19/03/2015

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## ELECTORS MEETING PROCEDURE

In accordance with the *Local Government Act 1995*, being:

### **5.31. Procedure for electors meetings**

*The procedure to be followed at, and in respect of, electors meetings and the methods of voting at electors meetings are to be in accordance with the regulations.*

### **5.32. Minutes of electors meetings**

The CEO is to:

- (a) cause minutes of the proceedings at an electors meeting to be kept and preserved; and
- (b) ensure that copies of the minutes are made available for inspection by members of the public before the council meeting at which decisions made at the electors meeting are first considered.

### **5.33. Decisions made at electors meetings**

- (1) All decisions made at an electors meeting are to be considered at the next ordinary council meeting or, if that is not practicable-
  - (a) at the first ordinary council meeting after that meeting; or
  - (b) at a special meeting called for that purpose,

whichever happens first.

- (2) If at a meeting of the council a local government makes a decision in response to a decision made at an electors meeting, the reasons for the decision are to be recorded in the minutes of the council meeting.

The procedures for the conduct of an electors meeting are prescribed in the *Local Government Act (Administration) Regulations 1996*, being:

#### **reg 15. Matters for discussion at general electors meetings-s. 5.27(3).**

*For the purposes of the section 5.27(3), the matters to be discussed at a general electors meeting are, firstly, the contents of the annual report for the previous financial year and then any other general business.*

#### **reg 17. Voting at electors meetings-s 5.31**

- (1) *Each elector who is present at a general or special meeting of electors is entitled to one vote on each matter to be decided at the meeting but does not have to vote.*
- (2) *All decisions at a general or special meeting of electors are to be made by a simple majority of votes.*
- (3) *Voting at a general or special meeting of electors is to be conducted so that no voter's vote is secret.*

#### **reg 18. Procedures at electors meetings-s 5.31**

*Subject to regulations 15 and 17, the procedure to be followed at a general or special meeting of electors is to be determined by the person presiding at the meeting.*

**I. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS**

6:30:15 PM The Mayor declared the meeting open.

**II. OPENING PRAYER**

*“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”*

*“We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.*

*We would also like to pay respect to Elders both past and present”.*

**III. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED**

**Mayor** Dennis W Wellington

**Councillors:**

Frederickstown Ward	G Stocks
Frederickstown Ward	C Dowling
Kalgan Ward	J Price
Breaksea Ward	V Calleja JP
Vancouver Ward	S Bowles
West Ward	G Gregson
West Ward	A Goode JP
Yakamia	R Sutton

**Staff:**

Chief Executive Officer	G Foster
Deputy Chief Executive Officer	G Adams
Executive Director Community Services	C Woods
Executive Director Planning and Development Services	D Putland
Executive Director Works and Services	M Thomson
Meeting Secretary	J Williamson

**Public Gallery and Media:** Two members of the media and approximately 25 members of the public were in attendance.

**Apologies/Leave of Absence:**

Breaksea Ward	R Hammond (Leave of Absence)
Yakamia	A Hortin JP (Leave of Absence)
Kalgan Ward	B Hollingworth (Apology)
Vancouver Ward	N Williams (Apology)

**IV. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**RESOLUTION**

**MOVED: COUNCILOR GREGSON  
SECONDED: COUNCILLOR GOODE**

**THAT the minutes of the Annual General Meeting of Electors held on 19 December 2013, as previously distributed, be confirmed as a true and accurate record of proceedings.**

**CARRIED 8-0**

**V. RECEIPT OF ANNUAL REPORT FOR THE 2013-14 FINANCIAL YEAR**

**RESOLUTION**

**MOVED: COUNCILLOR GREGSON  
SECONDED: COUNCILLOR CALLEJA**

**THAT the City of Albany Annual Report for the 2013-14 Financial Year be received.**

**CARRIED 8-0**

**VI. GENERAL BUSINESS**

*The matters to be discussed at a general electors meeting are, firstly, the contents of the annual report for the previous financial year and then any other general business.*

**6.1 PUBLIC QUESTION AND STATEMENT TIME**

At the Annual General Meeting of Electors held on 19 December 2013, the following question from Mr Anthony Wood regarding the value of land at Cull Road was taken on notice by the Chief Executive Officer:

*“How was the City projecting \$1.4m in sales across the next five years when the price of the blocks has been reduced?”*

The following response was provided by the Executive Director Corporate Services in writing to Mr Wood on 13 January 2014:

- “1. The reported valuation of \$967,500 (Note 33 (d)) is based on the accounting valuation of the land **minus** the projected selling costs of the land.*
- 2. This valuation will generally be more conservative than the projected sales proceeds in any event because of the assumptions upon which such valuations are based.*
- 3. The sales proceeds as detailed in Note 33 (c) were shown as budgeted because the price of the blocks were not adjusted until after council approved the new pricing at its October 2013 meeting (after the financial statements were prepared.”*

The following question was taken on notice from Mr Tony Stanton.

Mr Stanton questioned the City's decision to increase fees for swimming lessons for the disabled at Albany Leisure and Aquatic Centre.

