CITY OF Armadale

ORDINARY MEETING OF COUNCIL

MONDAY, 24 JUNE 2019

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 CLAYTON PLUG - PLANNING CONSULTANT, HARLY DYKSTRA 4

5 APPLICATIONS FOR LEAVE OF ABSENCE 4
1 REQUEST FOR LEAVE OF ABSENCE 4

6 PETITIONS 4
NIL 4

7 CONFIRMATION OF MINUTES 4
MINUTES OF ORDINARY COUNCIL MEETING HELD ON 10 JUNE 2019 4

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION 5
1 CONSULTATION & COMMUNICATION 5
2 MARKETING & PUBLIC RELATIONS 5
3 GOVERNANCE & ECONOMIC DEVELOPMENT 5

9 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN – WITHOUT DISCUSSION 5

10 REPORTS 5
10.1 CITY STRATEGY COMMITTEE MEETING - 17 JUNE 2019 5
10.1.1 LIST OF ACCOUNTS PAID - MAY 2019 (1.1) 6
10.1.2 STATEMENT OF FINANCIAL ACTIVITY - MAY 2019 (1.2) 7
10.1.3 ADOPTION OF VALUE FOR REPORTING MATERIAL VARIANCES (1.3) 7
10.1.4 STRATEGIC COMMUNITY PLAN CORPORATE BUSINESS PLAN AND SERVICES REVIEW (L.1) 8
10.1.5 COUNCIL POLICY REVIEW (2.1) 8
10.1.6 CORPORATE SERVICES DIRECTORATE 2019/20 DRAFT BUDGET (3.1) 9
10.1.7 CEO DIRECTORATE 2019/20 DRAFT BUDGET (3.2) 9
10.1.8 WORKSHOP TO UPDATE MASTER PLANS (REFERRAL MATTER) (3.3) 10
10.1.9 PARKS FACILITIES STRATEGY PARK IMPROVEMENT PLANS (REFERRAL MATTER) (3.4) 10

10.2 DEVELOPMENT SERVICES COMMITTEE MEETING - 18 JUNE 2019 10
10.2.1 PROPOSED WAREHOUSE (COLD STORAGE AND PACKING) - LOT 65 (NO.7) ROKEWOOD WAY, KARRAGULLEN (1.1) 10
10.2.2 FINAL ADOPTION OF AMENDMENT NO.100 TO TPS NO.4 - MODIFICATION OF DENSITY CODES IN WEST KELMSCOTT AND ADDITION OF SCHEME PROVISION RELATING TO DENSITY DEVELOPMENT (3.1) 16
10.2.3 PROPOSED AMENDMENTS TO LOCAL PLANNING POLICY PLN 3.1 DENSITY DEVELOPMENT (2.3) 18
10.2.4 NORMALISATION OF FORRESTDALE BUSINESS PARK EAST PRECINCT (2.1) .. 18
10.2.5 PROPOSED LOCAL PLANNING POLICY PLN 5.4 CASH IN LIEU OF CAR PARKING (2.2) 19
10.2.6 PIA STATE CONFERENCE - FREMANTLE - 6 SEPTEMBER 2019 (4.1) 19
10.2.7 YOUCAMP (REFERRAL ITEM) (4.2) 19
10.2.8 NAMING OF NEW HALL (REFERRAL ITEM) (4.3) 19
10.2.9 DEVELOPMENT SERVICES DIRECTORATE 2019/2020 DRAFT BUDGET (4.4) 20
10.3 CHIEF EXECUTIVE OFFICER'S REPORT - 24 JUNE 2019 20
10.3.1 COUNCILLORS INFORMATION BULLETIN - ISSUE NO 10/2019 (1.1) 20

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN 20

12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION 20
NIL 20

13 MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION 20
1 2020 MEETING CALENDAR 20
2 UNDERGROUND POWER 20
3 SNAPSHOT OF THE CITY'S SCP AND CBP 21

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION 21
NIL 21

ACKNOWLEDGEMENTS 21

15 CLOSURE 23

CITY OF ARMADALE

MINUTES

OF **ORDINARY COUNCIL MEETING** HELD IN THE **COUNCIL CHAMBERS**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **MONDAY, 24 JUNE 2019 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
Deputy Mayor, Cr R Butterfield	River Ward
Cr J A Stewart	Heron Ward
Cr D M Shaw	Heron Ward
Cr G Nixon	Hills Ward
Cr C M Wielinga	Hills Ward
Cr C Frost	Lake Ward
Cr M Silver	Lake Ward
Cr G J Smith	Minnawarra Ward
Cr J H Munn CMC	Ranford Ward
Cr M Geary	Ranford Ward
Cr L Sargeson	Palomino Ward
Cr C A Campbell JP	Palomino Ward

IN ATTENDANCE:

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

Public: 4

LEAVE OF ABSENCE:
Nil

APOLOGIES:
Apology received from Cr K Busby

3 ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4 PUBLIC QUESTION TIME

1 Clayton Plug - Planning Consultant, Harly Dykstra

Q Was the memo in relation to the Karragullen Cool Stores facility forwarded to and read by all Councillors prior to this evening's meeting?

The Mayor advised that the information provided by Harley Dykstra was forwarded via email to all Councillors earlier this afternoon and a printed copy provided prior to this meeting.

