

CITY OF ARMADALE

AGENDA

OF DEVELOPMENT SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 21 JANUARY 2014 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 9 December 2013 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 1 / 2014

- **Outstanding Matters & Information Items**
Report on Outstanding Matters - Development Services Committee
- **Health**
Health Services Manager's Report - December 2013
- **Planning**
Planning Applications Report - December 2013
Town Planning Scheme No.4 - Amendment Action Table
Subdivision Applications - WAPC Approvals/Refusals - December 2013
Subdivision Applications - Report on Lots Registered for 2012/2013
PAW Closure Report - Significant Actions during December 2013
Compliance Officer's Report - December 2013
- **Building**
Building Services Manager's Report - December 2013
Building/Health Compliance Report - December 2013
Building Applications Monthly Statistics - December 2013

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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DEVELOPMENT SERVICES COMMITTEE

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1.1 - LOCAL PLANNING STRATEGY REVIEW

WARD : ALL
FILE No. : M/1276/13
DATE : 24 December 2013
REF : IM
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The review of the City's Local Planning Strategy was considered by Council in September 2012. Following the receipt of comments from the Department of Planning an amended Strategy is now presented for adoption prior to public advertising.

Recommend that Council:

- Adopt the Draft Local Planning Strategy (Version 3);
- Forward the Draft LPS to the WAPC; and
- Agree that the Draft LPS be advertised for public comment for a period of six weeks and request public and State Government comments on whether the Scheme continues to be effective, needs amending, or whether an entirely new Scheme needs to be prepared.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.2 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 social, economic and environmental considerations.

2.1.2 Incorporate urban expansion areas within the City's Town Planning Scheme.

Legislation Implications

Town Planning & Development Act 2005
Environmental Protection Act 1986
Town Planning Regulations 1967
Metropolitan Region Scheme

Council Policy/Local Law Implications

The Local Planning Strategy proposes several revised and new policies relating to the continual development of the City.

Budget/Financial Implications

It is a State Government requirement that local governments review and periodically update their Local Planning Strategies and Schemes. This can be costly especially in peri-urban areas facing multiple pressures and competing land uses. The City has attempted to keep costs as low as possible by the use of in-house staff resources supplemented by specific consultant studies funded through annual budget allocations.

Consultation

- Presentation briefings outlined the review processes and key issues for Councillors on 26th March 2012 (and previously on 8th November 2011). Comment Forms were subsequently distributed for feedback comments by Councillors on 16th April 2012.
- A discussion paper on key issues was prepared and circulated to Councillors for further feedback on 6 June 2012 scoping out issue topics in more detail and in particular outlining the City's future strategic directions and proposed changes to the LPS.
- The Department of Planning (DOP) has been briefed and officers have provided advice on the LPS/TPS review project on a number of occasions. Written advice has been received in July and December 2013 in response to the City's draft documentation.

BACKGROUND

The Planning & Development Act (P&D Act) requires that local governments "review" their Schemes 5 years after gazettal in accordance with Division 5 Section 88. Only two options are provided, either to "consolidate" an existing Scheme possibly recommending amendments or resolve to prepare an entirely new replacement Scheme.

The Town Planning Regulations also provide that a Local Planning Strategy (LPS) can be "amended" in a process similar to that for Scheme Amendments. It is proposed to coordinate the processes for "review" of the Scheme and "amendment" of the LPS. The LPS is the component of the District Zoning Scheme which outlines strategic directions for land use and the City's future growth and development. It describes the strategic land use goals and objectives to be implemented by TPS No.4.

The LPS is a statutory document, however the legal weight is given to strategic planning goals and objectives through the implementation of zones and policy provisions. Information tools such as the Intramaps mapping system and web-based information are important tools assisting the zoning objectives and aiding Council's decision-making under TPS No.4.

The current City of Armadale LPS which provided the strategic component of TPS No.4 was gazetted with the Scheme on 4th November 2005. TPS No.4 was an entirely new District Zoning Scheme based on the WAPC's current Model Scheme Text. It replaced the previous District Zoning Scheme No.2 (and the City Centre's TPS No.3) which had been in place for 20 years. The City has undergone a substantial period of economic development under the guidance of TPS No.4.

While TPS No.4 remains largely valid, to retain its focus and currency it is desirable to update the LPS and amend the TPS in specific areas. A revised LPS/TPS No.4 would be able to respond to State Government policy changes since 2005 and issues of importance to the local community. It would also allow the City's development controls to be focussed towards the particular challenges of managing growth, rural subdivision and preserving the natural environment that the City faces over the next decade. Overall, however, it is anticipated that TPS No.4 remains a valid and soundly based Scheme, which provides the tools appropriate to manage the new challenges. It is similarly considered TPS No.4 does not require full replacement by a costly and entirely new Scheme at the time of this review.

Proposals released by the Metropolitan Local Government Review Panel (MLGR) suggest that the geographic area of the current City municipality may be expanded. Should the final outcomes of the MLGR result in modifications to the boundaries of the local government area it is likely that significant amendments would have to be made to the District Planning Scheme (TPS No.4).

Rather than proposing a completely new replacement Scheme, in view of the current uncertainties it is proposed that the LPS review be limited to addressing current issues, coupled with a modest review of TPS itself and augmented by updated and new policies. It is proposed to focus on making changes to the Scheme Text and Maps only where needed. The review of existing policies is well advanced and additional policies will be considered in due course.

Prior to initiating amendments to the Scheme it is necessary to revise the LPS and seek comment on its relevance. After the completion of the LPS revision process the City will implement the LPS by initiating amendments to TPS No.4.

DETAILS OF PROPOSAL

Following consideration of Council input arising from the circulation of a Discussion Paper in May 2012, the City prepared a draft revised LPS which was submitted to Council in September 2012.

The revised LPS incorporated strategies relating to the following key issues:

- Housing Strategy
- Activity and Retail Centres (Commercial) Strategy
- Metropolitan Redevelopment Authority Normalisation Strategy
- Heritage Properties Planning Strategy
- Bushfire Protection Strategy
- Biodiversity Strategy
- Rural Hills Visual Landscape Strategy
- Hills Orchards (Karragullen/Roleystone) strategy.

At its meeting on 24th September 2012 Council adopted the revised LPS and resolved that it be forwarded to the WAPC with the request that permission be granted (as required by the Town Planning Regulations 1967) for its advertising for public and State Government comments. It was also resolved that a formal consolidation of TPS No.4 be prepared and comments sought on whether the Scheme continues to be effective, needs amending, or whether an entirely new Scheme needs to be prepared.

The Part 1 Strategy section of the LPS provides a succinct portrayal of the Strategies and Actions proposed to address the key issues the City faces. In accordance with the WAPC guidelines, Part 2 of the LPS provides a broader discussion of the key issues contained in Part 1 as foreshadowed in the May 2012 Discussion Paper and modified to reflect Councillor feedback comments. Part 2 provides additional context on how single issues sit within the City's broad sustainable development objectives and statutory assessment processes.

The Department of Planning, on behalf of the WAPC, provided a formal response to the City's documentation and this has resulted in a number of modifications and additions to the LPS previously considered by Council. The main changes are summarized in the table below, and highlighted in the attached complete document.

TABLE 1 – MODIFICATIONS/ADDITIONS REQUESTED BY THE DEPARTMENT OF PLANNING

Page No.	REQUESTED MODIFICATION	MODIFICATION TO DRAFT LPS
	The provision of further information/justification regarding the Canning River Precinct, Lakes Precinct and the Pries Park Road Precinct.	Additional justification is provided on Pages 16, and 86-89 for the three identified new development areas.
	A new section titled Urban Development Strategy, following the Housing Strategy, to explain the City's strategic urban development proposals.	The requested section (page 16 and 86) has been included to indicate the broad future urban development strategy being pursued by the City.
	Provision of an additional section on implementation, monitoring and review.	The additional section has been provided (pages 26-27).
	Possible need to undertake a review of Public Open Space requirements.	In view of the City's POS strategy being largely completed, it would be appropriate to initiate a POS review in the near future. A commitment to that effect is provided in the LPS (page 40).
	The provision of new short sections on: <ul style="list-style-type: none"> • recreation and open space, • community facilities, • strategically significant special use sites and tourism, • transport and access, • infrastructure services and socio-economic attributes. 	These new sections have been added (pp40-42) at the request of the Department of Planning as these matters are listed as standard key issues for local planning strategy consideration in the WAPC publication "Guidance on the format of Local Planning Strategies" within the Planning Schemes Manual.

Page No.	REQUESTED MODIFICATION	MODIFICATION TO DRAFT LPS
	The removal of the proposal to down-code areas in the foothills that may not have access to deep sewerage.	The initial Draft LPS indicated that some land coded R10/25 and R15/25 would be down-coded to the base code in view of the advice from the Water Corporation that the provision of backlog sewerage to areas currently without deep sewerage would be unlikely. However, it is considered that the split coding should remain in case funds were made available in the future for the reinstalling of the backlog sewerage program (p64-65).
	The amendment of the Local Housing Strategy to include comment on <i>Directions 2031 and Beyond</i> and more specifically on the targets set under the publication <i>Directions 2031 Report Card (2012)</i> .	Section 6 (page 62-63 and 80) of the Local Housing Strategy has been expanded to include a review of the extent to which the modified State targets will be achieved for Infill and Greenfield development. While the State has set a target of 15 dwellings per hectare for Greenfields developments, comment is made in Section 6 to explain why such a target is unlikely to be achieved in the City's new areas due to drainage and environmental constraints.
	Clarification of the extent to which the Directions 2031 infill targets will be met.	It is noted in Section 6 that the City may not quite achieve an Infill target of 30%. However, this is largely due to the total number of greenfield dwellings far exceeding projections. An explanation for this is included at page 62 and 80-81.
	The provision of higher density coding in areas within walking distance of the Challis and Sherwood stations.	Residential areas to the west of Challis and Sherwood stations have been indicated for increased density coding and generally the areas earmarked for infill have been more clearly identified under the new Figure 23 and Section 6 pages 62 and 81.
	Need to clarify the extent to which residential density will be provided near the main centres.	A new strategic density map has been included within the Strategy (Figure 23) which indicates the areas for higher density around the main centres.
	Provide information on the Metropolitan Redevelopment Authority normalization timetable.	On pages 94-90 discussion is provided on the MRA normalization timetable as far as it is possible to make estimations.
	A number of minor textual corrections and updates.	Identified editorial changes have been made.

ANALYSIS

Council adopted a revised Local Planning Strategy in September 2012. Since then the Department of Planning has requested a number of changes to comply with the general standard for such documents and to reflect strategic planning targets. In addition a number of minor editorial changes have been made.

The most significant changes (in addition to those proposed in the 2012 LPS) relate to amended residential density Codes west of the Challis and Sherwood stations. In these cases the higher code would only apply where certain conditions apply – specifically a 2000m² lot size requirement would apply to the application of the higher code. To clarify the extent to which the LPS argues for increased residential density, an additional plan has been included at Figure 23. Any increase in the density codes will be subject to amendments to TPS No.4 – however the LPS provides an important justification for any subsequent amendments.

OPTIONS

Council could:

1. Adopt the Draft LPS and seek public comment;
2. Defer consideration of the Draft LPS until the boundary changes resulting from the Metropolitan Local Government Review have been implemented;
3. Seek additional changes to the LPS.

CONCLUSION

Council adopted a revised Local Planning Strategy in September 2012 and forwarded it to the WAPC. Various amendments to the Strategy have been requested to ensure compliance with State government policy. The revised LPS is now submitted to Council for its endorsement to enable the document to be advertised for public comment.

RECOMMEND

That Council:

- 1. Adopt the Draft Local Planning Strategy (Version 3);**
- 2. Forward the Draft LPS to the WAPC requesting confirmation that the Draft is consistent with Regulation 12A(3) of the Town Planning Regulations 1967 and its agreement that the document be advertised for public comment; and**
- 3. Subject to recommendation 2, agree that the Draft LPS be advertised for public comment for a period of six weeks in accordance with Regulation 12B(2) and request public and State Government comments on whether the Scheme continues to be effective, needs amending, or whether an entirely new Scheme needs to be prepared.**

ATTACHMENTS

1. Draft Local Planning Strategy (Version 3) Available in separate enclosure document

***1.2 - POS STRATEGY - STAGE 1, PRECINCT A, COASTAL PLAIN NORTH 1 -
PROPOSED RESERVE IMPROVEMENTS***

WARD : HERON
FILE No. : M/806/13
DATE : 6 January 2014
REF : JQ
RESPONSIBLE : EDDS
MANAGER

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

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

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.

In Brief:

- A total of four (4) properties in Stage 1, Precinct 'A' of the City's POS Strategy have been sold as per the recommendations of this strategy.
- The net available funds from POS Strategy land sales and expenditure on park improvements in Precinct 'A' is \$813,341.28 (including interest).
- The available funds from Public Open Space Cash-in-Lieu (POS CIL) contributions is \$139,604.00 (including interest).
- A Councillor Workshop was held on the 18th of November 2013 to discuss and suggest modifications to the draft concept plans to upgrade fifteen (15) reserves. No major changes were requested by Councillors. All minor changes proposed by Councillors have been undertaken.
- Recommend that Council endorse the priority list and schedule of works for reserve upgrades in Precinct 'A' of the POS Strategy and request the Minister for Planning approve the expenditure of POS CIL funds in Precinct 'A'.

Legislation Implications

Planning and Development Act, 2005

Crown Land Administration and Registration Practice Manual

Local Government Act, 1995 – Section 3.58 Disposal 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
Parks and Facilities Strategy 2013
ENG – Asset Management Vision

Budget/Financial Implications

Precinct 'A' is the seventh precinct to have funds available to spend on upgrading existing reserves. The majority of funds have been derived from the sale of four properties, which were recommended to be sold by the City's Public Open Space Strategy (POS Strategy). This includes Lot 2253 Ward Cr, Kelmscott, Lot 3292 Banyard Ave, Kelmscott, Lot 399 Slee Ave, and Kelmscott and Lot 2647 Pindari Court, Kelmscott. As at January 2014 the total available POS Strategy land sale funds are \$813,341.28 (including interest).

Public Open Space Cash-in-Lieu (POS CIL) funds derived from subdivision and/or development has also contributed significantly to fund availability in Precinct 'A'. As at January 2014 the total available POS CIL funds are \$139,604 (including interest).

