



ORDINARY MEETING OF COUNCIL
MONDAY, 25 JUNE 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, 25
JUNE 2012 AT 7.00 PM.

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

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

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	Jarraah Ward
Cr C M Wielinga	Jarraah 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 L Sargeson	Palomino Ward

IN ATTENDANCE:

Mr R S Tame	Chief Executive Officer
Mr A F Maxwell	Executive Director Corporate Services
Mr I MacRae	Executive Director Development Services
Mr K Ketterer	Executive Director Technical Services
Ms Y Coyne	Executive Director Community Services
Mrs S D'Souza	CEO's Executive Assistant
Ms C Thomson	Secretarial Assistant

Public: 0

Press: 1

LEAVE OF ABSENCE:

Leave of Absence previously granted to Cr C J MacDonald and Cr M S Northcott

APOLOGY

MOVED Cr M H Norman that the apology from Councillor Busby be accepted.

185/6/12 **MOTION not opposed, DECLARED CARRIED** **(11/0)**

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

Nil

4 PUBLIC QUESTION TIME

Nil

5 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6 PETITIONS

Nil

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS ORDINARY COUNCIL MEETING
HELD ON 11 JUNE 2012.

MOVED Cr G A Best that the Minutes of the Ordinary Council Meeting held on 11 June 2012 be confirmed as a true and accurate record.

186/6/12 **MOTION not opposed, DECLARED CARRIED** **(11/0)**

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

ECONOMIC DEVELOPMENT

- On Wednesday 13th June Cr Zelones met with Charles Johnson Armadale Land Redevelopment Committee Chairman and MRA board member in Perth to discuss the Armadale redevelopment issues and meeting schedule for 2012/13.
- Later on that afternoon, Cr Zelones attended a Development Assessment Panel (DAPs) Review Forum in Perth which was arranged to allow DAP panel members to give their view on the implementation of the DAPs. It

was an opportunity to meet members of the other panels and exchange their views on this industry driven planning reform.

- At the conclusion of the DAPs forum Cr Zelones attended a briefing from the Regional Development Council of WA at a working dinner in Belmont. The Regional Development Council is the peak advisory body to the Western Australian Government on regional development issues. The Council consists of the chairs of the nine (9) Regional Development Commissions, two local government representatives and the Director General of the Department of Regional Development and Lands. The briefing was intended to inform WAPC members on redevelopment projects and issues across the state.

CONSULTATION AND COMMUNICATION

- Prior to heading off to Perth on Wednesday the 13th June Cr Zelones attended the Local Emergency Management Committee meeting to discuss local emergency management issues, and other matters relating to the City of Armadale Local Emergency Management Committee. A presentation was given on some of the programs conducted at the Armadale Hospital.

MARKETING AND PUBLIC RELATIONS

- On Thursday 21st June Cr Zelones attended a photo shoot by Comment News at 3:30pm who were interested in doing the photo shoot in regards to a recent enquiry on dangerous dogs.

GOVERNANCE

- On Friday 19th June Crs Best, Busby, Butterfield, Geary, Nixon, Munn and Zelones attended a Technical Services tour of the City including a short stop at Baker's house for a light lunch. The tour commenced at 9am and concluded at 2pm. All wards were visited during the briefing by officers.
- From Saturday 16th June to Wednesday the 20th June Cr Zelones attended the National General Assembly in Canberra.

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

Nil

10 REPORTS

10.1 DEVELOPMENT SERVICES COMMITTEE MEETING

Report of the Development Services Committee on 18 June 2012 .

MOVED Cr D M Shaw that the report be received.

