

CITY OF ARMADALE

AGENDA

OF DEVELOPMENT SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 19 NOVEMBER 2012 AT 7.00 PM.

A meal will be served at 6:15 p.m.

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

“For details of Councillor Membership on this Committee, please refer to the City’s website – [www.armadale.wa.gov.au/your council/councillors](http://www.armadale.wa.gov.au/your_council/councillors).”

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read.

DECLARATION OF MEMBERS' INTERESTS

QUESTION TIME

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 15 October 2012 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 20 / 2012

- **Outstanding Matters & Information Items**
 - Report on Outstanding Matters - Development Services Committee
 - ICTC Conference - 16, 17 & 18 October 2012
 - Mosquito Program Update
- **Health**
 - Health Services Manager's Report - October 2012
- **Planning**
 - Planning Applications Report - October 2012
 - Reviews before the State Administrative Tribunal (SAT)
 - Town Planning Scheme No.4 - Amendment Action Table
 - Subdivision Applications - WAPC Approvals/Refusals - October 2012
 - Subdivision Applications - Report on Lots Registered for 2011/2012
 - PAW Closure Report - Significant Actions during October 2012
 - Compliance Officer's Report - October 2012
- **Building**
 - Building Services Manager's Report - October 2012
 - Building Compliance Report - October 2012
 - Building Applications Monthly Statistics - October 2012

If any of the items listed above require clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.

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***1.1 - 2011/2012 ANNUAL HEALTH SERVICES REPORT TO THE EXECUTIVE
DIRECTOR PUBLIC HEALTH***

WARD : ALL
FILE No. : M/769/12
DATE : 24 October 2012
REF : JE
RESPONSIBLE : EDDS
MANAGER

In Brief:

- Section 38 of the Health Act 1911 requires each local government to report annually to the Executive Director Public Health (EDPH) on health conditions within its district.
- The EDPH has indicated that the report should be based on the local government's approved Environmental Health Plan.
- Recommendation that the report prepared by the Health Services Manager be endorsed by Council and forwarded to the EDPH.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Community Wellbeing

- Ensure effective management of risks to health in accordance with relevant legislation and community needs.

Legislation Implications

Fulfils the requirement of Section 38 of the Health Act 1911.

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Nil.

Consultation

Report reflects ongoing consultation throughout the year with the Department of Health, EHO's as well as summarising HSM reports to Council throughout the year.

BACKGROUND

Section 38 of the Health Act 1911 requires each local government to report annually to the Executive Director Public Health (EDPH) on health conditions within its district.

A report based on all program areas in the City's Public Health Plan 2008-2013, has been prepared and a copy is at *Attachment "1.1.1" of the Agenda*.

COMMENT

The report is a summary of the achievements of the City's Health Service during 2010/2012 and reflects the commitment and professionalism of Health Service Staff over the year.

Achievements and highlights included:

Public Health Plan

The City's Public Health Plan 2008-2013 was reviewed during the year and continued to form the basis for determining the priorities of the Health Service.

Local Law Amendments

The City's Environment, Animals and Nuisances Local Law were reviewed during the year and significant amendments were made, the purpose of which was to:

- Remove unnecessary restrictions on burning off for fuel reduction purposes;
- Update interpretations to reflect amendments to specified standards and reference statutes;
- Improve compliance powers relating to the parking of commercial vehicles;
- Remove outdated prescriptive clauses related to the use of incinerators and the keeping of animals; and
- Correct minor typographical errors.

Food and Water Safety

- During the year the number of food businesses in the City increased substantially from 277 the previous year to 291 (10% increase), reflecting the strong growth in commercial activity in the City. 392 food business risk assessment inspections were conducted and 23 food samples were collected under the Local Health Authorities Analytical Scheme.
- The Health Service collected 134 drinking water samples from 16 public facilities including schools, food businesses, spring water sources and Council facilities not connected to scheme water, of which 2 required follow up action.
- There are 8 aquatic water bodies that are audited annually and sampled monthly to ensure the water is safe.

Public Accommodation and Housing

- The Health Service is responsible for ensuring public accommodation is safe for human habitation. During the year, a total of 125 risk assessments were carried out at 120 Public Buildings, 3 Caravan Parks and 3 Lodging Houses.

Immunisation

- The City continued to conduct weekly immunisation clinics to provide a free service for infants and two senior's clinics were held for adults eligible for vaccinations under the Immunisation Schedule. A new service, introduced in 2010, was the provision of Whooping Cough vaccinations for parents, grandparents and carers of infants scheduled for vaccination. A total of 269 infants were vaccinated against various diseases, 69 seniors vaccinated against pneumococcal disease and influenza and 243 adults were vaccinated against Whooping Cough. Planning also took place for the establishment of 2 new clinic venues in 2013. Bakers House will cater for the growing populations in Harrisdale and Piara Waters and in an innovative move, clinics will be held in Armadale Library, replacing the austere Town Hall venue.

Requests for Service and Compliance Management

- 343 service requests were received over the past year. Of those, noise pollution was the most common types of complaint (38%). Compliance actions included the issue of 16 infringements and 22 notices, directives or orders.

Public Health Approvals

- In addition to the role played by the Health Service in assessing the health impacts of building and development proposals, an important function is the assessment of various applications for approval under Health legislation. 500 applications for health risk assessment were received, including effluent disposal (45%), burning off permits (23%) and temporary stallholders (24%) etc.

Policy Reviews

- The City's Smoke Free Outdoor Areas and Smoke Free Workplace policies, as well as the Occupation of a Caravan other than at a Caravan Park policy were reviewed and amendments were adopted by Council.

OPTIONS

Council could:

1. Adopt the Health Service Annual Report unchanged; or
2. Adopt the Health service Annual Report with amendments.

CONCLUSION

Preparation of the annual report and submission to the Executive Director Public Health is a requirement under the Health Act 1911. Option 1 is therefore recommended.

RECOMMEND

That Council:

- 1. Endorses the Health Service Annual Report for 2011/2012, as presented in *Attachment "1.1.1" of the Agenda* and the forwarding of a copy to the Executive Director Public Health.**

ATTACHMENTS

1. Annual Report of Health Services 2012/2013



LOCATION PLAN
LOT 500 CENTRE ROAD, CAMILLO

DATE OF ISSUE 7 November 2012
Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate. Proctored by NeatMap.



**2.1 - DEVELOPMENT APPLICATION - JOHN WOLLASTON SCHOOL -
TECHNOLOGY CENTRE, ART STUDIO, RELOCATION OF MAINTENANCE SHED
AND ENCLOSURE, LOT 500 CENTRE ROAD, CAMILLO**

WARD : HERON
FILE No. : M/793/12
APPLN NO. : 10.2012.335.1
DATE : 12 November 2012
REF : AS
RESPONSIBLE : EDDS
MANAGER
APPLICANT : Steven Mueller Architect
LANDOWNER : Anglican Schools
Commission
SUBJECT LAND : 12.9358ha
ZONING
MRS / : Urban
TPS No.4 : Residential R15/R25

In Brief:

- The City received an application for a new technology centre and art studio on 22/08/2012. The proposal also includes the relocation of the existing maintenance shed to the southern end of the oval and a garage to store two buses which are to enter/exit the school from the existing crossover on Inverness Circle.
- The application was advertised for a period of 2 weeks. A total of eight submissions were received, objecting to the proposal. A petition was also received objecting to the proposal containing 161 signatures.
- Recommend that the Council approve the application in part subject to appropriate conditions.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

2.3 Diverse and attractive development that is integrated with the distinctive character of the City.

2.3.1 Provide supportive planning and development guidance and liaison on major land developments

2.4 Attractive and user-friendly streetscapes and open spaces.

2.4.1 Implement townscape, streetscape and parkland improvements to enhance the distinctive character of the City.



AERIAL PLAN
LOT 500 CENTRE ROAD, CAMILLO

DATE OF ISSUE 7 November 2012

Based on information provided by and with the permission of the Victorian Australian Land Information Authority trading as Landgate (2012).
Aerial photography supplied by Landgate. Photographs by GeoMaf.



Legislation Implications

Planning and Development Act 2005
Town Planning Scheme (TPS) No.4
Local Planning Strategy 2005
Metropolitan Region Scheme

Council Policy/Local Law Implications

PLN 3.4 Outbuildings

Budget/Financial Implications

Nil

Consultation

1. Water Corporation
2. Surrounding landowners
3. Technical Services

DETAILS OF PROPOSAL

The City received a development application on 22nd August 2012 which proposes a new two-storey technology centre and art studio, as well as a new entry and minor building works to the existing technology building and the relocation of a maintenance shed at John Wollaston Anglican Community School. The demolition of the food technology, textiles and art rooms and maintenance shed is required to make way for the proposed new buildings.

The proposed location of the new technology centre is currently occupied by staff car parking and a maintenance shed, and therefore both are proposed to be relocated. The proposed new buildings will be setback a minimum of 20.5m from the nearest boundary. The current staff car park area (with a total of 15 bays) will be relocated further south, adjacent to the south-west boundary and will include a total of 23 bays. There is no increase to current staff numbers proposed.

The particular elements of the proposal that raised concern by nearby residents relate to the relocation of the maintenance shed and enclosure, two proposed buses that are to be stored in a garage adjacent to the shed and bus access from the existing crossover on Inverness Circle. These elements of the proposal are outlined below and are the focus of this report.

1. The maintenance shed and enclosure is proposed to be relocated to the southern end of the oval. The 27m by 15m building (with a maximum wall and roof height of 3.4m and 4.73m respectively) is proposed to be setback 44.7m from the western boundary (adjacent to Inverness Circle) and 47.5m from the southern boundary (directly adjacent to the open drainage reserve/Hemingway Drive).



SCHOOL OVAL FROM INVERNESS CIRCLE (DRAINAGE AREA IN BACKGROUND)



OVAL FROM INVERNESS CIRCLE (DRAINAGE AREA ON THE RIGHT) WHERE PROPOSED MAINTENANCE SHED AND BUS GARAGE WOULD BE LOCATED

2. Two bus/coach parking bays (for one 22 seater coaster and one 39 seater) and garage are proposed on the western side of the maintenance building (towards Inverness Circle), with the ability to accommodate a further two bays (total of four) in the future. The garage is 8.2m by 15m to store the two buses (with a maximum wall and roof height of 5m and 6.3m respectively) and is proposed to be located adjoining the maintenance building with a setback of 36.5m from the western boundary. The garage is a three-sided structure with no proposed garage door.
3. It is proposed that the bus/coach will access the bays from the existing crossover located on Inverness Circuit. The school has advised that two buses will require access twice daily five days a week, forty weeks per year. The proposed time of entering and exiting the premises via the existing crossover will be approximately 6.30am and 5.30pm. It is not proposed that the buses will carry any passengers when leaving or returning to the parking bays.

COMMENT

Water Corporation

As the proposal is in close proximity to a drainage reserve and associated infrastructure, the proposal was referred to the Water Corporation for comment. The Water Corporation responded and did not object to the proposal. However the following advice was given:

“Existing sewer and water services and drainage infrastructure are located within the vicinity of the proposed development. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. Due consideration will be required when developing in this area”.

Planning Services

Both prior to lodgement of the application and advertising, officers advised the applicant that the proposed bus access from Inverness Circle was not supported by the City, as it was not considered that Inverness Circle was an appropriate category of road within the road hierarchy to function as a bus route. Officers recommended that alternative access locations be considered, in particular from Hemingway Drive, being a higher-order road with its future connection to Railway Ave.

A Reserve for Drainage located south of the school oval is setback 7m from both the east and west of the boundary of Lot 500, which abuts and provides two possible access points via Hemingway Drive. The applicant stated that the eastern end would not be suitable for the school as it would be a safety concern for children using the oval. There is also a power pole that would have to be relocated to allow access. The western end would only be considered by the school if there was reasonable objection to the use of Inverness Circle for bus access. The western end was not a favoured option by the City as it directly abuts two residential properties.



EXISTING CROSSOVER ON INVERNESS CIRCLE

The location of the shed and garage was also queried with the applicant prior to advertising. Officers initially recommended that it be located further away from residential properties and closer to the existing school buildings. Officers also queried whether the building could be located on the eastern side of the oval. The applicant subsequently advised this would impinge on the school oval, and would be more expensive to connect to services, therefore this was not considered as an option by the School. No alternative locations were provided with the proposed site being the most suitable and practical location in the view of the school.

The school has the view that as the school has been developed with approval for education purposes, the school should be able to continue to develop and improve in accordance with its functional requirements. The maintenance shed and garage is setback 36.5m from the nearest boundary which is considered by the school to be sufficient, particularly when compared to the required setbacks in residential areas.

Public Advertising

The application was advertised for two weeks, closing on 8 October 2012. Advertising was carried out by way of letters to affected and nearby landowners. Strong objections to the proposal were received by eight landowners.

Total No. of letters sent to residents/owners	:	18
Total No. of submissions received	:	8
No. of submissions of conditional support/no objection	:	0
No. of submissions of objection	:	8
No. of submissions of general advice by Service Agencies	:	1

Petition

The City also received a petition that did not form part of the formal public advertising process undertaken by the City. The petition was in relation to the aspects of the proposal that were advertised to affected neighbours. The petition included signatures from 61 residents within the immediate area (as shown on the Submitter Plan) and signatures from 42 residents outside of the Camillo area. All residents who provided written submissions to the City also signed the petition. The prayer of the petition stated that “*We the undersigned have deep concern that if this application was to be granted several aspects will impact on the John Wollaston Estate, the properties directly opposite, and the surrounding areas*”. In summary the several aspects of concern were as follows:

1. The crossover on Inverness Circle was only supposed to be temporary to allow trucks onto the site for past works. The unconstructed crossover created dust related issues as well as creating an eyesore for over a year.
2. Heavier vehicle traffic will be generated due to the proposed new buildings that will likely use the crossover, as well as maintenance vehicles which will be a safety hazard.
3. Views will be obstructed by the ‘bus depot’, maintenance shed and enclosure.
4. Noise will be generated through use of the maintenance shed.
5. The maintenance shed is a potential fire hazard due to the machinery and chemicals that will be stored there, which will be in close proximity to residential properties.
6. The maintenance shed and adjacent parked buses will bring more vandalism to the area. High security measures will be needed such as flood lights which will disturb nearby residents.
7. Properties will be devalued.
8. This is a residential area, not an industrial area.

Refer to Confidential Attachments of the Agenda for the location plan of submitters.

A copy of the Schedule of Submissions and the petition letter are included in the Attachments of the Agenda.

The main issues raised in the submissions and the petition, together with a comment on each issue are outlined below.

Key Issues

Issue 1 - Visual amenity will be impacted on due to the proposed shed and 'bus depot'.

Comment

A number of submitters' were concerned about the impact that both the maintenance shed and 'bus depot' would have on the visual amenity. The submitters considered that it would be an eyesore, degrade the open space, obstruct the view of the hills, and was not appropriate in a residential area.

The protection of views through another property is generally not considered to be a planning matter that can be taken into consideration as part of this assessment; although it is acknowledged that the proposal will be visible to a degree and interfere with the uninterrupted views of a number of residents who overlook the oval. However, those residing next to a school site could reasonably expect that the site could be developed fully for school related purposes.

In terms of streetscape, the building is well setback at 36.5m from the western boundary and 47.5m from the southern boundary. This proposed setback is considered to be a sufficient distance from neighbouring properties and provides a much greater separation than the minimum 1.5m as required in the Residential zone.

The height of the proposed bus garage has an eave height of 5m compared to the maintenance shed which has a much lower eave height of 3.4m. This additional height of the bus garage is required in order to accommodate the buses. As a guide and to provide further context, Local Planning Policy *PLN 3.4 Outbuildings* (which relates to residential properties) allows a maximum eave height of 3.6m. In this regard, it is considered that the height of the bus garage is excessive and not in keeping with the scale of surrounding residential properties. It is recommended that the bus garage not be supported in this regard. The applicant is prepared to delete the proposed bus storage from the application.

The maintenance shed, whilst still a relatively large outbuilding, is considered to be a more appropriate scale (if the bus garage is removed). The proposed colour scheme is 'Paper Bark' (cream) for the walls and 'Pale Eucalypt' (light green) for the roof to complement existing school buildings onsite. As the maintenance shed is located some distance from the main school buildings, Council may consider requiring the building to be finished in a more appropriate colour scheme that would better blend into the surrounding oval.

It is also recommend that a condition be imposed requiring planting in order to screen/soften the maintenance shed and enclosure from Inverness Circle and Hemingway Drive should Council approve the proposal.

Recommendation

That the issue is supported in part. That the proposal be amended to delete the proposed bus embayment's and garage

Issue 2 - The proposed bus access from Inverness Circle will increase traffic, noise and compromise pedestrian safety.

Comment

A large proportion of submitters raised concerns regarding the proposed bus access from Inverness Circle, as it would cause traffic congestion and considerable noise. Concern was also raised that safety of students was considered to be compromised as a number of children are currently dropped off and picked up by parents from the location of the existing crossover.

The applicant has stated the two buses (which may increase in the future), one of which is a coaster type (22 seater) will only exit and return to the school once daily, Monday to Friday for 40 weeks a year. The proposed time of entering and exiting the premises from the existing crossover will be approximately 6.30am and 5.30pm. The buses will not carry any passengers when leaving or returning to the garage. Due to the exit and return times proposed, it is not considered that the bus access would compromise the safety of students. However it is considered inappropriate that Inverness Circle be used for buses to gain access to the school as it is the lowest order road the school abuts in terms of the road hierarchy. Other roads such as Centre Road or Hemingway Drive would be more suitable for this purpose. The applicant is prepared to delete the bus access proposed from Inverness Circle from the application.

Recommendation

That the issue is supported in part. That the proposal be amended to delete bus access via Inverness Circle.

Issue 3 - There is limited accessibility for long vehicles to enter and exit the crossover on Inverness Circle.

Comment

The issue was raised from residents experiences in the past, that there is limited accessibility for long vehicles to enter and exit from the existing crossover. According to some submitters construction vehicles have had to run up onto the footpath which has caused cracking and also damage to the gate by vehicles.

Technical Services approved the crossover in 2008 in order to allow staff and delivery access to the school. The school was advised also that the crossover should only be used by construction vehicles on a temporary basis. This was to allow for the construction of a new Year 7 classroom in 2009. This issue again seems to stem from Inverness Circle only being an Access Street in the road hierarchy.

Recommendation

That the issue is supported.

Issue 4 - The maintenance shed, enclosure and 'bus depot' will increase crime in the area and attract vandals.

Comment

According to submitters, vandalism regularly occurs in the area and there is concern that the proposed development, being the maintenance shed and bus depot will be an attraction point for vandals. Due to this, high security measures would also likely be required such as flood lights which would disturb nearby residents.

As stated by the applicant, the area will be fenced off by a 2.4m wire fence to separate the area from school students and that the school has a security system that includes flood lighting across the oval. It should be noted that this issue is not a planning related matter that can be taken into consideration as part this assessment, however it is acknowledged that proposed security measures are unlikely to significantly deter vandals from crossing the fence, particularly from the Inverness Circle boundary (Refer to photo #). The School also has an onsite caretaker, however their residence is located within the main school buildings and does not overlook the proposed garage site. The bus garage also does not propose doors which is also unlikely to deter unauthorized access to vehicles. It is considered that there may be more appropriate and secure locations on site to accommodate bus parking.

Recommendation

That the issue is not supported.

Issue 5 - Excessive noise will be generated through activities in the maintenance shed.

Comment

There is concern by submitters that they will be disrupted by excessive noise due to machinery operating throughout the day.

The maintenance shed is currently located in the main school complex 20m from the nearest boundary which abuts No.50 and No.52 Inverness Circle. The maintenance shed is proposed to be setback a minimum of 44.7m from the western boundary (adjacent to Inverness Circle) and 47.5m from the southern boundary (directly adjacent to the open drainage reserve). As there is no change to the use or the function of the maintenance shed this is considered a sufficient distance to alleviate noise concerns, since it would be setback further than it is currently from residential properties and no noise complaints have been received to date. The applicant has advised that the primary function of the maintenance shed is for grounds keeping and the storage of equipment such as lawn movers, and is only to be used weekdays by maintenance staff during the hours of 6.30am to 2.30pm Monday to Friday.

Recommendation

That the issue is not supported.

Issue 6 - The proposal (maintenance shed and storage of buses) should be relocated to where they will have less impact on residences.

Comment

Submitters gave a number of suggestions of more appropriate locations for the proposed development. This included locating the maintenance shed and buses on the eastern end of the oval where it was considered to have less impact on residences. It was also suggested that the shed should be positioned next to other school buildings and that the school should utilise their other street frontages regarding bus access.

The applicant has considered alternative locations, however the proposed location was viewed as the most suitable and practical. The land between the gymnasium and tennis courts at the north-eastern end of the school has been earmarked for additional bitumen for school and visitor car parking. The School stated that there is a safety conflict between the grounds keeping vehicles and school students, and in particular the need to travel from the current location of the maintenance shed through the school to the ovals. The School's view is that the maintenance should be adjacent to the ovals. According to the School, the buses are regularly cleaned within the current grounds compound, and therefore it is appropriate to locate them within the maintenance enclosure. The applicant stated that the purpose is to store the buses in a location that does not impact on the operation of the school and conflict with school children. Other locations for the storing of buses have been examined by the School. Notwithstanding, the School is willing to accept the bus access and bus storage areas being deleted from the application as there is an urgent need to progress the other building works proposed in the application.

Whilst it is acknowledged there are limited options regarding the location of the shed without impinging on the school oval, the School needs to consider more practical locations for the storage of buses and access, preferably via Centre Road, or Hemingway Drive.

Recommendation

That the issue is supported in part.

Issue 7 - The proposal (maintenance shed and storage of buses) will have an adverse impact on property values.

Comment

Consideration of property values is not a planning related matter than can be taken into consideration as part of the assessment.

Recommendation

That the issue is not supported.

Issue 8 - The proposal is not appropriate in a Residential zone.

Comment

The proposal was considered by some submitters as an 'industrial activity' which is not suitable in a Residential zone.

The property is zoned Residential R15/R25. An 'Educational Establishment' in a residential zone is an 'A' use which means the use is discretionary and the City must give notice of the application to the public to allow for submissions. The applicant has stated that the School should be able to continue to develop and improve the site in accordance with its functional requirements. The proposal is incidental to the primary (educational establishment) use and is an appropriate land use to occur on the subject site.

Recommendation

That the issue is not supported.

Issue 9 - Residents were informed that the school oval would never be built on.

Comment

The City is not able to confirm or not whether this is true.

Recommendation

That the issue is not supported.

Issue 10 - Past development of the School has caused issues for residences of Inverness Circle.

Comment

There were concerns raised by residents regarding past development of the school. This mainly related to the crossover on Inverness Circle which remained unconstructed whilst in use by construction vehicles in 2009. According to residents this caused a lot of dust to be generated creating health issues as well as damage to property. Residents have advised they were informed this was only supposed to be a temporary crossover.

Past development by the school is not applicable to the current development application and cannot be taken into consideration as part of the assessment. As the crossover has now been approved and constructed, there should be no concern relating to dust being generated if the crossover is sealed via condition of approval. The school has been made aware of these past concerns and the need to manage/mitigate any impacts on nearby residents associated with future construction works.

Recommendation

That the issue is not supported.

Issue 11 - The proposed development could be a potential fire hazard due to the fuels and chemicals kept in the facility.

Comment

The proposed development is not considered to be a fire hazard, as the structure itself would need to comply with the Building Code of Australia and any liquids stored would need to be done so in accordance with the appropriate regulations.

Recommendation

That the issue is not supported.

ANALYSIS

The subject land is zoned 'Residential R15/R25' under Town Planning Scheme No.4. The objectives of the Residential zone are:

- (a) *To provide for a range of housing and a choice of residential densities to meet the needs of the variety of household types which make up the community.*
- (b) *To provide for a range of associated compatible activities and development, which will assist in the creation of efficient and sustainable residential neighbourhoods.*
- (c) *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*

Under Town Planning Scheme No.4, 'Educational Establishment' is defined as: "*premises used for the purposes of education and includes a school, tertiary institution, business college, academy or other educational centre*".

An 'Educational Establishment' in a residential zone is an 'A' use meaning that the use is not permitted unless the City has exercised its discretion by granting planning approval after giving special notice in accordance with Clause 9.4 of the Scheme. The proposal is incidental to the primary (educational establishment) use and is an appropriate land use to occur on the subject site.

Building Design

The proposed shed and bus garage is setback a minimum of 36.5m from the nearest boundary. This conforms to the setback requirements for buildings within the Residential zone. The maintenance shed has a wall height and roof height of 3.4m and 4.73m respectively. The bus garage has a wall height and roof height of 5m and 6.33m respectively. Local Planning Policy PLN 3.4 provides guidance of the design, siting and use of outbuildings. For a lot size greater than 4ha the maximum height dimensions are 3.6m and 5m for the wall and roof height respectively. The height of the bus garage maybe considered to be excessive in a Residential zone and is not supported in this regard. If the bus garage is included in the application (i.e. Council adopt an alternative recommendation to that proposed), then it is recommended that the visual impact of the building be softened by providing landscaping along the western boundary, adjacent to Inverness Circle, as well as ensuring the colour is in keeping with the surrounding locality.

The technology building and art studio are architecturally designed buildings and suitably complement the design of existing buildings on site. The two-storey technology building is proposed to be setback a minimum of 20.5m from the south-western boundary, with the first floor of the building proposed to be setback a minimum of 26.5m from the boundary. As the proposed building would comply with *Clause 6.8 Privacy Requirements* of the *Residential Design Codes of Western Australia*, the setbacks proposed are considered beyond sufficient. If Council has concerns otherwise in regards to overlooking from the two-storey building, the approval should be conditioned to include that windows on the southern elevation are glazed in an obscure material.

Proposed Activities

The current maintenance shed is setback 20m from the nearest boundary which is adjacent to residences. There will be no change in the maintenance activities occurring and hence, with a greater setback proposed from the nearest boundary in the new location, this is considered acceptable. Compliance with the Environmental Protection (Noise) Regulations 1997 is also required.

The storage of buses is considered inappropriate in the location proposed due to a lack of connection with the rest of the school. Inverness Circle is not considered appropriate as a bus route, particular when the School abuts Centre Road and Hemingway Drive, which are better alternatives, designed to cater for higher traffic volumes.

Staff Car Parking

Under Schedule 11A of Town Planning Scheme No.4, 1 space for every staff member is required. With no increase in staff numbers, an increase from 15 bays to 23 bays is considered more than sufficient. The proposed staff car parking area is currently utilised by maintenance vehicles, and therefore it is considered an appropriate location for the staff car park due to the similar activity currently present.

Currently vegetation screens the grounds keeping area from adjacent residential lots. The applicant has advised that this vegetation will be retained, but trimmed backed to accommodate the car park. It is recommended that a condition be imposed requiring this vegetation to be retained for screening purposes.

OPTIONS

Council may:

1. Approve the application subject to conditions.
2. Approve the application in part subject to conditions which would remove the maintenance shed and/or bus storage and bus access from Inverness Circle from the approval.
3. Refuse to the application and state the reasons for doing so.

CONCLUSION

All submissions received during the advertising period, including the petition, have raised concerns in relation to the proposed relocation of the maintenance shed, storage of buses and bus access from the existing crossover via Inverness Circle. It is considered that the proposed building setbacks, building heights and use of the shed are acceptable. Sufficient landscaping to soften the visual impact of the maintenance shed and enclosure from Inverness Circle should be a requirement of approval.

Due to potential impacts on nearby residents, the proposed bus garage and bus access from the existing crossover on Inverness Circle is not supported. The storage of buses is considered inappropriate due to a lack of connectivity with the rest of the school and Inverness Circle is a local access road which is not appropriate for buses. Higher order roads should be used for this purpose, including Centre Road and Hemingway Drive which the School abuts.

In this regard, it is recommended that Council adopt option 2 above, requiring the submission of revised plans deleting the bus garage and embayments from the application.

RECOMMEND

That Council:

- A) Approves the application for Planning Approval for Technology Centre, Art Studio and Relocation of Maintenance Shed and Enclosure on Lot 500 Centre Road, Camillo subject to the following conditions:**
- 1. Prior to the submission of a Building Permit, revised plans shall be submitted to and approved by the City's Planning Services Department, in-accordance with Clause 10.8 of the City's Town Planning Scheme No.4, that modify the proposal by:**
 - i) Deleting the proposed bus garage and embayments.**
 - ii) Relocate the proposed bins adjacent to the maintenance shed to a location a minimum of 50m from the western boundary (adjacent to Inverness Circle) and a minimum of 20m from the open drain reserve.**
 - 2. External colours and materials shall be in keeping with the surrounding character/amenity of the locality and maintained to the satisfaction of the Executive Director Development Services. A revised schedule of external colours shall be submitted for approval to the City's Planning Services department.**
 - 3. A Landscape Plan shall be submitted to and approved by the Executive Director Development Services to achieve screening of the maintenance shed and enclosure from Inverness Circle. All landscaping shall be installed as per the approved plan and maintained thereafter.**

4. **To meet drainage requirements the developer/owner shall, to the specifications and satisfaction of the Executive Director Technical Services:**
 - a) **Submit a storm water management plan incorporating water sensitive design principles for approval and implement the approved plan thereafter;**
 - b) **Show any drainage easements as may be required on the Certificate of Title in favour of the City; and**
 - c) **Relocate, remove or upgrade any drainage infrastructure on the lot or within the adjoining road reserve that is impacted by the proposed development.**
5. **All vehicle manoeuvring spaces shall be constructed, including drainage and kerbing, 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. **Bins are to be screened from view of Inverness Circle and Hemingway Drive.**
7. **No bus access permitted via Inverness Circle to the satisfaction of the Executive Director Development Services.**
8. **Vegetation along the south-western boundary of the proposed staff car park area is to be retained for screening purposes to the satisfaction of the Executive Director Development Services.**
9. **All Conditions shall be complied with prior to exercising the right of this approval.**

Advice Notes

- a) **With regard to Condition No.1, a further planning application may be considered for the bus garage/access. Such application should select a more appropriate site deriving access from a higher order road (than Inverness Circle), and consider the overall height of the shed and its impact of nearby land as far as is possible.**
- b) **With regard to Condition No.3, please refer to the City's Landscaping Guidelines – Screening and the Landscaping Guidelines – Plants to Avoid, to assist you to formulate a satisfactory landscaping proposal. Copies of these documents are available on the City's website at: www.armadale.wa.gov.au/publications/.**

- c) **With regard to Condition No.4 (c), the City advises that there are drainage pipes on this lot. Please liaise with the City's Technical Services before undertaking any works on site or lodging a Building Permit.**
 - d) **Compliance with the Building Code of Australia is required. In this regard, a Building / Demolition Permit application shall be submitted to the City's Building Department and approved prior to the erection / demolition of any structures on the subject site.**
 - e) **Compliance with the Environmental Protection (Noise) Regulations 1997 is required.**
- B) That the submitters be advised of the Council decision in this regard.**
- C) Acknowledge receipt of the petition and advise the organiser of the petition of its decision.**

ATTACHMENTS

1. Schedule of Submissions - Lot 500 Centre Road
2. Copy of Petition - Lot 500 Centre Road
3. Site Plan - Lot 500 Centre Road
4. Part Site Plan - Technology Centre & Art Studio - Lot 500 Centre Road
5. Ground Floor Plan - Technology Centre & Art Studio - Lot 500 Centre Road
6. First Floor Plan - Technology Centre & Art Studio - Lot 500 Centre Road
7. Elevations - Technology Centre & Art Studio - Lot 500 Centre Road
8. Sections - Technology Centre & Art Studio - Lot 500 Centre Road
9. Part Site Plan - Maintenance Shed & Bus Storage - Lot 500 Centre Road
10. Elevations - Maintenance Shed & Bus Storage - Lot 500 Centre Road
11. Confidential - Submitter Plan - Lot 500 Centre Road - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*



LOCATION PLAN
(LOT 70) 10 KURRAJONG WAY, CAMILLO

DATE 14 November 2012



Aerial photograph supplied by Landgate. Photograph by NeakMap
Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012)

**2.2 - RESIDENTIAL DESIGN CODE VARIATION FOR FRONT BOUNDARY
FENCING TO 10 KARRAJONG WAY, CAMILLO**

WARD : HERON
FILE No. : M/835/12
DATE : 14 November 2012
REF : DH
RESPONSIBLE : EDDS
MANAGER
APPLICANT : Nadine Molcher-
Lankford
LANDOWNER : Nadine Molcher-
Lankford

In Brief:

- An application has been submitted to approve a solid fence to 1800mm high to the front boundary line of a residential property.
- Under the provisions of the Residential Design Codes 2010 Council acting as an approving Authority are required to consider applications for variations to the codes in respect of fencing.
- Recommend that Council refuse the application for variation on the grounds of non-compliance with the Residential Design Codes.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.1.1 Attractive and user-friendly streetscapes and open spaces.

Legislation Implications

Residential Design Codes 2010
Planning & Development Act 2005
Town Planning Scheme (TPS) No.4

Budget/Financial Implications

Nil

Consultation

Development Services, Planning Services and Building Services.



VIEW OF FENCE FROM VERGE



VIEW OF FENCE FROM VERGE

BACKGROUND

The City received a complaint in July 2012, that a colour bond fence was being erected at 10 Kurrajong Way. Building Compliance Officers attended site the same day and confirmed the construction of the fence posts, one of which had been fixed to a car port structure on No.12 Kurrajong Way. Officers confirmed that the proposed design of the fence would not comply with the Residential Design Codes and advised the owner to remove the fence or submit an R Code variation application to seek relaxation/approval from Council for the proposed design variation. At a recent inspection it was observed that only the fence posts have been erected and no further work has taken place.

The applicant's submission for a Design Code variation confirmed the non-compliance issues and sought approval from Council to vary the requirements of the R Codes and approve the solid construction fence based on the personal circumstances of the applicant.

(See photographs of fence posts and rails attached.)

The applicant's submission in support of the variation states the following;

1. *There is significant anti-social behaviour in the area where I live with bottles and cans being thrown in our garden. Persons entering without permission and our car being broken into.*
2. *We have two young children living here who we wish to provide a more secure and safe environment.*
3. *I work permanent nights as a nurse and the fence would reduce the increased road noise that is occurring in our street.*
4. *The garden on the street side will be landscaped water-wise to enhance the appearance of the property.*
5. *I have recently returned to external university studies to further develop my nursing career and have set up a study area in my front and would like to be able to let natural sunlight into the room without the distraction of passer-bys being able to see in.*
6. *My son's bedroom faces the street and he is quite often woken by cars pulling up on the verge especially on weekend nights. We believe the fence will reduce or stop this.*
7. *There are other fences of this height in our street therefore we are not the first.*

In a meeting with City officers an additional circumstance was advised in that the fence posts and cladding had been purchased from the applicant's savings and that to abandon the project or have to alter the panels would create considerable financial hardship.

In support of the application, approval/support (no objection) from three nearby neighbours was submitted.

An objection was received from the original complainant raising the following issues;

- The fence would require being joined to the structure on an adjoining property.
- The fence would attract graffiti.
- Solid gates would also be constructed.

COMPLIANCE ISSUES (VARIATION)

The Residential Design Code Variation application seeks approval to vary the Residential Design Codes in respect of two requirements.

1. The fence be of solid construction to a height of 1800mm
2. The fence extends up to the drive-way without a truncation or visibility screen.

The Residential Design Codes states (6.2.5 – Street walls and fences)

P5 Front walls and fences to promote surveillance and enhance streetscape, taking account of;

- *The need to provide protection from noise and headlight glare where roads are designated as primary or district distributors or integrator arterials; or*
- *The need to provide screening to the front setback; or*
- *The need to provide privacy to north facing outdoor living areas.*

The requirement, therefore, A5; states

Front walls and fences within the primary street setback area are visually permeable 1.2m above natural ground level.

COMMENT

It is clear from the application that the proposed fence does not comply with design and regulated provisions of the Residential Design Codes. While there may be circumstances where solid fencing on the front boundary in excess of 1.2m may be justified – such as where adjacent to a major road, in this instance there are no substantial planning reasons in support of this proposal. To permit the fencing would create a precedence for the similar treatment of all adjoining properties creating a “canyon” effect incompatible with the need to encourage the surveillance of the public space.

The reasons presented in favour of the application are not considered to be sufficient. Evidence generally has not supported the contention that high fencing results in greater safety – the opposite is often the case as neighbours are unable to surveil the property where vistas are interrupted by solid fencing.

The particular employment patterns of property residents is not considered to be a relevant planning consideration for determining streetscape matters.

While it may be the case that there are some higher fences in the locality these are likely to have been constructed prior to 2002 when such development was not restricted.

OPTIONS

1. Refuse the R Code Variation application, for the proposed fence, as non-compliant with the requirements of the Residential Design Codes.
2. Approve the application on the grounds that it would not detract from the visual amenity of the streetscape.

CONCLUSION

In view of the implication for streetscape and general planning of residential areas it is recommended that the application be refused in accordance with Option 1.

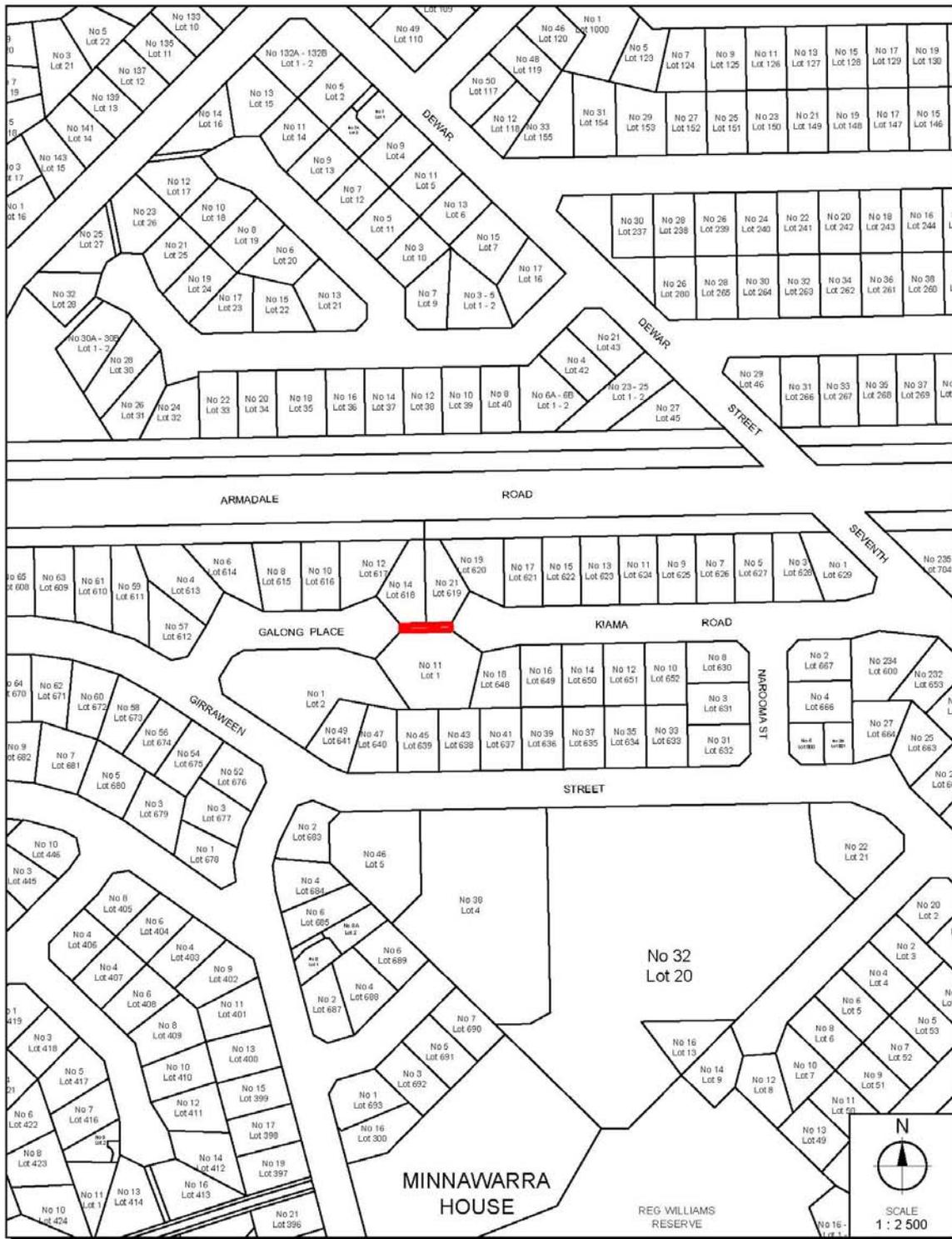
RECOMMEND

That Council refuse the R Code Variation application on the grounds that;

1. **The proposed fence would be non-compliant with the Residential Design Codes 2010;**
2. **The proposed fence would create a clear precedent for other properties to similarly develop high solid front fences to the detriment of the streetscape and the surveillance of public areas; and**
3. **That the submitters be advised of the Council decision in this regard.**

ATTACHMENTS

There are no attachments for this report.



LOCATION PLAN
PAW GALONG PL, ARMADALE

3.1 - PEDESTRIAN ACCESS WAY (PAW) BETWEEN LOT 618 GALONG PLACE / LOT 619 KIAMA ROAD AND LOT 1 GALONG PLACE, ARMADALE

WARD : LAKE
FILE No. : WAY/1/09
DATE : 1 November 2012
REF : MF
RESPONSIBLE MANAGER : EDDS
APPLICANT : Various
LANDOWNER : CROWN
SUBJECT LAND : Pedestrian access way (PAW) between Lot 618 (No.14) Galong Place/Lot 619 (No.21) Kiama Road and Lot 1 (No.11) Galong Place, Armadale
ZONING MRS / : Urban
TPS No.4 : Residential R15/25 or unzoned

In Brief:

- Council, at its Meeting on the 27 August 2012, resolved to advertise the proposed closure to the surrounding landowners/occupiers and in a newspaper circulating within the district for public comment.
- The PAW closure was advertised in both the 'Comment News' and 'The Examiner' and to the surrounding landowners/occupiers for comment.
- Twenty (20) responses were received, all of which indicated support for the closure. The majority of these respondents, however, had previously signed a petition and/or submitted individual letters requesting closure prior to the PAW being advertised for closure.
- Recommend that Council submit a written request and a closure report to the Western Australian Planning Commission (WAPC) to close the PAW for a trial period of thirty-six (36) months by erecting suitable fencing and gates to prohibit pedestrian access.

Tabled Items

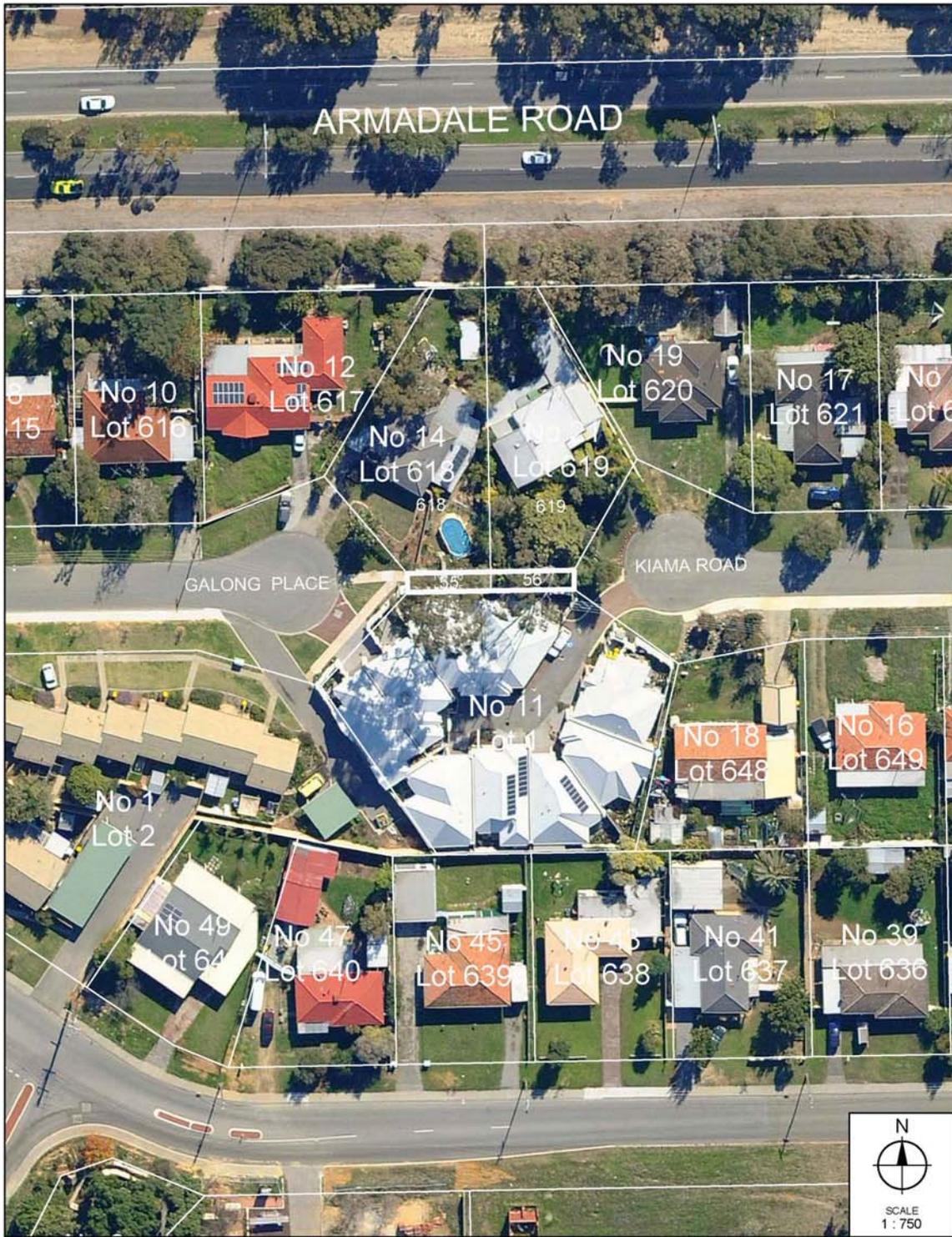
Nil

Officer Interest Declaration

Nil

Strategic Implications

- 2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.
- 2.5.2 Implement pathway strategies, in accordance with community needs and the City's financial resources.
- 2.5.4 Promote transport infrastructure that reduces car dependency.



