

**ORDINARY MEETING OF COUNCIL**  
**MONDAY, 13 AUGUST 2012**

**MINUTES**

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# CITY OF ARMADALE

## MINUTES

OF ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 13  
AUGUST 2012 AT 7.00 PM.

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### 1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

*The Mayor, Cr Zelones, declared the meeting open at 7.00 pm.*

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### 2 RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE (previously approved)

#### PRESENT:

Mayor, Cr H A Zelones JP presided over	River Ward
Deputy Mayor, Cr R Butterfield	River Ward
Cr J A Stewart	Heron Ward
Cr D M Shaw	Heron Ward
Cr G Nixon	Jarrah Ward
Cr C M Wielinga	Jarrah Ward
Cr C J MacDonald	Lake Ward
Cr J H Munn JP CMC	Lake Ward
Cr M H Norman	Minnawarra Ward
Cr G A Best	Neerigen Ward
Cr M Geary	Neerigen Ward
Cr M S Northcott	Palomino Ward
Cr L Sargeson	Palomino Ward

#### IN ATTENDANCE:

Mr R S Tame	Chief Executive Officer
Mr A F Maxwell	Executive Director Corporate Services
Mr P Sanders	A/Executive Director Development Services
Mr K Ketterer	Executive Director Technical Services
Mr N Kegie	A/Executive Director Community Services
Ms C Thomson	Secretarial Assistant

Public: 5

Press: 2

#### LEAVE OF ABSENCE:

Leave of Absence previously granted to Cr K Busby

#### APOLOGIES:

NIL

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**3 ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS  
TAKEN ON NOTICE**

Nil

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**4 PUBLIC QUESTION TIME**

**Mr B Anstey - Eneabba Place, Armadale**

Q-1 Does Council have material evidence that supports its statement that the higher rate on vacant land serves to promote the development of all properties to their full potential, and if so, can I have a copy of this evidence?

*The Mayor advised that the rating regime for valuing unimproved properties higher than residential properties is not unusual and is adopted by many Councils, i.e. Gosnells, Serpentine-Jarrahdale etc.. In regard to evidence, this will be researched and the information provided directly to you.*

*Question time closed at 7.03pm*

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**5 APPLICATIONS FOR LEAVE OF ABSENCE**

**5.1 Request for Leave of Absence – Cr Grant Nixon & Cr Matt Norman**

Request for leave of absence received from Cr Grant Nixon for the period:  
Friday, 17<sup>th</sup> August 2012 to Saturday, 1<sup>st</sup> September 2012 inclusive.

Request for leave of absence received from Cr Matt Norman for the period:  
Monday, 20<sup>th</sup> August 2012 to Wednesday 5<sup>th</sup> September 2012 inclusive.

MOVED Cr J A Stewart

**That Council grant leave of absence received from:**

**Cr Grant Nixon for the period Friday, 17<sup>th</sup> August 2012 to Saturday, 1<sup>st</sup> September 2012 inclusive [includes 1 Ordinary Council Meeting – 27 August]; and**

**Cr Matthew Norman for the period Monday, 20<sup>th</sup> August 2012 to Wednesday, 5<sup>th</sup> September 2012 inclusive [includes 1 Ordinary Council Meeting – 27 August].**

266/8/12

**MOTION not opposed, DECLARED CARRIED**

**(13/0)**

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**6 PETITIONS**

Nil

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**7 CONFIRMATION OF MINUTES**

7.1 PREVIOUS ORDINARY COUNCIL MEETING  
HELD ON 23 JULY 2012.

Correction:

Page 12 In the second dot point the word “twas” to be corrected to “was”.

MOVED Cr J A Stewart that the Minutes of the Ordinary Council Meeting held on 23 July 2012 be confirmed, subject to the above correction, as a true and accurate record.