5 APPLICATIONS FOR LEAVE OF ABSENCE

1 Request for Leave of Absence (Cr Jeff Munn & Cr Mark Geary)

Request for leave of absence received from

- Cr J H Munn for the period Saturday 13 July to Sunday 21 July 2019 inclusive.
- Cr M Geary for the period Wednesday 10 July to Monday 22 July 2019 inclusive

MOVED Cr C A Campbell

That Council grant leave of absence to

- **Cr J H Munn for the period Saturday 13 July to Sunday 21 July 2019 (does not include an Ordinary Council meeting).**
- **Cr M Geary for the period Wednesday 10 July to Monday 22 July 2019 inclusive (includes 1 Ordinary Council meeting – 22 July 2019)**

MOTION not opposed, DECLARED CARRIED (13/0)

6 PETITIONS

Nil

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS ORDINARY COUNCIL MEETING HELD ON 10 JUNE 2019.

MOVED Cr J A Stewart that the Minutes of the Ordinary Council Meeting held on 10 June 2019 be confirmed as a true and accurate record.

MOTION not opposed, DECLARED CARRIED (13/0)

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

1 Consultation & Communication

- On Thursday 13 June 2019, Cr Ruth Butterfield, Cr Grant Nixon and the Executive Director Development Services attended a meeting with David McFerran and Lisa Powell from Minister Saffioti's Office to discuss planning issues with regard to Lot 801 Champion Drive.
- On Tuesday 18 June 2019 met with a business deputation from the Armadale CBD.
- Later that day met with Snr Sgt Troy Douglas from the Armadale Police for a discussion and update on security issues within the City of Armadale.
- The same evening along with a number of Councillors attended the briefing by the MRA in the Committee Room.
- On Friday 21 June attended a meeting of business owner in the Jull St Mall.

2 Marketing & Public Relations

- On Thursday 20 June, along with the Kelmscott Primary School and Crs Butterfield, Silver, Munn, Wielinga and Smith, officially reopened the refurbished Kelmscott Hall.
- Later the same day attended a WALGA training session on social media.

3 Governance & Economic Development

- From Tuesday 11 to Thursday 13 June 2019 attended WAPC Regional Visit to Port Hedland, South Hedland, Roebourne, Cossack, Karratha, Dampier and the Burrup to see and discuss planning issues and growth of the region.

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

Nil

10 REPORTS

10.1 CITY STRATEGY COMMITTEE MEETING

Report of the City Strategy Committee held on 17 June 2019 .

CORRECTIONS:

Page 119 The 3 dot points in the Policy to be renumbered to 1, 2 & 3

Page 37 Recommendation CS51/6/19

Recommendation CS51/6/19 be corrected to read as follows due to replication of modifications and modification (2) being included in the CEO Directorate's Draft Budget rather than Corporate Services.

That Council

1. **refers the Draft 2019/20 Corporate Services Directorate Budget Report as amended below, to the Special meeting of the City Strategy Committee to be held on 25 June 2019 (the business of that meeting being to recommend to Council the 2019-2024 Corporate Business Plan and Annual Budget), for consideration and inclusion in Council's 2019/20 Annual Budget.**
    a. **Inclusion of $500,000 for Capital Works – AFAC Carpark Extensions to be funded by a loan over twenty years, of which the expenditure is subject to a future report.**
    b. **Inclusion of $350,000 for Capital Works – Gwynne Park Youth Activity Space, to be funded by Future Project Reserve Funds.**

2. **Notes the allocation of the carried forward funds for the Long Term Financial Plan review of $40,000.**

Page 43 Recommendation CS52/6/19
Recommendation CS52/6/19 be corrected to read as follows due to replication of modifications.
That Council refers the Draft 2019/20 CEOs Directorate Budget Report as amended below, to the Special meeting of the City Strategy Committee to be held on 25 June 2019 (the business of that meeting being to recommend to Council the2019-2024 Corporate Business Plan and Annual Budget), for consideration and inclusion in Council's 2019/20 Annual Budget.

a. Inclusion of $70,000 for review of the Strategic Community Plan and Corporate Business Plan, $20,000 for the Service Delivery review.

b. a provision of $250,000 for Roleystone Theatre Design and Consultancy work to be funded from the Future Projects

c. Inclusion of $23,000 for training for newly elected members following State Government's proposal for mandatory training for newly elected members.

d. Amending the $133,500 transfer from the Civic Precinct Reserve for Key Projects to $133,500 transfer from the Future Projects Reserve for Key Projects (Draft CEO Directorate Budget, page 13)

e. Inclusion of $150,000 for signage for the Golf Course and Environmental Centre.

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

MOTION not opposed, DECLARED CARRIED (13/0)

BUSINESS ARISING FROM REPORT

Recommendation CS46/6/19 - List of Accounts Paid - May 2019

Cr Smith declared a financial interest in Recommendation CS46/6/19 - List of Accounts Paid namely payments No 2399.1401 (3 May) and 2349.1404 (29 May) relating to catering services provided by his company to the City
Cr Smith left the meeting at 7.06pm

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 $22,394,059.24 on Vouchers 31357–31500, Batch 2339-2345, 2347-2349, 2351 Direct Debits and PY01.23-PY01.24.

Trust Fund
Accounts paid totalling $58,280.00 on Vouchers 7634-7694, Batch 2346 & 2350.