AERIAL PHOTOGRAPH
PAW GALONG PL & KIAMA RD, ARMADALE

Legislation Implications

Land Administration Act 1997.

Council Policy/Local Law Implications

Technical Services – Policy No.ENG 7 – Public Access Ways - Management.

Budget/Financial Implications

Cost estimate of \$5,895 for the physical closure of the PAW by means of fencing and gates to prevent pedestrian access.

Consultation

- ◆ Technical Services Directorate.
- ◆ Infrastructure Providers.
- ◆ Surrounding Landowners.
- ◆ Newspaper Advertising and on-site signs.

BACKGROUND

Council, at its Meeting on 27 August 2012, resolved as follows:

1. To advertise the proposed closure of the pedestrian access way (PAW) between Lot 618 (No.14) Galong Place, Armadale to the surrounding landowners and in a newspaper circulating within the district for public comment.
2. To consider submitting a written request and a closure report to the Western Australian Planning Commission (WAPC) for approval to close the PAW for a term period of thirty-six (36) months on completion of the advertising process.
3. To request the Water Corporation to advise alternative arrangements for the routing of the pipeline away from the PAW.
4. Advise the submitters of Council's decision.

DETAILS OF PROPOSAL

A petition containing thirty (30) signatures was received, the prayer of which reads as follows:

“As this access is causing much property damage, theft and stress to its senior citizens over many years, we vote for its closure as soon as possible.”

Ten (10) individual letters from residents have also been received highlighting a number of serious anti-social behaviour issues and criminal incidents experienced by the local community including:

- Bag snatching by persons using a moped in the PAW;
- Break-ins and entry into homes and theft of property;
- Multiple items of drug paraphernalia discarded in the PAW;
- Unsavoury items of clothing discarded in the PAW;
- Threats being levelled at the local community.



P.A.W BETWEEN GALONG PI & KIAMA Rd, ARMADALE
PHOTO TAKEN FROM KIAMA Rd LOOKING TOWARDS GALONG PI



P.A.W BETWEEN GALONG PI & KIAMA Rd, ARMADALE
PHOTO TAKEN FROM GALONG PI

The PAW is three (3) metres wide and about twenty-six metres long and connects Galong Place and Kiama Road, Armadale. The fencing along the PAW consists of super six along one side and a brick wall with colorbond inserts along the other side. The super six fencing appears to have sustained some damage whereas the other side is in very good condition with the exception of graffiti on the walls. Illumination of the PAW is provided by street lights on power poles situated at both ends of the PAW.

COMMENT

The proposal was advertised in the 'Comment News' and in 'The Examiner' and to the surrounding landowners/occupiers for comment. The advertising period extended from 11 September 2012 to 19 October 2012.

Results of Advertising

No. of landowners/Occupiers Notified:	40
No. of Infrastructure Providers notified:	4
No. of submissions received:	24
No. of private submissions received:	20
No. of private submissions objecting to closure:	0
No. of private submissions supporting/not objecting to closure:	20
No. of Infrastructure Providers not objecting to closure:	3
No. of Infrastructure Providers objecting to closure:	1

Refer to the Confidential Attachments of the Agenda for Location Plan of respondents.

Telstra has assets in the vicinity but has indicated no objection to the proposed closure.

Western Power and *WA Gas Networks* have no objections to the proposed closure.

The Water Corporation (WC) has previously objected to the closure on the grounds that an existing water main is located in the PAW that cannot be cut off and capped as this would severely disrupt the water reticulation operations within the area. However, in accordance with item (3) of Council's previous resolution on 27 August 2012, the City's officers requested the Water Corporation to advise of alternative arrangements for the routing of the pipeline away from the PAW. This would enable the PAW to be closed and amalgamated with the adjoining properties.

However, the Water Corporation (WC) responded in the following terms:

"Our Assets Department have again reviewed the possibility of routing the 100CI water main away from the pedestrian access way and advises any modifications to the existing water reticulation system would severely disrupt and cause risk of failure to the water reticulation system. The City will need to revisit the installation of gates at each end of the PAW to restrict access to pedestrians."

Following receipt of this response, Council officers again wrote to the WC suggesting that they should accept vesting of the PAW since it is their infrastructure that is preventing the permanent closure of the PAW and its amalgamation with the adjoining properties. A response has not yet been received.



P.A.W BETWEEN GALONG PI & KIAMA Rd, ARMADALE
PHOTO TAKEN FROM GALONG PI



P.A.W BETWEEN GALONG PI & KIAMA Rd, ARMADALE
PHOTO TAKEN WITHIN P.A.W LOOKING TOWARDS KIAMA Rd.

Technical Services Directorate has advised that a 3-metre wide easement for drainage is required if the PAW is closed because of the existence of a stormwater pipe in the PAW. The land is also required for peak storm water overflow.

In the event that the Department of Planning (DoP) supports the closure of the PAW for a trial period of thirty-six (36) months, Technical Services Directorate has previously provided an estimate for the work required to physically close the PAW which is reproduced below for Council's information:

Removal of existing pathway leading to the PAW (32m x \$75)	=	\$2,400.00
Gate at Kiama Road end of PAW	=	\$1,250.00
Fence at Galong Place end of PAW	=	\$ 450.00
Other work, contingencies	=	\$ 350.00
Sub-total	=	\$4,450.00
GST	=	\$ 445.00
GRAND TOTAL	=	\$5,895.00

ANALYSIS

Local Connectivity

The subject PAW provides a direct link for residents of Galong Place and Kiama Road and ultimate access to bus stops in Seventh Road and Armadale Road. The walking distance is approximately 358m.

It is noted that the shopping centre on Girraween Street has been demolished and a new shopping centre has opened at the corner of Eighth Road and Armadale Road.

Quality of Alternative Routes

The alternative route for residents of Galong Place is the Street system via Girraween Street and Narooma Street to access the bus stops in Seventh Road and Armadale Road, respectively. If the PAW is closed, the walking distance using the street system via Girraween Street and Narooma Street to the bus stop in Seventh Road would be approximately 696m in total; this would represent an additional 338m in the worst case compared to the situation if the PAW remains open.

Resume of Support for PAW Closure

A petition containing 30 signatures was previously received requesting the closure of the PAW because of anti-social behaviour issues. In addition, ten (10) individual letters requesting closure were also received. As indicated above, twenty (20) responses were received during the advertising process which all supported closure of the PAW. Understandably, the majority of these respondents either signed the original petition or previously sent individual letters requesting closure of the PAW.

The supporters of the PAW closure feel that the closure will alleviate the problems currently being experienced by the local community on the grounds specified earlier in this report.

Resume of Objections to PAW Closure

No objections to the closure proposal were received from the local community during the advertising process.

The DoP Guidelines indicate that the temporary closure of a PAW may be considered as an alternative to permanent closure where:

- Other methods of dealing with safety, crime and anti-social behaviour have proven to be unsuccessful; and
- Permanent closure is not desirable due to the possible need for future access.

However, where the local government prefers formal management or wishes to lease the subject land to adjoining landholders for management purposes, State Land Services will arrange the issue of a management order, with power to lease.

The responsible local government or other management body such as an infrastructure provider can then:

- Arrange for the temporary closure of the PAW by means of fencing, gates or such other temporary means considered appropriate by the local government;
- Ensure infrastructure providers retain access to any services in the PAW.

Subject to the agreement of State Land Services, the PAW may be leased to the adjoining owners for the agreed period subject to the same conditions as mentioned above in the dot points.

Once a temporary closure period has expired, the PAW must be re-opened or a request submitted to WAPC to consider a further temporary closure.

OPTIONS

1. Council could resolve to decline the closure of the PAW.
2. Council could resolve to submit a written request to the DoP, together with a closure report to close the PAW by means of suitable fencing and gates for a trial period of thirty-six (36) months.

CONCLUSION

It is recommended that Council adopt Option 2 on the grounds that the local community has experienced many instances of anti-social behaviour as evidenced both by the signatories to the petition and the individual letters received prior to the advertising process. Following advertising, the majority of responses received were from those who either originally signed the petition and/or originally submitted individual letters. This appears to reinforce the argument for closure.

RECOMMEND

That Council:

- 1. Submit a written request and a closure report to the Western Australian Planning Commission (WAPC) for approval to close the pedestrian access way (PAW) between Lot 618 (No.14) Galong Place/Lot 619 (No.21) Kiama Road and Lot 1 (No.11) Galong Place, Armadale for a trial period of thirty-six (36) months by erecting suitable fencing and gates to prohibit pedestrian access.**
- 2. Request the approval of the WAPC to permit the City to lease the PAW land either to one or all of the adjoining landowners.**
- 3. Request the Technical Services Directorate erect suitable fencing and gates across the PAW to prohibit pedestrian access.**
- 4. Request the State Land Services to arrange the issue of a management order, with power to lease, in the event that the WAPC grants approval for the temporary closure of the PAW.**
- 5. Advise the submitters of Council's decision.**

ATTACHMENTS

- 1. PAW Galong Place - Submitter Plan - This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*

4.1 - ROAD NAMING - FORRESTDALE BUSINESS PARK, FORRESTDALE

WARD : PALOMINO
FILE No. : R/A/2
M/824/12
DATE : 8 November 2012
REF : KC
RESPONSIBLE : EDDS
MANAGER
APPLICANT : Bunnings Group Limited
LANDOWNER : Various
Bunnings Properties Pty Ltd
Crown
SUBJECT : Lot 217 Deposited Plan 71016
LAND : Property size 4.55 ha approx.
ZONING
MRS / : Industrial
TPS No.4 : MRA Scheme

In Brief:

- Council has received a request from Bunnings Properties Pty Ltd to name a proposed new road which forms part of their subdivision requirements.
- The proposed road name continues the theme within the Forrestdale Business Park of history's major inventors and industrial developers.
- The proposed road name should comply with the Geographic Names Committee (GNC) criteria.
- Recommend that Council approach the Geographic Names Committee seeking approval for the new road name as listed in the recommendation.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.

Legislation Implications

Land Administration Act 1997.

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Nil.



AERIAL PORTRAIT
LOT 217 LAKE ROAD, FORRESTDAL



DATE OF ISSUE 13 November 2012
Based on information provided by and with the consent of the Victorian Australian Land Information Authority trading as Landgate (2012).
Aerial photography supplied by Landgate. Photographs by NovaMap.

Consultation

- ♦ Geographic Names Committee.
- ♦ Metropolitan Redevelopment Authority.

BACKGROUND

Council resolved to approach the Geographic Names Committee (GNC) in 2007 seeking approval to reserve several proposed names for use within the Forrestdale Business Park (FBP) and surrounds (D79/7/07). It was deemed appropriate to utilise names of history's major inventors and industrial developers for the majority of the road names in the Business Park.

A number of names originally proposed to Council in 2007 have been used in the naming of roads within the FBP. These are: Archimedes Drive; Benz Boulevard; Bessemer Road; Cartwright Drive; Da Vinci Way; Edison Circuit; Einstein Link and Watt Link.

The names Baird, Darby, Davy and Hargreaves proposed in 2007 to Council are not suitable as they no longer meet the requirements of GNC.

GNC Principles, Guidelines and Procedures (2009) outlines the requirement for new road names to be duplicated no more than five times within the metropolitan region and at least 10 km from any existing duplication. GNC Guidelines state that “*these exclusions apply to similar sounding or written names, and also apply to those within similar sounding suburbs even if more than 10 km away.*”

The subject land is zoned within the Armadale Redevelopment Authority (ARA) Scheme, which is now part of the Metropolitan Redevelopment Authority (MRA). The MRA Scheme confers authority to MRA to close roads within land designated to the MRA, however the responsibility to name roads still remains with the local government.

DETAILS OF PROPOSAL

The City has received a request to name a proposed road reserve for a new street which is to be created in accordance with Condition 1 of the applicant's conditional approval to subdivide Lot 217 on Deposited Plan 71016 (SUB/146386).

The following name is proposed to be allocated to the new road reserve:

- ♦ **Tesla** – Nikola Tesla (1856 – 1943) was a Serbian-American inventor, electrical engineer, mechanical engineer and physicist. He is best known for his contributions to the design of the modern alternating current electrical supply system and the Tesla coil. He obtained approximately 300 patents worldwide for his inventions, however many inventions developed by Tesla were not put into patent protection.

COMMENT

Informal consultation with officers of GNC indicates the name 'Tesla Way' will meet the GNC criteria for road naming. The road name is duplicated less than five times in the metropolitan area and is more than 10 km from existing duplications.

The name Tesla is suitable for the proposed road reserve as it meets the GNC preference to have short names for short streets. This allows the name to be typed at an appropriate font in mapping systems and map books.

The road type 'Way' is appropriate as the road reserve will connect the new alignment of Ranford Road and the southern-most portion of Lake Road.

OPTIONS

1. Approve the proposed road name as submitted.
2. Not approve the road name as submitted and use a name previously approved by Council as an alternative road name complying with GNC criteria.
3. Not approve the road name and that Council recommend a new road name to GNC.

CONCLUSION

The road name, Tesla Way, should meet GNC criteria and appears to be an appropriate proposal for Council to approve. Option 1 is recommended.

RECOMMEND

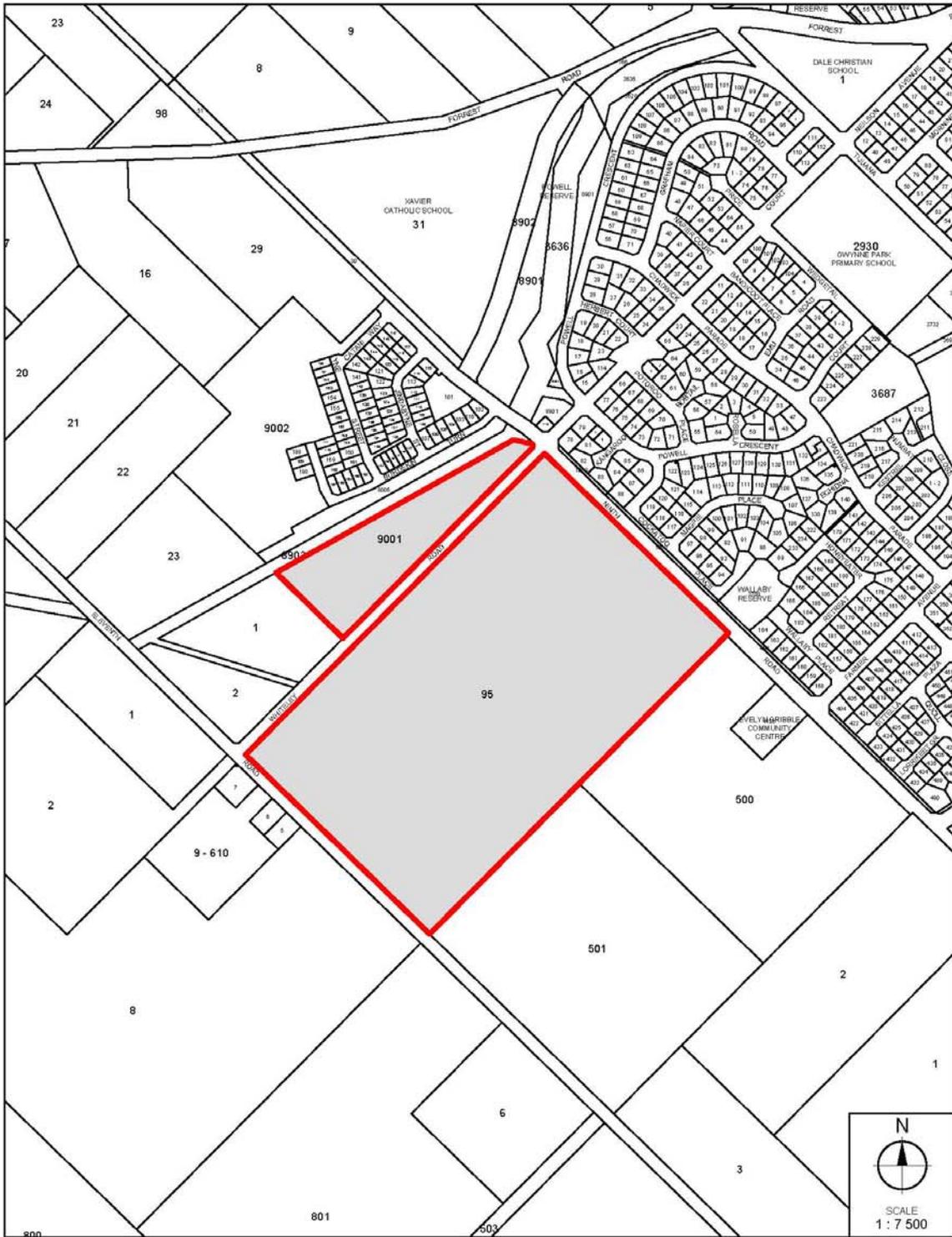
That Council:

1. **Approach the Geographic Names Committee (GNC) seeking approval for the following new road name for the naming of roads on road reserves: "Tesla Way" (or suitable road type acceptable to the GNC) in the Forrestdale Business Park subdivision on Lot 217 Deposited Plan 71016 as shown on the attached plan.**

ATTACHMENTS

There are no attachments for this report.

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LOCATION PLAN
LOT 9001 WHITELEY ROAD & LOT 95 ELEVENTH ROAD, HILBERT

4.2 - ROAD NAMING - LOT 9001 WHITELEY ROAD AND LOT 95 ELEVENTH ROAD, HILBERT

WARD : LAKE
FILE No. : M/826/12
DATE : 12 November 2012
REF : HC
RESPONSIBLE MANAGER : EDDS
APPLICANT : McMullen Nolan Group Pty Ltd
LANDOWNER : Department of Housing
SUBJECT LAND : Property size 30.34 ha approx.
ZONING : MRA Scheme Area

In Brief:

- Council has received a proposal to name new road reserves for a subdivision on Lot 9001 Whiteley Road and Lot 95 Eleventh Road, Hilbert.
- This item is recommitted from the 22 October 2012 Council meeting.
- The proposed road names follow a theme of Australian lakes and rivers and comply with the Geographic Names Committee (GNC) criteria.
- Recommend that Council approach the Geographic Names Committee seeking approval for the new road names as listed in the recommendation.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.

Legislation Implications

Land Administration Act 1997.

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Nil.



AERIAL PHOTOGRAPH
LOT 9001 WHITELEY ROAD & LOT 95 ELEVENTH ROAD, HILBERT

P:\AutoCAD\Agenda_Drawing\2012\10 October\WhiteleyEleventh\Whiteley_Eleventh_Road_Naming.dwg, 3/10/2012 12:48:54 PM

Consultation

- ♦ Geographic Names Committee

BACKGROUND

Council, at its meeting on 26 February 2011, resolved to seek Geographic Names Committee (GNC) approval for a number of road names, following the theme of Australian rivers and lakes, on the adjoining subdivision on the north western side of the Neerigen Brook (D12/2/11 refers). The names sought have subsequently been approved by the GNC.

At its meeting on 22 October 2012, Council resolved to not adopt the Recommendation D72/10/12 to approach the Geographic Names Committee (GNC) seeking approval for the new road names Bowes Lane; Calder Way; Ernest Way; Harding Street; Ingra Place (to rename a portion of Whiteley Road); Maddox Street; Mears Way; Minnie Grove (over its full extent including the portion outside the current proposed subdivision); and Snowy Lane (or suitable road types acceptable to the GNC) in subdivision on Lot 9001 Whiteley Road and Lot 95 Eleventh Road, Hilbert, and the matter be recommitted to the Development Services Committee.

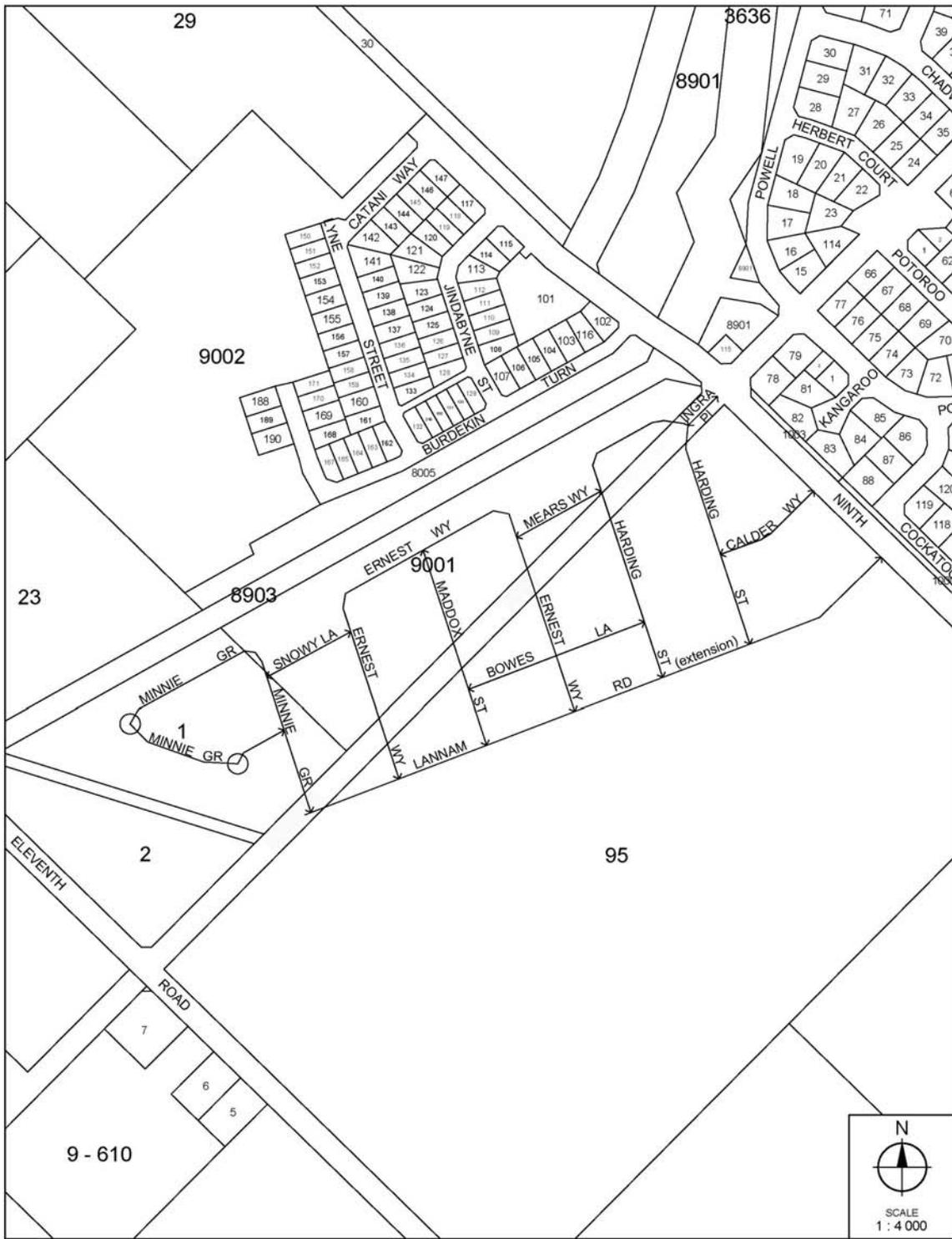
The reason for the recommitment of the item was the concern over the name "Snowy" Lane with its eastern states connection. It was argued that roads should be named after Western Australian features.

DETAILS OF PROPOSAL

Council has received a proposal for the naming of road reserves for new streets which are being created by a subdivision proposed for Lot 9001 Whiteley Road and Lot 95 Eleventh Road, Hilbert (SUB/139940). The developers are following the theme of Australian lakes and rivers.

The applicant proposes the following names to be allocated to the new road reserves in the positions indicated on the attached subdivision plan:

- ♦ **Bowes Lane** - the Bowes River begins about 16km north east of Northampton in the Shire of Northampton, and flows generally south west and west for about 50km before reaching the Indian Ocean near Horrocks town site. The river was named by the explorer George Grey in 1839 while on his second exploration expedition. It was named for Mary Bowes, Dowager Countess of Strathmore, wife of Sir William Hutt, who was heavily involved in the colonisation of New Zealand and South Australia and whose brother was John Hutt, the second Governor of Western Australia.
- ♦ **Calder Way** – The Calder River, discovered by surveyor Frederick Slade Drake-Brockman, is in the Kimberley region of Western Australia. It arises in the Elizabeth and Catherine Range and flows in a southerly then westerly direction and discharging into the Indian Ocean via Walcott Inlet. It was named after John Calder, the leader of a prospecting party who were in the area at the same time as Mr Drake-Brockman.



STREET NAMING PLAN
LOT 9001 WHITELEY ROAD & LOT 95 ELEVENTH ROAD, HILBERT

- ◆ **Ernest Way** – The Ernest River is a 69km long tributary of the Forrest River in the east Kimberley that flows into the Timor Sea in Joseph Bonaparte Gulf. It was named by C. A. Burrows, surveyor to the Murray River Squatting Company in 1886, but it is not known after whom it is named.
- ◆ **Harding Street** – The Harding River is in the Pilbara region of Western Australia, rising in the Chichester Range and flowing generally northerly for about 80km to the Indian Ocean near Cossack. It was named by surveyor and explorer F. T. Gregory in 1861 after J. Harding, a volunteer member of the expedition.
- ◆ **Ingra Place** – Lake Ingra, in the Shire of Dandaragan and some 5km east of Dandaragan, is some 220km north-north west of Perth. It is proposed to rename the remaining portion of Whiteley Road on the south western side of Ninth Road to **Ingra Place** to correspond with the Australian rivers and lakes theme of the subdivision roads.
- ◆ **Maddox Street** – Lake Maddox in the Shire of Halls Creek and about half way between Lake Gregory and the WA/NT border, covers around an area of some 68ha when full.
- ◆ **Mears Way** – Lake Mears, in the Shire of Quairading and some 25km south of Quairading, is one of the tourist attractions of the shire. It is a natural salt lake, part of an expansive lake system and, when full of water, is used for water skiing.
- ◆ **Minnie Grove** – The Minnie River is a 32km long anabranch of the Fitzroy (an arm of the river that separates from and later rejoins the main stream) located close to the mouth of the river, south of Derby. The name was first recorded by Hamlet Cornish and George Paterson of the Murray River Squatting Company in 1881, but it is not known after whom it is named.
- ◆ **Snowy Lane** – The Snowy River is a major river that originates on the slopes of Mt Kosciuszko and flows through New South Wales and Victoria, emptying into the Bass Strait. It is celebrated in literature as the area that produced the “Man from Snowy River” in the poem by A. B (Banjo) Paterson.

It is proposed that **Minnie Grove** be named over its full extent, including that portion outside the subdivision area.

It could be noted that the **Lannam Road** name through to its intersection with Ninth Road, construction of which will be part of the subdivision process, was approved by the GNC in May 2010. When Lannam Road was approved by the GNC, a portion of Whiteley Road was renamed as Lannam and a portion intersecting with Ninth Road remained as Whiteley Road. It is proposed that this portion of Whiteley Road on the south western side of Ninth Road is renamed **Ingra Place** to correspond with the Australian rivers and lakes theme of the rest of the subdivision.



COMMENT

Informal consultation with officers of the Geographic Names Committee (GNC) suggests the names will meet the GNC criteria for road naming. Each of the road names are duplicated less than 5 times in the metropolitan area and are more than 10 kilometres from existing duplications.

The matter raised with the recommittal of the report to the Development Services Committee was the name “Snowy”, a non-West Australian river. The developer’s theme has been Australian lakes and rivers and it should be noted that the neighbouring subdivision, following the same theme and approved by Council, had nine (9) Australian river and lake names of which eight (8) were eastern states names and one (1) was Western Australian.

Road naming can be a difficult and a time-consuming task when striving to meet GNC criteria in a time of rapid development and with a plethora of new roads being constructed in the metropolitan area. Negotiations flow between the developers, the GNC and the City to produce a recommendation to Council that will meet the GNC criteria. Whilst recognising that a preference for Western Australian names is understandable, issues of duplication indicate that restricting the bounds for proposed new road names to Western Australia would become onerous to those involved in the process. Certainly if the City was limited to the use of Western Australian names it would be overly restrictive and inconsistent with past practice, noting that “Armadale” itself derived from Scotland.

The developer is requesting that the matter be finalised as a matter of urgency as road names are required upon the plans of survey to enable clearance of the subdivision and sale of the lots to new purchasers.

Should a West Australian name be required to substitute for “Snowy”, consideration could be given to any of:

- ♦ **Caitup** – Lake Caitup is in the Shire of Esperance and some 21 km north west of the township of Esperance and covers an area of around 8 ha when full.
- ♦ **Helms** – Helms Lake, some 270km east south east of Laverton in the Shire of Laverton, is an intermittent lake that can cover an area of some 1200ha when full.
- ♦ **Nallan** – Nallan Lake is in the Shire of Cue, about 20km north of the Cue township, and is one of its tourist attractions. It is in a nature reserve and, other than in times of drought when it may dry up, it is a haven for a huge array of plant and birdlife, including black swans. Following rain the area becomes covered with wild flowers and is a favoured picnic spot.
- ♦ **Nedo** – Lake Nedo in the Shire of Coorow and about 12 km west of Latham and 14 km east of Waddi Forest has a semi arid climate. The surrounding land is mainly cultivated with not much natural vegetation left.

OPTIONS

1. Approve the road names as submitted.
2. Not approve the road names and request the developer to provide alternative road names complying with GNC criteria.
3. Not approve the road names and that Council recommend new road names to GNC and the developer.

CONCLUSION

The finalisation of road names in this instance has become urgent to enable the developer to complete the administrative requirements for the subdivision and, most importantly, to proceed to marketing and sale of the lots. The road names, chosen by the developer, should meet GNC criteria and appear to be an appropriate proposal for Council to approve. Option 1 is recommended.

RECOMMEND

That Council:

1. **Approach the Geographic Names Committee (GNC) seeking approval for the following new road names (or suitable road types acceptable to the GNC) in the subdivision on Lot 9001 Whiteley Road and Lot 95 Eleventh Road, Hilbert, as shown on the attached plan:**

Bowes Lane; Calder Way; Ernest Way; Harding Street; Ingra Place (to rename a portion of Whiteley Road); Maddox Street; Mears Way; Minnie Grove (over its full extent including the portion outside the current proposed subdivision); and Snowy Lane.

2. **Hold in reserve for the present the names “Caitup”, “Helms”, “Nallan” and “Nedo” until the Geographic Names Committee has approved the names above, or use them as necessary where any of the names may not meet GNC approval or for other roads in the area.**

ATTACHMENTS

There are no attachments for this report.

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LOCATION PLAN

Lot 501 Hicks Road, Kelmescott
Precinct H, POS Strategy

DATE 12 November 2012



Aerial photograph supplied by Landgate, Perthmap by NeaMap
Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012)

5.1 - POS STRATEGY - STAGE 6, PRECINCT H - CONSIDERATION OF SALE BY WAY OF PRIVATE TREATY - PROPOSED DISPOSAL OF LOT 501 HICKS ROAD, KELMSCOTT

WARD : RIVER
FILE No. : M/817/12
DATE : 8 November 2012
REF : JQ
RESPONSIBLE : EDDS
MANAGER

In Brief:

- Council at its meeting of 20 December 2010 (D105/12/10) resolved to adopt a previously advertised business plan and proceed with the sale of Lot 501 Hicks Road, Kelmscott. This sale is proposed to be sold as a part of Precinct H of the City's Public Open Space Strategy (POS Strategy).
- The City received an offer to purchase Lot 501 Hicks Road, Kelmscott on 25 October 2012 and made a counter offer on 29 October 2012 to an amount of \$405,000 (Inc. GST).
- The City's consideration of the offer was advertised in accordance with Section 3.58(3)(a)(iii) of the *Local Government Act, 1995*. The City received one (1) submission during the advertising period.
- In recent years the majority of the City's land sales have been determined by the CEO under Delegated Authority. Delegation No.22 allows the CEO to determine property transactions where the sale occurs by way of private treaty and on the premise that no submissions are received during private treaty advertising. This Delegation assists in streamlining the sales processes through a reduction in time delays. In this instance a submission has been received during private treaty advertising and a determination on the offer must be made by Council.
- Section 3.58(3)(b) of the *Local Government Act, 1995* requires Council to make a determination on an offer, where the offer has been made by way of private treaty and where the City's consideration of an offer attracts a submission.
- Recommend that Council note the submission and accept the offer made by The West Vision Homes Property Discretionary Trust Gold Plated Holdings Pty Ltd Trustee to an amount of \$405,000 (Inc. GST).

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.4.2 Maintain and improve where required the quality, amenity and accessibility of open spaces.

4.2.1 Develop, implement and report on Council's strategic and business plans.

Legislation Implications

Planning and Development Act, 2005
Crown Land Administration and Registration Practice Manual
Local Government Act, 1995 Section 3.58 – Disposing of Land
Local Government Act, 1995 Section 3.59 – Commercial Enterprises by Local Government
Land Administration Act, 1997



AERIAL PLAN

Lot 501 Hicks Road, Kelmscott
Precinct H, POS Strategy

DATE 12 November 2012



Aerial photograph supplied by Landgate. Photographed by NearMap
Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012)

Council Policy/Local Law Implications

Public Open Space Strategy, 2000
ENG 13 – Asset Management Vision
ADM 11 – Vesting of Crown Reserves in Urban Areas

Budget/Financial Implications

Herron Todd White, member of the City's Valuers Panel provided a market valuation dated 3 September 2012, which outlined the market value of Lot 501 Hicks Road, Kelmscott to an amount of \$380,000 (Inc. GST). When considering an offer made by way of private treaty the market valuation is required to be disclosed to the public by way of public notice as per Section 3.58(4)(c) of the *Local Government Act, 1995*.

The City has received an offer from 'The West Vision Homes Property Discretionary Trust Gold Plated Holdings Pty Ltd Trustee' (referred to here within as 'West Vision Homes') on 25 October 2012. The City made a counter offer made to 'West Vision Homes' to an amount of \$405,000 (Inc. GST) on 29 October 2012, which was accepted by the prospective purchasers on 29 October 2012.

Five (5) properties are proposed to be sold within Stage 6 Precinct H of the City's Public Open Space Strategy (POS Strategy). Should Council resolve to accept the offer, this property will be the third property in Precinct H of the POS Strategy to be sold. The funds are likely to accumulate interest until the remaining two (2) properties are sold in the precinct. One of the two properties that remains to be sold is currently under offer.

The available funds for reserve improvements will be held in Trust, with 70% of the sale proceeds being held in Precinct H, Trust Category No.28. 30% of funds from the land sale will be invested into the City's Capital Recreation Projects (Strategic Recreation Initiatives) as per Council's resolution on 17th July 2006 (CS75/7/06)

Consultation

1. Community consultation associated with the reserve cancellation of former Reserve 30253 (now Lot 501) between 25 November 2004 and 31 January 2005.
2. Community consultation associated with the rezoning of the former Reserve 30253 (now Lot 501) 16 March 2006 to 26 April 2006.
3. Business Plan advertising 20 October 2010 to 3 December 2010.
4. Corporate Services.
5. Public Open Space Working Group (POSWG).
6. Department of Regional Development and Lands – State Land Services.
7. Department of Planning.
8. Herron Todd White.
9. LJ Hooker, Thornlie.
10. Private Treaty Advertising between 6 November 2012 and 21 November 2012.

BACKGROUND

Lot 501 Hicks Road, Kelmscott was formerly a 20A Reserve for the purpose of “Public Recreation” and was previously reserved for “Parks and Recreation (Local)” under the City’s Town Planning Scheme No.4.

The proposed disposal of Lot 501 Hicks Road, Kelmscott (referred to here within as Lot 501) is associated with implementation of the City’s POS Strategy. The subject property falls within Stage 6 – Precinct H, Canning River and Foothills 3 of the City’s POS Strategy.

Council has actively pursued implementation of the City’s POS Strategy for a number of years. This includes a number of Land Administration and Town Planning processes to allow sale of Lot 501, which were initiated in 2004 and finalised in 2010. A summary of previous Council resolutions and Ministerial approvals and/or advice is as follows:

1. Council – 18 October 2004 (CS47/10/04) – Recommendation Approved: The report proposed to initiate Stage 6, Precinct H of the City’s POS Strategy, including reserve cancellation, purchase from the Crown, rezoning and public consultation required as part of the reserve cancellation and rezoning processes.
2. Council - 21 March 2005 (CS24/3/05) – Decision Deferred pending a report being prepared estimating funds from the disposal of POS land being determined and a business plan on expenditure being prepared: The report sought to finalise Stage 6, Precinct H of the City’s land administration processes and initiation of the proposed scheme amendment.
3. Council - 17 October 2005 (CS85/10/05) – Recommendation that the report be recommitted to the City Strategy Committee: The report sought to finalise Stage 6, Precinct H of the City’s land administration processes and initiation of the proposed scheme amendment.
4. Council on 19 December 2005 (CS105/12/05) – Recommendation Approved: The recommendation was to finalise Stage 6, Precinct H of the City’s land administration processes and initiate a proposed scheme amendment. In addition, Council proposed to create a 10m wide Pedestrian Access Way (PAW) from a portion of Reserve 30253 to provide access from Hicks Road to Brookton Highway.
5. Council - 15 May 2006 (D44/5/06) – Recommendation Approved: Council adopted Amendment No.13, which rezoned Lot 501 from “Parks and Recreation (Local)” to “Residential R10/25” under the City’s Town Planning Scheme No.4, with the exemption of a 10m wide strip being ‘unzoned’ for a PAW to allow access between Hicks Road to Brookton Highway.
6. Minister for Planning and Infrastructure – 22 February 2007 and Gazetted on the 20 March 2007 – Recommendation Approved: The Minister for Planning and Infrastructure granted final approval of Amendment No.13, which rezoned various lots including Lot 501 from “Parks and Recreation (Local)” to “Residential R10/25” and created the 10m wide PAW under the City’s Town Planning Scheme No.4.

7. Minister of Lands – 26 November 2009 – Approved: The Minister approved cancellation of Reserve 30253 (now Lot 501) and sale of this cancelled reserve to the City.
8. Council – 28 September 2010 (D78/9/10) – Recommendation Approved: Council resolved to endorse and advertise a business plan, which sought to dispose of Lot 501.
9. Council – 20 December 2010 (D105/12/10) – Recommendation Approved: Council resolved to approve the business plan, which sought to dispose of Lot 501 in accordance with Section 3.58 of the *Local Government Act, 1995* as a part of implementation of the City's POS Strategy.

The proposed disposition has been supported on a number of occasions, either directly or indirectly by Local and State Government bodies, through the approval of various land administration and town planning processes.

DETAILS OF PROPOSAL

The City has received an offer from West Vision Homes to purchase Lot 501 Hicks Road, Kelmscott to an amount of \$405,000 (Inc. GST).

The City's consideration of the offer has been advertised by way of Private Treaty as per the requirements of Section 3.58(3) of the *Local Government Act, 1995*. One submission was received during the private treaty advertising period.

It is recommended Council note the submission (*refer to Confidential Attachments of the Agenda, which includes the submission and submitter plan*), but that submission be not supported for reasons outlined within the 'Analysis' section of this report. It is recommended Council accept the offer made by West Vision Homes to purchase Lot 501 Hicks Road, Kelmscott to an amount of \$405,000 (Inc. GST).

COMMENT

Property Description

Lot 501 Hicks Road, Kelmscott on Certificate of Title Volume 2734, Folio 318 has an approximate area of 1856m². The property is an irregular lot configuration and the site contours slope away from Hicks Road reserve. There are scattered mature trees, however no understorey growth.

Access to the property is via Hicks Road and there is an existing 10m wide PAW (unformed) that adjoins the properties side south-western boundary. The PAW provides pedestrian and cyclist access to Brookton Highway. There is no direct vehicle access to Brookton Highway from Lot 501 Hicks Road.

Zoning Information

The subject lot is zoned “Residential R10/25” under Town Planning Scheme No.4 (TPS No.4) and has a dual density code. Under Clause 5.2.4(d) of TPS No.4 an application for grouped dwellings at the higher density can be made to the City. It should be noted that the lot must be able to connect to sewerage services in order to be considered suitable for development at the higher density code. Additionally, a grouped dwelling application is a discretionary use in the “Residential” zone. To achieve the higher density code the application must comply with the requirements of the *City’s Residential Development Policy PLN 3.1 and Residential Design Codes, 2008*. The City may consider a further density bonus afforded by Clause 5.2.4(d) of TPS No.4, which states:

5.2.4 “Notwithstanding 5.2.3 above, an increase above the lower residential density code may apply in the following circumstances subject to an Application for Planning Approval being granted by the City in accordance with Local Planning Policy 3.1 Residential Density Development:

- d) In the case of properties abutting public access ways (PAWs) and where land is identified on the Scheme Map as R10/25, R12.5/25, R15/25, or R17.5/25, grouped dwellings, aged or dependant persons dwellings and single bedroom dwellings up to R40”.*

Council at its meeting of 19 December 2005 (CS105/12/05) resolved to create a 10m wide PAW to allow pedestrian and cyclist access from Hicks Road to Brookton Highway. Given Lot 501 abuts a PAW, an application may be made to the City to undertake grouped dwelling development at a density of up to “R40”. As per the above, this approval is discretionary and assessed on its merits in compliance with the *City’s Residential Density Development Policy PLN 3.1*.

Section 3.58 of the Local Government Act, 1995

Section 3.58(3) of the *Local Government Act, 1995* allows local governments to sell land by way of private treaty after the details of the property and proposed disposition have been advertised for public comment.

The City’s consideration of the offer was advertised by way of private treaty for a period of 15 days in a local newspaper between Tuesday 6 November 2012 and Wednesday 21 November 2012. It is noted that the advertising period will not be completed by the time of the Development Services Committee meeting, however it will be completed by the time Council meets to consider this report. When the City’s consideration of a proposed disposition is advertised by way of private treaty, Section 3.58(4) requires specific details of the proposed disposition to be included in the advertisement, as follows:

- a) the names of all parties concerned;*
- b) the consideration to be received by the local government for the disposition; and*
- c) the market value of the disposition as ascertained by a valuation carried out not more than 6 months before the proposed disposition.*

Section 3.58 of the *Local Government Act, 1995* provides no specific criterion for Council's to consider the validity of a submission received during the private treaty advertising period.

ANALYSIS

The City received an offer to purchase Lot 501 Hicks Road, Kelmscott on 25 October 2012 and made a counter offer on 29 October 2012 to an amount of \$405,000 (Inc. GST). The offer was advertised in accordance with Section 3.58(3)(a)(iii) of the *Local Government Act, 1995* between 6 November 2012 and 21 November 2012. During the private treaty advertising process the City received one (1) submission relating to the City's consideration of an offer to purchase Lot 501 Hick Road, Kelmscott.

Advertising the City's consideration of an offer is a requirement of the *Local Government Act, 1995*. The intent of Section 3.58(3) private treaty advertising is not explicitly defined, but is believed to afford public accountability relating to the City's financial undertakings.

The *Local Government Act, 1995* does not define a submission and there is no guidance to Council in considering the validity of a submission or how a submission may be analysed when received during the private treaty advertising period. A person could make a counter offer, complaint, ask a question or a submitter could make a statement, which may be relevant or not relevant at all.

The submitter is a local resident, however, the submitter is not a nearby landowner and does not live within Precinct H and therefore would not be directly impacted by the sale. In this instance the submission does not support or object to the proposed land sale. The submitter has also not proposed to purchase the said land. The submission queries the net sale amount exclusive of GST and provides general real estate advice to the City, from a former real estate agent. This advice relates to the legal validity of a 'counter offer' and a hypothetical scenario referred to by the submitter as a 'vendors buy' (*refer to Confidential Attachments of the Agenda, which includes the submission and submitter plan*).

In response to the submitter's query relating to GST, the City has advertised its consideration of the offer to an amount of \$405,000 (Inc. GST) as per the advertisement. The net sale amount, which the City receives is minus GST only. Other fees associated with the real estate agent commission, marketing, settlement agency fees and other service agency fees etc are deducted from a separate City expense account and are not deducted from the gross land sale amount. Therefore, the net land sale is estimated to be \$368,181.81 exclusive of GST.

In response to the submitter's statement regarding a hypothetical scenario referred to as a 'vendors buy', the City has dealt with the proposed land transaction (disposal/sale) in accordance with the *Local Government Act, 1995*. Additionally, the City has acted on advice from a member of the City's Real Estate Agent Panel, LJ Hooker, Thornlie. The submitter's advice should be noted and no further consideration is needed.

If the submission was received as a general enquiry and statement (i.e. not during the private treaty advertising period) the City could have responded to the submitters queries accordingly and the CEO could have made a determination on the offer under Delegated Authority No.22. The delay in seeking a Council resolution on the offer, in lieu of the submission, risks the sale not proceeding due to additional time delays. The submission does not raise an objection, counter offer or other reason to reconsider the current offer made by West Vision Homes.

