

CITY OF ARMADALE

ANNUAL GENERAL MEETING OF ELECTORS THURSDAY, 29 NOVEMBER 2001

MINUTES

OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD IN THE FUNCTION ROOM, ADMINISTRATION CENTRE, ORCHARD AVENUE, ARMADALE ON THURSDAY, 29 NOVEMBER 2001 COMMENCING AT 7.30 PM

PRESENT:

The Mayor, Cr L Reynolds JP presided:	Westfield Ward
Deputy Mayor, Cr J H Munn JP CMC	West Armadale Ward
Cr J Knezevich	West Armadale Ward
Cr R R Fletcher	Armadale Ward
Cr F R Green	Armadale Ward
Cr H A Zelones JP	Kelmscott Ward
Cr V L Clowes-Hollins	Kelmscott Ward
Cr J D Cumming	Seville Ward
Cr D L Hopper JP	Roleystone Ward
Cr R C Stubbs	Roleystone Ward
Cr J A Stewart	Westfield Ward
Cr A L Cominelli JP	Forrest Ward

IN ATTENDANCE:

Mr R S Tame	Chief Executive Officer
Mr A F Maxwell	Executive Director Community & Corporate Services
Mr J H A Adderley	Executive Director Development Services
Mr A Bruce	Executive Director Technical Services
Mrs S D'Souza	CEO's Executive Assistant

Public: 35

His Worship the Mayor, Cr Linton Reynolds, welcomed those in attendance to the 2000-2001 Annual General Meeting of Electors. He advised that the proceedings were being recorded and requested that people state their name and address prior to addressing the meeting.

Prior to proceeding with the agenda for the meeting, the Mayor introduced members of the Council and staff in attendance to the public.

1 APOLOGIES AND LEAVE OF ABSENCE

Apology received from Cr Hodges

2 BUSINESS OF MEETING

2.1 PRESENTING & RECEIVING THE 2000-2001 ANNUAL REPORT

2.1.1 2000-01 Annual Financial Report

MOVED Mr Terry Holton that the 2000-2001 Annual Financial Report be received.

CARRIED

2.1.2 Auditor's Report

The Chief Executive Officer, Mr R S Tame, read aloud the Auditor's Report.

MOVED Mr Ken Downsborough that the Auditor's Report on the 2000-2001 Annual Financial Report be received.

CARRIED

Mr P Cullen – 27 Chidzey Drive, Armadale

Why do we pay one of the highest rates in the area, particularly as we live in a toxic area where it should be lower because of this problem.

The Mayor disagreed in that we live in a toxic area. He agreed that there exists a toxic waste treatment plant located within the area. Armadale does have a high rate to the dollar and the reason for this is because this City, along with three other metropolitan Councils, has very little industrial or commercial rates by comparison with residential. Therefore the burden of financing civic activities does fall on residents. Most other local governments, particularly in urban areas, have a high proportion of their revenue provided by commercial and industrial rates. This Council is actively involved in attracting business to the City and as efforts

become more successful this Council will be able to reduce the burden on residential ratepayers.

2.1.3 2000-01 Annual Report (Remaining Parts)

Mayor Reynolds read aloud his Report, as printed in the Annual Report with the additional commentary as follows:

Financial Year 2000/2001 was essentially the year when a lot of the planning and the hard work carried out over the previous 2 or 3 years came to fruition. The current financial year has to date been a very successful one for Council, and while next year's report will cover the awards conferred on Council and the Armadale Redevelopment Act, we need to acknowledge that they did not pop up out of nowhere. They are the result of a number of year's hard work.

Council is adopting a prudent, conservative approach to our business, and not allowing itself to get carried away with the euphoria of a few good news stories. In all that we do there will be many opportunities and some occasions when Council's strengths will allow us to advance rapidly, but there are also a number of threats which if not managed correctly will quickly develop into weaknesses that could undermine all that we are seeking to achieve. The current proposal to legitimise and to expand the inappropriate liquid waste treatment plant at Brookdale is perhaps the single largest danger to our immediate future.

Successful redevelopment is not guaranteed and we will all need to work hard to make it happen. We are not being given \$40M as was the case for East Perth, nor do we have large areas of underutilised industrial land that can be readily developed as high value residential land as was the case in Subiaco. Therefore we will need to ensure that we take every possible opportunity to raise Armadale's profile and to carefully milk it for best effect. Equally we need to ensure that every possible negative influence is managed in a way that it does not attract ongoing negative publicity. The market place has enough negative thoughts about Armadale without us adding to them.