187/6/12 **MOTION not opposed, DECLARED CARRIED**

(11/0)

BUSINESS ARISING FROM REPORT

Recommendation D34/6/12 - Proposed Amendment No.62 to Town Planning Scheme No.4 - Rezoning of Lots 4 and 6 Bay Court, Lots 5 and 10 Lake Road and Lot 9 McNeill Road Champion Lakes (Rural Living 2 to Residential) and Associated Structure Plan

MOVED Cr D M Shaw

That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005* initiate Amendment No.62 to the City of Armadale Town Planning Scheme No.4 to:
 - a) Rezone Lots 4 & 6 Bay Court, Lots 5 & 10 Lake Road and Lot 9 McNeill Road Champion Lakes from “Rural Living 2” to “Urban Development Zone”;
 - b) Include Lots 4 & 6 Bay Court, Lots 5 & 10 Lake Road and Lot 9 McNeill Road Champion Lakes within Special Control Area Map 3 with the designation “Development Area (Structure Plan) (Schedule 12)” as a new entry in appropriate numerical order;
 - c) Amend the Scheme Maps accordingly; and
 - d) Amend Schedule 12 – “Development Areas” – to include the following new entry in appropriate numerical order:

No.	Description of land	Additional provisions applicable to subdivision and development
x.	Lots 4 & 6 Bay Court, Lots 5 & 10 Lake Road and Lot 9 McNeill Road, Champion Lakes (Lake Road Structure Plan Area).	<ol style="list-style-type: none"> 1. Comprehensive planning for the area shall be undertaken by preparation of a Structure Plan to guide subdivision and development. 2. As part of subdivision and/or development of the land Conservation Category Wetlands shall be retained, rehabilitated, managed and protected at the expense of the owner, subdivider and/or developer to the City’s satisfaction. 3. As part of subdivisions or development of the land existing trees and vegetation considered worthy of retention by the City shall be retained and protected at the expense of the subdivider or developer to the City’s satisfaction. 4. Prior to subdivision or development of the land, a Landscaping and Streetscape Plan for Public Open Space, drainage features and Road Reserves shall be prepared and implemented by a suitably qualified person at the expense of the subdivider or developer to the requirements and satisfaction of the City. The Landscaping Plan and Streetscape

		<p>Plan shall address the following matters to the City's satisfaction:</p> <ul style="list-style-type: none"> a) An existing vegetation and tree condition assessment and tree survey shall be provided; b) The design and construction of Public Open Space and Road Reserves shall make provision for the retention of existing trees and vegetation considered worthy of retention by the City; c) The design and construction of drainage features within Public Open Space and Road Reserves shall be integrated with the overall landscaping design; d) Public Open Space shall be revegetated with local native species as required and approved by the City; e) Public Open Space shall include grassed areas as required and approved by the City; f) The provision of street trees using local native species as required and approved by the City; g) Reticulation of the Public Open Space and Street Trees shall be provided as required by the City and approved by the City; h) On street car parking bays adjacent to Public Open Space shall be provided; and i) A connected pedestrian footpath network shall be provided and constructed as follows: <ul style="list-style-type: none"> I. On at least one side of every street; II. Within the centre corridor of public open space from Lake Road to the River; III. Adjacent to Bay Court and McNeill Road Reserves from Lake Road to the River; IV. Adjacent to Lake Road Reserve; and V. The paths required under the points I to IV above shall be connected. <p>5. Prior to subdivision or development of the land, a Foreshore Management and Improvement Plan shall be prepared and implemented by a suitably qualified person at the expense of the subdivider or developer to the requirements and satisfaction of the City.</p> <p>6. A legal agreement prepared to the City's requirements at the expense of landowners in the structure plan area shall be approved by the City prior to subdivision or development of the land to ensure the sharing of costs and responsibilities between all the landowners/subdividers or developers in the structure plan area for the implementation of the Landscaping and Streetscape Plan and Foreshore Management and Improvement Plan at appropriate stages as determined by the City.</p>
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		<p>7. Public Open space shall be developed by the subdivider or developer in accordance with the Landscaping and Streetscape Plan prior to subdivision.</p> <p>8. The purchasers of all lots shall be advised by the subdivider or developer of the provisions of the Scheme, Structure Plans and Detailed Area Plans applying to the site as part of future sale contracts to the satisfaction of the City.</p>
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2. **Upon the matters specified in Part five (5) below being included in the Structure Plan documentation or otherwise being attended to by the proponent to the City's satisfaction, refer Amendment No.62 to City of Armadale Town Planning Scheme No.4 to the Environmental Protection Authority (EPA) pursuant to section 81 of the *Planning and Development Act 2005*.**
3. **Authorise the Mayor and the Chief Executive Officer to execute the Amendment documents.**
4. **Forward a copy of the amendment to the Western Australian Planning Commission for information.**
5. **Pursuant to Clause 6.A.3.2 (b) of City of Armadale Town Planning Scheme 4, determine that the Proposed Structure Plan for Lots 4 & 6 Bay Court, Lots 5 & 10 Lake Road and Lot 9 McNeill Road Champion Lakes is not to be advertised until further details have been provided or modifications undertaken by the proponent as listed below:**
 - a. **Replace the list of provisions on the proposed structure plan with the following:**
 - I. **Subdivision shall be in accordance with the Structure Plan.**
 - II. **With regard to Lots 4 & 6 Bay Court and Lot 5 Lake Road, an increase above the density code shown on the structure plan (i.e. R20) up to maximum of R40 may be permitted by the City for the development of Aged Persons Dwellings which may include multiple dwellings up to maximum height of 2 storeys subject to the following being met:**
 - a) **Public Open Space (POS) being provided upon development and/or subdivision of the land to the City's satisfaction. When determining the amount of POS that is required, the City may consider a reduction in the minimum 10% POS requirement (which may be ceded as land, cash in lieu of POS or a combination of both) is acceptable subject to:**