OPTIONS

1. Council could resolve to accept the offer made by The West Vision Homes Property Discretionary Trust Gold Plated Holdings Pty Ltd Trustee to purchase Lot 501 Hicks Road, Kelmscott to an amount of \$405,000 (Inc. GST).
2. Council could resolve to make another counter offer to The West Vision Homes Property Discretionary Trust Gold Plated Holdings Pty Ltd Trustee to purchase Lot 501 Hicks Road, Kelmscott to an amount over \$405,000 (Inc. GST).
3. Council could resolve to decline the offer made by The West Vision Homes Property Discretionary Trust Gold Plated Holdings Pty Ltd Trustee to purchase Lot 501 Hicks Road, Kelmscott to an amount of \$405,000 (Inc. GST) and retain the property for sale at a later date.

CONCLUSION

Council has progressed implementation of the POS Strategy for a number of years, which includes the sale of five (5) lots in Precinct 'H'. The City and other State Government agencies have followed due process regarding reserve cancellation, rezoning and proposed disposal of Lot 501 Hicks Road, Kelmscott. The property has been on the market for sale for a short period, however the City's counter offer, which has been accepted by the prospective purchaser, is above market valuation and the City's 15 Year Plan land sale forecast.

Recently, two (2) Precinct 'H' properties have sold, another property is currently under offer and in the event Council accepts the offer to purchase Lot 501 Hicks Road, Kelmscott, there will be one (1) property that remains to be sold in the Precinct. There is a need to make park improvements to reserves within Precinct 'H' of the City's POS Strategy. The sale will provide valuable funds required to achieve park upgrades in Precinct 'H' and 30% of these funds will be allocated to Capital Recreation Projects (Strategic Recreation Initiatives) for the City's Regional Aquatic Centre and Wungong Regional Recreation Complex, as per Council's resolution 17 July 2006 (CS75/7/06).

The recommended acceptance of the offer is not intended to dismiss the views, knowledge or experience of the submitter. Processes undertaken as a part of the proposed land transaction comply with relevant legislation that regulates the City's financial undertakings. Furthermore the City has acted in accordance with advice from a member of the City's Real Estate Agent Panel, LJ Hooker Thornlie. Given the above, Option 1 is recommended.

RECOMMEND

That Council:

- 1. In accordance with Section 3.58(3)(b) of the *Local Government Act, 1995*, notes one (1) submission was received in response to the local public notice of the proposed sale of the Lot 501 Hicks Road, Kelmscott and the Officers comments provided in response to the that public submission (refer to the 'Analysis' section of this report).**
- 2. Agrees to dispose of Lot 501 Hicks Road, Kelmscott to The West Vision Homes Property Discretionary Trust Gold Plated Holdings Pty Ltd Trustee for an amount of \$405,000 (Inc. GST) by way of private treaty in accordance with Section 3.58(3)(b) of the *Local Government Act, 1995*.**
- 3. Authorise the CEO to sign and lodge contracts and other documents associated with the sale of the land.**
- 4. Advise the submitter of the proposed sale of Lot 501 Hicks Road, Kelmscott, that their submission was duly considered by Council and advise them of the above decision.**

ATTACHMENTS

1. Confidential - Correspondence - Lot 501 Hicks Road, Kelmscott - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*
2. Submitter Plan - Lot 501 Hicks Road, Kelmscott - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*

**5.2 - POS STRATEGY - STAGE 1, PRECINCT B, COASTAL PLAIN NORTH 2 -
PROPOSED RESERVE IMPROVEMENTS**

WARD : PALOMINO
MINNAWARRA

FILE No. : M/724/12

DATE : 7 November 2012

REF : JQ

RESPONSIBLE : EDDS
MANAGER

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- 2.4.2 Maintain and improve where required the quality, amenity and accessibility of open spaces.
- 2.4.3 Develop, implement and report on Council's strategic and business plans.

In Brief:

- A total of four properties in Stage 1, Precinct B of the City's POS Strategy have been sold as per the recommendations of this strategy. In addition, Council at its meeting of 18 February 2002 (CS10/02) resolved to dispose of three City owned properties and direct the funds to the implementation of the POS Strategy.
- The net available funds from land sales and expenditure on park improvements in Precinct B is \$592,518 (including interest).
- The available funds from Public Open Space Cash-in-Lieu (POS CIL) contributions are \$307,170 (including interest).
- Recommend that Council endorse the priority list and schedule of works for reserve upgrades in Precinct B of the POS Strategy and request the Minister for Planning approve the expenditure of POS CIL funds in Precinct B.

Legislation Implications

Planning and Development Act, 2005
Crown Land Administration and Registration Practice Manual
Local Government Act, 1995 - Section 3.58 Disposing of Land
Local Government Act, 1995 - Section 3.59 Commercial Enterprises by Local Government
Local Government (Functions and General) Regulations, 1996
Land Administration Act, 1997

Council Policy/Local Law Implications

Public Open Space Strategy, 2000
ENG – Asset Management Vision

Budget/Financial Implications

Precinct B is the fifth precinct to have funds available to spend on upgrading existing reserves. The majority of funds have derived from the sale of four properties recommended to be sold by the City's Public Open Space Strategy (POS Strategy). This includes Lot 2635 Little John Road, Lot 3899 Kyabram Road, Lot 2902 Ives Place and Lot 2906 Scotia Place Armadale. Two minor historic land sales that were formerly transferred to the City as 20A Public Recreation Reserves in 1984 occurred prior to the City's POS Strategy.

Public Open Space Cash-in-Lieu (POS CIL) funds derived from subdivision and/or development associated with the City's Urban Unit A14 Consolidated Structure Plan have also significantly contributed to fund availability in Precinct B.

Available funds from the four POS Strategy land sales reflect 70% of the sale proceeds. The Goods and Service Tax (GST) has been deducted from the gross land sale amount and 30% of the net funds have been invested into the City's Capital Recreation Projects (Strategic Recreation Initiatives), as per Council's resolution on 17 July 2006 (CS75/7/06).

The report recommends that Council support reserve upgrades to parks within Precinct B to a total value of \$902,652.50. Funding of these works is proposed to be derived through POS Strategy land sales, the sale of two former 20A Public Recreation Reserves and POS CIL contributions derived through the City's Urban Unit A14 Consolidated Structure Plan. It should be noted expenditure of POS CIL requires approval from the Minister of Planning.

Consultation

- Corporate Services Directorate.
- Public Open Space Working Group (comprised of CoA Officers representing relevant development within the City).
- Department of Regional Development and Lands – State Land Services.
- Public consultation consistent with State Government Guidelines for the administration of Section 20A Reserves.
- Public consultation has occurred on the rezoning of each of the lots as part of the introduction of Town Planning Scheme No.4 gazetted in 2005.
- Public consultation consistent with Section 3.59 of the *Local Government Act, 1995*.
- Herron Todd White (member of the City's valuers panel) when land is marketed for sale.
- Councillor Workshop 8 October 2012.

BACKGROUND

Background to POS Strategy and Precinct B

The overarching purpose of the City's Public Open Space Strategy (POS Strategy) since 1999 has been to establish a "*strategic approach to Public Open Space rationalisation... as a matter of high priority*" (D253/99). The City has implemented the POS Strategy in a staged manner since 1999 and has progressed a number of land administrative and planning processes to enable surplus Public Open Space to be sold. These processes include reserve cancellation, purchase of the former reserves from the Crown, rezoning, implementation of business plans and resolving site issues to enable land to be sold in accordance with *Local Government Act, 1995*.

The gross Precinct B land area is 634ha and there are a total of 35 Reserves for 'Public Recreation' or 'Public Recreation and Drainage' Reserves in Precinct B of the City's POS Strategy. "*The Precinct is located entirely within the locality of Armadale west of the railway and north of Armadale Road. It extends to Lake Road in the west and Champion Drive in the north*".

Important Milestones / Decisions by Council

A number of land administration and town planning processes have occurred to facilitate park upgrades in Precinct B, which in summary includes the following:

- 17 September 2001 (CS67/01) – Initiation of the land administration processes for Stage 1 of the POS Strategy, which included the intent to purchase and cancel the reservations of four (4) former reserves as part of the POS Strategy. In addition three (3) former 20A Public Recreation Reserves were also proposed to be sold by Council at this meeting.
- November – December 2001 – Subsequent to the above milestone, public consultation associated with reserve cancellation occurred between November and December 2001. The City did not receive any submissions relating to how funds from POS Strategy land sales could be used to upgrade reserves in Precinct B.
- 18 February 2002 (CS10/02) – Council resolved to cancel and purchase four (4) former reserves as part of the POS Strategy and that funds from the sale of three (3) former 20A Public Recreation Reserves would be directed to implementation of the POS Strategy. At this meeting, Council also resolved to initiate an Amendment to Town Planning Scheme No.2.
- 25 June 2002 (C101/02) – Further to Council's resolution on 17 September 2001 (CS67/01), agreement to dispose of three (3) former 20A Public Recreation Reserves by way of private treaty with a minimum and maximum sale price being set for each of the three (3) lots. These properties were considered separately to the POS Strategy as the reservations were cancelled prior to the City's POS Strategy, however given the land was former POS, funds are required to be spent in the same manner as the City's POS Strategy land sales and as per the State Government's guidelines.

- The City's three (3) former 20A Reserves that were separate to the POS Strategy were sold to the Department of Housing between 2002 and 2003. Funds from two of these land sales have been transferred to the POS Strategy trust to be used on Precinct B reserve upgrades. The funds from the third land sale are believed to have been allocated to the City's Municipal Account.
- 2005 - The four (4) properties in Precinct B were rezoned to be consistent with adjoining residential densities as a part of the initiation and gazettal of Town Planning Scheme No.4 in 2005.
- 2006 – The City purchased the four (4) properties in Precinct B that were proposed to be sold as a part of implementation of the POS Strategy.
- 17 July 2006 (CS75/7/06) – Agreement to spend 30% of funds from the sale of POS Strategy land and POS CIL funds on Capital Recreation Projects (Strategic Recreation Initiatives).
- 15 October 2007 (CS84/10/07) – Council endorsed and resolved to advertise the Land Transaction Business Plan outlining Council's intention to dispose of four (4) properties within Precinct B as a part of implementation of the City's POS Strategy.
- 17 December 2007 (CS107/12/07) – The above mentioned Business Plan was advertised for a period of 42 days and no submissions were received regarding how funds from the sale of POS Strategy land could be allocated to reserve upgrades. Council adopted the business plan and agreed to dispose of the properties by way of public tender.
- 22 June 2009 (D67/6/09) – No tenders were received for three of the Precinct B properties proposed to be sold. Subsequently, Council resolved to dispose of the properties by way of private treaty. The fourth Precinct B property (Lot 2906 Scotia Pl, Armadale) was not tendered in consideration of an existing encroachment that was required to be resolved prior to sale.
- 28 September 2010 (D75/9/10) – After resolving the encroachment relating to Lot 2906 Scotia Place, Armadale, Council resolved to dispose of the property by way of private treaty.
- All four (4) POS Strategy land sales were finalised by January 2012.

DETAILS OF PROPOSAL

The Public Open Space Working Group's (POSWG's) draft concept plans and schedule of works, which were presented for discussion and modification by Councillors at the Councillor Workshop on 8 October 2012, are recommended for adoption. The recommended proposals include several changes recommended by Councillors at the Workshop.

The modified proposals are to be completed based on the ranking of priority parks and availability of funds, staff, contractors and materials, which will vary. Funds are now available for expenditure, however, Parks Services have a scheduled works program to implement park upgrades, which have already been approved by Council (completion of works in Precincts G, D and C), as well as annual maintenance works programs across the whole of the City. Therefore it is proposed construction works for Precinct B will commence in 2013/14 financial year and occur in a staged manner over several years.

There are nine (9) parks within Precinct B that have been selected for reserve improvements at a total estimated cost of \$902,652.50. In order of priority this includes:

- 1) Matthew Stott Reserve R38843 and R42700;
- 2) Corondale Reserve R46207;
- 3) Seminole Reserve R42936 and R42314;
- 4) Wilcannia Reserve R31566;
- 5) Barry Poad Reserve R41523;
- 6) San Jacinta Reserve R41640;
- 7) George Foster Reserve R33373;
- 8) Clements Reserve R36593; and
- 9) West Corondale Reserve R44182.

A copy of the above Reserve concept plans are included in the Attachments of the Agenda.

Table 1: Summarised Proposed Schedule of Expenditure Upgrades in Precinct B of the POS Strategy

Budget Year	Rank	Reserve Name & Number(s)	Estimated Revenue		Estimated Expenditure
			POS Land Sale Amount (\$)	POS Cash-in-Lieu (\$)	Total (\$)
2013/14	1	Matthew Stott Reserve R38843 & R42700	189,120	39,600	228,720
2013/14	2	Corondale Reserve R46207	63,100	255,570	318,670
2013/14	3	Seminole Reserve R42936; R42314	90,475	0	90,475
2013/14	4	Wilcannia Reserve R31566	77,857.50	0	77,857.50
2013/14	5	Barry Poad Reserve R41523	51,135	0	51,135
2013/14	6	San Jacinta Reserve R41640	46,275	0	46,275
2013/14	7	George Foster Reserve R33373	63,170	0	63,170
2013/14	8	Clements Reserve R36593	14,350	0	14,350
2013/14	9	West Corondale Reserve R44182	0	12,000	12,000
TOTAL			595,482.50	307,170.00	902,652.50

COMMENT

Expenditure of POS Strategy Funds

The State Government's Crown Land Administration & Registration Practice Manual outlines how funds from the sale of former reserves are able to be spent. Proceeds from the sale of former reserves must be used to either purchase replacement land of equal area and suitable for public recreation purposes, or spent on capital improvements to recreation land in the vicinity of the land sold. In addition, reserve upgrades are to be unrestricted to the public. Council has established appropriate Trust accounts to meet this requirement and expenditure of funds has been considered on a Precinct basis as agreed with State Land Services of the Department of Regional Development and Lands.

In addition to the above, the City was granted permission to spend 30% of the funds from POS Strategy land sale funds and POS CIL funds on Capital Recreation Projects (Strategic Recreation Initiative). This is in accordance with Council's resolution at its meeting of 17 July 2006 (CS75/7/06). The 30% deduction from POS Strategy land sale funds, have been transferred to the appropriate Trust.

Available Land Sale Funds

Four (4) POS Strategy land sales and the sale of two lots have occurred within Precinct B. This includes the sale of:

- POS Strategy land sale – Lot 2635 Little John Road, Armadale;
- POS Strategy land sale – Lot 3899 Kyabram Road, Armadale;
- POS Strategy land sale – Lot 2902 Ives Place, Armadale;
- POS Strategy land sale – Lot 2906 Scotia Place, Armadale;
- Former 20A Public Recreation Reserve - Lot 200 Chamberlain Way, Armadale; and
- Former 20A Public Recreation Reserve - Lot 201 Chamberlain Way, Armadale.

Council at its meeting of 18 February 2002 (CS10/02) resolved that "*funds raised from the sale of (less costs) of Lot 168 Hickson Road, Lot 200 Chamberlain Road and Lot 201 Chamberlain Road be directed to implementation of the POS Strategy*". The funds from the sale of Lot 168 Hickson Road, Armadale were not transferred to Precinct B Trust. Corporate Services have advised it is likely the funds from the sale of Lot 168 Hickson Road were spent through Municipal funds at the end of the financial year in 2002/03.

The sale and expenditure of Lots 200 and 201 Chamberlain Way Armadale occurred prior to Council's resolution on 17 July 2006 (CS75/7/06). This resolution sought to deduct 30% from POS Strategy land sales towards Capital Recreation Projects (Strategic Recreation Initiatives). Whilst the properties were former 20A Reserves, the reservations were cancelled prior to the adoption of the City's POS Strategy, therefore the sales were considered separately to those of the POS Strategy. Therefore no deduction has been made from the sale of Lots 200 and 201 Chamberlain Way, Armadale.

The net available funds from the above mentioned land sales is approximately \$592,518 (including interest) as of 25 October 2012.

Available Public Open Space Cash-in-Lieu (POS CIL) Funds

Additional funds are available for expenditure from the City's *Urban Unit A14 Consolidated Structure Plan* (referred to here within as the City's A14 Structure Plan). POS CIL funds are obtained through subdivision conditions as per the *Planning and Development Act, 2005*.

The original A14 Structure Plan does not cover the entire area of Precinct B. The Precinct B parks proposed to be upgraded, which are suitably located within the A14 Structure Plan area to have funds from the A14 Structure Plan used for upgrades, includes the following reserves:

- i) Matthew Stott Reserve R38843 and R42700;
- ii) Corondale Reserve R46207;
- iii) Seminole Reserve R42936, R42314 and R42936;
- iv) Barry Poad Reserve R41523;
- v) West Corondale Reserve R44182.

In most instances 30% would be deducted from POS CIL funds and allocated towards the City's Capital Recreation Projects (Strategic Recreation Initiatives) as per Council's resolution of 17 July 2006 (CS75/7/06). However, in this instance the POS CIL funds are associated with contributions derived through the City's A14 Structure Plan, which operated under Town Planning Scheme No's. 2 and 4 and limit what the funds can be used for. The majority of the funds are to be used to acquire Public Open Space (POS) land as per the A14 Structure Plan. The majority of parks in the A14 Structure Plan area were not developed/landscaped as part of the subdivision process. In addition, the majority of POS CIL payments have occurred prior to the 17 July 2006 (CS75/7/06) resolution. Therefore, the 30% deduction from these POS CIL payments should not occur.

As at 25 October 2012 the available POS CIL funds for expenditure on park upgrades where parks are located within the A14 Structure Plan area is approximately \$307,170.

Total Available Expenditure Funds

The total amount of 'net' available funds from the sale of former POS strategy land and Strategic Land Assets and POS CIL is approximately \$899,688.

ANALYSIS

Upon all properties being sold within a Precinct, the City's POSWG draft concept proposals are presented to Councillors at a Workshop. The principles that guide the POSWG in developing the concept park upgrades, includes:

- Parks to be completed in their entirety, where possible;
- Improvements to be readily visible;
- Upgrades to incorporate other Council Strategies (i.e. Playground Strategy, Skate Park Strategy & Strategic Trails Network Plan etc.).
- Access, safety and crime prevention principles to be included;
- Improvements must be sustainable; and
- Improvements to match the characteristics of the area.

In addition to the above-mentioned principles, consideration to park upgrades has also investigated walkable catchments, the location of major roads, location of schools, existing assets within the parks, whether proposals are consistent with other City Strategies and Policies and that upgrades are consistent with other Asset Management practices established within the City.

The Park upgrading proposals were provided to Councillors via a memo on 19 September 2012. A Councillor Workshop was held on 8 October 2012. The aim of the Councillor Workshop was to provide Councillors the opportunity to review and revise draft concept plans and cost estimates. At the Workshop Councillors were requested to determine the best way forward to allocate funds to park upgrades and/or priority parks within Precinct B prior to an expenditure report being presented at a meeting of Council. Precinct O was also considered at this workshop, however is subject to a separate report.

At the Councillor Workshop on the 8 October 2012, no major changes, deletions or additions were made to the draft concept plans or cost estimates. Proposals and park priorities for upgrades were supported for all eight (8) parks. Mapping changes suggested by Councillors included realignment of pathways in Wilcannia Reserve and George Foster Reserve and labelling of all seats to have a consistent reference (i.e. make a distinction between seats and picnic table settings which include benches).

An additional proposal was suggested to extend upgrades to the western linear connection to Corondale Reserve R46207, which is bound to the east by Hesketh Avenue. For the purpose of this report, the area where additional upgrades have been proposed is referred to as West Corondale Reserve R44182.

A brief summary of the proposed upgrades to each of the reserves is detailed below. The Priority/Order of each Park is not significant, as there are sufficient funds to undertake the proposed works.

1) Priority Park 1 - Matthew Stott Reserve R38843 and R42700 – Proposed Expenditure \$228,720

Matthew Stott Reserve R38843 and R42700 is over 4ha in area and is classified as a major (district) size reserve. The park is irrigated and has an active drainage function over the portion of the reserve described as R42700 (within red dashed area on plan). The western boundary of the park adjoining Willandra Primary School and Cecil Andrews High School is located approximately 270m north-east of the park. The park has good passive surveillance and there is an existing half-size basketball court, some seats, mature vegetation and wooden bollards.

The existing playground at Matthew Stott was removed in August 2012 as it was severely vandalised including structural damage and graffiti. Parks Services currently have available funds to upgrade this playground, however an additional \$44,000 (approximately) from POS Strategy funds is proposed to be allocated to the new playground to build on this asset and establish a variety of play equipment. This cost estimate includes soft-fall and a pit. The Parks Services Budget and POS Strategy funds are intended to be rolled together, if the proposal is approved by Council. This would allow the City to maximise the funds and equipment to ensure the playground is delivered at one time rather than gradually and to establish a variety of playground equipment consistent with the hierarchy of parks.

Other proposed upgrades through POS Strategy and POS CIL funding include establishing an informal oval with junior goal posts to take advantage of the parks existing irrigation. A significant pathway has been proposed to connect all roads that adjoin the reserve. This will improve connectivity and accessibility through the reserve.

The existing basketball half-court is proposed to be upgraded, which includes resurfacing, line marking and establishing a rotating basketball and netball ring to diversify ball sports on the court. Minor aesthetic upgrades to the brick wall will also be made to improve the appearance of the back of this brick wall (behind the half court).

Park seats and solar lights will be located in strategic locations near pathway intersections in the case of lights and preferably under trees in the case of seats. Solar lighting will not be located near the half basketball court as the City does not wish to encourage use of the facility at night as use of the court at night may cause a nuisance to nearby residents. Existing wooden bollards have also been proposed to be replaced with metal bollards around the periphery of the reserve to improve safety and ensure consistent assets are provided in parks proposed to be upgraded.

2) Priority Park 2 - Corondale Reserve R46207 – Proposed Expenditure \$318,670

Corondale Reserve R46207 is a large reserve divided into two portions east and west of Seville Drive. However, the park forms part of an important linear park network. Corondale Reserve is classified as a major (district) size reserve. Corondale Reserve is a dry park within an active drainage function. The portion of the reserve west of Seville Drive has an area of approximately 10ha. In the last few years the City has undertaken significant revegetation of the drainage swale, which was blighted (degraded) prior to 2009. The park has good passive surveillance and is located close to un-developed areas, which are zoned “Residential” and upon being developed will further increase park usage. The only existing assets in the portion of Corondale Reserve west of Seville Drive are seats, other than vegetation and drainage infrastructure.

The existing open drainage dissects the subject area into three portions. There is a significant need to provide pedestrian connectivity through the park. Proposed upgrades include two footbridges that will link proposed pathways to improve pedestrian accessibility, walking and jogging/cycling opportunities.

The other main feature of the proposal is to relocate a playground that is currently located in portion of Corondale Reserve that is east of Seville Drive. The existing playground location has poor passive surveillance and the location does not maximise its usage. Through relocating the playground to the western section of Corondale Reserve surveillance and usage are increased. It is proposed to add playground equipment to the relocated playground, which is further anticipated to increase usage and provide diversity of play equipment to serve local residents.

Seats and a picnic shelter are proposed as well as two solar lights, with one light being placed at the end of each of the proposed pedestrian footbridges.

3) Priority Park 3 - Seminole Reserve R42936 and R42314 – Proposed Expenditure \$90,475

Seminole Reserve is described as a local park and located adjacent to Armadale Road and directly opposite the Haynes Shopping Centre. Main Roads WA has indicated this intersection of Armadale Road and Eighth Road may have traffic signals in the future. The park has good passive surveillance and has some existing mature trees. There is an existing playground, park seats and a portion of the park adjacent to Armadale Road has a pedestrian pathway.

The proposed upgrades include a north-south pathway adjacent to the playground. The park is undulating and earthworks will be required to establish the pathway in the proposed location. The north-south pathway will provide direct pedestrian access to the shops at the location where Main Roads WA has indicated there may be traffic lights in the future. It is envisaged the pathway network along the Armadale Road may be upgraded in the future.

The existing playground is also proposed to be upgraded with additional play equipment to be established. Four (4) seats have been proposed as well as additional landscaping/tree planting. The proposed park upgrade includes bollards being replaced to be consistent with the City's asset management practices.

4) Priority Park 4 - Wilcannia Reserve R31566 – Proposed Expenditure \$77,857.50

Wilcannia Reserve is classified as a local park. The park connects to a pedestrian access way and Challis Primary School is located approximately 150m north-west of the park and a local corner store and liquor store is located approximately 80m north of the park. The reserve has large mature trees and open expanses that provide opportunity for informal ball sports. There is an existing swing and seat within the reserve.

The main feature of the proposed upgrades is establishment of a new playground and pathways through the reserve to link access to the playground to all road reserves. Additional park seats have been proposed and bollards will be replaced. No solar lighting has been proposed in this reserve given the close proximity of residential dwellings backing onto the reserve as well the City's intention to discourage use of this reserve at night and anti-social behaviour.

5) Priority Park 5 - Barry Poad Reserve R41523 – Proposed Expenditure \$51,135

Barry Poad reserve is classified as a local park by the City's park hierarchy. The park has mature trees adjacent to Poad Street, however there is no understorey therefore there is good existing sightlines across the park. An existing child care centre is located adjoining the western side boundary of the park. There is existing seating, gazebo, a slide and seesaw. At the Councillor Workshop, a Councillor advised the existing play equipment in the park was historically established from a grant received from the Rotary Association and it would be preferred if play equipment from the existing playground equipment could be retained where possible, if relocated.

A new playground has been proposed in a different location to the existing play equipment in order to maximise shade afforded from tree coverage. Whilst it was the intention of the City to remove the existing play equipment, Officers will assess whether the play equipment meets current Australian Standards and can remain or be relocated, when the park works commence. Alternatively, should the existing playground equipment be required to be removed, the playground will include a seesaw and slide to replace the old/removed equipment.

The other main feature of the proposed park upgrades is the construction of internal pathways through the reserve, which will provide pedestrian connectivity to all road reserves adjoining the park. Two seats are also proposed to be located near the new playground that has been located under tree canopies.

6) Priority Park 6 - San Jacinta Reserve R41640 – Proposed Expenditure \$46,275

San Jacinta Reserve is classified under the City's park hierarchy as a local park and has an area approximately just under 2ha. The park is a dry park with some mature trees around the periphery of the reserve. There is a small existing playground within the park and a Scout Hall located adjacent to the north-eastern boundary of the park and a Water Treatment lot located adjacent to the south-western corner of the park. The park has good passive surveillance, however is located adjacent to the eastern side of Lake Road, which is a 'Regional Road'. Lake Road reduces the parks catchment area given the properties that are located to the west of Lake Road are currently zoned "Rural" under the City's Town Planning Scheme No.4 and the road acts as an obstruction to pedestrian access to the park.

Given the park serves a smaller user/resident catchment area, the park upgrades have been proposed to suite this catchment. A new playground is proposed to replace the existing playground and additional seating has been proposed. At the Councillor Workshop, Councillors requested seats be located in shaded areas as close as possible to the playground, which will be complied with.

A main feature of the upgrades is establishing metal bollards around the periphery of the reserve. The park has had problems with 'hoons' speeding down Lake Road and driving onto the reserve doing burnouts. It is planned that the metal bollards will prevent or reduce vehicle access onto the reserve and reduce anti-social behaviour in the park.

7) Priority Park 7 - George Foster Reserve R33373 – Proposed Expenditure \$63,170

George Foster Reserve is classified in the City's park hierarchy as a local park and has an area of approximately just over 6000m². The park is an odd lot configuration and is not irrigated, however has a drainage function during winter months. The City's Playground Strategy outlines no playground should be located in the reserve, which is exacerbated by the reserves drainage function. The reserve has some mature trees and small sections of existing pathway adjacent to the northern boundary. Given the proximity of the area to railway stations, more intensive residential development is occurring nearby.

The proposal involves removing the small portion of existing pathway, which is located very close to adjacent residential boundaries and has poor sightlines. A new pathway will be established in a similar location but further away from residential boundaries and with improved sightlines as requested by Councillors at the workshop. A second pathway will connect to existing pathway networks and provide direct access to all road reserves.

Additional tree planting and seating is proposed, which fosters the parks passive public open space function. In addition four (4) solar lights have been proposed and are to be located near pathways to improve visibility in the reserve. The solar lighting is considered to improve safety in the reserve given the parks odd lot configuration. Interfaces with road reserves will also have new bollards installed, which reflects the City's asset management practices.

8) Priority Park 8 - Clements Reserve R36593 – Proposed Expenditure \$14,350

Clements Reserve is classified as a local park that is approximately just over 4000m². The reserve is not irrigated, has some mature trees and is mainly grassed.

Given the park's passive open space function, landscaping/tree planting is proposed with seats to be located in shaded areas. An additional pathway is also proposed to improve accessibility through the reserve to road reserves and an existing pathway.

9) Priority Park 9 - West Corondale Reserve R44182 – Proposed Expenditure \$12,000

This reserve is adjacent to the western boundary of Priority Park No.2, Corondale Reserve R46207 and east of Hesketh Avenue.

Councillors agreed that revegetation and aesthetic improvements could be made to improve the visual appearance of west Corondale Reserve R44182. Parks Services have commenced maintenance to tidy the reserve and will undertake some revegetation/planting next winter in 2013, if possible. Maintenance and revegetation works will not be funded from the POS Strategy or POS CIL. These proposals will be funded through the Parks Services annual maintenance budget and are intended to add value to the proposed upgrade at West Corondale Reserve R44182.

The proposal to be funded from POS CIL includes an asphalt path and land bridge crossing. The pedestrian crossing is proposed over the drain where there is an existing 'goat track crossing' that local residents often use. The proposed pathway improves pedestrian safety for park users wishing to cross the drain between Isaba Parkway and Milano Loop.

OPTIONS

1. Council could resolve to endorse the priority list and schedule of works for nine (9) Reserves in Precinct B of the POS Strategy.
2. Council could modify the priority list or schedule of works for Reserves in Precinct B of the POS Strategy.
3. Recommit the priority list and schedule of works for Precinct B of the POS Strategy for a later date and retain the funds in Trust for use at a later date.

CONCLUSION

Precinct B of the POS Strategy was one of the first precincts intended to have reserve upgrades undertaken in consideration that the area has a significant number of local 'Public Recreation' reserves, many undeveloped reserves and the locality is generally characterised by younger families and a somewhat lower socio demographic, therefore the precinct has a high need for reserve improvements to be undertaken.

The Public Open Space Working Group and Councillors have considered draft proposals and developed a comprehensive works schedule for upgrades to parks within Precinct B. Significant improvements will be made to Priority Park No.1, Matthew Stott Reserve and Priority Park No.2 Corondale Reserve R46207. Justification to upgrade a number of local parks relates to the extensive number of reserves within the Precinct and there is a need to ensure residents across Precinct B, benefit from park upgrades. Upgrades should be distributed so a greater number of local residents can enjoy local parks in the area.

The POS Strategy provides a unique opportunity for the City to upgrade local parks. Regional size reserves or active sporting reserves throughout the City are intended to be master-planned and the sale of the City's Strategic Land Assets will contribute to upgrades to active sporting reserves. As such no proposals to upgrade regional size or active sporting reserves have been considered as a part of deliberations for park upgrades that will derive through POS Strategy funding.

The proposed priority list and works schedule reflect a collaborative approach to the development of proposals that are a sustainable and equitable use of POS Strategy funds, with upgrades appropriate to the character of the local area, park hierarchy and the City's Asset Management Strategies.

RECOMMEND

That Council:

- 1. Endorse the Priority List/Schedule of Works for Upgrades to Reserves within Precinct B of the POS Strategy and presented in *Attachment 5.2.1 of the Agenda*.**
- 2. Approves park upgrades to match Revenues and Expenditure as per Table 2 below and funding being listed for consideration in the 2013/14 Budget to commence the proposed reserve improvement works in Precinct B of the POS Strategy.**

Table 2 – Precinct B Proposed Park Upgrades

Budget Year	Rank	Reserve Name & Number(s)	Estimated Revenue		Estimated Expenditure
			POS Land Sale Amount (\$)	POS Cash-in-Lieu (\$)	Total (\$)
2013/14	1	Matthew Stott Reserve R38843 & R42700	189,120	39,600	228,720
2013/14	2	Corondale Reserve R46207	63,100	255,570	318,670
2013/14	3	Seminole Reserve R42936: R42314	90,475	0	90,475
2013/14	4	Wilcannia Reserve R31566	77,857.50	0	77,857.50
2013/14	5	Barry Poad Reserve R41523	51,135	0	51,135
2013/14	6	San Jacinta Reserve R41640	46,275	0	46,275
2013/14	7	George Foster Reserve R33373	63,170	0	63,170
2013/14	8	Clements Reserve R36593	14,350	0	14,350
2013/14	9	West Corondale Reserve R44182	0	12,000	12,000
TOTAL			595,482.50	307,170.00	902,652.50

- 3. Notes the proposed Schedule of Works as presented in *Attachment 5.2.1 of the Agenda* is an over commitment of \$2,964.50 of the revenue (available funds including POS Strategy Land Sales and POS Cash-in-Lieu - \$899,688). An accumulation of interest will balance revenues and expenses by the time works commence.**

4. Pursuant to Section 154 of the Planning and Development Act 2005, requests the Minister's approval to spend \$307,170 (plus interest) of Public Open Space Cash-in-Lieu funds held by Council in Trust, from past subdivisions towards improvements to the following reserves as detailed in Table 4 below:

Table 3 – Revenue Public Open Space Cash-in-Lieu Urban Unit A14 Consolidated Structure Plan

Revenue		
Trust Particulars	Subdivision Reference & Source Location	Amount in Trust proposed to be allocated to Precinct B Reserve Upgrades (\$)
Trust Category 48, ID. 2	Subdivision 126179	\$243.86
Trust Category 48, ID. 4	Subdivision 126179	\$14,574.65
Trust Category 48, ID. 12	Subdivision 131991	\$114,171.90
Trust Category 48, ID. 13	Subdivision 133918	\$35,459.98
Trust Category 48, ID. 14	Subdivision 132314 L581-587 Kirkpatrick Crt, Seville Grove	\$42,788.98
Trust Category 48, ID. 15	Subdivision 131991	\$44,505.59
Trust Category 48, ID. 16	Subdivision 143079	\$55,425.04
Total		\$307,170.00

Table 4 – Expenditure Public Open Space Cash-in-Lieu Urban Unit A14 Consolidated Structure Plan

Expenditure			
Reserve	Proposed Works Description	Proposed Expenditure	Subtotal
Matthew Stott Reserve	Landscaping / Ornamental Trees	\$11,000	\$39,600
	Seating	\$6,600	
	Solar Lighting	\$22,000	
Corondale Reserve \$255,570	Red Asphalt Path	\$50,270	\$255,570
	Pedestrian Footbridge	\$180,000	
	Picnic Shelter	\$11,000	
	Seats	\$3,300	
	Solar Lighting	\$11,000	
West Corondale Reserve \$12,000	Asphalt path, land bridge, minor earthworks 300mm concrete piping, hand railing and mulching.	\$12,000	\$12,000
Total			\$307,170.00

- 5. Note that the Public Open Space Cash-in-Lieu funds can not be spent until the approval has been granted by the Minister of Planning.**

ATTACHMENTS

1. Copy of Cost Schedule - Precinct B of the POS Strategy
2. POS Strategy - Precinct B - Location Plan
3. Matthew Stott Reserve - Concept Plan - Precinct B
4. Corondale Reserve - Concept Plan - Precinct B
5. Seminole Reserve - Concept Plan - Precinct B
6. Wilcannia / Toongabbie Reserve - Concept Plan - Precinct B
7. Barry Poad Reserve - Concept Plan - Precinct B
8. San Jacinta Reserve - Concept Plan - Precinct B
9. George Foster Reserve - Concept Plan - Precinct B
10. Clements Grove Reserve - Concept Plan - Precinct B
11. West Corondale Reserve - Concept Plan - Precinct B

**5.3 - POS STRATEGY - STAGE 7, PRECINCT O, RURAL - PALOMINO RESERVE
FORESHORE DAMP ZONE PROJECT**

WARD : PALOMINO
FILE No. : M/787/12
DATE : 7 November 2012
REF : JQ
RESPONSIBLE : EDDS
MANAGER

Tabled Items

Nil.

Officer Interest Declaration

Nil.

In Brief:

- Lot 4994 McNeil Road, Champion Lakes, previously formed part of Palomino Reserve R36180. The reservation relating to this property was cancelled and the land was sold to the Water Corporation for the purpose of a sewerage pump station preceding Council's resolution on 21 October 2002 (D193/02).
- Council at its meeting of 21 October 2002 (D193/02) resolved that the funds from the sale of Lot 4994 McNeil Road, Champion Lakes ... *"be applied to improvement works within the balance of the reserve..."*.
- Recommend that Council endorse the proposed damp zone project to the Palomino Reserve Foreshore as a part of upgrades in Precinct O of the POS Strategy.

Strategic Implications

- 2.4.2 Maintain and improve where required the quality, amenity and accessibility of open spaces.
- 2.8.2 Provide natural area maintenance and management programs.
- 2.8.3 Advocate and support management plans and initiatives to improve waterways within the City.

Legislation Implications

Clause 32 of the Metropolitan Region Scheme Act, 1959
Local Government Act, 1995 – Section 3.58 Disposing of Land
Land Administration Act, 1997
Aboriginal Heritage Act, 1972
Former Metropolitan Region Scheme Act, 1959 (revoked)
Crown Land Administration and Registration Practice Manual

Council Policy/Local Law Implications

Public Open Space Strategy, 2000
ENG – Asset Management Vision
Wungong River Champion Drive to Armadale Road Management Plan 2010-2015

Budget/Financial Implications

Precinct O is the sixth precinct to have funds available to spend on upgrading an existing reserve within the Precinct.

One land sale has occurred within Precinct O of the POS Strategy (POS Strategy) from an excised portion of Palomino Reserve R36180, described as Lot 4994 McNeil Road, Champion Lakes with an approximate area of 595m² and contains a Water Corporation pumping station.

Council at its meeting of 21 October 2002 (D193/02) committed the funds from this sale being allocated to upgrade the balance of Palomino Reserve R36180, which would comply with State Government guidelines.

The Nett available funds from the sale of Lot 4994 McNeil Road, Champion Lakes is \$59,592 (including interest). The funds from the sale of Lot 4994 McNeil Road is proposed to fund earthworks associated with the damp zone.

In the event the proposal is supported by Council, a grant application to an amount of \$48,600 has been approved in principle by the State Natural Resource Management Office. However, no funding agreement has been entered into yet, which is required to receive these grant funds. The funding agreement will only be entered into, dependent on whether Council wishes to approve the proposed expenditure on earthworks associated with the damp zone project to Palomino Reserve R36180 Foreshore.

In the event Council does support the proposal, the City's funds will be closely matched by the grant. Furthermore there will be no ongoing costs associated with monitoring or management of the project. All ongoing monitoring and maintenance will be undertaken by Armadale Gosnells Landcare Group (AGLG).

Consultation

1. Public Open Space Working Group.
2. Armadale Gosnells Landcare Group (AGLG).
3. Palomino Reserve Catchment Group (PRCG).
4. South East Regional Centre for Urban Landcare (SERCUL).
5. Department of Water (DoW).
6. Department of Regional Development and Lands – State Lands Services.
7. Public Consultation consistent with State Government Guidelines for the administration of Section 20A Reserves.
8. State National Resource Management Office.

BACKGROUND

Lot 4994 McNeil Road, Champion Lakes, previously formed a part of Palomino Park Reserve R36180. The reserve cancellation and sale of the lot, commenced prior to the preparation of the City's Public Open Space Strategy (POS Strategy).

The property is located within Precinct 'O' of the POS Strategy, which is located within 'Stage 7 – Rural' of the POS Strategy. A number of precincts are included in 'Stage 7'. This includes Precincts K, L, M, N and O. Generally the POS Strategy does not propose the sale of many former 20A Recreation Reserves within these rural precincts. There are no other land sales associated with the POS Strategy to occur within 'Precinct O' of the POS Strategy.

At its meeting of 16 August 1999, Council resolved to support the request made by the Water Corporation to cancel part of Palomino Reserve R36180, for the development of a sewerage pump station. This required a portion of Palomino Reserve R36180 to be excised and the reservation cancelled to allow the land to be sold as a freehold lot to the Water Corporation.

The City wrote to nearby landowners advising of the proposed excision and reserve cancellation of a portion of Palomino Reserve R36180. Subsequent to a number of submissions being received during the advertising period, two public meetings were held in March and July 2002, to allow the Water Corporation to discuss the technical requirements of the proposed sewerage pump station.

Council, at its meeting of 21 October 2002 (D193/02) considered the submissions and resolved to cancel and dispose of the subject land. Part 1(b) of Council's resolution on 21 October 2002 (D193/02) outlined that funds from the sale of Lot 4994 McNeil Road, Champion Lakes would ... *"be applied to improvement works within the balance of the reserve..."*.

State Government approvals, which were required to cancel and excise a portion of Palomino Reserve R36180 and negotiations with Water Corporation over the sale price took some years to finalise.

Palomino Reserve R36180 is zoned "Parks and Recreation Regional, Waterways" under the Metropolitan Region Scheme (MRS) and zoned "Parks and Recreation (Local)" under the City's Town Planning Scheme No. 4. In lieu of the MRS reservation, the Western Australian Planning Commission (WAPC) was required to issue an approval under Section 35 of the former *Metropolitan Region Scheme Act, 1959* and the Environmental Protection Authority was also required to determine whether the proposed sewerage pump station required an Environmental Impact Assessment (EIA).

The WAPC approved the proposed development on 20 February 2003 and the EPA advised the proposed development did not require formal assessment (or an EIA) on 11 February 2003.

The original offer made by the Water Corporation was to an amount of \$2,500. The City was able to negotiate the offer to an amount of \$55,000 (Inc. GST), with settlement taking effect on 5th March 2009.

DETAILS OF PROPOSAL

Funds from the sale of Lot 4994 McNeil Road, Champion Lakes are proposed to be used for a damp zone project to the foreshore of Palomino Reserve R36180. It is proposed to excavate a damp zone between McNeil Road and Poad Street Bridge adjacent to the Wungong River in Palomino Reserve R36180. The project achieves water quality improvement and habitat enhancement due to the damp zone acting in a similar way to a wetland. Water from Wungong River will be filtered before it enters the river and will also provide an important habitat for river fauna. The specifications of the proposed damp zone include:

- Total Area of Earthworks: 2000m²
- Area of the Base of the Damp Zone: 625m²
- Maximum Depth: 400mm
- Average Batter Slope: 1:30
- Soil to be Moved: 700m³

The project is a proposed joint partnership between the City of Armadale, Armadale Gosnells Landcare Group (AGLG), the Palomino Reserve Catchment Group (PRCG), South East Regional Centre for Urban Landcare (SERCUL) and the Department of Water (DoW).

The damp zone project will be coordinated by AGLG in partnership with the PRCG under supervision from the City of Armadale. SERCUL will provide technical advice, AGLG and PRCG will be responsible for ongoing management and the DoW will be responsible for water monitoring.

COMMENT

Council at its meeting of 9 August 2010 (T60/08/10) adopted the City's Wungong River Champion Drive to Armadale Road Management Plan 2010 – 2015. The Wungong River Champion Drive to Armadale Road Management Plan addresses the following action of the City of Armadale State of the Environment Report 2005, *"Prepare and implement management plans for the Canning and Wungong Rivers that address Swan River Trust objectives, revegetation and public use and enjoyment of the foreshores"*.

The proposed damp zone project fosters 'Strategic Direction's' within the City's Wungong River Champion Drive to Armadale Road Management Plan 2010 – 2015, which includes:

Strategic Direction 2: Improve riparian vegetation along river, reduce the impacts of weeds and improve in stream fauna habitat.

- **Action 2.2:** Batter and revegetate the western bank in two locations (Figure 9) to increase the damp zone, which will assist in nutrient stripping and also create diverse habitats for birds and fish.

Strategic Direction 3: Improve the water quality of the Wungong River by supporting initiatives to reduce contamination at source, monitor associated drains and utilize on-site wetlands to maximize opportunity for water quality improvement.

- **Action 3.5:** Replace weedy grass basins with native sedge and rush beds to strip nutrients and re-establish the relationship between the floodplains and the Wungong River.
- **Action 3.6:** Assess the feasibility of redirecting open storm water drains to wetland systems to remove nutrients prior to discharge into the river, as shown in Figure 9.
- **Action 3.7:** Establish a program to monitor, document and evaluate the water quality within the reserve and the effectiveness of implemented projects (e.g. wetlands).

AGLG in cooperation with the City, is currently constructing a damp zone, which is upstream from the current proposal. The current proposal will support existing similar projects, the City's management plan and result in environmental and social/community benefits. If Council resolves to approve the proposal, works will be carried by AGLG under the City's Environmental Services coordination. It is anticipated that the works will commence at the end of 2012/13 or start of 2013/14.

ANALYSIS

Councillors considered the proposed damp zone project at the Councillor Workshop on 8 October 2012. There were no changes to the proposal or cost estimate and Councillor's indicated support for the project.

As mentioned earlier funds from the sale of Lot 4494 McNeil Road to an amount of \$59,592 (including interest) will complete the earthworks component of the project.

Given earthworks are proposed for the Wungong River foreshore, which is an area of significance to Indigenous Aboriginal people, a Section 18 approval from the Department of Indigenous Affairs (DIA) is required. The Section 18 is required to certify that the earthworks will not disturb any culturally significant areas within the site. This includes a consultant being employed to engage with local Aboriginal people as a part of the development planning process.

