

**ORDINARY MEETING OF COUNCIL
7 November 2005**

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ATTACHMENTS

Nil

CITY OF ARMADALE

MINUTES

OF ORDINARY MEETING OF THE ARMADALE CITY COUNCIL HELD IN THE COUNCIL CHAMBERS, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 7 NOVEMBER 2005 COMMENCING AT 7.00 PM

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

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

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

PRESENT:

Mayor, Cr L Reynolds JP presided over	Heron Ward
Deputy Mayor, Cr J H Munn JP CMC	Minnawarra Ward
Cr C J MacDonald	Lake Ward
Cr R J Tizard	Neerigen Ward
Cr G A Best	Neerigen Ward
Cr H A Zelones JP	River Ward
Cr R Butterfield	River Ward
Cr P J Hart	Jarraah Ward
Cr L Scidone	Jarraah Ward
Cr J Everts	Palomino Ward
Cr G T Wallace	Palomino Ward
Cr J A Stewart	Heron Ward

IN ATTENDANCE:

Mr I MacRae	Acting Chief Executive Officer
Mr A F Maxwell	Executive Director Corporate Services
Mr W A Bruce	Executive Director Technical Services
Mr C Askew	Executive Director Community Services
Mrs Y Ward	CEO's Executive Assistant (Acting)
Ms K Wood	Administrative Trainee

Public: 31
Press: 1

LEAVE OF ABSENCE:

Leave of absence previously granted to Crs Cominelli & Knezevich.

APOLOGIES:

Nil

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

Nil

4 PUBLIC QUESTION TIME

Mrs S O’Leary – 4 Salter Road, Mt Nasura

Question regarding the placement of public toilets at Rushton Park.

- Proposal 1 – Upgrade existing toilets at the former Kelmscott Pool site using an on site wastewater management.
- Proposal 2 – Build a new toilet block closer to River Road and connect directly to deep sewerage.

Q. Has a fully costed Project Evaluation been conducted, that is by calculating and comparing the net present value of the two proposals, taking into account the above considerations and any others of import?

If not, why not?

If yes, are these results available for public scrutiny?

Cr Reynolds advised that over the years Council has received a number of requests from the community for public toilets to be provided at Rushton Park. The sporting clubs based at Rushton Park have also requested that suitable changerooms and storage facilities be provided to meet their needs. The consultation process that followed the closure of the Kelmscott Pool reinforced these needs and the consultant considered the option of constructing new facilities as opposed to upgrading the existing. The consultant’s assessment was that the existing building was structurally sound and could be upgraded for approximately \$115,000. The likely cost of demolishing the existing building and constructing new changerooms and a public toilet facility was assessed at over \$400,000. Whilst maintenance costs for an older building may initially be higher than for a new building, the difference is not such that it would offset the substantially higher capital cost of constructing a new facility. The consultant’s assessment was that the expressed needs of the community could be met by upgrading the existing facility.

Mr L Guthrie, 9 Mountain View, Kelmscott

Q-1 A concept plan is just that, a concept, an idea. The final step in the process has been done and I don't believe a genuine attempt has been made to involve the community. Therefore, I would like to ask, using concepts and sketches, is it legal for the Council to proceed on a \$500,000 project without detailed plans and specifications?

