



**ORDINARY MEETING OF COUNCIL
MONDAY, 26 AUGUST 2024**

MINUTES

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CITY OF ARMADALE

MINUTES

OF ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 26
AUGUST 2024 AT 7.00PM.

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

*Mayor Butterfield, declared the meeting open at 7.00 pm.
To begin I would like to pay my respects to the traditional custodians of this land, the
Whadjuk people of the Noongar nation and Elders past, present and emerging.*

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

PRESENT:

Her Worship, Mayor R Butterfield presided over

Deputy Mayor, Cr J Keogh	River Ward
Cr K Kamdar	Ranford Ward
Cr L Sargeson	Palomino Ward
Cr P A Hetherington	Palomino Ward
Cr C M Wielinga	Heron Ward
Cr G J Smith	Minnawarra Ward
Cr S S Virk	Lake Ward
Cr S Stoneham	Hills Ward

IN ATTENDANCE:

Ms J Abbiss	Chief Executive Officer
Mr J Lyon	Executive Director Corporate Services
Mr P Sanders	Executive Director Development Services
Mr M Andrews	Executive Director Technical Services
Mrs R Milnes	A/Executive Director Community Services
Mrs S D'Souza	CEO's Executive Assistant

Public: Nil

LEAVE OF ABSENCE:

Leave of Absence previously granted to Cr M J Hancock

APOLOGIES:

Apology received from Cr Mosey, Cr Busby, Cr Peter, Cr Silver and Cr Joy

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

Nil

4 PUBLIC QUESTION TIME

Nil

5 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6 PETITIONS

Nil

7 CONFIRMATION OF MINUTES

**7.1 PREVIOUS ORDINARY COUNCIL MEETING
HELD ON 12 AUGUST 2024.**

MOVED Cr L Sargeson that the Minutes of the Ordinary Council Meeting held on 12 August 2024 be confirmed as a true and accurate record.

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington,
Cr Wielinga, Cr Smith, Cr Virk, Cr Stoneham

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

Nil

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

Nil

10 REPORTS

10.1 DEVELOPMENT SERVICES COMMITTEE MEETING

Report of the Development Services Committee held on 19 August 2024.

MOVED Cr C M Wielinga that the report be received.

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation D16/8/24 - Telecommunications Infrastructure - Lot 851, No.131 Westfield Road, Camillo

Cr Wielinga declared a non-financial interest in Recommendation D16/8/24 on the basis that she owns a property in the vicinity of the telecommunications tower and lodged a submission. However, her submission was comment only and did not indicate support or objection to the proposal.

As a consequence, there may be a perception that her impartiality on the matter may be affected, but declared that she would set aside the interest, consider the matter on its merits and vote accordingly.

MOVED Cr C M Wielinga

That Council:

A) Approves the application for Planning Approval for Telecommunications Infrastructure on Lot 851 (No.131) Westfield Road, Camillo subject to the following conditions:

- 1. A schedule of external colours and materials shall be submitted to the City's Planning Services and approved by the Executive Director Development Services. The development shall be completed and maintained in accordance with the approved schedule to the satisfaction of the Executive Director Development Services.**
- 2. A Landscape Plan shall be submitted to and approved by the Executive Director Development Services to achieve screening of the infrastructure compound from adjacent Lot 700 (No.63 Ypres Road, Camillo. All landscaping shall be installed as per the approved plan prior to occupancy of the development and maintained thereafter.**
- 3. All Conditions shall be complied with prior to exercising the right of this approval.**

B) That, in addition to standard advice notes, the applicant be advised:

- 1. With regard to the Condition requiring a schedule of external colours and materials, the City requires the tower and any attached infrastructure to be finished in 'Shale Grey' (or equivalent non reflective colour) to assist in blending with the surrounds.**

C) That the submitters be advised of the Council decision in this regard.

MOTION not opposed, DECLARED CARRIED

(9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

Recommendation D17/8/24 - Development Contribution Plan No. 3 - Infrastructure Cost Schedule Review 2024

MOVED Cr C M Wielinga

That Council:

In accordance with Clauses 3.12 and 3.13 of Schedule 9B in Town Planning Scheme No.4, advertise the Proposed Values and Draft Infrastructure Cost Schedule 2024 that includes a Cost Contribution per Lot of \$16,817 and Additional Cost Contribution per Lot of \$294 for a minimum of 28 Days.

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

Recommendation D18/8/24 – Proposed Infrastructure Handover from Denny Avenue Level Crossing Removal Project

MOVED Cr C M Wielinga

RECOMMEND

That Council:

Authorise the CEO to negotiate the relevant provisions and enter into a Memorandum of Agreement with PTA for the City to maintain the Kelmscott Station Plaza.