267/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

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**8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION**

**Economic Development**

- On 24<sup>th</sup> July Cr Zelones attended the monthly meeting of the WA Planning Commission.
- On 25<sup>th</sup> July Cr Zelones attended a Business Armadale Breakfast Forum relating to development in Armadale, focusing on the future and what is in the pipeline, hosted by Peter Mulder from the Business Armadale Association.
- On Thursday 2<sup>nd</sup> August Cr Zelones attended a Development Assessment Panel meeting to consider a Form 2 request from the applicant for a variation to the previously approved DA for multiple dwelling units on Owtram Road Armadale. The meeting was held at Department of Planning with a phone link to officers at the City of Armadale.

**Consultation and Communication**

- On Thursday 26<sup>th</sup> July Cr Zelones met with Linton Reynolds, Ian Mangen and Paul Lanternier with regards to the Gerald Russel Reserve and their request to honour the 33 lives that were lost during the Korean War with the installation of a new monument. Funding sources are being sought to accomplish this worthy project. At this stage the group is not seeking funds from the City but rather permission to use the Gerald Russel Reserve for this important memorial.
- On Friday the 27<sup>th</sup> July Cr Zelones attended the Heritage Council of WA Register Committee.

- On 1<sup>st</sup> August along with the CEO Mr Ray Tame, Cr Zelones was scheduled to meet with Director General of Indigenous Affairs regarding the Champion Centre. Unfortunately the DG was unable to attend due to a vehicle fire causing traffic congestion in the City. We have requested a private meeting with the DG at the earliest opportunity.
- The program featured a “speed date” style exchange between Councils and Departmental Director Generals’. Following this forum an overview of Party Policy with presentations from each of the main political parties (Liberal, Labor, Nationals and Greens) and the final session was dedicated to a facilitated open panel discussion with the political parties. This latter session aimed to influence the development of Party Policy around sector strategic issues in the lead up to the 2013 State Elections. Most attendees felt this exercise to be worthwhile.
- On the 4<sup>th</sup> August Cr Zelones attended the Champion Lakes residents meeting along with representatives from Landcorp, the MRA, Manager of Parks and Gardens from the City of Armadale and the local Member for Armadale, Dr Tony Buti MP. Subject of the meeting was to discuss on-going issues on the estate and to brief residents on the outcomes from the March 2012 meeting.
- On the 10<sup>th</sup> August Cr Zelones attended the Heritage Council of WA meeting in East Perth.
- On the 13<sup>th</sup> August Cr Zelones attended a meeting with the Editor and Armadale Journalists of Comment News. It was a meet and greet and general discussion on City Communications.
- Later that afternoon Cr Zelones attended the RSL clubrooms for a site visit with the Executive Director of Technical Services. The visit was in response to a previous meeting held with senior members of the Armadale RSL on the 18th of July 2012.

### **Marketing and Public Relations**

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- On the 26th July Cr Zelones attended a Photo Opportunity- Community Grants- AGLG Coordinating a planting session with local kids. It was to encourage local groups to apply for Community Grants and the image will provide a visual as to what the funding can be used for (community events etc).
- On Saturday the 28th of July, Cr Zelones on behalf of Council attended the City of Gosnells Annual Dinner at the Gosnells Civic Centre.
- On 29th July Cr Zelones attended a fundraiser at Champion Lakes organised by Local Member Dr Tony Buti.

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**Governance**

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- On the 31st of July Cr Zelones attended a one day WALGA training course covering Managing conflict at the Perth Convention Centre. Some 20 Councillors from all over the state undertook the course, most of whom were in the first term as Councillors having been elected at the 2011 election. The course is part of the Councillor Diploma program.
- Also on Wednesday 1st of August Cr Zelones, Cr Butterfield and the CEO Mr Ray Tame, attended the WALGA AGM held at the Perth Convention Centre. Guest speakers at the AGM were the Minister for Local Government and the Leader of the Opposition. Both presented their views on Local Government in Western Australia. The Minister informed the AGM of the progress on Local Government reform with a view to releasing the Panel's report and recommendations after it has been presented to the Cabinet. He will recommend further submissions from the Industry on the report and recommendations.
- On Thursday 2nd of August Cr Zelones attend the opening of the WALGA Annual Conference at the Perth Convention Centre.
- At 11:30 am that same day Cr Zelones attended a presentation with Gary Prattley, Chairman Western Australian Planning Commission held at Gordon Stephenson House in Perth. Also in attendance were the DG of the Department of Planning, other Commission members, senior officers from the Department of Planning and Department of Transport to hear a presentation from an expert consultant, Paul Buchanan, on the growth of super cities and how they work.
- At 2pm Cr Zelones hosted a presentation on Libraries at the Convention Centre. At the centre of discussion was the development of a new systems management software package that would improve the efficient running of libraries across the State. Also discussed was the future of printed media in light of the digital revolution currently taking place including online books, e-books, e-audio books and the uncertain future for newspapers and magazines in the printed form.
- From 5:30 to 7:30pm Cr Zelones attended reception at Government House hosted by the Governor of WA.
- On Friday 9<sup>th</sup> August the CEO Mr Ray Tame and Cr Zelones met with Bala Suppiah and Rod Slater from the Armadale Training College. They gave them an update on recent activities of the college and plans for the future.

