



**ANNUAL GENERAL MEETING OF ELECTORS  
THURSDAY, 2 DECEMBER 2010**

**M I N U T E S**

**OF THE ANNUAL GENERAL MEETING OF ELECTORS HELD IN THE FUNCTION ROOM, ADMINISTRATION CENTRE, ORCHARD AVENUE, ARMADALE ON THURSDAY, 2 DECEMBER 2010 COMMENCING AT 7.00PM**

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**PRESENT:**

The Mayor, Cr L Reynolds AM JP presided:	Heron Ward
Deputy Mayor, Cr J H Munn JP CMC	Lake Ward
Cr M H Norman	Minnawarra Ward
Cr K Lethbridge JP	Minnawarra Ward
Cr R J Tizard	Neerigen Ward
Cr G A Best	Neerigen Ward
Cr C J MacDonald	Lake Ward
Cr H A Zelones JP	River Ward
Cr R Butterfield	River Ward
Cr C M Wielinga	Jarrah Ward
Cr W Mauger	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 WA Bruce	Executive Director Technical Services
Ms Y Coyne	Executive Director Community Services
Mrs Y Ward	CEO's Executive Assistant (Acting)

Public: 17

His Worship the Mayor, Cr Linton Reynolds, welcomed those in attendance to the 2009-2010 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.

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## **1 APOLOGIES AND LEAVE OF ABSENCE**

Apologies received from Cr Hart, Cr Shaw and Cr Sargeson.

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## **2 BUSINESS OF MEETING**

### **2.1 PRESENTING & RECEIVING THE 2009-2010 ANNUAL FINANCIAL REPORT**

#### **2.1.1 2009-2010 Annual Financial Report**

MOVED Mr Winstanley that the 2009-2010 Annual Financial Report be received.

SECONDED Mrs Munn.

**CARRIED**

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#### **2.1.2 Auditor's Report**

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

MOVED Mr Edge that the Auditor's Report on the 2009-2010 Annual Financial Report be received.

SECONDED Mr Winstanley.

**CARRIED**

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#### **2.1.3 2009-10 Annual Report (Remaining Parts)**

Mayor Reynolds read aloud his Report, as printed in the Annual Report.

MOVED Mr Grimwood that the 2009-2010 Annual Report be received.

SECONDED Cr Butterfield

**CARRIED**

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## **2.2 GENERAL BUSINESS**

### **2.2.1 Questions of which prior notice has been given**

**Mr D Foster – 248 Albany Highway, Bedfordale**

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**Mr Foster's latest Questions on Notice contain what I can only describe as an allegation of corruption. The prelude to the question is:**

"Since Armadale City has been responsible for the Neerigen Brook Reserve, horses have been grazed (about 6 or 7 for about 5 years) as they were in Fletcher Park. Land has been incorporated in numerous gardens. Hundreds of tons of builder's spoils have been dumped. Two entrances have been gifted to local residents, one has been gouged out to make a private parking space and another two are partly blocked. (About 10 mature trees have been felled) and dams and earthworks made to facilitate water pumping from the creek and to facilitate drainage from private property."

**So the Question that flows from the above statement is:**

"Was any payment made-in cash or kind, And to whom."

**Answer 1:**

*As is usual with many of Mr Foster's contacts with Council and our staff, whether by written letter, phone call, or face to face contact, there is an underlying allegation that someone has received an inappropriate benefit. So at the heart of this question, we again have an allegation of corruption.*

*The answer to the question is quite simple. Neither I, nor any of the staff concerned with the management of public land, are aware of anyone being in receipt of any payment, be it in the form of cash, or payment in kind.*

*This morning I have read through all of the questions asked by Mr Foster at our AGMs since 2002 to make sure that I have not misunderstood his intent. If Mr Foster is aware of any such benefit, he must accept the responsibility of making a complaint to the Corruption and Crime Commission so that the matter can be dealt with.*

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**Question-2:**

"My belief that the land along the creek has been a public area since time immemorial, the area along the creek was reserved at the request of the railway company in order to guarantee a supply of water for steam engines, yet a SPOKESMAN FOR THE CITY SAID THIS WAS NOT SO? What is the truth? Certainly the public had access in the late 60s and 70s, when I walked this area several times."