- Private communal open space being provided to the City's satisfaction within an Aged Persons Dwellings development;
- Community and recreational facilities being provided to the City's satisfaction within an Aged Persons Dwellings development;
- Vegetation and trees considered worthy of retention by the City being protected via the design and provision of POS;
- Conservation Category Wetlands being protected and rehabilitated to the City's satisfaction;
- Existing POS and foreshore areas adjoining the land being improved to the City's satisfaction; and
- A Detailed Area Plan for all the land being prepared by the subdivider or developer and approved by the City. The DAP shall be consistent with structure plan provision number XII, Local Planning Policy 3.1 Residential Density Development, the City's Town Planning Scheme and the Residential Design Codes of Western Australia to the City's satisfaction.

III. Prior to subdivision and/or development of the land, a Wetland Management Plan shall be prepared and implemented by a suitably qualified person at the expense of the subdivider or developer for the Conservation Category Wetland and its buffer to the satisfaction of the City of Armadale. Notifications are to be placed on the certificate of title of any affected lot advising landowners that the use and development of the land shall be in accordance with the approved Wetland Management Plan.

IV. A Conservation Covenant, pursuant to section 129BA of the Transfer of Land Act 1893 (as amended) is to be placed on the Certificates of Title of proposed lots which contain Conversation Category Wetlands and/or their buffers advising of the existence of a restriction on the use of the land to protect areas identified for conservation. Notice of this restriction to be included on the Deposited Plan. The Conservation Covenant is to state as follows:

"The Conservation Category Wetland and the associated vegetation shall be protected, fenced and preserved in accordance with the approved Wetland Management Plan".

V. A geotechnical report shall be prepared for the site

by a suitably qualified person at the expense of the subdivider or developer prior to subdivision and/or development. Development and subdivision of the land shall be undertaken in accordance with the findings and recommendations of the geotechnical report to the satisfaction of the City.