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**9 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN – WITHOUT DISCUSSION**

Nil

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**10 REPORTS**

**10.1 TECHNICAL SERVICES COMMITTEE MEETING**

Report of the Technical Services Committee on 6 August 2012 .

MOVED Cr R Butterfield that the report be received.

268/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

**BUSINESS ARISING FROM REPORT**

Recommendation T40/8/12 - Challis Primary School - Modifications to Parking Restriction Signage

MOVED Cr R Butterfield

**That Council approve modified parking restriction signage at the Challis Primary School, Armadale, as depicted on the attached revised Drawing No 10-62 (amended on 19 June 2012).**

269/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T41/8/12 – Path Network Development – Skeletal Path Plan Stage 2

**Report Recommendation:**

That the City of Armadale Path Network Development Plan – Skeletal Path Plan Stage 2, as shown on Plan No 10-70 be recommitted to the next Technical Services Committee meeting pending further information.

*Queries in regard to connectivity of foothpaths in Harrisdale have been resolved and hence now support original recommendation to approve the Path Network Development Plan*

MOVED Cr J H Munn

**That Council not adopt Recommendation T41/8/12 and approve the finalised City of Armadale Path Network Development Plan – Skeletal Path Plan Stage 2, as shown on Plan No.10-70.**

270/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**



Recommendation T42/8/12 - Parks and Leisure Australia 2012 National Conference

MOVED Cr R Butterfield

1. That no nomination be made for attendance at the Parks and Leisure Australia 2012 National Conference, Newcastle – “Change – an opportunity for revitalisation”.
2. That Council note the attendance of the City’s Manager Parks as a delegate to the Parks and Leisure Australia 2012 National Conference – Newcastle - “Change - an opportunity for revitalisation” to be held in Newcastle from Sunday 16 to Wednesday 19 September 2012, inclusive.

271/8/12

**MOTION not opposed, DECLARED CARRIED**

**(13/0)**

Recommendation T43/8/12 - Waste and Recycle 2012 Conference

MOVED Cr R Butterfield

1. That Council nominate Councillor R Butterfield (shared registration with Cr G Best) as delegate to the Waste and Recycle 2012 Conference to be held in Fremantle from Tuesday 11 to Friday 14 September 2012, inclusive.
2. That Council note the attendance of officers from the City’s Waste Services department as delegate to the Waste and Recycle 2012 Conference to be held in Fremantle from Tuesday 11 to Friday 14 September 2012, inclusive.

272/8/12

**MOTION not opposed, DECLARED CARRIED**

**(13/0)**

Recommendation T44/8/12 - Tender No 11/12 - Maintenance of the Armadale Central Business District and Kelmscott Central Business District Streetscapes

MOVED Cr R Butterfield

**That with Tender No 11/12 - Maintenance of the Armadale Central Business District and Kelmscott Central Business District Streetscapes, Council:**

1. Accepts the tender from Hort West Pty Ltd for a period of two (2) years commencing 1 September 2012, for a cost of \$252,684.00 pa (including GST), in accordance with the submitted tender, Councils contract documentation, and Budget allocation; and
2. Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months to 31 August 2015 subject to

**satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

**273/8/12 MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T45/8/12 - Tender No 12/12 - Landscape Maintenance of the Arion Estate, Harrisdale

