

**ORDINARY MEETING OF COUNCIL
MONDAY, 19 DECEMBER 2016**

MINUTES

CONTENTS

1	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS.....	3
2	RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE.....	3
3	ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE.....	4
4	PUBLIC QUESTION TIME	4
1	MIKE WISHART - MELODY STREET, KELMSCOTT.....	4
2	PAT HART - CROYDEN ROAD, ROLEYSTONE	5
3	E DE RUITER - INCANA COURT, KELMSCOTT	5
	<i>QUESTION TIME CLOSED AT 7.15PM</i>	<i>5</i>
5	APPLICATIONS FOR LEAVE OF ABSENCE	6
5.1	REQUEST FOR LEAVE OF ABSENCE – CR RUTH BUTTERFIELD	6
6	PETITIONS	6
1	CLOSURE OF ACCESS POINTS ABUTTING LAKE ROAD IN CHAMPION LAKES ESTATE.....	6
7	CONFIRMATION OF MINUTES	7
	MINUTES OF ORDINARY COUNCIL MEETING HELD ON 28 NOVEMBER 2016	7
8	ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION.....	7
1	CONSULTATION AND COMMUNICATION.....	7
2	MARKETING AND PUBLIC RELATIONS	7
3	GOVERNANCE AND ECONOMIC DEVELOPMENT	8
9	QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN – WITHOUT DISCUSSION	9
10	REPORTS.....	9
10.1	TECHNICAL SERVICES COMMITTEE MEETING - 5 DECEMBER 2016.....	9
10.1.1	PANEL PPS/1/16 FOR THE SUPPLY AND LAYING OF HOT ASPHALT ROAD SURFACING, PROFILING, MILLING AND ASSOCIATED WORKS (1.1).....	9
10.1.2	TENDER 19/16 ELECTRICAL MAINTENANCE AND MINOR WORKS (1.1)	10
10.1.3	PANEL PPS/2/16 - PROVISION OF MINOR MAINTENANCE AND REPAIR OF ASPHALT SURFACES (1.2).....	10
10.1.4	DEPARTMENTAL ACTIVITY REPORT - PROPERTY SERVICES (2.1)	11

10.1.5	ORDER OF WORKS FOR ENTRY STATEMENT INSTALLATIONS (REFERRAL ITEM) (2.2).....	11
10.1.6	INSTALLATION OF ADDITIONAL CURTAINS AT ROLEYSTONE HALL (REFERRAL ITEM) (2.3).....	11
10.2	COMMUNITY SERVICES COMMITTEE MEETING - 6 DECEMBER 2016.....	12
10.2.1	YOUTH - THE LOFT YOUTH SPACE (1.1).....	12
10.2.2	JULL STREET MALL UPDATE (1.2).....	12
10.2.3	WORDING APPROVAL FOR HISTORIC SITE PLAQUE - ORIGINAL WESTFIELD LOCALITY (2.1).....	12
10.3	CITY STRATEGY COMMITTEE MEETING - 12 DECEMBER 2016	13
10.3.1	LIST OF ACCOUNTS PAID - NOVEMBER 2016 (1.1).....	13
10.3.2	STATEMENT OF FINANCIAL ACTIVITY (1.2).....	13
10.3.3	WUNGONG URBAN - COMMUNITY INFRASTRUCTURE (2.1)	14
10.3.4	SPRING INTO ARMADALE – EVALUATION REPORT (3.1).....	15
10.3.5	COUNCILLORS’ ITEMS (2).....	15
10.4	DEVELOPMENT SERVICES COMMITTEE MEETING - 13 DECEMBER 2016	15
10.4.1	FORMER ROLEYSTONE PRIMARY SCHOOL SITE AT LOT 1352 & 3268 ROBIN ROAD, ROLEYSTONE - LOCAL DEVELOPMENT PLAN (1.1).....	15
10.4.2	FINAL ADOPTION OF STRUCTURE PLAN FOR CANNING RIVER PRECINCT - CLIFTON ST SOUTH, KELMSCOTT (1.2)	17
10.4.3	ARMADALE SETTLERS COMMON EAST RESERVE (1.3).....	19
10.4.4	DEVELOPMENT CONTRIBUTION PLAN NO.3 INFRASTRUCTURE COST SCHEDULE REVIEW 2016 (1.4).....	19
10.4.5	FINAL ADOPTION - AMENDMENT NO.49 - TOWN PLANNING SCHEME NO.4 (2.1).....	19
10.4.6	DESIGN WA CONSULTATION RESPONSE (3.1).....	20
10.5	CHIEF EXECUTIVE OFFICER’S REPORT - 19 DECEMBER 2016.....	20
10.5.1	2016 ANNUAL GENERAL MEETING OF ELECTORS (1.1)	20
10.5.2	COUNCILLORS' INFORMATION BULLETIN - ISSUE NO. 22/2016 (1.2).....	21
10.5.3	TRADERS PERMIT APPLICATION - JULL STREET MALL ().....	21
11	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	22
12	URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION	22
	NIL	22
13	MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION	22
1	TRAINING FOR NEWLY ELECTED COUNCILLORS	22
2	UPGRADE OF CITY BUILDINGS	22
2	LAND ADJACENT TO THE RAILWAY LINE - INCREASE IN ZONING	22
4	INFRASTRUCTURE PLAN - INCLUSION OF NEW SKATE PARKS	22
14	MATTERS REQUIRING CONFIDENTIAL CONSIDERATION.....	22
	NIL	22
15	CLOSURE.....	22

CITY OF ARMADALE

MINUTES

OF ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 19
DECEMBER 2016 AT 7.00PM.