Ultimately success will be dependant on the attitude of our people, at Council and in the wider community alike. For Armadale to realise its potential we will all need to work together to bring it about.

Your Council is a very experienced team of people – both staff and elected members. In particular I acknowledge the leadership provided by Cr Roger Stubbs who has led the team for eight of the last nine years. We

all look forward to the unique opportunity that has been given to us to enhance the economic health of our community, and the lifestyle of its residents.

I would conclude by simply inviting you all to “work with use, for Armadale”.

Thank you.

MOVED Mr Cam Clay that the 2000-2001 Annual Report be received.

CARRIED

2.2 GENERAL BUSINESS

2.2.1 Questions of which prior notice has been given

Nil

2.2.2 Questions received from the Floor

Mr N Towle – 6 Wyee Place, Armadale

Question: **Why are the minutes from the previous Annual General Meeting not available tonight?**
 Why are we having two Annual General Meetings in the same calendar year?

Response: The Mayor advised that the minutes from the last Electors Meetings have been in the public record since its adoption in February 2001 and have been available at the Administration Centre and the three libraries. However, as a request has now been made a copy will be forwarded and minutes will be made available at Electors meetings in future.

With regard to the second question, the Mayor advised that it has always been Council's intention to hold the AGM before Christmas. Unfortunately due to the auditor's report being late for the last financial year (1999-2000) the AGM could not be held in the year 2000, resulting in a meeting in January 2001. This year he was pleased to advise that Council was in a position to hold the 2000-2001 AGM as scheduled before Christmas and it intends to maintain this schedule in future.

Ms Kathy Walsh, 27 Chidzey Drive, Armadale

Question: Why are there councillors who live in different suburbs, for instance Cr Stubbs lives in Nedlands, representing the ratepayers of Armadale?

Response: Cr Stubbs advised that he currently lives in Roleystone and has done so for the last 20 years.

The Mayor advised that the City of Armadale has seven wards, residents of Armadale who are on the electoral roll can stand for any one of those seven wards regardless of where they live within the City. Having been elected, councillors swear an oath to represent the interests of the whole City. Hence, all councillors are equally entitled and equally charged with the responsibility of informing themselves on being able to comment. Therefore Cr Stubbs who lives in Roleystone is well entitled to talk about issues in Forrestdale.

Mr K Downsborough, 54 Clydesdale Street, Armadale

Question: Congratulated the Council on the excellent submission put in on the CER for the Brookdale Waste Treatment Plant. What has the City of Armadale done since its submission was made to support the closing of the facility, and what can the City of Armadale do to make the community feel confident that the City of Armadale still feels strongly about closing the facility?

Response: The Mayor advised that every elected member takes the opportunity when they meet any Member of Parliament to express their opposition to the Brookdale Waste Treatment Plant. At the meetings at Forrestdale we have indicated that while you are taking up a vigorous upfront debate in the public and press, Council is involved in handling the land-use planning issues and disadvantages to the community with regard to the social and environmental health impacts and is making these issues very clear to the State Government and Members for Parliament.

Council is playing a complementary but different role to that of the residents. We have been out to the public meetings and have indicated our support for the community's aims.

Ms Neesha Newman, 385 Wright Road, Forrestdale

Question: With regards to the Brookdale facility there is a major problem with people in Armadale saying that it is Forrestdale's problem. Can Council indicate its support for the Forrestdale community and say that it is a

problem for the whole City. Also in the fight to close this facility the residents have come up against problems with bureaucracy (i.e. stall in Jull street mall) and it would help if Council could try and assist this cause in every way possible.

Response: The Mayor advised that in terms of a stall in Jull Street, booking of stalls is handled by a commercial operator. As far as doing more, the City has placed two half page advertisements in both local newspapers. Councillors have attended every public meeting on the issue. There is no doubt in the community that Council is against the facility but unfortunately, people usually take an interest in issues when it immediately affects them.

Ms M Boyd, 66 Chidzey Drive, Armadale

Question: Would like to extend an invitation to all councillors to come down to a public meeting or rally on this issue. There is only approx 3 weeks left for the Council to say to the whole of the City of Perth that it is opposed to this facility. Why can't there be signs around Armadale indicating opposition? There are a lot of people that don't realize that Council is opposed to this facility. If Council could get behind the community groups it would make a difference. Council should keep in mind the Wagerup situation and should be aware of its accountability.