MOTION not opposed, DECLARED CARRIED (12/0)

Cr Smith returned to the meeting at 7.07pm

Recommendation CS47/6/19 - Statement of Financial Activity - May 2019

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 eleven (11) month period ended 31 May 2019; and

(ii) notes there are reportable material variances to the budget for the period.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation CS46/6/19 - Adoption of Value for Reporting Material Variances

MOVED Cr M Geary

That Council, pursuant to Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, adopt the following values for reporting material variances in the monthly Statements of Financial Activity during the 2019/20 financial year, i.e.

- **Revenues - material variances will be identified where, for each Management Area, for the period being reported, the actual varies to budget by an amount of (+) or (-) $100,000.**

- **Expenses - material variances will be identified where, for each Management Area, for the period being reported, the actual varies to budget by an amount of (+) or (-) $100,000.**

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation CS49/6/19 - Strategic Community Plan Corporate Business Plan and Services Review

MOVED Cr M Geary

That part (1) of Recommendation CS49/6/19 be amended as follows:

1. **Refer the process and timeline for review of Strategic Community Plan and Corporate Business Plan to next month's City Strategy Committee.**

AMENDMENT not opposed, DECLARED CARRIED (13/0)

MOVED Cr M Geary that Recommendation CS49/6/19, as amended, be adopted.

That Council:

1. **Refer the process and timeline for review of Strategic Community Plan and Corporate Business Plan to next month's City Strategy Committee.**
2. **Notes that the *CEO Directorate Draft Budget Report* submitted to the City Strategy Committee includes a proposal for an allocation of an additional $90,000 in the draft budget for the review of the Strategic Community Plan, Corporate Business Plan and Service Delivery Review.**

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation CS50/6/19 - Council Policy Review

MOVED Cr M Geary

That Council:

1. **Pursuant to section 2.7(2)(b) of the *Local Government Act 1995* reaffirm the continued application and operation of each of the following current Council Policies without amendment as attached to this report for a further three (3) years or such earlier date as Council may determine from time to time.**
    - **EM 1 – Reimbursement of Councillor's Expenses**
    - **EM 2 – Councillor's use of Council Facilities**
    - **EM 6 – Public Question Time**
    - **EM 8 – Communication Between Councillors and Staff**
    - **EM 9 - Councillor Communications**
    - **EM 15 – Councillor Referrals to Standing Committees**
    - **FIN 3 – Payments to Members of Committees Who Have a Disability**
2. **Pursuant to section 2.7(2)(b) of the *Local Government Act 1995* reaffirm the continued application and operation of each of the following current Council Policies with amendment as attached to this report for a further three (3) years or such earlier date as Council may determine from time to time.**
    - **EM 5 – Conferring Honours**
    - **ADM 6 – Recognition of Achievement in the Community**
    - **ADM 10 – Use of Council Crest and Logo**
    - **ADM 21 – Authority to Sign Documents**

3. Pursuant to section 2.7(2)(b) of the *Local Government Act 1995* delete Policy FIN 1 - Officer Telephone Accounts.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation CS51/6/19 - Corporate Services Directorate 2019/20 Draft Budget

MOVED Cr M Geary

That Council

1. refers the Draft 2019/20 Corporate Services Directorate Budget Report as amended below, to the Special meeting of the City Strategy Committee to be held on 25 June 2019 (the business of that meeting being to recommend to Council the 2019-2024 Corporate Business Plan and Annual Budget), for consideration and inclusion in Council's 2019/20 Annual Budget.

   a. Inclusion of $500,000 for Capital Works – AFAC Carpark Extensions to be funded by a loan over twenty years, of which the expenditure is subject to a future report.
   b. Inclusion of $350,000 for Capital Works – Gwynne Park Youth Activity Space, to be funded by Future Project Reserve Funds.

2. Notes the allocation of the carried forward funds for the Long Term Financial Plan review of $40,000.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation CS52/6/19 - CEO Directorate 2019/20 Draft Budget

MOVED Cr M Geary

That Council refers the Draft 2019/20 CEOs Directorate Budget Report as amended below, to the Special meeting of the City Strategy Committee to be held on 25 June 2019 (the business of that meeting being to recommend to Council the2019-2024 Corporate Business Plan and Annual Budget), for consideration and inclusion in Council's 2019/20 Annual Budget.

a. Inclusion of $70,000 for review of the Strategic Community Plan and Corporate Business Plan, $20,000 for the Service Delivery review.

b. a provision of $250,000 for Roleystone Theatre Design and Consultancy work to be funded from the Future Projects

c. Inclusion of $23,000 for training for newly elected members following State Government's proposal for mandatory training for newly elected members.

d. Amending the $133,500 transfer from the Civic Precinct Reserve for Key Projects to $133,500 transfer from the Future Projects Reserve for Key Projects (Draft CEO Directorate Budget, page 13)

e. Inclusion of $150,000 for signage for the Golf Course and Environmental Centre.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation CS53/6/19 - Workshop to Update Master Plans (Referral Matter)

MOVED Cr M Geary

That a Master Plan Projects Workshop be held with Councillors in August 2019.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation CS54/6/19 - Parks Facilities Strategy Park Improvement Plans (Referral Matter)

MOVED Cr M Geary

That Council receive a report in early 2020 detailing the budget and delivery feasibility of advancing park upgrade works within the five year works programme commencing 2020/21, for consideration in the 2020/21 budget and LTFP deliberations.

MOTION not opposed, DECLARED CARRIED (13/0)

10.2 DEVELOPMENT SERVICES COMMITTEE MEETING

Report of the Development Services Committee held on 18 June 2019 .