- VI. A Local Water Management Strategy (LWMS) shall be prepared by a suitably qualified person at the expense of the subdivider or developer and approved by the City as part of a Structure Plan.
- VII. An Urban Water Management Plan (UWMP) that considers/addresses the approved LWMS shall be prepared by a suitably qualified person at the expense of the subdivider or developer and approved by the City prior to subdivision and/or development of the land. Development and/or subdivision of the land shall be undertaken by the subdivider or developer in accordance with the findings and recommendations of the UWMP to the satisfaction of the City.
- VIII. No direct vehicle access to Lake Road shall be permitted from the structure plan area to the satisfaction of the City.
- IX. Visually permeable uniform masonry fencing with infill panels shall be provided by the subdivider or developer prior to subdivision and/or development where indicated on the structure plan.
- X. Prior to subdivision of the land a Foreshore Management and Improvement Plan shall be prepared and implemented by a suitably qualified person at the expense of the subdivider or developer to the requirements and satisfaction of the City of Armadale.
- XI. Prior to subdivision and/or development, the subdivider or developer shall ensure the finished lot level of residential land within the flood fringe is at least 0.50 metre above the adjacent 100 year flood level to the City's satisfaction.
- XII. Prior to subdivision and/or development Detailed Area Plans (DAPs) shall be prepared by the subdivider or developer and approved by the City for all proposed R40 lots and Lots 4 and 6 Bay Court and Lot 5 Lake Road. The DAPS shall include details on the following to the City's satisfaction:
 - The location of private open space to allow for the passive surveillance of public open space;

- **The location of major openings in buildings to allow for the passive surveillance of public open space;**
 - **The orientation of buildings;**
 - **The provision of visually permeable fencing abutting public open space and roads;**
 - **The provision of safe and convenient vehicular access and parking;**
 - **The protection of Conservation Category Wetlands and their buffers;**
 - **The protection of trees and vegetation considered worthy of retention by the City;**
 - **Necessary building construction requirements, as required by the City, to address flood mitigation, drainage and any other construction requirements which need to be addressed as determined by the City; and**
 - **Any other details considered necessary by the City.**
- b. **Change the term “uniform fencing” in the legend to Visually Permeable Uniform Masonry Fencing with Infill Panels”.**
6. **Upon the matters specified in Part five (5) above being included in the Structure Plan documentation or otherwise being attended to by the proponent to the City’s satisfaction and the EPA advising that Amendment No.62 does not require assessment, Council advertises the proposed Structure Plan under the provision of Clause 6A.3.5 of Town Planning Scheme No.4 for a period of no less than 42 days, concurrently with Amendment No.62.**
7. **The Local Water Management Strategy shall be finalised and approved prior to Council considering the Structure Plan and Scheme Amendment for final adoption.**

188/6/12

MOTION not opposed, DECLARED CARRIED

(11/0)

Recommendation D35/6/12 - Response to Councillor Item on Preservation Orders & Review of Local Planning Policy PLN 2.4 Tree Preservation
That Council:

1. **Initiate the amendment of Local Planning Policy PLN 2.4 as shown at Attachment “1.1.2” and advertise the draft Local Planning Policy for a period of 28 days in accordance with Clause 2.4 of Town Planning Scheme No.4.**

Moved Cr L Sargeson that Recommendation D35/6/12 be amended by adding a part 2 as follows:

2. That Council request that a Quantified Risk Assessment be undertaken by an officer of the City for the tree located on Lot 801(1) Ardross Street, Seville Grove prior to further consideration being given to the rescinding of the Tree Preservation Order and the removal of the tree

OPPOSED Cr D M Shaw

MOTION LAPSED FOR WANT OF A SECONDER

MOVED Cr D M Shaw

That Council initiate the amendment of Local Planning Policy PLN 2.4 as shown at Attachment "1.1.2" and advertise the draft Local Planning Policy for a period of 28 days in accordance with Clause 2.4 of Town Planning Scheme No.4.

189/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation D36/6/12 - Final Adoption Infrastructure Cost Schedule 2011 No.2, North Forrestdale Development Contribution Plan No.3

MOVED Cr D M Shaw

That Council:

1. In accordance with Clauses 3.12 and 3.13 of Schedule 13B in the City's Town Planning Scheme No.4 adopt the proposed Assessed Values and the Infrastructure Cost Schedule 2011 No.2 which includes a Gross Cost of Common Infrastructure Works of \$86,098,719.94, Common Infrastructure Works of \$55,766,600.86, lots to be produced in the un-subdivided balance of 4,107 and a Cost Contribution per Lot of \$13,577.03.
2. Advise submitters of Council's decision.