Available funds from the four POS Strategy land sales reflect 70% of the sale proceeds. 30% of the net funds have been invested into the City's Capital Recreation Projects (Regional Recreation Initiatives), as per Council's resolution on 17 July 2006 (CS75/7/06) and Ministerial Approval 12 June 2008.

The report recommends that Council support reserve upgrades to parks within Precinct 'A' to a total value of \$960,086.10. Funding of these works is proposed to be derived through POS Strategy land sales and POS CIL contributions. It should be noted that 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 Lands (formerly 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 18th on November 2013.

BACKGROUND

Background to the POS Strategy and Precinct 'A'

The overarching purpose of the City's POS Strategy since 1999 has been to establish a "strategic approach to Public Open Space rationalization.... 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 administration 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 the land to be sold in accordance with the *Local Government Act, 1995*.

The gross Precinct 'A' land area is approximately 520ha and a total of 52 "Public Recreation" Reserves. "The Precinct is located in the north of the municipality and contains the locality of Westfield [Camillo] and portion of the locality of Kelmscott. It is generally bounded by the Perth-Armadale railway line to the east, Lake Road to the north-west and Champion Drive to the south".

Important Milestones / Decisions by Council

- 2 October 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 20A Public Recreation Reserves as part of the POS Strategy.

In addition Council resolved "for Kuhl Park, further consultation take place on the proposition that the fee simple and a portion of Kuhl Park Reserve 35636 (to be determined) also be disposed of to fund improvements to Westfield".

- 2 August 2004 (C112/7/04) - Lot 651 Shrike Court, Camillo was excised from Kuhl Park and sold. The sale generated \$220,000 and the funds were allocated to recreational upgrades in Kuhl Park as per Council's resolution.
- 9 November – 21 December 2001 - The proposal to cancel and dispose of four (4) reserves as a part of the POS Strategy was publically advertised. Advertising included a request for suggested park upgrades from POS Strategy land sale monies. No objections were received during this public advertising.

Three submissions were received to close the Pedestrian Access Way (PAW) adjoining Lot 2647 Pindari Court, Kelmscott. This PAW was closed after a number of land administration processes being completed. One submission was received that requested tree planting in the road verge at Bray Street. Tree planting is not funded by POS Strategy funds and was dealt with separate to the POS Strategy. One submission requested details of the development potential of Lot 300 Bray Street, Kelmscott.

- 2005 - The properties were rezoned to be consistent with adjoining residential densities as a part of the gazettal of the Town Planning Scheme No.4 in 2005.
- 17 July 2006 (CS75/7/06) – Council determined to spend 30% of funds from the sale of POS Strategy land and Public Open Space Cash-in-Lieu (POS CIL) on Regional 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 A as 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. No submissions were received regarding suggested allocation of funds towards park upgrades. Council adopted the business plan and agreed to dispose of the properties by way of public tender.
- 23 June 2008 (D70/6/08) – Council resolved to initiate close of a Pedestrian Access Way (PAW) adjacent to Lot 2647 Pindari Court, Kelmscott.
- 28 April 2008 (D49/4/08) – Council resolved to recommit the PAW closure to another Development Services meeting pending the costs associated with the closure being considered by Council.
- 21 July 2008 (CS79/7/08) – Lot 2253 Ward Crescent and Lot 3292 Banyard Avenue, Kelmscott were proposed to be sold by way of tender. No tenders were received.
- 22 September 2008 (D101/9/08) – Council requested the Department for Planning and Infrastructure, Land Asset Management Services close the PAW adjoining Lot 2647 Pindari Court, Armadale.
- 22 June 2009 (D69/6/09) – Council resolved to sell Lot 2253 Ward Crescent and Lot 3292 Banyard Avenue, Kelmscott by way of private treaty.
- 19 July 2010 (D60/7/10) – Council resolved to accept a tender to dispose of Lot 300 Bray Street, Kelmscott.
- 28 September 2010 (D75/9/10) – Council resolved to sell Lot 2647 Pindari Court, Kelmscott by way of private treaty.
- The closure of the PAW adjoining Lot 2647 Pindari Court, Kelmscott was finalised in September 2011.
- The final land sale, being Lot 2647 Pindari Court, Kelmscott occurred in May 2012.

DETAILS OF PROPOSAL

The Public Open Space Working Group’s (POSWG) draft concept plans and schedule of works were presented for discussion and modification by Councillors at a Workshop on 18 November 2013. The fifteen (15) parks proposed to be improved, were supported with some slight modifications proposed by Councillors at this workshop. All changes suggested at the workshop have been made. As such the improvements are recommended for adoption.

The proposals have not been ranked given there is sufficient funds to complete all proposed park upgrades. 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, C, B and I) as well as annual maintenance programs across the whole of the City. Therefore it is proposed construction works for Precinct A will commence in 2014/15 financial year and occur in a staged manner over several years.

There are fifteen (15) parks within Precinct A that have been selected for reserve improvements at a total estimated cost of \$960,086.10, as illustrated in Table 1 below:

Table 1 – Precinct A Proposed Park Upgrades

Budget Year	Reserve Name and Number(s)	Estimated Revenue		Estimated Expenditure
		POS Land Sale Amount (\$)	POS Cash-in-Lieu (\$)	Total (\$)
2014/15	Kuhl Park Reserve R35636	296,221.00	26,750.00	322,971.00
2014/15	Westfield Heron Reserve R35737	52,368.50	29,840.00	82,208.50
2014/15	Bryan Gell Reserve R35233	96,882.50	20,350.00	117,232.50
2014/15	Arbour Reserve R35733	27,416.00	0.00	27,416.00
2014/15	Mimosa Reserve R33671 & R33671	29,598.50	0.00	29,598.50
2014/15	Bernice Hargrave Reserve R32346	37,695.00	11,200.00	48,895.00
2014/15	Tollington Park Reserve R34957	41,216.00	16,600.00	57,816.00
2014/15	Grovelands Drive Reserve R35513	56,991.00	0.00	56,991.00
2014/15	Westfield Park Reserve R33062	39,254.60	0.00	39,254.60
2014/15	Ward Reserve R26562	35,200.00	0.00	35,200.00
2014/15	Heather Locke Reserve R35905	26,345.00	0.00	26,345.00
2014/15	Abingdon Reserve R33208	47,025.00	0.00	47,025.00
2014/15	Kendal Court Reserve R39579	4,600.00	20,309.00	24,909.00
2014/15	Eva and Bill Moore Reserve R34326	22,765.00	17,296.00	40,061.00
2014/15	Cammillo Reserve R44606	4,163.00	0.00	4,163.00
TOTAL		817,741.10	142,345.00	960,086.10

COMMENT

Expenditure of POS Strategy Funds

The State Government’s Crown Land Administration and 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. Additional to these requirements, 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 the Department of 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 (Regional Recreation Initiatives). 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 has been transferred to the appropriate Trust.

Available Land Sale Funds

Four (4) POS Strategy land sales have occurred within Precinct A. This includes:

- Lot 2253 Ward Crescent, Kelmscott;
- Lot 3292 Banyard Avenue, Kelmscott;
- Lot 300 Bray Street, Kelmscott; and
- Lot 2647 Pindari Court, Kelmscott.

The net available funds from the above mentioned land sales is approximately \$813,341.28 (including interest) as at 8th January 2013.

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

Additional funds are available for expenditure from the Heron Ward POS CIL trust account. POS CIL funds are generally obtained through subdivision and/or strata conditions as per the Planning and Development Act, 2005.

Two POS CIL payments have been receipted in Heron Ward that fall within the boundaries of Precinct A of the POS Strategy. This includes funds derived through the Western Australian Planning Commission (WAPC) Strata Reference 1912-06, Lot 673 Delamere Way Camillo and development application 10.2006.547.1, Lot 55 Railway Avenue, Kelmscott.

Council at its meeting of 20 August 2007 (D91/8/07) resolved that POS CIL funds derived from the unit development at Lot 55 Railway Avenue, Kelmscott, in association with development application 10.2006.547.1, would be allocated “for the improvements to the public open space adjacent to or within John Dunn Memorial Park”.

John Dunn Memorial Park will be upgraded when Master Planning for the Reserve occurs in conjunction with the City’s upgrades to Regional Recreation Reserves. Upgrades to Regional Reserves are generally partially funded from the sale of Strategic Land Assets and not the City’s POS Strategy.

Subsequent to the above, the Public Open Space Working Group (POSWG) has developed proposed environmental upgrades to Mimosa Reserve. This proposal is in keeping with Council’s resolution dated 20 August 2007 (D91/8/07). The POS CIL requirement for the above mentioned development application was reinforced and/or reiterated through the Western Australian Planning Commissions approval of Strata application 1771-06.

The net available funds from the two POS CIL payments are approximately \$139,604.00 (including interest) as at 6 December 2013.

Total Available Funds for Expenditure

The total amount of ‘net’ available funds from the sale of former POS Strategy land and POS CIL is approximately \$952,945.28.

The proposed cost to upgrade fifteen (15) parks is \$960,086.10. This means there is a slight shortfall between available funds (revenue) and cost of works (expenditure) to an amount of approximately \$7,140.82. However, the accumulation of interest, by the time works commence, is anticipated to balance the slight shortfall.

ANALYSIS

Draft concept proposals are formulated by the City's Public Open Space Working Group after all land sales proposed in the POS Strategy Precinct are completed. Once the draft concept plans have been developed by the POSWG, these draft concepts are presented to Councillors at a Workshop. The principles that guide the POSWG in developing the concept park upgrades, include:

- Parks to be completed in their entirety, where possible;
- Improvements to be readily visible;
- Upgrades to incorporate other Council Strategies (i.e. Parks and Facilities Strategy; Playground Strategy; Local Biodiversity Strategy and the Council endorsed Ecological Community Management Plans);
- Access, safety and crime prevention principles are 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, schools, shops and/or community facilities; and
- Existing assets within the parks.

A Councillor Workshop was held on the 18 November 2013. The aim of the Councillor Workshop was to provide Councillors the opportunity to review and revise draft concept plans and cost estimates prior to the subject expenditure report being presented at a meeting of Council.

At the Councillor Workshop on the 18 November 2013 no major changes, deletions or additions were made to the draft concept plans or cost estimates. Proposals were supported for all fifteen (15) parks. In summary the main changes that were made:

- Mapping changes were suggested by Councillors to include a better distinction between existing and proposed assets;
- Realignment of fences on bush reserves to reduce antisocial behaviour; and
- Car parking opportunities being established at Westfield Heron Reserve to accommodate existing parking on the park's verge.

A brief summary of the proposed upgrades to each of the reserves is detailed below. The parks have not been prioritised. This is given it is believed there may be sufficient funds available by the time works are completed. This is due to the interest that the Trust accounts earn monthly.

Kuhl Park – Proposed Estimated Expenditure \$322,971.00

Summary Description of Existing Park

- Kuhl Park Reserve 35636 is over 4ha in area and is classified as a major (district) size reserve.
- The northern boundary of the park is adjacent to Grovelands Primary School and Westfield Road separates Kuhl Park from Bernice Hargrave Reserve.
- The southern corner of Kuhl Park has a balancing pond (drainage function).
- The park has large open grassed areas and some mature vegetation around the periphery of the reserve.
- The park has good passive surveillance.
- Existing major assets include a gazebo, a seat, lighting, playground, basketball court and pathways.

Summary of Proposed Upgrades

The existing playground will be removed. A new playground will be located centrally where there is an existing gazebo. Extensive new playground equipment is proposed to be added to the facility, including a flying fox, small climbing net, talk tubes, log rocks, fitness equipment, and a combination of rubber and pine bark softfall.

A new gazebo with picnic facilities including a BBQ is proposed in the same location as the current centrally located gazebo, which needs to be removed. The new facility will oversee the playground and basketball court. The basketball court is proposed to be upgraded. New tables and chairs will be provided in the picnic area, as well as benches (seats with backs) being located close to the playground and in strategic locations near other park facilities and under shade.

The southern section of the reserve is proposed to be upgraded as an Urban Waterways Renewal project. The City proposes to hydrozone around this area, which fosters waterwise principles.

The footpath is proposed to be realigned to connect to new car bays along Westfield Road. Lighting (240V) is also proposed at key entry/exit points and near the picnic area. The City proposes to improve shade in the reserve by planting 200 litre trees. Bollards will be replaced to bring the park up to the City's asset management standard. Funds will also be allocated to detailed design and contract administration fees.

Westfield Heron Reserve R35737 - Proposed Estimated Expenditure \$82,208.50

Summary Description of Existing Park

- Westfield Park is over 2.5ha in area and is classified as a major park.
- Adjacent to the south-eastern boundary is Reserve 40780, which has an active drainage function and is vested to the Water Corporation.
- Westfield Primary School is located adjacent to the south-western portion of Westfield Heron Reserve and Cammillo Road separates Westfield Heron Reserve 35737 from Westfield Park Reserve 33062.
- Existing major assets include a playground, half basketball court, four benches (seats with backs) and a pathway.

Summary of Proposed Upgrades

Additional play equipment will be added to the existing facility including a bike play path, informal seating area with logs and rocks facilities and a quiet play area. A picnic shelter including seating and concrete hardstand will be located adjacent to the playground and also overlooking the grassed area. A new connecting footpath will be located around the playground and picnic shelter, which connects to the existing pathway. Solar lights will be located near the playground and street entrance to the park.

New AFL goal posts will be established to encourage active recreational opportunities for a variety of age groups. In addition the streetscape will be enhanced with street trees and trees strategically located around high use areas such as the playground. Funds will also be allocated to detailed design and contract administration fees.

Bryan Gell Reserve R35233 - Proposed Estimated Expenditure \$117,232.50

Summary Description of Existing Park

- The reserve is just over 1.8ha in area and is classified as a major park.
- The reserve is partially irrigated and has grassed areas and clusters of mature trees in the reserve.
- Third Avenue separates Bryan Gell Reserve and Kelmscott Senior High School located to the west of the park.
- The reserve has good passive surveillance, however the odd lot configuration does lead to pockets of less publically visible areas.
- Existing major assets include a small playground, small shelter near the playground, a larger shelter is located close to Third Avenue, the park has a number of existing lights adjacent to pathways and there are two benches (seats with backs) in the park.