MOVED Cr D M Shaw that the report be received.

MOTION not opposed, DECLARED CARRIED (13/0)

BUSINESS ARISING FROM REPORT

Recommendation D33/6/19 - Proposed Warehouse (Cold Storage and Packing) - Lot 65 (No.7) Rokewood Way, Karragullen

MOVED Cr C M Wielinga that Recommendation D33/6/19 be not adopted and foreshadowed a motion to refuse application.

MOTION not opposed, DECLAREDCARRIED (13/0)

Committee Recommendation

MOVED Cr C M Wielinga

That Council:

A) Approves the application for Planning Approval for a Warehouse (Cold Storage and Packing of Fruit) on Lot 65 (No.7) Rokewood Way, Karragullen subject to the following conditions and advice notes:

Conditions:

1. Prior to the submission of a Building Permit, revised plans shall be submitted to and approved by the City's Planning Services, in-accordance with Schedule 2, Part 9, Clause 74(1) of the Planning and Development (Local Planning Schemes) Regulations 2015 that modify the proposal by:

    a. Shifting the development 5.0m south west toward Canning Road to comply with TPS No.4 Schedule 2 Additional Use Provision 39.1;
    b. Reducing building width on the Rokewood Way frontage by 5.0m to comply with TPS No.4 Schedule 2 Additional Use Provision 39.1;
    c. Reducing building width on the Canning Road frontage by 5.0m;
    d. Reducing building length (office/reception/ablutions footprint) on the Old Station Road frontage by 2.5m to comply with TPS No.4 Schedule 2 Additional Use Provision 39.1;
    e. Demonstrating that vehicle access/egress points comply with the recommendations and Figures 12 and 13 of the Transport Impact Assessment prepared by CDC Consulting Engineers and dated January 2018;
    f. Improving the blank wall(s) by providing treatments on the Rokewood Way, Old Station Road and Canning Road elevations of the approved Elevation Plan,

    to the satisfaction of the Executive Director Development Services.

2. A schedule of external colours and materials shall be submitted to and approved by the Executive Director Development Services. Colours and materials shall:

    a. Minimise the visual impact of the development on adjacent residential properties and streets by measures that include the provision of high quality painted masonry walls and non-reflective roofing material; and
    b. Be consistent with the surrounding character/amenity of the locality.

    The development is to be completed and maintained in accordance with the approved schedule to the satisfaction of the Executive Director Development Services.

3. Cool Room condensers and compressors are to be placed within the roof space of the cold store in accordance with the recommendation of the Noise Assessment Report prepared by Herring Storer Acoustics dated January 2017 to the satisfaction of the Executive Director Development Services. If the condensers and compressors are proposed to be placed elsewhere then a new acoustic report carried out by a qualified acoustic consultant is to be submitted to Council to the satisfaction of the Executive Director Development Services.

4. The crossover to Canning Road is to be for heavy vehicle egress only and is to be clearly signposted "Heavy Vehicle Exit Only" to the satisfaction of the Executive Director Technical Services.

5. Prior to occupation, all vehicle manoeuvring spaces shall be constructed, sealed, kerbed and drained in accordance with the approved site plan to the satisfaction of the Executive Director Technical Services and continuously maintained thereafter. Relocation/removal of any services/infrastructure will be at the cost of the developer.

6. No vehicle access or egress is permitted from Rokewood Way to Lot 65 or vice versa.

7. All loading and unloading of trucks is to occur within the warehouse to the satisfaction of the Executive Director Development Services.

8. A minimum number of 43 parking bays including disabled bays are required to be provided on site to the satisfaction of the Executive Director Technical Services.

9. Transfer of produce and other items associated with the business (e.g. pallets and crates) between the existing cold storage facility on the corner of Rokewood Way and Old Station Road and the new facility on Lot 65 is to be carried out by vehicles licensed to use public roads and shall not exceed 4 crossings (trips) per day.

10. All trucks and staff vehicles associated with the warehouse are to park within designated on-site parking areas only to the satisfaction of the Executive Director Development Services. Parking on adjacent road verges or within areas of the subject site not comprising constructed, approved, hardstand parking areas is not permitted.

11. Lighting to be provided to all car parking areas and the exterior entrances to all buildings in accordance with Australian Standard AS 1158.3.1.

12. All external lighting to be hooded and oriented so that the light source is not directly visible to the travelling public or adjacent residences.

13. An Environmental Management and Landscape Plan shall be prepared by a suitably qualified consultant, submitted to the City and approved by the Executive Director Development Services. Such plan shall include:

    a. Plant species (predominantly West Australian natives);
    b. Numbers, location, container size;
    c. Method of irrigation of the landscaped areas;
    d. The provision of shade trees (or existing trees) within the car park at the rates of 1 tree per 10 metres interval along any line of car parking;
    e. Protection and retention of vegetation not affected by the development, asset protection zone and manoeuvring/parking areas;
    f. Additional landscaping/revegetation to the satisfaction of the City to be provided between any new building / parking areas and the Canning Road, Old Station Road and Rokewood Way frontages of the site;
    g. Additional landscaping/revegetation to the satisfaction of the City (including any rehabilitation of existing vegetated areas) to be provided on abutting verges of Canning Road, Old Station Road and Rokewood Way;
    h. Additional revegetation of the eastern portion of the site (between the south east elevation and Rokewood Way);
    i. Minimum revegetation rates of 2 plants per square metre; and
    j. Compliance with the final Bushfire Management Plan the subject of Condition 24.