190/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation D37/6/12 - Acting Senior Position - Executive Director m, Development Services

MOVED Cr D M Shaw

That Council:

1. Note that the Executive Director Development Services (Ian MacRae) will be taking annual leave from Monday, 6th August 2012 to Monday, 13th August 2012, inclusive and during this time it is

proposed that the Executive Manager Planning Services (Paul Sanders) be appointed Acting Executive Director Development Services; and

- 2. Pursuant to Management Practice ADM 12 and on the recommendation of the Chief Executive Officer, appoint the Executive Manager Planning Services (Mr Paul Sanders) for the period 6th August 2012 to 13th August 2012, inclusive.**

191/6/12

MOTION not opposed, DECLARED CARRIED

(11/0)

Recommendation D38/6/12 - Authorised Person - Planning Compliance

MOVED Cr D M Shaw

That Council:

- 1. Appoint David William Catchlove, Senior Liaison & Compliance Officer as an Authorised Person under Section 9.10 of the Local Government Act.**
- 2. Appoint David William Catchlove, Senior Liaison & Compliance Officer as an Authorised Person to make, lay and swear Prosecution Notices under the Criminal Procedure Act 2004 on behalf of the City of Armadale in relation to the following Acts, Regulations and Local Laws:**
 - Planning and Development Act 2005 and any similar Act, or any regulations prepared under this Act in force at the time;**
 - Local Government Act 1995 and any similar Act, or any regulations prepared under this Act in force at the time;**
 - City of Armadale Town Planning Scheme No.4 and any other City of Armadale Gazetted Town Planning Scheme;**
 - Street Numbering Local Law and any similar Local Laws in force at the time.**
 - Local Laws Relating to the Removal of Refuse, Rubbish and Disused Materials and any similar Local Laws in force at the time;**
 - Local Laws Relating to Signage and any similar Local Laws in force at the time;**
 - Property Local Law and any similar Local Laws in force at the time;**
 - Local Laws Relating to Parking and Parking Facilities and any similar Local Laws in force at the time;**
 - Activities and Trading in Thoroughfares and Public Places Local Law and any similar Local Laws in force at the time;**
- 3. Authorise David William Catchlove, Senior Liaison & Compliance Officer to appear in Court on Council's behalf on matters relevant to the Acts, Town Planning Schemes, Regulations and Local Laws mentioned in Part (2) above.**

4. Authorise David William Catchlove, Senior Liaison & Compliance Officer in accordance with Clause 11.1.2 of the City's Town Planning Scheme No.4 to enter any building or land for the purpose of ascertaining whether the provisions of the Scheme are being observed.

192/6/12 MOTION not opposed, DECLARED CARRIED (11/0)

Recommendation D39/6/12 - Consideration of Remnants of the Armadale to Fremantle Railway Line for inclusion in the Municipal Heritage Inventory
MOVED Cr J A Stewart

That Council:

1. Resolve that the portion of the Armadale-Fremantle Railway Line remnants:
 - a) centred on the railway bridge over the James Drain and the formed railway embankment for 100 metres east and west of the bridge be entered in the MHI at an "A" Management level,
 - b) the rest of the portion between Nicholson Road and Taylor Road be entered in the MHI at a "D" Management Category,
 - c) the remainder of the former railway line alignment between the intersection of the Armadale Perth railway on Armadale Road to the border with the City of Cockburn be entered at an "E" Management Category.
2. Advise the submittees accordingly.
3. Recommend to the Office of Heritage that the former Armadale-Fremantle railway line be assessed for consideration of entry in the State's Register of Heritage Places.
4. Retain the option of reviewing portions of the "D" Management Category between Nicholson and Taylor Roads in the future to upgrade to an "A" Management Category any remaining remnants of formed railway embankment following the finalisation of Main Roads WA works in the vicinity.

