

CITY OF ARMADALE

ORDINARY MEETING OF COUNCIL

27 January 2009

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NOTICE OF MEETING AND AGENDA

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PLEASE TAKE NOTICE that the next **ORDINARY MEETING OF COUNCIL** will be held in the Council Chambers, Orchard Avenue, Armadale at **7.00pm**

TUESDAY, 27 JANUARY 2009



R S TAME
CHIEF EXECUTIVE OFFICER

23 January 2009

1 **DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

2 **RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE**

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

The following questions were taken on notice at Council's Meeting on 15 December 2008 and responses (summarized below) forwarded in a letter by the Chief Executive Officer dated 24 December 2008.

Ms Irene Bettridge - Acting President
Roberta Jull Community Care Association Inc.

- Q-1 Can Council allocate the promised 2,000sqm for the new Minnowarra House site at Lot 144 Railway Avenue, Armadale excluding the bore and the trees and car parking space?
- Q-2 Can Council allocate additional land to provide a parking area separate to the 2,000sqm allocation?
- Q-3 Can the Planning Division of Council meet with Minnowarra House executive to advise what sort of building would be suitable, taking into consideration our low budget?
- Q-4 Can Council advise which Committee will be making this decision?
- Q-5 Can Council advise when the Committee will be meeting?
- Q-6 Can the Management Committee attend the Committee Meeting?
- Q-7 Can Council advise when the decision will be made to allocate to one of the applicants?
- Q-8 Can Council advise if the Little John Road Historic House is a suitable building to place on Lot 144 Railway Avenue as the first stage of the new Minnowarra House complex?
- Q-9 Is Council willing to consider the rezoning from Residential back to Community and Recreational?
- Q-10 Is Council willing to request the Minister to overturn the residential zoning and put the land back to Community and Recreational?
- Q-11 Is Armadale City Council willing to support Minnowarra House in developing an appropriately located community garden project for the Armadale community?
- Q-12 Is Armadale City Council willing to provide the land adjoining Lot 144 Railway Avenue on the road verge area, or the residential zoned area immediately so that we can commence a community garden?

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- Q-13 What else can Armadale City Council do to accelerate our move back into the CBD? What ideas, initiatives can Council Members or Council provide to hasten this process?
- Q-14 Can Armadale City Council consider placing the new Minnawarra House building project on your priority listing of Council projects? Minnawarra House will be a Council-owned property on Council-leased land.
- Q-15 Can Council look at recompensing the \$72,000 paid to Council for the refurbishing of the Reg Williams building, either in dollars or in kind, as assistance to the Minnawarra building fund?

Response

Question 1

The request that the space taken up by the existing trees, reticulation bore and required parking spaces to be excluded from the proposed leased area cannot be supported. The proposed leased area should be adequate for the scale of centre envisaged and the City will work with your organization to fit the facility and its ancillary needs within the allocated area. The balance of Lot 144 is valuable City Centre land and the adjacent Lot 143 will be redeveloped as part of the Abbey Road/Railway Road Link Project.

Question 2

The request for additional land cannot be supported for the reasons given above.

Question 3

The EDDS and/or Executive Manager of Planning Services would be happy to meet with the Minnawarra House executive to provide advice regarding the process that would have to be followed to achieve the required approvals. However, it should be understood that the budget constraints of an applicant would not be considered to be a relevant planning consideration.

Question 4

You will be advised of the meeting to make this decision. Note: Planning consideration will be made by the Development Services Committee while broader project-related matters, particularly where Council support is required, will probably go to the City Strategy Committee. (See Q-6 below.)

Question 5

Not at this time.

Question 6

Yes, All Council Committee meetings are open to the public. Further to the Mayor's response, the applicant is advised that the City is advertising for Request for Proposals for acquisition and appropriate relocation of the Nurse McKimmie-Scott Residence. At the end of that process the matter will be reported to the appropriate Committee, most likely to be the City Strategy Committee. This will not occur before February 2009.

Question 7

See response above.

Council resolved on 27th October 2008 that the Nurse McKimmie-Scott's Residence be advertised for removal, relocation and refurbishment. A number of processes have to be undertaken to achieve this – including the preparation of a business plan and the advertising of the proposal. These processes have to be completed before Council will determine the matter.