Cr Reynolds questioned the assertion that the consultation wasn't handled correctly. It might be important to read into the records of the process that was gone through. In 2003 Council wrote to all residents within a 2 km radius of Rushton Park, on the eastern side of the railway line, inviting their comments and ideas as to how the site could best be redeveloped. Advertisements were placed in local newspapers, seeking public comments and inviting residents to participate in three workshops. 77 residents attended those workshops. Letters were also sent to key stakeholder groups inviting their input into the redevelopment. Residents were also invited to fill in questionnaires at the Kelmscott Show and only 3 people did fill in those questionnaires. Information gained throughout the consultation phase provided the basis of a draft Concept Plan which was presented to Council in December 2003. Following its approval by Council, the Concept Plan then went out for public comment. The Plan was displayed at libraries and residents, who had completed questionnaires or attended community meetings in relation to the redevelopment, were sent copies of the Concept Plan and corresponding Council report. 21 responses were received and the Concept Plan was amended to reflect some of those changes. Council then adopted the Concept Plan as a guide to the future redevelopment of the site in March 2004. Following the Council Meeting, the City applied for external funding and secured grants totalling \$135,000, of which \$100,000 was allocated by the Federal Government for a Story Wall and Performance facility. Detailed planning, based on the original Concept Plan, was commenced in late 2004 and Council approved the plans for the redevelopment of the site in July 2005. The plans were on display at Council Libraries for a period of 6 weeks, following their approval by Council. They were again on display at the 2005 Kelmscott Show. Works were scheduled to begin on Monday. This advice is given to make sure that it was clearly understood that from the Council perspective, it had invited everyone to make comment and those who did join with Council in the process, were then given an opportunity to comment not once but three times, on the outcomes. Mr Guthrie asked the question – "is it legal for Council to spend that money" – yes it is. "Is it legal for Council to spend it on the basis of concept plans rather than detailed plans" – yes, so long as the funds do not exceed the allocated amount. If, through the development of detailed plans, Council subsequently found that the amount of money required would be a bit more than is currently budgeted, the officers would be required to come back to Council with a detailed explanation, seeking additional funds, which the Council could either accept or refuse.

Ms H Frischmuth, 30 Buckingham Road, Kelmscott

Q-1 Why has work commenced on the full site, e.g. holes being cut out of the wall of the old toilet block, when we were told that the contracts had not been let?

Cr Reynolds advised that he did not have the final answer to that question, but he would assume, and the Executive Director Technical Services would correct him, if he was wrong, that the works that have been undertaken to date have been undertaken by Council staff or Council's direct workforce who have been doing some work at the site. Contracts don't have to be let for staff to begin the preliminary work.

Mr R Padgett, 2 Horeshoe Court, Kelmscott

Q-1 Did anyone, in the consultation process, actually request a Story Wall or was the concept a suggestion of a consultant?

Cr Reynolds advised that the Story Wall came from the original community comment about closure of the swimming pool and an undertaking that Council gave at that time that the site would be remembered or recognised in history. Following that a consultant was engaged to develop the concept of a Story Wall and that consultant then consulted with members of the public and ultimately with groups of children from the Kelmscott Primary School. Those designs, yes in some respects, were a little controversial and certainly, provoked some comment around the Councillors and the latest result, which may not yet be final, is a significant change to the original material that came in from the artist.

Ms M Armstrong, 13 Roberts Road, Kelmscott

Q-1 In the case of future projects, will Council consult with residents after plans are drawn, following the original community consultation, before proceeding with the proposed works?

Cr Reynolds advised that Council would follow the same process as was done for this project. Yes, Council did go back to those who were engaged in the original consultation with Council and those who showed any interest in it. Council sent them copies of both the Council report and the proposed plan. Council would do the same for other projects in the future.

Mr B Leeder 18 Lefroy Road, Kelmscott

Q-1 What has been the total cost of the renovations to date on the swimming pool site at Rushton Park, including staff costs?

Cr Reynolds advised that he would take this question on notice.

Mr A Choules, 46 Roberts Road, Kelmscott

Q-1 Had a question regarding public toilets, but I think the question has been answered.

Cr Reynolds advised that Cr Zelones had lobbied on behalf of the community over the past eight years for toilets on that Reserve. Because of security issues, Council has 5/6 sets of toilets in that Reserve but they are adjuncts to buildings that cannot be left open to the public during normal use of the oval. Council is looking for an opportunity to make use of the toilet block in the swimming pool complex for the sports people so they don't have to go up and badger people using the hall.

Ms S O'Leary, 4 Salter Road, Mt Nasura

Q-2 Has an environmental impact survey been done? The reason for this question is my fear that the holding tanks might leach into the Canning River and if it was located further away from the Canning River that risk would be obviated.

Cr Reynolds advised that as part of the referral process, Council was required to refer the proposal to the West Australian Planning Commission and to the Swan River Trust. The Swan River Trust, in particular, is the guardian of this bit of the river and has had a very good look at it. It is understood that advice received today from the Manager Building Services is that even though only a couple of short depth holes (6 ft) are going to be dug, Council is still required to test for acid sulphate soils. Every precaution is taken to ensure that Council does not do anything to destroy the environment.