A Section 18 application is an expensive application. The POS Strategy funds from the sale of Lot 4494 McNeil Road, Champion Lakes will not be allocated to this application process. Therefore a grant application has been made to the 'State National Resource Management' Office seeking funding for \$48,600.

In the event Council support the proposed damp zone project, the grant application will fund revegetation, weed control, water quality monitoring and costs in relation to a Section 18 application to the DIA.

The grant has recently been approved to a total amount of \$48,600, however approval is subject to a funding agreement being entered into and conditions of approval being met. This includes support and funding for the earthworks component of the proposed damp zone. Should Council not wish to proceed with the damp zone project, AGLG is unlikely to enter into the funding agreement with the State Natural Resource Management Office (grant body) and the project is not likely to proceed at this time. In this instance, new proposals to upgrade the balance of Palomino Reserve will be developed for Council's deliberation.

Council has previously intended that funds from the sale of Lot 4994 McNeil Road, Champion Lakes should be used to upgrade the remainder of Palomino Reserve R36180. Palomino Reserve R36180 is primarily a passive reserve. The limited available funds can not be used on the existing Palomino Horse Riding Club, given funds derived through the sale of former open space can not be used on club or community interest group facilities, which are not able to be enjoyed by the public at all times. This is as per the State Government guidelines. There are few alternative proposals that the funds could be used for. Potentially a pathway could be established through the reserve, however the available \$59,592 (including interest) would only contribute to a portion of the funding for a pathway and the City would be required to find the funds from an alternate and unbudgeted source. The proposed damp zone project will contribute to the foreshore being rehabilitated and subsequently improve the ecology of the reserve.

OPTIONS

1. Council could resolve to endorse the earthworks component of the proposed damp zone project on the foreshore of Palomino Reserve R36180 located within Precinct O of the POS Strategy, to a total amount of \$59,592 (including interest).
2. Council could modify the proposed expenditure to undertake alternate park improvements to the balance of Palomino Reserve R36180.
3. Recommit a proposal/priority list of works for park improvements to the balance of Palomino Reserve R36180 at a later date and retain the funds in Trust for use at a later date.

CONCLUSION

The proposal is consistent with Council's previous resolution on 21 October 2002 (D193/02), which required funds from the sale of a former portion of Palomino Reserve R36180 to be used to make improvements to the balance of the reserve. The proposal is compliant with the requirements prescribed by the Crown Land Administration and Registration Practice Manual. The proposal fosters actions proposed within Council's adopted Wungong River Champion Drive to Armadale Road Management Plan 2010 – 2015 and also builds on existing damp zone projects within the foreshore of Palomino Reserve. Finally the proposed damp zone project will enhance the natural environment and improve water quality to Wungong River.

RECOMMEND

That Council:

- 1. Approves the proposed damp zone project, situated between McNeil Road and Poad Street Bridge and adjacent to the Wungong River in Palomino Reserve R36180, to match Revenues and Expenditure to an amount of \$59,592 (including interest) from Trust Category No. 33 – Palomino and funding being listed for consideration in the 2013/14 Budget to commence the proposed reserve improvement works in Precinct O of the POS Strategy.**
- 2. Note that a \$48,600 grant from ‘State Natural Resource Management in Western Australia’ will fund revegetation, weed control, water quality monitoring and costs in relation to a Section 18 application to the Department of Indigenous Affairs.**
- 3. Note there will be no ongoing maintenance or management costs to the City.**

ATTACHMENTS

1. Location Plan - Palomino Park Precinct
2. Cross Section - Palomino Damp Land Project
3. Concept Plan - Palomino Damp Land Project

5.4 - FINAL ADOPTION - LOCAL PLANNING POLICY PLN 4.2 ADVERTISEMENTS (SIGNAGE) AND REPEAL OF THE LOCAL LAW RELATED TO SIGNS, HOARDINGS AND BILL POSTING

WARD : ALL
FILE No. : M/763/12
DATE : 19 October 2012
REF : CM
RESPONSIBLE : EMPS
MANAGER

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- 2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
- 2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.

Legislation Implications

Planning and Development Act 2005
Town Planning Scheme No.4
Local Government Act 1995

Council Policy/Local Law Implications

PLN 4.2 Signage
Signs, Hoardings and Billposting Local Law

Budget/Financial Implications

Advertising costs will be covered under the existing Planning Services Budget.

Consultation

- ♦ Public advertising occurred in accordance with Part 2.4 of TPS No.4.

In Brief:

- In September 2012, Council resolved to advertise draft Local Planning Policy PLN 4.2.
- By the conclusion of the advertising period, no submissions from the public were received. Officers have proposed some further minor changes to the policy.
- At its September 2012 Meeting, Council also resolved to repeal the Local Law relating to Signs, Hoardings and Billposting. Due to an administrative reason, repealing of the Local Law has not yet been advertised or been initiated as required, it is however proposed to happen under the recommendation of this report.
- Recommend that Council adopt Local Planning Policy PLN 4.2 as proposed; and also follow the procedures set out in the Local Government Act to adopt the *City of Armadale Repeal Local Law 2012* that will repeal the *Local Law relating to Signs, Hoardings and Billposting*.

BACKGROUND

At its meeting of 24 September 2012, Council resolved to amend Local Planning Policy PLN 4.2 and to advertise the draft Local Planning Policy for a period of 21 days in accordance with Clause 2.4 of Town Planning Scheme No.4. The amended policy provides an updated framework for regulating the design and placement of signage in the City of Armadale.

At its September 2012 Meeting, Council also resolved to repeal the Local Law relating to Signs, Hoardings and Billposting. This was done as the local law is no longer an appropriate or necessary mechanism to regulate signage in the City. Best practice now dictates that the most appropriate way to control signage is under the Town Planning Scheme and associated Local Planning Policies where they exist. Due to an administrative oversight the repeal of the Local Law has not yet been advertised or been initiated, it is however proposed to happen under the recommendation of this report. The wording of the September 2012 resolution was not consistent with the requirements of the Local Government Act 1995 and has therefore been amended as part of this report. The intent of the resolution remains identical to that previously considered and supported by Council.

The City has had a Local Law relating to Signs, Hoardings and Billposting since 1965. The City previously prepared a revised Local Law based upon legal advice and local laws passed by other local governments. However, in 2009 the Joint Standing Committee on Delegated Legislation prepared a report on Local Laws regulating Signs and Advertising Devices. The Committee inquired into several of these local laws and found no clear provisions in Acts of Parliament that confer power to local governments to make local laws that provide for offences for non-compliance over signs and structures on private land.

Local laws, if made under the *Local Government Act 1995*, must be for signs and devices that are only on local government property and public areas that are under the control, care and management of the local government, and must be of a non-planning and non-development nature. The City's current signage Local Law was made under the Local Government Act and aims to control advertisements on private land. Based on the Joint Standing Committee report however, it is not considered appropriate for such a purpose.

Advertising of Local Planning Policy PLN 2.9

The proposed Local Planning Policy was advertised for 24 days from 9 October 2012 to 2 November 2012 in accordance with Part 2.4.1 of TPS No.4.

Advertising was carried out by way of advertisements in the local newspaper and in the "out for comment" section of the City's website.

By the conclusion of the advertising period, no public submissions were received.

DETAILS OF PROPOSAL

With consideration to the appropriateness of the City’s current Signs, Hoardings and Billposting Local Law and the need to review PLN 4.2, this report proposes that the Local Law is repealed and PLN 4.2 be amended to improve its efficiency and make it more concise and legible.

The main aim of the changes to PLN 4.2 is to improve administrative efficiencies and improve the performance based approach that is used when signage applications are assessed. The envisaged signage outcomes are planned to remain consistent with good outcomes the City has achieved recently (e.g. Haynes Shopping Centre). Notwithstanding, it is likely that the proposed changes will offer an inherent outcome that results in applications being submitted at a higher standard, based on applicants being able to more easily understand the City’s requirements and assessment process. In addition, it is anticipated that the City will have a sounder basis on which to support and justify its decisions.

COMMENT

The following table discusses the main changes to the policy that have occurred since advertising based on further consideration by officers. The proposed changes primarily address the issue of *Direction/Directional Signs* and how they are currently treated at the City. The permissibility of *Direction/Directional Signs* under the previous version policy may have been misinterpreted. Changes have now been included in the policy to address this issue.

Changes between the advertised policy and that proposed for final adoption are also highlighted in the attached policy (*refer to Attachment 5.4.1 of the Agenda*). All the latest changes are not considered significant, as they do not materially alter the intent or provisions of the policy. The amended provisions relating to *Illuminated Directional Street Signs* reflect the requirements the City has applied to approvals over the last few years. Re-advertising of the policy in light of the changes is therefore not considered necessary.

POLICY SECTION	PROPOSED CHANGES
Table 1 & Table 2	<p>Removal of “direction sign” from Table 1 (permitted) to Table 2 (not permitted). With the exception of “Blue on White Direction Signs” that require a separate application to the City’s Technical Services. Such applications are considered and determined in accordance with the City’s <i>Activities and Trading in Thoroughfares and Public Places Local Law</i> and any other matters deemed applicable.</p> <p>Direction signs erected in a street, verge, power pole, and on trees are not permitted, as has always been the case. This has been made clearer in the current version of the policy.</p>
Table 1	<p>The title includes a minor change to include the word discretionary. This word was added as the policy now adopts a performance based approach and the development standards are therefore discretionary despite being encouraged as a way to meet the Signage Performance Criteria.</p> <p>“<i>Illuminated Directional Street Sign</i>” is now included under Table 1. This occurred to differentiate between “<i>Direction Signs</i>” and an “<i>Illuminated Directional Street Signs</i>”.</p>

POLICY SECTION	PROPOSED CHANGES
	<p>The definition of an “<i>Illuminated Sign</i>” has been removed in response to the above change and is now instead included in the notes section at the end of the Table 1. Signs which may be illuminated are now also included under the applicable development standard.</p> <p>The above changes are simply aimed at making the policy more user friendly and reflects the City’s current practice.</p>
<p>Appendix 1</p> <p>Title</p> <p>Introduction</p> <p>Symbol</p> <p>Restrictions</p> <p>Sign Location, Number and Illumination Standard</p> <p>Cost</p> <p>Written agreement and Public Liability Insurance</p> <p>Removal or Relocation</p>	<p>Amended to “<i>Illuminated Directional Street Sign</i>” Requirements (addition of “street” only).</p> <p>An introduction was added to help define an “<i>Illuminated Directional Street Sign</i>” and to also clarify what Council is aiming to achieve with these signs.</p> <p>Addition of the word “promoting” to specify other times the City crest is used.</p> <p>5b – deleted. 5c now 5b reworded to include building and points of community interest. I.e. “<i>Signage shall be of a comprehensive generic description of a centre, building or points of community interest i.e. educational establishments and not to an individual business or brand</i>”.</p> <p>5f to 5i have been added under the restrictions section. These additions demonstrate current assessment processes and aim to address common queries the City receives from applicants.</p> <p>A criteria for Sign Location, Number and Illumination Standard has been included to assist applicants and the City when considering applications.</p> <p>The person responsible for the cost of the electricity supply has been specified under the policy (part 10d), which has always been a requirement.</p> <p>Part 11b has been added. This has always been a City requirement and is also mentioned under Part 4.7 of the policy.</p> <p>This has been added to detail the current conditions imposed.</p>

Repealing of Signs, Hoardings and Billposting Local Law 1965

The discussion below was provided in the September 2012 report on this matter and repealing of the Local Law was supported by a full majority of Council at that time. However, the previous resolution included an administrative discrepancy and has therefore been amended and presented to Council under this report. The updated resolution will have the same outcome as that intended by the previous resolution (i.e. the Local Law relating to Signs, Hoardings and Billposting will be repealed). In short, Council needs to adopt a *City of Armadale Repeal Local Law 2012* to repeal the current *Local Law relating to Signs, Hoardings and Billposting*. The previous resolution did not allow for this specific procedure to be followed despite clearly indicating that Council wanted to repeal the Local Law.

With consideration to findings of the Joint Standing Committee on Delegated Legislation, the Local Law is not only considerably out of date but it has also become redundant, as the City can effectively control signage via the Town Planning Scheme. In addition, signage in MRA areas is controlled via MRA's Planning Scheme.

Section 150 and Part 13 Division 3 of the *Planning and Development Act 2005* was proclaimed in June 2009 and provides the head of power for regulating signs and advertising devices under Local Planning Schemes. Under Part 8 of TPS No.4 all development on land zoned or reserved under the Scheme requires the prior approval of the City. A person must not commence or carry out any development without first having applied for and obtained the planning approval of the City under Part 9. Development includes the erection, placement and display of any advertisements, however under Schedule 5 of TPS No.4 some advertisements are exempt from planning approval.

The City also initiates compliance action and issues infringement notices for breaches to Town Planning Scheme requirements regardless of the Local Law. Breaches could include the erection of unauthorised signage or signage which is in conflict with the amenity of the locality. For example, Part 11.2 of TPS No.4 deals with the issuing of notices for the removal or repair of existing advertisements.

The Local Law could be amended to regulate signage on local government property and public areas that are under the control, care and management of the local government, however the Local Law is not considered appropriate for such a purpose as this matter is addressed in the City's *Activities and Trading in Thoroughfares and Public Places Local Law*. For example, under Part 3.2 of the *Activities and Trading in Thoroughfares and Public Places Local Law*, a Permit is required to erect or place an advertising sign on a thoroughfare. Those not complying with the Local Law requirement can also be issued an infringement under the Local Law.

Considering the findings of the Joint Standing Committee, the regulatory powers under TPS No.4 and there being an existing Local Law to control advertisements (signage) on a thoroughfare/public place, it is recommended that the Signs, Hoardings and Billposting Local Law be repealed.

OPTIONS

1. Council could resolve to adopt the policy, publish a notice in the newspaper as required by the procedure for making Local Planning Policies, and forward a copy of the adopted policy to the Western Australian Planning Commission. Council could also resolve repeal the Signs, Hoardings and Billposting Local Law 1965 in accordance with the amended resolution and its previous support for the matter.
2. Council could choose not to adopt the amended policy stating reasons why. Council could also resolve not to repeal the Signs, Hoardings and Billposting Local Law 1965 stating reasons why.

CONCLUSION

The review of policy PLN 4.2 and repealing of the Signs, Hoardings and Billposting Local Law 1965 was considered in detail and supported by Council at its previous meeting in September 2012. Since then only minor changes have been made to the Policy, as discussed above.

No submissions objecting to the policy were received during the advertising period. Based on further consideration of the policy by officers, some minor amendments to the policy are proposed that do not change its purpose or intent.

With consideration to the findings of the Joint Standing Committee, the City's Local Law relating to Signs, Hoardings and Billposting is inappropriate for its intended purpose. In addition, the control of advertisement (signage) can be effectively dealt with under the Town Planning Scheme and the City's *Activities and Trading in Thoroughfares and Public Places Local Law*. Given this, it is recommended that Council follow the procedures set out in the Local Government Act to adopt the *City of Armadale Repeal Local Law 2012* that will repeal the *Local Law relating to Signs, Hoardings and Billposting*.

It is recommended that Council resolve to adopt Option 1 above.

RECOMMEND

That Council:

- 1. Adopt the Local Planning Policy PLN 4.2 Advertisements (Signage) with modifications as shown in *Attachment "5.4.1" of the Agenda.***
- 2. Publish a notice in a newspaper circulating in the district stating the Local Planning Policy PLN 4.2 Advertisements (Signage) has been adopted, and forward a copy of the policy to the Western Australian Planning Commission for information.**
- 3. Pursuant to section 3.12 of the *Local Government Act 1995*, resolves its intent to adopt the *City of Armadale Repeal Local Law 2012*:
 - a. The purpose of which is to repeal the obsolete City of Armadale Local Law Relating to Signs, Hoardings and Billposting 1965.**
 - b. The effect of which will repeal the City of Armadale Local Law Relating to Signs, Hoardings and Billposting 1965 that is no longer necessary, as advertisements/signage is regulated under the City of Armadale *Town Planning Scheme No. 4, City of Armadale Activities and Trading in Thoroughfares and Public Places Local Law, Planning and Development Act 2005* and *Building Act 2011*.****
- 4. In accordance with the provisions of section 3.12(3) of the *Local Government Act 1995*, advertise for public comment the proposal to adopt the *City of Armadale Repeal Local Law 2012* as shown in *Attachment "5.4.2" of the Agenda.***

ATTACHMENTS

1. Copy of modified PLN 4.2 - Advertisements (Signage)
2. Copy of Repeal Local Law 2012

6.1 - CONTROL OF COTTON BUSH IN THE CITY OF ARMADALE

WARD : ALL
FILE No. : M/819/12
DATE : 8 November 2012
REF : NB
RESPONSIBLE : EDDS
MANAGER

Tabled Items

Nil.

Officer Interest Declaration

Nil.

In Brief:

- There is growing concern in parts of Armadale over the prevalence of Narrow Leaf Cotton Bush (*Gomphocarpus fruticosus*).
- There are a number of options available to enhance the level of control over Cotton Bush, including the introduction of a Pest Plant Local Law.
- Discussions with other local governments suggest that education and awareness raising is a more practical and less resource intensive solution than a new local law.
- Recommend that Council support the implementation of a trial involving education and awareness raising in relation to Cotton Bush, with a view to re-evaluation in two years time.

Strategic Implications

2. Enhanced Natural and Built Environments.
 - 2.8 A natural environment and bushland that is sustained, enhanced and strengthened.
 - 2.8.1 Develop an appropriate policy and long term works programs to protect and enhance our bushland and natural environment under the City's control.
 - 2.8.2 Provide natural area maintenance and management programs.

Legislation Implications

Sections 3.12 to 3.15 of the *Local Government Act 1995*.

Section 110 of the *Agriculture and Related Resources Protection Act 1976*

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

A budget of approximately \$4,000 for public advertising and gazettal costs is estimated if Council elect to introduce a new local law. The enactment and development of the law will require circa 125 hours of work for City staff (drafting the law, internal consultation, external consultation, coordination of comments, gazettal, general logistics associated with the process etc). Resource implications are further considered below.

Consultation

Stakeholder and staff consultation incorporates:

- Parks Department
- Governance and Administration
- Information Technology and Communications
- Planning and Compliance
- Department of Agriculture and Food
- Department of Environment and Conservation

BACKGROUND

At the Council meeting held on 25 June 2012, Cr Nixon referred the following matter to the Development Services Committee:

That the matter of investigation of suitable controls of Gomphocarpus Fruticosus (Narrow leaf cotton bush) be referred to the Development Services Committee.

Accordingly, strategies for the control of Cotton Bush are discussed below.

The Issue

Cotton bush is native to South Africa and Ethiopia, introduced to Australia as a garden plant. This has spread into disturbed, moist sites on the Darling Range, amongst other areas of the City. Cotton bush invades run down or low fertility pastures displacing species that are native to the area. Consequently, there is an impact on natural biodiversity with subsequent impacts on fauna. Cotton bush also contains cardiac glycosides, which are toxic to humans and livestock. Because of the risk of poisoning, cotton bush should not be handled by young children.

Cotton bush is regarded as an 'Environmental Weed' in Western Australia. These are plants establishing themselves in natural ecosystems, modifying natural processes, resulting in degradation of the environmental values of invaded communities. Common problems associated with weeds such as Cotton Bush include reducing the productivity of crops and pastures, health impacts on livestock and the blocking of waterways.

Reported distribution in City of Armadale

Anecdotally, the presence of cotton bush is now well established in the Roleystone locality. Widespread in parts of the Araluen Estate, it is present in thick groves along the southern side of the Canning River, along the walk trail from Thompson Road to Heritage Drive.

The 'Bungendore Park Strategic Directions' document reported cotton bush on the boundary of the reserve and neighbouring properties. In addition, 'The Perth Biodiversity Project Natural Area Initial Assessment Database' captures the weed at Carrigg Reserve in Kelmscott. Cotton bush may at times be prevalent in Lloyd Hughes Reserve, and is noted in the *Lloyd Hughes Management Plan*.

Local residents have also reported sightings of Cotton Bush in:

- Canning Mills Reserve.
- Albany Highway, Bedforddale adjacent to the Darling Range Regional Park namely in Bungendore Park.
- Lot 62 Croyden Road.
- 103 Wymond Road.
- Roley Pool Reserve.
- South side of Canning River between Thompson Road and Heritage Drive in the River Reserve and on nearby private land.
- Hopkins Road Tip.
- Araluen Country Club.
- Leworthy Loop – Karragullen.
- Chevon Road – Canning Road/ Mills Road.
- Croyden Road.
- Darling Scarp above Clifton Hills.
- Reserve R43933, part of the Wungong Regional Park.

The above evidence indicates that Cotton Bush is prevalent across different landholdings and landowners in the Roleystone area (e.g private landowners, WAPC, City of Armadale etc). Consequently, any control strategy would need to be holistic, and take into account all affected land areas and landowners. The City has recently treated affected areas under their control. However, this approach will have minimal impact on the presence of Cotton Bush if it is not replicated in adjacent properties.

Current weed control actions

The City targets Cotton Bush in the Araluen Foreshore area through manual removal and the use of a broadleaf selective herbicide. The City's managed bushland reserves are also mapped with GPS on a three yearly basis to inform capital works and weed control programs. This information is used to develop the environmental weed control program, which is then implemented by the Environmental Services Department.

Friends Groups in the City also assist in managing natural areas, including the removal of Cotton Bush in Roleystone, Bungendore Park and Armadale Settlers Common.

Although these activities undoubtedly contribute towards a reduction in the presence of the weed, their effectiveness is compromised through a lack of coordination between multiple government agencies and private landholders.

DISCUSSION

For effective management of Cotton Bush within the City, it is important to explore options providing holistic treatment mechanisms. Four potential strategies have been identified, discussed below:

1. Secure Official ‘Declaration’ of the weed under the Agriculture and Related Resources Act 1976 (ARRP Act).

The City has written to the Department of Agriculture and Food Western Australia (DAFWA) on two separate occasions, requesting that Cotton Bush be ‘Declared’ in the City of Armadale. Here, a weed may be ‘Declared’ under the Agriculture and Related Resources Act 1976 (ARRP Act). This means that in a particular geographical area, legislation stipulates that landholders must control the weed on their land. In this case, DAFWA are the regulator and are compelled to instruct landowners to take appropriate measures. The specific requirements depend on the declaration status of the plant. There are five levels, attracting different actions and obligations: P1, P2, P3, P4 and P5.

In response to the City’s request DAFWA initially advised that Cotton Bush is not a priority weed for regulation under the *Agriculture and Related Resources Protection Act 1976* (ARRRPA) or the *Biosecurity and Agriculture Management Act 2007* (BMA). In a second letter from the City, it was pointed out that the weed is ‘declared’ in adjacent councils/shires such as Serpentine Jarrahdale, York and Beverley.

However, DAFWA maintains its position and suggested that the City could introduce a Pest Plant Local Law to facilitate control of the weed. DAFWA will not support further declaration of this weed under (ARRPA) or (BAMA). Consequently, the management option of ‘declaration’ has been explored and will not be pursued further.

Under a Pest Plant Local Law, the City would be responsible for compliance activities, its inception and ongoing administration.

2. The Introduction of a Pest Plant Local Law

Details

The objective of a Pest Plant Local Law is for the City to have powers ensuring that landowners eradicate or otherwise control the specific weed. Under the powers conferred by the *Agriculture and Related Resources Protection Act 1976* and the *Local Government Act 1995*, the owner or occupier of private land is required to destroy or control the plant to prevent further invasion.

In this scenario, the owner or occupier of private land has the responsibility to continuously treat the pest plant to achieve the required outcome. The City may serve a notice requiring treatment of Cotton Bush.

Failure to comply with the notice within specified timescales means the City can destroy, eradicate or control the weed at the owner or occupiers expense.

Implications for the City

Extent of Power

The introduction of a Pest Plant Local Law would not be applicable to other government agencies with landholdings in Armadale. However, the law will give the City more power over the control of Cotton Bush on private landholdings.

There are numerous challenges to be overcome if this approach is to be an effective governance tool. This issue also needs to be considered in the context of staff resources available and other environmental priorities.

Development of Local Law

The development of a local law is a lengthy and complex process, taking up to nine months to complete. The process includes; the drafting of the law, internal consultation within the City, agreement on compliance strategy, issue of a public notice inviting submissions, coordination/response to submissions and amendment to the law, issue of the proposed local law to the Minister, subsequent amendments and gazettal.

The final stages of the process involve Council adopting a local law by resolution. This is followed by a published local law in the Government Gazette. A copy of the gazetted law is then sent to the Minister and the public are given notice of adoption of the local law. Final documents are sent to the Joint Standing Committee on Delegated Legislation (JSCDL), and Parliament House. As highlighted above, the whole process could take up to 125 hours of City staff time to complete. This does not include ongoing resource requirements.

Ongoing Requirements

A new local law means that the City will experience on-going resourcing challenges and financial costs. City staff will be required to conduct audits, inspections and regular enforcement activities. Administration duties imposed by local laws also need to be considered, such as mail outs, keeping statutory documents up to date, renewing expired local laws, and undertaking assessments of whether objectives are achieved.

The City will also need to appoint 'authorised officers' in accordance with section 224 of the Act. Training needs to be put in place for authorised officers. The City can only act through staff that are authorised or have appropriate delegated powers.

It is estimated that circa 30-40 days of council staff time will be required to provide ongoing compliance and administration in relation to a new local law.

Other Government Agencies

A weakness in this approach is that other government agencies are not compelled to adhere to the local law. Again, this could significantly hinder the efforts of the City in eliminating the weed from the region.

Other Councils

There are several local governments in Western Australia that have Pest Plant Local Laws. Several have been canvassed for their feedback on this strategy as a control mechanism. In most cases, they are administered by Environmental Departments.

The City of Kwinana has a Pest Plant Local Law in relation to Cotton Bush. However, after it was initially developed, they concluded that they have inadequate resources to enforce compliance. Consequently, Cotton Bush is not proactively targeted, nor the local law maintained.

The Shire of Serpentine Jarrahdale does not require a Pest Plant Local Law in relation to Cotton Bush as it is 'Declared' by DAFWA. However, SJ and Rockingham have local laws in relation to other plants. Discussions with Officers from these councils indicate that the local laws are not actively enforced.

The City of Rockingham has previously considered the introduction of a Cotton Bush Pest Plant Local Law, but concluded that the resources required are prohibitive. However, where Cotton Bush is a problem on private properties, an information package and letter is sent to landowners containing relevant information on the weed and its impact on surrounding properties. In addition, the pack also includes details of how to control and suppress the weed. Anecdotally, they have found this to be an effective management tool rather than a compliance and regulatory approach. In addition, this has not resulted in such a significant demand on Council resources.

3. Do Nothing

Given the resource implications of developing and policing a local law, a possible strategy is to commit no additional resources and continue with current practices. The City of Armadale at any one time exhibits the presence of a multitude of pervasive weeds (Perennial veldt grass, African love grass, Fleabane etc). In this sense, it is impractical and impossible from a resourcing perspective to introduce a local law for each and every one. Consequently, it could be argued that there is no logic for treating Cotton Bush any differently.

Here, the City may adopt an approach to 'keep the good bushland good' and focus on weed control in bushland reserves (this approach is consistent with the Council approved 'State of the Environment Report'). Such a programme is currently managed by the Environmental Services, covering 44 reserves and the result of a comprehensive 3 yearly weed mapping exercise.

The continuation of this approach means that the City will continue to experience a greater environmental benefit from the level of resources and funds invested. Furthermore, it could be argued that the time invested in producing and policing a local law would require a disproportionate amount of time, detracting from efforts to control weeds in other more valuable areas.

4. Communication and Awareness

The final option is to adopt a strategy similar to that of the City of Rockingham. Here, the reported presence of Cotton Bush on any specific landholding is addressed through correspondence to the landholder, with a view to voluntary compliance. This has proved a successful strategy.

In addition to the above, landowners in Armadale can be contacted as part of an education process to encourage the control of Cotton Bush (prior to addressing specific areas). This approach will also be accompanied by media releases. As part of this exercise, other government agencies will also be contacted, requesting that they proactively treat their landholdings.

It is anticipated that in the City of Armadale, this approach will take circa 10 days per annum to coordinate.

COMMENT

Specific outbreaks of Cotton Bush (e.g the Canning foreshore) are within areas of significant amenity and environmental value to the community. In addition, the weed also has the potential to spread into City bushland reserves. Consequently, the option of 'doing nothing' is undesirable. However, the selection of the preferred approach needs to take into account; a) the likely level of relative success compared to other strategies; b) resources currently available within the City, and: c) the impact of redirecting resources from other environmental initiatives (given that the Environmental Services team is at full capacity).

The alternatives to 'doing nothing' include the introduction of a Pest Plant Local Law, or a Communication and Awareness Program. These strategies have an annual resource demand of 40 and 10 days respectively.

In 2011, the City published the Council endorsed 'State of the Environment Report'. This includes a five-year program of prioritised environmental activities. Council were consulted on the proposed program as part of a workshop. Essentially, the program means that the Environmental team of 2.4 FTE's is fully allocated to pre-existing initiatives. In relation to biodiversity, the underlying theme of the plan is to 'keep the good bushland good'. This ensures that the City achieves maximum environmental benefit from their staff time and financial investment.

There is an element of flexibility in the five-year plan. For example, the Fletcher Park Track Concept project and the development of a verge policy have been introduced as additional initiatives in 2011-12. This is the direct result of time savings in other initiatives. However, the team is currently operating at full capacity. Any future efficiencies arising from the recruitment of a bush crew are more than outweighed by the implications of the carbon tax.

Consequently, to ensure that existing environmental commitments are achieved, the optimum approach to Cotton Bush is to adopt the strategy of education and awareness. This means that several minor environmental tasks will not be completed, but a significant reprioritisation exercise will not be necessary. Furthermore, given the success of the City of Rockingham, this would appear to be the optimum approach.

The evidence from the City of Rockingham suggests that the strategy of requesting landowners to voluntarily control pest plants is often successful. This is not as cumbersome or resource intensive as the introduction of a local law. Local governments adopting a law based approach have found these difficult to maintain and police due to the demand on resources.

The success of this approach may be evaluated in two years and considered in the context of environmental resources.

OPTIONS

Council could:

- 1) Support the implementation of a trial involving education and awareness raising in relation to Cotton Bush, with a view to re-evaluation in two years time.
- 2) Request that a Pest Plant Local Law be prepared.
- 3) Take no action with respect to Cotton Bush.

CONCLUSION

The history and distribution of Cotton Bush in the City of Armadale is not well documented, but anecdotal evidence suggests an increasing footprint within bushland reserves, private land, public areas and landholdings of other government agencies.

Four strategies have been considered to reduce the prevalence of Cotton Bush, particularly in the Canning River foreshore in Roleystone. A consideration of the approach taken by other Cities, existing commitments under the State of the Environment Report and the resources available have led to the conclusion that the preferred approach would involve education and raising awareness over a two year trial period, with a view to 'voluntary compliance'.

RECOMMEND

That Council support the implementation of a trial involving education and awareness raising in relation to Cotton Bush, with a view to re-evaluation in two years time.

ATTACHMENTS

There are no attachments for this report.

6.2 - HOUSING DENSITY AROUND PUBLIC OPEN SPACE

At the Council meeting held on 22nd October 2012, Cr Wielinga referred the following matter to the Development Services Committee.

That the matter of housing density around public open space be referred to the Development Services Committee.

Comment from Cr Wielinga -

Increasing the housing density around POS can benefit the usage of the POS as well as the passive surveillance of the POS and it can also generate urban renewal that can improve amenity.

Officer's Comment -

It is agreed that surveillance of open space from surrounding properties benefits open space users and generally achieves better amenity. The actual design of the interface is also important as fronting POS with blank walls and solid fencing is likely to be of detriment to the amenity of the park even where high density development abuts.

The acceptance of this principle underlay the introduction in 2005 of scheme clause 5.2.4(c) which provided a density coding incentive of up to R30 for properties that fronted an open space reserve. Accordingly those residential properties within the City which are coded R10/25, R12.5/25, R15/25 and R17.5/25 and abut an open space reserve benefit from the opportunity to develop to a higher density.

During the review of Scheme Clause 5.2.4(c) in the May 2012 Local Planning Strategy, Review Discussion Paper, the following was concluded:

The purpose of this provision was to take advantage of existing road access (noting that frontage to road space is a critical element in densification) and frontage to open space (noting that surveillance of open space is desirable). The provision has not been widely used, although it remains appropriate for the special circumstances identified.

Within the new suburbs of Harrisdale and Piara Waters higher density areas are generally designed to front onto POS areas and developers have generally responded to this design feature. The interface between the open space and the development is controlled by Detailed Area Plans (DAPs) which specify fencing and overlooking requirements. Some examples of DAP provisions are provided below:

- In all instances, proposed street setbacks are to reflect the character of the street and where possible, be oriented to overlook areas of POS.
- Boundary walls are not permitted to abut the open space.

- Outdoor living areas are to be provided adjacent to the public open space, with a minimum dimension of 4 metres to at least one boundary to provide for the passive surveillance and treatment of the public open space.
- Buildings with two boundaries abutting the open space are to be oriented towards the park with a minimum of one habitable room facing each park boundary.
- Visually permeable fencing (as defined by the R-Codes) shall be provided along any boundary adjoining the public open space and shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where constructed.
- All dwellings shall have a minimum of one habitable room with a major opening that has a clear view of the adjoining public open space.
- All lots abutting public open space (POS) areas shall have direct pedestrian access onto the POS area via a lockable gate.
- Estate fencing adjoining private lots and fronting POS shall be maintained as visually permeable by the applicable landowner.

It is considered that the City's Scheme provisions and the statutory controls applying to new estates in the western suburbs already afford the opportunity to increase housing density around POS with the objective of enhancing passive surveillance and facilitating urban renewal to improve amenity, as proposed in the Councillor item.

Committee to discuss.

RECOMMEND

That Council consider as part of the Local Planning Strategy review / Town Planning Scheme review a policy / rezoning to increase housing density around selected large POS.

COUNCILLORS' ITEMS

Items to be discussed.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

***8.1 - PLANNING COMPLIANCE - LOT 59 (79) WALLANGARRA DRIVE,
BEDFORDALE***

In December 2010, the joint owners/occupiers of 79 Wallangarra Drive, Bedfordale placed a sea container on the property without approval which contravened Clause 8.1 of the City's TPS No.4, namely undertaking an unauthorised development. Despite numerous requests from the City, the owners did not remove the sea container from the property.

In 2011, the City commenced prosecution and the matter was heard in the Armadale Magistrates Court on 26 October 2012 where it was concluded:

- ♦ That the accused did place the sea container on the property in breach of the City's TPS No.4 and that placing the container constituted development by virtue of its use.
- ♦ The issues raised by the defence had been significantly rejected by the Supreme Court on many occasions (i.e. That the City had no authority in relation to their land and their actions).
- ♦ That the offences are continuing.
- ♦ That there is and obstinate refusal to rectify the matter.
- ♦ That the successful party is entitled to reimbursement for costs.
- ♦ That a penalty was required for a specific and general deterrence.

In sentencing the Magistrate imposed fines of \$9000.00 per accused and a daily penalty of \$10.00 per day for 266 days with costs of \$5436.35 per accused. Total penalty and costs awarded to the City are \$31,536.70.

There are currently still two outstanding matters regarding 79 Wallangarra Drive Bedfordale, these are:

- ♦ The Supreme Court decision is still pending on the City's appeal on the State Administrative Tribunal's decision on the first Direction Notice regarding the definition of Commercial Vehicle parking.
- ♦ The trial in the Armadale Magistrates Court for failing to comply with the second Direction Notice issued by the City is scheduled for hearing on 27th February 2013.

ATTACHMENTS

There are no attachments for this report.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

8.2 - PUBLIC OPEN SPACE STRATEGY - PRECINCT H LAND SALES

The City's Public Open Space Strategy (POS Strategy) proposes the sale of five (5) properties occur as a part of implementation of Precinct H. Council is advised that the City has recently sold two (2) of the Precinct H properties, including Lot 211 Wandoo Street, Mt Nasura and Lot 222 Glenfield Place, Mt Nasura. Precinct H is located in the central part of the municipality. It is bounded by Albany Highway to west and south, Brookton Highway to the north and Carradine and Canns Roads to the east.

Refer to the POS Strategy Precinct Plan included in the Attachments of the Agenda.

The sale of the two Precinct H POS Strategy properties occurred by way of Private Treaty in accordance with the provisions of Section 3.58(3) of the *Local Government Act, 1995* as per Council's resolution on 25 January 2010 (D8/1/10). The City's consideration of offers to purchase each of the lots was advertised in accordance with the Act. The City did not receive any submissions during the private treaty advertising period. As per Delegation No.22, the CEO has Delegated Authority to accept offers after the City's consideration of the offer has been advertised by way of private treaty and provided no submissions are received. The details of the two dispositions are as follows:

1. Lot 211 Wandoo Street, Mt Nasura
 - Sale Amount - \$200,000 (Inc. GST);
 - Total Approximate Area – 923m²;
 - Purchaser – Mr J.P Buggins;
 - The City's consideration of the offer was advertised in the Comment News between Tuesday 14 August 2012 and Wednesday 29 August 2012. No submissions were received;
 - The CEO accepted the offer under Delegated Authority No.22 on the 31 August 2012; and
 - Settlement took effect on 1 November 2012.

2. Lot 222 Glenfield Place, Mt Nasura
 - Sale Amount - \$262,000 (Inc. GST);
 - Total Approximate Area – 1629m²;
 - Purchaser – Mr P and Mrs D Bartler;
 - The City's consideration of the offer was advertised in the Comment News between Tuesday 7 August 2012 and Wednesday 22 August 2012. No submissions were received;
 - The CEO accepted the offer under Delegated Authority No.22 on the 23 August 2012; and
 - Settlement took effect on 1 November 2012.

ATTACHMENTS

1. POS Strategy Precinct Plan

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

8.3 - CONDITION REQUIRING TREATMENT WITH ANTI-GRAFFITI PAINT

At the 15th October 2012 meeting of the Development Services Committee it was requested that the imposition of the following standard condition be investigated:

“Any walls or fencing fronting the public realm (i.e. external walls of the building) are to be treated with an anti-graffiti finish to the satisfaction of the Executive Director Development Services”.

This condition has been imposed on commercial and industrial development in recent years following a request from Council that it would be appropriate to do so.

The application of the condition has concerned some applicants who query the need for and cost of complying with the condition. There is a case that the application of such paint is an additional cost to developers which in any event does not significantly save a building from graffiti and would require the re-application of the anti-graffiti paint upon cleaning graffiti.

There is a greater need to ensure that buildings are painted, particularly exposed parapet walls of tilt-up buildings, and this has been addressed by a standard condition in recent years.

It is noted that the City has not generally applied anti-graffiti paint to its properties. The Executive Director Technical Services is of the view that because of the issues arising following the first removal of graffiti and the need to reapply anti-graffiti paint, the condition should not be applied in all cases but should only be applied in highly exposed situations.

ATTACHMENTS

There are no attachments for this report.

MEETING DECLARED CLOSED AT _____

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1 INTRODUCTION AND SUMMARY

Under Section 38 of the Health Act, all local governments are required to provide an annual report to the Executive Director Public Health.

This report is a summary of the achievements of the City's Health Service during 2011/2012 and is based on the City's Public Health Plan 2008-2013. It demonstrates the wide scope and diversity of the work functions of Environmental Health Officers and identifies issues for planning for the future.

The City is in the early stages of a prolonged expansion, with the population forecast to grow from 67,725 as at 30 June 2012 to 129,159 by 2031 at a growth rate of 3.5% per annum.

While the initial effects are reflected in increased building and development statistics, data in this report confirms significant effects are already being felt by Health Services.

Commencement of a new Western Australia Food Act in 2009 and the anticipated enactment of the new Public Health Act are significant steps forward for public health legislation that will provide appropriate and robust tools to tackle the traditional, as well as the new and emerging public health concerns of the 21st century and influence future planning to better protect and promote public health.

In conclusion, the commitment and enthusiasm of Health Service staff is acknowledged and appreciated. Achievements and highlights during the year included:

Public Health Plan

- The City's Public Health Plan 2008-2013 was reviewed during the year and continued to form the basis for determining the priorities of the Health Service.

Local Law Amendments

The City's Environment, Animals and Nuisances Local Law was reviewed during the year and significant amendments were made, the purpose of which was to:

- Remove unnecessary restrictions on burning off for fuel reduction purposes;
- update interpretations to reflect amendments to specified standards and reference statutes;
- Improve compliance powers relating to the parking of commercial vehicles;
- Remove outdated prescriptive clauses related to the use of incinerators and the keeping of animals; and
- Correct minor typographical errors.

Food and Water Safety

- During the year the number of food businesses in the City increased substantially from 277 the previous year to 291 (10% increase), reflecting the strong growth in commercial activity in the City. 392 food business risk assessment inspections were conducted and 23 food samples were collected under the Local Health Authorities Analytical Scheme.
- The Health Service collected 134 drinking water samples from 16 public facilities including schools, food businesses, spring water sources and Council facilities not connected to scheme water, of which 2 required follow up action.
- There are 8 aquatic water bodies that are audited annually and sampled monthly to ensure the water is safe.

Public Accommodation and Housing

- The Health Service is responsible for ensuring public accommodation is safe for human habitation. During the year, a total of 125 risk assessments were carried out at 120 Public Buildings, 3 Caravan Parks and 3 Lodging Houses.

Immunisation

- The City continued to conduct weekly immunisation clinics to provide a free service for infants and two senior's clinics were held for adults eligible for vaccinations under the Immunisation Schedule. A new service, introduced in 2010, was the provision of Whooping Cough vaccinations for parents, grandparents and carers of infants scheduled for vaccination. A total of 269 infants were vaccinated against various diseases, 69 seniors vaccinated against pneumococcal disease and influenza and 243 adults were vaccinated against Whooping Cough. Planning also took place for the establishment of 2 new clinic venues in 2013. Bakers House will cater for the growing populations in Harrisdale and Piara Waters and in an innovative move, clinics will be held in Armadale Library, replacing the austere Town Hall venue.

Requests for Service and Compliance Management

- 343 service requests were received over the past year. Of those, noise pollution was the most common types of complaint (38%). Compliance actions included the issue of 16 infringements and 22 notices, directives or orders.

Public Health Approvals

- In addition to the role played by the Health Service in assessing the health impacts of building and development proposals, an important function is the assessment of various applications for approval under Health legislation. 500 applications for health risk assessment were received, including effluent disposal (45%), burning off permits (23%) and temporary stallholders (24%) etc.

Policy Reviews

- The City's Smoke Free Outdoor Areas and Smoke Free Workplace policies, as well as the Occupation of a Caravan other than at a Caravan Park policy were reviewed and amendments were adopted by Council.

2 COMMUNITY PROFILE

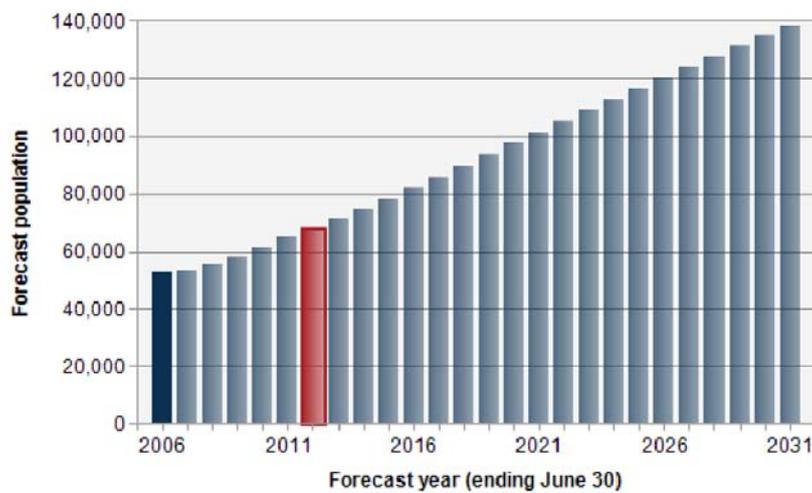
Population overview

The City of Armadale covers an area of 560 square kilometres and is located 30 minutes south east of the CBD. It has an estimated population of 67,725 as at 30 June 2012 (*forecast ID*), which is likely to increase at an annual percentage rate of 3.8% per annum to 129,159 by 2031.

Figure 1

Forecast population 2012:	67,725
Change between 2012 and 2031:	70,872
Average annual percentage change between 2012 and 2031 (19 years):	3.84% per annum
Total percentage change between 2012 and 2031 (19 years):	104.65%

Forecast population, City of Armadale



Socio-economic disadvantage

The index of relative socio-economic disadvantage (SEIFA) is a summary measure used to describe the socio-economic variation within the Australian population. It is derived from attributes such as low income, low educational attainment, high unemployment and a high number of unskilled workers. Scores are based on a national average of 1000 and areas with the lowest scores are the most disadvantaged. The Armadale LGA has a SEIFA score of 985.8

Table 1

SEIFA index of disadvantage City of Armadale's small areas (ranked from greatest to least disadvantaged)	2006 SEIFA index of disadvantage
Armadale South	880.3
Kelmscott West	921.2
Armadale North	922.3
Brookdale - Wungong	927.9
Camillo - Champion Lakes	952.9
City of Armadale	985.8
Seville Grove	990.3
Kelmscott East	1032.2
Western Growth Area (Forrestdale etc)	1042.9
Mount Nasura - Mount Richon	1049.1
Roleystone - Karragullen - Lesley	1091.1
Bedforddale - Ashendon - Illawarra	1114.5

Source: Australian Bureau of Statistics, Socio-Economic Indexes for Areas (SEIFA), 2006.

