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**ORDINARY MEETING OF COUNCIL  
MONDAY, 11 JULY 2016**

**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, 11  
JULY 2016 AT 7.00PM.

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### 1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

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

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

#### PRESENT:

Mayor, Cr H A Zelones OAM 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 C Frost	Lake Ward
Cr M Silver	Lake Ward
Cr K Busby	Minnawarra Ward
Cr M H Norman	Minnawarra Ward
Cr G A Best	Neerigen Ward
Cr M Geary	Neerigen Ward
Cr L Sargeson	Palomino Ward
Cr C A Campbell JP	Palomino Ward

#### IN ATTENDANCE:

Mr R S Tame	Chief Executive Officer
Mr A F Maxwell	Executive Director Corporate Services
Mr P Sanders	Executive Director Development Services
Mr K Ketterer	Executive Director Technical Services
Ms Y Loveland	Executive Director Community Services
Mrs S D'Souza	CEO's Executive Assistant

Public: 1                      Press: 1

#### LEAVE OF ABSENCE:

Nil

#### APOLOGIES:

Nil

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

Nil

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**4                   PUBLIC QUESTION TIME**

Nil

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**5                   APPLICATIONS FOR LEAVE OF ABSENCE**

**1                   Request for Leave (Cr Caroline Wielinga)**

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Request for leave of absence received from Cr C M Wielinga for the period Tuesday 12 July to Tuesday 19 July 2016.

MOVED Cr G Nixon

That Council grant leave of absence to Cr C M Wielinga for the period 12 to 19 July 2016 (does not include an Ordinary Council Meeting.).

**210/7/16           MOTION not opposed, DECLARED CARRIED   (14/0)**

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**6                   PETITIONS**

Nil

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**7                   CONFIRMATION OF MINUTES**

7.1   PREVIOUS ORDINARY COUNCIL MEETING  
HELD ON 27 JUNE 2016.

MOVED Cr G A Best that the Minutes of the Ordinary Council Meeting held on 27 June 2016 be confirmed as a true and accurate record.

**211/7/16           MOTION not opposed, DECLARED CARRIED   (14/0)**

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

**1                   Consultation and Communication**

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- On Monday 4 July attended a meeting with Dr Tony Buti MP and an Armadale resident in regard to a development issue.
- On Wednesday 6 July attended a briefing at Cecil Andrews Senior High School and several stakeholders of a program they are introducing called "Just Start It". It is an IT program that is teaching students how to create and take to market their own Tech Start Up. The program has strong support from the Department of Education and the business community.

**2 Marketing and Public Relations**

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- On 29 June Cr Colin Campbell represented the City at the Challis Community Primary School's NAIDOC Week celebrations on my behalf.
- On Saturday 2 July attended the Armadale City Concert Band event 'Puttin' on the Glitz' at the Kelmscott Hall.
- On Tuesday 5 July attended the City of Armadale NAIDOC celebrations at the Bob Blackburn Oval.
- Later that morning attended an interview with Channel 9 for a segment called "Walk and Talk". The interview was conducted in Minnowarra & Memorial Parks. The subject was wide ranging from a positive perspective discussing the growth and future of Armadale.
- On Thursday 7 July was invited to meet with the Federal Opposition leader Mr Bill Shorten when he visited Armadale to acknowledge the community's strong support for Matt Keogh during the Federal election for the Seat of Burt.

**3 Governance & Economic Development**

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- On Tuesday 28 June attended the Statutory Planning Committee meeting followed by a WPAC meeting.
- On Wednesday 29 June attended a Hearings Panel for the WAPC, followed by the South East Metro Zone meeting at the City of South Perth.
- On Wednesday 6 July attended a series of meetings including the WALGA State Council meeting on behalf of local government.
- On 11 July attended a meeting with Planning Officers at the City of Rockingham on behalf of the WAPC.

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

Nil

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**10 REPORTS**

**10.1 SPECIAL CITY STRATEGY COMMITTEE MEETING**  
Report of the Special Meeting of City Strategy held on  
28 June 2016.

**CORRECTION:**

Page 61 of the 2016/17 Annual Budget

The Domestic Residential Recycling and Waste charge for 2016/17 should read \$363.00 not \$358.00.

MOVED Cr M Geary that the report, subject to the above correction, be received.