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

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

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

PRESENT:

Mayor, Cr H A Zelones OAM JP presided over	River Ward
Cr J A Stewart	Heron Ward
Cr D M Shaw	Heron Ward
Cr G Nixon	Jarrah Ward
Cr C M Wielinga	Jarrah Ward
Cr C Frost	Lake Ward
Cr M Silver	Lake Ward
Cr K Busby	Minnawarra Ward
Cr M H Norman	Minnawarra 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 G Davies	A/Executive Director Technical Services
Mrs Y Loveland	Executive Director Community Services
Mrs S D'Souza	CEO's Executive Assistant

Public: 12 Press: 1

LEAVE OF ABSENCE

Nil

APOLOGIES:

Apology received from Cr R Butterfield (Refer Leave of Absence Request at Item 5 of the Agenda.

Apology received from Cr G A Best

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

Nil

4 PUBLIC QUESTION TIME

1 Mike Wishart - Melody Street, Kelmscott

- Q1 A question about the other side (north) of Gilwell Rd along Clifton St in terms of overall long term density projections and traffic etc. All the reports are about the impacts of this current development (South of Gilwell) but it is common knowledge that the other side is planned for more of the same (and there's more land). So, what are the considerations for long term planning in view of future developments (looking at areas such as environmental impact, traffic flow/issues and housing density R values)? It is necessary surely to consider the big picture when making assessments and developments rather than piece meal as it appears is the case now.

The Mayor responded that the area north of Gilwell Avenue to Brookside Avenue is Urban zone under the MRS and Urban Development zone under TPS No.4, which is the same as for the South area zonings. Therefore it is expected that landowners in the area north of Gilwell Avenue to Brookside Avenue will prepare a draft Structure Plan for future Council consideration. The Traffic modelling submitted by the applicant for the South of Gilwell Structure Plan area, has taken into account the traffic expected to be generated by development of the area north of Gilwell Avenue.

- Q2 Are there any plans for a cafe or the like for the much-feted foreshore area (thinking of something like the Lo Quay café and play area in Riverton that really 'makes' the foreshore an attractive and utilised space)? Instead of high density housing covering all blocks it would be a boon for the area. This is the only opportunity to plan for this before development goes ahead.

The Mayor responded that there are currently no plans for commercial type developments on the east side of the Canning River foreshore.

- Q3 Are there plans for substantial tree planting to screen the developments from the Clifton St roadside? Is there enough land in the set back to allow for this. Would be necessary for amenity value for the suburb, and to counteract the extremely harsh summer sun (as locals in the area are well aware and build/shade accordingly). A thick planting of tall deciduous trees would give the benefit of shade in summer and warmth from the sun in winter.

The Mayor responded that Council can consider street tree planting at the Development application and/or Subdivision stages, which follow the Structure Plan.

- Q4 Are there restrictions that can be made about what can go on balconies? Washing etc? This is in reference to high visibility and amenity value.

The Mayor responded that the WAPC's R Codes and new Apartment Code address balconies and amenity at the Development application stages and the City can consider further conditions.

- Q5 Parking. The report makes reference to adequate parking being planned according to R value requirements however how accurate do these values for parking area turn out to be? Is there follow up research to check if it is adequate? There is often overflow at apartment buildings, such as at Davis Rd, Kelmscott. Also, considering that many members of the public would also drive to the area to make use of the foreshore (as the big draw card the report makes out for the development is the publicly accessible foreshore) has this increased traffic and parking requirement been taken into consideration? Parking is often already full at Rushton Park during peak usage times (and also heavily used for school drop off/pick up) and with the proposed expansion of the foreshore area surely it will require substantial and close by parking as part of the planning to ensure the foreshore is made use of in the way it is intended.

The Mayor responded that parking matters have been considered and addressed in the report. It will mainly be a passive recreation area with access opening up to the foreshore which is currently not available.

2 Pat Hart - Croyden Road, Roleystone

- Q1 Are councillors aware that the community of Roleystone have for over 8 years being working towards the Robin Road site to get the Seniors Housing on it and there are real concerns that the whole project could be in jeopardy through councils key focus on trees. The fact is there are hundreds of trees in that location around the park and many thousands of trees in the whole of Roleystone. My concerns and the committee that I represent are that the needs of the community haven't been taken into account with the trees having priority. Will Council consider the needs of the people rather than focussing on saving the trees?

The Mayor responded that Councillors are well of the issues in regard to the Robin Rd development. A number of issues have been discussed including environmental concerns, lot sizes and of course trees. Officers have considered the community's concern and the report reflects the high level support for the advertised plan. Committee in considering the matter did take on board the issues that has been raised.