Response: The Mayor advised that most councillors have been to a number of the community meetings/rallies, with the Mayor attending at least four of these meetings, which proves that Council has taken the opportunity to listen. It should be understood that the community has the full support of its Council. However, if there is a feeling amongst the meeting tonight for Council to more publicly state its position then Council would need to consider such a decision and resolve on a course of action.

Ms Denise Edmonds, Wilkinson Street, Gosnells

Question: Will the City commission or undertake an assessment of groundwater quality in the vicinity of the Waste Treatment Facility or expand the Urban Water Management Study to include the Waste Treatment Facility? If it would do neither of these, how will it ensure quick pick-up of leaks at the waste Treatment Facility before those leaks affect the community.

It was clarified that Ms Edmonds was not a ratepayer of the City of Armadale. Mr Ken Downsborough agreed to pose the same question on her behalf.

Response: The Mayor advised that the question would be taken on notice and a response forwarded to Mr Downsborough.

Ms Kathy Walsh, 27 Chidzey Drive, Armadale

Question: Prof Allendale (environmental scientist lecturer at Murdoch University) prepared the public submission on behalf of the Education Department. The report indicates that the toxic waste would not only affect the immediate area around Brookdale but all of the flatlands over a wide area. A public meeting would assist to make all the community aware of the problem.

Response: The Mayor advised that there is no debate in that people throughout Armadale are affected by this facility.

A public meeting can be called by any community member at any time and can be held anywhere. However there is a procedure for the calling of an electors meeting and this was explained some time ago. Tonight's meeting is an electors meeting and the community were invited to attend and make Council aware of its concerns. There are also Council meetings every two weeks where members of the community can attend to ask questions on business relating to Council.

Mr B Porter, 835 Armadale Road, Forrestdale

Question: Have you investigated the legal aspects of being able to stop the Brookdale facility from going ahead? Have sought legal opinion and have written to Council's Health Services Manager, Mr Meyrick and have also contacted the Minister's officer indicating that you are probably in breach of duty of care if you allowed the Brookdale facility to go ahead, as it would be an involuntary imposition on the people. Would Council seek legal advice along those lines?

Response: The Mayor advised that Council has expressed the view that the change in toxic nature of the plant could not proceed without planning approval. There has been no application for approval to date.

Mr Adderley advised that Council has town planning powers but those powers are vested in the Council by the State Government. There is however a concern that those town planning powers would not override the State Government's decision on this matter.

Cr Stubbs advised that State Government authorities are now required to lodge planning applications, not with the local government but with the WA Planning Commission, and this might be a focus for further lobbying as

ultimately, regardless of the result of the CER, a planning application would need to be submitted.

Mr D Cox, Sixth Road, Armadale

Question: In regard to street bins and unclean drainage sump holes in Jull Street. Jull Street is the hub of this town but during the week the street bins on this street do not get emptied. The drainage holes are overflowing with leaves as the machines cannot get into those corners but these can easily be removed with a broom.

Response: The Mayor thanked Mr Cox for bringing the matter to Council's attention and assured him that Mr Bruce, Executive Director of Technical Services will investigate and take appropriate action.

Mr B Van Kuyl, Clarence Way, Westfield

Question: It was quoted by the Mayor in a recent press report that the non-residential rates are possibly going to increase – is that correct?

Response: The Mayor advised that Council is working towards increasing its non-residential rate base by attracting more commercial and industrial business to the district. The statement did not indicate that Council intended to raise the rates on individual commercial business.

Mr T Holton, 13 Wandoo Street, Mt Nasura

Question: Congratulated the staff on the 8 Best Practice Awards and the Whole of Organisation Award received in 2000.
Why are we the only metropolitan Council that does not have a web page as it is a very important tool for liaising with ratepayers? How much have we spent on consultant's fees on this particular project?

Response: The Mayor invited the Chief Executive Officer to respond.
The Chief Executive Officer advised that every effort is being made to have the website opened as soon as possible. There has been over \$20,000 spent in the development of a web page and it is hoped that it will be opened very shortly.