3 HEALTH MANAGEMENT ENABLERS

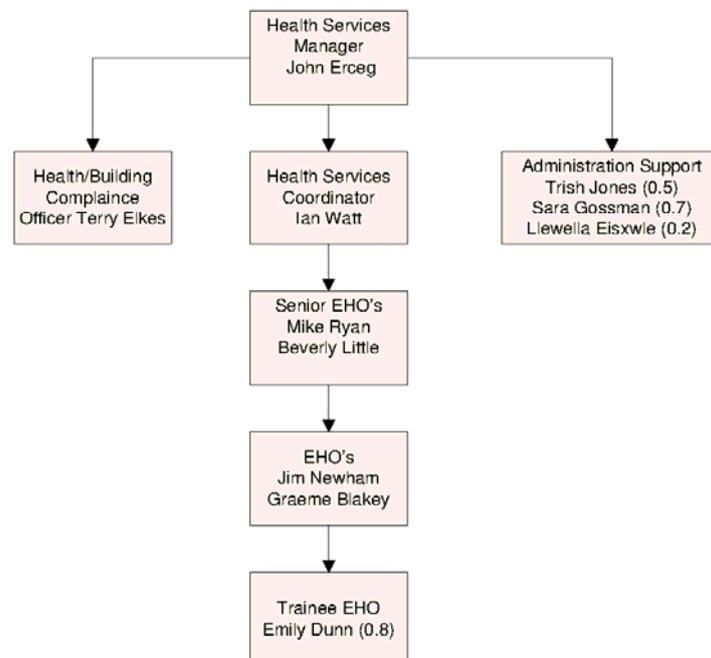
3.1 WORKFORCE CAPACITY BUILDING

Challenge: Ensure we have adequately resourced, well trained and motivated staff

A. STRUCTURE

The Health Service is part of the Development Services Directorate, which also includes the Planning, Building and Environmental Services. Total number of staff in Health Services was 8.3 FTE's at 30 June.

**Fig 1
Health Services Structure at 30 June 2012**



The Directorate reports to Council's Development Services Committee, which meets on the 3rd Monday of each month. Membership of the Committee is:

Chairman:	Cr Donna Shaw
Deputy Chairman:	Cr Caroline Wielinga
Members:	Cr L Sargeson
	Cr C J Macdonald
	Cr Mathew Geary
	Cr MH Norman
	Cr Henry Zelones

B. CAPACITY BUILDING

A review of work functions has occurred over the past 3-4 years to create capacity for responding to increased demands and changing priorities. This also assists to create a more attractive place for environmental health professionals to work by better utilising their skills and knowledge with an increasing focus on identifying and managing risks to public health. Initiatives to achieve that outcome have included:

a) Job Redesign

- A number of low risk functions have been discontinued and other programs and functions have been redesigned to optimise the allocation of resources the over recent years. During the year, a review of the Environment, Animals and Nuisances Local Law resulted in discontinuation of the requirement for a burning permit whenever burning on residential land from 01 June to 30 September each year.

b) Allocation of Specialist Functions

- Allocation of specialist responsibilities and access to advanced training and development opportunities in areas of interest, including:
 - Noise Management
 - Mosquito, Midge Management
 - Immunisation
 - Food Sampling (Local Health Authorities Analytical Committee (LHAAC))
 - Water Sampling (aquatic facilities, drinking water)
 - Emergency management
 - Chronic Disease Prevention/Health Promotion

c) Training and Development

- Training and development priorities were identified in the performance management process and allocated according to areas of specialisation. Staff attended various courses, conferences and seminars including:
 - Environment Health Australia State Conference
 - Food Act Workshop
 - Assertive Communication
 - Time Management
 - Oil Spills Management
 - Tobacco Laws
 - Mosquito Management
 - Various DOH seminars

3.2 FINANCIAL MANAGEMENT

Challenge: Ensure responsible management of financial resources, including the pursuit of funding opportunities to offset costs

A. INCOME AND EXPENDITURE

a) City of Armadale

Total municipal expenditure for 2011/2012 was \$65,950,857 and revenue was \$81,226,277, comprising:

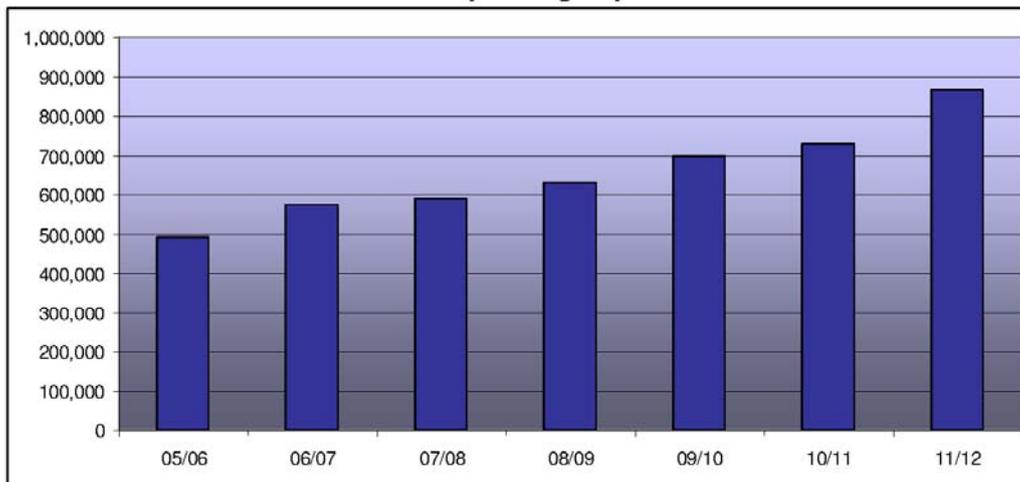
- Rates (\$38,672,860);
- Grants, Subsidies and Contributions (\$23,748,607);
- Fees and Charges (\$13,296,977);
- Interest Earnings (\$4,692,471); and
- Other (\$166,375)

b) Health Services

Expenses

A detailed Operating Statement for 2010/2011 is included in Appendix 1 and summarised below. Labour expenses accounted for 91% of total operating expenses for Health Services during the past year, the same as the previous year. Total operating expenses for Health Services increased by 9% compared to 2009/10 and were 1.3% of the City's expenditure.

**Graph 1
Total Operating Expenses**

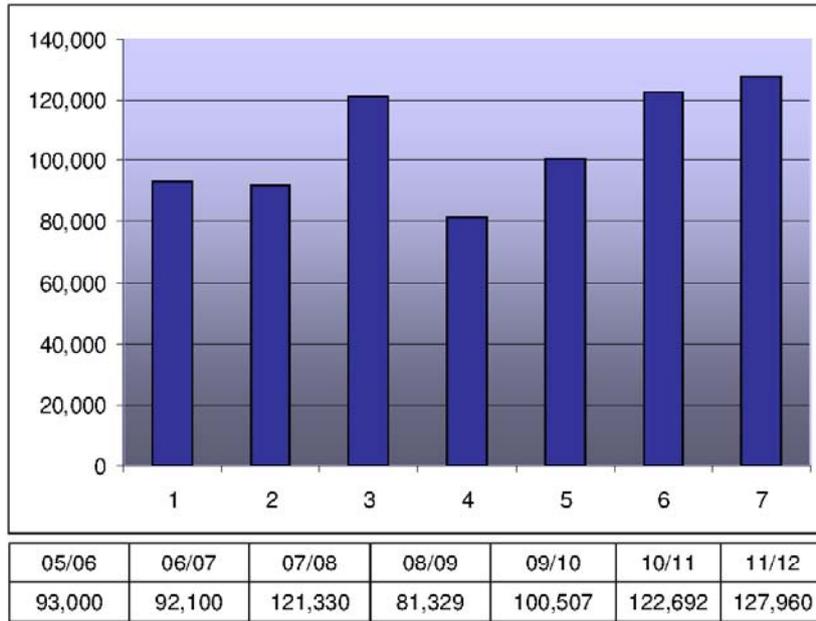


05/06	06/07	07/08	08/09	09/10	10/11	11/12
491,908	574,612	591,531	631,281	698,479	728,415	867,294

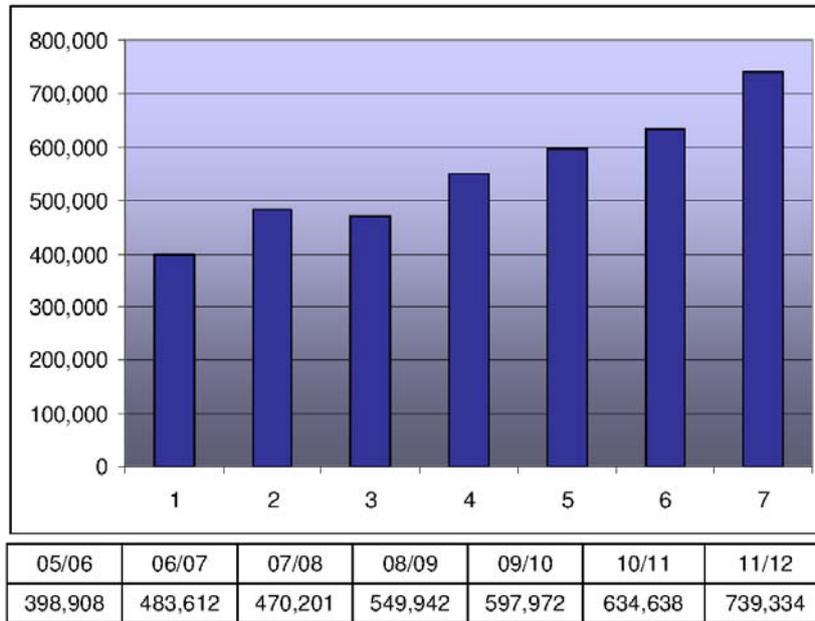
Income

Fees and charges were reviewed and increased in accordance with the Consumer Price Index.

**Graph 2
 Total Operating Income**



**Graph 3
 Nett Operating Expenditure**



3.3 MONITORING AND EVALUATION

Challenge: Ensure data and information is monitored in order to identify priorities and improve performance.

A. MANAGEMENT SYSTEMS

a) Systems Reviews

Work continued on the review and implementation of the Authority electronic register to record, monitors and reports on workload and performance. The project is ongoing and the completion date will depend on availability of the IT consultant engaged by the City

Once the Authority registers and the CRM system are fully implemented the Health Service will be able to:

- Achieve greater alignment with modern risk management approaches in the Food Act and proposed Public Health Act.
- Replace paper based systems for collecting data and reduce unnecessary duplication.
- Use electronic hand held devices such as PDA's for entering data directly in the field.
- Improve reporting and performance analysis to identify priorities and improvement opportunities.

3.4 HEALTH PROMOTION, EDUCATION AND MARKETING

Challenge: Increase community awareness of health issues and the benefits of positive behaviours to foster proactive responses

A. PRESS RELEASES

Press releases were prepared for print in various publications including local newspapers and the City Views newsletter. They included articles on burning off and the City's food business recognition trial, as well as regular items on the immunisation program.

3.5 STRATEGIC PLANNING/POLICY

Challenge: Adopt a strategic approach to plan for the future based on research and data.

A. POLICY

a) Policy Review

A key strategy in the City's Public Health Plan 2008-2013 is to reduce the incidence of preventable chronic diseases. Reduction of alcohol related harm across the population of the City was identified as a key priority to achieve that strategy.

A cross functional work team worked on the policy review, which involved mapping of activities across the City that related to alcohol management and research of local alcohol data and key documents to provide guidance, identify gaps and develop a local community alcohol profile. The draft policy was adopted by Council at its October 2010 meeting.

A review was also carried out, of the "Advice to the Public on Collection and Disposal of Improperly Discarded Sharps Policy", which was repealed by Council because the information contained in the policy is readily available to the public and it is no longer needed in the form of a policy.

B. PLANNING

a) Public Health Plan Review

The Public Health Plan 2008-2013, which was adopted by Council at its July 2008 meeting, formed the basis for determining the priorities of the Health Service for 2010-2011. Development of the plan involved extensive research to identify emerging public health trends and issues that influence the future direction of the City of Armadale with regard to public health.

The Health Service Annual Report identifies progress made over the 12 months to June 30, to achieve actions identified in the Public Health Plan.

C. LEGISLATION

a) Environment, Animals and Nuisance Local Law Review

The City's Environment, Animals and Nuisances Local Law was reviewed during the year and significant amendments were made, the purpose of which was to:

- Remove unnecessary restrictions on burning off for fuel reduction purposes
- update interpretations to reflect amendments to specified standards and reference statutes;
- Improve compliance powers relating to the parking of commercial vehicles;
- Remove outdated prescriptive clauses related to the use of incinerators and the keeping of animals; and
- Correct minor typographical errors.

4 ENVIRONMENTAL HEALTH

4.1 FOOD SAFETY AND QUALITY

Challenge: Ensure food provided to the public is safe for its intended use.

A. FOOD ACT

The Food Act 2008 and its subsidiary regulations came into operation on the 23rd October 2009. The Act aligns WA with the national food legislative model.

a) Food Safety Programs

As a result of adoption of the Food Act 2008, certain categories of high risk food businesses providing meals to vulnerable populations including nursing homes and child care centres are required to develop and maintain auditable food safety programs that are auditable by public or private sector accredited auditors. 23 food businesses in the City have been under notice to prepare a food safety plan for approximately 2 years. Once prepared, the food safety programs must be verified by the City's EHO's, after which the food businesses are required to engage approved private or public sector food safety auditors to conduct regular audits of the premises.

This should have occurred by 23 April 2011; however there are still a number of these food businesses that are yet to prepare food safety plans.

b) Food Risk Assessment Inspection Fees

The Food Act 2008 enables local governments to charge an annual food business risk assessment inspection fee to recover compliance costs. The fees are based on the risk categorisation of each business and is payable by all food businesses other than those raising funds for community purposes and those selling very low risk foods. \$80,816 was generated from these fees, an increase of \$15,406 compared to the previous year.

B. FOOD BUSINESSES MONITORING AND RISK ANALYSIS

a) Review of Food Register and Risk Assessment Processes

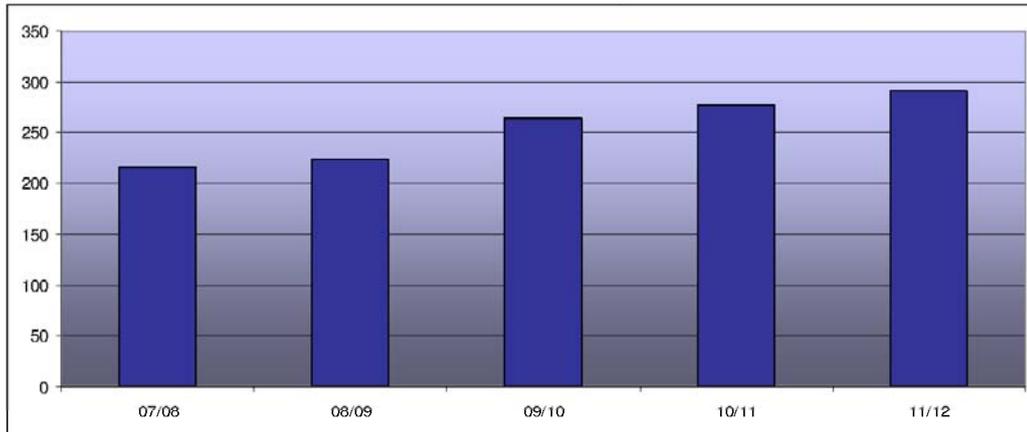
A key outcome of a comprehensive review and implementation of the electronic food register is to provide for a risk management approach to be adopted that enables all food businesses to be classified as high, medium or low risk based on food handling activities undertaken. As part of the process a revised food business risk assessment format was introduced that focuses on identifying food safety risks and introduces an automatic response when critical risks are identified.

b) Risk Category, Type and Suburb

The number of food businesses in the City increased by 5%, from 277 to 291 over the past 12 months as a result of continued development including completion of the Armadale Central shopping centre. That equates to 4.3 food businesses per 1,000 residents. It is likely that the number of food businesses will continue to grow quickly for the foreseeable future.

Graph 4

Number of Food Businesses per Annum



07/08	08/09	09/10	10/11	11/12
216	224	264	277	291

Table 2
Number of Food Premises by Type

Type	Number 10/11	Number 11/12
Bakery/Patisserie	9	10
Bar/Taverns	6	2
Bed and Breakfast	1	5
Butcher/Wet Fish	5	6
Café/Tearoom	20	20
Child Care Centre	29	29
Clubs (Sports, Social)	13	12
Confectionary	3	2
Delicatessens	19	20
Fish Shop	9	1
Fruit, Vegetables	6	7
Health Food Store	1	1
Ice Cream	3	3
Manufacture/Food Processing	12	13
Meals on Wheels	1	1
Mobile Food Business Itinerant	3	4
Mobile Food Business	8	12
Nursing Home/Seniors Centre	10	10
Restaurant	24	24
School Canteen	22	22
Service Stations	11	12
Supermarkets	14	17
Take Aways	43	57
Wholesaler	1	1
Total	277	291

Table 3
Number of Food Premises by Risk Category

Risk Category	No. (07/08)	No. (08/09)	No. (09/10)	No. (10/11)	No. (11/12)
High	29	28	23	21	24
Medium	153	155	187	183	190
Low	35	41	54	53	54
Very Low*	-	-	-	20	23
Total	216	224	264	277	291

*new category introduced in 10/11

Of the 291 food businesses, 72 have been categorised as exempted premises because they cater for less than 7 customers or they operate solely for charitable or community purposes. These premises are not subject to fees that apply to all other premises.

Table 4
Number of Food Premises by Locality

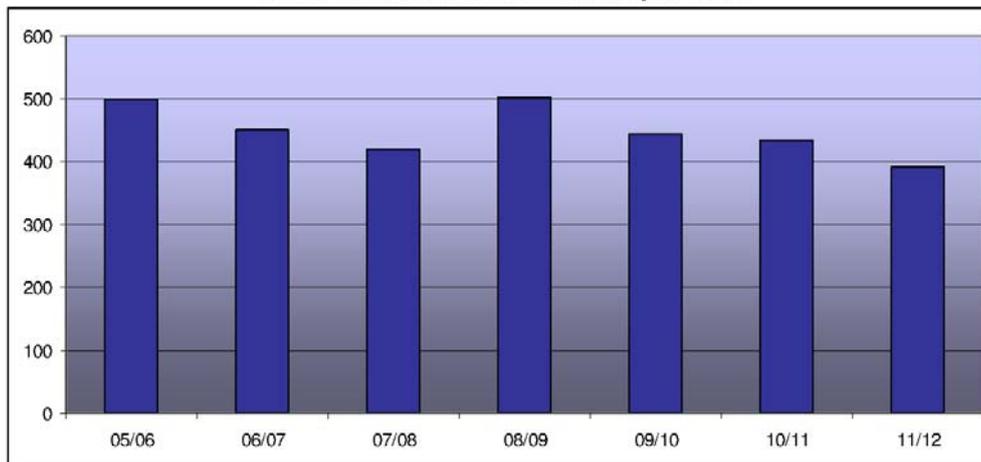
Suburb	No. 10/11	No. 11/12
Armadale	112	122
Bedforddale	12	12
Brookdale	5	5
Camillo	13	15
Champion Lakes	1	1
Forrestdale	6	6
Harrisdale	2	2
Hilbert	3	3
Karragullen	8	8
Kelmscott	53	54
Mt Nasura	3	3
Mt Richon	2	2
Piara Waters	9	10
Roleystone	22	21
Seville Grove	24	25
Wungong	2	2
Total	277	291

C. FOOD PREMISES MONITORING

a) Risk Assessment Inspections

There were 392 food premises risk assessment inspections conducted, compared to 434 the previous year. During the year, 4 critical risks were identified, which resulted in follow up action, including the issue of directives to rectify.

Graph 5
Number of Risk Assessments per Year

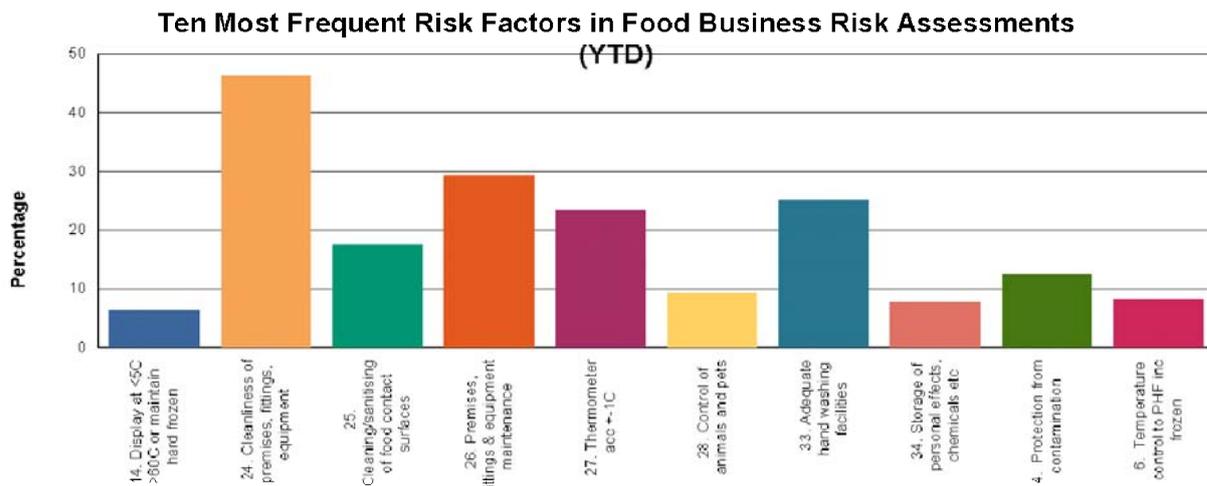


05/06	06/07	07/08	08/09	09/10	10/11	11/12
498	452	421	502	445	434	392

b) Identification of Risk Management Priorities

A comprehensive review and implementation of the electronic food register enabled a revised food business risk assessment checklist format to be introduced that identifies priorities for action. The 10 most frequent risk factors found during the year are described in the graph below, which will be used as a basis for achieving measurable improvements' over future years.

Graph 6



c) Recognition of Consistently Good Food Hygiene Performance

A new initiative resulting from the reviewed risk assessment program enables food businesses that consistently achieve excellent food hygiene performance to be identified and recognised. This initiative is intended to reward food businesses that achieve a superior level of food hygiene performance, with incentives being put in place for eligible food businesses to achieve Gold, Silver or Bronze awards in the form of certificates that can be displayed and marketed.

This initiative will be trialled over the next 12 months before deciding to adopt it permanently.

D. FOOD PRODUCT MONITORING

a) Bacterial Sampling

A total of 12 samples were collected during the year

b) Chemical Sampling-Local Health Analytical Committee (LHAAC)

The City of Armadale participates in the LHAAC, which is established under the provisions of the Health Act 1911. The City is allocated a number of units based on population. They are split into 40% for sampling projects coordinated by

LHAAC, 30% for resampling of non compliant samples and 30% for discretionary sampling of local food manufacturers.

The total number of units allocated to the City is a pro rata figure of 798, which is calculated by dividing the City's population into the total population of all local governments in WA and multiplying by 33,000 available units. Of those, 319 units were for coordinated sampling, 239 for non compliant sampling and the remaining 239 for discretionary purposes

During the year, 353 units were used, of the allocation of 798. They comprised 14 Coordinated Sampling Samples at a unit value of 331, as well as 2 Non-Compliant samples at a unit value of 22. Coordinated sampling programs the city participated in were:

- **Pies and Sausage Rolls Survey**

The City's Health Service collected and submitted 4 sausage roll and pie samples for analysis when it participated in a DOH survey with 29 other Councils, to assess:

- Meat content;
- Accuracy of nutritional information; and
- Presence of sorbic acid, benzoic acid

Results were published and provided to the City, indicating a small number of substandard results.

- **Preservatives and Meat Content in Processed Meats and Pate Survey**

A total of 5 samples were collected by the City during this LHAAC coordinated sampling program to determine whether preservative levels exceeded legal standards and compliance with nutritional information panel statements.

Results indicated that a relatively large number of processed meat products had nutritional information that was inconsistent with laboratory test results. The LHAAC will continue to monitor these products to assess improved performance.

- **Dairy Products Survey**

The City's Health Service participated in a coordinated survey with 14 other local governments, to analyse nutritional content compared to the content on the label. 6 samples were collected.

Analysis of the results of the survey indicated that a relatively high number of samples were substandard, particularly cheeses and "other" dairy products.

- **Imported Foods Survey**

A total of 8 samples were collected by the City's Health Service of 340 imported food products Statewide to compare actual nutritional information to that stated on the label. Over 50% of the samples were found to be substandard.

4.2 WATER SAFETY AND QUALITY

Challenge: Ensure Non Scheme Drinking Water Provided to the Public is Safe to Drink and Aquatic and Recreational Water Bodies Available to the Public are Safe for their Intended Use.

A. PUBLIC AQUATIC FACILITIES

The Aquatic Facilities Regulations 2007 regulate standards for public swimming pools, spa pools, water slides and water playgrounds. There are 9 aquatic facilities in the City located at 6 premises, including 8 swimming pools and an aqua slide. All aquatic facilities are open seasonally approximately between September to May each year.

A risk weighting process is used to group premises containing aquatic facilities from one to four with group one being the highest risk. The City has two group one, one group two, four group three and two group 4 facilities.

During the year, 49 water samples were collected for microbiological and 46 for amoebic analysis, with 5 unsatisfactory result for amoeba. Water samples are collected monthly during the season the pools operate.

There were also 4 risk assessments conducted prior to starting up each aquatic facility for public use and mid season for larger facilities. The purpose of these inspections was to assess whether the pools complied with health and safety standards with respect to such matters as depth marking, first aid supplies and equipment, water testing kits, keeping of log books and manager's qualifications.

B. DRINKING WATER IN NON SCHEME AREAS

The City's Health Services conducts water sampling for which it charges a fee. In addition, the Pathology Centre of WA invoices the respective premises for the cost of analysis and provides them with a copy of the results.

There are 16 public premises in the City that are not connected to scheme water; some of these premises provide drinking water to the general public.

**Table 5
Number of premises sampled by type**

Type	No.
Food Businesses	6
Schools	3
Spring Water Sources	3
Council Facilities	4
Total	16

The Food Standards Code requires food businesses to be provided with an adequate supply of water as prescribed in the Australian Drinking Water Guidelines 1996; these premises are monitored on a monthly basis.

The 3 spring water sources were monitored each 3 months. Two sources incorporate on-line ultraviolet sterilisation whilst the remaining supplies are processed and sterilised. Sampling results for the year were satisfactory.

The 3 schools within the district were monitored every 6 weeks as a free service provided by the City.

Council buildings in Bedfordale and Karragullen are monitored on a six weekly basis as they are leased to community groups. These facilities draw their drinking water from either bore or rainwater and are connected to on-line ultraviolet sterilisation.

During the year, 134 water samples were collected for microbiological analysis and one for chemical analysis. Only 3 failed to reach prescribed standards and required remedial action and resampling before the water source could be cleared.

Information was provided on how to sterilise the water supply and prevent contamination in the future.

C. CHAMPION LAKES

The Champion Lakes Recreation Reserve is being developed to create an international class rowing, canoeing and triathlon centre with future plans for a white-water canoeing and rafting facility. Responsibility for managing the venue has recently changed from the Armadale Redevelopment Authority to Venue West, a state government agency.

The site is classified as a recreational water body as defined in the National Health and Medical Research Council (NH+MRC), which specifies water quality requirements for primary contact activities such as swimming and secondary contact activities such as canoeing.

Regular water quality monitoring is undertaken by a private consultant on behalf of Venue West and results are provided to the DOH and the City's Health Service.

100 samples are being collected over 5 years from each sample location to gain a complete understanding of the water quality and trigger levels were set that are used to determine the reason for elevated microbiological levels and to determine what action to take.

During the year, microbiological levels for primary contact activities were exceeded on several occasions, requiring temporary closure of the swimming beaches. On each occasion there was a correlation between high microbial levels and the flushing caused by stormwater inflows after rainfall events.

4.3 PUBLIC HOUSING AND ACCOMMODATION

Challenge: Ensure Buildings and Other Structures Provided for Public Use are Safe for their Intended Use

A. PUBLIC BUILDINGS

Council has a responsibility to ensure that all public buildings within the district comply with statutory requirements with respect to health and safety. There are currently 120 public buildings registered in the City of Armadale, including 8 owned by the City, 15 owned by the City & Others, 21 owned by the State and 3 owned by the State and others. They are broken down as follows:

**Table 6
 Number of Public Buildings by Type**

Type	No. 11/12
Auditorium/Cinema	1
Bar/Taverns	5
Churches	31
Clubs	11
Exhibition	3
Halls/Pavilions	33
Indoor Sporting/Recreational Facilities	10
Library	3
Meeting Rooms	9
Restaurant/Function Room	4
School/Educational Use	10
Total	120

During the year, 121 risk assessments were carried out. Critical risks were identified on 1 occasion, which resulted in appropriate follow up action.

B. CARAVAN PARKS

There are 3 Caravan Parks licensed by the City under the Caravan Parks and Camping Grounds Regulations 1992 and all are required to be inspected every 12 months. During the year 4 risk assessments took place and no critical risks were identified.

C. LODGING HOUSES

The 3 Lodging Houses registered by the City were comprised of 2 Bed and Breakfast establishments and 1 Motel.

4.4 WASTE TREATMENT AND DISPOSAL

Challenge: That Minimal Risk to Health or the Environment is Caused by Waste Disposal

A. EFFLUENT DISPOSAL IN NON SEWERED AREAS

The Health Service assesses all applications for effluent disposal in non sewered areas by carrying out a site assessment and determining conditions for approval. During the year, 121 applications were assessed and approved for installation, compared to 123 the previous year.

Prior to being able to use a new effluent disposal installation, an inspection must be carried out to enable a Permit to Use an Apparatus certificate to be issued. During the year 106 certificates were issued, compared to 113 the previous year.

Table 7

Effluent Disposal Applications Received, Septic Tank Certificates Issued

	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Applications Received	103	81	137	123	121
Certificates Issued	90	56	58	113	106
% of Systems Approved for Use	87%	69%	42%	92%	88%

The 106 effluent disposal systems approved for use were made up of the following systems:

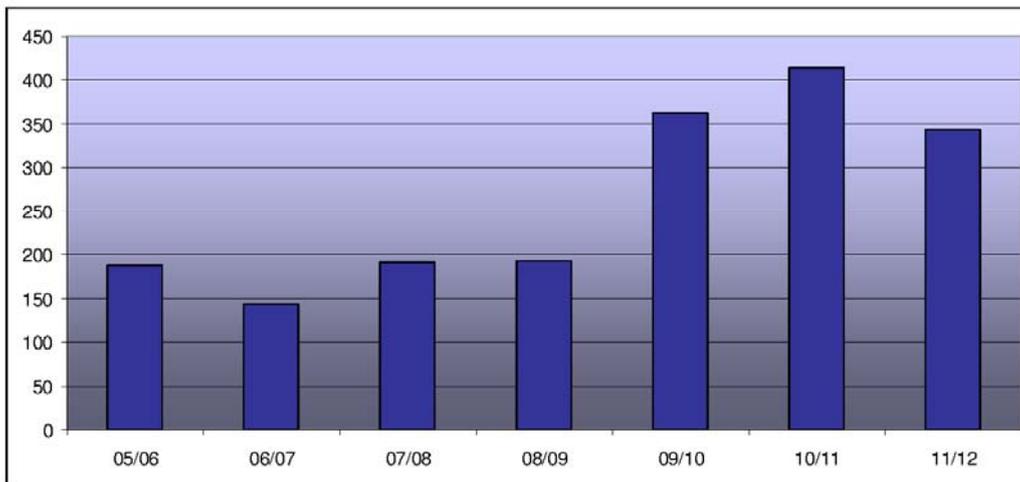
Type	No. 11/12
Conventional Septic Tank/Leach Drain system	75
Biolytic	25
Ecomax	1
Filtrex	1
Total	106

4.5 POLLUTION AND NUISANCE MANAGEMENT
Challenge:- That all Activities Within the Community are Conducted in a Manner That Does Not Impact Negatively on Public Health and Amenity or the Environment

A. REQUESTS FOR SERVICE

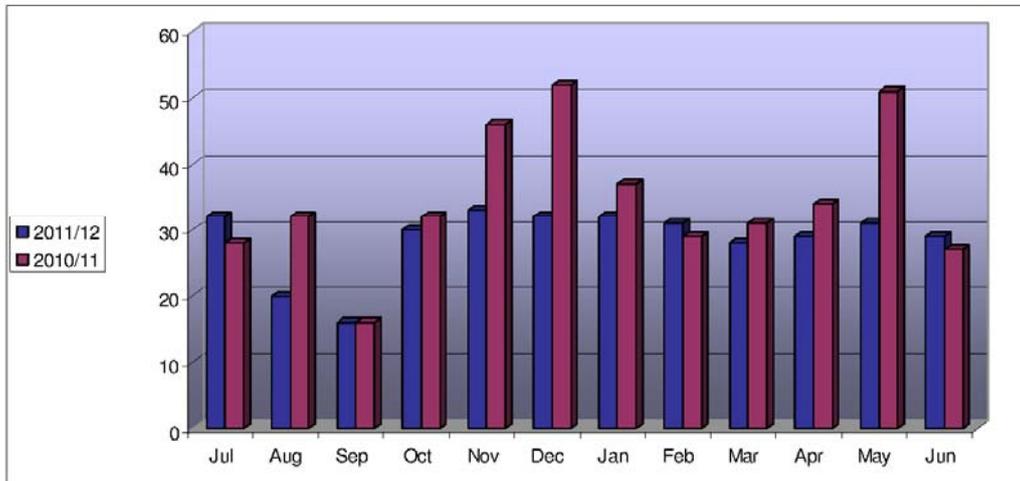
Environmental Health Officers are authorised under the Health Act and various other legislation to take action to ensure statutory intent. In the vast majority of cases however, requests for service are resolved through persuasion and negotiation. Over the past 12 months, 343 requests for service were received.

Graph 7
Total Requests for Service Received per Year



05/06	06/07	07/08	08/09	09/10	10/11	11/12
188	143	191	193	363	415	343

**Graph 8
Total Requests for Service per Month**



Year	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
11/12	32	20	16	30	33	32	32	31	28	29	31	29
10/11	28	32	16	32	46	52	37	29	31	34	51	27

**Table 8
Number of Requests for Service by Type**

Type	No. 10/11	No 11/12
Dust	26	13
Smoke	15	19
Odour/Fumes	13	21
Housing, Accommodation	30	12
Effluent, Water Pollution	9	4
Industrial Waste Discharge	3	1
Pest Control	22	26
Birds, Bees, Animals	21	5
Noise	156	142
Food	35	40
Refuse, Rubbish	62	44
Other	23	16
Total	415	343

Comments/Analysis

Noise was once again the most often complained about issue for residents of the City. Complaints about radios, stereos and household parties continue to be the major source of annoyance (see table 8).

**Table 9
Complaints about Noise by Type**

Type	No. 10/11	No. 11/12
Traffic	0	1
Hotels, Pubs, Restaurants	1	1
Shops, Other Commercial Activities	0	4
Construction	25	27
Sporting, Community Events	0	2
Air Conditioning Units	2	3
Audible Alarms and Sirens	5	0
Bird Noise-Roosters	38	21
Birds (other)	5	4
Lawnmowers, Garden Maintenance	1	3
Trail Bikes, Off Road Vehicles	8	5
Musical Instruments	8	5
Power Tools, Workshops	5	7
Golf Course Activities	0	1
Radios, Stereos, Household Parties	48	51
Other	10	7
Total	156	142

B. ENFORCEMENT

a) Proactive Compliance Activity

In addition to responding to requests for intervention regarding compliance matters, Health/Building Compliance Officers proactively initiated compliance action to prevent wind blown litter leaving building sites on 78 separate occasions.

b) Infringement Notices Issued

There were 16 on the spot fines issued during the year compared to 19 last year

**Table 10
Number of Infringement Notice Fines Issued by Type**

Type	No.
Food	4
Failure to Prevent the Escape of Litter	12
Total	16

c) Notices, Orders, Directives Issued

During the year, 22 formal directives to comply with a legal standard were issued. This compared to 27 the previous year. They were broken down as follows:

Table 11
Number of Notices, Orders, Directives Issued

Type	No.
Schedule of Works - various	21
Notice-Health Act	1
Improvement Notice – Food Act	0
Total	22

d) Legal Proceedings

There were no legal actions initiated during the financial year.

C. RISK ASSESSMENTS

a) Analysis of all Risk Assessments, Audits

Table 12
Assessment of All Risk Assessments Last Year

Type of Premises	No. in Category	Required Frequency/yr	Target Risk Assessments	Actual Risk Assessments
Food Premises	291	2 *	582	392
Hairdressing, Skin Penetration Establishments	60	0.5	30	52
Aquatic Facilities	8	1	8	4
Public Buildings	120	1	120	121
Caravan Parks	3	1	3	4
Lodging Houses	3	2	3	0
Offensive Trades	5	1	5	0
Totals	490		751	573

* Estimated frequency based on medium risk food businesses that comprise 66% of the total.

Comments/Analysis

76% of the target risk assessments were achieved compared to 70% the previous year. There are several possible explanations for this and measures have been taken to improve performance to ensure risk assessments are undertaken when due

D. CLANDESTINE DRUG LABS

An emerging public health issue over recent years has been the establishment of illicit drug manufacturing carried out in clandestine drug laboratories, to produce methamphetamine. These labs use various ingredients including dangerous chemicals that can cause contamination and pose a health threat to persons exposed to them. The number of labs discovered has been increasing rapidly from year to year. 178 labs were reported statewide during the 2011 calendar year and 110 have been reported so far during 2012.

The Manager Health Service participated on a DOH workgroup that developed Guidelines for Notification and Risk Management after Detection of a Clandestine Drug Laboratory (CLAN Lab). This has been a much awaited resource and provides the necessary tools to enable local governments to respond to reported cases.

During the year, 12 CLAN labs were reported in the City of Armadale and of those, 6 were found in bush land where there was very little evidence left after the Police and the Chemistry Centre had removed all dangerous items. There was no sign of contamination on the ground at these sites.

Two of the premises were owned by the Department of Housing, which has its own policies and procedures for clean up and remediation of affected buildings.

Of the other 4 premises, one was issued with an Unfit for Human Habitation notice and was subsequently seized under the Proceeds of Crime Legislation and will be sold off, one was cleaned and remained tenanted and the other premises have since been demolished.

E. OFFENSIVE TRADES

There are 5 annual offensive trades' licenses issued by the City, including 2 poultry processors and 3 caged poultry farms (2 with dual licenses as poultry processors). 6 risk assessments were carried out over the year, with no concerns highlighted.

4.6 PUBLIC HEALTH IMPACT ASSESSMENTS

Challenge: Ensure all Proposals are assessed for Potential Public Health Risks and Benefits

A. HEALTH APPROVALS

Various applications for approval were granted by the Health Service under the *Health Act 1911* and the *Local Government Act 1995*. During 2010-2011, 500 approvals were issued, compared to 509 the previous year.

Table 13
Number of Health Approvals by Type

Type	No. 10/11	No. 11/12
Septic Tank Applications	123	121
Effluent Disposal Certificates	113	106
Temporary Food Stalls (Special Events Permits)	76	121
Food Premises	5	16
Burning Off Permits	187	118
Public Buildings	5	8
Lodging Houses	0	0
Hair Dressing, Skin Penetration Premises	0	9
Dust Management Plans	0	1
Total	509	500

Comments/Analysis

Health Services has issued burning off permits from 01 June – 01 September each year when the main concern is smoke nuisance. For the remaining 9 months when fire safety is of primary concern, the Rangers Service is responsible for the issue of permits. As a result of heightened awareness about fire safety after the Roleystone/Kelmscott bushfire, the City's local law was amended and permits will no longer be required for burning off permits from June to September.

B. PLANNING AND BUILDING APPROVALS

In addition to approvals granted by Health Services, EHO's contribute to the approvals processes of other departments, particularly Planning and Building. The primary vehicle for providing such advice is at regular Development Control Unit meetings attended by a senior EHO, although there are various formal and informal interactions separate to those meetings where advice is sought.

During the year, 418 development applications, 99 subdivision applications, 31 scheme amendments and 83 home occupation permits were received by the Planning Department.

In addition, the Building Department issued 2225 building licences with a total value of 325,417,577. They included 657 residences, 210 grouped dwellings and 57 commercial/ industrial buildings.

C. POTENTIALLY AFFECTED SITES

The City's Potentially Affected Sites Register was reviewed and updated in 2008/2009 including development of a background report, procedures and a process to flag suspected sites on Intramaps and assist decision making at the development assessment stage.

Over the past 12 months individual data sheets for each suspected site have been prepared, which will pop up as an alert in Intramaps when development applications are received, to flag the fact that further investigation is necessary.

5 COMMUNICABLE DISEASES

5.1 IMMUNISATION & OTHER DISEASE CONTROL STRATEGIES

Challenge: Support integrated approaches to minimise the spread of communicable diseases

A. IMMUNISATION – INFANTS

a) Infant Clinics

In collaboration with the Armadale Health Service, it was decided to reduce the number of clinics from four to two due to falling numbers. The clinics now operating are at Armadale Hall, which is very busy and EV Gribble Community Centre in Hilbert, which is generally quieter however this will get busier once the Wungong development progresses. The time of the clinics were extended by 30 minutes.

A total of 694 vaccinations were administered (excluding the vaccines for seniors) to 269 children who attended during the year. During the previous year 799 vaccinations were provided to 308 children. There are 4, 943 0-4 year olds living in the City of Armadale (Forecast ID), which is 7.9% of the total population. 189 of those were Aboriginal children (ABS, 2006).

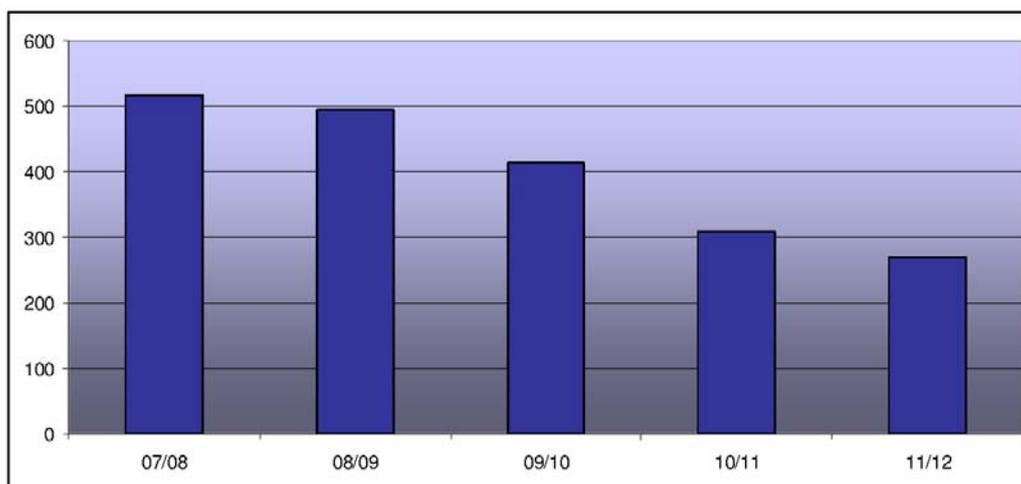
Table 14
Number of Vaccinations Administered at Infant Clinics by Type

TYPE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOT 11/12
Diphtheria, Tetanus, Pertussis, Polio	3	1	5	2	1	0	4	3	1	0	5	8	33
Diphtheria, Tetanus, Pertussis, Polio, Hib, Hep B	11	16	15	11	12	4	24	6	19	6	11	17	152
Hepatitis A	0	0	1	0	0	0	1	1	0	0	0	1	4
Hib	0	4	6	2	3	2	3	7	4	1	5	3	40
Influenza	2	0	0	0	0	0	0	0	3	4	0	1	10
Measles, Mumps, Rubella	4	5	11	4	4	1	8	11	5	1	11	15	80
Meningococcal Disease	1	4	6	1	3	1	5	7	5	1	6	6	46
Pneumococcal Disease	11	14	16	14	12	6	27	7	18	6	14	18	163
Rotavirus	10	14	13	10	11	4	21	4	17	6	9	13	132
Varicella	2	3	2	3	2	2	4	4	3	0	6	3	34
TOTAL 2011/12	44	61	75	47	48	20	97	50	75	25	67	85	694

Table 15
Number of Vaccinations per Immunisation Centre

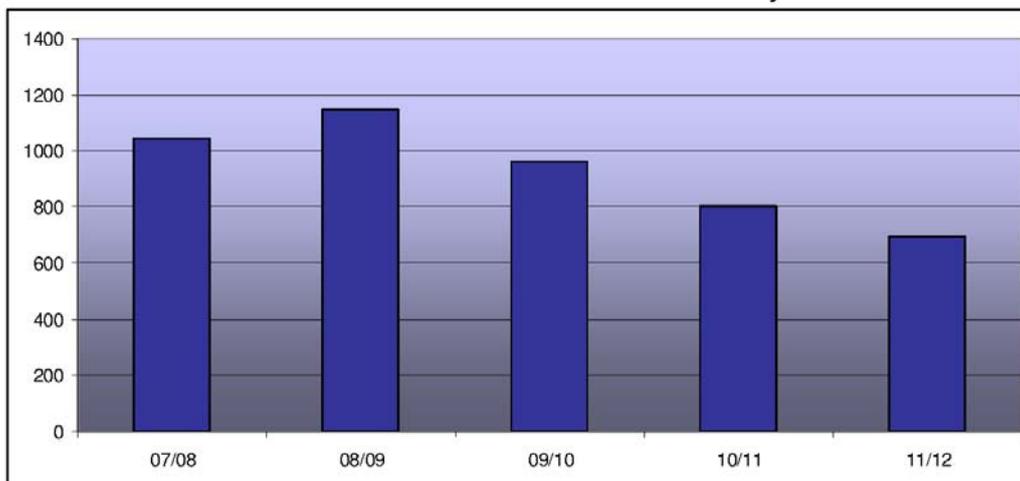
TYPE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOT 11/12
Armadale	30	44	45	24	19	20	58	22	43	25	37	38	405
Hilbert	14	17	30	23	29	0	39	28	32	No clinic	30	47	289
TOTAL 2011/12	44	61	75	47	48	20	97	50	75	25	67	85	694

Graph 9
Number of Clients Attending Infant Clinics



07/08	08/09	09/10	10/11	11/12
518	495	414	308	269

Graph 10
Number of Vaccinations at Infant Clinics/yr



07/08	08/09	09/10	10/11	11/12
1044	1149	964	799	694

Comments/Analysis

The number of clients per infant clinic has continued to fall every year since data first started to be collected in 2007/08. This is not surprising and a number of local governments have stopped providing immunisation programs over recent years. Local governments provide 6.5% of immunisations across the state. Other service providers are General Practice (63.9%), Community Health (18.6%), Department of Health (6.2%), Public Hospitals (4.2%) and Aboriginal Health Service (0.6%).