**Answer 2:**

*Inspection of land surveys dated 1921 held by the Department of Lands Information indicates that all of the now Neerigen Brook Reserve, including the stream line, was in private ownership as no reserves are designated.*

*Prior to subdivision over the period between November 1976 and January 1980 the maps that we have indicate that the land, other than the actual streams flow channel*

*was still in private ownership. What arrangements existed between private landowners and any people to whom they provided access is unknown to the City. It may be that any existing arrangements were kept in place as part of the subdivision process.*

*Land surveys for the subdivision of the land adjacent to the Neerigen Brook Reserve were undertaken between November 1976 and January 1980. The Reserves so formed as part of these subdivisions, were vested in the Crown with no Management Order on the City of Armadale. The Reserves provided a buffer between the existing stream reserve and the lots for sale.*

*A Management Order over the Neerigen Brook Reserve was vested in the City of Armadale on 30 March 1998.*

*Consequent to that Management Order being made, the City has had no cause to approve the use of the land for agistment or other purposes to establish any lease arrangements, or to collect money. At the time of the Management Order, there was one aged horse still grazing on the old area, and the City chose to permit this to continue until the demise of the animal. Since that time, no animals have been grazed on the Reserve.*

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**Question-3:**

“How much longer are the gates and fences which the City put up and were described as temporary at a meeting here, are going to be there? The local land owners regard them as proof that the reserve is not public?”

**Answer 3:**

The short sections of fence across the Reserve in two sections, with gates, provide some degree of delineation within the Reserve to allow access within the Reserve away from abutting private properties. These gates are permanently left open, and the intention of having them is to suggest a preferred path through the reserve for casual users. These internal sections may be removed at a later time if Reserve Management determines that this would be beneficial. It should also be noted that these remnant fence lines relate to earlier private use of the land, and it may be appropriate to retain them for historical purposes, along with any other historical elements.

Work continues on delineation of the Reserve from private properties, in accordance with the Neerigen Brook Reserve Management Plan.

As recently as yesterday, one of the landowners adjacent to the reserve confirmed with senior staff that the fences are not seen by neighbours to be an indication of Council supporting restrictions to the use of the reserve.

**Question 4:**

“On 13<sup>th</sup> of Dec 07 the Mayor said at this meeting “there are no fences within the reserve with barbed wire stopping the public using the reserve” I have repeatedly complained about a high barbed wire fence which, meeting up with a deliberately planted blackberry patch and the creek which forces the public to wade the creek in order to walk the length of the reserve. There is a small gap in this fence put there I believe by surveyors during the “Claytons” survey, but the local residents fill this with brushwood. If the Mayor himself cannot go down and check this, would he please send Mr Anton Lees, and give me the opportunity to point out to him several things I have complained about to which he responded by saying I was not telling the truth?”

**Answer 4:**

*I confirm that I did make that statement in December 2007, making it in the general sense that my own use of the reserve on several occasions, including one when I accompanied Mr Foster and Mr Bruce, had not been prohibited by the fence in question, so therefore in my view it did not stop the public using the reserve.*

*After many unsuccessful attempts to have Mr Foster show staff on a map where the fence was, Mr Lanternier recently had Mr Foster take him to the offending fence.*

*Having now found this section of fence in amongst dense foliage, it has been removed as part of the City’s works within the Reserve. These works are part of the ongoing Management Plan. We are unsure how long the fence had been there, but think that it might relate back to the original private ownership of this land.*

*Vegetation has also been removed from the access way vested in the City and adjacent to the private land which provides the road access for four lots adjoining the Reserve on the eastern side. The roadway and bridge across the Reserve are under the management control of the City and are also for the unhindered use of the four landowners and any persons they authorise to access their property. The roadway within the Reserve and the bridge are also for the unhindered use of the public. These conditions in no way provide authority for either the landowners or the public to interfere with the use of the roadway and the bridge by the other parties.*