Mr L Guthrie, 9 Mountain View, Kelmscott

Q-2 Can you give me a figure of when you can go ahead with a project on concepts and sketches? Is there a cut off figure? The Local Government Department indicates that it is \$100,000. \$500,000 is being spent, I want to know if the cut off point of \$100,000 for the projects without plans and specifications is being adhered to?

Cr Reynolds advised that it was his belief that Mr Guthrie was confusing the fact that there are a number of elements to this project, each one of which will require plans and specifications. Before contracts are let, the plans and specifications are drawn up. At the moment the Concept Plan has a number of elements and is broken down according to each of those. For each of those, Council is required to abide by the Western Australian Local Government Act and the tender regulations that are associated with it. For some works, because they are relatively small, Council seeks quotes, with others, it is required to call for tenders. In the case of tenders, there are very detailed specifications.

Public Question Time closed at 7.15 pm.

5 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6 PETITIONS

Nil

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS ORDINARY MEETING OF COUNCIL
HELD ON 17 OCTOBER 2005

MOVED Cr Stewart that the Minutes of the Ordinary Meeting of Council held on 17 October 2005 be confirmed as a true and accurate record.

416/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

8.1 Rate Payment Incentive Competition

On Tuesday, 18 October 2005, the Mayor, along with the Chief Executive Officer, Councillors Munn, Best, MacDonald and Hart attended an afternoon tea and cheque presentation for some of the very happy winners of the Rate Payment Incentive Competition.

8.2 Opening of "Stairways Cottage" – Armadale Senior High School

On Thursday, 20 October 2005, Cr Jeff Munn attended the opening of the "Stairways Cottage" at Armadale Senior High School as Council's representative.

8.3 Presentation of Certificates - Cecil Andrews Senior High School

Also on Thursday, 20 October 2005, Cr June MacDonald represented Council at the Cecil Andrews Senior High School 26th Anniversary Assembly. Cr MacDonald presented a Youth Advisory Council (YAC) Certificate to YAC member and Cecil Andrews' student Melissa Northcott. Cr MacDonald also presented a special certificate of appreciation to student Cortnie Hendy for her assistance and kind act of citizenship to a fellow student.

8.4 Technical Services City Inspection Tour

On Saturday, 22 October 2005, all bar one of the available Councillors were able to attend the Technical Services City Inspection Tour which

took them to all the extremities of the settled parts of Council's area of responsibility, looking at a range of issues that need addressing in future items to Council.

8.5 Water Walkers – New Season

On Monday, 24 October 2005, the Mayor, on Council's behalf, was able to join the water walkers at the start of Seniors' Week to celebrate the start of their new season. Sadly, the Mayor managed just 40 laps before being replaced in the pool by numerous school children who had arrived for their swimming lesson.

8.6 Launch of the Seniors' Plan at the Seniors & Safety Forum

On Thursday, 27 October 2005, Cr MacDonald attended the launch of the Seniors' Plan at the Seniors & Safety Forum held in the Function Room.

During the afternoon of 27 October 2005, the Mayor joined Cr MacDonald to attend the launch of the Community Safety Plan, which was also being held as part of the Seniors & Safety Forum. They were joined by local MLA Alannah MacTiernan who presented the State Government's contribution to two projects which are being funded as part of the City's Safety Plan.

8.7 Opening of Continence Advisory Service Seminar

Also on Thursday, 27 October 2005, the Mayor had the unusual task of officially opening the Continence Advisory Service's Seminar at Armadale Hall.

8.8 NSW & Victoria Study Tour

From Monday, 31 October to Friday, 4 November 2005, together with Councillors Hart, MacDonald and Tizard and the Chief Executive Officer, Ray Tame, Executive Director Community Services, Carl Askew, Manager Community Development, Yvonne Coyne and Executive Director Corporate Services, Tony Maxwell, the Mayor visited nine (9) metropolitan fringe Councils in NSW and Victoria. In between, the CEO and the Mayor visited Canberra to present a case for funding for a range of community projects in the City of Armadale over the next few years.