The most significant factor contributing to the decline in local government attendances has been the improved service provision by local GP's promoting convenience, short waiting times and qualified nursing staff to administer immunisations at no cost to the client.

As a result, the number of clinics was reduced from 4 per month to two, at Armadale Hall and Ev Gribble Community Centre in the rapidly growing locality of Hilbert. The population of 0—4 year olds in Hilbert is expected to grow from 91 to 465 by 2016. (Forecast ID).

A third clinic at Bakers House in Harrisdale will commence in 2013, which will pick up the unserved catchment of Harrisdale and Piara Waters where it is anticipated there will be an increase of 0-4year olds from 552 to 972 in 2016. (Forecast ID). Also commencing in 2013, the clinic in Armadale will shift from the Town Hall to the new Library in the Armadale Shopping Centre, providing both convenience and comfort.

Table 16
Percentage of Children Fully Immunised in Each Age Cohort per Quarter

Area	Age Group (mths)	1 Jan-31 Mar	1 Apr-30 Jun	1 Jul-30 Sep	1 Oct-31 Dec	No. in Cohort
Armadale	12-<15	88.3	89.7	88.6	89.1	272
	24-<27	92.5	88.8	90.8	92.8	251
	60-<63	82.6	86.7	92.2	85.0	264
SMAHS	12-<15	87.1	91.1	90.4	89.8	3118
	24-<27	91.9	91.1	90.8	90.1	2974
	60-<63	86.1	85.0	87.3	86.5	3077
WA	12-<15	87.6	90.8	90.6	90.0	8263
	24-<27	91.8	91.7	90.9	90.7	8231
	60-<63	86.0	85.6	86.8	87.2	8237
AUST	12-<15	90.6	92.1	91.8	91.4	75155
	24-<27	92.2	92.8	92.6	92.7	75737
	60-<63	89.7	89.3	89.9	90.1	76330

* Percentages highlighted indicate where the target rate fell short

Source: Australian Childhood Immunisation Register

Comments/Analysis

Generally, vaccine coverage needs to exceed 90% to achieve and maintain the level of community immunity needed to interrupt the ongoing transmission of vaccine preventable diseases. Despite the low numbers attending the City's clinics, the percentage of children fully immunised in the City was similar to those nationally, at a state level and regionally (SMAHS).

b) Funding and Costs-Infant Clinics

Vaccines for the infant vaccination program are Commonwealth funded. As an incentive, the Government pays providers \$6 per encounter for infant vaccinations (up to the age of 5), which are recorded on the Australian Childhood Immunisation Register. One of the 2 nurses who attend the clinics is paid by the City at an hourly rate (agreed upon in MOU).

Total expenditure for the Infant Vaccination Program for the 2011/2012 financial year was \$2,427, which was partly offset by an income of \$1,456 from the Commonwealth Government, based on 243 encounters. The average cost per encounter for the City therefore was \$3.99 (excluding City labour costs).

B. IMMUNISATION – SENIORS

Three clinics were held in March /April 2012. The take up by this group was very good. 69 free vaccinations to provide protection against Influenza and Pneumococcal Disease were provided to senior citizens who attended advertised seniors' clinic, immediately after our regular clinics in April 2012. This was a decrease of 32 from the previous year. (See comments below)

Promotion was undertaken by:

- sending letters and information to Senior Citizen Clubs and Care Facilities within the City;
- posters being placed at each of the Clinic locations; and
- advertisements placed in local newspapers.

Table 17
Number of Vaccines-Seniors Clinics

Vaccination Type	Number (Armadale)	Number (Camillo)	Number (Hilbert)	Total 2010/11	Total 2011/12
Influenza	27	18	19	94	67
Pneumococcal Disease	2	0	0	7	2
Total	29	18	19	101	69

C. ADULT WHOOPING COUGH VACCINATION

A new service to immunise parents, grandparents and carers of newborn babies was introduced in January 2011 as a result of an increasing incidents of Whooping Cough infections. People in the target groups were encouraged to attend the Armadale Community Health Centre to be immunised so that the infants who they were in regular contact with were not put at risk during the first 6 months of their lives while they were undergoing immunisation against the disease. Where an infant is less than six months of age and has therefore not completed their primary immunisation, they are vulnerable to complications from whooping cough including pneumonia, hypoxic encephalopathy and rarely death. After the initial commencement of this program it was backdated to June 2010 and extended until December 2012.

Table 18
Clients Receiving Adult Whooping Cough Vaccinations

Location	No. 10/11	No. 11/12
Armadale	65	175
Hilbert	60	68
Total	125	243

D. ADMINISTRATION OF IMMUNISATION PROGRAM

a) Memorandum of Understanding

The partnership with the Armadale Health Service continued to operate successfully. To formalise the relationship, a memorandum of understanding was drafted and signed, outlining the shared responsibilities of the City and Child and Adolescent Community Health - South Inland Zone Armadale Community Health, for the provision of immunisation services to 31 December 2013.

Under the agreement, the City is responsible for ordering, storing and providing supplies and vaccines, organizing, marketing and administration, while the Armadale Health Service is responsible for drawing up and providing vaccinations.

b) Improved Protection of Vaccines

Last year, an uninterrupted power supply was put in place to ensure the protection of vaccines. Should a power outage occur, a monitored alarm will be activated and vaccines can be taken to the Armadale Hospital for storage? Also, the Health Laboratory was completely renovated, which will enable improved storage of immunisation equipment and a cleaner environment.

During the year there were two cold chain incidents. While the temperature control has prevented spoilage of vaccines on a couple of occasions, there have still been problems requiring cold chain incidents reports and therefore time spent. On at least one occasion vaccine had to be ordered. On two occasions vaccine went to Armadale Kelmscott Hospital which has a generator.

E. MANAGEMENT OF MOSQUITO BORNE DISEASES

a) Background

The City's Health Service expanded its involvement in mosquito management during the recent mosquito season (October 2011 to March 2012), in response to:

- Concerns about urbanisation of areas close to seasonal and permanent water bodies in the Piara Waters and Harrisdale areas;
- An increasing number of complaints about mosquitoes, particularly in the Piara Waters and Harrisdale area; and;
- An increasing incidence of Ross River Virus notifications during the 2011//2012 year.

Environmental Health Officers worked closely with the Mosquito-borne Disease Control Unit of the Department of Health to develop and implement a program consisting of adult trapping, species identification, and physical and chemical control strategies.

b) Ross River Virus Cases

Ross River Virus is the most common mosquito borne disease in Western Australia. It is transmitted by mosquito bites and is passed backwards and forwards between animals and mosquitoes. Symptoms include fever, joint pain, and rash. There may be long-term effects following infection. The disease can only be caught from being bitten by a mosquito carrying the virus.

During the year there were 41 Ross River Virus notifications in the City of Armadale including a cluster of 17 in Roleystone. For each notification an attempt is made to interview the patient to establish where it is likely that exposure to mosquito bites occurred.

Comments/Analysis

The cluster of 17 in Roleystone indicates a peculiar set of circumstances is occurring in that locality and will be investigated further. Possible contributing factors include:

- *Roleystone is serviced by septic tanks and leach drains and the absence of mosquito proof cowls may have been a factor.*
- *Rainwater tanks are used throughout the suburb, which should be sealed and have insect proof mesh over the inlet, overflow and inspection port.*
- *Roof gutters, pot plant drip trays, bird baths and the like are not being drained and are therefore providing ideal habitats for mosquito breeding.*
- *Large marsupials are known to be intermediate hosts for the Ross River Virus and Roleystone, being an outer metropolitan area, is likely to have many marsupials traversing the suburb.*

c) Mosquito Trapping and Identification

Mosquito trapping involves the setting up of traps in suspected locations in order to establish the species of mosquito and therefore where they are likely to originate from and the degree of risk to nearby residents.

A mosquito trap comprises a fan, a capture bag and a container (containing dry ice). Dry ice increases the "catch" of mosquitoes as they are attracted to the carbon dioxide within the dry ice which represents air exhaled from mammals.

Several mosquito traps were set and left over night in suspected breeding grounds. The next morning the mosquito traps were collected and mosquitoes counted. Each mosquito was then studied under a microscope to identify the species that are vectors of disease as well as biting and nonbiting species that cause a nuisance to humans. The most common diseases include; Ross River virus and Barmah Forest virus. All information is recorded for further investigations and analysis (mapping).

d) Physical Control

Mosquito control consists mostly of mosquito breeding prevention. The two best and most effective controls used in mosquito breeding control are physical and chemical controls. The Health Service has started using physical controls before implementing the use of chemicals/pesticides. The physical controls consist of physically removing or limiting mosquito breeding sites, working in conjunction with the Parks and Reserves department with a specific aim to prevent mosquito breeding sites near public recreational areas.

Stagnant water sources (popular mosquito breeding sites) have been managed through removal of reeds and other obstruction in water courses to promote sufficient water movement, and eliminating breeding sites. Water fountains are often used to ensure adequate water movement.

F. HAIRDRESSING, SKIN PENETRATION INSPECTIONS

a) Background

Businesses carrying out skin penetration procedures* within the City of Armadale are registered with Health Services. Such businesses include; tattoo parlours, beauty salons and premises providing body piercings and hairdressing businesses.

These business types are subject to risk assessment inspections by the City's Environmental Health Officers as a 2 yearly project. Most recently, all businesses were inspected during the period of July 2011 and February 2012.

Skin penetration businesses were inspected to ensure compliance with the Health (Skin Penetration Procedure) Regulations 1998 and the Skin Penetration Code of Practice. Hair dressing businesses were inspected to ensure compliance with the Hairdressing Establishment Regulations 1972.

b) Conclusions

Of the 63 registered businesses on file, it was identified that 21 required a registration update due to business details changing since the last inspection. Additionally, post-inspection letters were mailed to 9 businesses where potential critical and semi-critical risks were identified during the inspection (see table below).

A registration update was required when a change in business name, ownership or classification of business was noted. It was noted that some hairdressers were providing body piercing, where not previously, and some beauty salons included cosmetic tattooing procedures. Additionally, 7 businesses previously operating were confirmed to be closed. Upon further investigation of these types of businesses, it was noted that 7 premises were in operation without registration; these premises have since been registered.

A total of nine letters were posted to business owners where critical and semi-critical risks were identified. These are summarised below:

Table 19
Critical and Semi Critical Risks Identified in 9 Businesses

Business type	Risks Identified	Total times risk identified for this business type
Skin Penetration Business: Tattooist (including cosmetic tattooing)	Autoclave calibration inadequate or no documentation	3
	Disposal of sharps inadequate	3
Skin Penetration Business: Beauty Therapy &/or Body Piercing	Hand wash basin inadequate (required in the immediate area, not to be obstructed & provided with soap and single use paper towels)	4
	Inadequate disinfection of equipment	1
	Flooring noncompliant – not easily cleanable	1
	Autoclave calibration inadequate or no documentation	1
Hairdressing only	Inadequate disinfection of equipment	3

In addition to the identified risks noted above, it is also worth mentioning that many employees in the skin penetration and hairdressing industry failed to understand the difference between 'disinfection' and 'sterilization'. In premises where this was the case, the terms were defined and explained to the staff during the inspection. As this was identified as an area of concern, extracts from the Skin Penetration Code of Practice defining these terms will be printed and handed to employees during the next routine inspection.

Overall, the inspections of skin penetration and hairdressing businesses were satisfactory, however the change in registration details was great and the level of risks identified were higher than expected.

Post inspection findings

After completing the inspections and analysing risk ratings, it was decided to upgrade the risk rating for beauty therapy and body piercing and tattooing and cosmetic tattooing businesses. This will add an extra 64 required health inspections annually.

G. SYRINGE COLLECTION AND DISPOSAL

a) Syringe Disposal Bins

The Health Service also continued to monitor syringe disposal bins placed at Fancote Castle, Kelmscott and in toilet blocks at Lions Park Armadale, Forrestdale Hall, and Rushton Park Kelmscott. They were checked monthly and replaced when filled. Bins have also recently been provided for the Armadale Settlers Common.

6 CHRONIC DISEASES

6.1 CHRONIC DISEASE PREVENTION

Challenge: Initiate and support interventions to reduce the incidence of preventable chronic diseases through environmental change, nutrition, physical activity, tobacco control and responsible alcohol consumption.

A. BACKGROUND

There is strong evidence of a correlation between a person's lifestyle and health. Risk factors for premature illness and death include smoking, alcohol and drug abuse, lack of physical activity and poor diet and nutrition.

Preventative health strategies that advocate a healthy environment and lifestyle have been shown to achieve health gains in the area on non communicable diseases including cardiovascular disease, diabetes, obesity, renal disease, cancers and respiratory diseases.

In preparing the Public Health Plan it became evident that although various internal and external stakeholders are already directly and indirectly involved in influencing public health outcomes, Health Services could play an important role in facilitating ongoing collaboration across sectors to achieve positive health gains.

B. REVIEW OF SMOKE FREE POLICIES

Further to a review of the City's smoking policies by an internal working group, Council adopted the following amendments:

a) Smoke Free Outdoor Areas policy

- Removal of any reference to the Producers Markets as they ceased operating
- Extension of smoking bans to 13 active reserves (sportsgrounds)
- Extension of smoking bans to the newly established Youth Activity Area

b) Smoke Free Workplace policy

- Inclusion of 2 new clauses emphasising the obligation of staff who are smokers, to consider the health and wellbeing of others when choosing where to smoke and emphasising the need to be discreet when smoking so they are not clearly visible to work colleagues and the general public.

Appendix 1 Budgeted year in position 2011/2012

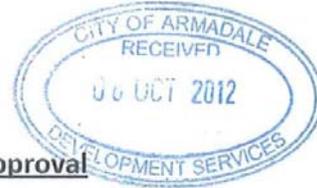
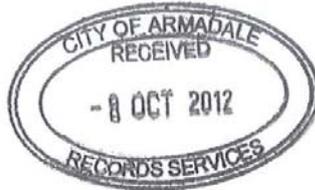
		Management Accounts Health		19-Jul-12 2:47:34 pm
Period run for: 2012 / 12		Report Level: Detail		
Particulars		YTD Actual	YTD Budget	Revised Budget
Health				
Health				
Revenue				
140502.1341	Immunisation Rebate	(1,456)	(2,600)	(2,600)
140502.1342	Pest Control Contributions	0	(3,200)	(3,200)
140502.1512	Health Legal Revenue	(109)	(1,000)	(1,000)
140505.1343	Report Request Fees	(1,042)	(1,000)	(1,000)
140505.1345	Food Condemnation Fees	110	(200)	(200)
140505.1346	Lodging House Licences	(824)	(700)	(700)
140505.1347	Service Request Fees	0	(300)	(300)
140505.1348	Food Registration Fees	(597)	(300)	(300)
140505.1349	Sampling Fees	(2,696)	(3,000)	(3,000)
140505.1350	Offensive Trade Licences	(1,425)	(1,300)	(1,300)
140505.1351	Caravan Park Licences	(1,839)	(1,600)	(1,600)
140505.1352	Application Processing Fees	(12,114)	(5,200)	(5,200)
140505.1353	Health Fines	(6,000)	(10,700)	(10,700)
140505.1354	Treatment System Permit Fees	(9,478)	(9,400)	(9,400)
140505.1355	Treatment System Application Fees	(10,514)	(8,300)	(8,300)
140505.1511	Food Business Risk Assessment Fees	(136,268)	(82,500)	(82,500)
Total: Revenue		(184,251)	(131,300)	(131,300)
Operating Expense				
240521.1001	Salaries	665,060	706,200	706,200
240521.1002	Superannuation	77,815	112,300	112,300
240521.1003	Compensation Insurance	12,746	16,000	16,000
240521.1005	Staff Recruitment	4,736	0	0
240521.1006	Conferences and Meetings	2,938	5,100	5,100
240521.1007	Training	4,195	4,000	4,000
240521.1008	Uniforms	275	200	200
240521.1009	Fringe Benefits Taxation	19,042	9,500	9,500
240521.1010	Package Benefits	380	500	500
240522.1020	Stationery	804	1,600	1,600
240522.1021	Printing and Consumables	3,401	1,000	1,000
240522.1023	Mobile Phone Expense	1,344	800	800
240522.1024	Postage and Freight	19	100	100
240522.1025	Advertising	1,770	1,600	1,600
240522.1026	Minor Equipment	2,235	1,600	1,600
240522.1027	Insurance	6,374	6,000	6,000
240523.1028	Legal - General	1,944	5,400	5,400
240523.1029	Consultancy - General	9,888	7,500	7,500
240524.1030	Vehicle Operation	32,290	29,000	29,000
240528.1130	Pest Control	3,851	3,200	3,200
240528.1131	Immunisation	1,949	5,300	5,300
240528.1132	Analytical Expense	13,761	11,400	11,400
240528.1133	Write Off - Health	0	500	500
Total: Operating Expense		866,817	928,800	928,800
Capital Expense				
340543.1031	Furniture and Equipment	0	1,200	1,200
Total: Capital Expense		0	1,200	1,200
Total: Health		682,566	798,700	798,700

SCHEDULE OF SUBMISSIONS – TECHNOLOGY CENTRE, ART STUDIO AND RELOCATION OF MAINTENANCE SHED AND ENCLOSURE – JOHN WOLLASTON ANGLICAN COMMUNITY SCHOOL, LOT 500 CENTRE ROAD, CAMILLO				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
1	Water Corporation 629 Newcastle St Leederville WA 6007	Service Authority	<p>1. No objection.</p> <p>Following advice given: Existing sewer and water services and drainage infrastructure are located within the vicinity of the proposed development. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development.</p>	<p>1. Advice provided in report.</p>
2	V & R Carter 65 Inverness Circle Camillo WA 6111	Same	<p>1. The house was originally bought because of the open space. The real-estate agent said that there would never be buildings opposite the property as it would always be a school oval.</p> <p>2. Frogs and ducklings were often found on their property, which stopped when the School filled in the drain and burned the reeds.</p> <p>3. Views of the hills will be obstructed by the proposed development.</p>	<p>1. Not supported. Refer to Issue 9.</p> <p>2. Not supported. Refer to Issue 10.</p> <p>3. Supported in part. Refer to Issue 1.</p>
3	Brendon Fitzgerald 41 Inverness Circle Camillo WA 6111	Same	<p>1. Proposal will increase traffic.</p> <p>2. Proposal will increase crime.</p> <p>3. Proposal will devalue our property.</p> <p>4. Proposal will be an eyesore.</p> <p>5. The school should use their street frontage (being Lake Road or Centre Road) for the proposal as there are no residents to be disrupted.</p>	<p>1. Supported in part. Refer to Issue 2.</p> <p>2. Not supported. Refer to Issue 4.</p> <p>3. Not supported. Refer to Issue 7.</p> <p>4. Supported in part. Refer to Issue 1.</p> <p>5. Supported in part. Refer to Issue 6.</p>
4	Wendy Curedale 55 Inverness Circle Camillo 6111	Same	<p>1. Views of the hills will be obstructed by the proposed development. Views of the hills will be replaced by an industrial site (buses, maintenance shed and high fence).</p>	<p>1. Supported in part. Refer to Issue 1.</p>

	<p>2. My air conditioner blew up and had to have carpets replaced from all the dust generated by trucks going in and out of the school site (being accessed from the current crossover on Inverness Circle). The school did nothing to control the dust issue. I am concerned that more vehicles will using the crossover.</p> <p>3. Proposal will devalue our property.</p>		<p>2. Not supported. Refer to Issue 10.</p> <p>3. Not supported. Refer to Issue 7.</p>
5	<p>A & V Merchant 57 Inverness Circle Camillo WA 6111</p> <p>Same</p>	<p>1. Noise will be generated from the maintenance shed.</p> <p>2. There is limited accessibility for long vehicles to turn into the gate. In the past some have had to run up and over the footpath which has cracking.</p> <p>3. Being a substantial size the building will degrade the open space.</p>	<p>1. Not supported. Refer to Issue 5.</p> <p>2. Supported. Refer to Issue 3.</p> <p>3. Supported in part. Refer to Issue 1.</p>
6	<p>D & L Pot 63 Inverness Circle Camillo WA 6111</p> <p>Same</p>	<p>1. The proposal will be an eyesore, have a negative impact on our view of the hills as well as spoil our direct environment.</p> <p>2. When the school was first built the owners were informed the neighbouring properties were told that they would have access to the oval, and the no buildings would be erected on it. A fence now denies us access to the oval.</p> <p>3. The proposal is a potential fire hazard.</p> <p>4. The proposal may become an attraction point for undesirables vandalising the schools property.</p> <p>5. The proposal could be relocated to the other side of the oval (east end).</p>	<p>1. Supported in part. Refer to Issue 1.</p> <p>2. Not supported. Refer to Issue 9.</p> <p>3. Not supported. Refer to Issue 11.</p> <p>4. Not supported. Refer to Issue 4.</p> <p>5. Supported in part. Refer to Issue 6.</p>
7	<p>A & E Caverley 48 Brookton Highway Kelmscott WA 6111</p> <p>78 Inverness Circle Camillo WA 6111</p>	<p>1. We purchased this property specifically because of its clear views of the hills and the open space provided by the oval.</p> <p>2. Proposal will devalue our property.</p> <p>3. The shed should be positioned next to the rest of the school buildings.</p>	<p>1. Supported in part. Refer to Issue 1.</p> <p>2. Not supported. Refer to Issue 7.</p> <p>3. Supported in part. Refer to Issue 6.</p>

<p>4. The proposed bus bays and access from Inverness Circle will cause considerable noise, traffic congestion and difficulties for residents accessing their own properties due to a large number of badly behaved students accessing and leaving their buses.</p>	<p>4. Supported in part. Refer to Issue 2. Buses will not pickup/drop off students from Inverness Circle.</p>
<p>1. We currently enjoy views of the hills and the piece and quiet of living in Inverness Circle. The proposal will place buses and the maintenance building in our direct line of site and affect the aesthetics of our surroundings.</p> <p>2. They should relocate the shed and bus bays to the far (east) side of the oval as there is ample room and would have less impact on residences.</p> <p>3. Children are currently dropped off and picked up from Inverness Circle. Buses using the street could increase the chance of a child being hit.</p> <p>4. The proposal could attract more thieves and vandals to the area. There are already a number of incidences occurring. I fear for the safety of my daughter being home alone if a construction site is so close.</p>	<p>1. Supported in part. Refer to Issue 1.</p> <p>2. Supported in part. Refer to Issue 6.</p> <p>3. Supported in part. Refer to Issue 1.</p> <p>4. Not supported. Refer to Issue 4.</p>
<p>1. A few years ago we objected to a temporary crossover on Inverness Circle</p> <p>2. We advised the School and City that there was already a trade or emergency entry at the corner of Hemingway Drive and Ivanhoe way.</p> <p>3. The temporary crossover was only supposed to be temporary to accommodate building works that took longer than advised. The unconstructed crossover caused dust issues affecting health of residents.</p> <p>4. The school have filled in part of the open drain to accommodate the crossover. The school advised that they</p>	<p>1. Not supported. Past development by the School is not applicable to the current application.</p> <p>2. Not supported. No documents to support claim.</p> <p>2. Not supported. No documents to support this claim. Crossover is now constructed. Refer to Issue 10.</p> <p>3. Supported in part. Refer to Issue 2.</p> <p>4. Not supported. Refer to Issue 10.</p>
<p>4. The proposed bus bays and access from Inverness Circle will cause considerable noise, traffic congestion and difficulties for residents accessing their own properties due to a large number of badly behaved students accessing and leaving their buses.</p>	<p>4. Supported in part. Refer to Issue 2. Buses will not pickup/drop off students from Inverness Circle.</p>
<p>1. We currently enjoy views of the hills and the piece and quiet of living in Inverness Circle. The proposal will place buses and the maintenance building in our direct line of site and affect the aesthetics of our surroundings.</p> <p>2. They should relocate the shed and bus bays to the far (east) side of the oval as there is ample room and would have less impact on residences.</p> <p>3. Children are currently dropped off and picked up from Inverness Circle. Buses using the street could increase the chance of a child being hit.</p> <p>4. The proposal could attract more thieves and vandals to the area. There are already a number of incidences occurring. I fear for the safety of my daughter being home alone if a construction site is so close.</p>	<p>1. Supported in part. Refer to Issue 1.</p> <p>2. Supported in part. Refer to Issue 6.</p> <p>3. Supported in part. Refer to Issue 1.</p> <p>4. Not supported. Refer to Issue 4.</p>
<p>1. A few years ago we objected to a temporary crossover on Inverness Circle</p> <p>2. We advised the School and City that there was already a trade or emergency entry at the corner of Hemingway Drive and Ivanhoe way.</p> <p>3. The temporary crossover was only supposed to be temporary to accommodate building works that took longer than advised. The unconstructed crossover caused dust issues affecting health of residents.</p> <p>4. The school have filled in part of the open drain to accommodate the crossover. The school advised that they</p>	<p>1. Not supported. Past development by the School is not applicable to the current application.</p> <p>2. Not supported. No documents to support claim.</p> <p>2. Not supported. No documents to support this claim. Crossover is now constructed. Refer to Issue 10.</p> <p>3. Supported in part. Refer to Issue 2.</p> <p>4. Not supported. Refer to Issue 10.</p>
<p>4. The proposed bus bays and access from Inverness Circle will cause considerable noise, traffic congestion and difficulties for residents accessing their own properties due to a large number of badly behaved students accessing and leaving their buses.</p>	<p>4. Supported in part. Refer to Issue 2. Buses will not pickup/drop off students from Inverness Circle.</p>

<p>would close off the rest when finances permitted. This is a fire hazard to our air conditioners and properties due to the flyway poker seeds. They also affect asthma and allergy sufferers.</p> <p>5. Trucks came in and out of the school at all times of the day accessing the Inverness Circle crossover for past development. The road needed repair once work was completed as the trucks were often too large causing them to use the verges.</p> <p>6. Due to new buildings proposed to be constructed, this will generate heavy vehicles traffic in and out of the school.</p> <p>7. The shed and bus bays will look like a bus depot, blocking our views.</p> <p>8. Machinery will operate throughout the day creating unbearable noise levels.</p> <p>9. The driveway will service both buses and maintenance vehicles.</p> <p>10. The shed could be a potential fire hazard due to the fuels and chemicals kept in the facility.</p> <p>11. The maintenance shed and bus bays will require a high level of security as it will bring more vandalism to the area. There is already a lot of crime in the area and buses will be a target. Flood lights will be required at night which will cause a nuisance to nearby neighbours.</p> <p>12. Proposal will devalue our property.</p> <p>13. Bus traffic will create a safety hazard for students.</p> <p>14. We are zoned 'residential', not 'industrial'.</p>	<p>5. Supported in part. Refer to Issue 3. The movement of trucks is not applicable to the current application.</p> <p>6. Not supported. Not part of application.</p> <p>7. Supported in part. Refer to Issue 1.</p> <p>8. Not supported. Refer to Issue 5.</p> <p>9. Not supported. Technical Services approved the crossover in 2008 in order to allow staff and delivery access to the school.</p> <p>10. Not supported. Refer to Issue 11.</p> <p>11. Not supported. Refer to Issue 4.</p> <p>12. Not supported. Refer to Issue 7.</p> <p>13. Supported in part. Refer to Issue 2.</p> <p>14. Not supported. Refer to Issue 8.</p>
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Petition against Re application planning approval

**Educational establishment, Technology centre, Arts studio, and Relocation of Maintenance building,
and Enclosure Lot 600 Centre Rd, Camillo.**

Statuary/Strategic Planning Officer M's Scouller

We the undersigned have deep concerns that if this application was to be granted several aspects will impact on the John Wollaston estate, the properties directly opposite, and the surrounding areas. The Temporary cross over mentioned was only temporary to accommodate for recent building works these works took longer than we were advised, they were reported on their lack of consideration with regard to not having the proper watering facilities to keep down the sand, and the street remained an untidy eye sore for over a year. Making it difficult to maintain our properties, we had constant dust affecting our health, asthma sinus headaches, and many other dust related issues.

We have noted it is not only the maintenance block that is to be relocated but several other buildings to be constructed, which will involve heavier vehicle traffic in and out of the school a danger for all the children who live in the area.

We have been advised that the school intends to build a large fence around the grounds, along the Inverness & Hemmingway boundary. Where the busses will be parked up at night, the very ambiguous proposal mentions nothing about busses being parked up after Friday 5.30pm for all weekends, there will eventually be 4 busses parked over the weekend and on school holidays, which will look like a bus depot blocking our priceless view's every night on weekends, and on school holidays not to mention the large building structure for maintenance. The heavy machinery, and the driveway that leads to the maintenance building it is logic that we will have service vehicles back and forth all the time as traffic won't just be the busses the maintenance person's will park there the machinery will be operating throughout the day the noise levels will be unbearable.

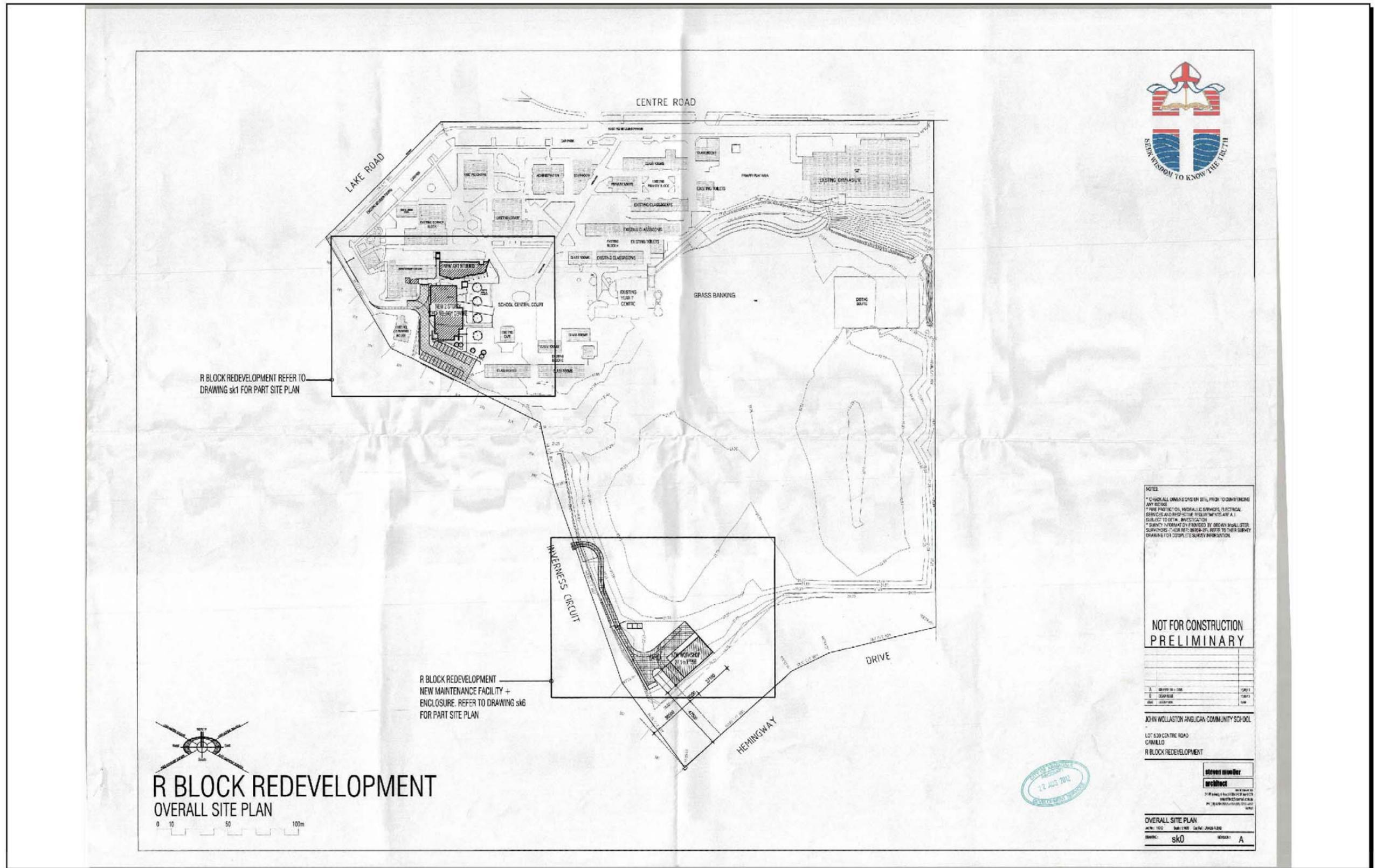
Fire Hazards could also become an issue with the machinery, chemicals and fuel are kept on the facility so close to the residential properties. This is a residential area we all built on this land for the quietness and peaceful neighborhood and priceless views these will slowly diminish if this planning permission is granted. There is also the security factor whilst the building is now close to the school it is covered by the security lighting that is already surrounding the school. This proposed maintenance building and bus parking depot as it will be. Will require very high security it will bring more vandalism in to the area and break-ins and stealing of equipment, fencing where the proposal has been requested, the fencing is always broken into. They will have to increase their security for their insurance underwriters. In turn we will have to have to look at flood lights constantly on at night which will be very hard on the persons directly in close proximity as this will disturb sleep patterns and cause a Health Hazard.

Properties will be devalued which is our main concern

Properties will be devalued which is our main concern we have all endeavored to keep our houses up to high standards. Our houses will no longer be a sought after area where properties sell quickly where our area views are priceless. It is a very quiet area enjoyed by all who walk around the circle this proposal will bring more undesirable people to the area as the building and busses will be a target, we do not want to be targeted along with them and have our insurance premiums skyrocket to more than what they are now.

We are zoned a residential area

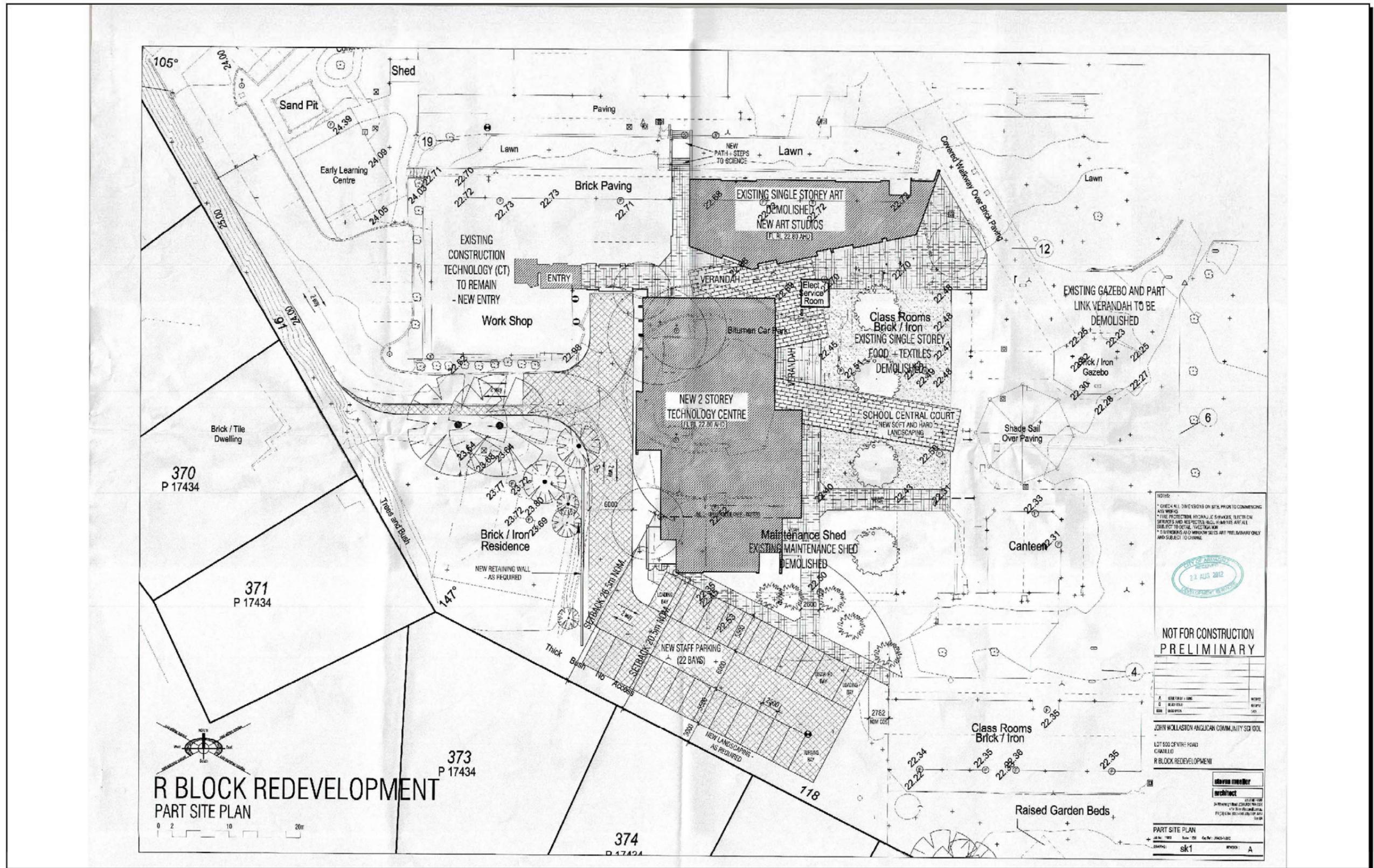
We are zoned a residential area not an industrial area. Those in the residential area are entitled to retain their property value's it also adds credence that the school is set in a fine residential area.

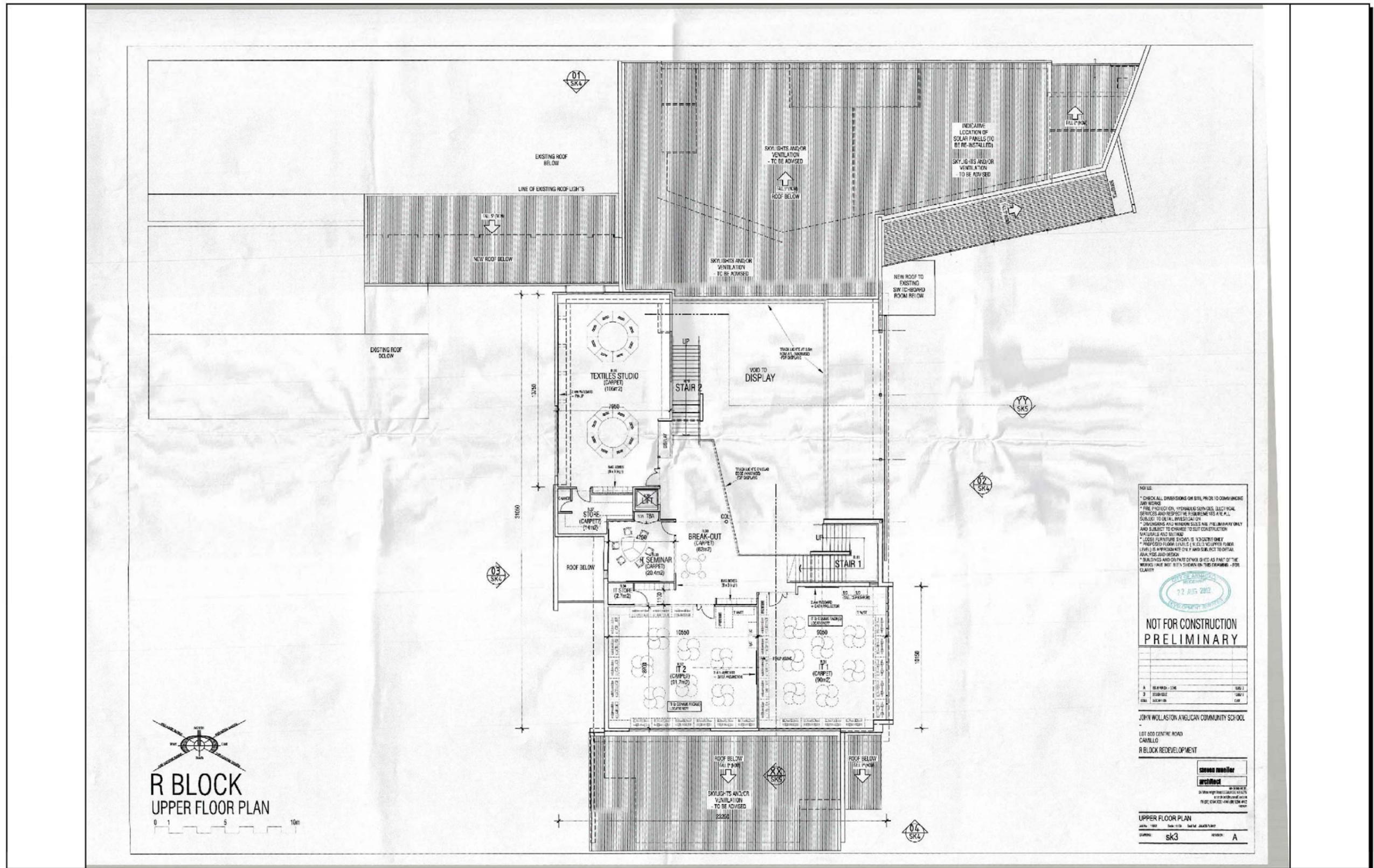


SITE PLAN



DATE OF ISSUE 9 November 2012
Based on information provided by and a plan of the Wollaston Anglican Land Information Authority by Landgate (2012).
Not a photograph except as indicated by the title.