*Mr Foster advised that he was very satisfied with the removal of the section of fence.*

<b>2.2.2 Questions received from the Floor</b>
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**The Mayor offered the following advice prior to inviting questions from the floor:-**

*“Ladies and Gentlemen, before we take questions under the agenda item of “General Business”, I wish to point out to you and make it clear, that simply by prefacing your remarks with the expression “Without Prejudice” does not afford you protection against the laws of defamation.*

*I am not seeking to in any way limit your legitimate right to raise issues in this forum, rather, I am concerned to ensure that you do not proceed on an incorrect understanding as to your legal rights. In short, you cannot make comments on a "Without Prejudice" basis in the belief that you thereby have some protection from the consequences of false or damaging comments. You do not."*

Cr Reynolds requested that prior to asking a question the person state their name and address for the record.

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**Mr D Foster – 248 Albany Highway, Bedfordale**

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**Q-1** I was arrested for trespassing on the private path of the Neerigen reserve and was in the Police lockup for 4½ hours. I asked the Police to telephone Mr Tame. The Police advised that Mr Tame refused to come to the telephone. Why did Mr Tame not come to the telephone?

*Response*

*Mr Tame, the Chief Executive Officer advised that when he became aware of the circumstances (some time before 10.00 am), he immediately invited two Police Officers from the Police Station to his office. He spent close to two hours with the Officers trying to brief them on the history of the matter relating to the access way. Mr Tame advised that he certainly did not refuse to talk to anybody and there should be no suggestion that he ignored Mr Foster's dilemma.*

*The Mayor advised that he had some sympathy with Mr Foster's conundrum relating to the private driveway because Council for a long time thought that it could get the (4) landowners in question to see sense. By way of an explanation, the access way is made up of 5 strips of land. One piece of land to each of the (4) landowners, giving them legal right of access across the Brook to their property and one piece of land which is vested in Council, allowing Council and the public to have legal access. Normally when that happens, Council deals with it with a reciprocal right of carriageway - everybody enjoys rights over the whole piece of land. However, these (4) landowners, for their own reasons, have chosen to say "no" that their piece is private land and the only access permitted is on the piece that Council owns and over the years, they or others have planted out that piece of land. Council implored with them so that it did not have to destroy the vegetation to enable members of the public to access the reserve. They could still enjoy a landscaped driveway but with everyone having rights. Their refusal to meet with that condition has meant that Council has had to take the vegetation out so that members of the public, such as Mr Foster, do have a right and a piece of land that they can walk down. The Mayor advised that he could understand the confusion, frustration and Mr Foster's disappointment.*

Mr Foster advised that he was more than happy that the fence had been removed as it was the subject of his complaints for 10 or 11 years.

*The Mayor said that the fence had been hidden within dense vegetation and it was only when Mr Foster personally took Mr Lanternier to it that it was identified.*

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**Mr D Grimwood – Sapphire Court, Mt Richon**

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- Q-1** This is in regard to the issue of the right of citizens, ratepayers, and electors to have some sort of dialogue with Council as a Council. It is still regrettable that this is the only time in the year that members of the public have a statutory right and also a right by Council's policies and decisions, to actually talk to the Council, even though they are not actually formally assembled as a Council. The fact that you are prepared to enter into that dialogue with us is fantastic, except that it is only once a year.

Response

*The Mayor advised that an opportunity presents itself at every Council and Committee meeting for members of the public to ask a question or to phrase a statement, in presenting a question. At such meetings, the same opportunity exists for Mr Grimwood as with other members of the public that come along. This message has been repeated on many occasions and on average, Council has 73 public question times a year at the City of Armadale. In fairness, Council is available at all times to hear formally from Mr Grimwood and informally through Councillors.*

- Q-2** I am asking that Council consider the incorporation of a formal public question time in its meeting to enable members of the public to have their say on whatever issue is relevant to Council's business.