MOVED Cr R Butterfield

**That with Tender No 12/12 - Landscape Maintenance of the Arion Estate, Harrisdale, Council:**

- 1. Accepts the tender from Programmed Property Services for a period of two (2) years commencing 1 September 2012, for a cost of \$84,480.00 pa (including GST), in accordance with the submitted tender, Councils contract documentation, and Budget allocation; and**
- 2. Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months to 31 August 2015 subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

**274/8/12 MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T46/8/12 - Tender No 13/12 - Landscape Maintenance of the Vertu Estate, Harrisdale

MOVED Cr R Butterfield

**That with Tender No 13/12 - Landscape Maintenance of the Vertu Estate, Harrisdale, Council:**

- 1. Accepts the tender from LD Total for a period of two (2) years commencing 1 September 2012, for a cost of \$197,325.74 pa (including GST), in accordance with the submitted tender, Councils contract documentation, and Budget allocation; and**
- 2. Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months to 31 August 2015 subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

**275/8/12 MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T47/8/12 - Tender No 14/12 - Landscape Maintenance of New Haven Estate, Piara Waters

MOVED Cr R Butterfield

**That with Tender No 14/12 - Landscape Maintenance of the New Haven Estate, Piara Waters, Council:**

- 1. Accepts the tender from LD Total for a period of two (2) years commencing 1 September 2012, for a cost of \$178,407.77 pa (including GST), in accordance with the submitted tender, Councils contract documentation, and Budget allocation; and**
- 2. Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months to 31 August 2015 subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

276/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T48/8/12 - Tender No 15/12 - Landscape Maintenance of Heron Park Estate, Harrisdale

MOVED Cr R Butterfield

**That with Tender No 15/12 for the Landscape Maintenance of the Heron Park Estate, Harrisdale, Council accepts the tender from Cobey Maintenance Services for a period of one (1) year commencing 1 September 2012, for a cost of \$115,725.00 (including GST), in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

277/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T49/8/12 - Tender No 16/12 - Citywide Weed Management and General Turf Insect Control Services

MOVED Cr R Butterfield

**That with Tender No 16/12 for the Landscape Maintenance of the Citywide Weed Management and General Turf Insect Control Services, Council accepts the tender from Supa Pest and Weed Control for a period of one (1) year commencing 1 September 2012, as per tendered prices in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

278/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T50/8/12 - Tender No 17/12 - Turf Renovation Services

MOVED Cr R Butterfield

**That with Tender No 17/12 for Turf Renovation Services Council:**

- 1. Accepts the tender from Lovegrove Turf Services as preferred primary supplier and Statewide Turf Services as preferred secondary supplier for a period of two (2) years commencing 1 September 2012, as per tendered prices in accordance with the submitted tender, Councils contract documentation, and Budget allocation; and**
- 2. Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months to 31 August 2015 subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

279/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T51/8/12 - Tender No 18/12 - Citywide Playground Maintenance

MOVED Cr R Butterfield

**That with Tender No 18/12 - Citywide Playground Maintenance, Council accepts the tender from Programmed Property Services for a period of two (2) years commencing 1 September 2012, for a cost of \$251,212.00 pa (including GST), in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

280/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T52/8/12 - Tender No 19/12 - Supply and Installation of Street Lighting - Intersection of Armadale Road and Abbey Road, and the Intersection of Armadale Road and Seville Drive

MOVED Cr R Butterfield

**That with Tender No 19/12 - Supply and Installation of Street Lighting - intersection of Armadale Road and Abbey Road and the intersection of Armadale Road and Seville Drive, Council accepts the tender from Interlec Pty Ltd for the amount of \$137,914.15 (including GST) in accordance with their submitted tender, Council's contract documentation, and budget allocation.**

281/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T53/8/12 - Tender No 20/12 - Armadale Gateway  
Landscape and Irrigation Works

MOVED Cr R Butterfield

**That with Tender No 20/12 - Armadale Gateway Landscape and Irrigation Works, Council accepts the tender from Horizon West Landscape Construction for a cost of \$115,564.90 (including GST), in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