Mr P Cullen, 27 Chidzey Drive, Armadale

Question: How can we stop this toxic plant from going ahead? Council has been doing a lot of work behind doors and we have been doing a lot of work on the streets. However, neither of us is being successful. The Minister's office advises there is no alternative site and the DEP advises that they are not looking for alternative sites. There are a couple of things that Council and the residents can do together – is Council prepared to

- appoint an environmental consultant to do a risk assessment;

-
- **conduct a health assessment – Council can work with the Health Department and do something similar to what has been done at Wagerup; and**
 - **get the community together somewhere with letters going out to make all people aware of this major problem.**

Response: The Mayor advised that earlier in the meeting he had indicated how we could maximize the advantage of the community group working in a public way and Council working in its way. Mr Downsborough complimented Council on its submission. Council has indicated at the outset that it did not have scientists or medical experts to have input but what it did understand was community and planning issues and what was good for the community. These aspects have been clearly enunciated in Council's submission. Since then we have continued to lobby the State Government, including the Minister, DEP and local members of Parliament.

Mr D Cox, Sixth Road, Armadale

Question: Concerned about some of the town blocks which pose a high fire risk to the area. Why are we risking other people's houses because other people are not doing the right thing?

Response: The Mayor advised that landowners have until 30th November to ensure that blocks are protected during the fire season. Rangers will commence firebreak inspections soon after that date and landowners of such blocks will be served with firebreak infringement notices. Unfortunately rangers cannot take immediate action as the law requires that landowners be given 14 days to comply.

Mr N Towle, 6 Wyee Place, Armadale

Question: During the budget process this year, there was additional staff being taken on by the Council. One of the staff to be taken on was to engage in the collection of debts. In the submission there were no other alternatives considered, for instance, using a debt collection agency rather than taken on additional staff. Why was this the case, particularly considering the level of debtors to the City of Armadale are higher this year than last year?

Response: The Mayor advised that Council uses a debt collection agency for following up debtors. The additional staff member that was requested and was funded for part of the year was someone who would be able to administer and monitor the debtors process. The reason why the level of debtors is high is because Council has not had the staff resources to be able to regularly monitor and oversee the debt collection process.

Mr Van Kuyl, Kelmscott

Question: Have not sighted any reports on vandalism statistics – how much is it costing the City for vandalism?

Response: The vandalism cost is less than last year. These reports are submitted through the Information Bulletins to Council on a quarterly basis. The Bulletins are available for public information in Council's Administration Centre and the three libraries. This cost is not detailed specifically in the Annual Report.

Question: Is the City experiencing major problems with theft of Council property?

Response: The major problem that the City experiences is with the vandalizing and stealing of sprinklers in our playing fields. However, it is now less of a problem in recent years.

Mr N Towle, 6 Wyee Place, Armadale

Question: Council has recently advertised its intention to dispose of a number of reserves in the City of Armadale. With regard to Scotia Place reserve, what will be the method of sale, how much is being expected from the sale and what will be done with the proceeds from that piece of land and all of the other reserves that will be disposed?

Response: Scotia Place is one of a number of reserves that Council has reviewed as part of its Public Open Space Strategy. Council is required to provide at least 10% of space within any precinct as public open space. In most of our suburbs, much more than 10% has been set aside and Council does have difficulty in being able to afford development and maintenance of these reserves. As a result, Council appointed a consultant to review current reserves in comparison with statutory requirements and it has been recommended that there is surplus reserve land that can be disposed of. The proceeds from the sale of such reserves would only be utilized for development of the remaining reserves within the City. This will however be an extensive and legal process involving community consultation, necessary approvals from State Government departments and the Minister.

Mr P Cullen, 27 Chidzey Drive, Armadale

MOTION-1

Mr Cullen put forward the following motion:-

1. That Council call a public meeting in the Armadale Town Hall regarding the Brookdale Liquid Waste Treatment Facility.
2. That Council send a letter to every household in Armadale outlining its concern with the facility and inviting residents to attend the public meeting.
3. That Council appoint an independent environmental scientist to conduct a risk assessment of the Brookdale site.
4. That Council appoint an independent environmental consultant to test the water, soil and air in the surrounding area of Brookdale.
5. That Council establish a formal committee to liaise with interested community groups to move forward on this issue.
6. That Council formally make Armadale a toxic and nuclear free zone.

Response: Cr Cominelli advised the meeting that she is the elected member representing the Forrest Ward and has attended all the community group meetings and rallies. As the community's representative she is involved with the Forrestdale Community Association and also associated with the Forrest Community Association in Brookdale and has liaised with Mr Ken Downsborough who is a representative on the Forrestdale Community Association Committee. Hence, there is already Council representation on the various community groups.