MOVED Cr J A Stewart that Recommendation D39/6/12 be amended by adding a part 5 as follows:

5. Resolve that the preservation and enhancement of historical items be referred to Community Services Committee for further investigation.

193/6/12 AMENDMENT not opposed, DECLARED CARRIED (11/0)

MOVED Cr J A Stewart that Recommendation D39/6/12, as amended, be adopted.

194/6/12 MOTION not opposed, DECLARED CARRIED (11/0)

Recommendation D40/6/12 - Recent Storm Damage

MOVED Cr D M Shaw

That Councillor item regarding sand on building sites be referred to the appropriate Directorate for action and/or report back to Committee.

195/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

10.2 CITY STRATEGY COMMITTEE MEETING

Report of the City Strategy Committee on 19 June 2012 .

MOVED Cr M H Norman that the report be received.

196/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

BUSINESS ARISING FROM REPORT

Recommendation CS45/6/12 - List of Accounts Paid - May 2012

MOVED Cr M H Norman

That Council note the List of Accounts paid as presented in the attachment and summarised as follows:

Municipal Fund

Accounts paid totalling \$19,369,496.18 on Vouchers 17413 – 17627, Batch 1272-1275, 1277-1280, 1282, 101967-101988, 300243-300244, PY01.22-PY01.24

Trust Fund

Accounts paid totalling \$6,551,792.60 on Vouchers 2174-2233, 400163 - 400168 &, Batch 1276 & 1281

197/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation CS46/6/12 - Monthly Statement of Financial Activity - May 2012

MOVED Cr M H Norman

That Council:

pursuant to Regulation 34 of the Local Government (Financial Management) Regulations 1996 (Financial Activity Statement Report) accept the Statement of Financial Activity for the 11 months period ended 31 May 2012.

198/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation CS47/6/12 - Adoption of Value for Reporting Material Variances

MOVED Cr M H Norman

That Council, pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, adopt values, to be used in monthly Statements of Financial Activity, for reporting material variances of (+) or (-) \$50,000 for Revenues and (+) or (-) \$100,000 for Expenses for each Management Area being reported for the 2013 financial year.

199/6/12 MOTION not opposed, DECLARED CARRIED (11/0)

Recommendation CS48/6/12 - Notice of Intention to Levy Differential Rates

MOVED Cr M H Norman

That Council, in accordance with section 6.36 of the *Local Government Act 1995*, agrees to give local public notice of its intention to impose differential rates, in the gross rental value area of the City for the 2012-2013 year, according to whether or not land is vacant land, with the details of :-

- (i) the proposed differential rates; and
- (ii) the supporting Statement of Objects and Reasons, being as follows:

(i) Proposed Differential Rates

Rate Group	Proposed Rates	
	Rate in \$ (cents)	Minimum Rate \$
Gross Rental Value Area		
- Improved Land	8.358	919.00
- Vacant Land	13.825	919.00
Unimproved Value Area		
- General	0.3715	1,103.00

(ii) Statement of Rating Objects & Reasons

Rates

Rates are calculated to provide the shortfall in revenue required to enable the City to provide necessary works and services in the 2012-2013 financial year.

Rates may be imposed either uniformly or differentially. The City proposes imposing differential general rates in the gross rental value area of the City according to whether or not the land is vacant land.

The City when imposing the rates is required to:

- (a) set a rate which is expressed as a rate in the dollar of the gross rental value of rateable land within its district to be rated on gross rental value; and**
- (b) set a rate which is expressed as a rate in the dollar of the unimproved value of rateable land within its district to be rated on unimproved value.**

The City also imposes minimum rate payments to recognise that every property receives a minimum level of benefit from the works and services provided.

The proposed rate increase for the 2012-2013 year is 5% made up as follows:

- a 4% local government inflation cost factor, PLUS**
- a 1% “growth” factor to fund the City’s growth initiatives and infrastructure renewal.**

Unlike the current year where the percentage rate increase was not uniform for all ratepayers (due to it being a revaluation year), the proposed 5% rate increase for the 2012-2013 rating year, will be the same for all properties.