282/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T54/8/12 - Armadale Golf Course Environmental  
Management Plan

MOVED Cr R Butterfield

**That Council:**

- 1. Endorse the Environmental Management Plan for the City of Armadale Golf Course and review in five years time.**
- 2. Support the proposed clarification of environmental management requirements with the Golf Course lessee through discussion and written confirmation.**

283/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

Recommendation T55/8/12 - Rivers Regional Council - Appointment of  
Deputy Members

MOVED Cr R Butterfield

**That Council, in accordance with the endorsed Deed of Amendment to the Rivers Regional Council Establishment Agreement, nominate Councillor J MacDonald as the deputy for Councillor J Munn and Councillor R Butterfield as the deputy for Councillor C Wielinga to the Rivers Regional Council.**

284/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

**10.2 SPECIAL CITY STRATEGY COMMITTEE MEETING**  
Report of the Special City Strategy Committee on 7 August 2012 .

MOVED Cr M H Norman that the report be received.

285/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

**BUSINESS ARISING FROM REPORT**

Recommendation CS77/8/12 - 2013 Draft Annual Budget

MOVED Cr M H Norman SECONDED Cr C J MacDonald

**1. That Council:**

- in accordance with section 6.36(4) of the *Local Government Act 1995*, notes the (7) public submissions received in response to the local public notice of the proposed differential rates to apply for the 2013 year and the Officer comments provided in response to those public submissions (attached to this Report),
- advise the persons having made submission on the proposed differential rates that :-
  - their submissions were duly considered prior to determining that the proposed rates as advertised be adopted without modification, and
  - via its Rating Review Working Party, be provided with a Report that examines the possible introduction of a property zoning based differential rating system commencing the 2014 rating year, noting that the prior legislative impediment preventing Council from using differential rates based on zonings, has now been removed.

- subject to the Minister's prior approval being received in relation to the vacant land minimum payments, adopts\*, without modification, the proposed differential rates as advertised and as shown in the following table, for inclusion in the Draft 2013 Annual Budget:

<b>2013 Rating Information</b>				
	<b>Rate in \$/Minimum</b>	<b>Property Numbers</b>	<b>Rateable Value \$</b>	<b>2013 Rate Budget \$</b>
<b>General Rates</b>				
<u>Gross Rental Value</u>				
Vacant (Differential)	13.825	1,193	26,444,464	3,655,947
<u>Gross Rental Value</u>				
Improved (Differential)	8.358	20,989	369,885,120	30,914,998
<u>Unimproved Value</u>				
General Rate	0.3715	142	193,382,500	718,416
<i>sub total</i>		22,324	589,712,084	35,289,361
<b>Minimum Rates</b>				
<u>Gross Rental Value</u>				
Vacant (Differential)	\$919	1,698	7,862,644	1,560,462
<u>Gross Rental Value</u>				
Improved (Differential)	\$919	4,075	40,255,097	3,744,925
<u>Unimproved Value</u>				
General Minimum	\$1,103	16	3,573,425	17,648
<i>sub total</i>		5,789	51,691,166	5,323,035
<b>Total</b>		<b>28,113</b>	<b>641,403,250</b>	<b>40,612,396</b>

**\* ABSOLUTE MAJORITY RESOLUTION REQUIRED**

286/8/12

**MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (13/0)**

*(NOTE: Again, if Councillors or Officers have an interest declaration in any of the following Specified Area Rates, then it is at this point that those declarations need to be made and the items separately resolved for inclusion in the 2013 Budget)*

MOVED Cr M H Norman SECONDED Cr R Butterfield

**2. That Council approves\* the following schedule of Specified Area Rates being included in the Draft 2013 Annual Budget, ie.**

Area	Rate in the \$ (cents)	No. of Properties	Rateable Value (GRV) \$	Rates Levied \$
A	0.388	90	27,601,663	107,100
B	1.026	94	6,959,118	71,400
C	0.189	333	9,435,195	17,800
D	0.443	129	4,607,957	20,400
E	0.817	6	2,485,740	20,300
F	0.926	2306	40,852,494	378,100
G	0.793	131	1,612,131	12,800
Area A - Armadale Town Centre				
Area B - Kelmscott Town Centre				
Area C - Kelmscott Industrial Area				
Area D - South Armadale Industrial Area				
Area E - Shopping Precincts				
Area F Piara Waters/Harrisdale Public Open Space				
Area G - Champion Lakes Public Open Space				