212/7/16 **MOTION not opposed, DECLARED CARRIED (14/0)**

**BUSINESS ARISING FROM REPORT**

Recommendation CS50/6/16 - 2016-2021 Draft Corporate Business Plan and 2016/17 Draft Annual Budget

MOVED Cr M Geary, SECONDED Cr C Frost  
OPPOSED Cr C M Wielinga

1. **That Council, in accordance with Regulation 19DA(6) of the *Local Government (Administration) Regulations 1996*, adopts\* the 2016-2021 Corporate Business Plan as presented in the Attachment to this Report.**

213/7/16 **MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/2)**

MOVED Cr M Geary, SECONDED Cr K Busby

2. **That Council makes application to the Minister in accordance with section 6.35(5) of the *Local Government Act 1995* to impose a minimum payment of \$1,117.00 on the Vacant Land Rate Group which will apply to more than 50% of the properties in this Rate Group.**

214/7/16 **MOTION not Opposed, DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (14/0)**

MOVED Cr M Geary

That Part (3) of Recommendation CS50/6/16 be amended to reflect the Minister's Approval to impose the vacant land minimum payment of \$1,117 having been received.

215/7/16 **AMENDMENT not Opposed, DECLARED CARRIED (14/0)**

MOVED Cr M Geary, SECONDED Cr G Nixon  
OPPOSED Cr C M Wielinga

3. **That Council, noting that Minister's approval to apply the Vacant Land Rate Group minimum payment of \$1,117 has been received, adopts\*, without modification, the proposed differential rates as advertised and as shown in the following Table, for inclusion in the 2016/17 Annual Budget, i.e.**

Particulars	Rate in \$ (cents)	Minimum Payment \$
<b>Differential Rates</b>		
<i>Gross Rental Value Land</i>		
Group 1 - Vacant	16.17	1,117
Group 2 - Residential Improved	8.265	1,117
Group 3 - Business Improved	9.01	1,300
<i>Unimproved Value Land</i>		
General Rate & Minimum Payment	0.4275	1,338

216/7/16 **MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/2)**

MOVED Cr M Geary SECONDED Cr C M Wielinga

4a. That Council approves\* the following Specified Area Rate B, Kelmscott Town Centre being included in the 2016/17 Annual Budget, i.e.

Specified Area	Rate in the \$ (cents)	No of Properties	Rateable Value (\$GRV)	Specified Area Rates to be Levied \$
B	0.905	90	8,617,116	78,000

217/7/16 **MOTION not Opposed, DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (14/0)**

MOVED Cr M Geary SECONDED Cr G Nixon

4b. That Council approves\* the following Specified Area Rates A, C, D and E being included in the 2016/17 Annual Budget, i.e.

Specified Area	Rate in the \$ (cents)	No of Properties	Rateable Value (\$GRV)	Specified Area Rates to be Levied \$
A	0.385	90	30,358,945	117,000
C	0.178	334	10,965,638	19,500
D	0.372	135	5,987,109	22,300
E	0.736	7	3,002,911	22,100

Area A – Armadale Town Centre  
 Area C – Kelmscott Industrial Area  
 Area D – South Armadale Industrial Area  
 Area E – Shopping Precincts – Westfield, Roleystone and Champion Drive

**218/7/16 MOTION not Opposed, DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (14/0)**

MOVED Cr M Geary SECONDED Cr C Frost

That for reasons of consistency and equity, Part (4c) of Recommendation CS50/6/16 be amended by modifying the Champion Lakes SARs to match the Harrisdale SARs i.e. that the Champion Lakes SAR not include the asset renewal component. Therefore, the rate in the \$ be amended from 0.497 to 0.276 therefore resulting in SARs to be levied to \$12,500 instead of \$22,500.

**219/7/16 AMENDMENT not Opposed, DECLARED CARRIED (14/0)**

MOVED Cr M Geary SECONDED Cr C A Campbell

**4c. That Council approves\* the following Specified Area Rate G, Champion Lakes being included in the 2016/17 Annual Budget, i.e.**

Specified Area	Rate in the \$ (cents)	No of Properties	Rateable Value (\$GRV)	Specified Area Rates to be Levied \$
G	0.276	274	4,523,955	12,500

**220/7/16 MOTION not Opposed, DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (14/0)**

MOVED Cr M Geary SECONDED Cr G Nixon

**4d. That Council approves\* the following Specified Area Rate F, Piara Waters/Harrisdale being included in the 2016/17 Annual Budget, i.e.**

Specified Area	Rate in the \$ (cents)	No of Properties	Rateable Value (\$GRV)	Specified Area Rates to be Levied \$
F	0.280	3,607	80,716,970	225,700

**221/7/16 MOTION not Opposed, DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (14/0)**

MOVED Cr M Geary SECONDED Cr G Nixon

**5. That Council approves\* the schedule of estimated proposed carry-forwards as presented in the attachment to this Report being included in the 2016/17 Annual Budget.**

**222/7/16 MOTION not Opposed, DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (14/0)**



MOVED Cr R Butterfield SECONDED Cr D M Shaw  
OPPOSED Cr K Busby

That part (6) of Recommendation CS50/6/16 be amended by reducing the allocation to upgrade the Armadale District Hall (Page 128 of the Annual Budget – City Projects refers) from 3,150,000 to \$1,000,000.