Details of Proposed Rates

Gross Rental Value Area

The rate in the dollar to apply to Improved Land is 8.358 cents.

The rate in the dollar to apply to Vacant Land is 13.825 cents.

The higher rate in the dollar on Vacant Land serves to:

- promote the development of all properties to their full potential thereby stimulating growth and development in all areas of our community, and**
- reduce what would otherwise be considered an unfair shift in rates onto improved properties as a consequence of 2012 year triennial revaluation which saw vacant land values decrease by an average 20.2% and improved land values increase by 40.2%.**

The minimum payment to apply to both Improved Land and Vacant Land is \$919.00

Unimproved Value Area

There is just the one general rate in the dollar and minimum payment to uniformly apply to properties rated on their unimproved value.

The general rate in the dollar is 0.3715 cents and the minimum payment is \$1,103.00

Recommendation CS49/6/12 - Renewal of Traders Permit - Plant Trader

MOVED Cr M H Norman

That Council approves, pursuant to the City's *Activities and Trading in Thoroughfares and Public Places Local Law*, a trader's permit being issued to Mr J Stewart to carry on plants trading in the Jull Street Mall subject to the following permit conditions:

- **Area to which permit applies – refer to Area 1 on map within Jull Street Mall;**
- **Days and Hours of Trading – Monday to Sunday, 8.00 am to 5.00 pm**
- **Vehicle access within the mall area is to be strictly before 8.00am and after 5.00pm**
- **Type of goods to be traded – plants;**
- **Fee – \$50 plus \$500 per annum;**
- **Period of permit – 23 March 2012 to 22 March 2013;**
- **The applicant obtaining public liability insurance for an amount not less than \$20,000,000;**
- **Compliance with the *Activities and Trading in Thoroughfares and Public Places Local Law* and any other applicable legislation; and**
- **the City reserving the right to cancel the permit should substantiated complaints be received;**
- **All litter is to be removed immediately after close of business and the area is to be left in a clean and tidy state.**

201/6/12

MOTION not opposed, DECLARED CARRIED

(11/0)

Recommendation CS50/6/12 - Renewal of Traders Permit - Fresh Fruit & Vegetable Trader

MOVED Cr M H Norman

That Council approves, pursuant to the City's *Activities and Trading in Thoroughfares and Public Places Local Law*, a trader's permit being issued to Mr L Del Dot carry on fresh fruit and vegetable trading in the Jull Street Mall subject to the following permit conditions:

- **Area to which permit applies – refer to Area 2 on map within Jull Street Mall;**
- **Days and Hours of Trading – Monday to Sunday, 8.00 am to 5.00 pm**
- **Vehicle access within the mall area is to be strictly before 8.00am and after 5.00pm**
- **Type of goods to be traded – fresh fruit & vegetables;**
- **Fee – \$50 plus \$500 per annum;**
- **Period of permit – 23 March 2012 to 22 March 2013;**
- **The applicant obtaining public liability insurance for an amount not less than \$20,000,000;**

- **Compliance with the *Activities and Trading in Thoroughfares and Public Places Local Law* and any other applicable legislation; and**
- **the City reserving the right to cancel the permit should substantiated complaints be received;**
- **All litter is to be removed immediately after close of business and the area is to be left in a clean and tidy state.**

202/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation CS51/6/12 - Ranford Road Project - Negotiations with Metropolitan Redevelopment Authority

MOVED Cr M H Norman

That Council:

1. **note this progress report on discussions with the Metropolitan Redevelopment Authority on the proposed Ranford Road project.**
2. **commends the Mayor, CEO and Executive Director Technical Services for their considerable efforts towards attaining a resolution to the Ranford Road project.**

203/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation CS52/6/12 - State Government's Proposed Light Rail System (Cr Wielinga)

RECOMMEND

That Council supports a submission being made to the State Government to demonstrate the growth in the City of Armadale and the associated transport network requirements.