Summary of Proposed Upgrades

Additional playground equipment to foster active, social and quiet play which will have a universal access path surrounding the playground as well as pine bark soft fall.

A small picnic shelter will be located adjacent to playground and a large picnic shelter will replace the existing shelter in the south-eastern corner of the reserve to overlook the grassed area, which includes a new pathway around the shelter.

Natural shade will be improved by streetscape trees and concentrating tree planting around high use areas such as the playground. Lighting will be strategically located at pathway intersections and where pathways connect to road reserves.

Arbour Reserve - Proposed Estimated Expenditure \$27,416

Summary Description of Existing Park

- The reserve is just over 5400m² and is classified as a local park.
- The reserve is not irrigated and characterised by native vegetation.
- Whilst the City currently does not list the reserve as having any Threatened Ecological Communities (TEC's), the Department of Parks and Wildlife (former Department of Environment and Conservation) advised earlier in 2013 that the vegetation was in "good to excellent condition in parts". The vegetation on the reserve reflects the same vegetation found at Conservation Category Wetlands. It is likely the reserves conservation classification will be upgraded to identify TEC's at the reserve.
- There is an existing pathway that runs through the park and connects to all road reserves.

Summary of Proposed Upgrades

The southern section of the reserve will be revegetated with tube stock native plants. Revegetation will increase the habitat for black cockatoo species and other native fauna known to frequent Threatened Ecological Community sites in the area.

Two signs are proposed, which will identify the park name and the significance of vegetation at the site. The northern section of the reserve has good to excellent condition vegetation. In order to protect the flora diversity and ecology within this area it is proposed to have conservation fencing around this vegetation. A gate will provide fire access to the bush contained within the conservation fencing. Conservation fencing restricts vehicle, bike and pedestrian access to significant conservation areas.

The area to be revegetated is proposed to have pony rail fencing. This is low fencing that only restricts vehicles and bikes, while allowing pedestrian access to enjoy the vegetation close up. The reserve has evidence of children's imaginative play in this section of the reserve with make shift cubby houses being made from the natural surrounds. The proposed upgrades will foster passive recreation and nature play.

Clearing of introduced weeds is site specific and different weed removal methods are required for different types of species and often on multiple occasions throughout the year.

Mimosa Reserve - Proposed Estimated Expenditure \$29,598.50

Summary Description of Existing Park

- Reserve's 33671, 33644 and 33671 have a combined area of just over 8400m² and is classified as a local park.
- The area is characterised with native vegetation and Reserve 33671 is heavily treed.
- The park is located east of John Dunn Reserve, however has a passive recreation function only.
- There is no existing recreational infrastructure in the reserve.

Summary of Proposed Upgrades

Council at its meeting of 20 August 2007 (D91/8/07) committed POS CIL funds from development application 10.2006.547.1, Lot 55 Railway Avenue, Kelmscott towards the ...“improvements to the public open space adjacent to or within John Dunn Memorial Park”.

Revegetation is proposed around existing tree clusters. Revegetation will increase habitat for black cockatoo species and other fauna that are known to frequent bush reserves within the urban area. Revegetation also has the potential to reduce nutrient run-off into the drainage lines that abut the eastern and western side of the reserves.

Conservation fencing is proposed around the periphery of the vegetated area. This fencing restricts vehicle, bike and pedestrian access to densely vegetated areas. An existing walk trail dissects the vegetated area in a north-south alignment. Pony rail fencing is proposed along this walk trail to restrict vehicles and bikes, but allow patrons to walk through the bush and enjoy the amenities of passive recreation.

Additionally, clearing or weed removal will be undertaken. This clearing is essential to foster the survival of native flora and encourage fauna in the reserve. Clearing of introduced weeds is site specific and different weed removal methods are required for different types of species and often on multiple occasions throughout the year.

Signage is proposed at the northern and southern ends of the vegetated area. The signage will improve public awareness of the value of bush reserves.

Bernice Hargrave Reserve - Proposed Estimated Expenditure \$48,895

Summary Description of Existing Park

- Reserves 32346 and 44603 have a combined area of just over 2ha and is classified as a major park.
- The reserve is partially irrigated.
- Westfield Road separates Bernice Hargrave Reserve and Kuhl Park located to the west of this road.
- Grassmere Child Health Centre traverses the northern boundary of the reserve.
- Generally the reserve has poor passive surveillance aside from the child health centre and passing traffic from Westfield Road.
- Existing major assets include a small playground (no swings or slides), pathway linking the road reserves, shelter adjacent to Westfield Road, solar lighting, BBQ and water fountain, and seating.

Summary of Proposed Upgrades

The proposed playground upgrade utilises existing shade trees and includes junior play equipment and an informal seating area with logs and rocks to encourage social and quiet play. Seating will be located adjacent to the playground where carers can supervise children.

A new universal path is proposed around the playground and a new pathway link between the existing pathway near Westfield Road to the existing shelter will also be constructed. These pathway links improve reserve connectivity and ensure facilities can be accessed by all people, particularly those with restricted access opportunities.

New bollards are proposed which will bring the park up to the City's standards. Funds will also be allocated to detailed design and contract administration fees.

Tollington Reserve - Proposed Estimated Expenditure \$57,816

Summary Description of Existing Park

- Reserve 34957 is just over 1ha and is classified as a local park.
- The reserve is opposite a high frequency rail service on the eastern side of Railway Avenue.
- The reserve is located within close proximity to where the POS Strategy land sales occurred, along the eastern boundary of Precinct A.
- The reserve is not irrigated and has some mature trees scattered throughout the reserve.
- Kelmscott Senior High School is located to the north of the reserve and direct access to the school can be obtained through the reserve.
- The major existing recreation assets in the reserve include a small playground, basketball court and pathway which links all road reserves, pedestrian access ways and the school.

Summary of Proposed Upgrades

Additional playground equipment targets active play and includes climbing and balancing equipment, swings and log seats. The existing basketball court will also be upgraded, which will encourage diverse age groups to use the park. A new universal pathway is proposed around the playground, which will link to the existing pathway network thereby improving accessibility to the playground.

Trees will be planted in strategic locations including adjacent to the road reserve, which will improve the visual amenity of the park. Three solar lights will be constructed where the existing pathway connects with Railway Road reserve and major pathway intersections within the park, in anticipation to improve visibility for pedestrians departing from the train and walking through the reserve. Funds will also be allocated to detailed design and contract administration fees.

Grovelands Drive Reserve - Proposed Estimated Expenditure \$56,991

Summary Description of Existing Park

- Reserve 35513 has an area over 1.1ha and is classified as a local park.
- The reserve is a dry park and characterised with areas of grass and clusters of trees.
- The reserve has access to seven road reserves and has good passive surveillance across the south-western portion of the reserve, however poor passive surveillance where the reserve narrows towards the north-west.
- The major existing recreation assets in the reserve include a small playground, benches (seats with backs) and a footpath that runs from Grovelands Drive and links other road reserves that connect with the park.

Summary of Proposed Upgrades

A proposed playground will target the junior age group. Cubby house type equipment with interactive elements at ground level will provide diverse opportunities for younger ages and incorporate elements of active, social, quiet and imaginative play.

Additional seating will be provided under natural shade adjacent to the playground and a universal path will be located around the periphery of the playground. A new pathway will connect Tewson Road and Bessant Court as well as the playground.

Hydrozining (mulch treatment) is proposed where irrigation or grassed areas are due to high shade from trees. This fosters waterwise principles. Upgrades to bollards will bring the park up to the City's asset standards and funds will also be allocated to detailed design and contract administration fees.

Westfield Park Reserve - Proposed Estimated Expenditure \$39,254.60

Summary Description of Existing Park

- Reserve 33062 has an area of just over 1000m² and is classified as a local park.
- The park is not irrigated and is mainly dry grass in the summer months with clusters of mature trees around the periphery of the reserve and around a drainage swale.
- Cammillo Road separates Westfield Heron Reserve and Westfield Park.
- Westfield Park is located west of Westfield Heron Reserve 35737, which is separated by Cammillo Road.
- The reserve has good passive surveillance in most areas, however poor surveillance of the drainage swale and underpass located below Cammillo Road reserve, which links Westfield Park and Westfield Heron Reserve.
- The major existing recreation assets in Westfield Park include a small playground, small car park adjacent to O'Sullivan Drive, pathway connecting the car park to Cammillo Road and the underpass linking reserves and one bench (seat with back).

Summary of Proposed Upgrades

A new pathway providing universal access to the playground will connect the existing playground to O'Brien and O'Sullivan Drives. An additional bench (seat with back) is proposed near the playground and pine-bark soft-fall will be provided at the existing playground. To improve the natural amenity and usability of the playground, trees will be planted around the equipment to offer shade. Funds will also be allocated to detailed design and contract administration fees.

Ward Reserve - Proposed Estimated Expenditure \$35,200

Summary Description of Existing Park

- Ward Reserve 26562 has an area of just over 2740m² and is classified as a local park.
- The reserve is not irrigated and has some scattered trees around the periphery of the reserve, but is primarily characterised by an opened grassed area.
- The passive surveillance from adjoining properties is poor, however the park has dual access to Ward Crescent and Railway Avenue.
- The existing major asset in the park includes a footpath located immediately adjacent to the northern boundary.

Summary of Proposed Upgrades

Given the location of the reserve opposite Kelmscott Train Station, the park offers linking opportunities between the station and residential areas in Kelmscott. The existing path is proposed to be removed and a new path in a realigned location is to be established. This will improve visibility for pedestrians walking through the reserve and minimise potential for noise impacts on adjoining residents. Solar lights are proposed along the pathway to aid visibility for pedestrians at night. Funds will also be allocated to detailed design and contract administration fees.

Heather Locke Reserve - Proposed Estimated Expenditure \$26,345

Summary Description of Existing Park

- Reserve 35905 has an area of just over 4300m² and is classified as a local park.
- The park is not irrigated and has scattered trees mainly around the northern, eastern and southern boundaries. There is limited grass in the reserve.
- The reserve has access to Willowmead Way and Tamarind Crescent. Adjoining residences do not overlook the reserve, however there is some passive surveillance from houses across road reserves directly facing the park.
- The main existing recreation asset is a small playground, bench (seat with back) and pathway to Tamarind Crescent.

Summary of Proposed Upgrades

There is an existing pathway from the playground to the northern boundary of the reserve at Tamarind Crescent. A new pathway is proposed, which will link in with existing and provide access to the southern boundary at Willowmead Way. An additional bench (seat with back) is proposed near the playground and under existing trees. The playground will be mulched around existing mature vegetation to improve the visual amenity. Funds will also be allocated to detailed design and contract administration fees.

Abingdon Reserve - Proposed Estimated Expenditure \$47,025

Summary Description of Existing Park

- Abingdon Reserve 33208 has an area of just over 9500m² and is classified as a local park.
- Abingdon Reserve is an irrigated park with open expanses of grassed areas and pockets very mature trees.
- The reserve has existing pathway network that connects to three pedestrian access ways, which link to Kidbroke Place, Munden Place and Third Avenue. There is also an existing seat located under the trees.

Summary of Proposed Upgrades

The City's playground strategy does not recommend a playground in this reserve, however a new multi-use (basketball and netball court) will be located near existing mature trees. A new pathway will connect to a pedestrian access way, which links to Drayton Court. This will ensure access is provided to all road reserves, improving accessibility and connectivity in the reserve. Solar lights will be placed at strategic locations and an additional bench (seat with back) is proposed. Funds will also be allocated to detailed design and contract administration fees.

Kendal Reserve - Proposed Estimated Expenditure \$24,909

Summary Description of Existing Park

- Kendal Reserve 39579 has an area of just over 1.1ha and is classified as a local park.
- The vegetation in Kendal Reserve is listed is recommended for protection in Council's endorsed "Forrestfield Complex Bushland Management Plan 2011".
- Only 9% of the Forrestfield Complex remains in the Swan Coastal Plain.
- The vegetation is identified as being a Threatened Ecological Community (TEC). The reserve provides foraging and habitat opportunities for threatened and endangered Black Cockatoo's.
- TEC's are also recommended for protection and rehabilitation measures in "Council's Local Biodiversity Strategy", adopted in 2009.
- There is an existing pathway network through the reserve and existing shelter located at the southern boundary adjacent to Grovelands Drive.

Summary of Proposed Upgrades

Pockets of re-vegetation are proposed where existing flora is in poor condition. Re-vegetation will be undertaken with provenance species which will improve local biodiversity and in turn attract native fauna.

Conservation fencing is proposed around areas with significant vegetation and adjoining residential properties. Conservation fencing restricts vehicle, bike and pedestrian access. Pony rail fencing is proposed in areas to restrict vehicles and bikes, but allow patrons to walk through the bush and enjoy the natural bush amenity.

A small amount of clearing of weed species will be undertaken in the reserve. The clearing will improve the capacity for native vegetation to regenerate and limit the opportunity for weeds to infest the TEC area. Signage is proposed at the southern entry, located adjacent to the existing pathway and shelter on Grovelands Drive.

Eva and Bill Moore Reserve - Proposed Estimated Expenditure \$40,061

Summary Description of Existing Park

- Eva and Bill Moore Reserve 34326 has an area of just over 3ha and is classified as a local park.
- The reserve is located on the eastern side of Lake Road and Champion Lakes Residential Estate is located to the west of the reserve.
- There are existing TEC areas, which are densely vegetated. The TEC area is recommended for protection in the City's "Forrestfield Complex Bushland Management Plan 2011" and Council's "Local Biodiversity Strategy", adopted in 2009
- The park also has an active recreation function, which includes a 'mock' small oval for ball sports, existing playground, seating, shelter and footpath.

Summary of Proposed Upgrades

Re-vegetation is proposed in pockets where vegetation is in poor condition. Re-vegetation will be undertaken with provenance species, which will improve local biodiversity and in turn attract native fauna.

In the western section of bush land conservation fencing will limit bush being trampled by people playing with balls, but the pony rail fencing around the existing pathway network will allow pedestrians to walk into the bush land and enjoy passive recreation and the natural amenity of the bush. The eastern section of bush requires conservation fencing around the entire area to protect sensitive TEC's. A sign is proposed which will inform the community of the environmental significance of the site and a gate will provide access for fire management where the bush adjoins residential properties.