**\* ABSOLUTE MAJORITY RESOLUTION REQUIRED**

287/8/12

**MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (13/0)**

*(NOTE: Again, if Councillors or Officers have an interest declaration in any of the proposed carry forwards, then it is at this point that those declarations need to be made and the items separately resolved for inclusion in the 2013 Budget. In the event that items need to be separately resolved then the following recommendation will need to be amended to read "That Council, excepting those carried forward budget matters already dealt with, approves the schedule of proposed carry forwards as presented in the Attachment to this Report, being included in the 2013 Annual Budget )*

*Cr M H Norman declared a financial interest in the proposed carry-forward amount of \$309,000 for City Entry Statement works at the intersection of Albany Highway & South Western Highway on the basis that the proposed works are in proximity to his place of employment.*

*Cr M H Norman left the meeting at 7.25pm*

MOVED Cr J H Munn SECONDED Cr G Nixon

- 3a. That Council approves\* the proposed carry-forward of \$309,000 for City Entry Statement works at the intersection of Albany Highway & South Western Highway being included in the Draft 2013 Annual Budget.**

**\* ABSOLUTE MAJORITY RESOLUTION REQUIRED**

288/8/12

**MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)**

*Cr M H Norman returned to the meeting at 7.26pm.*

MOVED Cr M H Norman SECONDED Cr J H Munn

- 3b. That Council, excepting those carried forward budget matters already dealt with, approves\* the schedule of proposed carry-forwards as presented in the Attachment to this Report being included in the Draft 2013 Annual Budget.**

**\* ABSOLUTE MAJORITY RESOLUTION REQUIRED**

289/8/12

**MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (13/0)**

MOVED Cr M H Norman SECONDED Cr D M Shaw

*(NOTE: Once again, if Councillors or Officers have an interest declaration in any matters referred to in the following Table of budget matters arising, then it is at this point that those declarations need to be made and the items separately resolved for inclusion in the 2013 Budget)*

- 4. That Council, approves\* for inclusion in the Draft 2013 Annual Budget, the following budget matters arising:**



<b>Proposal Particulars</b>	<b>2013 Budget \$</b>
Sponsorship of major events	6,000
Donation St Mary's Church - organ repairs	10,000
Historical Artifacts	10,000
Contributions to community groups	10,800
Switch your Thinking program	14,000
Election strategy	20,000
Libraries point-of-sale registers	20,000
Community infrastructure planning/studies	20,000
Tourism strategy	20,000
Administration Centre - public toilets	25,000
Councils Online project	28,000
Fletcher Park cross country study	30,000
Forrestfield Complex management	34,000
Staff Establishment	38,000
Council Chambers - visual capabilities	50,000
Energy efficient project	137,200
Integrated Planning & Reporting Framework	150,000
Emergency Power Supply to Admin Centre	170,000
<b>Total</b>	<b>793,000</b>

**\* ABSOLUTE MAJORITY RESOLUTION REQUIRED**

290/8/12

**MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL**

**(13/0)**

*(NOTE: Once again, if Councillors or Officers have an interest declaration in any matters referred to in the Budget document, then it is at this point that those declarations need to be made and the items separately resolved for inclusion in the 2013 Budget)*

*Cr J A Stewart declared a financial interest in the blackspot funding expenditure of \$160,000 for the installation of median islands on Challis Road. This interest is on the basis that the proposed works are in proximity to his place of residence.*

*Cr J A Stewart left the meeting at 7.27pm*

MOVED Cr M H Norman SECONDED Cr R Butterfield

- 5a. That Council approves\* the following matter being included in the Draft 2013 Annual Budget:-**
- **\$160,000 – Installation of median islands along Challis Road**
  - **Blackspot funded project.**

**\* ABSOLUTE MAJORITY RESOLUTION REQUIRED**

291/8/12 **MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)**

*Cr J A Stewart returned to the meeting at 7.28pm*

MOVED Cr M H Norman SECONDED Cr M S Northcott

**5b. That Council, excepting those budget matters already dealt with, adopts\* the Draft 2013 Annual Budget as presented in the Attachment to this report.**

**\* ABSOLUTE MAJORITY RESOLUTION REQUIRED**

292/8/12 **MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (13/0)**

**10.3 CHIEF EXECUTIVE OFFICER'S REPORT**

Report of the Chief Executive Officer .