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

Recommendation D19/8/24 - Confidential Report Cover - Metronet Byford Rail Extension - Armadale City Centre Welcome Gateway Treatment

MOVED Cr C M Wielinga

That Council adopt the recommendation as outlined in the Confidential report.

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

10.2 CORPORATE SERVICES COMMITTEE MEETING

Report of the Corporate Services Committee held on 20 August 2024.

MOVED Cr L Sargeson that the report be received.

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation CS1/8/24 - List of Accounts Paid - June 2024

MOVED Cr L Sargeson

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 \$13,862,659.42 on cheque numbers 368 to 381, transactions 20494 to 21463 and Payrolls dated 12 June and 26 June 2024.

Credit Cards

Accounts paid totalling \$7,667.70 for the period ended 26 June 2024.

Fuel Cards

Accounts paid totalling \$3,545.96 for the month ended 15 June 2024.

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

Recommendation CS2/8/24 - Statement of Financial Activity - June 2024

MOVED Cr L Sargeson

That Council:

- 1. Pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996* accept the Statement of Financial Activity for the twelfth (12) month period ended 30 June 2024.**
- 2. Note that there are reportable actual to budget material variances for the year-to-date period ending 30 June 2024 and that this report is preliminary only for the end of June.**
- 3. Note the \$34.71 small rates debts written off under Primary Delegation 1.0 and Secondary Delegation CORPS 1.1.**
- 4. To reflect the 2024/25 payment of the Financial Assistance Grant being paid in advance, in June 2024 AMENDS the 2024/25 Annual Budget by:**
 - (i) increasing the opening net current asset position by \$4,772,200,**

- (ii) decreasing the operating grant income budget by \$4,436,100; and
- (iii) increasing the projected FY25 year-end surplus by \$336,100 which may be considered further at the budget review later this financial year in March

MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

Recommendation CS3/8/24 - Financial Year 2024/25 - Carry Forwards

MOVED Cr L Sargeson

That Council:

1. Pursuant to Section 6.8 of the Local Government Act 1995, AMENDS* the 2024/25 capital budget for the works in progress items listed under capital programs and projects schedule in the Attachment, and summarised as follows:

(i) Capital Projects

Works in Progress – Buildings	\$8,578,720
Works in Progress – Roads	\$5,553,340
Works in Progress - Parks & Reserves	\$4,004,280
Works in Progress - Landfill Site Infrastructure	\$1,247,590
Works in Progress – Pathways	\$1,504,230
Works in Progress – Furniture & Equipment	\$565,370
Purchases in Progress – Plant & Machinery	\$225,590
TOTAL	\$21,679,120

(ii) Capital funding

DCP Contributions/DCP Reserve Fund	\$2,970,900
Reserve Funds (Other)	\$7,285,185
POS/Trust Funds	\$116,090
Loan Funds	\$1,718,470
Grant Funds	\$3,953,005
Sale Proceeds	\$35,600
Municipal Funds	\$5,599,870
TOTAL	\$21,679,120

2. Pursuant to Section 6.8 of the Local Government Act 1995, AMENDS* the 2024/25 Operating Expenditure budget for programs and projects in progress, listed in the operating programs and projects schedule of the Attachment and summarised as follows:

(i) Operating Projects & Programs

Projects/Programs in Progress – CEOs Directorate	\$978,020
Projects/Programs in Progress – Community Services	\$297,230
Projects/Programs in Progress – Corporate Services	\$112,100
Projects/Programs in Progress – Development Services	\$838,300
Projects/Programs in Progress – Technical Services	\$2,620,160
TOTAL	\$4,845,810

(ii) Operating Projects/Program funding

Reserve Funds	\$210,960
Grant Funds	\$646,630
Municipal Funds	\$3,988,220
TOTAL	\$4,845,810

3. APPROVES the transfers to the Rolled Over Projects Reserve at 30 June 2024, as follows

St Francis Xavier Church	\$600,000
Optic Fibre to Depot	\$163,000
Local Planning Strategy	\$128,000
Kelmscott District Centre Structure Plan	\$132,000
Kelmscott Public Realm Strategy	\$40,000
ProMapp Program	\$110,000
TOTAL	\$1,173,000

4. AGREES to not proceed with the remaining Roley Pools Heritage Walk Trail Project (pedestrian crossing) for the following reasons:

- (i) **Project Complexity and lack of market interest**
- (ii) **Other upgrade works carried out by the City to Roley Pools Reserve with improved trail and parking access and improved information to support visitation**
- (iii) **Change in visitation patterns**

5. AMENDS the budget to reallocate the Roley Pools Heritage Walk funds held in the Rolled Over Projects Reserve as follows:

- (i) **Transfer \$227,000 from the *Rolled Over Projects Reserve***
- (ii) **Increase the FY25 operating budget by \$130,000 for Environment Programs – Consultancy - Carbon Rebaseling**
- (iii) **Transfer \$97,000 to the Future Projects Reserve**

MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

Recommendation CS4/8/24 - Budget Amendment - WATC Loans

MOVED Cr L Sargeson

That Council:

1. Pursuant to Section 6.20 (2) of the *Local Government Act 1995*, that Council give one month’s local public notice of the proposal to borrow the following funds in the 2024/25 year:

i)	Core Business System	\$ 278,000
ii)	Piara Waters Library Books	\$ 500,000
iii)	Piara Waters Library	\$4,645,000
iv)	Forrestdale Sporting Precinct Design	\$ 405,000
	TOTAL	\$5,828,000

2. Pursuant to Section 6.8 of the *Local Government Act 1995*, AMENDS* the 2023/2024 Annual Budget by:

a) Decreasing new Borrowings by \$5,828,000 for:

i)	Core Business System	\$ 278,000
ii)	Piara Waters Library Books	\$ 500,000
iii)	Piara Waters Library	\$4,645,000
iv)	Forrestdale Sporting Precinct Design	\$ 405,000
	TOTAL	\$5,828,000

b) Increasing the Transfer From the Future Projects Reserve by \$5,828,000 for short term cashflow for the following projects:

i)	Core Business System	\$ 278,000
ii)	Piara Waters Library Books	\$ 500,000
iii)	Piara Waters Library	\$4,645,000
iv)	Forrestdale Sporting Precinct Design	\$ 405,000
	TOTAL	\$5,828,000

3. Pursuant to Section 6.8 of the *Local Government Act 1995*, AMENDS* the 2024/2025 Annual Budget by:

a) Increasing new Borrowings by \$5,828,000 for:

i)	Core Business System	\$ 278,000
ii)	Piara Waters Library Books	\$ 500,000
iii)	Piara Waters Library	\$4,645,000
iv)	Forrestdale Sporting Precinct Design	\$ 405,000
	TOTAL	\$5,828,000

b) Increasing (replenishing) the Transfer to the Future Projects Reserve by \$5,828,000 for:

i)	Core Business System	\$ 278,000
ii)	Piara Waters Library Books	\$ 500,000
iii)	Piara Waters Library	\$4,645,000
iv)	Forrestdale Sporting Precinct Design	\$ 405,000
	TOTAL	\$5,828,000

MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL

(9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

Recommendation CS5/8/24 - 2024 WALGA Local Government Convention and Registration of Voting Delegates for the Annual General Meeting - October 2024

MOVED Cr L Sargeson

That Council:

- 1. Register Mayor Butterfield and Cr Silver as its voting delegates for the 2024 WALGA Annual General Meeting to be held on Wednesday 9 October 2024.**
- 2. Register Cr Stoneham and Cr Keogh as its deputy voting delegates in the event that either Mayor Butterfield or Cr Silver are unable to attend the WALGA AGM on this day.**

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

Recommendation CS6/8/24 - Leasing - Orchard House - Serendipity (WA) Pty Ltd

MOVED Cr L Sargeson

That Council adopt the recommendation as outlined within the Confidential Attachment.

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

10.3 CHIEF EXECUTIVE OFFICER'S REPORT
Report of the Chief Executive Officer.

MOVED Cr P A Hetherington that the report be received.

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation CEO1/8/24 - Councillors Information Bulletin - Issue No 13/2024

MOVED Cr G J Smith

That Council acknowledge receipt of Issue 13/2024 of the Information Bulletin

MOTION not opposed, DECLARED CARRIED (9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

Recommendation CEO2/8/24 - Central Park - Community Engagement Plan (Late Item)

MOVED Cr C M Wielinga

That Council:

1. **Subject to engagement with the Mayor on the final survey, endorse the Central Park Communication and Engagement Plan as attached, as a guide, to enable the commencement of the engagement processes for the preparation of the design and development of Central Park in the Armadale Station Precinct.**
2. **Endorse the provision of the following prizes to incentivise participation in the survey as follows:**
 - **10 x \$250 vouchers.**
 - **10 x \$50 vouchers.**

MOTION not opposed, DECLARED CARRIED

(9/0)

FOR: Mayor Butterfield, Cr Keogh, Cr Kamdar, Cr Sargeson, Cr Hetherington, Cr Wielinga
Cr Smith, Cr Virk, Cr Stoneham

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

Nil

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

Nil

15 CLOSURE

The Mayor and Councillors expressed appreciation to Mike Andrews, Executive Director Technical Services for his service to the City and wished him well on his next career step.

Mayor Butterfield, declared the meeting closed at 7.23pm

MINUTES CONFIRMED THIS 9th DAY of SEPTEMBER 2024

MAYOR