MOVED Cr M H Norman that **Recommendation CS52/6/12 be amended** by adding “with regards to the planning of a light rail network in Perth” after the words “State Government”.

204/6/12 **AMENDMENT not opposed, DECLARED CARRIED (11/0)**

MOVED Cr M H Norman that Recommendation CS52/6/12, as amended be adopted:

That Council supports a submission being made to the State Government with regards to the planning of a light rail network in Perth to demonstrate the growth in the City of Armadale and the associated transport network requirements”.

205/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation CS53/6/12 - Tourism & Marketing Strategy (Cr Wielinga)

MOVED Cr M H Norman

That Council notes that a progress report, including budget implications, on the Tourism Destination Strategy will be provided via the July Community Services Committee.

206/6/12 **MOTION not opposed, DECLARED CARRIED** (11/0)

Recommendation CS54/6/12 - Indoor Aquatic Centre Project (Cr Wielinga)

MOVED Cr M H Norman

That Council notes that a bibliography of reports has been prepared and will be forwarded to Councillors in due course.

207/6/12 **MOTION not opposed, DECLARED CARRIED** (11/0)

Recommendation CS55/6/12 - Government Office Accommodation

MOVED Cr M H Norman

That Recommendation CS55/6/12 be considered under item 14 “Matters Requiring Confidential Consideration”.

208/6/12 **MOTION not opposed, DECLARED CARRIED** (11/0)

10.3 CHIEF EXECUTIVE OFFICER’S REPORT

Report of the Chief Executive Officer .

MOVED Cr G A Best that the report be received.

209/6/12 **MOTION not opposed, DECLARED CARRIED** (11/0)

BUSINESS ARISING FROM REPORT

Recommendation - Councillors Information Bulletin - Issue No.11/2012

MOVED Cr R Butterfield

That Council acknowledge receipt of Issue No 11/2012 of the Information Bulletin.

210/6/12 **MOTION not opposed, DECLARED CARRIED** (11/0)

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Nil

13 MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION

Cr Nixon That the matter of investigation for suitable controls of Gomphocarpus Fruticosus (or narrow leaf cotton bush) be referred to the Development Services Committee.

Cr Munn That the matter of the structure of the Technical Services Department be referred to the Technical Services Committee.

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

MEETING CLOSED TO PUBLIC

MOVED Cr M H Norman

That that the meeting be closed to members of the public to discuss item 3.5 Government Office Accommodation. Discussion of this matter in an open meeting would on balance be contrary to the public interest because the matter relates to a contract entered into or which may be entered into by the City of Armadale.

211/6/12 MOTION not opposed, DECLARED CARRIED (11/0)

7.25 pm The member of the press in attendance left the meeting.

Recommendation CS55/6/12 - Government Office Accommodation

MOVED Cr M H Norman

That Recommendation CS55/6/12 be amended by making the Recommendation part (1) and adding a parts (2) and (3) as follows:

- 2. Supports the submission of an Expression of Interest for the provision of office accommodation for the Department for Child Protection**
- 3. Awaits a further report detailing the proposal prior to submission.**

212/6/12 AMENDMENT not opposed, DECLARED CARRIED (11/0)

MOVED Cr M H Norman

That Recommendation CS55/6/12, as amended, be adopted:

- 1. Notes the Confidential Report.**
- 2. Supports the submission of an Expression of Interest for the provision of office accommodation for the Department for Child Protection**
- 3. Awaits a further report detailing the proposal prior to submission.**

213/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

MEETING OPENED TO PUBLIC

MOVED Cr M H Norman that that the meeting be opened to members of the public.

214/6/12 **MOTION not opposed, DECLARED CARRIED (11/0)**

7.29pm - As there were no members of the public in attendance there was no need for the Resolution 213/6/12 to be read aloud.

15 CLOSURE

The Mayor, Cr Zelones, declared the meeting closed at 7.29 pm

MINUTES CONFIRMED THIS 9TH JULY 2012.

MAYOR