It should be noted that advice from the Manager of Ranger and Emergency Services has been provided. None of the five bush reserves proposed to be upgraded, have specific fire management requirements.

Cammillo Reserve - Proposed Estimated Expenditure \$4,163

Summary Description of Existing Park

- Cammillo Reserve 44606 has an area of just over 2400m² and is classified as a local park.
- The reserve is located at the corner of Railway Road and Cammillo Road intersection and adjacent to an aged care facility to the north-west and opposite Kelmscott Senior High School to the south-west.
- There is an existing TEC area, which is recommended for protection in the City's "Forrestfield Complex Bushland Management Plan 2011" and Council's "Local Biodiversity Strategy", adopted in 2009.
- There is no existing recreational infrastructure such as a playground or pathway.

Summary of Proposed Upgrades

The existing TEC area is located centrally within the reserve. Re-vegetation is proposed adjacent to the reserve boundaries. The re-vegetation will improve the flora's sustainability and provide additional pocket park habitat for fauna.

Conservation fencing is proposed adjacent to the aged car facility. Conservation fencing restricts vehicles, bikes and pedestrian access. A sign is proposed at the intersection of Cammillo Road and Railway Avenue, which will promote the reserves TEC status.

OPTIONS

1. Council could resolve to endorse the schedule of works for the fifteen parks proposed to be upgraded in Precinct A of the POS Strategy.
2. Could modify the proposed schedule of works for the fifteen parks proposed to be upgraded in Precinct A of the POS Strategy.
3. Recommit the priority list and schedule of works for Precinct A of the POS Strategy for a later date and retain the funds in Trust for use at a later date.

CONCLUSION

Precinct A of the POS Strategy was one of the first precincts intended to have reserve upgrades undertaken. This was in consideration of the fact that the area had a significant number of local 'Public Recreation' reserves, many undeveloped reserves and the locality was generally characterized by younger families and a somewhat lower socio demographic. Therefore Precinct A 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 A. Justification to upgrade a number of local parks relates to the extensive number of reserves within the Precinct and upgrades should be distributed so a greater number of local residents can enjoy the local parks in their 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 upgrade to active sporting reserves. As such, similar to other precincts, 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 schedule of works reflects a collaborative approach towards the development of proposals, which are a sustainable and equitable use of POS Strategy funds. Upgrades are appropriate to the character of the local area and park hierarchy and the City's asset management strategies. The proposals foster both active and passive recreation opportunities and support recommendations within a number of City policies that aim at conserving valuable natural fauna and flora, whilst also promoting upgrades that support improved active lifestyles.

RECOMMEND

That Council:

1. **Endorse the Schedule of Works for upgrades to reserves within Precinct A of the POS Strategy as presented in the *Attachments 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 2014/15 Budget and subsequent Budgets to commence and undertake the proposed reserve improvement working in Precinct A of the POS Strategy.**

Table 2 – Precinct A Proposed Park Upgrades

Budget Year	Reserve Name and Number(s)	Estimated Revenue		Estimated Expenditure
		POS Land Sale Amount (\$)	POS Cash-in-Lieu (\$)	Total (\$)
2014/15	Kuhl Park Reserve R35636	296,221.00	26,750.00	322,971.00
2014/15	Westfield Heron Reserve R35737	52,368.50	29,840.00	82,208.50
2014/15	Bryan Gell Reserve R35233	96,882.50	20,350.00	117,232.50
2014/15	Arbour Reserve R35733	27,416.00	0.00	27,416.00
2014/15	Mimosa Reserve R33671 & R33671	29,598.50	0.00	29,598.50
2014/15	Bernice Hargrave Reserve R32346	37,695.00	11,200.00	48,895.00
2014/15	Tollington Park Reserve R34957	41,216.00	16,600.00	57,816.00
2014/15	Grovelands Drive Reserve R35513	56,991.00	0.00	56,991.00
2014/15	Westfield Park Reserve R33062	39,254.60	0.00	39,254.60
2014/15	Ward Reserve R26562	35,200.00	0.00	35,200.00
2014/15	Heather Locke Reserve R35905	26,345.00	0.00	26,345.00

2014/15	Abingdon Reserve R33208	47,025.00	0.00	47,025.00
2014/15	Kendal Court Reserve R39579	4,600.00	20,309.00	24,909.00
2014/15	Eva and Bill Moore Reserve R34326	22,765.00	17,296.00	40,061.00
2014/15	Cammillo Reserve R44606	4,163.00	0.00	4,163.00
Total		817,741.10	142,345.00	960,086.10

3. **Notes the proposed Schedule of Works as presented in the *Attachments of the Agenda* is an over-commitment of \$7,140.82 of the revenue (available funds, which includes POS Strategy land sale and POS Cash-in-Lieu funds at a combined total of \$952,945.28 at 8th January 2014). An accumulation of interest is anticipated to balance revenues and expenses by the time the works commence.**
4. **Pursuant to Section 154 of the Planning and Development Act 2005, requests the Minister's approval to spend \$139,604 (plus interest) of Public Open Space Cash-in-Lieu funds held by Council in Trust, from past strata and development applications, towards the improvements to the following reserves as detailed in Table 4 below:**

Table 3 – Revenue Public Open Space Cash-in-Lieu

Revenue		
Trust Particulars	Reference Number / Source Location	Amount in Trust proposed to be allocated Precinct A Upgrades (\$)
Trust Category 55, ID 5	Strata 1912-06	97,763.73
	Original Property – Lot 673 Delamere Way, Camillo.	
Trust Category 55, ID 4	Strata 1771-06	41,840.27
	Development Application 10.2006.547.1. Original Property - Lot 55 (No.191) Railway Avenue, Kelmscott.	

Table 4 – Expenditure Public Open Space Cash-in-Lieu

Expenditure			
Reserve	Proposed Work Description	Proposed Expenditure (\$)	Subtotal (\$)
Kuhl Park	Gazebo	10,000	26,750
	Bench Seating	5,250	
	Playground Equipment	4,500	
	Fitness Equipment	7,000	
Westfield Heron Reserve	Playground Equipment	10,000	29,840
	Playground Seating	1,000	
	Soft-fall to Playground	11,340	
	AFL Kicking Goal Posts	7,500	
Bryan Gell Reserve	Pathway	3,600	20,350
	Large Picnic Shelter	9,000	
	Seating in Large Picnic Shelter	1,750	
	Small Picnic Shelter	6,000	

Bernice Hargrave Reserve	Pathways	11,200	11,200
Tollington Reserve	Pathways	9,600	16,600
	Half Basketball Court Upgrade	3,500	
	Bench Seating	3,500	
Kendal Court Reserve	Conservation Fencing	14,490	20,309
	Pony Rail Fencing	3,519	
	Signage	2,300	
Eva & Bill Moore Reserve	Conservation Fencing	8,050	17,296
	Pony Rail Fencing	6,256	
	Signage	2,300	
	Gate	690	
Total			142,345

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

ATTACHMENTS

1. POS Strategy - Precinct A - Preliminary Proposals
2. Public Open Space Strategy - Concept Drawings
3. POS Strategy - Cost Schedule

2.1 - UDIA 2014 PRESIDENT'S SUMMIT

WARD : ALL
FILE No. : M/1040/13
DATE : 6 January 2014
REF : SS
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The UDIA President's Summit is replacing the UDIA WA State Conference and will be held on the 17th February 2014 at the Crown Perth.
- This year's conference is titled 'Future Directions'.
- It is recommended that consideration be given to nominating a Councillor to attend.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Relates to the aim for good governance and leadership to:

4.1.1 Strengthen the governance role of Councillors by informing, resourcing, skilling and supporting their role

Legislation Implications

Nil.

Council Policy/Local Law Implications

Council Policy ADM3 – (Conferences, Seminars and Training) and relevant management practices i.e. Elected member attendance, to be submitted through the appropriate Committee for deliberation.

Budget/Financial Implications

The '2014 President's Summit' is on the 'Approved Conference List' for both Officers and Elected Members.

- Registrations of Officer(s), if any, will be funded from the Planning Service's Conference and Meeting budget.
- Registrations of elected members, if any, will be charged to the Members Development Account.

Registrations per person for this conference are available and include all sessions and the UDIA Conference Dinner - \$700.00. Day Delegate registrations are also available which includes all sessions - \$525.00.

COMMENT

The '2014 President's Summit' is replacing the UDIA WA State Conference and will be held at the Crown Perth on the 17th February 2014.

The Conference theme "Future Directions" will consider what would directly benefit the day to day delivery of land to the market and will look at topical issues including what we are building and where, infrastructure, environmental issues and the impact of local government amalgamations on urban development.

A keynote speaker is Mr Tim Longhurst, Director of Strategy at Key Message. Organisations including IBM, IKEA, Johnson & Johnson and Microsoft, have worked with Tim to develop strategies for adapting to our changing world. He has clients in fields as diverse as agriculture, education, finance, healthcare, IT, media and the public sector.

The Conference program is attached to this report and most subjects covered are considered not only relevant to the City's management direction but pertinent to the great changes envisaged for the local government industry.

It is potentially beneficial for an Elected Member to attend the 'UDIA 2014 President's Summit', given a number of topics may be applicable to the City and offer insight into matters that are impacting the City.

CONCLUSION

An Officer may be attending the 'UDIA 2014 President's Summit'. The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

RECOMMEND

That Council:

1. **Nominates Cr _____ to attend the ‘UDIA 2014 President’s Summit’.**

or

2. **If there is no nomination at the Development Services Committee or the Ordinary Meeting of Council on 28th January 2014, then the recommendation be as follows:**

That no nomination be made for an Elected Member to attend the ‘UDIA 2014 President’s Summit’.

ATTACHMENTS

1. UDIA 2014 President's Summit Program

2.2 - ACTING SENIOR POSITION - EXECUTIVE DIRECTOR DEVELOPMENT SERVICES

WARD : ALL
FILE No. : M/1/14
DATE : 3 January 2014
REF : SS
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The EDDS will be attending the PIA Congress in Sydney and will be absent on leave from Monday 17th March 2014 to Friday 21st March 2014, inclusive and during this time it is recommended that the Executive Manager Planning Services (Paul Sanders) be appointed Acting Executive Director Development Services.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Nil.

Legislation Implications

Nil

Council Policy/Local Law Implications

Council Policy & Management Practice ADM 12 “Acting Senior Positions”.

Budget/Financial Implications

The higher duties payment associated with this matter is provided for in the adopted 2013-14 Annual Budget.

Consultation

- ♦ Chief Executive Officer.

DETAILS OF PROPOSAL

The Executive Director Development Services will be attending the PIA Congress in Sydney from Monday 17th March 2014 to Wednesday 19th March 2014 and will be absent on annual leave on Thursday 20th and Friday 21st March 2014, inclusive and during this time it is proposed that the Executive Manager Planning Services (Paul Sanders) be appointed Acting Executive Director Development Services.

RECOMMEND

That Council:

- 1. Note that the Executive Director Development Services (Ian MacRae) will be attending the PIA Congress in Sydney from Monday, 17th March 2014 to Wednesday 19th March 2014, and will be absent on annual leave on Thursday 20th and Friday 21st March, 2014, inclusive and during this time it is proposed that the Executive Manager Planning Services (Paul Sanders) be appointed Acting Executive Director Development Services; and**
- 2. Pursuant to Management Practice ADM 12 and on the recommendation of the Chief Executive Officer, appoint the Executive Manager Planning Services (Mr Paul Sanders) for the period 17th to 21st March 2014, inclusive.**

ATTACHMENTS

There are no attachments for this report.

COUNCILLORS' ITEMS

Items to be submitted.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

4.1 - MRA DEVELOPMENT APPLICATION REFERRAL: HITACHI - LOTS 105 & 107 ALLEN ROAD, FORRESTDAL

The Metropolitan Redevelopment Authority (MRA) adopted the Forrestdale (West) Business Park Structure Plan in December 2013. The MRA has referred the abovementioned development application to the City for comment in accordance with Section 64 of the Metropolitan Redevelopment Authority Act 2011.

The application proposes the construction of a Heavy Machinery production and service facility to accommodate Hitachi Construction Machinery (Australia) Pty Ltd. Hitachi currently operates from a number of sites within the metropolitan area and this proposal involves relocating all of Hitachi's existing operations into this one purpose built site in the Forrestdale (West) Business Park.

The site is anticipated to initially employ 163 staff upon completion of the development consisting of 83 office and support staff and 80 workshop staff. The predicted 5 year growth of the operations onsite will see an additional 53 staff onsite equating to a total of 216 staff. The business will operate on 24 hours a day - 7 days a week with rosters consisting of two 12 hourly shifts. The development has an estimated value of \$95m and is proposed to be constructed in two (2) stages allowing for future expansion of the 10.4ha site and comprises several buildings including: Assembly Building, Parts Warehouse, Remanufacturing Building/offices, Branch Workshop/offices and Amenities Block, all totalling a Gross Floor Area of 29,591m². A total of 215 parking spaces will be provided onsite with vehicular access being via Allen Road and Keane Road.

The City is required to provide its advice to the MRA by 18th February 2014, who will then make a decision on the application.