3 E De Ruiter - Incana Court, Kelmscott

- Q1 In relation to a comment that was made by our historians that prepared the local history book – Bevan and Jenny Carter –if this development goes ahead will Council give some recognition of the importance in regard to the barracks, the early skirmishes and exploration of this area? It is a golden opportunity to recognise this history and a suggestion from the historian is for Council to develop some sort of memorial recognising this history.

The Mayor advised that this has been raised previously and been addressed in the report. There will be an opportunity at the development approval stage to consider recognition of the history of the area.

Question time closed at 7.15pm

5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Request for Leave of Absence – Cr Ruth Butterfield

Request for leave of absence received from Cr Ruth Butterfield for the periods Friday 16 December to Thursday 22 December 2016 and Wednesday 18 January 2017 – Tuesday 24 January 2017 inclusive.

Section 2.25(3A) of the Local Government Act 1995 states that leave of absence cannot be granted by Council for a meeting that has concluded or the part of the meeting before the granting of leave, ie.

- (3A) Leave is not to be granted in respect of —
- (a) a meeting that has concluded; or
 - (b) the part of a meeting before the granting of leave.

Therefore, for the requested leave of absence for the period 16 – 22 December 2016 inclusive, leave of absence can only be granted by Council from this juncture of the Ordinary Meeting of Council being held on 19th December 2016.

MOVED Cr J A Stewart

Request for leave of absence received from Cr Ruth Butterfield for the periods:

- **From this juncture of the Ordinary Meeting of Council held on Monday 19 December to Thursday 22 December 2016 inclusive; and**
 - **Wednesday 18 January to Tuesday 24 January 2017 inclusive**
- (includes 2 Ordinary Council meetings – 19 December 2016 and 23 January 2017), be received and granted.**

MOTION not opposed, DECLARED CARRIED (12/0)

6 PETITIONS

1 Closure of Access Points abutting Lake Road in Champion Lakes Estate (Cr Donna Shaw)

A Petition signed by 117 residents was tabled by Cr Shaw, the prayer of which reads:

As residents of Champion Lakes Estate we wish to request that the access points abutting to Lake Road be closed or access modified.

MOVED Cr D M Shaw

That Council receive the petition and refer it to the Development Services Committee.

MOTION not opposed, DECLARED CARRIED (12/0)

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS ORDINARY COUNCIL MEETING HELD ON 28 NOVEMBER 2016.

MOVED Cr J A Stewart that the Minutes of the Ordinary Council Meeting held on 28 November 2016 be confirmed as a true and accurate record.

MOTION not opposed, DECLARED CARRIED (12/0)

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

1 Consultation and Communication

- On Wednesday 30 November attended a meeting, hosted by the City of Canning, with Mr David Templeman MLA Shadow Local Government Minister to discuss issues for Local Government and in regard to SE Metro.
- On Thursday 1 December met with Dr Tony Buti, Member for Armadale to discuss community improvements Project Grants.
- On Monday 5 December met to brief Mr Matt Keogh, Member for Burt and discuss several issues including our Advocacy Strategy for the coming State Election.
- On Wednesday 7 December met with Wendy Jeffrey – Liberal Candidate for Armadale and the Hon Helen Morton MLC Member of East Metropolitan. Also attending was our CEO, Mr Tame.
- On Thursday 8 December attended a meeting with the property development company owned by the Malaysian State Government of Selangor.
- On Wednesday 14 December attended a meeting with a local resident to discuss some local planning issues. Later that afternoon, along with Cr Butterfield and the CEO, I met with Mr Matt Keogh, Member for Burt and the Hon Wayne Swan.
- On Saturday 17 December attended a public meeting at Champion Lakes to discuss a range of issues of concern for residents of Champion Lakes.

2 Marketing and Public Relations

- On Tuesday 29 November attended the John Wollaston Anglican Community School assembly to present the CoA 2016 Scholarship.
- On Thursday 1 December attended the Dale Christian School assembly to present the CoA 2016 Scholarship.
- On Friday 2 December attended the Young Re-inventor of the Year Awards which was won by Armadale Primary School. Later that night, I participated in the Carols by Candlelight and the Toy Parade. Feedback from our staff and general community indicated the event had the highest attendance numbers since inception.

- On Saturday 3 December attended the Bushcare Environmental Advisory Committee & Armadale Gosnells Landcare Group Bush Breakfast at Settlers Common Field Study Centre in Bedforddale. Also attending were Crs Butterfield and Best. Later that morning I attended the Rededication Ceremony of the Armadale Masonic Hall.
- On Monday 5 December Cr Butterfield attended John Wollaston Anglian School's Thanksgiving on my behalf.
- On Wednesday 7 December Cr Butterfield attended the Roleystone Community College on my behalf to present the CoA 2016 Scholarship.
- On 8 December attended the Sister Kate Home Kids Aboriginal Corporation where I was presented a community art work that had been especially made for the CoA.
- On Friday 9 December Cr Butterfield attended the Armadale Senior High School on my behalf to present the CoA 2016 Scholarship.
- On Saturday 10 December attended the Kelmscott Westfield Senior Citizens Annual Christmas Lunch.
- On Tuesday 13 December Cr Butterfield attended the Kelmscott Primary School Graduation on my behalf.
- On Thursday 15 December presented cheques to both the Amanda Young Foundation and the Intensive Care Foundation for monies raised at this year's Perth Kilt Run.
- Later that morning launched the Little Street Libraries in Memorial Park followed by a meeting with a Kelmscott resident in regard to local planning issues. Later that afternoon I met with members of the Kelmscott Senior High School Board to discuss their strategic initiatives.
- On Friday 16 December met with representatives of the Armadale Home Help Board to discuss their strategic initiatives.
- Later that evening along with Crs Frost and Silver, I attended a community Christmas meet and greet event with residents from the Springtime Estate in Haynes.

