



---

**ORDINARY MEETING OF COUNCIL  
MONDAY, 8 MARCH 2021**

**MINUTES**

---

**CONTENTS**

<b>1</b>	<b>DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS.....</b>	<b>3</b>
<b>2</b>	<b>RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE.....</b>	<b>3</b>
<b>3</b>	<b>ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE.....</b>	<b>4</b>
<b>4</b>	<b>PUBLIC QUESTION TIME .....</b>	<b>4</b>
1	MR M FACEY - RECONNECT JULL STREET GROUP - 229 JULL STREET, ARMADALE .....	4
<b>5</b>	<b>APPLICATIONS FOR LEAVE OF ABSENCE .....</b>	<b>4</b>
<b>6</b>	<b>PETITIONS .....</b>	<b>4</b>
	NIL .....	4
<b>7</b>	<b>CONFIRMATION OF MINUTES .....</b>	<b>5</b>
	MINUTES OF ORDINARY COUNCIL MEETING HELD ON 22 FEBRUARY 2021 .....	5
<b>8</b>	<b>ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION.....</b>	<b>5</b>
1	MAYORS ANNOUNCEMENTS.....	5
<b>9</b>	<b>QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN – WITHOUT DISCUSSION .....</b>	<b>6</b>
<b>10</b>	<b>REPORTS.....</b>	<b>6</b>
10.1	COMMUNITY SERVICES COMMITTEE MEETING - 2 MARCH 2021.....	6
10.1.1	ROLEYSTONE HALL - RESCIND PREVIOUS DECISION OF INTENTION TO LEASE (1.1) .....	6
10.1.2	SIX-MONTH PROGRESS REPORT OF SUBURB-LEVEL SOCIAL PRIORITIES (2.1).....	7
10.1.3	COUNCILLOR ITEMS (3.) .....	7
10.2	TECHNICAL SERVICES COMMITTEE MEETING - 3 MARCH 2021 .....	8
10.2.1	WARTON ROAD DUPLICATION/ WIDENING - REQUEST FOR DELEGATION TO APPLY FOR CLEARING PERMIT (1.1).....	8
10.2.2	PETITION - CHANGE OF SKATEPARK TO CHILDREN'S PLAYGROUND - BAROSSA LOOP, HARRISDALE (2.1).....	8
10.2.3	REQUEST FOR QUOTE 52/20 - CONTESTABLE ELECTRICITY SUPPLY (3.1).....	9
10.2.4	JULL STREET MALL (4.1).....	9
10.2.5	PARKING AT WILLANDRA PRIMARY SCHOOL (REFERRAL ITEM) (4.2) .....	10
10.2.6	ASBESTOS REGISTER UPDATE (REFERRAL ITEM) (4.3).....	10

10.2.7	BROOKTON HIGHWAY FOOTPATH (REFERRAL ITEM) (4.4)	10
10.2.8	FRYE PARK UPGRAGES (REFERRAL ITEM) (4.5)	11
10.2.9	REVIEW OF THE CITY'S PARKS FACILITIES STRATEGY (1.)	11
10.3	CHIEF EXECUTIVE OFFICER'S REPORT - 8 MARCH 2021	11
10.3.1	COUNCILLORS INFORMATION BULLETIN - ISSUE NO 4/2021 (1.1)	11
<b>11</b>	<b>MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN</b>	<b>11</b>
<b>12</b>	<b>URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION</b>	<b>11</b>
	NIL	11
<b>13</b>	<b>MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION</b>	<b>12</b>
1	MAJOR PLAY EQUIPMENT IN PARKS & RESERVES	12
2	LARGE PLAY EQUIPMENT IN PARKS & RESERVES - COSTS	12
3	VEHICLE SPEED SIGNS - ROWLEY ROAD	12
4	SECONDARY ACCESS ROUTE - ARALUEN ESTATE	12
5	REVIEW OF PRE-2002 THOROUGHFARE CLOSURES	12
6	REPORT TO SE METRO ZONE - LOBBY STATE FOR FUNDING FOR SECOND ACCESS TO DEVELOPMENTS IN BUSHFIRE PRONE AREAS	12
<b>14</b>	<b>MATTERS REQUIRING CONFIDENTIAL CONSIDERATION</b>	<b>12</b>
	NIL	12
<b>15</b>	<b>CLOSURE</b>	<b>12</b>

# CITY OF ARMADALE

## MINUTES

OF ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 8  
MARCH 2021 AT 7.00PM.