A detailed report on the Study Tour will be provided to Councillors and staff, and in all likelihood made available to the public via Council's website within the next month. It will probably involve a presentation that could take several hours as a vast amount of relevant information was gathered on a wide range of facilities such as libraries, community centres, performing arts centres and swimming pools, along with discussion on how those Councils had funded them.

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

Nil

10 REPORTS

10.1 TECHNICAL SERVICES COMMITTEE

Report of the Technical Services Committee held on 24 October 2005.

MOVED Cr Everts that the Report be received.

417/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

BUSINESS ARISING FROM REPORT

Recommendation T107/10/05 – Review of Delegations of Authority Relevant to the Technical Services Directorate

MOVED Cr Everts that Recommendation T107/10/05 be adopted.

SECONDED Cr Munn.

**418/11/2005 MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY OF
COUNCIL (12-0)**

Recommendation T113/10/05 – Councillors' Items – Araluen Botanic Park

Cr Hart declared a financial interest in Recommendation T113/10/05 – Araluen Botanic Park on the basis that she is a member of the Araluen Botanic Park Board. Cr Hart left the meeting.

MOVED Cr Scidone that Recommendation T113/10/05 be amended by the addition of a part (3):

3. That a meeting be arranged between representatives of the City of Armadale and the Araluen Botanic Park Board Chairman, Araluen Foundation Chairman and Executive Officers to discuss the impact additional road traffic managed events will have on the local residents.

419/11/2005 AMENDMENT DECLARED CARRIED (11-0)

MOVED Cr Everts that Recommendation T113/10/05, as amended, be adopted.

420/11/2005 MOTION not opposed, DECLARED CARRIED (11-0)

Cr Hart returned to the meeting.

MOVED Cr Everts that Recommendations T104/10/05 to T114/10/05, except those already dealt with, be adopted.

421/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

10.2 COMMUNITY SERVICES COMMITTEE

Report of the Community Services Committee held on 25 October 2005.

CORRECTIONS:

Page 24 Recommendation C103/10/05 – Department of Sport & Recreation CSRFF Grant Applications

Strategic Plan/5 Year Plan

The word “either” to be deleted from the fourth line of the paragraph.

Page 27 The word “their” to be changed to “there” in the fifth paragraph, sixth line.

MOVED Cr Wallace that the Report, subject to the above corrections, be received.

422/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

BUSINESS ARISING FROM REPORT

Recommendation C101/10/05 – Redevelopment of Former Kelmscott Pool Site

MOVED Cr Zelones that Recommendation C101/10/05 be not adopted and recommitted to the next meeting of the Community Services Committee.

OPPOSED Cr Munn.

SECONDED Cr Butterfield.

MOTION LOST (4-8)

MOVED Cr Zelones that Recommendation C101/10/05 be amended by the addition of a new part (b), with the amended motion to read as follows:

That Council:

- a. Reaffirm its previous resolution in relation to the redevelopment of the former Kelmscott pool site and foreshore area at Rushton Park in line with the approved concept plans.
- b. recommit the issue of the performing area at the earliest possible date to a special meeting of the Community Services Committee.

c. Administratively advise the two residents who have written to the City accordingly.

OPPOSED Cr Munn.

SECONDED Cr Butterfield.

423/11/2005 AMENDMENT DECLARED CARRIED (12-0)

MOVED Cr Wallace that Recommendation C101/10/05, as amended, be adopted.

424/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

Recommendation C102/10/05 – Proposal for CBD Skate Park

MOVED Cr Wallace that Recommendation C102/10/05 be adopted.

SECONDED Cr Tizard.

425/11/2005 MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL (12-0)

Recommendation C103/10/05 – Department of Sport and Recreation CSRFF Grant Applications

Cr Scidone declared a non financial interest in Recommendation C103/10/05 - CSRFF Grant Applications, on the basis that he has an association with the Kelmscott Soccer Club. As a consequence, there may be a perception that his impartiality on the matter may be affected. Cr Scidone declared that he would put aside the association, consider the matter on its merits and vote accordingly.

MOVED Cr Wallace that Recommendation C103/10/05 be adopted.

SECONDED Cr Zelones.

426/11/2005 MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL (12-0)

Recommendation C104/10/05 – Review of Delegations of Authority Relevant to the Community Services Directorate

MOVED Cr Wallace that Recommendation C104/10/05 be adopted.