3 Governance and Economic Development

- On Tuesday 29 November attended the WA Local Government Association Executive meeting in the West Leederville Board Room. Later that afternoon I attended a Western Australia Planning Commission Meeting in Perth.
- On Wednesday 30 November attended a Stakeholder meeting at the WAPC to receive deputation for the Perth/Peel Planning Framework Strategy.
- On Tuesday 6 December attended an employment interview panel at the WAPC.
- On Wednesday 7 December attended a series of WALGA committee meetings followed by the Ordinary Meeting of the WALGA State Council in the WALGA Board Room in West Leederville.

- On Thursday 8 December along with the CEO attended a meeting with the Hon Minister Paul Miles to discuss future State Government policy initiatives. The meeting was hosted by the City of Wanneroo.
- On Friday 9 December attended a meeting of the Department of Local Government's Gifts, Travel and Hospitality advisory working group. Immediately followed by the final Perth/Peel WAPC Planning Frameworks meeting.
- On Monday 12 December attended interviews panel meeting held at the WAPC.
- On Tuesday 13 December attended the final ordinary WAPC meeting for 2016.
- On Wednesday 13 December attended the final WAPC – EF&P meeting for 2016.

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

Nil

10 REPORTS

10.1 TECHNICAL SERVICES COMMITTEE MEETING

Report of the Technical Services Committee held on Monday 5 December 2016 .

MOVED Cr G Nixon that the report be received.

MOTION not opposed, DECLARED CARRIED (12/0)

BUSINESS ARISING FROM REPORT

Cr Busby declared a financial interest in Recommendation T72/12/16 and Recommendation T73/12/16 on the basis that one of the applicants is a client or potential client of his computer software business. Cr Busby left the meeting at 7.24pm.

Recommendation T72/12/16 - Panel PPS/1/16 for the Supply and Laying of Hot Asphalt Road Surfacing, Profiling, Milling and Associated Works

MOVED Cr G Nixon

That with Panel PPS/1/16 for the Supply and Laying of Hot Asphalt Road Surfacing, Profiling, Milling and Associated Works, that Council:

- 1. Accepts the applications from Asphaltech Pty Ltd and Downer EDI Works Pty Ltd for a period of three (3) years commencing on 1 January 2017, for an annual cost of approximately \$2,900,000 excluding GST in accordance with the submitted applications, Council contract documentation, and Budget allocation.**
- 2. Accepts Asphaltech Pty Ltd asphalt pricing on an 'All Tonnage' rate and Downer EDI Works Pty Ltd asphalt pricing on a 'Job Size' rate. All other rates**

submitted in the application documents by Asphaltech Pty Ltd and Downer EDI Works Pty Ltd shall be accepted as per the respective submitted applications.

3. Authorise the Chief Executive Officer, subject to satisfactory performance by the contractor, to grant price adjustments as specified in the Request for Applications document.

MOTION not opposed, DECLARED CARRIED (11/0)

Recommendation T73/12/16 – Tender 19/16 Electrical Maintenance and Minor Works

MOVED Cr G Nixon

That with Tender 19/16 – Provision of Electrical Maintenance and Minor Works that Council:

1. Accepts the tender from Paramount Electrical for a period of two (2) years commencing 1 January 2017 for the consideration of approximately \$210,000 per annum excluding GST in accordance with the submitted tender, Council contract documentation and Budget allocation.
2. Authorise the Chief Executive Officer to extend the contract for one (1) period of twelve (12) months up to 31 December 2019, subject to satisfactory performance by the contractor and price adjustments specified in the Request for Tender documentation, Clause 4.1.

MOTION not opposed, DECLARED CARRIED (11/0)

Cr Busby returned to the meeting at 7.25pm

Recommendation T74/12/16 - Panel PPS/2/16 - Provision of Minor Maintenance and Repair of Asphalt Surfaces

MOVED Cr G Nixon

That with Panel PPS/2/16 for the Provision of Minor Maintenance and Repair of Asphalt Surfaces, that Council:

1. Accepts the submitted applications from D & T Asphalt Pty Ltd and J & M Asphalt for a period of two (2) years commencing on 1 January 2017, for an annual cost of approximately \$150,000 excluding GST in accordance with the submitted applications, Council contract documentation, and Budget allocation.
2. Authorise the Chief Executive Officer, subject to satisfactory performance by the contractor, to grant price adjustments as specified in the Request for Application documentation.

