



ORDINARY MEETING OF COUNCIL 6 August 2002

MINUTES

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LEAVE OF ABSENCE:

Nil

APOLOGIES:

Apology received from Cr G M Hodges.

MOVED Cr Fletcher that the apology be received.

271/2002 MOTION not opposed, DECLARED CARRIED (13-0)

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

Nil

4 PUBLIC QUESTION TIME

Mr Evans, 27 Whistler Green, Brookdale

Q-1 Why has the Council seen fit to raise our rates yet again and to base that on the CPI. From my understanding those CPI figures are based on figures from Sydney where the expenses are greater than in Perth. Research has indicated that Armadale is possibly the highest rate structure in Western Australia at the moment compared with other comparable suburbs and the lowest rates heard about have been in Mosman Park, which are about \$400. Considering the area we live in I am extremely unhappy about it.

The Mayor advised that the term "seen fit" was not perhaps the term that should be used. Like Mr Evans, every one of the Councillors present also acknowledge that when they raise the rates, they are raising the rate impost on themselves as well.

The comment "based on CPI" is true in part – CPI is used as some guidance for Council. The CPI figure that Council uses is not the Sydney CPI, it is the figure relating to Perth for the four previous quarters. That figure for this year was 3.2%. On top of that it is acknowledged that a 1.0% increase was required for an increase in insurance premiums. Council had then to look at whether it was going to seek to provide any additional works above and beyond what it was currently doing. As part of 3 to 4 months discussion about what the priorities were, what the community was saying, in the end the best figure that Council could come up with was a 5.5% increase. That is an average figure compared with other Councils.

Q-2 Our actual rates are not average for the City-wide CBD.

The Mayor advised that the statement that Council's rates were the highest in Western Australia – is not true. There are a number of different ways that rates can be looked at. One being the number of cents in the dollar. It is acknowledged that the rates in Armadale are quite high in terms of the cent in the dollar. The question then might be "why is it high"- if in comparing Armadale with other metropolitan councils, there are 4 Councils in the metropolitan area that have very little relative commercial or industrial rate income and most of their income is dependent upon residential properties and Armadale is perhaps the worst affected of those. The others are Mundaring, Kalamunda and Gosnells. That, in part, but a very large part explains why the cent in the dollar is high, because the relative land values are lower in Armadale.

Mr Gingell, 42 Ecko Road, Kelmscott

Q-1 During the prolonged debate at the Technical Services Committee Meeting on 22 July 2002, it was stated that the classification "local distributor", which applied to Ecko Road, Kelmscott and consequently the volume of traffic which is considered to be reasonable, according to that classification, was inappropriate or incorrectly applied some time ago – can you confirm that the correct classification should be that of "access road"?

The Mayor advised that Ecko Road does serve as a local distributor. The problem that seems unique to Ecko Road, and maybe one or two others west of the railway line, is that whilst it is a local distributor, the purpose that it is serving or the type of traffic that is using it, is not that which a local distributor would carry, despite the fact that it is within the range of figures of a local distributor. The reason the road is classified local distributor is because there are a number of accessways that are dependent upon using Ecko Road to then be able to connect to the main highway.

Mr Busby, 2 Pelham Street, Armadale

Q-1 I would like to know why the sign, which was approved to be placed in front of the Evelyn Gribble Community Centre over two years ago has not been installed and if Council could advise when the sign will be installed?

The Mayor advised that this question would be taken on notice.

Cr Cominelli advised that two different designs had been considered by the Management Group. One was chosen and Council's Planning Department advised, and that is where the matter has been left.

The Mayor advised that the matter would be followed up.

Mr Evans, 27 Whistler Green, Brookdale

Q-3 Why are Council's rates as high as they are?

The Mayor advised that the problem with an expanding outer metropolitan council, is that it is always having to provide very expensive infrastructure at a cost to its local residents ahead of its capacity to pay. One of the reasons the City of Armadale has embarked, over the last 3 or 4 years on a very active campaign to try and attract industry and retail to the area, is to try and get a better balance of rates, not just simply to get more rates but to reduce the burden on the residential ratepayer.

