CITY OF Armadale

ORDINARY MEETING OF COUNCIL
MONDAY, 28 JULY 2014

AGENDA

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AGENDA

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ORDINARY COUNCIL MEETING
HELD ON 14 JULY 2014

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HELD ON 21 JULY 2014

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HELD ON 22 JULY 2014

CHIEF EXECUTIVE OFFICER'S REPORT

NOTICE OF MEETING AND AGENDA

CR _____

PLEASE TAKE NOTICE that the next **ORDINARY MEETING OF COUNCIL** will be held in the Council Chambers, Orchard Avenue, Armadale at **7:00 pm**

MONDAY, 28 JULY 2014

R S TAME
CHIEF EXECUTIVE OFFICER

24 July 2014

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

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2 RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Leave of Absence previously granted to Cr C M Wielinga and Cr J A Stewart

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3 ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4 PUBLIC QUESTION TIME

Minimum time to be provided – 15 minutes (unless not required)

A procedure has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure is attached to the Council Agendas made available in the public gallery.

The public's cooperation in this regard will be appreciated.

5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Request for Leave of Absence – Cr Donna Shaw

Request for leave of absence received from Cr Donna Shaw for the period Saturday, 9th August to Monday, 11th August 2014 inclusive (Includes 1 Ordinary Council Meeting – 11th August 2014)

RECOMMEND

Request for leave of absence received from Cr Donna Shaw for the period Saturday, 9th August to Monday, 11th August 2014 inclusive (Includes 1 Ordinary Council Meeting – 11th August 2014) be received and granted.

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CITY OF Armadale

ORDINARY MEETING OF COUNCIL

MONDAY, 14 JULY 2014

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CITY OF ARMADALE

MINUTES

OF **ORDINARY COUNCIL MEETING** HELD IN THE **COUNCIL CHAMBERS**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **MONDAY, 14 JULY 2014 AT 7:00 PM.**

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Mayor, Cr Zelones, declared the meeting open at 7.02 pm.

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

PRESENT:

Mayor, Cr H A Zelones JP presided over	River Ward
Deputy Mayor, Cr R Butterfield	River Ward
Cr J A Stewart	Heron Ward
Cr D M Shaw	Heron Ward
Cr G Nixon	Jarrah Ward
Cr C M Wielinga	Jarrah Ward
Cr C Frost	Lake Ward
Cr J H Munn JP CMC	Lake Ward
Cr K Busby	Minnawarra Ward
Cr G A Best	Neerigen Ward
Cr M Geary	Neerigen Ward
Cr M S Northcott	Palomino Ward

IN ATTENDANCE:

Mr R S Tame	Chief Executive Officer
Mr A F Maxwell	Executive Director Corporate Services
Mr I MacRae	Executive Director Development Services
Mr K Ketterer	Executive Director Technical Services
Ms Y Loveland	Executive Director Community Services
Mrs F Baxter	Executive Manager Corporate Services
Mrs S D'Souza	CEO's Executive Assistant
Ms C Thomson	Secretarial Assistant

Public: 5
Press: 1

LEAVE OF ABSENCE:
Cr C A Campbell (Refer item 5 elsewhere on this agenda).

APOLOGIES:
Apology received from Cr M H Norman.

3 ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4 PUBLIC QUESTION TIME

Nil

5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Request for Leave of Absence – Cr Kerry Busby, Cr Colin Campbell & Cr C M Wielinga

1. Request for leave of absence received from Cr Kerry Busby for the period Monday, 4th August to Friday, 8th August 2014 inclusive (Includes no Ordinary Council Meetings).

2. Request for leave of absence received from Cr Colin Campbell for the period Monday, 14th July to Wednesday, 16th July 2014 inclusive (Includes 1 Ordinary Council Meeting –14th July 2014).

3. Request for leave of absence received from Cr Caroline Wielinga for the period Saturday, 26th July to Monday, 20th October 2014 inclusive (Includes 6 Ordinary Council Meetings –28th July, 11th and 28th August, 8th and 22nd September and 13th October 2014).

MOVED Cr R Butterfield

That Council receive and grant:

1. **Cr Kerry Busby's request for leave of absence for the period Monday, 4th August to Friday, 8th August 2014 inclusive (Includes no Ordinary Council Meetings).**

2. **Cr Colin Campbell's request for leave of absence for the period Monday, 14th July to Wednesday, 16th July 2014 inclusive (Includes 1 Ordinary Council Meeting –14th July 2014).**

3. **Cr Caroline Wielinga's request for leave of absence for the period Saturday, 26th July to Monday, 20th October 2014 inclusive (Includes 6 Ordinary Council Meetings –28th July, 11th and 28th August, 8th and 22nd September and 13th October 2014).**

234/7/14 MOTION not opposed, DECLARED CARRIED (12/0)

6 PETITIONS

Nil

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS ORDINARY COUNCIL MEETING HELD ON 23 JUNE 2014.

MOVED Cr G Nixon that the Minutes of the Ordinary Council Meeting held on 23 June 2014 be confirmed as a true and accurate record.

235/7/14 MOTION not opposed, DECLARED CARRIED (12/0)

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

1 Consultation and Communication

On 27th June, Cr Zelones met with representatives from Hall and Prior Aged Care to discuss ACAR Funding. Hall and Prior Aged Care have reactivated their plans to develop another facility in Kelmscott for the provision of aged care services.

That afternoon, Cr Zelones met with community representatives to discuss and receive updates on the Roleystone Men's Shed.