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation T75/12/16 - Departmental Activity Report - Property Services

MOVED Cr G Nixon

That Council note the content of the report.

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation T76/12/16 - Order of Works for Entry Statement Installations (Referral Item)

MOVED Cr G Nixon, SECONDED Cr D M Shaw

That Council rescind part two (2) of prior Council Resolution T64/11/16 which read as follows:

That Council endorse the implementation programme for installation of Entry Statements at each of the four (4) locations as follows:

- *Kelmscott 2016/17*
- *Roleystone 2016/17*
- *Forrestdale 2017/18 (subject to budget provisions)*
- *Armadale 2018/19 (subject to budget provisions)*

Absolute Majority Resolution Required

And;

That Council endorse the implementation programme for installation of Entry Statements at each of the four (4) locations as follows:

- **Kelmscott 2016/17**
- **Forrestdale 2016/17**
- **Roleystone 2017/18 (subject to budget provisions)**
- **Armadale 2018/19 (subject to budget provisions)**

MOTION DECLARED CARRIED by an ABSOLUTE MAJORITY RESOLUTION (12/0)

Recommendation T77/12/16 - Installation of Additional Curtains at Roleystone Hall (Referral Item)

MOVED Cr G Nixon

That the matter be investigated and subsequently considered during future budget deliberations.

MOTION not opposed, DECLARED CARRIED (12/0)

10.2 COMMUNITY SERVICES COMMITTEE MEETING

Report of the Community Services Committee held on Tuesday 6 December 2016 .

MOVED Cr K Busby that the report be received.

MOTION not opposed, DECLARED CARRIED (12/0)

BUSINESS ARISING FROM REPORT

Recommendation C46/12/16 - Youth - The Loft Youth Space

MOVED Cr K Busby

That Council:

That Council recommit the report proposing a youth space at the Armadale Arena, *The Loft*, pending further investigation

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation C47/12/16 - Jull Street Mall Update

Cr Norman declared a financial interest in Recommendation C47/12/16 on the basis that he is employed by a business that operates in the Jull Street Mall.

Cr Norman left the meeting at 7.28pm

MOVED Cr K Busby

That Council:

- 1. Notes the progress of the activities conducted and planned within the Jull Street Mall as part of the City Centre Activation Plan as detailed in this report.**
- 2. Endorse the City to install in-ground up-lighting of trees within the Jull Street Mall.**
- 3. Agree not to proceed with an audio system within the Jull Street Mall at this time.**

MOTION not opposed, DECLARED CARRIED (11/0)

Cr Busby returned to the meeting at 7.29pm

Recommendation C48/12/16 - Wording approval for Historic Site Plaque - Original Westfield Locality

MOVED Cr K Busby

That Council:

Endorse the following recommended wording for an Historic Site Plaque for the Original Westfield Locality.

Once part of the Jandakot Road Board, it was subdivided into small land holdings (1880s). Well known families were Moenich, Murphy and Allen. The school was known as East Jandakot (1906) then Westfield (1919) in acknowledgement of the nearby siding on the Fremantle to Armadale railway. The school closed in 1948 and the building removed. The school, tennis court and Congregational Church Hall straddled Westfield Road.

MOTION not opposed, DECLARED CARRIED (12/0)

10.3 CITY STRATEGY COMMITTEE MEETING

Report of the City Strategy Committee held on Monday 12 December 2016 .

MOVED Cr M Geary that the report be received.

MOTION not opposed, DECLARED CARRIED (12/0)

BUSINESS ARISING FROM REPORT

Recommendation CS100/12/16 - List of Accounts Paid - November 2016

MOVED Cr M Geary

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

Municipal Fund

Accounts paid totalling \$11,219,620.08 on Vouchers 27690–27816, Batch 1975-1986, 1988, Direct Debits and PY01.10-PY01.11.

Trust Fund

Accounts paid totalling \$213,180.84 on Vouchers 5778-5847, Direct Debits and Batch 1987.

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation CS101/12/16 - Statement of Financial Activity

MOVED Cr M Geary

That Council:

- (i) pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996* (Financial Activity Statement Report) accepts the Statement of Financial Activity for the five (5) month period ended 30 November 2016; and**
- (ii) notes there are no reportable actual to budget material variances for the period.**

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation CS102/12/16 - Wungong Urban - Community Infrastructure

MOVED Cr M Geary

That Council:

1. **Endorse the proposed Wungong Urban Community Infrastructure schedule for the purpose of;**
 - a) **Providing updated information to the Metropolitan Redevelopment Authority for the Wungong Urban Development Contribution Scheme Review**
 - b) **Providing input into the upcoming review of the City's Community Infrastructure Plan**
 - c) **Providing information for Council's consideration in the next review of the City's Corporate Business Plan and Long Term Financial Plan**