MOVED Cr R Butterfield that the report be received.

293/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

**BUSINESS ARISING FROM REPORT**

Recommendation - Councillors Information Bulletin - Issue No. 14/2012

MOVED Cr G A Best

That Council acknowledge receipt of Issue No 14/2012 of the Information Bulletin.

294/8/12 **MOTION not opposed, DECLARED CARRIED (13/0)**

**LATE ITEM**

**RANFORD ROAD PROJECT – Negotiations with Metropolitan Redevelopment Authority (MRA)**

WARD : Palomino  
FILE No. :  
DATE : 10 Aug 2012  
REF : RT  
RESPONSIBLE : Chief Executive  
MANAGER : Officer

**In Brief:**

1. At its Ordinary Meeting of 23 January 2012, Council considered a confidential report related to a proposed funding of the Ranford Road duplication adjacent to the Forrestdale Business Park between Armadale Road and Tonkin Highway.
2. A progress report on negotiations with the MRA was submitted to the City Strategy Committee of 19<sup>th</sup> June 2012.
3. The purpose of this report is to provide Council with a further update on negotiations.
4. It is recommended that Council:
  - note progress on negotiations;
  - approve expenditure of up to \$2M of City funds on that section of Ranford Road, between Lake Road and Alex Wood Drive, subject to satisfactory agreement with MRA on reimbursement of City's contribution from the Forrestdale Business Park Developer Contribution Scheme; and
  - seek further report on the outcome once agreement is reached.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

2. Enhanced Natural and Built Environments.
  - 2.5 Safe and efficient movement of goods, services and people.
    - 2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.

**Legislation Implications**

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions).

**Council Policy/Local Law Implications**

General assessment has not revealed any applicable Policies/Local Laws.

**Budget/Financial Implications**

Works proposed for 2012/13 under this arrangement will not require allocation of any additional funds by Council.

### **Consultation**

1. Metropolitan Redevelopment Authority (MRA).
2. Chief Executive Officer.
3. Executive Director Development Services.

### **BACKGROUND**

At its Ordinary Meeting of 23 January 2012, Council considered a confidential report related to a funding arrangement proposed by the Armadale Redevelopment Authority (ARA) for the Ranford Road duplication adjacent to the Forrestdale Business Park between Armadale Road and Tonkin Highway. The construction and dualling of this last section of Ranford Road would complete the arterial road system surrounding the Forrestdale Business Park, and immediately enhance the investment currently occurring on signature developments such as the Masters and Bunnings developments.

The January report essentially outlined an arrangement for the City to pre fund the required works, and for the (then) Armadale Redevelopment Authority (ARA) to refund this amount with interest over a specified period from their FBP developer contribution fund. However, the demise of the ARA and its replacement by the new Metropolitan Redevelopment Authority required reconsideration of the entire concept. The City then took legal advice which resulted in an inability to support the original agreement proposal.

Council resolved as follows (CS3/1/12):

“That Council:

1. Request the Mayor and Chief Executive Officer as a matter of urgency, meet with the Acting Chief Executive Officer and/or Chair of the Metropolitan Redevelopment Authority (MRA), to seek the MRA’s direct funding of the construction by the City of a second carriageway along Ranford Road, between Tonkin Highway and Lake Road; and, if necessary, to discuss other funding options.
2. Request the Chief Executive Officer to immediately cease works on Ranford Road, between Tonkin Highway and Lake Road, but continue the current works on the dual carriageway between Lake and Armadale Roads, such that total costs on this section of the works do not exceed \$2.7M, pending a further report to Council that provides clarification and confirmation of the consequential funding, budget, and cost implications.”