    All landscaping/revegetation shall be installed and maintained as per the approved plans thereafter.

14. The eastern portion of Lot 65 Rokewood Way (east of the driveway accessing Canning Road and parking areas) shall not be developed or be used for the expansion of the facility to comply with TPS No.4 Schedule 2 Additional Use Provision 39.2. Native vegetation on the eastern portion of Lot 65 shall be retained and maintained to the satisfaction of the Executive Director

Development Services.

15. A post and wire / post and rail fence shall be erected and continuously maintained:

    a. On the perimeter of the Asset Protection Zone on the Rokewood Way, Old Station Road and Canning Road frontages of the site;
    b. The perimeter of any car parking areas outside the Asset Protection Zone;
    c. Along the perimeter of all vegetation on the undeveloped south-eastern portion of Lot 65,

    prior to any site works commencing on site to the satisfaction of the Executive Director Development Services.

16. Only clean fill (as defined by the Department of Water and Environment Regulation) shall be used to the satisfaction of the Executive Director Development Services.

17. No storage is permitted outside the building or in car parking areas to the satisfaction of the Executive Director Development Services.

18. To meet drainage requirements the developer/owner shall, to the specifications and satisfaction of the Executive Director Technical Services:

    a. Submit a stormwater management plan incorporating water sensitive design principles for approval and implement the approved plan;
    b. Show any drainage easements as may be required on the Certificate of Title in favour of the City; and,
    c. All stormwater is to be disposed of on site to the satisfaction of the Executive Director Technical Services.

19. No polluted waters, including but not limited to waste waters or turbid stormwater arising from the existing or proposed development or use of this land, shall be discharged into the stormwater drainage system, any water course or off-site.

20. Air conditioning units, compressors and other equipment related to utilities to be screened from public view and positioned so as to avoid any adverse effects, including noise, on the occupants of nearby residential properties to the satisfaction of the Executive Director Development Services.

21. A Waste Management Plan to be submitted to and approved by the Executive Director Technical Services and development to occur in accordance with those plans. Waste Management Plan to address issues including (but not limited to):

    a. Storage of waste bins;
    b. The provision of sealed storage containers for putrescible waste;
    c. Cleaning of waste bins; and
    d. Control of pests (rodents, insects).

22. The use of the office component is to be incidental to the warehouse use on site only.

23. The surface, kerbing, drainage and lighting of Old Station Road and the Canning Road egress location (or part/parts thereof of these roads as deemed necessary), are to be upgraded by, or at the expense of, the developer, to the satisfaction of the Executive Director Technical Services.

24. Prior to commencement of site works/clearing, the Bushfire Management Plan submitted by Acacia Springs Environmental (11/12/2018), shall be amended consistent with Condition 1 above to the satisfaction of the Executive Director Development Services. The amended Bushfire Management Plan shall be implemented, including site preparation and establishment of the Asset Protection Zone, prior to occupation of the development.

25. In accordance with the requirements of Local Planning Policy PLN 3.12 - Percent for Public Art, prior to the occupancy of the development, the applicant or landowner is to make a monetary contribution to the City of Armadale Public Art Reserve Account equal to one per cent (1%) of the estimated total development cost.

26. All conditions are to be complied with prior to exercising the right of this approval, to the satisfaction of the Executive Director Development Services.

Advice to Applicant (in addition to standard advice):

1. With regard to the Conditions requiring revised plans and a colours and materials schedule, measures that can be considered to improve the appearance of blank walls include:

    a. Paints, stains and pigmented concrete,
    b. Cast-in features like brick and stone, and erosion finishes like sandblasting and acid-etching.
    c. Pedimented or curved panel tops; and
    d. Curved or segmented facades that include openings, feature windows, significant areas of glazing or other materials.

2. With regard to the Condition regarding landscaping, please refer to the City's Landscaping Guidelines – Screening, Landscaping Guidelines – Industrial and Commercial and the Landscaping Guidelines – Plants to Avoid, to assist you to formulate a satisfactory proposal. Copies of this document are available on the City's website at: www.armadale.wa.gov.au/publications/

3. With regard to the Condition requiring clean fill, the Department of Water & Environmental Regulation defines clean fill within the Landfill Waste Classification and Waste Definitions 1996 (as amended) as:

    "raw excavated natural material such as clay, gravel, sand, soil or rock fines that:

    (a) has been excavated or removed from the earth in areas that have not been subject to potentially contaminating land uses including industrial, commercial, mining or agricultural activities; and
    (b) has not been processed except for the purposes of:
        i. achieving desired particle size distribution; and/or
        ii. removing naturally occurring organic materials such as roots; and
    (c) does not contain any acid sulfate soil; and
    (d) does not contain any other type of waste".

4. With respect to Condition 18, the City has noted the intention for the new facility to use bore water in a more efficient way. The stormwater management plan should identify the means by which bore water draw would be minimised in recognition of the reliance of nearby landowners on the water source.

5. Compliance with the Environmental Protection (Noise) Regulations 1997 is

required, particularly with regard to installation of equipment (air conditioning units, pumps etc.).

6. Premises must comply with the Food Act 2008 and the Food Standards Code.

7. Premises must comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974

8. The applicant will be required to submit an Effluent Treatment System Application to the City's Health Services which is available on the City's website: http://www.armadale.wa.gov.au/sewage-and-effluent-disposal.

B) Advise the submitters of the Council decision in this regard.