Response

*The Mayor advised that he was sure that Council had dealt with this matter formally a couple of times before. However, Council membership does change every two years. Those Councillors are at liberty, as they review the Standing Orders and the Code of Conduct, to make that change, should they wish.*

- Q-3** As you are clearly happy with the status quo, would you consider defining speaking adversely in the Standing Orders because that term is not defined. You have chosen to interpret it as a kind of defamatory interpretation. I would see it as criticism or critique.

Response

*The Mayor advised that this was not the case. That ruling will always have to be made by the person in the chair and it would not be him after 17 October next year. That will be someone else's responsibility. It is for the Council of the day to make the rules that apply to themselves and by extension, to the members of the public who come to its meetings.*

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**Mr D Foster – 248 Albany Highway, Bedfordale**

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- Q-2** A few years ago there was a local government law going to be debated which basically said that the Council could legalise fences that existed in reserves. Quite a few people were interested in this. 10 or 12 people got together and were going to come to that meeting. I was one of those deputised to make sure that we got to the right place and at the right time. I enquired at your office and every few days for a

couple of weeks until I was told “you need not come in like this, we’ll send you a letter, just give us your phone number – we’ll let you know”. They did not.

Response

*The Mayor advised that he was unaware of an amendment to the Local Government Act which dealt with fences in reserves or of any such arrangement. He extended his apologies for any oversight by Council staff. It is not Council’s intent to not hear comment from the community.*

**Mr B Waddell – Leschenaultia Street, Roleystone**

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**Q-1** Council’s website is a very attractive and informative website. Are you aware that tonight’s meeting was not readily available on Council’s website? For someone looking to see where the Electors Meeting was to be held, that information was not readily available.

Response

*The Mayor advised that he was not aware of that.*

*The Chief Executive Officer pointed out that the relevant public notice had been given but he would look at the prominence of that information on the website.*

The Minutes of the 2009 Annual General Meeting of Electors were not readily available on Council’s website.

Response

*It was confirmed that the 2009 Annual General Meeting of Electors Minutes were available on Council’s website.*

**Mr K Coulthard – Clifton Street, Kelmscott**

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**Q-1** In regard to a building which has been erected in my street, how can we, as residents, have a look at what that building is going to look like before it is put there? The building I am referring to is a tilt-up that is being put on the oval at Frye Park. I feel that that the oval is quite small, and the building is very large.

Response

*The Mayor advised that he could not confirm whether the plans were available on Council’s website because he was not a regular user of the website. However, at the time that the project was first talked through, and at the time it was approved, there were drawings of the building on display in the Kelmscott Library, as well as the Armadale Library. Many people find it difficult to come to grips with concrete tilt-ups and they do look ugly in their early form. However, it is an economic building technique. The Mayor advised that Council would take it on the chin if it was thought*



*that the design was not as good as it should be, but requested that that comment be made when the building was finished rather than in its early stages of erection.*

Mrs Coulthard advised that it was her view that the building was not in keeping with the area and that she had written a letter to advise Council of her views.

### **Mr J Christmass – Wandoo Street, Mt Nasura**

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- Q-1** I rang the Council Offices about 4 or 5 weeks ago to try and ascertain when the Annual General Meeting of Electors was to be held and an officer replied that no date had been fixed but that confirmation of the meeting date would be supplied. Unfortunately, the person did not call me back. I had wanted to let the Residents' Group know of the meeting date in order that they might be present.

#### Response

*The Mayor advised that he was not able to reply to Mr Christmass' statement. However, the standard procedure, which is well known, is that the AGM is advertised in both newspapers for a fortnight prior to the meeting and in Council's Offices and Libraries. It always occurs at about this time of year, i.e. the last week in November/first week of December.*

*The Chief Executive Officer added that it is not Council practice to personally advise of the date.*

- Q-2** From all my enquiries, there is a problem between the Armadale Redevelopment Authority (ARA) and the Council which remains unresolved in regard to the Albany Highway at Kelmscott. It is understood the ARA admit they have had inadequate contractors who did the general landscaping on the installation of the new light poles etc with disastrous effect. This has not been rectified. There has not been a great deal of work going on, as I understand the Council refuses to take over from the ARA because it is not in the condition they want.