SECONDED Cr Munn.

427/11/2005 MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL (12-0)

Recommendation C106/10/05 – Councillors' Items – Cr Zelones – Acoustic Upgrade – Council Venues

MOVED Cr Stewart that Recommendation C106/10/05 be amended by the addition of an extra dot point to read:

“That officers investigate opportunities for partnering with relevant organizations in the provision of a Performing Arts Centre in the City of Armadale.”

428/11/2005 AMENDMENT DECLARED CARRIED (12-0)

MOVED Cr Wallace that Recommendation C106/10/05, as amended, be adopted.

429/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

MOVED Cr Wallace that Recommendations C100/10/05 to C106/10/05, except those already dealt with, be adopted.

430/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

10.3 ACTING CHIEF EXECUTIVE OFFICER’S REPORT

Report of the Chief Executive Officer as at 3 November 2005.

MOVED Cr Wallace that the Report be received.

431/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

10.3.1 Vacancy for Western Australian Local Government Association Member – Infrastructure Coordinating Committee

MOVED Cr MacDonald:

That no nomination be made for the position of Western Australian Local Government Association Member – Infrastructure Coordinating Committee.

432/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

10.3.2 Vacancy for Western Australian Local Government Association Non-Metropolitan Member and Deputy Non-Metropolitan Member – Healthway Board (WA Health Promotion Foundation)

MOVED Cr Zelones:

That no nomination be made for the positions of Western Australian Local Government Association Non-Metropolitan Member and Deputy Non-Metropolitan Member respectively for the Healthway Board (WA Health Promotion Foundation).

433/11/2005 MOTION not opposed, DECLARED CARRIED (12-0)

10.3.3 Councillors' Information Bulletin – Issue No. 21/2005

MOVED Cr Everts:

That Council acknowledge receipt of Issue No. 21/2005 of the Information Bulletin.

434/11/2005 MOTION not opposed, DECLARED CARRIED

(12-0)

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

MINNAWARRA HOUSE RELOCATION

WARD : Minnowarra
FILE REF : A43793

DATE : 1 November 2005
REF : IM
RESPONSIBLE : A/CEO
MANAGER

In Brief:-

- The redevelopment of the Woolworths shopping centre requires the relocation of Minnowarra House.
- A suitable location for the facility has been identified on land owned by the City at Lot 144 Abbey Road.
- agree in principle, subject to the Minister for Planning and Infrastructure's support for the rezoning of Lot 143 to Residential, to entering into seven year leases with the Roberta Jull Community Care Association and the tenants of Orchard House for land within Lot 144 Railway Avenue to facilitate the relocation of Minnowarra House and Orchard House;
Write to adjacent landowners advising of Council's intent and inviting discussion with City officers.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- Create an integrated Metropolitan Centre with a full range of services.
- Balance the need of development with sustainable economic, social and environmental objectives
- Revitalising Armadale City Centre

Legislation Implications

Local Government Act 1995

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

In the event of the sale of land some revenue will accrue to the City.

Consultation

- ◆ Armadale Redevelopment Authority (ARA)
- ◆ Alannah MacTiernan MLA – Member for Armadale

BACKGROUND

At its meeting in June 2005 Council supported the amendment to the ARA Redevelopment Scheme enabling the extension of the retail area into the area between Woolworths and Armadale Road. This support was subject to the City's Australia Day Fireworks being accommodated and the activities currently provided in Orchard House and Minnowarra House being satisfactorily relocated.

At its September 2005 meeting Council was advised in considering a development application for the extension of the shopping centre by Westzone that a community consultant had been employed to help the groups determine what premises and facilities were required and to develop business plans with them. Council reconfirmed its requirement that Orchard and Minnowarra Houses should be satisfactorily relocated.

A number of alternative sites have been considered and not found to be acceptable to Minnowarra House (the Roberta Jull Community Care Association).