---

### 1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

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

---

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

#### PRESENT:

Mayor, Cr R Butterfield presided over	River Ward
Deputy Mayor, Cr C Frost	Lake Ward
Cr J H Munn CMC	Ranford Ward
Cr S Peter JP	Ranford Ward
Cr M S Northcott	Palomino Ward
Cr C A Campbell JP	Palomino Ward
Cr E J Flynn	Heron Ward
Cr G J Smith	Minnawarra Ward
Cr K Busby	Minnawarra Ward
Cr G Nixon	Hills Ward
Cr C M Wielinga	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 K Ketterer	Executive Director Technical Services
Mr N Kegie	A/Executive Director Community Services
Mrs S D'Souza	CEO's Executive Assistant

Public: 4                      Press: 2

#### LEAVE OF ABSENCE:

Leave of Absence previously granted to Cr H T Jones and Cr M Silver

#### APOLOGIES:

Apology received from Cr D M Shaw

---

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

Nil

---

**4                   PUBLIC QUESTION TIME**

**1 Mr M Facey - Reconnect Jull Street Group - 229 Jull Street, Armadale**

---

- Q 1.    When did the City of Armadale realise that the Jull St Mall does not comply with the *Local Government Act 1995* which came into effect in 1996?  
Given the closure of Jull St to form the Jull St Mall does not comply with the *Local Government Act 1995*, will the City now respond to calls from local businesses, ratepayers, community members and local members of parliament to reopen the mall to traffic?

*The Mayor invited the CEO to respond.*

*The CEO advised that she is unable to provide an absolute specific date. It had come to officer's attention at a point in the last 3 months after doing full and considered research and also involving the fact that from 2002 the area was under the jurisdiction of the Armadale Redevelopment Authority. This research over the preceding months has culminated in the report that is before Council tonight with a recommendation to progress procedures under section 3.50 of the Local Government Act 1995 to retain the current status of the mall until the community consultation processes outlined in the recommendation are completed. This will ensure that the passage of traffic through the mall is not permissible until such time as council has made a final determination post the community consultation.*

*The Mayor advised that Council became aware of the matter when the agendas were received a week and half ago.*

- Q 2.    In terms of the community consultation that I believe will be voted on tonight, can the City give us any indication of the time frames of completion in terms of the consultation process?

*The CEO advised that the first step that needs to occur in accordance with Council's adopted Community Consultation Framework is that a consultation plan is presented to Council for their approval. That consultation plan will outline the nature, the extent and the time period over which that consultation will occur.*

*Question time declared closed at 7.06pm*

---

**5                   APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

---

**6                   PETITIONS**

Nil

---

---

**7 CONFIRMATION OF MINUTES**

**7.1 PREVIOUS ORDINARY COUNCIL MEETING  
HELD ON 22 FEBRUARY 2021.**

MOVED Cr E J Flynn that the Minutes of the Ordinary Council Meeting held on 22 February 2021 be confirmed as a true and accurate record.

**MOTION not opposed, DECLARED CARRIED (11/0)**

---

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

**1 MAYORS ANNOUNCEMENTS**

**Tuesday 23rd February 2021**

Attended the Business Armadale Pre-Election Politicians Breakfast held at Avocados. Councillors Munn, Smith, Peter, Nixon and Northcott were also in attendance, as was the City's Manager of Economic Development.

**Wednesday 24th February 2021**

Chaired the South East Regional Energy Group (SEREG) meeting held at the City of Armadale.

Attended the opening of the North Harrisdale Primary School. The Premier, Hon Mark McGowan BA LLB MLA and Education Minister, Hon Sue Ellery BA MLC and Yaz Mubarakai MLA were also in attendance. Councillors Peter and Munn also attended.

Welcomed the Information Commissioner, Kathryn Fletcher to the City of Armadale prior to a training session she was holding for staff from several local governments including the CoA.

Attended a SOHAG Meeting, along with Cr's Nixon and Munn.

Attended the Municipal Waste Advisory Council (MWAC) meeting held at WALGA.

**Thursday 25th February 2021**

Met with the new 'Officer In Charge' at the Armadale Police Station, Senior Sergeant Jeremy Petersen, to discuss local issues.