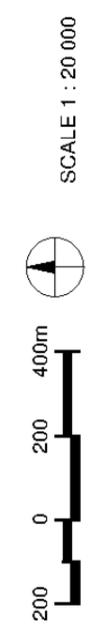
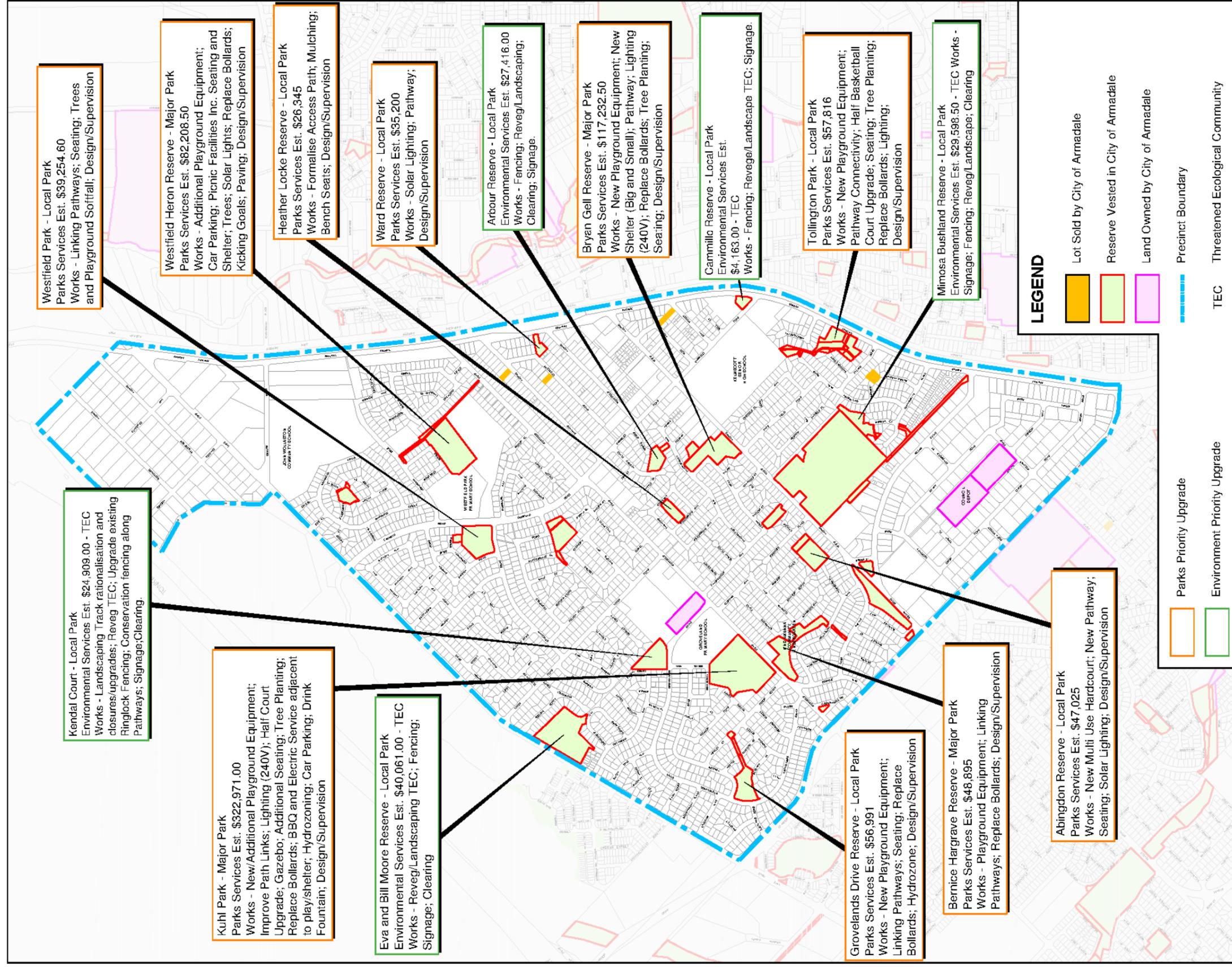
Copies of the site, elevation and floor plan (extracts) will be available after the Committee meeting for Councillor's information.

ATTACHMENTS

There are no attachments for this report.

MEETING DECLARED CLOSED AT _____

DEVELOPMENT SERVICES COMMITTEE SUMMARY OF "A" ATTACHMENTS 21 JANUARY 2014		
ATT NO.	SUBJECT	PAGE
1.1 LOCAL PLANNING STRATEGY REVIEW		
1.1.1	Draft Local Planning Strategy (Version 3) - Available in separate enclosure document	
1.2 POS STRATEGY - STAGE 1, PRECINCT A, COASTAL PLAIN NORTH 1 - PROPOSED RESERVE IMPROVEMENTS		
1.2.1	POS Strategy - Precinct A - Preliminary Proposals	38
1.2.2	Public Open Space Strategy - Concept Drawings	39
1.2.3	POS Strategy - Cost Schedule	54
2.1 UDIA 2014 PRESIDENT'S SUMMIT		
2.1.1	UDIA 2014 President's Summit Program	59



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PRECINCT A
POS Strategy
Proposals For Council Approval

DATE 18 November 2013 - REVISION 1307





Kuhl Park Draft Concept Plan

Primary concerns to be addressed in the Kuhl Park Draft Concept Plan are focussed around improving the landscape character and amenity of the reserve, encouraging use and increasing the appeal of this community reserve

In addition to the main principles outlined below, the reserve upgrade addresses the following;

- Improve reserve and picnic facilities to increase the overall usability
- Provide additional and diverse recreational opportunities
- Reduce area currently reticulated within the reserve, concentrating allocations to around active areas and facilities.

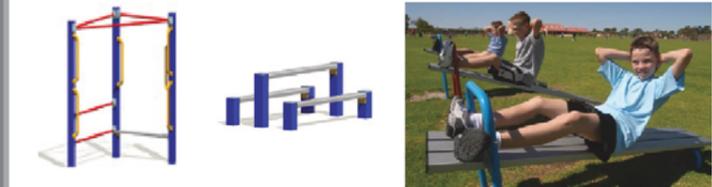
Playground Upgrade

The proposed playground compiles a collection of equipment with a loose nature play theme. The playground aims to incorporate imaginative, active, social and quiet play. Elements within the playground include a flying fox, climbing net, log and rock seating, viewing mound and talk tubes. The playground has a combination of both rubber and pine-bark soft-fall, with natural shade.



Recreational Opportunities

Additional recreational opportunities supported in the master plan include a fitness track with static fitness stations.



Picnic Facilities

The arrangement of picnic and BBQ facilities enables the use of the reserve infrastructure whilst overseeing the nearby playground and also the existing hardcourt.

Water Availability

The City is committed to conserving water whilst providing quality recreational opportunities. The proposal aims to reduce the area of irrigation and provide additional space to the existing basin which is undergoing revegetation works.

Estimated Budget

- ~ \$322,971.00

KUHL PARK DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1250 @A3 STATUS : DRAFT REVISION : A



Westfield Heron Draft Concept Plan

Primary concerns to be addressed in the Westfield Heron Draft Concept Plan are focussed around improving the amenity of the playspace, encouraging recreational use and providing space to pause and play.

In addition to the main principles outlined below, the reserve upgrade addresses the following:

- Improve pedestrian connectivity and safety
- Improve reserve and picnic facilities to increase the overall usability
- Provide additional and diverse recreational opportunities

Playground Upgrade

The proposed playground upgrade utilises the existing equipment and provides additional play opportunities through the installation of a bike 'play path'. An informal seating area with logs and rocks facilitates social and quiet play. A picnic shelter will be located adjacent to the playground where carers can view and observe.



Recreational Opportunities

Additional recreational opportunities supported in the master plan include a set of junior AFL goal posts

Picnic Facilities

The arrangement of picnic facilities enables the use of the reserve infrastructure whilst overseeing the playground and also the existing hardcourt.

Improve Natural Shade

The City prioritises increasing natural shade in its reserves for the benefit of the greater community. The concept plan aims to:

- Enhance streetscape with street trees
- Concentrate tree planting around high use areas of the reserve, focusing planting around the playground

Estimated Budget

- ~\$82,208.50

WESTFIELD HERON DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1000 @A3 STATUS : DRAFT REVISION : B



Bryan Gell Draft Concept Plan

Primary concerns to be addressed in the Bryan Gell Draft Concept Plan are focussed around improving the landscape character and amenity of the reserve, encouraging use and increasing the appeal of this community reserve. In addition to the main principles outlined below, the reserve upgrade addresses the following:

- Enhance the natural landscape character
- Improve reserve and picnic facilities to increase the overall usability
- Enhance existing playground to provide a variety of play opportunities

Playground Upgrade

The proposed playground upgrade compiles a collection of equipment and objects in addition to the existing net, which facilitate active, social and quiet play. A picnic shelter will be located adjacent to the playground where carers can view and observe. The playground will have a pinebark softfall surface surrounded by a universal access path.



Improve Natural Shade

The City prioritises increasing natural shade in its reserves for the benefit of the greater community. The concept plan aims to enhance streetscape with street trees and concentrate tree planting around high use areas of the reserve.

Picnic Facilities

The arrangement of picnic facilities enables the use of the reserve infrastructure whilst overseeing the playground and also the open grassed area.

Estimated Budget

- ~ \$117,232.50

Bryan Gell Reserve			
Major Park			
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
New pathway to & around playground (approx. 87sq/m)	5,960.00		5,960.00
New pathway to & around picnic shelter (approx. 45sq/m)	3,600.00		3,600.00
Bollard upgrade (approx. 229)	14,885.00		14,885.00
Subtotal	0.00	25,445.00	25,445.00
Planting & Turf			
Additional 200 L1 Trees (10)	3,000.00		3,000.00
Subtotal	0.00	3,000.00	3,000.00
Furniture			
New large shelter (1)	8,000.00		8,000.00
New picnic seating (eg table & chairs) in shelter (1)	1,760.00		1,760.00
New small shelter including seating (near play area) (1)	6,000.00		6,000.00
Subtotal	0.00	16,760.00	16,760.00
Playground Equipment			
Additional playground equipment - birds nest swing (1)	12,000.00		12,000.00
Additional playground equipment - stepping stones (1)	3,000.00		3,000.00
Additional playground equipment seating - limestone blocks (1)	1,000.00		1,000.00
Pine bark softfall (approx. 134m ³)	9,380.00		9,380.00
Subtotal	0.00	25,380.00	25,380.00
Lighting			
Lighting (240V) (6)	36,000.00		36,000.00
Subtotal	0.00	36,000.00	36,000.00
Design / Contract Administration			
Design / contract administration (supervision) (10%)	10,657.50		10,657.50
Subtotal	0.00	10,657.50	10,657.50
OVERALL SUBTOTAL	0.00	117,232.50	117,232.50

BRYAN GELL DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1000 @A3 STATUS : DRAFT REVISION : B



Environmental Upgrade

- Arbour Reserve has a significant number of good condition, local, native tree species. Revegetation of these sites would increase the habitat for black cockatoo species that are known to frequent Threatened Ecological Community sites in the area (and other fauna species).
- Rehabilitating this site will increase the aesthetics for passive recreational use and increase the environmental value.

Estimated Budget

- ~\$27,416.00

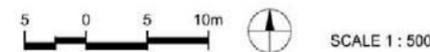
Arbour Reserve Local Park			
Proposed Works Description (inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
Fencing conservation		3,864.00	3,864.00
Fencing pony rail		2,737.00	2,737.00
Signage		2,300.00	2,300.00
Gate		690.00	690.00
	Subtotal 0.00	9,591.00	9,591.00
Planting & Turf			
Revegetation/Landscaping		12,075.00	12,075.00
Cleaning		5,750.00	5,750.00
	Subtotal 0.00	17,825.00	17,825.00
OVERALL SUBTOTAL	0.00	27,416.00	27,416.00

PRECINCT 'A' CONCEPT PLAN - ARBOUR RESERVE R35733

PROPOSED ENVIRONMENTAL UPGRADES

REVISION: D

DATE 2 January 2014 - REVISION 1303



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Bernice Hargrave Park Draft Concept Plan

Primary concerns to be addressed in the Bernice Hargrave Draft Concept Plan are focussed around enhancing the character of the reserve, encouraging use and increasing the appeal of this community reserve.

In addition to the main principles outlined below, the reserve upgrade addresses the following;

- Improve reserve play facilities
- Improve connectivity

Playground Upgrade

The proposed playground upgrade utilises the existing shade trees and provides play equipment targeted to junior ages. An informal seating area with logs and rocks facilitates social and quiet play. Seating will be located adjacent to the playground where carers can view and observe.



Estimated Budget

- ~\$48,895.00

Bernice Hargrave Reserve			
Major Park			
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
New pathway around playground	8,000.00		8,000.00
New pathway linking Grasmere Way & pathway to shelter	3,200.00		3,200.00
Bollard upgrade		6,450.00	6,450.00
Subtotal	11,200.00	6,450.00	19,650.00
Playground Equipment			
New Softfall		8,800.00	8,800.00
New playground set including little seat/logs		15,000.00	15,000.00
Subtotal	0.00	24,800.00	24,800.00
Design / Contract Administration			
Design / contract administration (supervision)		4,445.00	4,445.00
Subtotal	0.00	4,445.00	4,445.00
OVERALL SUBTOTAL	11,200.00	37,695.00	48,895.00

BERNICE HARGRAVE PARK DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1000 @A3 STATUS : DRAFT REVISION : B



Tollington Park Draft Concept Plan

Primary concerns to be addressed in the Tollington Park Concept Plan are focussed around improving the connectivity with path network and playground, providing safety lighting to a major thoroughfare and encouraging recreational use through increased amenity. In addition to the main principles outlined below, the reserve upgrade addresses the following;

- Improve pedestrian connectivity and safety
- Improve reserve facilities to increase the overall usability of the reserve
- Improve playground to provide a variety of play opportunities

Playground Upgrade

The proposed playground compiles a collection of equipment targeting active play and coordination development such as climbing and balancing equipment. An informal seating area will be provided to facilitate social and quiet play. A seat under natural shade will be located adjacent to the playground where carers can view and observe. An universal path will connect around the edge of the playground to provide ease of access to carers.



Connectivity

Tollington Park provides a thoroughfare between the nearby High School and Train Station. Solar lighting will be provided in key locations to provide passive lighting.

Estimated Budget

- ~\$57,816.00

Tollington Reserve Local Park			
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
New pathway to & around playground	9,600.00		9,600.00
Half basketball court upgrade	3,500.00		3,500.00
Subtotal	13,100.00	0.00	13,100.00
Planting & Turf			
Additional 200 LI Trees		1,200.00	1,200.00
Subtotal	0.00	1,200.00	1,200.00
Furniture			
Additional bench seating	3,500.00		3,500.00
Subtotal	3,500.00	0.00	3,500.00
Playground Equipment			
Playground equipment - nets	10,000.00		10,000.00
Playground equipment - swings	2,500.00		2,500.00
Playground equipment - seats/logs	2,500.00		2,500.00
Pure bark spillfall	4,780.00		4,780.00
Subtotal	0.00	19,780.00	19,780.00
Lighting			
Lighting (solar)	15,000.00		15,000.00
Subtotal	0.00	15,000.00	15,000.00
Design / Contract Administration			
Design / contract administration (supervision)		5,256.00	5,256.00
Subtotal	0.00	5,256.00	5,256.00
OVERALL SUBTOTAL	16,600.00	41,216.00	57,816.00

TOLLINGTON PARK DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1000 @A3 STATUS : DRAFT REVISION : B



Grovelands Park Draft Concept Plan

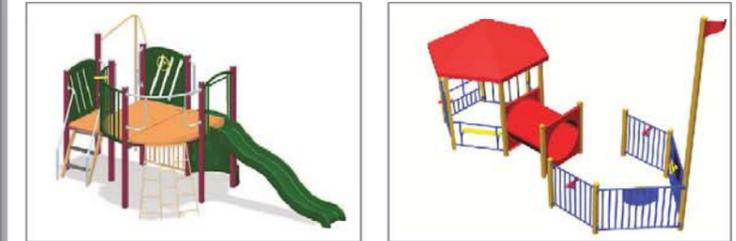
Primary concerns to be addressed in the Grovelands Park Concept Plan are focussed around encouraging use and increasing the appeal of the park through the implementation of connective pathways and an integrated playground.