#### Response

*The Mayor advised that certainly was the case 18 months or so ago.*

*Mr Bruce, Executive Director Technical Services, advised that this was still the case.*

*The Mayor advised that when the early works were done, particularly the street lighting, Cr Zelones and he, as Council representatives on the ARA, drew to the Board's attention Council's unhappiness with the works. The matter is indeed unresolved.*

*The Chief Executive Officer pointed out that the Highway is a Main Roads WA responsibility and Council is not obligated in any way to assume maintenance responsibilities. It would only do so if the benefit would be justified to our community.*

Mr Christmass, advised that it was his understanding that Council had refused to take it unless it was put into proper order.

Response

*The Mayor advised that at this point Council has refused to accept the highway maintenance. However, he rather suspected that arbitrarily Council will have the Kelmscott CBD returned to it within the next 12 months as the ARA winds down.*

- Q-3** There is no colour or vibrancy in Kelmscott at all and in comparison with Armadale, where there has been a lot going on which is commendable, I think Kelmscott is suffering rather badly.

Response

*The Mayor advised that he thought that the landscaping in Kelmscott had been carried out at a time when water was an issue and Council had been told not to use any more water than is absolutely necessary.*

I have in mind native plants which would improve the landscape, i.e. kangaroo paws etc. I have a concern about the long period of time that has elapsed and the fact that Council was not able to stand up to the ARA and stop them in regard to the lighting poles which are much less attractive than those they replaced. My main concern is that for whatever reason, Kelmscott is suffering.

Response

*The Mayor advised that although Council could use persuasive powers, the Constitution speaks in orders of level of Parliament and a lower level cannot tell a higher level what to do. The Chief Executive Officer has pointed out that the road reserve is Main Roads, therefore they control it. One of the problems is that if Council carries out plantings in the middle of the highway, it is required to close two lanes of Albany Highway and that has very significant costs associated with it. Unfortunately, whatever Council resolves in the long term, it is probably going to be something that is pretty hardy and does not need attention very often.*

*Cr Zelones advised that he and the Mayor had on numerous occasions walked to Kelmscott to inspect and try to get some intention in regard to the issues raised. The main reason for Council not taking over the area was quite simply because the cost would fall to the ratepayers and this was to be undertaken by the ARA, using other Government funds. Cr Zelones and Cr Butterfield have also made representations to the Minister who was also the Minister for Transport & Planning at the time about the issues. The Minister met with both Councillors on more than one occasion and even the Minister didn't have any success in overturning some of those decisions that were made.*

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**Mr D Grimwood – Sapphire Court, Mt Richon**

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- Q-4** You may not have noticed but there are no pedestrian crossings in the Armadale CBD. I took the liberty of contacting Main Roads, who I understand is responsible

for signage, asking why there are no pedestrian crossings in Armadale. Main Roads advised that it is up to the local government to ask for them to be installed. Are you aware of this process, and if so, why hasn't the local government done anything to have some pedestrian crossings installed in Armadale, particularly, in the vicinity of the right angle bend next to the Mall.

Response

*The Mayor advised that there is a pedestrian crossing in the Armadale CBD. It is light controlled and connects the station to the old post office at the end of the Mall. In terms of the bend, there is a point of high conflict which remains under evaluation by staff.*

*The Chief Executive Officer advised that in regard to the warrant for crossings, Main Roads is quite correct to say that it would consider an application if it came in from the local government, but what it didn't say was that progressively, over the last 20 years Main Roads has been removing zebra crossings all over Perth because they are regarded as a traffic hazard. Main Roads would very rarely make an application and then come to the local authority and say they want to put one in. Its warrants are very high and difficult to meet. Even the station crossing was marginal and previously, Jull Street has not met the warrant.*

**Mr D Foster – 248 Albany Highway, Bedfordale**

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- Q-3** I am more than happy that the vegetation has been removed from the access way. However, could we have a small sign erected which advises that "this is a public access way" please.