MOVED Cr C M Wielinga that Recommendation D33/6/19 be not adopted and replaced with the following:

That Council:

A) Refuses the application for Planning Approval for a Warehouse (Cold Storage and Packing of Fruit) on Lot 65 (No.7) Rokewood Way for the following reasons:

1. The proposed development is not consistent with Town Planning Scheme No.4 Schedule 2 Additional Uses Condition 39.1 as the development:

i. Does not provide compliant additional landscaping between any new buildings and parking areas and the relevant street boundaries of the site; and

ii. Does not provide a 15m minimum vegetation buffer/setback from all property boundaries to any new buildings and parking areas,

due to the size and location of the building, parking and related infrastructure and the application of the Asset Protection Zone standards in the *Guidelines for Planning in Bushfire Prone Areas*, pursuant to *State Planning Policy 3.7 Planning in Bushfire Prone Areas.*

2. The proposed development is not consistent with Town Planning Scheme No.4 Schedule 2 Additional Uses Condition 39.2 as the eastern portion of the Lot 65 Rokewood Way is proposed to be developed for parking, contrary to the adopted Concept Plan.

3. The non-compliance detailed at Reason 1 results in increased visual prominence to the public realm due to reduced vegetation buffers, causing unacceptable visual impact on the streetscape and adjoining residences. The City considers this to be inconsistent with the intent of Schedule 2, Part 9, Clause 67(m) of the Planning and Development (Local Planning Schemes) Regulations 2015, being the compatibility of the development with its setting due to its scale and appearance.

4. The non-compliance detailed at Reason 2 results in unacceptable loss of vegetation, thereby impacting on the streetscape. The City considers this

to be inconsistent with the intent of:

i. Schedule 2, Part 9, Clause 67(p) of the Planning and Development (Local Planning Schemes) Regulations 2015, being the adequate consideration of the preservation of vegetation.

ii. Schedule 2, Part 9, Clause 67(a), being consideration of the aims and provisions of Town Planning Scheme No.4, in particular Objectives of the zone 3.2.3(b) which aims "*to provide for a range of associated compatible development, consistent with the environmental opportunities and constraints applicable to individual sites*" and (c) which aims "*to ensure development is sited, designed and managed in harmony with the natural environment and so as to protect the rural landscape and amenity*".

5. The proposed development is not considered to be consistent with the intent of Schedule 2, Part 9, Clause 67(n)(ii) of the Planning and Development (Local Planning Schemes) Regulations 2015, being the consideration of the amenity of the locality including the character of the locality. The City considers that the proposed development is of a scale uncommon to and out of character with the Rural Living zone, and combined with its associated parking and manoeuvring areas, will have a negative impact on the visual amenity of the area.

B) That the applicant and the submitters be advised of the Council decision in this regard.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation D34/6/19 - Final Adoption of Amendment No.100 to TPS No.4 - Modification of Density Codes in West Kelmscott and Addition of Scheme Provision relating to Density Development

MOVED Cr D M Shaw

That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005* to adopt, with modification, Amendment No.100 to Town Planning Scheme No.4 as shown on the attached Rezoning Map and as follows:

A. Amend the Residential Density Codes to recode the land from R15/40 and R25/40 to R15/60 and amend the Scheme Maps accordingly;

B. Modify the TPS No.4 Text, Part 4-General Development Requirements, as follows:

i) delete 'R15/60' and insert 'or' before 'R25/40' from clause 4.2.4(b);

ii) add 'adequate waste collection' to clause 4.2.4(b)(i) before the word 'and';

iii) add clause 4.2.4(c) as follows:

'(c) Where land is identified on the Scheme Map as R15/60 -

i) up to R60 where:

(a) the provisions of Clause 4.2.4(b)(i) and (ii) are satisfied and street trees retained.

(b) Where the development is for Grouped Dwellings, a minimum of 75% of dwellings to comprise of at least two storey dwellings with at least one habitable room on the second floor.

(c) Existing trees with a trunk circumference of 0.6m or greater at a height of 1m from the natural level of the ground being retained, where possible.

ii) up to R80 for multiple dwellings only where:

(a) the provisions of Clause 4.2.4(b)(i) and (ii) are satisfied and street trees retained;

(b) the lot/development site has a minimum area of 2000m^2 and a minimum frontage of 25 metres; and

(c) Existing trees with a trunk circumference of 0.6m or greater at a height of 1m from the natural level of the ground being retained, where possible.

iii) where the development under Clause 4.2.4(c)(i) and (ii) is for Multiple Dwellings, for each Multiple Dwelling positioned above another, a minimum of 50% of the plot ratio area must be vertically above the lower dwelling.'

C. Amending Clause 4.2.5 by:

i) inserting 'R80' in Clause 4.2.5(a) after the word 'as'; and

ii) adding at the end of the Clause 4.2.5(b) the following wording: "or for land identified on the Scheme Map as R15/60 subject to Clause 4.2.4(c)(i)".

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 and Infrastructure grant final approval to the amendment.

4. Endorse the comments made in this report regarding the submissions received on this scheme amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission.