In addition to the main principles outlined below, the reserve upgrade addresses the following:

- Improve pedestrian connectivity
- Improve reserve facilities to increase the overall usability of the reserve
- Improve playground to provide a targeted play opportunity

Playground Upgrade

The proposed playground compiles a collection of equipment targeting the junior age group. A 'cubby house' type equipment with interactive elements at ground level. The 'cubby house' provides diverse play opportunities for the younger ages and incorporates the key elements of active, social, quiet and imaginative play. A seat under natural shade will be located adjacent to the playground where carers can view and observe. An universal path will connect around the edge of the playground to provide ease of access to carers.



Water Availability

The City is committed to conserving water whilst providing quality recreational opportunities. The proposal aims to reduce area of irrigation where grass quality is poor due to high shade cover from existing trees. A mulch cover treatment will be provided where irrigation has been excluded.

Estimated Budget

- ~ \$56,991.00

Grovelands Reserve			
Local Park			
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Landworks			
new pathway to & around playground & linking Bessant Ct to Tewson Rd (approx. 35sqm)		10,800.00	10,800.00
border upgrade (approx. 170)		11,050.00	11,050.00
<i>Subtotal</i>	0.00	21,850.00	21,850.00
Planting & Turf			
hydrozoning / mulch site (approx 300sqm)		4,500.00	4,500.00
<i>Subtotal</i>	0.00	4,500.00	4,500.00
Furniture			
additional bench seating with back (2)		3,500.00	3,500.00
<i>Subtotal</i>	0.00	3,500.00	3,500.00
Playground Equipment			
fine bark softfall fill to playground (approx 28m3)		1,950.00	1,950.00
new playground equipment (1)		20,000.00	20,000.00
<i>Subtotal</i>	0.00	21,950.00	21,950.00
Design / Contract Administration			
design / contract administration (supervision) (10%)		5,181.00	5,181.00
<i>Subtotal</i>		5,181.00	5,181.00
OVERALL SUBTOTAL	0.00	66,981.00	66,981.00

GROVELANDS PARK DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1000 @A3 STATUS : DRAFT REVISION : B



Westfield Park Draft Concept Plan

Primary concerns to be addressed in the Westfield Park Concept Plan are focussed around increasing the appeal of the park through the implementation of connective pathways and natural shade.

In addition to the main principles outlined below, the reserve upgrade addresses the following:

- Improve pedestrian connectivity
- Improve reserve amenity through natural shade

Connectivity

Westfield Park currently lacks connectivity within the Park and integration with the playground. A path between O'Brien Place & O'Sullivan Dr and connecting through to the playground will provide improved connectivity.

Estimated Budget

- ~\$39,254.00

Westfield Park (West of Cammillo Road)			
Local Park			
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
New pathway (approx. 370sqm)		29,600.00	29,600.00
<i>Subtotal</i>	0.00	29,600.00	29,600.00
Planting & Turf			
Additional 200 L1 Trees (4)		1,200.00	1,200.00
<i>Subtotal</i>	0.00	1,200.00	1,200.00
Furniture			
Additional bench seating (1)		1,750.00	1,750.00
<i>Subtotal</i>	0.00	1,750.00	1,750.00
Playground			
Pine bark softfall (approx. 45m ³)		3,136.00	3,136.00
<i>Subtotal</i>	0.00	3,136.00	3,136.00
Design / Contract Administration			
Design / contract administration (supervision) (10%)		3,568.60	3,568.60
<i>Subtotal</i>	0.00	3,568.60	3,568.60
OVERALL SUBTOTAL	0.00	39,254.60	39,254.60

WESTFIELD PARK DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1000 @A3 STATUS : DRAFT REVISION : B



Ward Reserve Draft Concept Plan

Primary concerns to be addressed in the Ward Reserve Concept Plan are focussed around improving the connectivity through the Park to the greater area.

- The reserve upgrade addresses the following;
- Improve pedestrian connectivity and safety

Estimated Budget

- ~ \$35,200.00

Ward Reserve Local Park			
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
New centralised path to link with Kelmscott Train Station (approx. 150 lms)		12,000.00	12,000.00
	Subtotal	12,000.00	12,000.00
Lighting			
Lighting (solar) (4)		20,000.00	20,000.00
	Subtotal	20,000.00	20,000.00
Design / Contract Administration			
Design / contract administration (supervision) (10%)		3,200.00	3,200.00
	Subtotal	3,200.00	3,200.00
OVERALL SUBTOTAL	0.00	35,200.00	35,200.00

WARD RESERVE DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1000 @A3 STATUS : DRAFT REVISION : B



Heather Locke Reserve Draft Concept Plan

Primary concerns to be addressed in the Heather Locke Reserve Concept Plan are focussed around improving the landscape character and amenity of the reserve.

The reserve upgrade addresses the following;

- Improve pedestrian connectivity and playground use
- Enhance landscape through mulching

Estimated Budget

- ~\$26,345.00

Heather Locke Reserve Local Park			
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
New pathway linking playground to Willowmead Way (approx. 90sq/m)		7,200.00	7,200.00
<i>Subtotal</i>	0.00	7,200.00	7,200.00
Planting & Turf			
New mulching (approx. 1000sq/m)		15,000.00	15,000.00
<i>Subtotal</i>	0.00	15,000.00	15,000.00
Furniture			
Additional bench seating with back (1)		1,750.00	1,750.00
<i>Subtotal</i>	0.00	1,750.00	1,750.00
Design / Contract Administration			
Design / contract administration (supervision) (10%)		2,395.00	2,395.00
<i>Subtotal</i>	0.00	2,395.00	2,395.00
OVERALL SUBTOTAL	0.00	26,345.00	26,345.00

HEATHER LOCKE RESERVE DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1000 @A3 STATUS : DRAFT REVISION : B



Abingdon Draft Concept Plan

Primary concerns to be addressed in the Abingdon Concept Plan are focussed around increasing the use of the park by providing a hardcourt. The hardcourt will complement the existing grassed active space and provide useful equipment targeting an older age group.

In addition to the main principles outlined below, the reserve upgrade addresses the following:

- Improve pedestrian connectivity
- Improve reserve recreational use

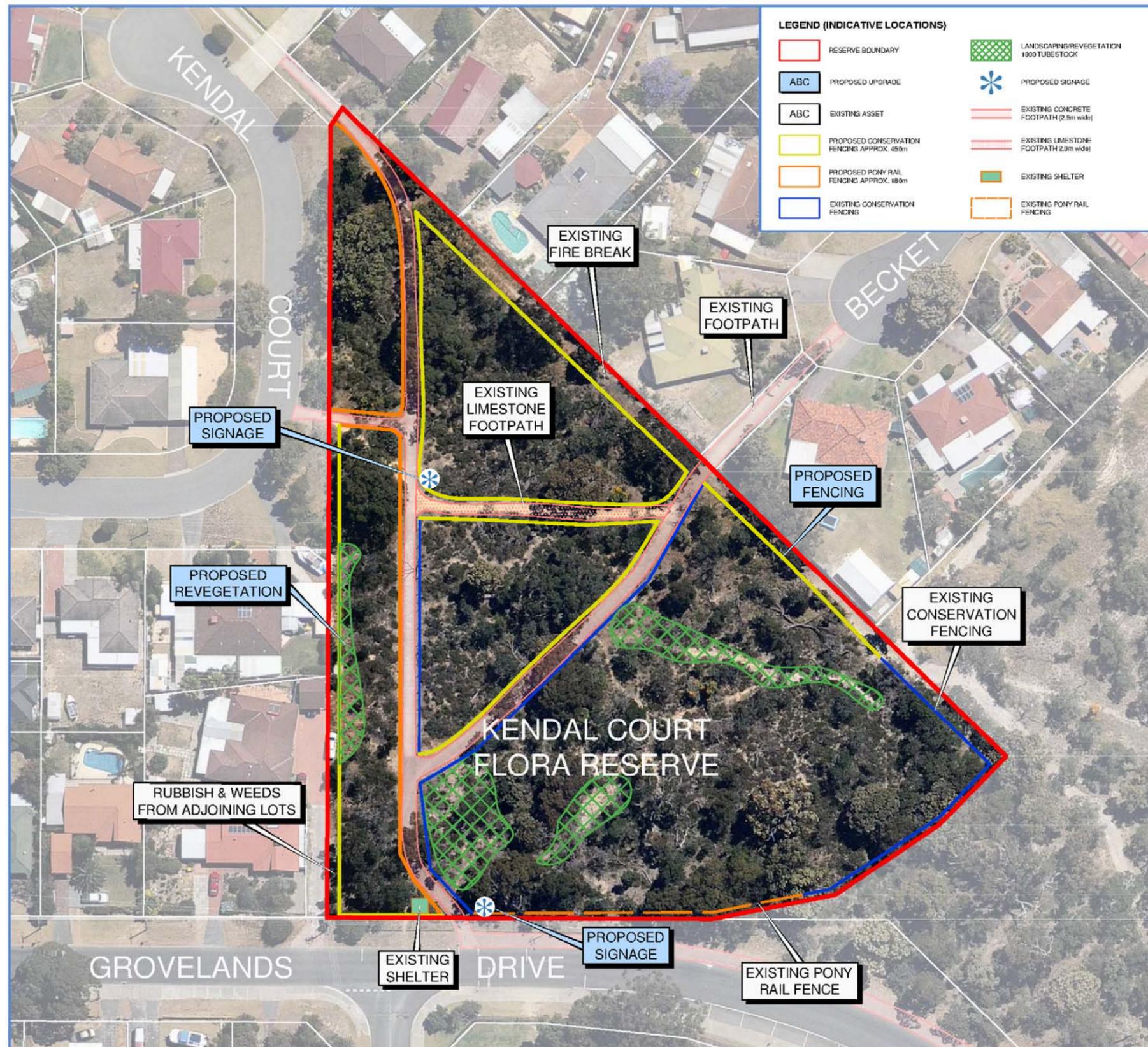
Estimated Budget

- ~ \$47,025.00

Abingdon Reserve			
Local Park			
Proposed Works Description (inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Hardworks			
New pathway to Pedestrian Access Way (approx. 50sqm)		4,000.00	4,000.00
New multi-use hardcourt (1)		22,000.00	22,000.00
Subtotal	0.00	26,000.00	26,000.00
Furniture			
Additional bench seating with back (1)		1,750.00	1,750.00
Subtotal	0.00	1,750.00	1,750.00
Lighting			
Lighting (solar) (3)		15,000.00	15,000.00
Subtotal	0.00	15,000.00	15,000.00
Design / Contract Administration			
Design / contract administration (supervision) (10%)		4,275.00	4,275.00
Subtotal	0.00	4,275.00	4,275.00
OVERALL SUBTOTAL	0.00	47,025.00	47,025.00

ABINGDON DRAFT UPGRADE CONCEPT PLAN

POS STRATEGY 'A' SCALE : 1:1000 @A3 STATUS : DRAFT REVISION : B



Kendal Court Reserve R39579 Concept Plan - Strategic Principles

Environmental rehabilitation projects proposed to be funded from the Public Open Space Strategy and Public Open Space Cash-in-Lieu, support targets within the City's Local Biodiversity Strategy endorsed by Council in 2009 and recommendations in the Forrestfield Complex Bushland Management Plan 2011.

City's Local Biodiversity Strategy:

- **Target 2:** Protect, regenerate and restore all remaining TEC vegetation and the habitat of threatened species (DRF, SPF and Priority 1 and 2 flora) in the City".

Forrestfield Complex Bushland Management Plan

- *Recommendation:* In conjunction with weed control, undertake revegetation projects using brushing and local provenance species at Kendal Ct Reserve".

Environmental Upgrade Justification

- Threatened Ecological Community - In November 2011 Council endorsed the *Forrestfield Complex Bushland Management Plan 2011* for all Forrestfield Complex Reserves vested in the City of Armadale.
- Approximately 11,300ha of Forrestfield Complex was once present on the Swan Coastal Plain, only 1,020ha or 9% remain.
- This vegetation complex is listed as endangered and threatened under State and Federal legislation.
- Community surveys conducted in 2008 indicate that the TEC reserves have high usage and value by local residents for passive recreation.
- The Forrestfield Complex is categorised as "Poorly Reserved" with only 573ha or 5% of the original extent of this vegetation complex formally protected.
- Birdlife Australia identified Threatened and Endangered (EPBC Act) Black Cockatoo roosting habitat in the City of Armadale TEC sites in the 2012 Great Cocky Count.
- Environmental Officers have observed frequent foraging in the City's TEC reserves by Black Cockatoo species.
- Kendal Ct was entirely burnt in 1999 and again burnt in January 2005. Revegetation will assist with improving biodiversity.