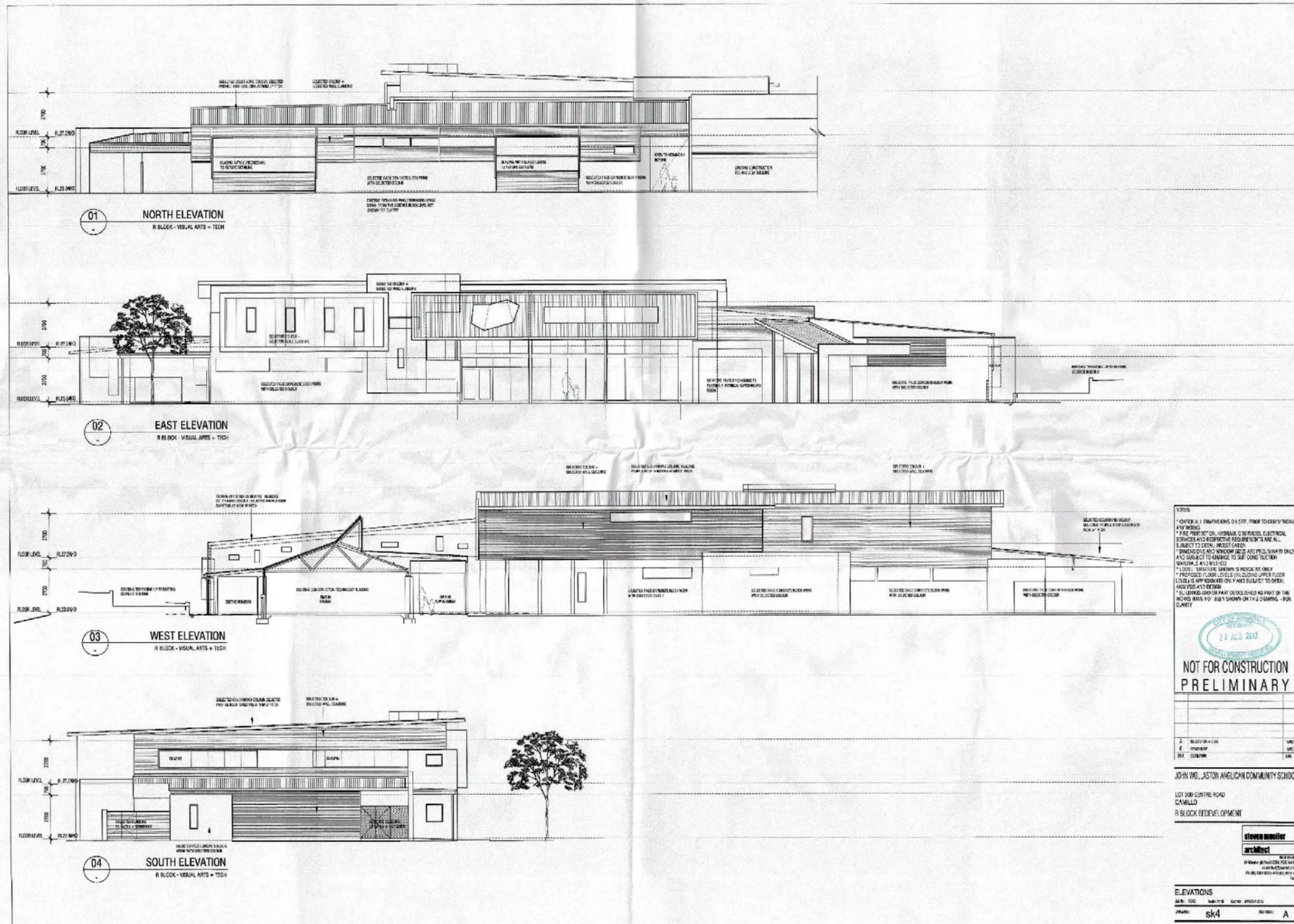




FIRST FLOOR PLAN
TECHNOLOGY CENTRE & ART STUDIO

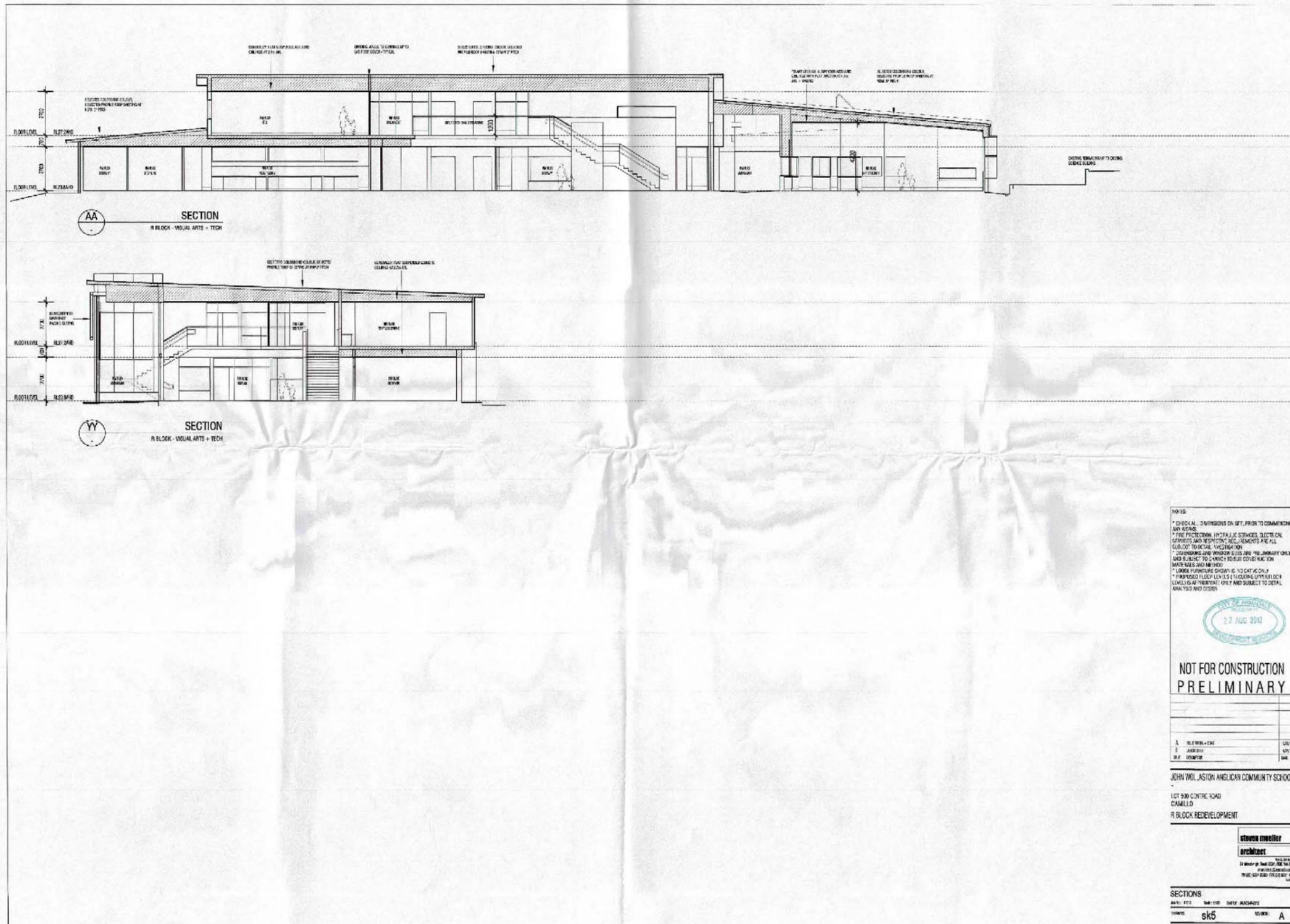
DATE OF ISSUE 9 November 2012
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As a photograph made by Landgate. The images by StreetMap.





ELEVATIONS
TECHNOLOGY CENTRE & ART STUDIO

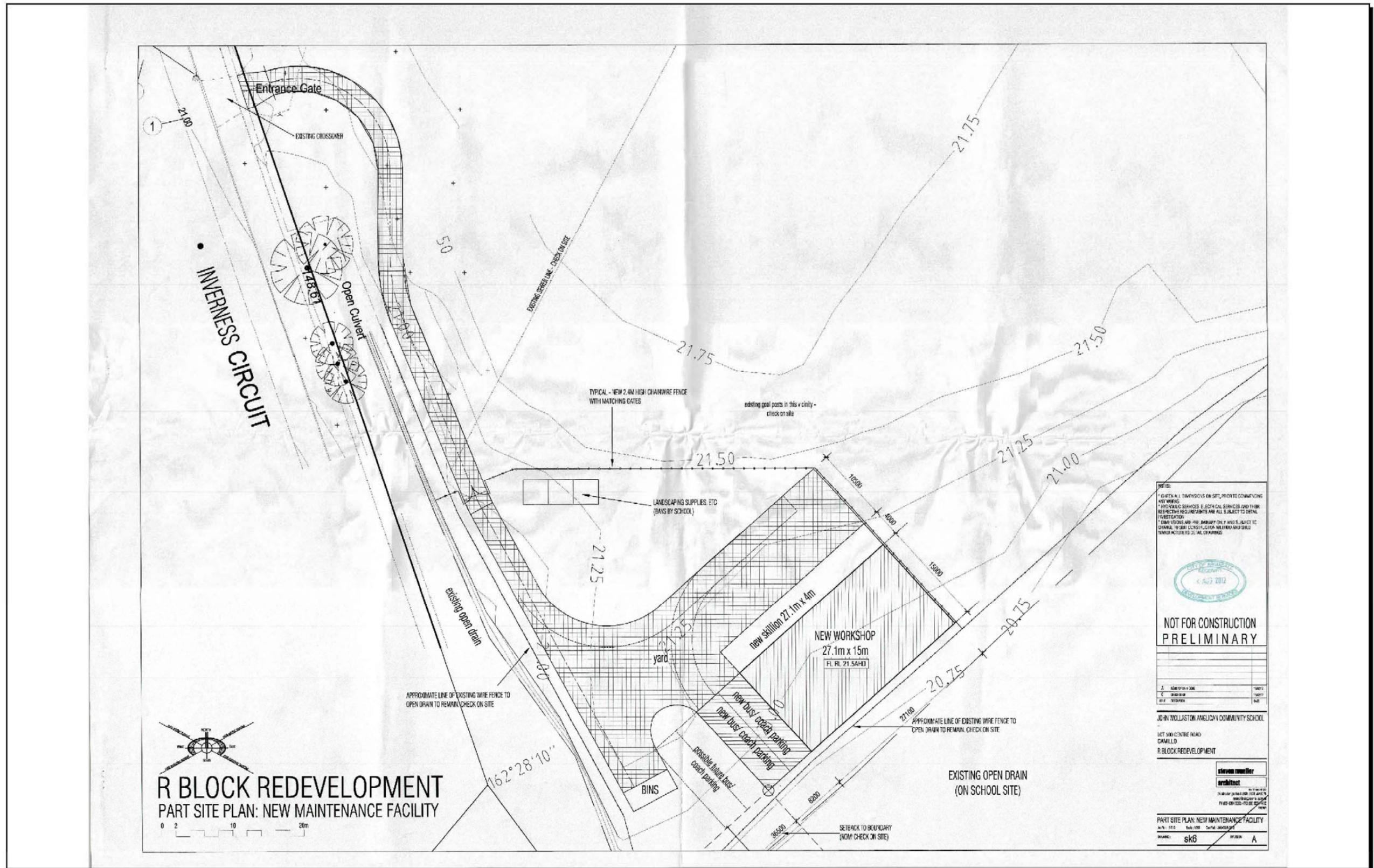
DATE OF ISSUE 9 November 2012
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SECTIONS
TECHNOLOGY CENTRE & ART STUDIO

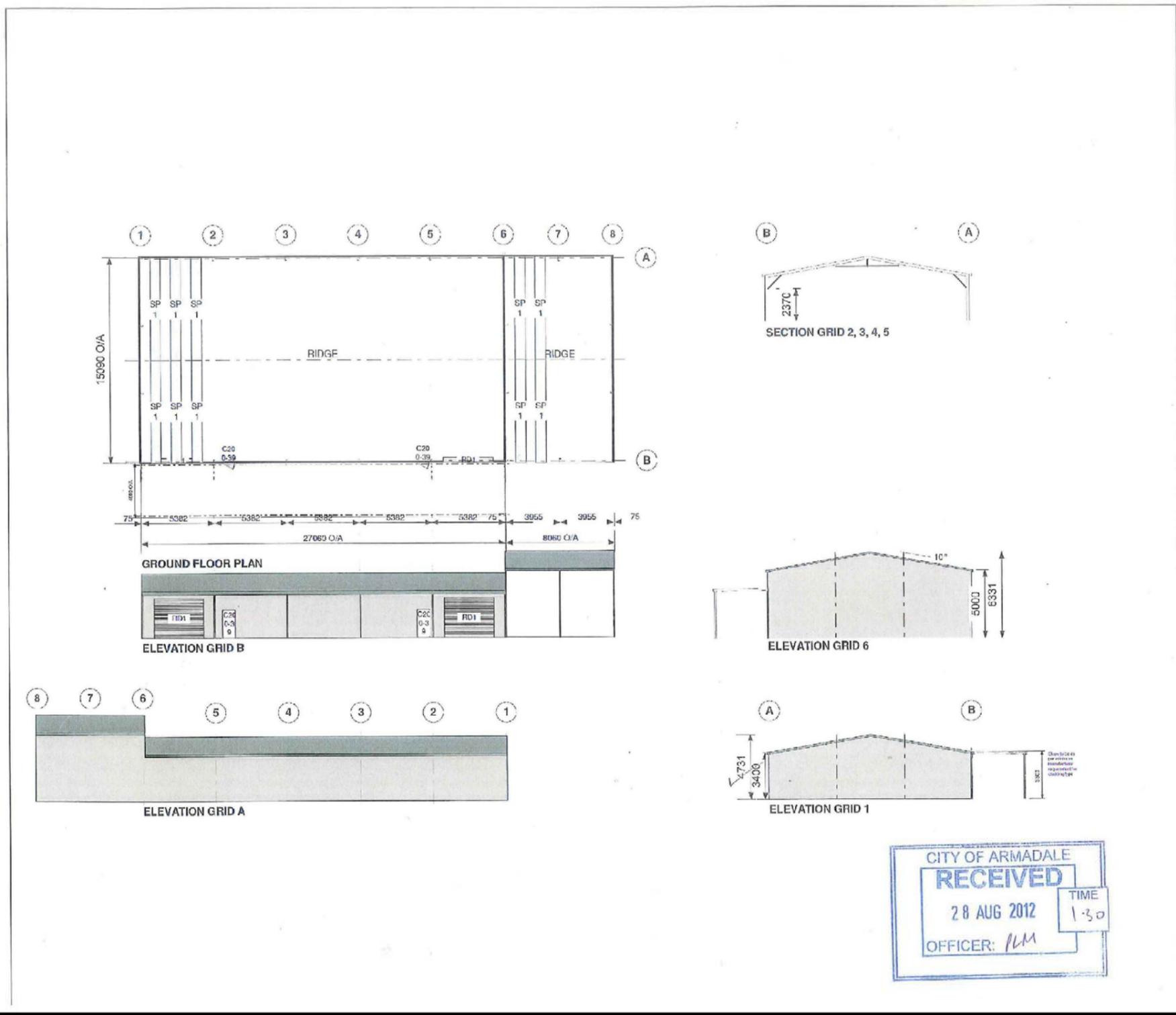
DATE OF ISSUE 9 November 2012
Based on information provided by and as it appears on the Western Australia Land Information Authority by listing as Landgate (2012).
All photographs supplied by Landgate. Photographs by Steve Mac.





**PART SITE PLAN
MAINTENANCE SHED & BUS STORAGE**





Copyright 2012
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

Roof cladding. Digger checks.

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42	COLOREBOND	PE
WALLS	TRIMDEK 0.35	COLOREBOND	PR
CORNERS	-	COLOREBOND	PR
BARGE	-	COLOREBOND	PE
GUTTER	SHIELHLINE	COLOREBOND	PE
DOWNPIPE	100x75	COLOREBOND	PR

0.35bmt=0.40ct; 0.42bmt=0.47ct; 0.48bmt=0.53ct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
2	HD1	850, R.D. "R21 W Lock-Fixed-55mm", 2025 High x 9590 wide Clear Opening C.B.
2	C200-39	Luxury Door & Frame R.L. 2004/W, Std. 2010 x 920 G.Bond

ARCHITECTURE: DRAWING ONLY. NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

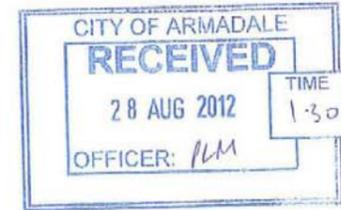
CLIENT:
John Wollaston Anglican Community School

1311:
Centre Road
KELMSCOTT WA 6111

BUILDING:
COVERMASTER (CEE)

TITLE:
FLOOR PLAN & ELEVATION

SCALE: AS SHEET 1:250	DRAWING NUMBER: C110101-2.1.10	PAGE: 9/19
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ELEVATIONS
MAINTENANCE SHED & BUS STORAGE

DATE OF ISSUE: 9 November 2012
Based on information provided by and to the person as of the Western Australia Land Information Authority trading as Landgate (2012).
Not a photograph except as indicated by the drawing.

Cost Schedule - Precinct B of the POS Strategy

Priority Park 1 - Matthew Stott Reserve				
Major Park				
Located in Structure Plan A14 - POS CIL Available				
Proposed Works Description (Inc. Supply & Install)	Trust 48 - A14 Structure Plan POS CIL	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
Red Asphalt Linking Pathway 742m x 2m (\$50/sqm)		81,520.00	81,520.00	
Bollarding x 550 (820m)		30,800.00	30,800.00	
Dual Use Half Basketball and Netball Court (Rotating Board / Pole)		11,000.00	11,000.00	
Painting and/or Interactive Brick Wall (Back of Basketball Ring) Feature		3,000.00	3,000.00	
Kicking Goals (half size)		7,700.00	7,700.00	
Subtotal	0.00	134,120.00	134,120.00	
Planting & Turf				
Environmental Bulk Native Tree Planting		11,000.00	11,000.00	
Landscaping / Ornamental Trees	11,000.00		11,000.00	
Subtotal	11,000.00	11,000.00	22,000.00	
Furniture				
Seating (Supply & Install) x 4	6,600.00		6,600.00	
Subtotal	6,600.00	0.00	6,600.00	
Playground Equipment				
Playground Extension (Supply, Install, Pit & Softfall)		44,000.00	44,000.00	
Subtotal	0.00	44,000.00	44,000.00	
Lighting				
Solar Lighting x 4	22,000.00		22,000.00	
Subtotal	22,000.00	0.00	22,000.00	
OVERALL SUBTOTAL INC. 10% CONTINGENCY	39,600.00	189,120.00	228,720.00	

Priority Park 2 - Corondale Reserve 46207				
Major Park				
Located in Structure Plan A14 Area - POS CIL Available				
Proposed Works Description (Inc. Supply & Install)	Trust 48 - A14 Structure Plan POS CIL	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
Red Asphalt Path (457m x 2m) (\$50/sqm)	50,270.00		50,270.00	
Pedestrian Footbridge x 2	180,000.00	19,100.00	199,100.00	
Subtotal	230,270.00	19,100.00	249,370.00	
Furniture				
Picnic Shelter	11,000.00		11,000.00	
Seats x 2	3,300.00		3,300.00	
Subtotal	14,300.00	0.00	14,300.00	
Playground Equipment				
Playground Extension (Inc. Relocation, New Equipment, Pit and Softfall)	0.00	44,000.00	44,000.00	
Subtotal	0.00	44,000.00	44,000.00	
Lighting				
Solar Lighting x 2	11,000.00		11,000.00	
Subtotal	11,000.00	0.00	11,000.00	
OVERALL SUBTOTAL INC. 10% CONTINGENCY	255,570.00	63,100.00	318,670.00	

Cost Schedule - Precinct B of the POS Strategy

Priority Park 3 - Seminole Reserve				
Local Park				
Located in Structure Plan A14 Area - POS CIL Available				
Proposed Works Description (Inc. Supply & Install)	Trust 48 - A14 Structure Plan POS CIL	Funding from POS Strategy (\$)	Total Cost (\$)	
Earthworks				
Earthworks / Survey (for pathway Armadale Rd to Playground)		10,500.00	10,500.00	
Subtotal	0.00	10,500.00	10,500.00	
Hardworks				
Bollarding x 365 (547m)		19,145.00	19,145.00	
Coloured Concrete Pathway (52m x 2m) (\$70/sqm)		7,280.00	7,280.00	
Subtotal	0.00	26,425.00	26,425.00	
Planting & Turf				
Tree Planting		10,500.00	10,500.00	
Subtotal	0.00	10,500.00	10,500.00	
Furniture				
Seats x 4		6,300.00	6,300.00	
Subtotal	0.00	6,300.00	6,300.00	
Playground Equipment				
Playground Extension (Inc. Supply & Install New Equipment, Pit and Softfall)		36,750.00	36,750.00	
Subtotal	0.00	36,750.00	36,750.00	
OVERALL SUBTOTAL INC. 5% CONTINGENCY	0.00	90,475.00	90,475.00	

Priority Park 4 - Wilcannia Reserve

Priority Park 4 - Wilcannia Reserve				
Local Park				
Is Not Located in Structure Plan A14 Area - No POS CIL Available				
Proposed Works Description (Inc. Supply & Install)	Funding from POS Strategy (\$)	Total Cost (\$)		
Hardworks				
Linking Coloured Concrete Pathway (288m x 2m) (\$70/sqm)	40,320.00	40,320.00		
Bollarding x 55 (82m)	2,887.50	2,887.50		
Subtotal	43,207.50	43,207.50		
Furniture				
Seating x 2	3,150.00	3,150.00		
Subtotal	3,150.00	3,150.00		
Playground Equipment				
Playground Extension (Inc. Supply & Install New Equipment, Pit and Softfall)	31,500.00	31,500.00		
Subtotal	31,500.00	31,500.00		
OVERALL SUBTOTAL INC. 5% CONTINGENCY	77,857.50	77,857.50		

Priority Park 5 - Barry Poad Reserve

Priority Park 5 - Barry Poad Reserve				
Local Park				
Located in Structure Plan A14 Area - POS CIL Available				
Proposed Works Description (Inc. Supply & Install)	Trust 48 - A14 Structure Plan POS CIL	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
Red Asphalt Linking Pathways (276m x 1.5m) (\$50/sqm)		21,735.00	21,735.00	
Subtotal	0.00	21,735.00	21,735.00	
Furniture				
Seats x 2		3,150.00	3,150.00	
Subtotal	0.00	3,150.00	3,150.00	
Playground Equipment				
Playground Equipment (Inc. Supply & Install, Pit & Softfall)		26,250.00	26,250.00	
Subtotal	0.00	26,250.00	26,250.00	
OVERALL SUBTOTAL INC. 5% CONTINGENCY	0.00	51,135.00	51,135.00	

Cost Schedule - Precinct B of the POS Strategy

Priority Park 6 - San Jacinta Reserve			
Local Park			
Is Not Located in Structure Plan A14 Area - No POS CIL Available			
Proposed Works Description (Inc. Supply & Install)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks			
Signage	1,575.00	1,575.00	
Bollarding x 327 (490m) @ 1.5 spacing x \$50	16,350.00	16,350.00	
Subtotal	17,925.00	17,925.00	
Furniture			
Seats x 2	3,150.00	3,150.00	
Subtotal	3,150.00	3,150.00	
Playground Equipment			
Playground Extension (Inc. Supply & Install and Softfall)	25,200.00	25,200.00	
Subtotal	25,200.00	25,200.00	
OVERALL SUBTOTAL INC. 5% CONTINGENCY	46,275.00	46,275.00	46,275.00

Priority Park 7 - George Foster Reserve			
Local Park			
Is Not Located in Structure Plan A14 Area - No POS CIL Available			
Proposed Works Description (Inc. Supply & Install)	Funding from POS Strategy (\$)	Total Cost (\$)	
Earthworks			
Removal existing paved path (105m)	2,100.00	2,100.00	
Subtotal	2,100.00	2,100.00	
Hardworks			
Bollarding x 51 (76m) x \$50	2,550.00	2,550.00	
Coloured Concrete Path (208m x 2m) (\$70/sqm)	29,120.00	29,120.00	
Subtotal	31,670.00	31,670.00	
Planting & Turf			
Tree Planting	5,250.00	5,250.00	
Subtotal	5,250.00	5,250.00	
Furniture			
Seats x 2	3,150.00	3,150.00	
Subtotal	3,150.00	3,150.00	
Lighting			
Solar Lighting x 4	21,000.00	21,000.00	
Subtotal	21,000.00	21,000.00	
OVERALL SUBTOTAL INC. 5% CONTINGENCY	63,170.00	63,170.00	63,170.00

Priority Park 8 - Clements Grove Reserve			
Local Park			
Is Not Located in Structure Plan A14 Area - No POS CIL Available			
Proposed Works Description (Inc. Supply & Install)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks			
Bollarding x 32	1,680.00	1,680.00	
Coloured Concrete Path (68m x 2m) (\$70/sqm)	9,520.00	9,520.00	
Subtotal	11,200.00	11,200.00	
Furniture			
Seats x 2	3,150.00	3,150.00	
Subtotal	3,150.00	3,150.00	
OVERALL SUBTOTAL INC. 5% CONTINGENCY	14,350.00	14,350.00	14,350.00

Cost Schedule - Precinct B of the POS Strategy

Local Park			
Located in Structure Plan A14 Area - POS CIL Available			
Proposed Works Description (inc. Supply & Install)	Trust 48 - A14 Structure Plan POS CIL	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
Coloured Asphalt Path 67m x 2m x \$50 (inc. land bridge crossing over the drain where there is an existing goat track). Cost includes minor earthworks, 300mm concrete piping, hand railing and mulching.	12,000.00		12,000.00
	<i>Subtotal</i> 12,000.00	0.00	12,000.00
OVERALL SUBTOTAL INC. 5% CONTINGENCY	12,000.00	0.00	12,000.00

Reserve	POS CIL (Structure Plan A14)	POS Land Sale Amount (\$)	Total
Matthew Stott Reserve	39,600.00	189,120.00	228,720.00
Corondale Reserve	255,570.00	63,100.00	318,670.00
Seminole Reserve	0.00	90,475.00	90,475.00
Wilcannia Reserve	0.00	77,857.50	77,857.50
Barry Poad Reserve	0.00	51,135.00	51,135.00
San Jacinta Reserve	0.00	46,275.00	46,275.00
George Foster Reserve	0.00	63,170.00	63,170.00
Clements Grove Reserve	0.00	14,350.00	14,350.00
West Corondale Reserve R44182	12,000.00	0.00	12,000.00
	307,170.00	595,482.50	902,652.50

Note 1 - Total Available POS Strategy Land Sale Funds @ 25/10/12 = \$592,518

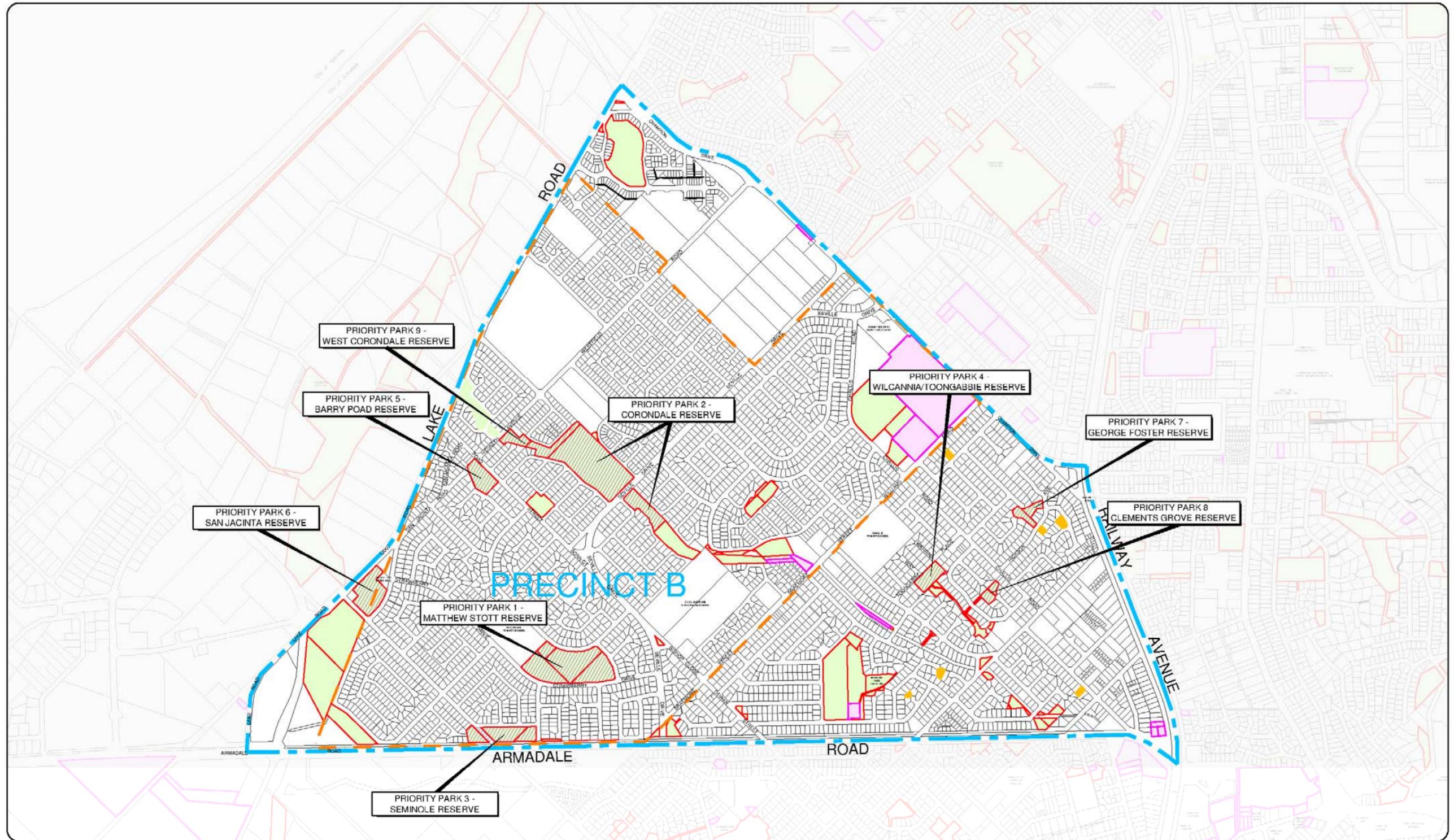
Note 2 - POS Strategy Trust Over commitment by \$2,964.50

Note 3 - The "Total of All Reserves" (Yellow Highlight) does not include annual ongoing asset renewal and maintenance costs.

Note 4 - The "Total of All Reserves" (Yellow Highlight) is inclusive of contingencies.

Note 5 - Wilcannia, San Jacinta, George Foster & Clements Grove Reserves are not eligible for POS CIL Funds, as the Reserves are not located in the A14 Structure Plan Area.

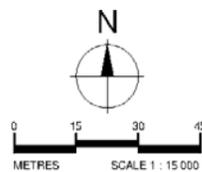
Note 6 - Wilcannia, George Foster & Clements Reserves are located in Minnowarra Ward.



POS STRATEGY - PRECINCT B
LOCATION PLAN



DATE OF ISSUE 7 November 2012



LEGEND

- | | | | |
|---|-------------------------------------|---|--------------------------------|
|  | PARKS TO BE CONSIDERED FOR UPGRADES |  | LAND OWNED BY CITY OF ARMADALE |
|  | LOT SOLD BY CITY OF ARMADALE |  | PRECINCT BOUNDARY |
|  | RESERVE VESTED IN CITY OF ARMADALE |  | ORIGINAL A14 BOUNDARY |
|  | UNVESTED RESERVE | | |



PRECINCT 'B' CONCEPT PLAN

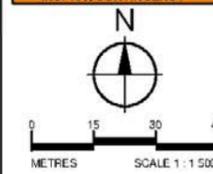
MATTHEW STOTT RESERVE R38843 & R42700

Proposed Priority Park No.1

LEGEND (INDICATIVE LOCATIONS)

- RESERVE BOUNDARY
- PROPOSED UPGRADE
- EXISTING ASSET
- PLAYGROUND PIT SOFTFALL
- VIEWING PLATFORM ASPHALT
- WETLAND/DRAINAGE BASIN (BY OTHERS)
- 60 x 40 MINI OVAL WITH CENTRAL GOAL POSTS
- SEAT
- HALF COURT (TWIN B/BOARDS)
- SOLAR LIGHT
- TREES/ENVIRONMENTAL PLANTING
- FOOTPATH (2.0m wide)
- EXISTING RUBBISH BIN
- EXISTING ELECTRIC METER
- EXISTING BORE
- EXISTING BUS STOP
- BOLLARD
- GOALS

Major Park			
Located in Structure Plan A14 - POS CIL Available			
Proposed Works Description (Inc. Supply & Install)	Trust 48 - A14 Structure Plan POS CIL	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
Red Asphalt Linking Pathway 742m x 2m (\$50/sqm)		81,820.00	81,820.00
Bollarding x 550 (820m)		30,800.00	30,800.00
Dual Use Half Basketball and Netball Court (Rotating Board/Pole)		11,000.00	11,000.00
Painting and/or Interactive Brick Wall (Back of Basketball Ring) Feature		3,000.00	3,000.00
Kicking Goals (half size)		7,700.00	7,700.00
Subtotal	0.00	124,120.00	124,120.00
Planting & Turf			
Environmental Bulk Native Tree Planting		11,000.00	11,000.00
Landscaping / Ornamental Trees	11,000.00		11,000.00
Subtotal	11,000.00	11,000.00	22,000.00
Furniture			
Seating (Supply & Install) x 4	6,600.00		6,600.00
Subtotal	6,600.00	0.00	6,600.00
Playground Equipment			
Playground Extension (Supply, Install, Pit & Softfall)		44,000.00	44,000.00
Subtotal	0.00	44,000.00	44,000.00
Lighting			
Solar Lighting x 4	22,000.00		22,000.00
Subtotal	22,000.00	0.00	22,000.00
OVERALL SUBTOTAL INC. 10% CONTINGENCY	39,600.00	188,120.00	228,720.00



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PRECINCT 'B' CONCEPT PLAN

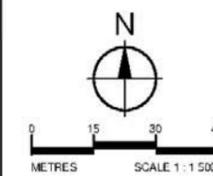
SEMINOLE RESERVE R42936 & R42314

Proposed Priority Park No.3

LEGEND (INDICATIVE LOCATIONS)

- RESERVE BOUNDARY
- ABC PROPOSED UPGRADE
- ABC EXISTING ASSET
- PLAYGROUND PIT SOFTFALL
- FOOTPATH (2.0m wide)
- TREES/ENVIRONMENTAL PLANTING
- ~ PROPOSED CONTOURING OF LAND
- BOLLARD
- EXISTING RUBBISH BIN
- ⚡ EXISTING ELECTRIC METER
- ⊗ EXISTING BORE
- ♣ EXISTING SEAT
- SEAT

Local Park			
Located in Structure Plan A14 - POS CIL Available			
Proposed Works Description (inc. Supply & Install)	Trust 48 - A14 Structure Plan POS CIL	Funding from POS Strategy (\$)	Total Cost (\$)
Earthworks			
Earthworks / Survey (for pathway Armadale Rd to Playground)		10,500.00	10,500.00
Subtotal	0.00	10,500.00	10,500.00
Hardworks			
Bollarding x 365 (547m)		19,145.00	19,145.00
Coloured Concrete Pathway (52m x 2m) (\$70/sqm)		7,280.00	7,280.00
Subtotal	0.00	26,425.00	26,425.00
Planting & Turf			
Tree Planting		10,500.00	10,500.00
Subtotal	0.00	10,500.00	10,500.00
Furniture			
Seats x 4		6,300.00	6,300.00
Subtotal	0.00	6,300.00	6,300.00
Playground Equipment			
Playground Extension (inc. supply & install New Equipment, Pit and Softfall)		36,750.00	36,750.00
Subtotal	0.00	36,750.00	36,750.00
OVERALL SUBTOTAL INC. 5% CONTINGENCY	0.00	90,475.00	90,475.00



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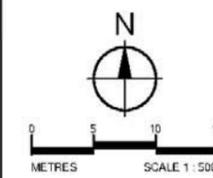
**PRECINCT 'B'
CONCEPT PLAN**

**WILCANNIA/TOONGABBIE
RESERVE
R31566
Proposed Priority Park No.4**

LEGEND (INDICATIVE LOCATIONS)

- RESERVE BOUNDARY
- FOOTPATH (2.0m wide)
- PROPOSED UPGRADE
- BOLLARD at 1.5m CENTRES
- EXISTING ASSET
- SEAT
- PLAYGROUND PIT SOFTFALL
- A EXISTING SEAT

Local Park		
Is Not Located in Structure Plan A14 - No POS CIL Available		
Proposed Works Description (inc. Supply & Install)	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks		
Linking Coloured Concrete Pathway (288m x 2m) (\$70/sqm)	40,320.00	40,320.00
Bollarding x 55 (82m)	2,887.50	2,887.50
Subtotal	43,207.50	43,207.50
Furniture		
Seating x 2	3,150.00	3,150.00
Subtotal	3,150.00	3,150.00
Playground Equipment		
Playground Extension (inc. Supply & Install New Equipment, Pit and Softfall)	31,500.00	31,500.00
Subtotal	31,500.00	31,500.00
OVERALL SUBTOTAL INC. 5% CONTINGENCY	77,857.50	77,857.50



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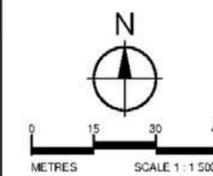
PRECINCT 'B' CONCEPT PLAN

BARRY ROAD RESERVE R41523 Proposed Priority Park No.5

LEGEND (INDICATIVE LOCATIONS)

- RESERVE BOUNDARY
- PROPOSED UPGRADE
- EXISTING ASSET
- PLAYGROUND PIT SOFTFALL
- FOOTPATH (1.5m wide)
- SEAT
- EXISTING SEAT
- EXISTING GAZEBO

Local Park			
Located in Structure Plan A14 - POS CIL Available			
Proposed Works Description (inc. Supply & Install)	Trust 48 - A14 Structure Plan POS CIL	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
Red Asphalt Linking Pathways (276m x 1.5m) (\$50/sqm)		21,735.00	21,735.00
Subtotal	0.00	21,735.00	21,735.00
Furniture			
Seats x 2		3,150.00	3,150.00
Subtotal	0.00	3,150.00	3,150.00
Playground Equipment			
Playground Equipment (inc. Supply & Install, Pit & Softfall)		26,250.00	26,250.00
Subtotal	0.00	26,250.00	26,250.00
OVERALL SUBTOTAL INC. 5% CONTINGENCY	0.00	51,135.00	51,135.00



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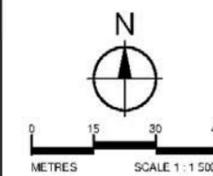
PRECINCT 'B' CONCEPT PLAN

SAN JACINTA RESERVE R41640 Proposed Priority Park No.6

LEGEND (INDICATIVE LOCATIONS)

- RESERVE BOUNDARY
- ABC PROPOSED UPGRADE
- ABC EXISTING ASSET
- [Pattern] PLAYGROUND PIT SOFTFALL
- BOLLARD at 1.5m CENTRES
- ▬ SEAT
- ⚡ EXISTING ELECTRIC METER
- ⊗ EXISTING BORE

Local Park		
Is Not Located in Structure Plan A14 - No POS CIL Available		
Proposed Works Description (inc. Supply & Install)	Funding from PDS Strategy (\$)	Total Cost (\$)
<i>Hardworks</i>		
Signage	1,575.00	1,575.00
Bollarding x 327 (490m) x \$50	18,350.00	18,350.00
Subtotal	17,925.00	17,925.00
<i>Furniture</i>		
Seats x 2	3,150.00	3,150.00
Subtotal	3,150.00	3,150.00
<i>Playground Equipment</i>		
Playground Extension (inc. Supply & Install and Softfall)	25,200.00	25,200.00
Subtotal	25,200.00	25,200.00
OVERALL SUBTOTAL INC. 5% CONTINGENCY	46,275.00	46,275.00



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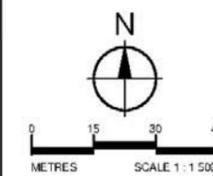
PRECINCT 'B' CONCEPT PLAN

GEORGE FOSTER RESERVE R33373 Proposed Priority Park No.7

LEGEND (INDICATIVE LOCATIONS)

- RESERVE BOUNDARY
- PROPOSED UPGRADE
- EXISTING ASSET
- FOOTPATH (2.0m wide)
- EXISTING FOOTPATH TO BE REMOVED
- DRAINAGE BASINS
- BOLLARD at 1.5m CENTRES
- SEAT
- TREES/ENVIRONMENTAL PLANTING INDICATIVE LOCATION
- SOLAR LIGHT

Local Park		
Is Not Located in Structure Plan A14 - No POS CIL Available		
Proposed Works Description (Inc. Supply & Install)	Funding from POS Strategy (\$)	Total Cost (\$)
Earthworks		
Removal existing paved path (105m)	2,100.00	2,100.00
Subtotal	2,100.00	2,100.00
Hardworks		
Bollarding x 51 (76m) x \$50	2,550.00	2,550.00
Coloured Concrete Path (208m x 2m) (\$70/sqm)	29,120.00	29,120.00
Subtotal	31,670.00	31,670.00
Planting & Turf		
Tree Planting	5,250.00	5,250.00
Subtotal	5,250.00	5,250.00
Furniture		
Seats x 2	3,150.00	3,150.00
Subtotal	3,150.00	3,150.00
Lighting		
Solar Lighting x 4	21,000.00	21,000.00
Subtotal	21,000.00	21,000.00
OVERALL SUBTOTAL INC. 5% CONTINGENCY	63,170.00	63,170.00



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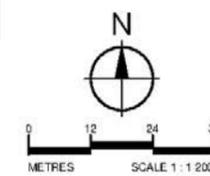
**PRECINCT 'B'
CONCEPT PLAN**

**WEST CORONDALE RESERVE
R44182
Proposed Priority Park No.9**

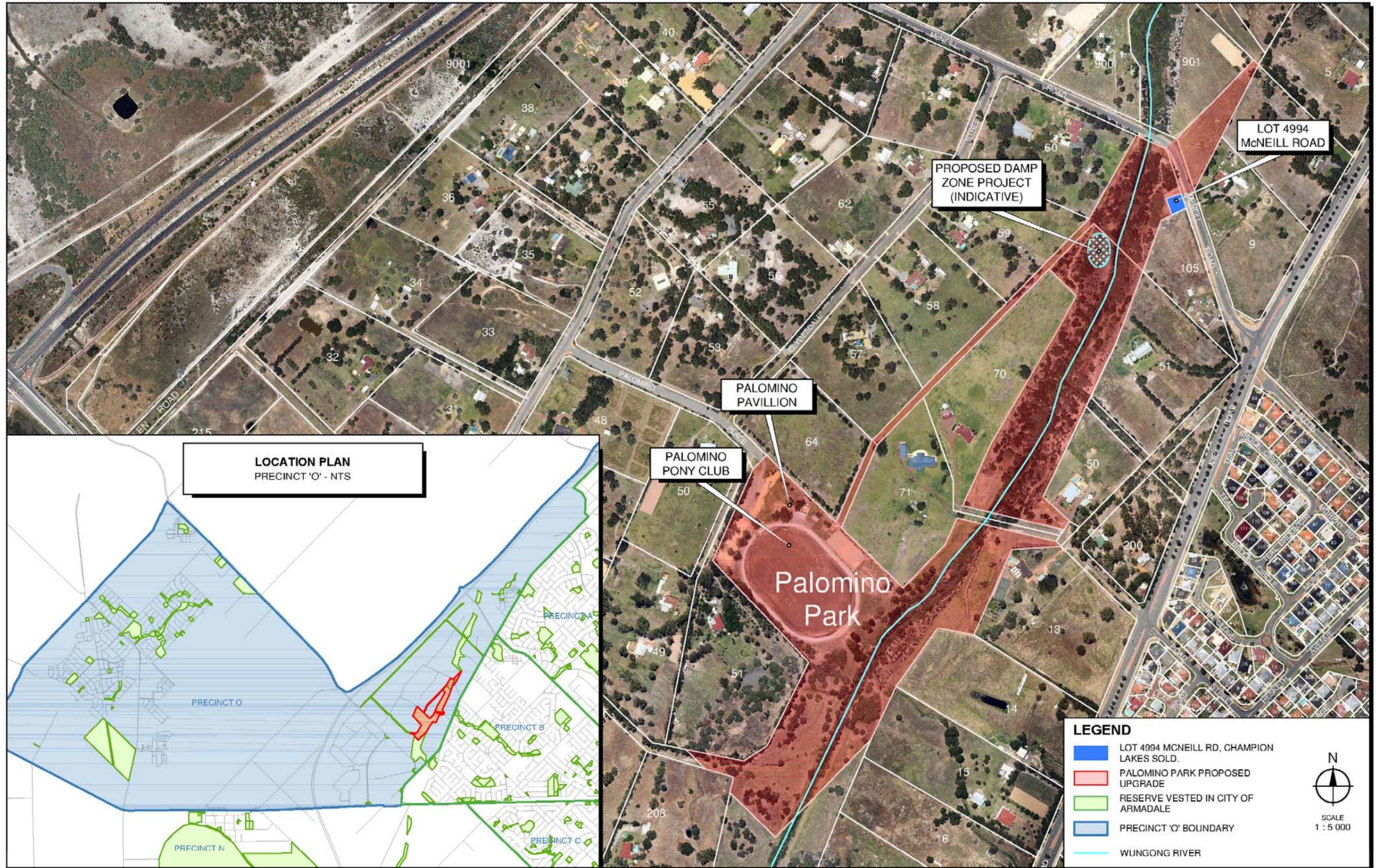
LEGEND (INDICATIVE LOCATIONS)