Response

*The Mayor advised that this matter would be taken on notice.*

**Mr B Waddell – Leschenaultia Street, Roleystone**

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- Q-2** Could you please give a clarification of Council's policy on Public Open Space and Reserves. There is an increasing need to retain those open spaces and reserves with the increasing density of population within the City limits and the reduction of block sizes. The effect of this is to take away the backyard for those households and it denies young children the opportunity of outdoor adventure playing. Public open spaces restore to them that opportunity of somewhere to go and have adventure playgrounds. Not the need for putting artificial devices up to play on but just places where children can roam and wander and commune with nature as we did when we were kids.

Response

*The Mayor advised that his observations had shown that less than 30% of the City of Armadale is in built form, the other 70% is bushland of one form or another. In terms of public open space, formally managed by the Council, any of the precincts that have been studied have less than 10% of its land in public space. Where it has been rationalised, it*

*is where there have been some areas that have had some excess public open space. That was a very deliberate policy of Council that has been transacted over about 12 to 14 years. It is becoming increasingly difficult to obtain water to maintain the reserves in any form and it is going to become more and more difficult as time goes on.*

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**Mr D Grimwood – Sapphire Court, Mt Richon**

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- Q-5** There are eight roundabouts on Church Avenue, all of which are there obviously for a reason. However, on Whitehead Street there is no roundabout. I can't see any obvious reason why there shouldn't be, given that Whitehead Street is a dangerous intersection, whether you are trying to come up the hill or do a right into Whitehead Street. My only assumption is that someone must have decided that the big trucks need to get access to enter into the Coles Stores.

Response

*The Mayor advised that Whitehead onto Church is a T-intersection. That is not to say that Council does not provide roundabouts on T-intersections because as Mr Grimwood has pointed out, Railway Avenue has a T-intersection but it also has an enormous amount of heavy truck movements and there is a transport depot right alongside it. The second thing is Whitehead Street was built by the Armadale Redevelopment Authority and the City Centre is still under the control of the ARA in a planning sense. Given that there is likely to be a very major State Government building development immediately adjacent to that intersection over the next few years, any outstanding traffic issues may be addressed at that time.*

- Q-6** For me, one of the most important aspects of driving on roads, is consistency, i.e. consistency of signage, consistency of road layouts and such like. If we go down to Armadale Road, we see there are a string of roundabouts along Armadale Road as well. I publicly critiqued the decision to put traffic lights on the other side of the railway line, because it replicates the situation that the people in Kelmscott have been complaining about. Given the huge cost of this redevelopment of the intersection, which is mentioned in the Annual Report, could you explain why a roundabout is not considered to be a better option there, particularly when at some point in the future, there is going to be some kind of overhead bridge or underpass there.

Response

*The Mayor advised that it was his understanding that it has to do with the size of the roundabout that would be required to accommodate two dual carriageway roads crossing at a point that has to be beyond where the underpass or the overpass would come back to grade. That would push the intersection or roundabout so far to the west that Council would have to buy up another dozen houses there. The current design approved by Main Roads requires traffic lights.*

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**Mr D Winstanley – Westminster Court, Armadale**

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As Chairman of the Minnawarra Progress Association, I raise the following:

- Q-1** In regard to the speed limit on Armadale Road, the Association has written to Main Roads re: lowering the speed limit from Abbey Road to the intersection of Albany Highway and South West Highway. The first correspondence was that “it cannot happen on a major road” so we wrote back and said, what about South West Highway, it is down to 50 kms dual on that road. Can you let us know whether Council is involved in this matter and we realise that there are big works going on over on Abbey Road and is there anything in that area or during that time that will reduce the speed limit? This is because the access across from Streich Avenue across to Woolworths is dangerous. There are so many elderly people wanting to go across the road in gophers and walkers and the traffic does not slow down. The sight lines are not good across the railway.