DETAILS OF PROPOSAL

A parcel of land adjacent to Armadale Road between Abbey Road and Railway Avenue (see Location Plan) has been identified as being suitable for the establishment of a facility similar to Minnowarra House. The land in question is owned by the City and comprises Lot 143 (7442m²) and Lot 144 (9603m²) less road reserve. A 2000m² portion with this land would be sufficient to enable the facility to be relocated and the retail redevelopment proposal to proceed. In the event of such a land portion being made available, funding for an appropriate building could be sought from Lotteries

Commission. Westzone has also agreed to a financial contribution towards the development of a replacement facility.

A similar argument could be made for Orchard House which also requires relocation to facilitate retail redevelopment.

Lots 143 and 144 are reserved for Parks and Recreation under TPS No. 4 – however they were zoned Residential recently under TPS No. 2. The land is undeveloped and serves no clear recreation function other than as open space.

Should Council support the relocation of Minnowarra House and Orchard House to Lot 144 it could either sell the land or lease it to the relevant Association or another public body(s). Procedures are set down under S. 3.58(3) of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* to guide a local government in the disposal of property. The disposal by sale or lease to the ARA or a charitable, benevolent, educational or other like body would be permitted under the Regulations.

To a certain extent the disposal of Council assets is fraught and while there may be an attraction in enabling the ARA to take responsibility for the ongoing arrangements for Minnowarra House and Orchard House, in the end (ie beyond 2011) Council will inherit obligations entered into by the ARA for land in the City. Accordingly, there is merit in arranging for the leasing of the land to the Roberta Jull Community Care Association and the tenants of Orchard House.

The Council would in due course need to formally consider all the planning issues associated with the location of the community uses on Lot 144, the design of the facility, its servicing and associated landscaping through the assessment of a planning application. However at this stage to facilitate the Woolworths/Westzone redevelopment it may be appropriate for Council to give support in principle to the entering into a lease over a portion of Lot 144 between the City and the Roberta Jull Community Care Association and the tenants of Orchard House. However, Council may also wish to consider the possibility of returning the balance of Lot 143 to residential to provide Council with some financial return.

There are residential properties to the south and west of Lot 144. In the event of Council supporting the lease of land it may wish to keep the public informed of its intention either by a general notice in the newspaper or be a direct approach by letter to affected landowners.

The following options could be considered by Council – although options 1 and 2 could be conditional upon the initiation of a rezoning for Lot 143 to enable Council to obtain some financial return for the land.

Options

Council could:

1. support the disposal of Lot 144 to the ARA at an agreed price;
2. support the entering into leases over portions of Lot 144 with the Roberta Jull Community Care Association and the tenants of Orchard House; or

3. not support the disposal or leasing of land within Lot 144 for the relocation of Minnowarra House and Orchard House.

CONCLUSION

There has been concern in the community that the functions undertaken in both Minnowarra House and Orchard House could be compromised by the Armadale Plaza stage two development. A number of sites for the relocation of the activities have been identified, however, these have not been acceptable, at least to the Roberta Jull Community Care Association. It is understood that land on the corner of Abbey and Armadale Road would be acceptable to the Association however the adjacent property (Lot 144) is also owned by the City and its disposal would be less prejudicial to the City's interests.

Lot 144 is owned by the City and in a number of respects offers similar advantages to the current site. Two 2000m² areas within Lot 144 could be selected to accommodate the relocation of Minnowarra House and Orchard House and this could be expedited either by transfer to the ARA or by making lease arrangements with the relevant bodies. The entering into a lease over portion of Lot 144 would be a similar situation to that currently prevailing with Minnowarra House (which has five years to run) however Council may wish to consider ways in which it could be compensated for the use of its land by the rezoning and sale of the adjacent Lot 143.

MOVED Cr Munn:

That Council:

1. Agree in principle, subject to the Minister for Planning and Infrastructure indicating support for the rezoning of Lot 143 to Residential, to the entering into seven year leases with the Roberta Jull Community Care Association and the tenants of Orchard House for 2000m² each within Lot 144 Railway Avenue to facilitate the relocation of Minnowarra House and Orchard House.
2. Write to adjacent landowners advising of Council's intent and inviting discussion with City officers.