Hosted three citizenship ceremonies at the Administration Office, for a total of 60 new citizens. Councillors Nixon, Northcott and Smith attended all three ceremonies and Senior Sergeant Petersen, was able to stay to see the first group receive their Australian Citizenship.

Attended a photo opportunity with Member for Jandakot, Yaz Mubarakai MLA to promote the election promise of funding for new CCTV trailer in Harrisdale/Piara Waters.

**Tuesday 2nd March 2021**

Attended regular TEAMS meeting with the CEO and Deputy Mayor to discuss local issues.

Attended the Community Services Committee Meeting on Cr Jones' behalf.

**Wednesday 3rd March 2021**

Attended a State Election 2021 briefing at WALGA.

Attended the WALGA State Council Policy Forum, an Environment Policy Team Meeting and then the State Council Meeting.

**Monday 8th March 2021**

Attended regular TEAMS meeting with the CEO to discuss local issues.

---

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

Nil

---

**10 REPORTS**

**10.1 COMMUNITY SERVICES COMMITTEE MEETING**

Report of the Community Services Committee held on 2 March 2021.

MOVED Cr K Busby that the report be received.

**MOTION not opposed, DECLARED CARRIED (11/0)**

**BUSINESS ARISING FROM REPORT**

Recommendation C6/3/21 - Roleystone Hall - Rescind Previous Decision of Intention to Lease

MOVED Cr K Busby

**That Council:**

- 1. Notes the request of Roleystone Theatre Incorporated, to not proceed with entering into a lease at Roleystone Hall.**
- 2. Rescind its former decision (C4/2/20):**

*That Council:*

- A. Enter into a Lease with Roleystone Theatre Incorporated for a portion of Cross Park – Lot 1 (No.44) Jarrah Road, Roleystone, as detailed on the attached plan to this report under the following basic terms and conditions:**

**Occupier:** *Roleystone Theatre Incorporated as bordered red on the Plan attached to this report*

**Leased area:** *Roleystone Hall*

**Term:** *Two (2) years or earlier by mutual consent*

**Commencement:** *From the date the last party to the lease, signs the lease*

**Rent:** *\$50 per annum plus GST*

**Insurance:** *Lessor to be responsible for building insurance*

**Lessee to be responsible for:**

*The cost of all claims resulting from activities of Roleystone Theatre Incorporated that fall within the City's excess on building insurance (Currently \$5,000 per incident);*

- insurance for any property or equipment owned by Roleystone Theatre Incorporated;*

- *public liability insurance to a value of \$20 Million*
- *personal accident for volunteers insurance*
- *insurance for community groups hiring spaces*

*Outgoings: Lessee to be responsible for normal outgoings of the premises.*

*Maintenance: In accordance with the schedule attached to this report*

*Other: Roleystone Theatre Incorporated be granted the power under the lease to hire the facility to the broader community and retain all monies received from the hire.*

- B. Authorise the Chief Executive Officer and Mayor to execute a lease agreement incorporating the details in 1 above.\***
- C. Authorise the Chief Executive Officer to –**
- Negotiate all other administrative terms and conditions of the lease.*
  - Exercise all rights available and duties incumbent on the City under the lease.*

- 3. Note Roleystone Theatre Incorporated’s intent to continue as a regular hirer of the Roleystone Hall until such time as the Roleystone Theatre is ready to be occupied and a tenancy arrangement has been agreed to.**

**MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation C7/3/21 - Six-month Progress Report of Suburb-Level Social Priorities

*Councillor Campbell disclosed that he is a Member of the Cecil Andrews College Board. As a consequence, he advised that there may be a perception on the basis of his non-financial interests that his impartiality on the matter may be affected, but declared that he would set aside this association, consider the matter on its merits and vote accordingly.*

*Councillor Northcott disclosed that she is a Member of the Cecil Andrews College Board. As a consequence, she advised that there may be a perception on the basis of her non-financial interests that her impartiality on the matter may be affected, but declared that she would set aside this association, consider the matter on its merits and vote accordingly.*

MOVED Cr K Busby

**That Council note the update on strategies to address endorsed suburb-level Social Priorities detailed in this report.**

**MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation C8/3/21 – Councillor Items

MOVED Cr K Busby

**That Council refers the following Councillor items in regard to:**

- 1. Community Education Campaign – Theft of Returnable Bottles and Cans**
- 2. Evaluation of Security Patrols in the Jull Street Mall**
- 3. State Government Funding – Planning in Bushfire Prone Areas**

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

**MOTION not opposed, DECLARED CARRIED (11/0)**

**10.2 TECHNICAL SERVICES COMMITTEE MEETING**

Report of the Technical Services Committee held on 3 March 2021.