Proposed Wungong Urban Community Infrastructure Schedule						
(Dates are indicative pending confirmation in the CBP and LTFP)						
Local Community Centres		Cell	Capital Cost	DCS	Grants	Loans
	2019 Hilbert West	K	3,767,500	2,260,500	753,500	753,500
	2020 Haynes	C	3,767,500	2,260,500	753,500	753,500
District Community Centres						
	2020 Hilbert East	G	7,095,000	4,257,000	1,419,000	1,419,000
	2021 Hilbert	F	6,963,000	4,177,800	1,392,600	1,392,600
Local Playing Fields/Facilities						
	2020 Hilbert East	G	3,080,000	1,848,000	616,000	616,000
	2025 Hilbert SE	H	5,395,500	3,237,300	1,079,100	1,079,100
	2025 Hilbert SW	J	5,395,500	3,237,300	1,079,100	1,079,100
District Playing Fields/Facilities						
	2019 Haynes	D	8,035,500	4,821,300	1,607,100	1,607,100
	2030 Hilbert	K	6,814,500	4,088,700	1,362,900	1,362,900
	Stage 1: 2019 District RRR	A	13,500,000	8,100,000	2,700,000	2,700,000
			63,814,000	38,288,400	12,762,800	12,762,800
% of Total Capital Cost			100%	60%	20%	20%
	Stage 2: Beyond 15 yrs District RRR	A	20,500,000	12,300,000	4,100,000	4,100,000
			84,314,000	50,588,400	16,862,800	16,862,800
% of Total Capital Cost			100%	60%	20%	20%

2. **Based on its concern about the sufficiency of community infrastructure space and funding given forecast higher lot and therefore population numbers, seeks the MRA's comments on how it proposes to address this concern.**

MOTION not opposed, DECLARED CARRIED

(12/0)

Recommendation CS103/12/16 – Spring into Armadale – Evaluation Report

Cr Nixon declared a non-financial interest in Recommendation CS103/12/16 on the basis that he is employed by the Araluen Botanic Park which is included in the Marketing Campaign Report. As a consequence, he advised that there may be a perception on the basis of his disclosed non-financial interest that his impartiality may be affected but declared that he would set aside that association, consider the matter on its merits and vote accordingly.

MOVED Cr M Geary

That Council receive and note the attached 2016 “Spring into Armadale” Marketing Campaign report as amended.

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation CS104/12/16 - Building Better Regions Fund - Project Funding Opportunities

MOVED Cr M Geary

That Council refers the following Councillor Items:

- **‘pop-up’ tourist attraction at the Kelmscott Show; and**
- **Building Better Regions Fund – Project funding opportunities**

to the relevant Directorate for action and/or Report to the appropriate Committee.

MOTION not opposed, DECLARED CARRIED (12/0)

10.4 DEVELOPMENT SERVICES COMMITTEE MEETING

Report of the Development Services Committee held on Tuesday 13 December 2016 .

MOVED Cr D M Shaw that the report be received.

MOTION not opposed, DECLARED CARRIED (12/0)

BUSINESS ARISING FROM REPORT

Recommendation D51/12/16 - Former Roleystone Primary School Site at Lot 1352 & 3268 Robin Road, Roleystone - Local Development Plan

Cr Campbell declared a non-financial interest in Recommendation D51/12/16 on the basis that through his employment he has had dealings on this matter in an advisory capacity. As a consequence, he advised that there may be a perception on the basis of his disclosed non-financial interest that his impartiality may be affected but declared that he would set aside that association, consider the matter on its merits and vote accordingly.

MOVED Cr C M Wielinga that Recommendation D51/12/16 be amended as follows:

Part 1(a) (ii) to read –

- (ii) **Creation of a 10m, 11.5m and 12m wide building typologies.**

Part 1(c) to read –

- c) **Finalisation of the Bushfire Management Plan, which will require the modification of the Building Protection zone along the eastern boundary to 25 metres and the depth of affected lots being increased by 5 metres and adjustment of Lots 15 and 16 to 10 metres wide and Lots 35 and 36 to 11.5 metres wide.**

A new part (4) be added –

- 4. Request a deputation to the WAPC or relevant Committee to support the Council's decision on the Local Development Plan.**

AMENDMENT not opposed, DECLARED CARRIED (12/0)

MOVED Cr C M Wielinga that Recommendation D51/12/16, as amended, be adopted.

That Council:

- 1. In accordance with clause 52 (1a) of the Planning and Development (Local Planning Schemes) Regulations 2015, endorses the advertised Local Development Plan (LDP) for Lots 1352 and 3268 Robin Road, Roleystone (dated 21st April 2016) subject to the following modifications to the LDP and conditions to the satisfaction of the Executive Director Development Services:**
 - a) **Submission of a revised LDP addressing the following:**
 - (i) **That additional information be provided as required by the Scheme for roof pitch, building materials and built form and privacy.**
 - (ii) **Creation of a 10m, 11.5m and 12m wide building typologies.**
 - b) **Preparation of a Black Cockatoo Habitat Survey to determine if the proposed LDP requires formal referral to the Department of Sustainability Environment Water Population and Communities.**
 - c) **Finalisation of the Bushfire Management Plan, which will require the modification of the Building Protection zone along the eastern boundary to 25 metres and the depth of affected lots being increased by 5 metres and adjustment of Lots 15 and 16 to 10 metres wide and Lots 35 and 36 to 11.5 metres wide.**
 - d) **The Local Development Plan being modified to include a new provision to identify the retention of the snotty-gobble tree (*persoonia eliptica*) on the Plan.**
 - e) **A new Provision be included on the Local Development Plan as follows:
The location of the waste water collection and treatment facility and its reticulation being designed, installed and maintained to minimise disturbance to existing trees.**

2. Refer the revised LDP, technical documents and schedule of submissions to the WAPC with recommendation for approval; and
3. Notify all landowners and government agencies that made submissions advising them of the Council's decision.
4. Request a deputation to the WAPC or relevant Committee to support the Council's decision on the Local Development Plan.