**MOTION LOST (4/10)**

MOVED Cr M Geary, SECONDED Cr D M Shaw

- 6. That Council, excepting those budget matters already dealt with, adopts\* the 2016/17 Annual Budget as presented in the Attachment to this Report.**

223/7/16 **MOTION not Opposed, DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (14/0)**

## **10.2 TECHNICAL SERVICES COMMITTEE MEETING**

Report of the Technical Services Committee held on 4 July 2016 .

### **CORRECTION:**

Page 1 Cr Norman (Deputy to Cr Busby) to be recorded as an apology

MOVED Cr G Nixon that the report, subject to the above correction, be received.

224/7/16 **MOTION not opposed, DECLARED CARRIED (14/0)**

### **BUSINESS ARISING FROM REPORT**

Recommendation T39/7/16 - Ranford Road Reservation Study Review

MOVED Cr G Nixon

**That Council receives the update on the Ranford Road Reservation Study.**

225/7/16 **MOTION not opposed, DECLARED CARRIED (14/0)**

Recommendation T40/7/16 - Petition - Request to Install Safety Barriers and Other Safety Matters on Carradine Road, Bedfordale

MOVED Cr G Nixon

### **That Council:**

- 1. Support the submission of a 2017/18 Blackspot application for the improvement works to the Carawatha/Carradine intersection as detailed in Plan E16-54 (Attachment 1).**

2. **Include the works as detailed on Plan E16-54 (Attachment 1) for consideration in the 2017/18 budget deliberations.**
3. **Request the Police to enforce the speed limit at the 40km speed zone.**
4. **Inform the petition convener accordingly.**

226/7/16 **MOTION not opposed, DECLARED CARRIED (14/0)**

Recommendation T41/7/16 - Fletcher Park - Steps Required to Rehabilitate Environmentally Sensitive Areas

MOVED Cr G Nixon

**That Council**

1. **Provide notice to the Wallangarra Riding and Pony Club that on consideration of renewal of the current lease expiring 31 December 2018, the Conservation Category Wetland or Threatened Ecological Community area within Fletcher Park Reserve, will be excluded from any future lease area.**
2. **When the 30 June 2016 year end position (including the carry forwards) is confirmed by subsequent Report to Council in August/September 2016, favourably consider amending the 2016/17 Annual Budget by transferring \$100,000 of the \$200,000 budgeted carry forward for Fletcher Park Reserve Management to the Future Project Reserve Account for the purposes of revegetation of the degraded Conservation Category Wetland or Threatened Ecological Community area within Fletcher Park Reserve to be undertaken in the 2018/19 budget year.**

227/7/16 **MOTION not opposed, DECLARED CARRIED (14/0)**

Recommendation T42/7/16 - Armadale Golf Course - Irrigation Tender

MOVED Cr G Nixon

**That with Tender No. 8/16 Council award the tender for the Upgrade of Armadale Golf Course Irrigation to Total Eden (Rainbird) for a period of fourteen weeks commencing from date of award for the consideration of \$420,361.10 (excluding GST), in accordance with Council's contract documentation and Budget allocation.**

228/7/16 **MOTION not opposed, DECLARED CARRIED (14/0)**

Recommendation T43/7/16 - Riva Estate

MOVED Cr G Nixon

**That Council note the information in this report.**

229/7/16 **MOTION not opposed, DECLARED CARRIED (14/0)**

**10.3 COMMUNITY SERVICES COMMITTEE MEETING**

Report of the Community Services Committee held on 5 July 2016 .

**CORRECTION:**

Page 1 Cr Norman (Deputy to Cr Busby) to be recorded as an apology

MOVED Cr K Busby that the report, subject to the above correction, be received.