Prior to inviting debate on the motions put forward, the Mayor advised Mr Cullen that with regard to part (6) of his motion, Council experience has been that though some local governments have symbolically made themselves nuclear free zones, they are not able to practically enforce this outcome. The reality is that Council can only use land development powers but these need to be in accord with the State Government statute, i.e. Chapman Valley local government was overruled by the State when a similar request was made.

Ms Doreen Southam, Morrell Way, Armadale [Secretary on the Forrest Community Association]

Have been following the issue of the Brookdale Waste Treatment Plant and have attended the various meetings. Would like to suggest to the concerned community that the meetings should not be concentrated in Forrestdale but

should be held throughout the area, with one in the centre of Armadale possibly the Town Hall.

There were certain questions put to Cr Cominelli in regard to her representation on the Forrestdale Plant Committee which was ruled out of order by the Mayor as these were not addressed in the proper manner through the Chair and was a matter that had already been the subject of previous discussion.

Mr P Bloomfield, Fifth Road, Armadale

Suggested that the motion be put in parts as he could not support it in its entirety as there are certain elements which are unattainable as explained by the Mayor and would not be in the community's best interests.

Mr P Cullen, 27 Chidzey Drive, Armadale

MOVED Mr Cullen:-

- 1. That Council call a public meeting in the Armadale Town Hall regarding the Brookdale Liquid Waste Treatment Facility.**

CARRIED

- 2. That Council send a letter to every household in Armadale outlining its concern with the facility and inviting residents to attend the public meeting.**

CARRIED

- 3. That Council appoint an independent environmental scientist to conduct a risk assessment of the Brookdale site.**

CARRIED

- 4. That Council appoint an independent environmental consultant to test the water, soil and air in the surrounding area of Brookdale.**

CARRIED

- 5. That Council establish a formal committee to liaise with interested community groups to move forward on this issue.**

CARRIED

- 6. That Council formally make Armadale a toxic and nuclear free zone.**

LOST

Mr P Cullen, 27 Chidzey Drive, Armadale

MOTION-2

Mr Cullen put forward the following motion:-

That Council support in every way possible, i.e. finance and assistance, the conduct of a health assessment of the community within 2 km of the Brookdale Liquid Waste Treatment Facility and the surrounding schools, to find out if health of residents and school children in the area is already suffering.

Cr Green The community have been saying that this is a problem for all of Armadale, therefore why should the health assessment be restricted to a 2km area around the Plant. It should be done for all residents of Armadale.

Mr Holton, 13 Wandoo Street, Mt Nasura

Considered it a waste of resources for a short period of time that has no relevance at all and being done by an organization that has no responsibility in that area. It is a State Government Health Department responsibility. Also to obtain a realistic result, the assessment needs to span a period of approx. 10 years.

Mr Wye, Lofties Street, Forrestdale

Disagreed with Mr Holton – considering this to be a waste of resources will be a decision for Council. Armadale is not the place it used to be in 1981 and if the Plant is allowed to go ahead, residents will be moving out.

MOVED Mr Cullen:-

That Council support in every way possible, i.e. finance and assistance the conduct of a health assessment of the community within 2 km of the Brookdale Liquid Waste Treatment Facility and the surrounding schools, to find out if health of residents and school children in the area is already suffering.

CARRIED

Cr Munn advised the Meeting that he has attended at least four of the community meetings and at each of these meetings there have been anything from 4 to 8 councillors in attendance. He reiterated that Council support the community in their fight and have listened to community representatives and the Government representatives speak at these meetings.

The West Armadale Progress Association, of which he is a representative, has handed out 250 pamphlets around West Armadale and a community meeting was held following an advertisement in the newspaper to which approx. 30 people attended.

Kathy Walsh, 27 Chidzey Drive, Armadale

MOVED Ms Walsh:

That Council appoint an independent environmental consultant to identify an alternative site for toxic waste.

LOST

Mr T Holton, 13 Wandoo Street, Mt Nasura

MOVED a vote of thanks to the 14 councillors who had volunteered and put in a lot of work throughout the year and to the senior staff for their contribution and support to Council and the community.

CARRIED

The Mayor thanked Mr Holton for his kind comments.

The Mayor advised the meeting that all motions put and carried at the Annual General Meeting will need to be considered by Council. The motions carried will be reported formally to the Council meeting on 3rd December and referred to a relevant Committee for consideration and recommendation to Council.

MEETING DECLARED CLOSED AT 9.15 PM

MINUTES CONFIRMED THIS 17TH DAY OF DECEMBER 2001

MAYOR