Response

*The Executive Director Technical Services advised that Council had engaged with Main Roads who were resisting the proposal.*

*The Mayor advised Champion Drive is a limited access road and has no driveways permitted for about the first 2½ kilometres. It is at 60 kms where any other road that is dual carriageway would be 70 or 80 kms. The Mayor advised that Council would follow up on that matter. It is to be hoped that when the traffic lights are installed that they in themselves will at least platoon the traffic so that there will be some gaps. The intersection of Streich and Armadale Road is probably the most dangerous intersection for pedestrians.*

- Q-2** In regard to the bus that operates between Armadale and Cockburn Central it is understood that the bus service is on a temporary basis and it is our understanding that there is a trial to get rid of it and to get rid of us asking about it. Is Council of that opinion?

Response

*The Mayor advised that he was beginning to form that opinion. The number of 31 is quoted as the figure for the service to be economical and it is understood that between 10 to 14 people are using the service. They will not trial it during the weekends because of penalty rates. It would appear that the trial is going to prove that it is not warranted.*

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**Mr D Grimwood – Sapphire Court, Mt Richon**

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- Q-7** To my knowledge, all of the major development in the central business district of the City of Armadale has been with assistance from the public purse, whether it be in the form of availability of land or concessions, i.e. Harvey Norman, the Armadale Central Shopping Centre, and Armadale City. Every one of these major developments has had a contribution from the public. As I see it, there is no public land or facilities left

to “throw in the pot”, which means that on the face of it, anyone who wants to develop in Armadale in the future is going to go it alone and pay full price for whatever they do. Unless something is planned to be done for the future to cater for growth, we will probably end up like Fremantle where you have to pay to park outside your house.

Response

*The Mayor advised that part of the land to the eastern side of Church Avenue, whilst it is still under the ARA, but even under Town Planning Scheme No. 4, as it was for Council, was a mixed use, i.e. Commercial and Residential. For instance, there is a large portion of that land, a whole City block, in the hands of an individual company. Their intent, from early drawings but put on the back burner because of the global financial crisis and the inability to borrow money, was a commercial on the ground couple of stories and residential above it. Certainly, there is capacity for expansion of commercial activity there. The sort of commercial activity that Council would be very keen to see is the professional offices that are not well enough represented within the community to balance out retail.*

*In regard to the comment about retail, the Armadale Central currently has about half of its area which cannot be used for retail, it has to be used for other purposes. Hence, you have things like the City Library etc. In time, the Library might relocate back to a civic building and that space will be available for retail. The zoning on the other side of the railway line again is a mixed zoning both under the ARA and under Council's old Scheme.*

*The square metreage of retail space within the CBD is seen to be adequate or can be expanded to cater for a population of 120,000 to 130, 000 people. That is something that Council has looked at and is pretty confident about. Council is more likely in the short term to reject proposals for more retail space in the City. There is a proposal that might want to talk about a Shopping Centre in the Business Park which Council will form a view about.*

- Q-8** In regard to the issue of parking, from the November Council Minutes an item discussed changing the parking signage in the CBD and also in the Council car park. In the report to Council, which was adopted, the signage was referred to as advisory signage. There was a letter in the paper recently from someone complaining about being fined for parking in a yellow line area where no signage existed. The answer which you provided, was that there were clear signs in the area. Council resolution also reported that in the Council car park it is proposed to install “no standing” signs with time zones on them. The intent of the sign change was to allow Council vehicles to park there during certain periods and the public other periods. I would suggest you have a look at that because “no standing” means “no standing”, not “no parking”.

