



# MINUTES

of

## STRATEGY AND SERVICES COMMITTEE MEETING

*Pursuant to the provisions of Section 88(1) of the Local Government Act 1999*

HELD IN

**COUNCIL CHAMBERS  
PLAYFORD CIVIC CENTRE  
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**TUESDAY, 12 AUGUST 2025 AT 7:00 PM**

The meeting commenced at 7:01 pm.

### **1 ATTENDANCE RECORD**

#### **1.1 Present**

##### **CR DAVID KERRISON – PRESIDING MEMBER**

Cr Akram Arifi *via Zoom*

Cr Marilyn Baker

Cr Zahra Bayani

Cr Andrew Craig

Mayor Glenn Docherty

Cr Shirley Halls

Cr Misty Norris

Cr Gay Smallwood-Smith

Cr Tanya Smiljanic

Cr Rebecca Vandepeear

##### Also in attendance for the meeting:

Chief Executive Officer

Mr Sam Green

General Manager Corporate Services

Mr Luke Culhane

General Manager City Services

Ms Tina Hudson

General Manager City Assets

Mr Dale Welsh

Executive Strategic Advisor

Mr Greg Pattinson

Senior Manager City Property

Mr Paul Alberton

Acting Senior Manager Community Engagement & Experience

Ms Shannon Siegele

Senior Manager Ageing & Inclusion

Ms Erin Findlay

Senior Manager Assets & Delivery

Ms Janey Mitson

Senior Manager City & Corporate Plans

Mr Vince Rigger

Senior Manager Development Services

Mr Matt Dineen

Senior Manager Families & Young People

Ms Elena Casciano

Senior Manager Asset Operations

Mr Jon Roberts

Acting Growth & Infrastructure Coordinator

Mr Ben Woodrow



Strategic Finance Analyst  
 Minute Taker  
 Governance Support  
 Acting ICT Service Delivery Coordinator  
 ICT Applications Analyst

Mr Daya Muthulingam  
 Mrs Skye Nitschke  
 Mrs Sarah Schutz  
 Mr Braden Hanberger  
 Ms Helen Pocius

## 1.2 Apologies

Cr Chantelle Karlsen  
 Cr Jane Onuzans  
 Cr Katrina Stroet  
 Cr Peter Rentoulis  
 Cr Clint Marsh

## 1.3 Not Present

Nil

## 2 CONFIRMATION OF MINUTES

<b>COMMITTEE RESOLUTION</b>		<b>6344</b>
<b>Moved:</b>	<b>Cr Norris</b>	<b>Seconded: Cr Smiljanic</b>
<b>The Minutes of the Strategy and Services Committee Meeting held 8 July 2025 be confirmed as a true and accurate record of proceedings.</b>		
		<b><u>CARRIED</u></b>

## 3 DECLARATIONS OF INTEREST

**Name:** *Cr David Kerrison*

**Conflict:** Material

**Item:** *8.2 NAWMA Draft Strategic Plan 2026-2031*

**Description:** *Member of NAWMA Board*

**Was Minister approval granted for the Council Member to participate in the meeting, pursuant to section 74(3) of the Act?**

No

Has Minister approval been provided to Council?

N/A

Did the Council Member participate in the discussion of the matter?

N/A

Did the Council Member remain in the meeting while the matter was being considered?

N/A

## 4 DEPUTATION / REPRESENTATIONS

Nil

## 5 STAFF REPORTS

**Matters to be considered by the Committee and referred to Council**

*Matters which cannot be delegated to a Committee or Staff*



**5.1 REVIEW OF THE 2014 COMMERCIAL RATING STRATEGY****Responsible Executive Manager:** Sam Green**COMMITTEE RECOMMENDATION****6345****Moved:** Cr Halls**Seconded:** Cr Bayani

- 1. Council receive and note the Discussion Paper - 2014 Commercial Rating Strategy (Attachment 1).**
- 2. Council revoke the 2014 Commercial Rating Strategy, recognising the following tools in place that contribute to increased commercial and industrial investment, as well as employment growth:**
  - **Incentives for commercial and industrial development**
  - **Strategic land use planning**
  - **Advocacy/promoting sectoral growth**
  - **Investing in critical infrastructure**
  - **Rating Policy.**

**CARRIED****Matters to be considered by the Committee Only***Matters for Information***5.2 REFERENCE GROUPS UPDATE****Responsible Executive Manager:** Tina Hudson**COMMITTEE RESOLUTION****6346****Moved:** Cr Smiljanic**Seconded:** Cr Bayani**The Committee receive the reference groups August 2025 annual update.****CARRIED****6 INFORMAL DISCUSSION****6.1 QUARTERLY CAPITAL PROJECTS UPDATE**