The following response was provided by the Mayor on 11 February 2014:

*"The democratic process in relation to fees and charges was followed in that all of Councils annual fees and charges are reviewed and advertised in accordance with Local Government Guidelines. Once advertised we received feedback in relation to the fees and charges from a small number of affected persons in relation to special needs swimming fees.*

*As a result of this feedback the fees were reduced from the 150% to a 60% increase initially and then further reduced to their current rate which is 50% of the full private tuition rate."*

**6:35:40 PM Ms Anne Brandenburg, Kalgan**

**Summary of key points:**

- Lower Kalgan Progress Association concerns re land use and planning in the area
- What precinct planning has been conducted in the City since TPS1?

*Executive Director Planning and Development responded: "No precinct planning has been undertaken but a review has been initiated of strategy, with community consultation to be conducted later in 2015."*

- Priority agricultural land-what has been done about developing a priority agriculture policy?

*Executive Director Planning and Development responded: "Once the strategy has been reviewed, a decision will be made on policy."*

**6:40:20 PM Mr Colin Montefiore, 186 Bon Accord Road, Lower King**

**Summary of key points:**

- Addressed the meeting regarding proposed extraction industry on Bon Accord Road.

**6:45:57 PM Mr Graham McBeth, Seppings**

**Summary of key points:**

- Spoke on behalf of Lower Kalgan Progress Association
- Asked "What is the role of community organisations in the Community Strategic Plan and what are the City's specific undertakings to community organisations to engage on a voluntary basis"

*Mayor Wellington- "The City are actively engaging the community, including holding Community Forums at local Progress Associations."*

*Chief Executive Officer: "Community consultation has been an area of great improvement over the last year. The City has a dedicated Stakeholder Relations Manager, who works across the organisation to facilitate community consultation. The results from the latest Community Perception Survey reflect improvement in virtually every area since the 2013 survey was conducted. The City will continue to work on engaging with the community."*

- Requested better lighting for Bridge Park.

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[6:52:46 PM](#) **Mr Tony Harrison, Little Grove**

**Summary of key points:**

- Addressed the meeting with regards to the Albany Entertainment Centre and priority use agricultural land.
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[6:58:05 PM](#) **Mr Roland Paver, Goode Beach**

**Summary of key points:**

- Addressed the meeting regarding the Ward Review and PD075: Consideration of Local Development Plan-Lot 1 and 2 Frenchman Bay Road, Frenchman Bay.

Councillor Price left the meeting at 6.59pm and did not return.

[7:02:24 PM](#) **Mr Donald Main, Bon Accord Road, Lower King**

Mr Main's tabled address is detailed at Appendix A.

**RESOLUTION**

**MOVED: MR PAVER**

**SECONDED: MR VOGWILL**

**That the electors of Albany call upon the City Council to give effect to their desire; expressed by an overwhelming majority during the ward review public consultation process, to retain the existing 6 electoral ward structure with two elected Councillors per ward.**

**CARRIED 24-1**

**VII. CLOSURE OF MEETING:** There being no further business the Mayor declared the meeting closed at [7:11:50 PM](#).

*(Unconfirmed Minutes)*

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Dennis W Wellington  
**MAYOR**



**TABLED ADDRESS BY MR DONALD MAIN**

Elector's Meeting, questions? and or motions.

**CONCRETE QUESTION**

The City is aware that there are many truckloads of broken storm water pipes and other concrete and building material dumped at the sand quarry adjacent to the recently approval gravel pit at 107 Bonaccord Road.

Could the City please investigate the source of this concrete and building material and if it emerges that this concrete building material originates from a City owned project could the City please take steps to remove it and confirm exactly what steps will be taken.

**SEPARATION DISTANCES QUESTION**

Can the City please confirm that in its response to the current application for industry/extractive at 207 Bon Accord Road that the City will require a 500 metre and preferably a 1,000 metre separation distance between the nearest residential buildings and any extractive activity or stockpiling of material as set out in the Basic Raw Materials Applicants Manual.

**SEPARATION DISTANCES Question 2**

Can the City please confirm it will adopt and implement the EPA guidelines for separation distances when considering the application for industry/extractive at 207 Bon Accord Road  
Proposed Rebecca Weadon Bon Accord Road  
Seconded Donald Main 206 Bon Accord Road

**OTHER QUESTIONS**

For the application for industry extractive at 207 Bon Accord Road have Main Roads been approached by the City about an alternative exit of South Coast Highway and what was their response and the eventual out come?

What policy does the City have in place that takes cumulative impact on local communities into account when assessing industry extractive planning applications ?

**TABLED ADDRESS BY MR DONALD MAIN**

Can the City give please give an assurances that any proponents for an industry/extractive planning application will be required to strictly adhere to and properly address the requirements table in the City's own policy document titled Extractive Industries and Mining with failure to do so resulting in the immediate return of the application to the proponent. In other words we are asking the City to comply and defer to its own published guidelines when assessing applications.

The City has confirmed that some 85 responses were received from local residents opposing this application at 207 Bon Accord Road. Given that not all residents in the area were informed of the application and as there are a total of some 156 properties in the immediate area does the City consider this level of response significant when determining the application.

What procedures are the City prepared to put in place to ensure that extractive industry licence conditions are strictly adhered to ?

What assurances can the City give that extractive industry properties will. Be inspected more than once a year.

What assurance Can the City give that it will enforce compliance through fines and other avenues as is presently open to it under law?