Response

*The Mayor advised that Council would be happy to do that. This is as a result of people entering the CBD in a way that they did not see the entry sign which says “if you park on a yellow line then you are committing an offence”. Council is erecting*

*(3) more signs to overcome that problem. The issue is that during the day Council needs to reserve certain bays for its fleet of staff coming and going but wanted to make those bays available non-working times for the public. Council will ensure the signage is legal and correct.*

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**Mr J Christmass – Wandoo Street, Mt Nasura**

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- Q-4** In regard to the matter of culture in this area, some years ago, the Festival of Perth, as it was then, did bring a few events to the area. I understand that they decided, in their wisdom, to stop doing it. I approached Minister John Day recently about the possibility of him putting pressure on them to perhaps have a short season of international films here. His response was that the Council are going to provide a couple of free family films during the summer but it is not what I consider to be a cultural development. Is it possible for the Council to make representations to the International Festival of Art to see whether it was possible to obtain some films or something? This happens at Joondalup and Nedlands so it would be nice if we could get something similar here.

*Response*

*The Mayor advised that Council would be happy to follow up on that matter. When the Festival of Perth did put on 2/3 performances in Armadale it was because the ARA paid them \$45,000 per performance. The Festival of Perth “does nothing for nothing”. It wants a guaranteed profit before it begins and sadly something that Council cannot guarantee without significant funding. Council would like to see more culture in Armadale. It comes down to a matter of priorities and expenses. I am sure the Council will happily pursue these matters within the framework of all the other requests that it receives.*

Some years ago, I offered to run a Hills Proms for the Council at no charge for my services but was met with the statement that “there was no money” and wanted to put in school items and local things and undermine the whole project. I don’t see why the Council should have to find the money or the ARA. I think it is time the Government got behind it or the Arts Festival and considered that they are looking after the people.

*The Mayor suggested that Mr Christmass continue to raise the matter with the Minister for Arts & Culture.*

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**Mr D Grimwood – Sapphire Court, Mt Richon**

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- Q-9** Since the City of Gosnells has spent something like \$24M on a new headquarters for itself, and as the City of Armadale has always been a regional centre and now perhaps a sub regional centre, it might want to restore the “pecking order” and build itself an even bigger edifice. Is there any likelihood that this might happen in the foreseeable future?

Response

*The Mayor advised that yes, the City was looking at what it needs to accommodate its staff. Currently, 90 of the City's administrative staff are not accommodated within the main building and are located at the Depot, old Library and White House (transportable). Any CEO would want to have suitable accommodation, in fact, is required by industrial law to provide a safe working environment for his staff. There is a proposal for the City to better locate its staff in a more modern facility. This is in the early stages of discussion. At the moment, the population is growing by approx. 3,500 per annum. Each thousand people, in terms of local government services, requires about 3 staff, so the City's workforce is growing by 9 – 10 staff per annum. You don't need to project too many years out to realise that even with temporary accommodation, the City will be "hot desking" and "two tiering" again within the buildings that are now available. It is just one more of those expenses that the Council of the day grapples with as to where it fits in with all the other plans. One option is to try and do something with a private developer and have a private developer perhaps take the risk away from the City in terms of the construction of a building.*

**Mr K Busby – Sunset Terrace, Mt Nasura**

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As the President of Armadale Business Association, I would like to pass on my thanks, on behalf of the Association, for working as close as we have with the Council. On behalf of ARBA I would like to thank the Mayor, the Chief Executive Officer, Councillors and staff for the relationship that exists between the two bodies. The Association looks forward to working closely with the City on a positive note for Armadale.

Response

*The Mayor advised that it has been his distinct pleasure to lead a team of united people who have very different points of view on a whole range of subjects but who have the maturity to sit around the table and reach a consensus. The remarks in the Annual Report attributed to him were not made lightly. The Mayor advised that for 10 or more years he had spent time talking to troubled Councils and advising them on appropriate behaviour. This Council might not find that all its decisions meet with public approval but the way they behave is by exception in Australia. The Mayor advised that it was his hope that that continues on for a very long time in the future.*

**Mr D Winstanley – Westminster Court, Armadale**

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MOVED Mr Winstanley

Thanks be extended to the Council, Councillors, staff and everyone who is involved in the great work done on behalf of the ratepayers of this district.

**MOTION CARRIED (Unopposed)**



MEETING DECLARED CLOSED AT 8.35 PM

MINUTES CONFIRMED THIS 20<sup>TH</sup> DECEMBER 2010

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MAYOR