Estimated Budget

- ~\$24,909.00

Kendal Court Reserve			
Local Park			
Proposed Works Description (Inc. Supply & Install)	Funding from POSCIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Handworks			
Fencing conservation	14,490.00		14,490.00
Fencing pony rail	3,519.00		3,519.00
Signage	2,300.00		2,300.00
	Subtotal	20,309.00	20,309.00
Planting/Revegetation			
Revegetation / Landscaping		3,450.00	3,450.00
Cleaning		1,150.00	1,150.00
	Subtotal	4,600.00	4,600.00
OVERALL SUBTOTAL	20,309.00	4,600.00	24,909.00

PRECINCT 'A' CONCEPT PLAN - KENDAL COURT FLORA RESERVE R35733

PROPOSED ENVIRONMENTAL UPGRADES

REVISION: D

DATE 2 January 2014 - REVISION 1303



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LEGEND (INDICATIVE LOCATIONS)

- RESERVE BOUNDARY
- ABC PROPOSED UPGRADE
- ABC EXISTING ASSET
- LANDSCAPING/REVEGETATION 500 TUBE STOCK
- ✱ PROPOSED SIGNAGE
- PROPOSED CONSERVATION FENCING APPROX. 40m

Cammillo Reserve R44606 Concept Plan - Strategic Principles

Environmental rehabilitation projects proposed to be funded from the Public Open Space Strategy and Public Open Space Cash-in-Lieu, support targets within the City's Local Biodiversity Strategy endorsed by Council in 2009 and recommendations in the Forrestfield Complex Bushland Management Plan 2011.

- City's Local Biodiversity Strategy:
- **"Target 2: Protect, regenerate and restore all remaining TEC vegetation and the habitat of threatened species (DRF, SPF and Priority 1 and 2 flora) in the City".**
- Forrestfield Complex Bushland Management Plan
- **"Recommendation: In conjunction with weed control, undertake revegetation of Cammillo Rd Bushland Reserve using locally native species".**

Environmental Upgrade Justification

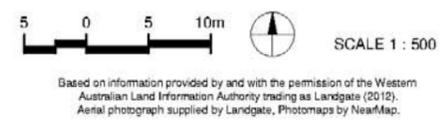
- Threatened Ecological Community - In November 2011 Council endorsed the Forrestfield Complex Bushland Management Plan 2011 for all Forrestfield Complex Reserves vested in the City of Armadale.
- Approximately 11,300ha of Forrestfield Complex was once present on the Swan Coastal Plain, only 1,020ha or 9% remain.
- This vegetation complex is listed as endangered and threatened under State and Federal legislation.
- Community surveys conducted in 2008 indicate that the TEC reserves have high usage and value by local residents for passive recreation.
- The Forrestfield Complex is categorised as "Poorly Reserved" with only 573ha or 5% of the original extent of this vegetation complex formally protected.
- Birdlife Australia identified Threatened and Endangered (EPBC Act) Black Cockatoo roosting habitat in the City of Armadale TEC sites in the 2012 Great Cocky Count.
- Environmental Officers have observed frequent foraging in the City's TEC reserves by Black Cockatoo species.
- *Forrestfield Complex Bushland Management Plan 2011* describes bushland in Cammillo Reserve as being diverse, however with the vegetation around the perimeter as being poor condition and dominated by weeds.

Estimated Budget

- -\$4,163.00

Cammillo Reserve			
Local Park			
Proposed Works Description (inc. Supply & Install)	Funding from POS CL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)
Landscaping			
Fencing conservation		1,260.00	1,260.00
Signage		1,150.00	1,150.00
Subtotal	0.00	2,438.00	2,438.00
Planning & Work			
Rehabilitation/Reconstruction / Landscaping		1,725.00	1,725.00
Subtotal	0.00	1,725.00	1,725.00
OVERALL SUBTOTAL	0.00	4,163.00	4,163.00

PRECINCT 'A' CONCEPT PLAN - CAMMILLO RESERVE R44606
 PROPOSED ENVIRONMENTAL UPGRADES
 REVISION: D
 DATE 2 January 2014 - REVISION 1304



POS Strategy - Proposed Reserve Upgrades for Council Approval
Precinct A - PLU/STU/4
Last Update - 8 January 2014

Kuhl Park				
Major Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
New internal pathways		6,800.00	6,800.00	
New post & rail bollarding		25,200.00	25,200.00	
Carparking bay's		3,300.00	3,300.00	
Footpath replacement in association with carparking bay's		4,400.00	4,400.00	
Half court upgrade		3,500.00	3,500.00	
Subtotal	0.00	43,200.00	43,200.00	
Planting & Turf				
Additional 200 Lt Trees		9,000.00	9,000.00	
Hydro zoning / mulch site (extensive) & tubestock tree planting		70,000.00	70,000.00	
Mowing edge		6,600.00	6,600.00	
Subtotal	0.00	85,600.00	85,600.00	
Furniture				
New gazebo	10,000.00		10,000.00	
Additional bench seating	5,250.00		5,250.00	
Additional picnic seating		6,000.00	6,000.00	
New BBQ & electric service		10,000.00	10,000.00	
New drink fountain		2,500.00	2,500.00	
Subtotal	15,250.00	18,500.00	33,750.00	
Playground Equipment				
New playground equipment - flying fox		25,000.00	25,000.00	
New playground equipment - small climbing net		12,000.00	12,000.00	
New playground equipment - talk tubes	4,500.00		4,500.00	
Pine bark soft fall		21,560.00	21,560.00	
Kiddies seats / logs rocks		2,000.00	2,000.00	
New fitness equipment	7,000.00		7,000.00	
Play mound		4,000.00	4,000.00	
Subtotal	11,500.00	71,560.00	83,060.00	
Lighting				
Lighting (240V)		48,000.00	48,000.00	
Subtotal	0.00	48,000.00	48,000.00	
Design / Contract Administration				
Design / contract administration (supervision)		29,361.00	29,361.00	
Subtotal	0.00	29,361.00	29,361.00	
OVERALL SUBTOTAL	26,750.00	296,221.00	322,971.00	

Westfield Heron Reserve (East of Cammillo Road)				
Major Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
Bollard upgrade		4,095.00	4,095.00	
Paving		12,000.00	12,000.00	
Carparking bay's		3,300.00	3,300.00	
Subtotal	0.00	19,395.00	19,395.00	
Planting & Turf				
Additional 200 Lt Trees		6,000.00	6,000.00	
Subtotal	0.00	6,000.00	6,000.00	
Furniture				
New shelter including picnic seating & concrete hardstand		6,000.00	6,000.00	
Additional bench seating		3,500.00	3,500.00	
Subtotal	0.00	9,500.00	9,500.00	
Playground Equipment				
Playground equipment including race track	10,000.00		10,000.00	
Additional playground seating - limestone blocks	1,000.00		1,000.00	
Softfall fill to playground	11,340.00		11,340.00	
New kicking goals	7,500.00		7,500.00	
Subtotal	29,840.00	0.00	29,840.00	
Lighting				
Lighting (Solar)		10,000.00	10,000.00	
Subtotal	0.00	10,000.00	10,000.00	
Design / Contract Administration				
Design / contract administration (supervision)		7,473.50	7,473.50	
Subtotal	0.00	7,473.50	7,473.50	
OVERALL SUBTOTAL	29,840.00	52,368.50	82,208.50	

Bryan Gell Reserve				
Major Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
New pathway to & around playground		6,960.00	6,960.00	
New pathway to & around picnic shelter	3,600.00		3,600.00	
Bollard upgrade		14,885.00	14,885.00	
Subtotal	3,600.00	21,845.00	25,445.00	
Planting & Turf				
Additional 200 Lt Trees		3,000.00	3,000.00	
Subtotal	0.00	3,000.00	3,000.00	
Furniture				
New large shelter	9,000.00		9,000.00	
New picnic seating in shelter	1,750.00		1,750.00	
New small shelter including seating (near play area)	6,000.00		6,000.00	
Subtotal	16,750.00	0.00	16,750.00	
Playground Equipment				
Additional playground equipment - birds nest swing		12,000.00	12,000.00	
Additional playground equipment - stepping stones		3,000.00	3,000.00	
Additional playground equipment seating - limestone blocks		1,000.00	1,000.00	
Pine bark softfall		9,380.00	9,380.00	
Subtotal	0.00	25,380.00	25,380.00	
Lighting				
Lighting (240V)		36,000.00	36,000.00	
Subtotal	0.00	36,000.00	36,000.00	
Design / Contract Administration				
Design / contract administration (supervision)		10,657.50	10,657.50	
Subtotal		10,657.50	10,657.50	
OVERALL SUBTOTAL	20,350.00	96,882.50	117,232.50	

Arbour Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
Fencing conservation		3,864.00	3,864.00	
Fencing pony rail		2,737.00	2,737.00	
Signage		2,300.00	2,300.00	
Gate		690.00	690.00	
Subtotal	0.00	9,591.00	9,591.00	
Planting & Turf				
Revegetation / Landscaping		12,075.00	12,075.00	
Clearing		5,750.00	5,750.00	
Subtotal	0.00	17,825.00	17,825.00	
OVERALL SUBTOTAL	0.00	27,416.00	27,416.00	

Mimosa Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
Fencing conservation		6,762.00	6,762.00	
Fencing pony rail		4,496.50	4,496.50	
Signage		2,300.00	2,300.00	
Gate		690.00	690.00	
Subtotal	0.00	14,248.50	14,248.50	
Planting & Turf				
Revegetation / Landscaping		10,350.00	10,350.00	
Clearing		5,000.00	5,000.00	
Subtotal	0.00	15,350.00	15,350.00	
OVERALL SUBTOTAL	0.00	29,598.50	29,598.50	

Bernice Hargrave Reserve				
Major Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
New pathway around playground	8,000.00		8,000.00	
New pathway linking Grasmere Way & pathway to shelter	3,200.00		3,200.00	
Bollard upgrade		8,450.00	8,450.00	
Subtotal	11,200.00	8,450.00	19,650.00	
Playground Equipment				
New softfall		9,800.00	9,800.00	
New playground set including little seats/logs		15,000.00	15,000.00	
Subtotal	0.00	24,800.00	24,800.00	
Design / Contract Administration				
Design / contract administration (supervision)		4,445.00	4,445.00	
Subtotal	0	4,445.00	4,445.00	
OVERALL SUBTOTAL	11,200.00	37,695.00	48,895.00	

Tollington Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
New pathway to & around playground	9,600.00		9,600.00	
Half basketball court upgrade	3,500.00		3,500.00	
Subtotal	13,100.00	0.00	13,100.00	
Planting & Turf				
Additional 200 Lt Trees		1,200.00	1,200.00	
Subtotal	0.00	1,200.00	1,200.00	
Furniture				
Additional bench seating	3,500.00		3,500.00	
Subtotal	3,500.00	0.00	3,500.00	
Playground Equipment				
Playground equipment - nets		10,000.00	10,000.00	
Playground equipment - swing		2,500.00	2,500.00	
Playground equipment - seats/logs		2,500.00	2,500.00	
Pine bark softfall		4,760.00	4,760.00	
Subtotal	0.00	19,760.00	19,760.00	
Lighting				
Lighting (solar)		15,000.00	15,000.00	
Subtotal	0.00	15,000.00	15,000.00	
Design / Contract Administration				
Design / contract administration (supervision)		5,256.00	5,256.00	
Subtotal	0.00	5,256.00	5,256.00	
OVERALL SUBTOTAL	16,600.00	41,216.00	57,816.00	

Grovelands Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
Hardworks				
New pathway to & around playground & linking Bessant Ct to Tewson Rd		10,800.00	10,800.00	
Bollard upgrade		11,050.00	11,050.00	
Subtotal	0.00	21,850.00	21,850.00	
Planting & Turf				
Hydrozoning / mulch site (extensive)		4,500.00	4,500.00	
Subtotal	0.00	4,500.00	4,500.00	
Furniture				
Additional bench seating		3,500.00	3,500.00	
Subtotal	0.00	3,500.00	3,500.00	
Playground Equipment				
Softfall fill to playground		1,960.00	1,960.00	
New playground equipment		20,000.00	20,000.00	
Subtotal	0.00	21,960.00	21,960.00	
Design / Contract Administration				
Design / contract administration (supervision)		5,181.00	5,181.00	
Subtotal	0.00	5,181.00	5,181.00	
OVERALL SUBTOTAL	0.00	56,991.00	56,991.00	

Westfield Park (West of Cammillo Road)				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
<i>Hardworks</i>				
New pathway		29,600.00	29,600.00	
Subtotal	0.00	29,600.00	29,600.00	
<i>Planting & Turf</i>				
Additional 200 Lt Trees		1,200.00	1,200.00	
Subtotal	0.00	1,200.00	1,200.00	
<i>Furniture</i>				
Additional bench seating		1,750.00	1,750.00	
Subtotal	0.00	1,750.00	1,750.00	
<i>Playground</i>				
Pine bark softfall		3,136.00	3,136.00	
Subtotal	0.00	3,136.00	3,136.00	
<i>Design / Contract Administration</i>				
Design / contract administration (supervision)		3,568.60	3,568.60	
Subtotal	0.00	3,568.60	3,568.60	
OVERALL SUBTOTAL	0.00	39,254.60	39,254.60	

Ward Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
<i>Hardworks</i>				
New centralised path to link with Kelmscott Train Station		12,000.00	12,000.00	
Subtotal	0.00	12,000.00	12,000.00	
<i>Lighting</i>				
Lighting (solar)		20,000.00	20,000.00	
Subtotal	0.00	20,000.00	20,000.00	
<i>Design / Contract Administration</i>				
Design / contract administration (supervision)		3,200.00	3,200.00	
Subtotal	0.00	3,200.00	3,200.00	
OVERALL SUBTOTAL	0.00	35,200.00	35,200.00	

Heather Locke Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
<i>Hardworks</i>				
New pathway linking playground to Willowmead Way		7,200.00	7,200.00	
Subtotal	0.00	7,200.00	7,200.00	
<i>Planting & Turf</i>				
New mulching		15,000.00	15,000.00	
Subtotal	0.00	15,000.00	15,000.00	
<i>Furniture</i>				
Additional bench seating		1,750.00	1,750.00	
Subtotal	0.00	1,750.00	1,750.00	
<i>Design / Contract Administration</i>				
Design / contract administration (supervision)		2,395.00	2,395.00	
Subtotal	0.00	2,395.00	2,395.00	
OVERALL SUBTOTAL	0.00	26,345.00	26,345.00	

Abingdon Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
<i>Hardworks</i>				
New pathway to PAW		4,000.00	4,000.00	
New multi-use hardcourt		22,000.00	22,000.00	
Subtotal	0.00	26,000.00	26,000.00	
<i>Furniture</i>				
Additional bench seating		1,750.00	1,750.00	
Subtotal	0.00	1,750.00	1,750.00	
<i>Lighting</i>				
Lighting (solar)		15,000.00	15,000.00	
Subtotal	0.00	15,000.00	15,000.00	
<i>Design / Contract Administration</i>				
Design / contract administration (supervision)		4,275.00	4,275.00	
Subtotal	0.00	4,275.00	4,275.00	
OVERALL SUBTOTAL	0.00	47,025.00	47,025.00	