Mr Busby, 2 Pelham Street, Armadale

Q-2 I have been advised that the City Council once again has a website, when will, having the website, its internet address and email contact addresses for submissions and submitting questions in advance for Council and Committee Meetings, be published?

The Mayor advised that the website has been restored, in a different format to that previously, and it is being added to as internal resources are available. Mr Busby's comments will be taken into consideration. Some Councillors are interested in having some interactive facility on the website. Receiving questions in advance does allow for more detailed and complete answers.

Mr Busby, 2 Pelham Street, Armadale

Q-3 In your time as a Councillor for the City Council do you recall a Councillor, any Councillor, ever having voted against a rates increase or a Budget?

The Mayor advised that if the reference was made to a Council meeting, then the answer was no. If the reference was to a Committee Meeting, then the answer was vociferously yes. The Budget placed before Council tonight is the result of 3 or 4 months hard work, not only by the staff but also Councillors themselves. It has been gone through in fine detail, it has been sent back to the staff time and time again to see where a better advantage can be gained and to make that rate increase the minimum possible, whilst balancing up requests from the community. Let it not be forgotten that there is a very strong request from members of the community for Council to spend some \$7 to \$10M on a heated swimming pool. If Council was to do that it would be required to raise something like \$5 to \$7M in borrowings which would have a cost to the budget of something like an additional 4 or 5% increase in rates each and every year. There are lots of unmet requests within the Budget that we are striking and without pre-empting Council, I think all Councillors have had a number of opportunities to go through the documents in great detail

with the staff. It has been talked through at two City Strategy Committee Meetings where the opportunity has been given to question staff as to what direction is being followed and why. The Budget is prefaced by a Strategic Plan, which involved community consultation, and is the first year of a Five Year Financial Plan.

Question time declared closed at 7.50 pm.

5 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6 PETITIONS

6.1 Proposed New Armadale Postal (Locality) Boundaries

Petition signed by 675 signatories was tabled by Cr Zelones, the prayer of which reads:-

“I wish Council to record and endorse my signed request for the locality boundary name change currently before Council, to be changed to Mt Richon from the current name of Armadale.”

MOVED Cr Zelones

That the petition be received and referred to the Development Services Committee.

272/2002 MOTION not opposed, DECLARED CARRIED (13-0)

6.2 Enclosed All Year Round Aquatic Facility

Petition signed by 778 signatories was tabled by Cr Zelones, the prayer of which reads:-

“We the undersigned residents of Armadale and patrons of the City of Armadale Aquatic Centres do respectfully request that the City of Armadale give serious consideration to an enclosed all year round aquatic facility”.

MOVED Cr Zelones

That the petition be received and referred to the Community Services Committee.

273/2002 **MOTION not opposed, DECLARED CARRIED** **(13-0)**

7 **CONFIRMATION OF MINUTES**

PREVIOUS ORDINARY MEETING OF COUNCIL
HELD ON 15 JULY 2002

MOVED Cr Stewart that the Minutes of the Ordinary Meeting of Council held on 15 July 2002, be confirmed as a true and accurate record.

274/2002 **MOTION not opposed, DECLARED CARRIED** **(13-0)**

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

8.1 **Champion Lakes Consultants Liaison Group Meeting**

On 22 July 2002, the Mayor attended a meeting of the Champion Lakes Consultants Liaison Group at the Department of Planning & Infrastructure in Wellington Street in an attempt to pursue that matter further. An emerging issue is the issue of water allocation and it is understood that 0.5 gicalitres per annum to 1.1 gicalitres per annum will be required to service the project.

8.2 **Local Emergency Management Committee Meeting**

On 22 July 2002, a meeting of the Local Emergency Management Committee was held at the Administration Centre. A sub group has now been set up that will arrange a risk management workshop and then move to a tabletop exercise.