435/11/2005 MOTION not opposed, DECLARED CARRIED

(12-0)

13 MATTERS FOR REFERRAL TO STANDING COMMITTEES - WITHOUT DISCUSSION

Nil

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

Nil

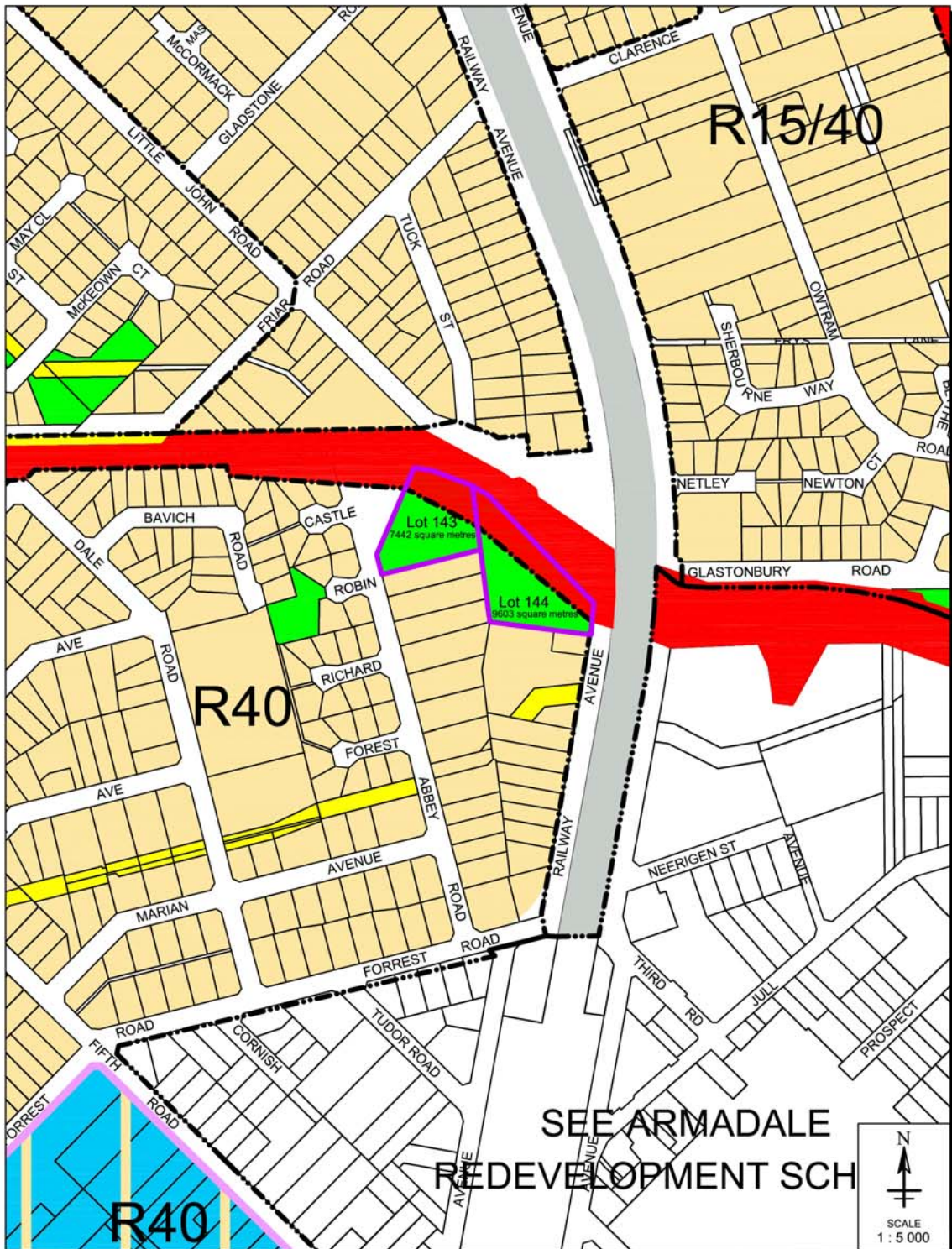
15 CLOSURE

The Mayor, Cr Reynolds, declared the meeting closed at 8.14 PM.

MINUTES CONFIRMED THIS 21ST NOVEMBER 2005

MAYOR

URGENT BUSINESS - MINNAWARRA HOUSE RELOCATION
Refer Page 12 of the Minutes



**LOCATION PLAN
LOT 143 AND 144 ABBEY ROAD, ARMADALE**