5. Advise the submitters and the applicant of its decision.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation D35/6/19 - Proposed Amendments to Local Planning Policy PLN 3.1 Density Development

MOVED Cr D M Shaw

That Council:

1. **Adopt proposed amended Local Planning Policy PLN 3.1 Density Development, as shown *in the Attachments to this report,* and to advertise the draft amended Policy for a period of 21 days in accordance with Part 2, Clause 3 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.**

2. **Refer proposed amended Local Planning Policy PLN 3.1 Density Development to the Western Australian Planning Commission for comment.**

3. **Note that a report to Council will be considered on the amended Policy and submissions received following the close of the advertising period, and as Amendment No.100 progresses.**

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation D36/6/19 - Normalisation of Forrestdale Business Park East Precinct

MOVED Cr D M Shaw

That Council advise the Metropolitan Redevelopment Authority that it supports normalisation of the Forrestdale Business Park East precinct, subject to:

a. Finalisation of a Metropolitan Region Scheme amendment reintroducing the Forrestdale Business Park East Precinct to the Metropolitan Region Scheme, with appropriate protection of wetlands.

b. Finalisation, prior to normalisation, of an amendment to the City's Town Planning Scheme No.4 which reintroduces the Forrestdale Business Park East Precinct.

c. The MRA being responsible for the resolution of any environmental issues raised by the EPA during processing of the Amendment to Town Planning Scheme No.4.

d. The Metropolitan Redevelopment Authority providing the City with information necessary to determine the current status and prepare for the City to manage the Forrestdale Business Park East DCP.

e. Indemnification of the City against any liabilities arising from the ARA's and MRA's operation of the Developer Contribution Plan for the Forrestdale Business Park East Precinct.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation D37/6/19 - Proposed Local Planning Policy PLN 5.4 Cash in Lieu of Car Parking

MOVED Cr D M Shaw

That Council:

1. **In accordance with Schedule 2, Part 2, clause 4 (3) and (4) adopt the Local Planning Policy PLN 5.4 – Cash in Lieu for Car Parking with modifications as shown in the attachment.**

2. **Publishes a notice in a newspaper circulating in the district stating the Local Planning Policy PLN 5.4 – Cash in Lieu for Car Parking has been adopted.**

3. **Forward a copy of the Policy to the Western Australian Planning Commission.**

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation D38/6/19 - PIA State Conference - Fremantle - 6 September 2019

Committee Recommendation
That Council nominates Cr Zelones to attend the PIA State Conference to be held in Fremantle on the 6 September 2019.

Cr Zelones advised that he wished to withdraw his nomination.
Cr Wielinga nominated Cr Frost. Cr Campbell nominated Cr Shaw

MOVED Cr H A Zelones that Recommendation D38/6/19 be amended as follows:

That Council nominate Cr Frost and Cr Shaw to attend the PIA State Conference to be held in Fremantle on the 6 September 2019.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation D39/6/19 - YouCamp (Referral Item)

MOVED Cr D M Shaw

That Council note the report.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation D40/6/19 - Naming of New Hall (Referral Item)

MOVED Cr D M Shaw

That officers seek comment from Councillors and the Community Heritage Advisory Group (CHAG) members for the potential naming of rooms within Kelmscott Hall and Armadale Hall.

MOTION not opposed, DECLARED CARRIED (13/0)

Recommendation D41/6/19 - Development Services Directorate 2019/2020 Draft Budget

MOVED Cr D M Shaw

That Council refers the Draft 2019/20 Development Services Directorate Budget Report as presented, (without modification) to the Special meeting of the City Strategy Committee to be held on 25 June 2019 (the business of that meeting being to recommend to Council the 2019-2024 Corporate Business Plan and Annual Budget), for consideration and inclusion in Council's 2019/20 Annual Budget.

MOTION not opposed, DECLARED CARRIED (13/0)

10.3 CHIEF EXECUTIVE OFFICER'S REPORT

Report of the Chief Executive Officer .

MOVED Cr G Nixon that the report be received.

MOTION not opposed, DECLARED CARRIED (13/0)

BUSINESS ARISING FROM REPORT

Recommendation - Councillors Information Bulletin - Issue No 10/2019

MOVED Cr G Nixon

That Council acknowledge receipt of Issue 10/2019 of the Information Bulletin

MOTION not opposed, DECLARED CARRIED (13/0)

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 2020 Meeting Calendar (Cr Donna Shaw)

That the matter of the 2020 Meeting Calendar (Committee & Council meeting dates) be referred to City Strategy Committee after October 2019.

2 Underground Power (Cr Donna Shaw)

That the matter of provision of underground power be referred to the Technical Services Committee.

3 Snapshot of the City's SCP and CBP (Cr Henry Zelones)

That the matter of producing a "snapshot" in regard to the City's Strategic Community Plan and Corporate Business Plan be referred to the City Strategy Committee.

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

Nil

ACKNOWLEDGEMENTS

Mr Ray Tame – Chief Executive Officer

I just like to say thank you for the way that this Council has conducted itself over the years that I have been here.

Our reputation as we know is sound throughout the industry and that comes back to the way we conduct our business both in our official dealings, our committee meetings and in our workshops and all the work you do before you come into the Chambers for a council meeting. I am very proud that this council has opened up its meetings to the public before it became law. We have always been open, accountable and transparent and that makes it easy for a CEO. It doesn't matter how much I might love the city or the community, sometimes the love has to be tough and often the job of CEO is to let the Council know why they can't do things, not why they can. This Council has always respected that even though I have to admit the Act and Regulations are more constraining now than they have ever been. Probably unnecessarily, as it makes it harder for us to do the work that we need to do for our community but it's probably because other local governments don't take their job as seriously as you do.