MOVED Cr G Nixon that the report be received.

**MOTION not opposed, DECLARED CARRIED (11/0)**

**BUSINESS ARISING FROM REPORT**

Recommendation T14/3/21 - Warton Road Duplication/ Widening - Request for Delegation to Apply for Clearing Permit

MOVED Cr G Nixon

**That Council:**

- 1. Authorise the Chief Executive Officer to sign a letter of authorisation for the City of Gosnells to submit an Application to Clear Native Vegetation under the *Environmental Protection Act 1986*, on two land parcels (PIN 12434990 and PIN 12434988), for the purpose of the widening of Warton Road, on behalf of the City of Armadale.**
- 2. Request further information from the City of Gosnells to support the potential future clearing request for the Part B area of the proposed Warton Road duplication.**
- 3. Advise the City of Gosnells of the intent to retain the Banksia woodland adjacent to the Part B area (23 Cypress Cr, Harrisdale) of the Warton Road duplication and request their consideration of opportunities to preserve vegetation in the Part B area where possible.**

**MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation T15/3/21 - Petition - Change of SkatePark to Children's Playground - Barossa Loop, Harrisdale

MOVED Cr G Nixon

**That Council:**

- 1. Note the results of the investigation of the petitioners' concerns relating to the Skate Park at Barossa Loop, Harrisdale.**
- 2. Request the developer fund mobile CCTVs on the park's main entrance and install fencing along the street boundary of the Barossa Loop skate park.**
- 3. Continue to work with stakeholders including the developer, local schools, WA Police, service providers, users of the youth park and residents to monitor behaviour and take compliance action where appropriate.**
- 4. Review the outcome after six months and revert to Council.**
- 5. Inform the petition convener accordingly.**

**MOTION not opposed, DECLARED CARRIED (11/0)**



Recommendation T16/3/21 - Request for Quote 52/20 - Contestable Electricity Supply

MOVED Cr G Nixon

**That Council, in regard to Request for Quotation 52/20 for Contestable Electricity Supply:**

**Accept the quotation from Synergy Electricity Generation and Retail Corporation for a period of ten (10) months for the supply of Green (Natural) power in accordance with:**

- **The submitted Schedule of Rates as presented in Confidential Attachment 1**
- **Council's contract documentation, Budget and Long Term Financial Plan estimates.**

**MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation T17/3/21 - Jull Street Mall

MOVED Cr G Nixon

**That Council:**

1. **Direct the preparation of a Community Engagement Plan to be considered by Council to determine the community's view on whether to:**
  - i. **Open Jull Street Mall to one-way traffic**
  - ii. **Open Jull Street Mall to two-way traffic**
  - iii. **Retain Jull Street Mall as a public pedestrian and civic space**

**The community engagement plan is to contain the wording and images to be used to explain each option – inclusive of costs, anticipated benefits and impacts.**

2. **Amend\* the 2020/21 budget by:**

**OPERATING EXPENDITURE**

**Increasing the Operating Expenditure Budget for the City Centre Activation (Jull Street Mall) by \$35,000**

**TRANSFERS FROM CASH RESERVES**

**Increasing the transfers from the City Activation Cash Reserve by \$35,000**

3. **Continue to provide a community liaison patrol consistent with the service provided from 1 November 2019 to 31 January 2021, until 30 June 2021.**

4. **Amend\* the 2020/21 budget by:**

**OPERATING EXPENDITURE**

**Increasing the Operating Expenditure Budget for the City Centre Activation (Jull Street Mall) by \$45,000**

**TRANSFERS FROM CASH RESERVES**

**Increasing the transfers from the City Activation Cash Reserve by \$45,000**

**\*ABSOLUTE MAJORITY RESOLUTION REQUIRED**

5. Conduct the necessary investigations to determine service locations and pavement capacity to assist with the refinement of costs for the one-way and two-way traffic options.