MOTION not opposed, DECLARED CARRIED

(120)

Recommendation D52/12/16 - Final Adoption of Structure Plan for Canning River Precinct - Clifton St South, Kelmscott

Cr Norman declared a financial interest in Recommendation D52/12/16 on the basis that one of the landowners of the adjacent development is a client of his employer. Cr Norman left the meeting at 7.37pm

MOVED Cr D M Shaw

That Council

1. Recommend to the Western Australian Planning Commission that the proposed Structure Plan should not be approved until such time as the following matters have been satisfactorily addressed:
 - (a) A Bushfire Management Plan be prepared to demonstrate that no proposed residential development will be subject to a BAL rating of 40 or FZ.
 - (b) Preparation of an Environmental Assessment Report, consistent with the requirements of the Structure Plan Framework.
 - (c) The Traffic Report does not provide information consistent with the Transport Impact Assessment Guidelines: Volume 2 – Planning Schemes, Structure Plans and Activity Centre Plans (2016). The Traffic Report is required to be expanded upon to address the matters required within the Guidelines.
 - (d) A Foreshore Management Plan being prepared which sets out the objectives and management actions/landscape works to be implemented in the future Foreshore Reserve for the protection of the environmental and heritage/cultural values of the Canning River and foreshore.
 - (e) Update the Floodway and Flood Fringe mapping on the Structure Plan and supporting documentation with the recent updated modelling data and mapping prepared by the Department of Water and the Water Corporation.
 - (f) Update the correct plan reference number in Part 1, 6.3 (“Plan 2” is not in the document) and use the standard terms of “Floodway” and “Flood Fringe” (in place of the non-standard term “Floodway Fringe” used in draft documents).

- (g) Amend the Structure Plan to replace the R80 coding with R60 coding.
 - (h) Amend text on the Structure Plan and Provision 6.2 to restrict Building Heights as follows:
 - R60 - minimum building height 2 stories and maximum building height 3 stories;
 - R40 - maximum building height 2 stories.
 - (i) The coding of the front strip of Lots 20, 21 and 22 opposite Frye Park be lowered to R40 and the maximum building height of two stories also be extended along the whole of the Clifton Street frontage.
 - (j) Extend the road reserve of the first new road reserve (unconstructed) to the rear boundary of Lot 21 (No.53) Gilwell Avenue to provide for future redevelopment with alternate road access.
 - (k) Modify the alignment of the first loop road between the R60 area on Lots 20 and 21 and the POS to provide safer vehicle movement. This will result in a slight increase in the width of the POS in that location.
 - (l) Modify the Structure Plan to include a clear depiction of the total area of Lots 20 to 26 and hence the total public parkland area to be ceded upon subdivision/development of the "Urban" zoned portions of the lots including local POS and the balance "Rural" zone portions which define the foreshore reserve requirement.
 - m) Add the following new Provision to the Structure Plan:

Each land owner will be required to make a subdivision/development contribution towards the road upgrading of Gilwell Avenue to cater for traffic volumes anticipated by the Structure Plan. Value of works to be determined following detailed design of the upgrade works by the City.
 - n) Modify 6.7 of the structure plan to include pedestrian linkages / paths.
2. In the event that the proposed Structure Plan is modified in order to address the matters raised by the Council, the City be consulted prior to the proposal being determined by the Western Australian Planning Commission.
 3. Advise the Western Australian Planning Commission that the City will accept Management Orders (Vesting) for land ceded as a *Foreshore Reserve* on the Canning River as a result of subdivision and/or development in accordance with the Structure Plan for the Canning River Clifton Street South Precinct.

MOTION not opposed, DECLARED CARRIED

(11/0)

Cr Norman returned to the meeting at 7.38pm

Recommendation D53/12/16 - Armadale Settlers Common East Reserve

MOVED Cr D M Shaw

That Council:

1. Pursuant to Section 154 of the Planning and Development Act 2005, requests via the Western Australian Planning Commission the Minister for Planning's approval to spend remaining POS Cash in Lieu funds and interest held from Lots 681 and 123 Canns Road, Bedforddale on further improvements to Reserve 4127, consistent with previously approved works, to the Armadale Settlers Common East reserve as detailed in this report.
2. Following the Minister's approval, implement the projects described in Table 1 of this report.