For Council Adoption

Precinct A - Cost Schedule

POS Strategy

Kendal Court Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
<i>Hardworks</i>				
Fencing conservation	14,490.00		14,490.00	
Fencing pony rail	3,519.00		3,519.00	
Signage	2,300.00		2,300.00	
Subtotal	20,309.00	0.00	20,309.00	
<i>Planting & Turf</i>				
Revegetation / Landscaping		3,450.00	3,450.00	
Clearing		1,150.00	1,150.00	
Subtotal	0.00	4,600.00	4,600.00	
OVERALL SUBTOTAL	20,309.00	4,600.00	24,909.00	

Eva & Bill Moore Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
<i>Hardworks</i>				
Fencing conservation	8,050.00		8,050.00	
Fencing pony rail	6,256.00		6,256.00	
Signage	2,300.00		2,300.00	
Gate	690.00	690.00	690.00	
Subtotal	17,296.00	690.00	16,606.00	
<i>Planting & Turf</i>				
Revegetation / Landscaping		12,075.00	12,075.00	
Clearing		10,000.00	10,000.00	
Subtotal	0.00	22,075.00	22,075.00	
OVERALL SUBTOTAL	17,296.00	22,765.00	40,061.00	

Cammillo Reserve				
Local Park				
Proposed Works Description (Inc. Supply & Install)	Funding from POS CIL (\$)	Funding from POS Strategy (\$)	Total Cost (\$)	
<i>Hardworks</i>				
Fencing conservation		1,288.00	1,288.00	
Signage		1,150.00	1,150.00	
Subtotal	0.00	2,438.00	2,438.00	
<i>Planting & Turf</i>				
Rehabilitation (Revegetation) / Landscaping		1,725.00	1,725.00	
Subtotal	0.00	1,725.00	1,725.00	
OVERALL SUBTOTAL	0.00	4,163.00	4,163.00	

TOTAL EXPENDITURE	POS CIL	POS Strategy	Total
	142,345.00	817,741.10	960,086.10

TOTAL REVENUE	POS CIL	POS Strategy	Total
As per Trust Reports at 8.1.14	139,604.00	813,341.28	952,945.28

- Notes:
- 1 Total Available Funds \$952,041.28
 - 2 All Totals Include Contingencies
 - 3 Over Commitment of \$7,140.82

21.1.14

For Council Adoption

POS Strategy - Precinct A



2014 PRESIDENT'S SUMMIT

FUTURE DIRECTIONS

MONDAY 17 FEBRUARY

CROWN PERTH



With thanks to the UDIA 2014 President's Summit Sponsors & Supporters

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WELCOME

FROM THE PRESIDENT



**I AM DELIGHTED TO
INTRODUCE YOU TO OUR
NEW PREMIER EVENT,
THE UDIA PRESIDENT'S
SUMMIT.**

We approached the design of this Summit by considering what would directly benefit the day to day delivery of land to the market. We looked at topical issues including what we are building and where, infrastructure, environmental issues and the impact of local government amalgamations on urban development. I believe that the program is very strong and is sure to appeal to a broad range of people in the industry.

High calibre speakers have been invited and we are delighted that we have already had commitments from Mr Tim Longhurst Director of Strategy at Key Message, Mr John Daley CEO of the Grattan Institute, Mr Mike Burbridge the Executive Director of the Australian Sustainable Development Institute and Mr Eric Lumsden Chair of WAPC. Ministers at both State and Federal level have indicated strong interest in attending and we are currently liaising with their offices.

Our keynote speaker, Tim Longhurst, has worked with organisations, including IBM, IKEA, Johnson & Johnson and Microsoft, to develop strategies for adapting to our changing world. With clients in fields as diverse as agriculture, education, finance, healthcare, IT, media and the public sector, Tim's insight into opportunities and challenges for our industry should be fascinating.

As CEO of the Grattan Institute, John Daley has overseen an enormous amount of research into urban development and the way we will live into the future. The Institute is highly regarded and considered by industry and government alike to be a credible researcher and commentator. I would recommend exploring their nine reports on city development and housing options, all produced since 2010.

This registration brochure provides you with the full program and I ask you to consider which of your staff should attend this important event on the 17th February. The President's Summit is an exciting addition to the UDIA's program and I look forward to seeing you there.

Paul Lakey
President

EVENT PROGRAM

MONDAY 17 FEBRUARY 2014

8.30am	Registration Open
9.00 – 9.10	Welcome
9.10 – 9.30	Ministerial Open Hon John Day BSc BDS Sc MLA , Minister for Planning; Culture and the Arts (Invited)
9.35 – 9.45	UDIA President's Position Speech Paul Lakey, President, UDIA WA
9.50 – 10.40	Thinking outside the square - Future WA Tim Longhurst <i>"Ours is the first generation to collaborate with strangers across the world in real time. The payoffs for business, society and the environment can be huge. We're just getting started..."</i> Thinking outside the square with an eye on tomorrow is fundamental to great urban development strategies. Tim Longhurst, who consults to some of the world's largest companies, will provide insights into how to embrace the challenges ahead of us to produce a truly great future for Western Australia. <i>Tim Longhurst appears by arrangement with Saxton Speakers Bureau.</i>
10.40 – 11.10	Morning Tea
	Challenges of Urbanisation
11.15 – 11.45	Priorities and challenges for urbanisation in a biodiversity hotspot Hon Greg Hunt MP , Federal Minister for the Environment (Invited) With the release of the One Stop Shop policy and a broad portfolio of responsibilities, Minister Hunt has considerable influence over future directions in environmental protection, population and sustainability.
11.45 – 12.30	The Great Infrastructure Challenge – in a state as big as WA is affordable, timely, cost effective infrastructure possible? Coordinated, cost effective infrastructure delivery is a shared priority of both government and industry, so if we all agree, why isn't it happening? The East Rockingham Waste Water Treatment plant is the most recent example of major infrastructure delaying land supply, in that case around 5,000 lots. So what do we do? This discussion combines two key infrastructure providers, Western Power and Horizon Power with industry experts to identify just what the barriers are to achieving streamlined, timely infrastructure provision in both metropolitan and regional Western Australia.
12.30 – 1.30	Lunch
	Sponsor - Landgate
	Session Sponsor – CLE Town Planning + Design
	What to build and where
1.35 – 2.25	Components of a successful community John Daley , Chief Executive Officer, Grattan Institute The Grattan Institute is a highly respected research organisation which has had plenty to say about the way our cities and communities are being developed and the policy framework including the recently released Renovating Housing Policy report.

EVENT PROGRAM

MONDAY 17 FEBRUARY 2014

(CONTINUED)

2.30 – 3.30

Are we heading in the right direction? What to build and where

This unique combination of presentation and panel session covers a lot of territory including infrastructure, community expectations, Gen Y, employment, transport, population growth, the mining economy and construction costs. The panel and the audience will be given a series of fact sheets and video questions to prompt discussion on the complex question of housing affordability and city building.

- Paul Lakey, President, UDIA WA
- Eric Lumsden, Chair, Western Australian Planning Commission
- Hon Alannah MacTiernan MP, Member for Perth (Invited)
- Mike Burbridge, Executive Director ASDI, Curtin University
- John Daley, Chief Executive Officer, Grattan Institute

3.30 – 4.00

Afternoon Tea

Local Government

4.05 – 4.35

Best Practice and Leadership – Council Reform Agenda

Minister for Local Government

Hon Tony Simpson MLA

With Council amalgamations well underway UDIA's focus is on the reforms that will increase efficiency, transparency and consistency in the new arrangements. Minister Simpson will outline progress to date and the government's strategies for ensuring that the transition process does not disrupt the delivery of services.

4.35 – 5.25

Streamlining the Approvals System

Local Government Leadership

A supportive local authority can make the delivery of vibrant new communities, affordable housing and strategically placed density not only practical, the relationship can lead to breakthroughs in innovative design. But how do we move away from a gate keeping mentality with an eye on future costs to a collegiate environment where a shared vision drives the outcome? This panel will provide you with insight about their views on how the industry can work more effectively with Local Authorities and the innovations that they would like to see.

5.25 – 5.30

Wrap up and close

Evening Function

5.30 – 6.15

Pre Dinner Networking Drinks

6.30 – 9.30

Conference Dinner

Dinner Keynote
Special Guest Speaker to be announced

SPEAKERS AND PANELLISTS

(IN ALPHA ORDER)



Mike Burbridge

Executive Director ASDI, Curtin University

Mike is the recently appointed Executive Director of the Australian Sustainable Development Institute (ASDI) at Curtin University. Mike has a wealth of experience working in the area of sustainable development in the public and private sectors in both the UK and Australia. He has worked as non-political Head of Office and Senior Private Secretary for the Minister for Biodiversity, Landscape and Rural Affairs and as Head of Policy and Research in the UK Government's Sustainable Development Unit. He was responsible for developing environmental policy to deliver sustainable housing, construction and setting the ambition for ensuring the London Olympic Games lives up to the promise of being the greenest games in history.



John Daley

Chief Executive Officer, Grattan Institute

John is one of Australia's leading public policy thinkers, with 20 years experience in the public, private and university sectors. He has worked for ANZ and McKinsey in a career that also includes expertise in law, finance, education, and workers compensation.



Paul Lakey

President, UDIA WA

Paul Lakey has more than 20 years experience in the property and construction industries, during which time he has held senior management and executive positions with developers, design consultants, contractors and project management specialists. He has a broad base of expertise having worked on diverse projects from large integrated communities throughout Western Australia to high-rise commercial developments in Dubai and Europe.

Paul is General Manager, Development (WA) for Peet Limited where, with a team of 60 under his management, he has responsibility for the profitable planning and delivery of Peet's portfolio of WA-based projects. He also plays a significant role in the broader operations of Peet's national business. Prior to joining Peet, Paul worked with Mirvac as Development Director, where he was responsible for a range of developments. Paul is an Associate Fellow of the Australian Institute of Management, a Member of the Australian Institute of Project Management, and the current President of the Urban Development Institute of Australia (WA).

SPEAKERS AND PANELLISTS

(IN ALPHA ORDER)

(CONTINUED)



Tim Longhurst

Thinking outside the square - Future WA

Tim Longhurst is one of the world's leading authorities on innovation and corporate strategy. Tim has delighted clients across industries with his commitment to entertaining and inspiring audiences through highly customised presentations that achieve client goals.

Tim uses the latest data, powerful case studies and entertaining anecdotes from the field to bring the future to life for his audiences and inspire change within business. His enthusiasm and warmth see him gain high praise - and repeat bookings from event organisers.

Tim presents at over 50 corporate engagements per year and is one of the most sought-after future forecasters in the world. BNP Paribas, IKEA, Johnson & Johnson and many other clients offer the highest praise for Tim's tailored keynotes, which frequently lead to Tim's business, Key Message, being retained for ongoing trend reports and strategic counsel. *Tim Longhurst appears by arrangement with Saxton Speakers Bureau.*



Eric Lumsden

Chair, Western Australian Planning Commission

Eric Lumsden was appointed as permanent Chairman of the Western Australian Planning Commission on 5 November 2013 after six years leading Department of Planning and Infrastructure (now known as the Department of Planning). Eric had a long career in local government holding the positions of CEO of the City of Melville and the City of Swan. Eric has been involved in major planning studies, both local and regional, and has been heavily involved in the "Directions 2031 and beyond" strategic planning process. He has also overseen the planning approvals reform process and other key Government initiatives. He is a strong advocate of pragmatic Strategic Community Planning and Development and more effective Governance processes and has been passionate in promoting close working relationships within the private and public sector bodies.

SPEAKERS AND PANELLISTS

(IN ALPHA ORDER)

(CONTINUED)



Hon Tony Simpson MLA
Minister for Local Government

Tony Simpson MLA is the Minister for Local Government, Communities, Seniors and Volunteering; Youth, a vast portfolio which sees him talking local government reform one day and signing letters of congratulations for West Australians who have turned 100 the next. A former baker and Shire Councillor, his appointment to the Ministry coincided with National Youth Week, sending the new Youth Minister to demonstrations of break dancing, BMX tricks, stalls run by inspirational young business people and the WA Youth Awards. His vision is all about our shaping and caring for our community – from the infrastructure and services provided by local government and the community sector, to supporting the great work of volunteers, to dealing with youth issues, and making sure seniors get the support they need.



Frank Tudor
Managing Director, Horizon Power

Frank Tudor joined Horizon Power in 2006 as General Manager Commercial and Strategy after a long and successful career in the oil and gas industry. He was appointed as Managing Director in 2011. Before joining Horizon Power he worked with BP managing commercial issues to develop gas interests in PNG for the Chinese energy market. He also worked for Woodside where he was responsible for managing business development activities. Frank has been the Chairman of the Board and National President of the Australia China Business Council since 2008 and is the Vice Chairman of the Chamber of Commerce and Industry's Energy and Resources Forum.

Early Bird Special
Register before 6 January
Member Full Delegate \$605
Member Day Delegate \$465



Registration Form

Title _____ First Name _____ Surname _____

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Telephone _____ Mobile _____ Email _____

Dietary / special requirements _____

Name for name badge (if different from above) _____

Full Delegate – INCLUDES CONFERENCE DINNER

Includes all sessions, morning tea, lunch, afternoon tea, pre-dinner networking drinks and UDIA Conference Dinner.

Early Bird Rate applies for registrations received by Monday 6 January 2013

Early Bird Member* \$605

Standard Member* \$640 Non-Member \$700

Sub Total \$ _____

Day Delegate

Includes all sessions, morning tea, lunch, afternoon tea.

Early Bird Rate applies for registrations received by Monday 6 January 2013

Early Bird Member* \$465

Standard Member* \$525

Sub Total \$ _____

Dinner Delegate

Includes pre-dinner networking drinks and UDIA Conference Dinner. 3 course dinner, beer, wine and soft drink.

Member \$175

Sub Total \$ _____

Total
\$ _____

This event may attract CPD points

* To receive the member rate your organisation must be a current, fully paid financial member of UDIA
Please note no credits or refunds available after Wednesday 5 February 2014. A replacement guest is acceptable at no extra cost.

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