When I look back at the last 20 years and I look at the things that have been developed and have been bequeathed to this community and its future generations I am incredibly proud, and proud of the decisions made in here but also the way they have been acted out by all the staff in the organisation. This is why our reputation is strong throughout the industry. It is going to be hard to maintain that in the future because with social media, our reputation doesn't necessarily get judged by us but by the sort of media that happens now where we will get judged by the behaviours of councils in other places probably in other cities/capital cities of Australia. As you know we do a lot of business with other capital cities and other councils in Australia and I can tell you that the way we undertake our business here stands up to anywhere else that I see and I am talking about those big councils of 300,000 to 400,000 people in Melbourne, Sydney or even more in Brisbane. Bigger doesn't necessarily mean better, bigger actually means you are further away from your community and this council is close enough to respond to the needs of its community. Yes we have had to rate strongly over the past 20 years because I can remember telling this council 20 years ago what we couldn't afford, and I am so pleased the council was as disappointed as I was when we had to tell the community, particularly when we were talking about aquatic centres or community centres that other places had, and now we are delivering them because we have had the strength to recognise what changes needed to be made so we could afford these. We are now in a position where we know how much money it will need not only to build but will need in the next 15 years to maintain, replace and put into a proper assets protection strategy. Our

financial strategies have been recognised time and time again particularly by the Minister when we were going through the Local Government Reform a few years ago and he was very proud to announce that Armadale was at the top of the tree. We don't know how they worked those figures out but that is what they came up with so we will accept it. We didn't seek to be anointed with that, we just do what we do and others know that we won awards for our successes over that 20 year period. I think the interesting thing now is that some of the compliance processes we recommended should be put in place for better financial reporting are now being done throughout the industry in WA.

My measure of a job done is driving through a community, or visiting a community 5 or 10 years after I have worked there and I know that when I come back through Armadale I am going to be immensely proud to see the things that are in place. We are currently in the moment where we are getting an unprecedented amount of Government attention and many of you will remember when we couldn't get the Government to look this way. They can't ignore us, we are about to have an extension to the railway line to Armadale that has been there for 120 years so that is a big change after 100 years and the advocacy policies that are in place is going to make an immense difference. Armadale will become a true centre and not a terminus.

I want to say thank you for the time I have had here. On Friday I will be saying thank you to the other 400+ staff that help us do the job we do. In this Chamber it has been immensely satisfying so thank you again.

Cr Butterfield – Deputy Mayor

I would just like to echo the words of Mayor Tracy Roberts at the NGAA meeting in Canberra. She had heartfelt thanks to you Ray for your work with NGAA and so thank you not just on behalf of the City of Armadale but on behalf of cities around the country that have gained through your strategic knowledge and experience in the industry over the years. Your legacy will remain with us and we are very sad to see you go. I am sure you that you could drive through any of the national growth areas around the country and see what you have contributed to personally as a result of your involvement and leadership of that group. Thank you very much Ray.

Cr Munn

I was on the committee that appointed Ray to his job and glad to say we didn't make a mistake. Ray you have been a leader for our council and a great backstop. Many of the things you have put into place like the workforce plan has been copied by many other councils. The Environmental plan – we were the first Council with a full Environmental plan. We have been one of the most successful councils for many years and it is due to your leadership and the way you work with us as councillors. Thank you very much.

Cr Shaw

I know over the last few weeks you would have received quite a few accolades for the external work you have done on various groups. I would like to say thank you for all the work you've done just for us as Councillors. You have always been very welcoming and approachable and that makes a big difference to me especially when I first came on council so I really appreciate all the effort you have put in. You can clearly see that you do genuinely care about the City and that is shown in your loyalty but also all your efforts over the years. Thank You

Cr Wielinga

I have said this previously about the Technical Services Directorate, about the things you take for granted that are not seen and don't even know that it is happening. Thanks for the strategic vision that you have brought through Armadale that most people don't even realise which is really going to be brilliant for the City going into the future. Thank you

Cr Frost

The Armadale Road encapsulates the relationship you had with other Councils, the lobbying power of council to get the money for it to be done. I think this going to open us up to all the freight links that everyone keeps talking about. You will be remembered.

Cr Zelones

I have been a councillor for a fair length of time and the last 8 years as Mayor. Mayors and CEOs work very closely together. We spend a fair amount of time at meetings in and outside of Armadale where the lobbying is done to make things happen and this is not always obvious to Councilors or the community. I am currently in the process of sorting out old documents and discovered the Aquatic feasibility study – that jogged my memory and remembered when we applied for a grant and Ray rang me on a Saturday to say he was travelling to Canberra as there was an opportunity to address the Committee directly and he did just that with support from our local Federal members. AFAC is a result of all those advocating efforts. Today it makes me choke on my rice crispies when I hear, "oh you have done nothing for us". On our screens is Orchard house, another one of our big projects which did cause some nervousness but there it stands as testament to what can be achieved.

Ray I just want to thank you for your time at the City and your time with me. We weren't always on the same page and remember robust discussions but we always enjoyed a great professional relationship and always worked together for the greater good of the City. Thank you very much.

Moved Cr Frost that Council express its thanks and gratitude to Mr Tame for his invaluable 23 years' service to the City of Armadale, 21 of which as Chief Executive Officer.
Motion Carried 13/0

15 CLOSURE

The Mayor, Cr Zelones, declared the meeting closed at 7.35pm

MINUTES CONFIRMED THIS 8 JULY 2019

MAYOR