Question 8

The Mayor advised that this would be a matter for the Development Services Committee. At this stage the issues that need to be addressed through a formal development approval process have not been considered by Council.

Question 9

The Council supported the rezoning of Lot 143 and part of Lot 144 Abbey Road Armadale to Residential R40 on 18th April 2006. The rezoning was finalised on 14th September 2007. It is unlikely that Council would favourably consider any change to that direction at this stage. (See Q-10 below.)

Question 10

The Minister is not empowered to overturn the residential zoning as the rezoning process has been completed. If the land was to be returned to a reservation it would be necessary for the Council to initiate an amendment to the town planning scheme.

The allocation of Lot 144 to community purposes was predicated on the adjoining Lot 143 being zoned Residential. The area is now subject of critical changes to the city-centre road system involving land transfer and ultimately residential redevelopment to off-set the costs of the road projects.

It is unlikely the Council will reconsider this rezoning as the Abbey Road Link project then becomes unviable. Landowners in the vicinity are pressing Council for determination on the future of their property and the process must move forward.

Ms Bettridge clarified that the area of land referred to was behind Lot 144 on Abbey Road.

Question 11

The City is willing to support Minnowarra House in the development of a community garden project and has assisted other community organizations to do similar projects in the past.

Question 12

As above, the City is willing to support a community garden; however the land adjoining Lot 144 Railway Avenue would not be considered a suitable site for reasons outlined above.

Question 13

The City is willing to assist RJCCA once a proposal has been formally submitted. The City has previously offered to discuss options with RJCCA and has made officers available to discuss issues as RJCCA has raised them. This assistance is current and ongoing as with any community organization that approaches for community development support.

Question 14

Council is currently reviewing its community facilities infrastructure and part of that review will consider the demand from community organizations for access to Council owned venues. Council will use this information to assess its community infrastructure plans in line with other capital projects. Council has not received a proposal for a new Minnowarra House and cannot consider it until that occurs.

Question 15

Council has assisted RJCCA with its relocation including in kind support and has provided the Reg Williams building on a peppercorn lease for a (2) two year period until January 2010. The funds that are referred to were from the compensation funds provided to RJCCA for the original Minnowarra House and it is the City's understanding that compensation was to include the cost of temporary accommodation. The City had not budgeted for any works at the Reg Williams building and refurbishments referred to were specifically to RJCCA requirements. Council may consider this request once a formal submission has been made by RJCCA for a new facility on Lot 144 Abbey Road.

4 PUBLIC QUESTION TIME

Minimum time to be provided – 15 minutes (unless not required).

A procedure has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure is attached to the Council Agendas made available in the public gallery.

The public's cooperation in this regard will be appreciated.

5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Request for Leave of Absence – Cr Reynolds

Request for leave of absence received from Cr Reynolds for the period:

Tuesday, 3rd to Friday, 6th February 2009 inclusive;
Tuesday, 24th to Friday, 27th February 2009 inclusive; and
Tuesday, 17th to Friday, 20th March 2009 inclusive.

RECOMMEND

That Request for leave of absence received from Cr Reynolds for the period:

Tuesday, 3rd to Friday, 6th February 2009 (No Council Meeting)
Tuesday, 24th to Friday, 27th February 2009 (No Council Meeting)
Tuesday, 17th to Friday, 20th March 2009 (No Council Meeting)

be received and granted.

6 PETITIONS

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS ORDINARY MEETING OF COUNCIL
HELD ON 15 DECEMBER 2008.

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

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

Nil

10 REPORTS

10.1 TECHNICAL SERVICES COMMITTEE

Report of the Technical Services Committee held on 19 January 2009.

REPORT BE RECEIVED

10.2 DEVELOPMENT SERVICES COMMITTEE

Report of the Development Services Committee held on 19 January 2009.

REPORT BE RECEIVED

10.3 CITY STRATEGY COMMITTEE

Report of the City Strategy Committee held on 20 January 2009.

REPORT BE RECEIVED

10.4 CHIEF EXECUTIVE OFFICER'S REPORT

Report of the Chief Executive Officer as at 22 January 2009.

BUSINESS ARISING FROM REPORT

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

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

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

15 CLOSURE