230/7/16 **MOTION not opposed, DECLARED CARRIED (14/0)**

**BUSINESS ARISING FROM REPORT**

Recommendation C25/7/16 - Master Plans for Sporting and Community Hubs - Frye Park, Morgan Park, Creyk Park and Karragullen Oval

MOVED Cr K Busby

**That Council:**

**Endorse the Master Plans for Frye Park, Morgan Park, Creyk Park and Karragullen Oval with the following modifications**

**Karragullen Oval – REMOVE the following items:**

- **Item 4 – Provide a shelter and relocate the playground to the North Western side of the oval. The playground is then in an open area creating a safer environment for users.**
- **Item 7 – Revegetate the South Eastern area where the playground was initially located.**

231/7/16 **MOTION not opposed, DECLARED CARRIED (14/0)**

Recommendation C26/7/16 - Library Strategic and Development Plan update

MOVED Cr K Busby

**That Council:**

**1. Support the Library Strategic and Development Plan (Review and Update 2016) recommendation, as amended :**

**Armadale**

- a. **Council continue to support (for the duration of the current lease term), the model of the Armadale Library being located in a**

shopping centre,

- b. that at the expiry of the current lease term option in September 2019 and subject to lease renewal terms being negotiated to Council's satisfaction, that the final renewal option to 28 September 2024 be exercised, and
- c. options for the Armadale Library (ie. to build or lease) beyond 2024 be explored commencing September 2022.

**Seville Grove**

- a. options for the Seville Grove Library remaining as is, or being included with other developments associated with the Bob Blackburn Community Hub viz. the Champion Centre and/or the Aquatic Centre, be considered and be the subject of a further report to Council.

**Harrisdale.**

- a. Council agree to the principle of a future library service (to be operative between 2020 and 2024) in the vicinity of the Harrisdale District Centre to serve the residents of Piara Waters, Harrisdale and Forrestdale localities,
- b. options for the library service (ie, build or lease) be explored prior to 2020.

**Haynes**

- a. research be undertaken together with Community Planning and Community Development into the preferred location of a library for the Wungong Urban Town Activity Centre, and
  - b. that consideration be given to the impact of its being incorporated with the community facility adjacent to the All Abilities Playground, or the commercial centre depending on the options for both.
2. That Council include for consideration of funding in the Long Term Financial Plan the following indicative estimates and timeframes for the future expansion of the Library Service into Harrisdale and Haynes (noting that the total annual funding figures of \$1,095,000 and \$1,645,000 continue each year beyond the (5) year window shown in these Tables), ie.

<b>Harrisdale Library Service</b>					
	Year 4	Year 5	Year 6	Year 7	Year 8
Details	2019/20	2020/21	2021/22	2022/23	2023/24
Indicative funding eg. employment costs, accommodation costs, library material costs, etc.	0	935,000	1,645,000	1,645,000	1,645,000

Haynes Library Service	Year 9	Year 10	Year 11	Year 12	Year 13
Details	2024/25	2025/26	2026/27	2027/28	2028/29
Indicative funding eg. employment costs, accommodation costs, library material costs, etc.	0	935,000	1,645,000	1,645,000	1,645,000

as further detailed in the Confidential B Attachment to the agenda item.

232/7/16 MOTION not opposed, DECLARED CARRIED (14/0)

#### 10.4 CHIEF EXECUTIVE OFFICER'S REPORT

Report of the Chief Executive Officer .

MOVED Cr D M Shaw that the report be received.

233/7/16 MOTION not opposed, DECLARED CARRIED (14/0)

#### BUSINESS ARISING FROM REPORT

Recommendation - Attendance at the NGAA Executive Meeting in Adelaide

MOVED Cr D M Shaw

**That Council approve the attendance of the CEO at the Executive Meeting of the National Growth Areas Alliance to be held in Adelaide on Friday 12 August 2016 at an estimated cost of \$1000.**

234/7/16 MOTION not opposed, DECLARED CARRIED (14/0)

Recommendation - Councillors' Information Bulletin - Issue No. 12/2016

MOVED Cr C Frost

**That Council acknowledge receipt of Issue No 12/2016 of the Information Bulletin.**

235/7/16 MOTION not opposed, DECLARED CARRIED (14/0)

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

Nil

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

Nil

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

**1 Business Cards** (Cr Laurie Sargeson)

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That the matter of the format for Councillor Business Cards be referred to the Standing Order & House Advisory Group.

**2 Rates Growth** (Cr Ruth Butterfield)

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That the matter of the 1% rates growth in the Corporate Business Plan be referred to the City Strategy Committee.

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**14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION**

Nil

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**15 CLOSURE**

*The Mayor, Cr Zelones, declared the meeting closed at 7.23pm*

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MINUTES CONFIRMED THIS 25<sup>th</sup> DAY OF JULY 2016

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MAYOR