- RESERVE BOUNDARY
- PIPED CROSSING
- PROPOSED UPGRADE
- FOOTPATH (2.0m wide)
- EXISTING ASSET

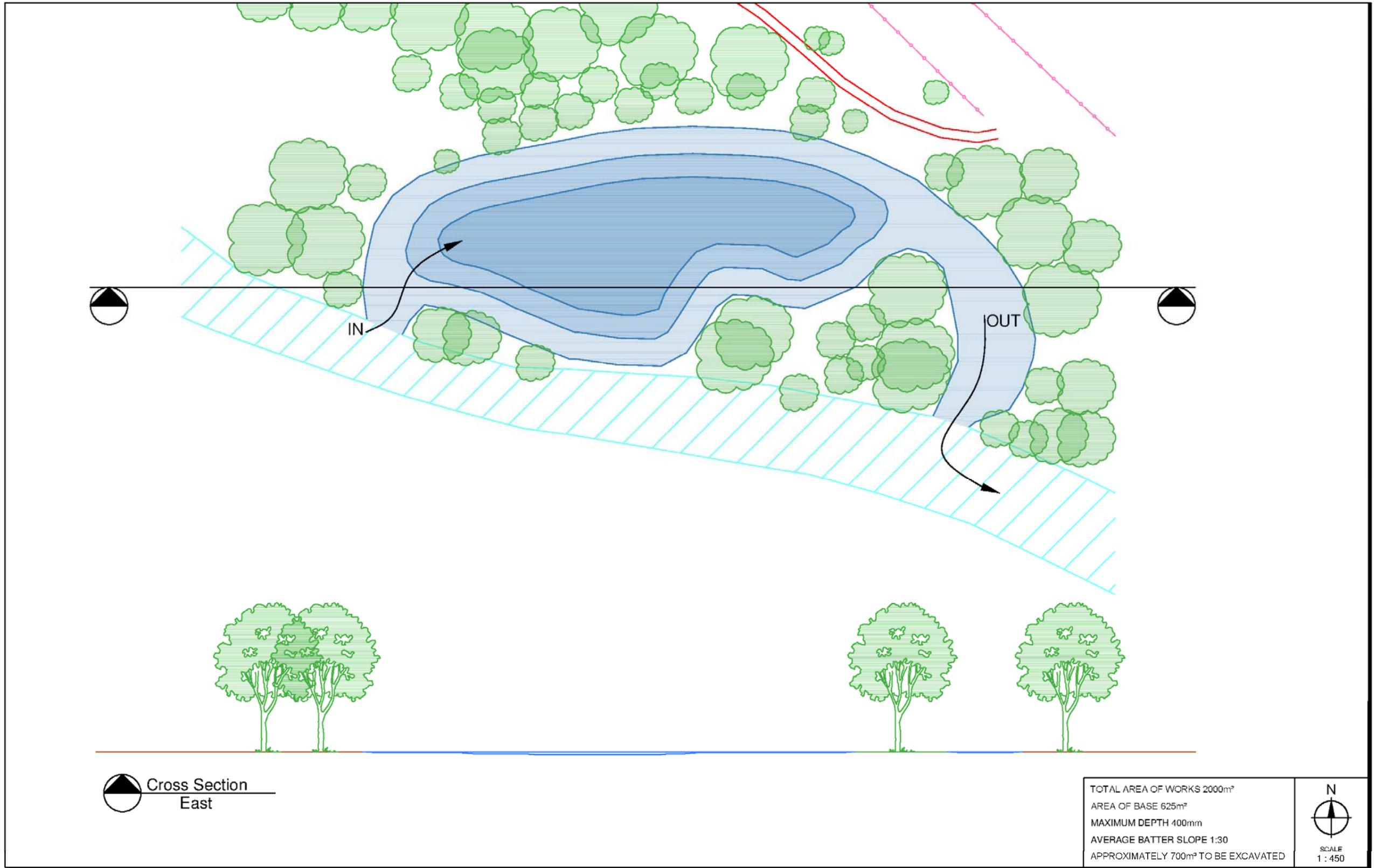
Local Park			
Located in Structure Plan A14 - POS CIL Available			
Proposed Works Description (inc. Supply & Install)	Trust 48 - A14 Structure Plan POS CIL	Funding from POS Strategy (\$)	Total Cost (\$)
<i>Hardworks:</i>			
Coloured Asphalt Path 67m x 2m x \$50 (inc. land bridge crossing over the drain where there is an existing goal track). Cost includes minor earthworks, 300mm concrete piping, hand railing and mulching.	12,000.00		12,000.00
Subtotal	12,000.00	0.00	12,000.00
OVERALL SUBTOTAL INC. 5% CONTINGENCY	12,000.00	0.00	12,000.00



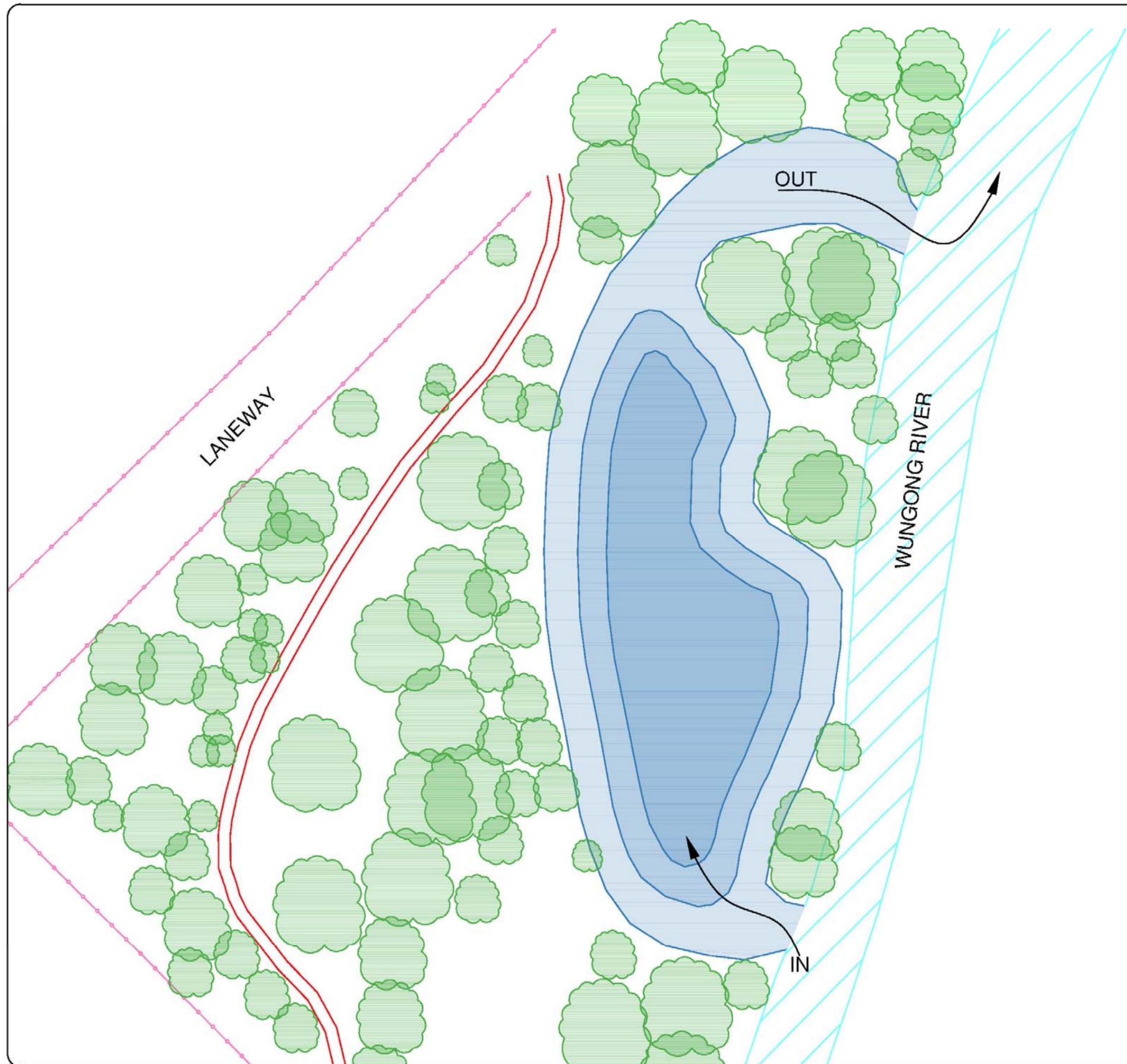
DATE OF ISSUE 1 November 2012



LOCATION PLAN
PALOMINO PARK, CHAMPION LAKES



WUNGONG RIVER
PROPOSED SHALLOW SEASONAL DAMP ZONE PROJECT - CROSS SECTION

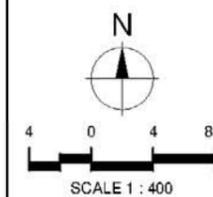


**CONCEPT PLAN
 WUNGONG RIVER
 PROPOSED SHALLOW SEASONAL DAMP
 ZONE PROJECT**

LEGEND

-  PROPOSED WETLAND OUTLINE
-  BOUNDARY FENCES
-  EXISTING FIREBREAK / TRACK
-  EXISTING TREES
-  WUNGONG RIVER

TOTAL AREA OF WORKS 2000m²
 AREA OF BASE 825m²
 MAXIMUM DEPTH 400mm
 AVERAGE BATTER SLOPE 1:30
 APPROXIMATELY 700m² TO BE EXCAVATED



DATE OF ISSUE 14 November 2012

Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by NearMap.

PLN 4.2 **ADVERTISEMENTS (SIGNAGE)**

1. INTRODUCTION

The Policy provides a framework for regulating the design and placement of signage in the City of Armadale. The City supports the need for signage to promote a business or activity, but it also supports the need for signage that does not adversely impact the amenity and streetscapes of the City and remains compatible with the design, character and use of buildings and places.

2. APPLICATION OF POLICY

The policy applies to all signage proposed in the City. Signage is a form of development that requires planning approval, other than signage that is exempt from planning approval under Schedule 5 of Town Planning Scheme No. 4.

The policy provides guidance to applicants making signage applications and the City's officers when assessing such applications under the City's Town Planning Scheme.

For the purpose of this policy, signage and advertisements have the same meaning, which as defined in Town Planning Scheme No. 4 is:

Any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising.

3. OBJECTIVES OF POLICY

- a) To ensure signage relates to the approved use taking place at the building or land on which it is located;
- b) To ensure signage does not adversely impact on the amenity and streetscapes of the City and is integrated with the surroundings;
- c) To ensure signage does not detract from the level of public safety;
- d) To ensure the colour, materials and general design of signage is compatible with the style, heritage values and character of a building and/or place (envisaged by the City or existing);
- e) To ensure that the scale of a sign is appropriate to the size of buildings and lot frontages;
- f) To limit the number of signs at any one property and avoid the general clutter of signage along street frontages and/or on buildings;
- g) To ensure that where multiple signs are erected on a single building or at a single place, the style and form of such signage remains consistent; and
- h) To provide preferred development standards for signs in terms of illumination, area, dimensions, text, graphics and images etc.

4. POLICY STATEMENT

4.1 Assessment Criteria

This policy adopts a performance based approach to the assessment of signage applications. In all instances the performance criteria below will accordingly be

considered by the City when determining the acceptability of sign/s, in addition to the policy objectives.

To help demonstrate that an application meets the Signage Performance Criteria, applications should always aim to meet the Development Standards shown in Table 1 and Part 4.2 of this policy, as the City can look more favourably on applications that meet these standards when considering if an application meets the Signage Performance Criteria.

The onus is on the applicant to demonstrate in writing that their application meets all the Signage Performance Criteria to the City's satisfaction. The Signage Self Assessment Sheet appended to this policy accordingly needs to be completed by applicants as part of their signage application. The City will refuse or require amendments to applications that do not meet the Signage Performance Criteria to its satisfaction. Applications may also be referred to Council for determination.

Signage Performance Criteria

Signage that enhances the streetscapes and amenity of the City, taking account of the need to:

- avoid clutter or the need for multiple inconsistent and adhoc signs on buildings and along street frontages;
- provide signage that is in keeping with the form, scale and character of a building and the locality;
- incorporate signage into the overall design of a building;
- provide signage which is related to the approved use/s taking place at the land or building on which it is located;
- provide signage which does not cause a nuisance (e.g. light spillage or obstruction of views of significance); and
- provide signage that does not create public safety concerns, cause driver distraction or confusion or obstruct sightlines or accesses for vehicles or pedestrians.

4.2 Sign Development Standards (Additional to the discretionary development standards in Table 1)

- (a) Except for hoardings or illuminated directional street signs, signs shall only display the following:
 - i) The name of the occupier/s of the business;
 - ii) Details of the business carried at the premises;
 - iii) Details of the goods sold in the premises to which it is affixed; and
 - iv) Any other information specifically approved by the City.
- (b) No sign shall:
 - i) be constructed of glass, unless it is part of an illuminating globe or tube;
 - ii) be constructed of readily combustible material (including paper, cardboard or cloth), except as part of a banner, flag or poster securely fixed to a signboard or other structure;
 - iii) be likely to be confused with, or mistaken for, an official traffic light or sign, or so as to contravene the *Road Traffic Act 1974*, or the *Road Traffic Regulations*;

- iv) affect the stability of any building;
 - v) be placed as a portable sign in a street or public place;
 - vi) not relate to the land use or occupancy of that land (i.e. advertising that promotes business or activities elsewhere or products or services names will not generally be permitted), unless otherwise specifically approved by the City (e.g. illuminated directional street signs);
 - vii) be located in a position where it will unreasonably or unsafely obstruct or obscure a view of significance or driver or pedestrian sight lines;
 - viii) be fully or partially projected, flashing or animated, moving or rotating;
 - ix) emit light of such intensity that it could, in the opinion of the City, create a traffic hazard or nuisance to the public;
 - x) contain discriminatory or offensive material as determined by the City;
or
 - xi) be detrimental to the general amenity or safety of an area.
- (c) Individual buildings shall have no more than one approved sign unless otherwise approved by the City with consideration to the Signage Performance Criteria and where applicable Part 4.3 of the policy. Most commercial/business sites would usually be allowed more than one sign as part of a signage regime approved by the City.

4.3 Signage Regimes for Significant Development Proposals and Residential Estates

- (a) The City will require a comprehensive signage format / signs regime (see appendix 3) to be produced by the applicant for significant development proposals such as shopping centres, showrooms or office complexes. A signs regime should also be prepared for new residential estate developments, where estate signage is proposed.
- (b) The signs regime for a significant development proposal should demonstrate a consistent theme for proposed signage that will be located on the site that is consistent with the Signage Performance Criteria. The provision of pre-allocated positions or frames for the placement of signs on buildings is recommended. Where framing is not considered necessary, additional cut-out/3-D lettering directly attached to the building could be considered.
- (c) The signs regime for a new estate development should make provision for:
 - i) a consistent theme for the estate;
 - ii) signs to be generally confined to the estate to which they relate;
 - iii) off site signs (with approval of relevant landowners) to be within 1 km of the estate and to be predominantly for directional purposes;
 - iv) full explanation of the design and location of any entry statements within a new estate and their on going maintenance;
 - v) a strategy for sign removal when a reasonable portion of lots are sold;
 - vi) the avoidance of a proliferation of estate signs; and
 - vii) include the suburb name, where appropriate.

4.4 Signage Maintenance

All signs shall be kept clean and free from unsightly matter and shall be maintained by the applicant and/or landowner in good order and repair to the satisfaction of the City, whether requiring approval or otherwise.

4.5 Signage which is not permitted

Table 2 of this policy specifies signage which is not permitted in the City.

4.6 Signage which is exempt from requiring planning approval under the City's Town Planning Scheme

Schedule 5 of Town Planning Scheme No. 4 specifies signage which is exempt from requiring planning approval in the City.

4.7 Public liability insurance and indemnity

Where a sign / advertisement will be placed in, or overhang, a public place or street, the owner of the property / applicant will be required where appropriate, to provide a public liability insurance policy indemnifying the City against all actions, suits, claims, damages, losses and expenses made against or incurred by the City arising from the approval. The applicant and/or landowner may be required by the City to –

- (a) take out a public liability insurance policy in the name of the owner or applicant and the City, for a minimum value of \$10 million or such other amount as considered appropriate to the risk involved;
- (b) keep that insurance policy current for the duration of the approval;
- (c) include a clause in the policy which prevents the policy from being cancelled without the written consent of the City;
- (d) include a clause in the public liability insurance policy, which requires the landowner and/or applicant and the insurance company, to advise the City if the policy lapses, is cancelled or is no longer in operation;
- (e) on the request of an authorised person, provide for the inspection of a certificate of currency for the required insurance policy.

**TABLE 1
SIGNAGE DEFINITIONS AND DISCRETIONARY DEVELOPMENT STANDARDS**

SIGN	DEFINITION	DISCRETIONARY DEVELOPMENT STANDARD
BANNER SIGN	A vertical or horizontal sign made of light weight, non-rigid material, such as cloth, canvas or similar fabric attached at one or both ends.	<ul style="list-style-type: none"> ▪ Maximum height: 1.0m ▪ Maximum length: 2.0m ▪ May be placed on the face of a building at street level providing it can be demonstrated that it will not create safety concerns or inconvenience for pedestrians. ▪ Must not project beyond the face of the building. ▪ Shall not be erected for a period of more than 30 days.
ENTRY STATEMENT SIGN	A fence or wall constructed of masonry or other materials to identify the entrance of an estate and may include, but not limited to, a sign promoting the estate name.	<ul style="list-style-type: none"> ▪ The size, form and design are at the discretion of the City and will be assessed having regard to the Signage Performance Criteria and where applicable Part 4.3 of the policy. ▪ Signs shall be located entirely within private property. ▪ Where an Entry Statement Sign contains an estate name, it shall also include the locality.
ESTATE DEVELOPMENT SIGN	A sign mounted on one or more support poles, erected on a lot within a subdivision or development estate, displaying information about the estate such as the estate name, the plan of subdivision or development, the estate features, sales and real estate agency contact details.	<ul style="list-style-type: none"> ▪ Maximum height: 6.0 metres ▪ Maximum length: 3.0 metres ▪ Minimum clearance from the ground: 2.4 metres, unless the sign is designed as such that the underside of the face area is located at the ground level. ▪ Minimum land area to be developed: 1 ha ▪ Maximum display period: Generally 2 years. ▪ Shall be removed within 30 days of 95% of lots or buildings within the estate or applicable stage being sold. ▪ Content is predominately for directional purposes. ▪ Is generally located within 1km of the land development estate or subdivision and is in close proximity to the-nearest road intersection.

**TABLE 1
SIGNAGE DEFINITIONS AND DISCRETIONARY DEVELOPMENT STANDARDS**

SIGN	DEFINITION	DISCRETIONARY DEVELOPMENT STANDARD
<p>HOARDING (BILLBOARD)</p>	<p>A detached structure, other than a pylon sign, that is erected for the sole purpose of displaying a sign or signs and does not include a hoarding within the meaning of Section 377 of the <i>Local Government Act 1995</i>, as amended.</p>	<ul style="list-style-type: none"> ▪ Only permitted in restricted locations at the discretion of the City and must include information that is of community interest. ▪ The size, form and design are at the City's discretion. <p>(It should be noted that hoardings/billboards will generally not be permitted unless circumstances exist that are considered exceptional by the City and necessitates the need for such signage.)</p>
<p>HORIZONTAL SIGN</p>	<p>A sign affixed or painted on a building or structure where its largest horizontal dimension exceeds its vertical dimension.</p>	<p>When not attached to an awning or verandah:</p> <ul style="list-style-type: none"> ▪ Maximum height: 1.5m ▪ Maximum width: 300mm (the proposed width shall not encroach public areas or road reserves in an adverse manner) ▪ Maximum length: 5.0m ▪ Minimum Clearance to Ground Level: 2.4m ▪ May be illuminated in accordance with Note C below. <p>When attached to an awning or verandah:</p> <ul style="list-style-type: none"> ▪ Maximum height: 500mm or if attached to a fascia the sign shall not project beyond the height of the fascia whichever is shorter. ▪ Maximum width: 300mm (If attached to a fascia, the proposed width shall not encroach public areas or road reserves in an adverse manner) ▪ Maximum length: Shall not project beyond the width of the awning/verandah or exceed 2.7m whichever is the shorter. ▪ Minimum distance from any other Awning/Verandah sign or Horizontal Wall Sign: 2.4m ▪ Minimum distance from side boundary of the lot: 1.2m ▪ Minimum Clearance to Ground Level: 2.4m ▪ May be illuminated in accordance with Note C below.
<p>ILLUMINATED DIRECTIONAL STREET SIGN</p>	<p>See Appendix I</p>	<ul style="list-style-type: none"> ▪ See Appendix I

TABLE 1
SIGNAGE DEFINITIONS AND DISCRETIONARY DEVELOPMENT STANDARDS

SIGN	DEFINITION	DISCRETIONARY DEVELOPMENT STANDARD
<p>PYLON SIGN</p>	<p>Means a sign supported by one or more supports and not attached to a building and includes a detached sign framework supported by one or more support posts to which sign infill's may be added. Includes a monolith sign (a pylon sign which is infilled from the ground level to the top of the sign to appear as a solid wall and where the supporting columns can not be seen).</p>	<ul style="list-style-type: none"> ▪ Maximum height: 6.0m ▪ Maximum length across the face of the sign: 2.5m ▪ Maximum width: 500mm ▪ Minimum clearance from ground level: 2.4 m, unless the sign is designed as such that the underside of the face area is located at the ground level. ▪ Minimum distance from any other pylon sign: 10m ▪ One pylon sign per road frontage or one for every 50m of linear road frontage. ▪ Be geometrically two sided (i.e. not "v" shaped). ▪ Individual pylon signs in close proximity to each other will not be supported for individual tenancies where multiple units/tenancies exist or are proposed to exist on a lot. The pylon sign/s shall be designed to provide one infill panel for each unit/tenancy on the lot and where this occurs the maximum height may be increased to 7.0m. ▪ May be illuminated in accordance with Note C below.
<p>ROOF SIGN</p>	<p>Means a sign or advertising device erected on or attached to the roof of a building.</p>	<ul style="list-style-type: none"> ▪ Maximum height: 750mm ▪ Maximum length: 4.5m ▪ Maximum distance between top of sign and roof: 750mm ▪ Maximum height of building: 7.5 metres ▪ May be illuminated in accordance with Note C below.

**TABLE 1
 SIGNAGE DEFINITIONS AND DISCRETIONARY DEVELOPMENT STANDARDS**

SIGN	DEFINITION	DISCRETIONARY DEVELOPMENT STANDARD
TETHERED SIGN	<p>A sign which is suspended from, tethered or tied to any structure including poles or other object (with or without supporting framework). The term includes flags (moveable or permanent) and lighter-than-air and inflatable devices such as balloons and blimps.</p>	<ul style="list-style-type: none"> ▪ Maximum height: Flags: 900mm Inflatable devices: 7.0 metres ▪ Maximum diameter: Flags: N/A Inflatable devices: 4.0m ▪ Maximum Length: Flags: 1.6m Inflatable devices: If applicable, at the City's discretion. ▪ Minimum height from ground: 2.7 metres ▪ Maximum height from ground: 8.0 metres ▪ Minimum distance from any pylon sign: 10 metres ▪ Shall be located wholly within the boundaries of the subject lot. ▪ Inflatable devices and moveable flags shall only be erected for a maximum period of 2 weeks at a time and may only be erected on the property no more than 3 times in each calendar year. A minimum of 4 weeks must elapse between displays of an inflatable sign or moveable flags. ▪ A maximum of one inflatable device or two moveable flags may be erected at a property or tenancy for a limited period at any one time for larger showroom and/or retail outlets to promote a special event/sale. ▪ Shall not contain fluorescent, reflective or retro reflective colours. ▪ Where applicable, engineer's certificate is required confirming that the integrity of the roof will not be adversely affected.

TABLE 1		
SIGNAGE DEFINITIONS AND DISCRETIONARY DEVELOPMENT STANDARDS		
SIGN	DEFINITION	DISCRETIONARY DEVELOPMENT STANDARD
TEMPORARY SPORTING & COMMUNITY SIGN	Means a temporary advertisement erected by a sporting or community group for the purpose of advertising a sporting or community event (e.g. cultural activities, sporting registration days, arts & crafts fairs and market days or other events of public interest).	<ul style="list-style-type: none"> ▪ Maximum height: 1.5m ▪ Maximum length: 3.0m ▪ Maximum width: 300mm ▪ Shall not be illuminated or contain fluorescent, reflective or retro reflective colours. ▪ Shall be limited to show the name, location and date of the event. ▪ Shall be limited to one sign per road frontage. ▪ Shall be exhibited for not more than 20 days before the event and shall be removed no later than 2 days after the conclusion of the event. ▪ The sign writing shall be of a professional standard and quality, to the satisfaction of the City. ▪ Shall not be within road reserves or other public land without prior approval from the relevant authority.
VERTICAL SIGN	Means a sign affixed or painted on a building or other structure with its largest dimension being vertical.	<p>When not attached to an awning or verandah:</p> <ul style="list-style-type: none"> ▪ Maximum height: 3.0m ▪ Maximum length: 1.5m ▪ Maximum width: 300mm (the proposed width shall not encroach public areas or road reserves in an adverse manner) ▪ Minimum Clearance to Ground Level: 2.4m ▪ May be illuminated in accordance with Note C below <p>When attached to an awning or verandah:</p> <ul style="list-style-type: none"> ▪ Maximum height: 500mm or if attached to a fascia the sign shall not project beyond the height of the fascia whichever is shorter ▪ Maximum width: 300mm (If attached to a fascia, the proposed width shall not encroach public areas or road reserves in an adverse manner) ▪ Maximum length: Shall not project beyond the width of the awning/verandah or exceed 1.5m whichever is the shorter. ▪ Minimum distance from any other Awning/Verandah sign or Vertical Wall Sign: 2.4m ▪ Minimum distance from side boundary of the lot: 1.2m ▪ Minimum Clearance to Ground Level: 2.4m ▪ May be illuminated in accordance with Note C below

Notes:

- a) Unless a sign is categorized as "Exempt" in the Town Planning Scheme, an application must be submitted to the City for approval.
- b) Where a sign is to be located on a place that is a Heritage Area or included in the Municipal Heritage Inventory or a Heritage List, an application for such signage must be submitted to the City for approval, notwithstanding that the sign type may be categorised as "Exempt" under the Town Planning Scheme.
- c) A sign being illuminated means that is so arranged as to be capable of being illuminated, either from the inside or outside by artificial light provided for that purpose but shall not emit flashing, intermittent or sequential light. The following standards apply to the illumination of signs:
 - The boxing, casing or framing shall be constructed of incombustible material.
 - Electrical installation shall be to the satisfaction of the appropriate electrical supply company and in accordance with AS/NZS 3000:2007 (as amended).
 - Light emission must be of a low-level not exceeding 300cd/2 and not flash, pulsate, move or rotate.
 - Light emission is not to be of such intensity or colour as to cause annoyance to the public, constitute a traffic hazard or interfere with traffic lights.
- d) All Advertisements (Signage) will be assessed against the Signage Performance Criteria whether listed in Table 1 or not.
- e) Also refer to Appendices.

**TABLE 2
 SIGNAGE THAT IS NOT PERMITTED (INCLUDING DEFINITIONS)**

SIGN	DEFINITION
BUNTING	A string of flags, streamers and the like strung in a line(s) from or otherwise attached to a building or other structure.
DIRECTION SIGN	<p>A sign erected in a street, verge, power pole, tree that indicates the direction to be taken to some other place or is erected for the purpose of advertising.*</p> <p>* (A "Blue on White Direction Sign" that is designed, made and affixed by the City at an applicant's expense may be approved by the City. An application for such a sign must first be approved by the City's Technical Services with consideration to the City's <i>Activities and Trading in Thoroughfares and Public Places Local Law</i> and any other matters they deem applicable).</p>
ELECTORAL SIGN	A sign erected to encourage persons to vote for a candidate, political party or issue which may be for a forthcoming election of the Parliament of the Commonwealth or State or Local Government or a referendum, unless erected within the grounds of a polling place on the voting day and removed within 24 hours of the close of polls on the voting day.
MOVEABLE SIGN (excludes moveable flags as specified under Tethered Signs in Table 1)	A sign that can be moved and or is attached to a structure that is capable of being moved under its own power or with assistance.
SANDWICH BOARD	A sign not permanently fixed to a building, wall, fence, structure or the ground and consisting of two sign boards attached to each other at the top by hinges or other means.
PROJECTION SIGN	A sign that is made by the projection of light onto a canvas, wall or similar structure.

APPENDIX 1

ILLUMINATED DIRECTIONAL STREET SIGN REQUIREMENTS

1. Introduction

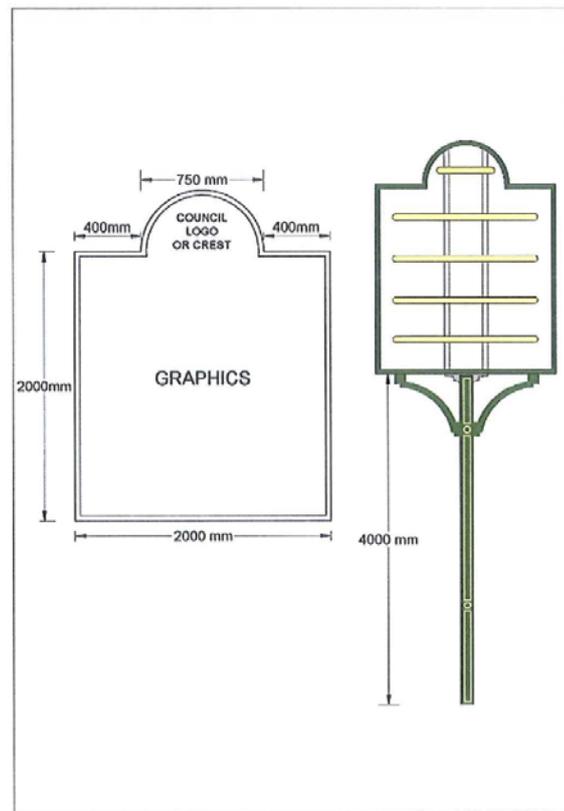
Illuminated Directional Street signs are specific signs as detailed below that are installed on Council managed road reserves and intended to direct people to various business and community facilities within the City.

The City controls Illuminated Directional Street Signs to minimise any impacts on amenity, adverse affects on the natural or built environment, streetscapes and the efficiency, safe use or appearance of any road.

2. Colour Scheme

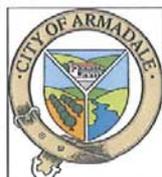
Dark green border, lettering and pole(s), cream face, red scroll.

3. Form and Dimensions



4. Symbol

If the sign is within or promoting the City Centre:



If the sign is outside the City Centre:



5. Message

- a) Name of Centre
- b) Services as applicable
- c) Direction / distance symbol
- d) Road / street name

6. Restrictions

- a) Only to be located subject to Council approval on Council controlled roadways, reserves etc.
- b) Signage shall be of a comprehensive generic description of a centre or building and not to an individual business or brands.
- c) The placement of these signs is to be selective at strategic locations to avoid general signage clutter and confusion.
- d) Signs are not to interfere with the use of any pathway, cycleway, crossover or line of sight for vehicles, cyclists or pedestrians.
- e) Attachment of road/finger signs to be restricted to specific locations approved by Council.
- f) Shall be used collectively to enhance, support and contribute to the common theme of a recognised precinct, arcade, industrial area etc.
- g) The centre being advertised must be located near the sign (an acceptable distance shall be determined by the City with consideration to the purpose and intent of the sign), on the same road as the sign or be substantially visible from the same road as the sign.
- h) Community messages are to be of public benefit at the nominated location and to the satisfaction of the City.
- i) Approvals shall generally be time limited for a temporary period of up to a maximum of five (5) years and subject to a new application for planning approval prior to expiration. The City may also refuse to renew an extension and require the sign to be removed.

7. Sign Location

- a) Must be erected on a road under the control of Council.
- b) Must be located at an intersection.
- c) Must be located on the opposite side of the road to any existing sign at an intersection.
- d) Must only be located on arterial roads.
- e) Must not be located at random and in isolated locations around the City.
- f) Signs are generally not permitted within or in the vicinity of intersections/roundabouts where traffic speed and movements are such that the driver needs to concentrate fully on the task of driving (e.g. at channelised intersections where high speed arterial traffic does not proceed straight ahead).
- g) The sign must be set back at least 4.5m from the back of the kerb and located to the satisfaction of the Technical Services Directorate and Main Roads WA (where appropriate).

8. Number

- a) Maximum of one (1) sign at T-intersections.
- b) Maximum of two (2) signs at four-way intersections, where no impact on amenity and streetscape.
- c) Signs are not to be located on traffic islands or in the centre of roundabouts.

9. Illumination Standards

- a) Boxing, casing or framing to be constructed of incombustible material.
- b) Electrical installation to be to the satisfaction of the appropriate electrical supply company and in accordance with AS/NZS 3000:2007 (as amended).
- c) Sign is to be maintained to operate as an illuminated sign.
- d) Light emission must be of a low-level not exceeding 300cd/2 and not flash, pulsate, move or rotate.
- e) Light emission is not to be of such intensity or colour as to cause annoyance to the public, constitute a traffic hazard or interfere with traffic lights.

10. Costs

- a) The cost of establishing/erecting and maintaining the signs in good order to be borne by the applicants.
- b) In the event of non-compliance with approval and maintenance conditions, the City may, within 14 days of a notice, remove the sign and charge the applicants for removal and disposal.
- c) Annual rental to be paid to the City as specified by the City.

- d) Full cost of any electricity connection and supply to be paid to the electricity supplier by the proponent.

11. Written agreement and Public Liability Insurance

- a) A written agreement being provided to the Executive Director Technical Services prior to the erection of the sign on the land, that the sign company will be responsible for all maintenance, removal (within 24 hours should the sign be damaged), replacement and removal of graffiti (within 3 working days), as well as informing the City should any of the above be carried out.
- b) The sign proponent shall obtain a public liability Insurance Policy to the value of \$10 million and it shall remain current for the life of the sign.

12. Removal or Relocation

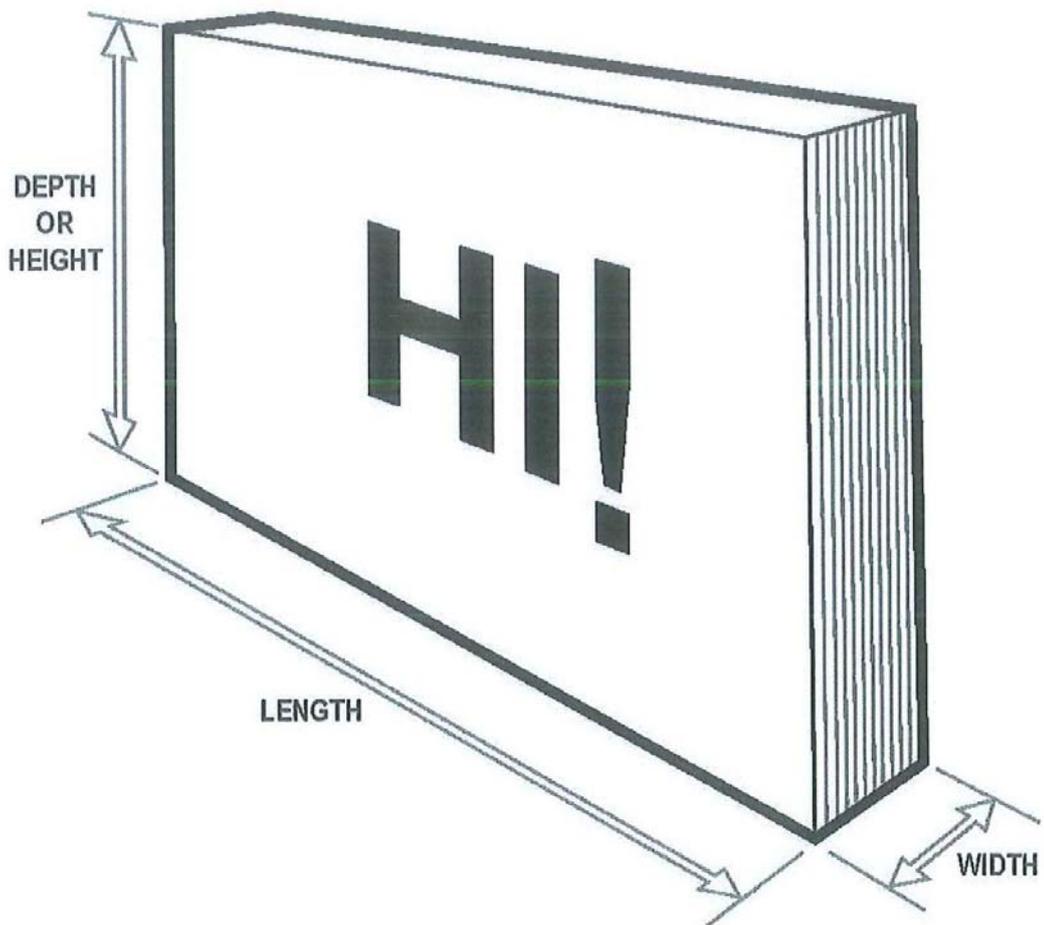
The sign shall be removed or relocated at the applicants cost and to the satisfaction of the City, in the event any road works, service relocation, upgrade and/or road widening is required, within 30 days of a written request from the City.

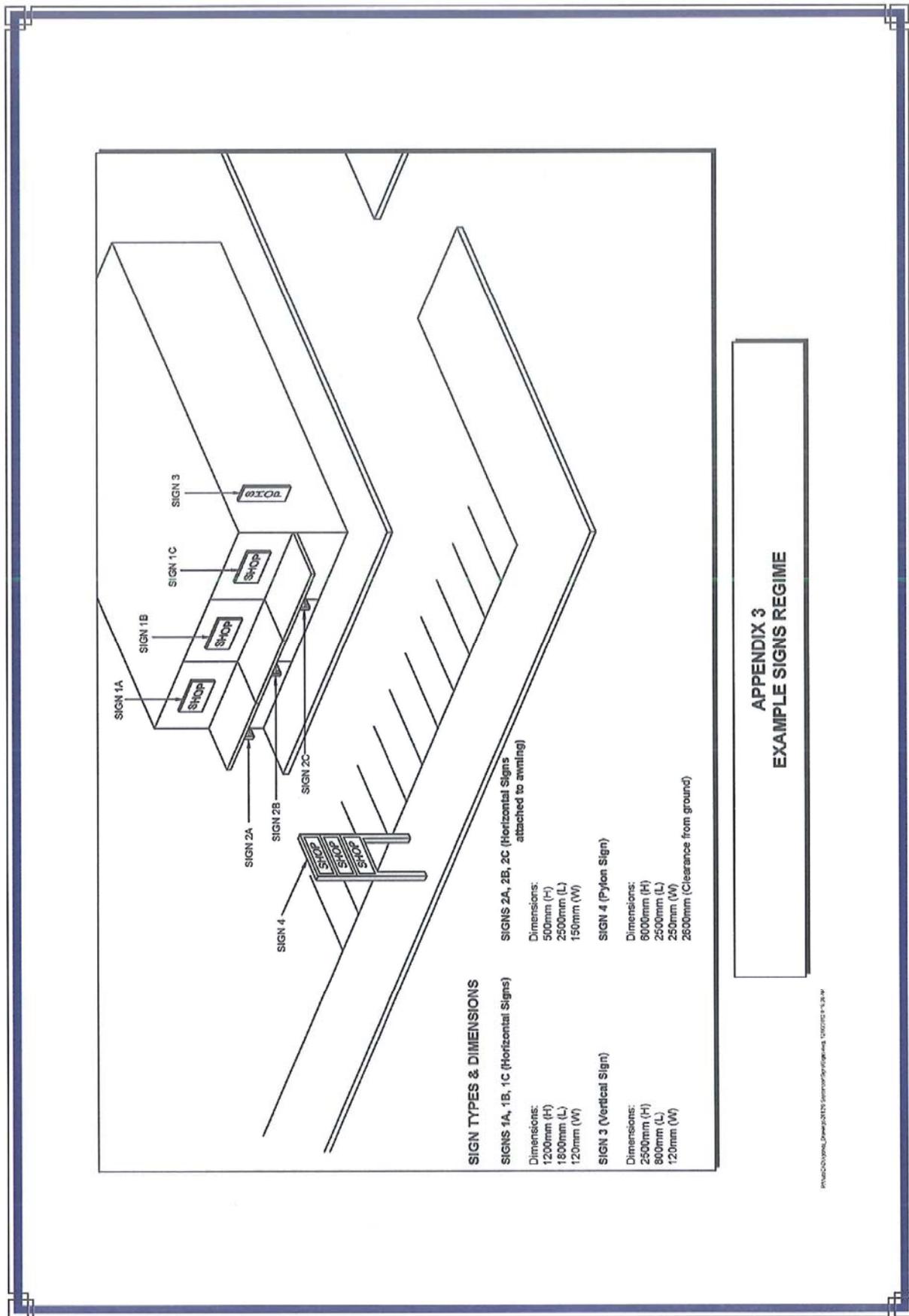
The removal of signs may be necessary in the following circumstances:

- a) Where the sign has not been maintained to the satisfaction of the City.
- b) Where the sign is damaged or has become illegible.
- c) Where road works and/or the installation of public utility services necessitates the removal of the sign.
- d) Where there is a substantial change in the nature of traffic or the alignment of the road in the vicinity of the sign.
- e) Where the road is reclassified to accommodate a higher speed.
- f) Where the message conveyed on the sign in the opinion of the City is no longer current, appropriate or acceptable.
- g) Where the proponent has not complied with the terms of the approval for the sign issued by the City.

At the termination of the approval period the proponent shall completely remove the sign (include footings and cabling) and reinstate the verge at the proponent's cost.

APPENDIX 2
SIGN DIMENSIONS





APPENDIX 5

SIGNAGE SELF ASSESSMENT SHEET (OVERPAGE)

SIGNAGE PERFORMANCE CRITERIA SELF ASSESSMENT SHEET

This self assessment sheet needs to be completed and submitted by applicants as part of their signage application.

Please tick yes or no in response to each question and where you answer yes, written justification/reasoning for your yes response needs to also be included in the space provided (justifications/reasoning can be attached to the assessment sheet if more space is required – Dot points can be used). If you answer no to any of the questions, you may need to review/amend your application and ensure it is acceptable paying regard to the policy requirements, prior to submitting it to the City for assessment.

1. Does the signage avoid clutter and the need for multiple inconsistent and adhoc signs on buildings and along street frontages? Yes No

2. Is the signage in keeping with the form, scale and character of a building and the locality? Yes No

3. Is the signage incorporated into the overall design of a building? Yes No

4. Does the signage relate to the approved use/s taking place at the land or building on which it is located? Yes No

5. Does the signage not cause a nuisance (e.g. light spillage or obstruction of views of significance etc.)? Yes No

6. Does the signage not create public safety concerns, cause driver distraction or confusion or obstruct sightlines or accesses for vehicles or pedestrians? Yes No

D53/5/07 Development Services Committee 15 May 2007 - Adopted by Council 21 May 2007

LOCAL GOVERNMENT ACT 1995
CITY OF ARMADALE
REPEAL LOCAL LAW 2012

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Armadale resolved on ***** to make the following local law.

1 Citation

This local law is cited as the *City of Armadale Repeal Local Law 2012*.

2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

3 Repeal

The following local law is repealed:

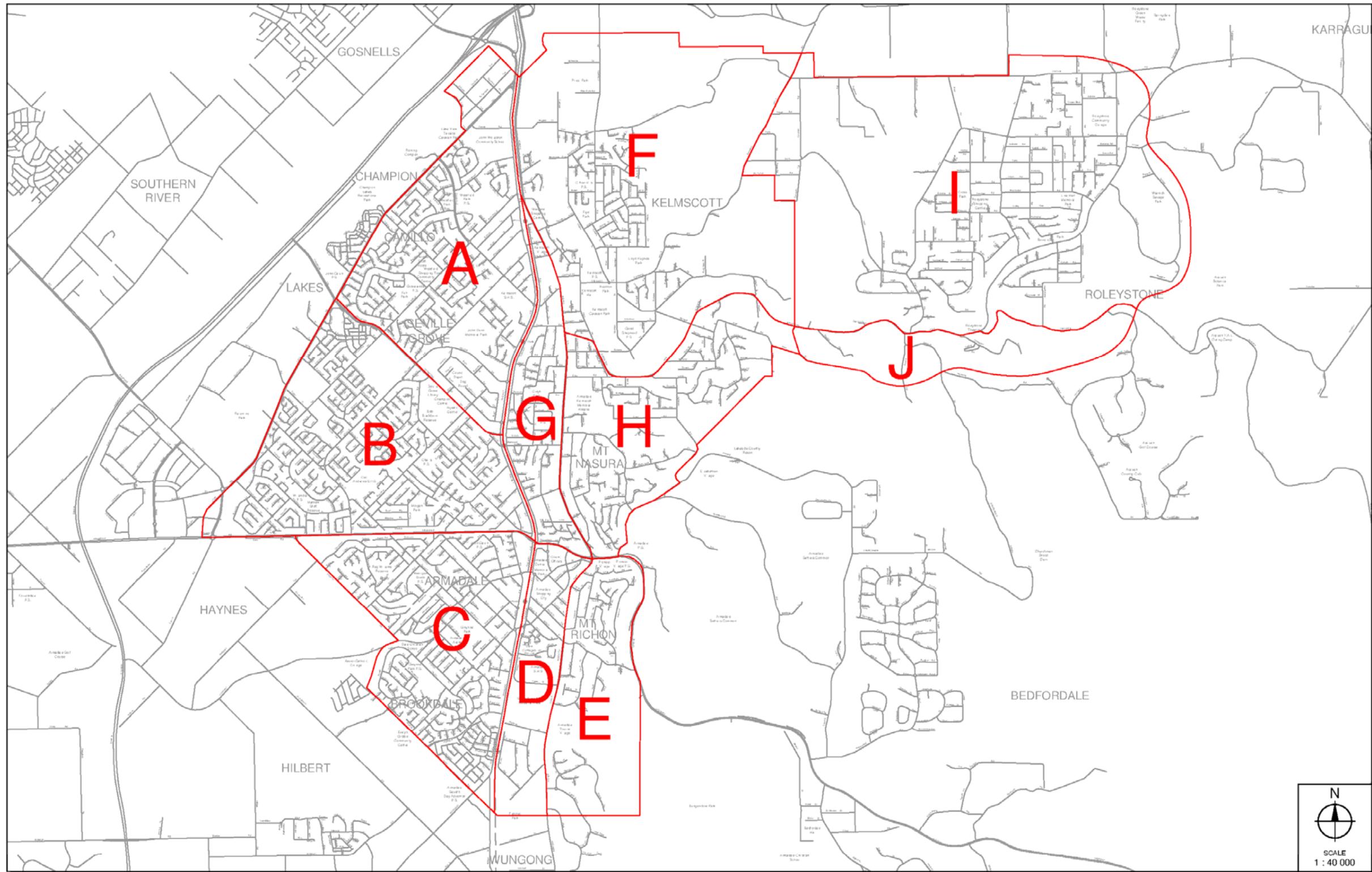
(a) *Local Law Relating to Signs, Hoardings and Billposting 1965* as published in the *Government Gazette* on 9 September 1965.

Dated: *****

The Common Seal of the)
City of Armadale was)
affixed by authority of a)
resolution of the Council in)
the presence of:)

Cr H A Zelones JP
MAYOR

R S Tame
CHIEF EXECUTIVE OFFICER



PRECINCT BOUNDARIES
POS STRATEGY