8.3 **Meeting with Dan Chesson re: Kelmscott Enquiry by Design**

Also on 22 July 2002, along with Cr Zelones and the Chief Executive Officer, the Mayor met with Dr Dan Chesson who spoke about the Kelmscott Enquiry by Design process and provided a brief outline of his company's proposals for that area.

8.4 **BEAC Bushcare Product and Marketing Plan**

On 27 July 2002, Cr Fletcher attended the BEAC Bushcare Product and Marketing Plan launch.

8.5 **National Local Roads Conference**

On 29 July 2002, in a private capacity, the Mayor attended the National Local Roads Conference in Toowoomba. It was interesting to note that the highlight of the Conference was the negative, the reaction of most of those present, to the announcement of Auslink. Auslink is not well known, it is a new proposal by the Federal Government as to how it will handle future planning for transport. It has been decided not to release the Green Paper for comment until after the Ministers for Transport Meeting in New Zealand in the near future.

8.6 Crossways Community Services Luncheon

On 30 July 2002, Cr Clowes-Hollins attended, on Council's behalf, Crossways Community Services Luncheon at the Meeting Place Café.

8.7 Outside the Frame & City of Armadale Art Award

On 31 July 2002, the Deputy Mayor assisted with the judging of Outside the Frame and the Armadale City Art Awards. Many Councillors attended both launches. The art was of a high quality and the young people of the district are to be congratulated.

8.8. Landcare Bus Tour

On 1 August 2002, the Mayor, along with a number of other people interested in landcare issues, went on a bus tour with the Minister, Dr Judy Edwards. The issue emanating from that is the news that it would appear that the Federal Government is going to remove National Heritage Trust Funding from any projects that are in the metropolitan area.

8.9 Local Government Week

Local Government Week commenced on 2 August and the highlight of that for Armadale would be the award of Life Membership to Cr Roger Stubbs. The Mayor congratulated Cr Stubbs on the receipt of the Life Membership Award.

The Mayor advised that there were a series of development sessions and workshops that had been held from Friday, 2 until Tuesday, 6 August 2002.

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

Nil

10.3 CHIEF EXECUTIVE OFFICER'S REPORT

Report of the Chief Executive Officer as at 1 August 2002

MOVED Cr Munn that the Report be received.

286/2002 MOTION not opposed, DECLARED CARRIED (13-0)

10.3.1 Councillors' Information Bulletin – Issue No. 15/2002

MOVED Cr Clowes-Hollins that Council acknowledge receipt of Issue No. 15/2002 of the Information Bulletin.

287/2002 MOTION not opposed, DECLARED CARRIED (13-0)

10.3.2 2002-03 Annual Budget

MOVED Cr Clowes-Hollins:

That Council:

1. receive the Budget Variations as transacted administratively during the period 21 May 2002 to 30 July 2002; and
2. receive the 2002-03 Reserve Account Budget information.

288/2002 MOTION not opposed, DECLARED CARRIED (13-0)

10.4 SPECIAL CITY STRATEGY COMMITTEE

Report of the Special City Strategy Committee held on 23 July 2002

MOVED Cr Clowes-Hollins that the report be received.

289/2002 MOTION not opposed, DECLARED CARRIED (13-0)

BUSINESS ARISING FROM REPORT

Cr Clowes-Hollins congratulated staff on the work carried out towards the completion of the Budget.

Recommendation CS66/02 (Part 1) - Principal Activity Plan

MOVED Cr Hopper that Recommendation CS66/02 (Part 1) – Principal Activity Plan be adopted.

SECONDED Cr Clowes-Hollins

290/2002 MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL (13-0)

Recommendation CS66/02 (Part 2) - Proposed Rates

MOVED Cr Stubbs that Recommendation CS66/02 (Part 2) (a) – Proposed Rates - be amended to read as follows:

- (a) That subject to the Minister’s approval being received, the following Schedule of Proposed Rates for 2002-03 be accepted.