A subsequent report was submitted to this Committee on 19 June 2012 outlining the state of negotiations with the Metropolitan Redevelopment Authority (MRA).

## COMMENT

This report refers to negotiations stemming from the following two key points advised in the June report:-

- The City has stressed the urgency of the relocation of underground and overhead services along Ranford Road, which need to be completed prior to the commencement of further road works. This work is estimated to take approximately nine months from tender to implementation. This means that the City cannot commence road works before March 2013, and any delay at this stage means a delay in the commencement of the road works. These preliminary works were to be funded by the Scheme.
- *The City has requested that the MRA consider the immediate priority of completion of the duplication of Ranford Road from Lake Road to Alex Wood Drive.. This, in conjunction with the City's current works, would complete the frontages of both the Masters and Bunnings developments.*

At the Budget Workshop held on 31<sup>st</sup> July 2012 the CEO advised Council that in accordance with resolution CS3/1/12 no further work was undertaken on the section of Ranford Road between Tonkin Highway and Lake Road. Works are progressing on the section between Armadale Road and Lake Road. Council will be carrying forward \$2.25M in Civil works from 2011/12 that could be made available in the short-term for construction of the most urgently needed section of Ranford Road between Lake Road and Alex Wood Drive, estimated to cost approximately \$4.0M.

(The City had been requested to pref-fund the Tonkin Highway to Lake Road section by borrowing \$9M which would be repaid from the Forrestdale Business Park Developer Contribution Scheme).

The MRA have been advised Council is not inclined towards borrowing the original \$9M but would consider matching funds provided by others to secure the early construction of the Lake Road to Alex Wood Drive section, fronting the recently completed Masters Development.

In a joint arrangement between the MRA, private landowners (including Masters) and the City, \$4M can be made available forthwith, with the City's contribution (up to \$2M) to be reimbursed from the Scheme i.e. no borrowings are required.

Council's concurrence with this arrangement in principle will enable early negotiation of an agreement.

As advised earlier, since the transfer of powers from the ARA to MRA vital preliminary works and services relocations have stalled.

The City is seeking to have services relocations brought forward and upon finalisation of an agreement will look to undertaking works "in parallel" with services authorities to try and bring forward completion of the section of Ranford Road in question.

Settlement of a funding arrangement will enable works to advance.

Report Recommendation:

That Council:

1. note progress on negotiation of an arrangement to bring forward urgently needed works on Ranford Road from Lake Road to Alex Wood Drive;
2. approve the expenditure of up to \$2M of City funds on that section of Ranford Road, subject to satisfactory agreement being reached with the Metropolitan Redevelopment Authority on the reimbursement of the City's contribution from the Forrestdale Business Park Developer Contribution Scheme; and
3. seek a further report on the outcome once agreement is reached.

*It was recommended that the City's agreement with the MRA be referred for Council endorsement prior to signing. The officer recommendation was amended and resolved as follows:*

Recommendation - Ranford Road Project - Negotiations with Metropolitan Redevelopment Authority (MRA)

MOVED Cr R Butterfield

**That Council:**

- 1. note progress on negotiation of an arrangement to bring forward urgently needed works on Ranford Road from Lake Road to Alex Wood Drive;**
- 2. approve the expenditure of up to \$2M of City funds on that section of Ranford Road, subject to satisfactory agreement being reached with the Metropolitan Redevelopment Authority on the reimbursement of the City's contribution from the Forrestdale Business Park Developer Contribution Scheme; and**
- 3. seek a further report on the outcome prior to signing of the agreement.**

295/8/12

**MOTION not opposed, DECLARED CARRIED**

**(13/0)**

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**11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

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**12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION**

Nil

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**13 MATTERS FOR REFERRAL TO STANDING COMMITTEES –  
WITHOUT DISCUSSION**

Nil

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**14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION**

**15 CLOSURE**

*The Mayor, Cr Zelones, declared the meeting closed at 7.32pm*

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MINUTES CONFIRMED THIS 27<sup>TH</sup> AUGUST 2012

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MAYOR