**Presenters:** Ms Janey Mitson, Mr Matt Dineen, Mr Vince Rigter, Mr Jon Roberts

**Outcome:** An update was provided to the Council on the progress of Council's Capital Projects.

**7 INFORMAL ACTIONS**

Nil



**8 CONFIDENTIAL MATTERS****8.1 ELIZABETH CBD - LOT 1 DEVELOPMENT**

Responsible Executive Manager: Dale Welsh

**A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE FOR ITEM 8.1****COMMITTEE RESOLUTION****6347**

Moved: Cr Baker

Seconded: Cr Smiljanic

Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Chief Executive Officer;
- General Manager City Assets;
- General Manager City Services;
- General Manager Corporate Services;
- Senior Manager City Property;
- Strategic Finance Analyst;
- Senior Governance Officer;
- Acting ICT Service Delivery Coordinator;
- ICT Applications Analyst;
- Minute Taker.

in order to consider in confidence agenda item 8.1 under Section 90(3)(b) of the *Local Government Act 1999* on the basis that:

(b) information the disclosure of which –

- i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
- ii) would, on balance, be contrary to the public interest.

This matter is confidential because the report contains confidential commercial information that pertains to ongoing commercial negotiations.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; the Committee consider it necessary to consider this matter in confidence.

**CARRIED**

*The meeting went into confidence at 7:43 pm.*

**C. PROCEDURAL DECISION - COMMITTEE TO DECIDE HOW LONG ITEM 8.1 IS TO BE KEPT IN CONFIDENCE****COMMITTEE RESOLUTION****6349**

Moved: Cr Baker

Seconded: Cr Halls

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.1 be kept confidential in accordance with the Committee's reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Report for Item 8.1
- Attachments 1 & 4 for Item 8.1



**- Minutes for Item 8.1**

**This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.**

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the Committee delegates to the Chief Executive Officer the power to revoke this order or parts thereof, at any time, and the Chief Executive Officer must advise the Committee of the revocation of this order as soon as possible after such revocation has occurred.

**CARRIED**

*The meeting re-opened to the public at 7:51 pm*

*Cr Kerrison left the meeting room at 7:51 pm in response to their declared conflict of interest.*

*Mayor Docherty assumed the Chair as per clause 6.5 of the Strategy & Services Committee Charter.*

## 8.2 NAWMA DRAFT STRATEGIC PLAN 2026-2031

**Responsible Executive Manager:** Sam Green

**A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE FOR ITEM 8.2**

## COMMITTEE RESOLUTION

6350

**Moved: Cr Halls**

**Seconded: Cr Smiljanic**

**Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:**

- Chief Executive Officer;
- General Manager City Assets;
- General Manager City Services;
- General Manager Corporate Services;
- Executive Strategic Advisor;
- Senior Governance Officer;
- Acting ICT Service Delivery Coordinator;
- ICT Applications Analyst;
- Minute Taker.

**in order to consider in confidence agenda item 8.2 under Section 90(3)(g) of the *Local Government Act 1999* on the basis that:**

- (g) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty.

**This matter is confidential because Council is required by the relevant provisions in the NAWMA Charter 2024 to keep the NAWMA Board minutes confidential (unless the NAWMA Board resolves otherwise).**

**On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; the Committee consider it necessary to consider this matter in confidence.**

**CARRIED**

*The meeting went into confidence at 7:52 pm.*



**C. PROCEDURAL DECISION - COMMITTEE TO DECIDE HOW LONG ITEM 8.2 IS TO BE KEPT IN CONFIDENCE**

**COMMITTEE RESOLUTION**

**6352**

**Moved:** Cr Smiljanic

**Seconded:** Cr Smallwood-Smith

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.2 be kept confidential in accordance with the Committee's reasons to deal with this item in confidence pursuant to Section 90(3)(g) of the *Local Government Act 1999*:

- Report for Item 8.2
- Attachment for Item 8.2
- Minutes for Item 8.2

This order shall operate until determined as part of the annual review by Council in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the Committee delegates to the Chief Executive Officer the power to revoke this order at any time, and the Chief Executive Officer must advise the Committee of the revocation of this order as soon as possible after such revocation has occurred.

**CARRIED**

*The meeting re-opened to the public at 7:54 pm.*

*Cr Kerrison returned to the meeting room at 7:54 pm and resumed the Chair.*

**9 CLOSURE**

The meeting closed at 7:54 pm.