Rate Category	Rate in \$ (cents)	Minimum Payment \$	Number of Properties	Total Revenue \$	% of Total
Residential Vacant	9.5551	572.00	720	431,773	2.8
Residential Improved	9.5550	495.00	16,304	10,107,808	64.9
Residential Rural Vacant	10.2943	690.00	411	321,963	2.1
Residential Rural Improved	10.2942	615.00	1,366	1,177,716	7.6
Business 1 Vacant	9.0546	928.00	56	75,263	0.5
Business 1 Improved	9.0545	786.00	547	1,406,634	9.1
Business 2 Vacant	9.1786	1,144.00	2	2,980	0.0
Business 2 Improved	9.1785	999.00	109	948,638	6.1
Rural General	0.5671	610.00	742	1,074,770	6.9
Total			20,257	\$15,547,545	100%

291/2002 AMENDMENT not opposed, DECLARED CARRIED (13-0)

MOVED Cr Stubbs that CS66/02 (Part 2) – Proposed Rates, as amended, be adopted.
SECONDED Cr Munn

292/2002 MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL (13-0)

Recommendation CS66/02 (Part 3) – Matters Arising for Inclusion in the 2002-03 Annual Budget

MOVED Cr Stubbs that Recommendation CS66/02 Part (3) Matters Arising for Inclusion in the 2002-03 Annual Budget be amended by the addition of a new part (b) and the existing part (b) to become part (c):

- b) That the City Strategy Committee seek appropriate input from the Rating Review Working Party and review the Carry Forward Schedule presented at Attachment "A-3", seek advice about the practice followed by Councils similar to Armadale and advise Council if its current practice enables an accurate picture of Council's financial position to be presented.

293/2002 **AMENDMENT not opposed, DECLARED CARRIED** **(13-0)**

MOVED Cr Hopper that Recommendation CS66/02 (Part 3) – Matters Arising for Inclusion in the 2002-03 Annual Budget, as amended, be adopted.

SECONDED Cr Clowes-Hollins

294/2002 **MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL** **(13-0)**

Recommendation CS66/02 (Part 4) – Public Submissions on the Proposed 2002-03 Budget

MOVED Cr Hopper that Recommendation CS66/02 (Part 4) – Public Submissions on the Proposed 2002-03 Budget be adopted.

SECONDED Cr Munn

295/2002 **MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL** **(13-0)**

Recommendation CS66/02 (Part 5) – Declarations of Interest

Cr Reynolds disclosed that he has a non-financial interest in a footpath in Ravenscroft Way, Westfield, (appearing on page 47 (Schedule M81) of the 2002-03 Annual Budget), that runs past a family member's house. Cr Reynolds advised that there may be a perception, given the family 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.

Cr Stewart declared a financial interest in Recommendation CS66/02 (Part 5) on the basis that he owns property in proximity to civic works budgeted to occur in Champion Drive, Westfield, as appearing on page 45 of Schedule M81 of the Budget document.

Cr Stewart left the meeting.

MOVED Cr Hopper that the budgeted expenditure of \$1,796,410, as relating to civic works in Champion Drive, Westfield be included in the 2002-03 Annual Budget.

SECONDED Cr Stubbs

12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

With the approval of the Mayor, Cr Stubbs raised the following urgent matter:

12.1 Shed Construction – 32 Rubida Rise, Roleystone

MOVED Cr Stubbs that the Chief Executive Officer be authorised to take any steps necessary, including halting construction, in order to resolve the issue of the construction of a shed with a wall height of 4.5 metres at 32 Rubida Rise, Roleystone.

299/2002 MOTION not opposed, DECLARED CARRIED (13-0)

13 MATTERS FOR REFERRAL TO STANDING COMMITTEES - WITHOUT DISCUSSION

NIL

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

NIL

15 CLOSURE

Mayor, Cr Reynolds, declared the meeting closed at 8.45 pm

MINUTES CONFIRMED THIS 19th DAY OF AUGUST 2002

MAYOR