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation D54/12/16 - Development Contribution Plan No.3 Infrastructure Cost Schedule Review 2016

MOVED Cr D M Shaw

That Council:

1. In accordance with Clauses 3.12 and 3.13 of Schedule 13B in Town Planning Scheme No.4, advertise the Proposed Values and Draft Infrastructure Cost Schedule 2016 that includes a Cost Contribution per Lot of \$10,658.65 for a minimum of 28 Days.

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation D55/12/16 - Final Adoption - Amendment No.49 - Town Planning Scheme No.4

MOVED Cr D M Shaw

That Council:

1. Pursuant to Regulation 50(3)(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* not support the amendment for the following reasons:
 - a) The existing TPS4 provisions relating to Commercial Vehicle Parking and Storage remain effective and enforceable.
 - b) The proposed provisions are not considered necessary and there is appropriate existing discretion under TPS4 to consider and determine applications on their individual planning merit.
2. Authorise the Mayor and Chief Executive Officer to execute the Amendment documents.

3. **Forward the amendment documentation to the Western Australian Planning Commission for its consideration and requests the Hon Minister for Planning refuse to approve the amendment.**
4. **Amend Local Planning Policy 5.2- Commercial Vehicle Parking in accordance with the *Attachment to this report* as a minor amendment in accordance with Schedule 2, Clause 5(2) of the Planning and Development (Local Planning Schemes) Regulations 2015.**

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation D56/12/16 - Design WA Consultation Response

MOVED Cr D M Shaw

That Council:

1. **Make a submission to the Department of Planning on the ‘Design WA’ suite of documents based on the issues identified in the report and any additional officer comments.**
2. **Provide a copy of the City’s submission to the West Australian Local Government Association to assist in its preparation of WALGA’s submission.**

MOTION not opposed, DECLARED CARRIED (12/0)

10.5 CHIEF EXECUTIVE OFFICER’S REPORT
Report of the Chief Executive Officer .

MOVED Cr C Frost that the report be received.

MOTION not opposed, DECLARED CARRIED (12/0)

BUSINESS ARISING FROM REPORT

Recommendation - 2016 Annual General Meeting of Electors

MOVED Cr C A Campbell

That Council:

1. **receive the Minutes of the Annual General Meeting of Electors held on 8 December 2016 as presented in the attachment to this Report.**
2. **notes matters minuted as requiring a follow-up response to electors, will be completed within (3) weeks of Council receiving these minutes of the Annual General Meeting of Electors.**

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation - Councillors' Information Bulletin - Issue No. 22/2016

MOVED Cr G Nixon

That Council acknowledge receipt of Issue No 22/2016 of the Information Bulletin.

MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation - Traders Permit Application - Jull Street Mall

Cr Norman declared a financial interest in Recommendation C47/12/16 on the basis that he is employed by a business that operates in the Jull Street Mall.

Cr Norman left the meeting at 7.41pm

MOVED Cr K Busby

That Council:

1. **Approves, pursuant to the City's *Activities and Trading in Thoroughfares and Public Places Local Law*, a traders permit being issued to Telstra to locate a van in the Jull Street Mall for the purposes of promoting the NBN coming to the City of Armadale subject to the following permit conditions:**
 - **Dates and Hours of Trading:**
3 – 6 January 2017 – 8am to 5pm;
13 January 2017 – 8am to 5pm; and
16 – 21 January 2017 – 8am to 5pm.
 - **No vehicle access/movements within the Mall area between the hours 8am to 5pm;**
 - **Fees \$50.00 application fee plus \$15 per day (\$165)**
 - **The applicant obtaining public liability insurance for an amount not less than \$20,000,000;**
 - **Compliance with the *Activities and Trading in Thoroughfares and Public Places Local Law*, the City's Jull Street Mall Activities Policy and any other applicable legislation;**
 - **All litter is to be removed immediately after close of trading and the area is to be left in a clean and tidy state; and**
 - **The City reserving the right to cancel the permit should a substantiated complaint be received.**
2. **If required, authorise the Chief Executive Officer to change the permit dates providing the total number of days does not exceed eleven (11).**

MOTION not opposed, DECLARED CARRIED (11/0)

Cr Norman returned to the meeting at 7.42pm

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Nil

13 MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION

1 Training for newly elected Councillors (Cr Laurie Sargeson)

The matter of compulsory formal WALGA training for newly elected Councillors be referred to the City Strategy Committee.

2 Upgrade of City Buildings (Cr Caroline Wielinga)

That the matter of Asset Management Plans, the long term, progressive upgrade of City buildings to replace asbestos products be referred to the Technical Services Committee.

3 Land adjacent to the railway line - Increase in zoning (Cr Caroline Wielinga)

That the matter of increase in zoning of the land adjacent to the railway line as per the City's Local Planning Strategy be referred to the Development Services Committee.

4 Infrastructure Plan - Inclusion of new skate parks (Cr Caroline Wielinga)

That the matter of the Infrastructure Plan and the inclusion of new skate parks at major community reserves adjacent to commercial centres be referred to the Community Services Committee.

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

Nil

15 CLOSURE

The Mayor, Cr Zelones, declared the meeting closed at 7.44pm

MINUTES CONFIRMED THIS 23 JANUARY 2017

MAYOR