6. Amend\* the 2020/21 budget by:

**OPERATING EXPENDITURE**

Establishing an Operating Expenditure Budget for the Professional Services - Jull Street Mall Underground Services & Pavement Investigation, totaling \$47,000

**TRANSFERS FROM CASH RESERVES**

Increasing the transfers from the City Activation Cash Reserve by \$47,000

7. In-accordance with Section 3.50 of *the Local Government Act 1995*, give local public notice of the intention to order that a portion of Jull Street (the thoroughfare) as identified on the Attached Plan (Attachment 5) be closed to the passage of vehicles to address the technicality of the original order for its permanent closure having expired. This will retain the status quo until such time as the community engagement process for the 3 options described in part 1 of this resolution have been conducted and a final determination considered by Council.

**\*ABSOLUTE MAJORITY RESOLUTION REQUIRED**

**MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL**

(11/0)

Recommendation T18/3/21 - Parking at Willandra Primary School (Referral Item)

MOVED Cr G Nixon

That Council note a report on the matter of increased parking at Willandra Primary School will be provided at the 12 April 2021 Technical Services Committee meeting.

**MOTION not opposed, DECLARED CARRIED**

(11/0)

Recommendation T19/3/21 - Asbestos Register Update (Referral Item)

MOVED Cr G Nixon

That Council note the content of this report regarding the progress of the City's asbestos removal program.

**MOTION not opposed, DECLARED CARRIED**

(11/0)

Recommendation T20/3/21 - Brookton Highway Footpath (Referral Item)

MOVED Cr C M Wielinga that a part (2) be added to Recommendation T20/3/21

**That Council:**

1. continue to advocate through all appropriate methods, including as an election advocacy strategy; and

2. **Request a meeting with the Minister for Transport on this matter to be attended by the Mayor, the City's Chief Executive Officer and Executive Director Technical Services and report to Council on the outcomes.**

**MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation T21/3/21 - Frye Park Upgrades (Referral Item)

MOVED Cr G Nixon

**That Council note that a report on the matter of the replacement of the pirate ship play area at Frye Park will be provided at the 3 May 2021 Technical Services Committee meeting.**

**MOTION not opposed, DECLARED CARRIED (11/0)**

Recommendation T22/3/21 - Review of the City's Parks Facilities Strategy

MOVED Cr G Nixon

**That Council refers the following Councillor Item:**

- **Review of the Parks Facilities Strategy**
- to the relevant Directorate for action and/or report to the appropriate Committee.**

**MOTION not opposed, DECLARED CARRIED (11/0)**

### **10.3 CHIEF EXECUTIVE OFFICER'S REPORT**

Report of the Chief Executive Officer.

MOVED Cr M S Northcott that the report be received.

**MOTION not opposed, DECLARED CARRIED (11/0)**

### **BUSINESS ARISING FROM REPORT**

Recommendation - Councillors Information Bulletin - Issue No 4/2021

MOVED Cr M S Northcott

**That Council acknowledge receipt of Issue 4/2021 of the Information Bulletin**

**MOTION not opposed, DECLARED CARRIED (11/0)**

---

### **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 Major Play Equipment in Parks & Reserves (Cr Jeff Munn)**

---

That the matter of policies on the position of major play equipment in Reserves and Parks in relationship to residential properties be referred to the Technical Services Committee

**2 Large Play Equipment in Parks & Reserves - Costs (Cr Jeff Munn)**

---

That the matter of size and position and maintenance and replacement costs of large play equipment in parks and reserves be referred to the Technical Services Committee

**3 Vehicle Speed Signs - Rowley Road (Cr Jeff Munn)**

---

That the matter of erection of automatic vehicle speed signs in Reilly Road in the vicinity of 2 primary schools be referred to the Technical Services Committee.

**4 Secondary Access Route - Araluen Estate (Cr Colin Campbell)**

---

That the matter of a secondary permanent sealed access route for the Araluen Estate be referred to Corporate Services Committee.

**5 Review of Pre-2002 Thoroughfare Closures (Cr Colin Campbell)**

---

That the matter of a review of pre-2002 Thoroughfare Closures be referred to the Technical Services Committee.

**6 Report to SE Metro Zone – Lobby State for funding for Second access to  
developments in Bushfire prone areas (Cr Ruth Butterfield)**

---

That the matter of a short report to the South East Metropolitan Zone to request WALGA to lobby State Government to provide funding for second access to developments in Bushfire prone areas be referred to the Development Services Committee

---

**14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION**

Nil

---

**15 CLOSURE**

*The Mayor, Cr Butterfield, declared the meeting closed at 7.25pm*

---

MINUTES CONFIRMED THIS 22 MARCH 2021

---

MAYOR