On 1st July, Cr Zelones along with Councillors Butterfield, Best, Busby, Frost, Munn and Nixon attended a tour of the Cockburn Memorial Hall in Hamilton Hill followed by a walk-through of the Armadale District Hall which was arranged by the Executive Director of Community Services.

On 9th July, Cr Zelones along with the CEO met with the Araluen Botanic Park Foundation Board President Mr Mike Nelson and the CEO Mr Rod Ross to touch base on a range of issues in regards to the park. No major issues were raised and an expression of thanks was extended to Council and Officers for their continuing support.

2 Marketing and Public Relations

On 27th June, Cr Zelones attended the Western Australian Institute of Public Administration Awards for 2014 at the Hyatt Regency Perth. The Public Administration Awards recognises high levels of achievement by individuals and organisations operating in the public sector.

On 28th June, Cr Zelones along with Councillors Busby and Campbell attended the Opening of the New Medical Centre at Forrest Road Shops.

Later that evening, Cr Zelones attended the Armadale Volunteer Fire and Rescue Brigade's Annual Dinner to speak and thank the Brigade for their services of protecting the community during the past year.

On 7th July, Cr Zelones took part in a brief filming session with the Department of Sport and Recreation to give feedback on benefits of the KidSport Program. Department of Sport and Recreation have been nominated for a Premier's Award for the KidSport Program.

On 8th July, Cr Zelones took part in the launch of NAIDOC Week Ceremony at the Champion Centre. In attendance were Councillors Campbell, Best and Northcott.

Also that afternoon Cr Zelones attended a media event to highlight a children's program at the Seville Grove Library. Special guest was James Foley the Cartoonist.

On 10th July, Cr Zelones along with Councillors Campbell, Nixon, Munn and the Executive Director Mr Ketterer attended an end of financial year function at the City Depot. Cr Zelones gave a short address expressing Council's appreciation for the services they provide to the City. He also presented a small gift from Council to Mr Phil Deas on his retirement after 20 years' service to the City.

On 14th July, Cr Zelones attended the Country Women's Association 70th Birthday and International Day celebrations which were held at St Mary's in the Valley Church on River Road, Kelmscott.

3 Governance and Economic Development

On 24th June, Cr Zelones attended the monthly WA Planning Commission meeting held in Perth. On 25th June, Cr Zelones chaired the Planning Commission, Executive Finance & Property meeting held in Perth.

Later that day along with Cr Butterfield, Cr Zelones attended the South East Metropolitan Local Government Zone meeting held at the City of South Perth.

On 26th June, Cr Zelones chaired the Local Emergency Management Committee meeting here at the City of Armadale.

On 30th June, Cr Zelones along with most Councillors attended the Rivers Regional Council (RRC) – Alternative Waste Treatment Tender briefing here in the City of Armadale committee room. Also attending were the Chair of the Rivers Regional Council – Cr Ron Hoffman, Chief Executive Officer Alex Sheridan, Chief Executive Officer and Senior Officers of City of Armadale and John King of Talis Consulting

On 1st July, Cr Zelones along with the Chief Executive Officer attended the Local Government Reform - Local Implementation Committee meeting which was held in the Shire of Murray Administration Centre in Pinjarra.

On 2nd July, Cr Zelones attended a series of WALGA meetings including the bi-monthly State Council Meeting at their offices in West Leederville.

On 14th July, Cr Zelones on behalf of the Council and City in the Council Chambers hosted a private Citizenship ceremony to welcome another 21 new Australians to our community.

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

Nil

10 REPORTS

10.1 TECHNICAL SERVICES COMMITTEE MEETING

Report of the Technical Services Committee held on 7 July 2014 .

CORRECTION:

Page 52 Tender No. 15/14 – Supply and Installation of Electrical Services to Gwynne Park Oval 2 Armadale

In the recommendation Tender No. to read "15/14" instead of 15/16.

MOVED Cr G Nixon that the report, subject to the above correction, be received.

236/7/14 MOTION not opposed, DECLARED CARRIED (12/0)

BUSINESS ARISING FROM REPORT

Recommendation T44/7/14 - Lucich Street, Kelmscott - Speeding Traffic Petition

MOVED Cr G Nixon

That Council accept the proposal of a Stage One treatment for Lucich Street consisting of a mid-block island and intersection treatment at Connell Avenue (as shown on Plan 14-70) for consideration in the 2015/16 budget deliberations and the petitioners be informed of Councils decision.

237/7/14 MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation T45/7/14 - Verge Management

MOVED Cr G Nixon

That Council:

1. **Note the current practices and service levels in place in the City's Management of street verges.**
2. **Note the examples of pamphlets and guidelines made available to the public regarding permitted practices and treatment on the City's verges in residential areas.**
3. **Note the verge management comparisons with several other Local Government Authorities.**
4. **Note that more active management of verges would require additional resources and funding.**
5. **That the current practices with the management and development of verges be endorsed.**

238/7/14 MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation T46/7/14 - Licence to Occupy a Portion of Armadale Landfill and Recycling Facility - Red Sands

MOVED Cr G Nixon SECONDED Cr J H Munn

That Council:

1. Enter into a Licence to Occupy Agreement for a two hectare portion of the Armadale Landfill and Recycling Facility, Hopkinson Road Hilbert, with Red Sands Supplies Pty Ltd as outlined in the attached map under the following basic terms and conditions to be specified in the agreement:

Premises:	**A two hectare portion of the Armadale Landfill & Recycling Facility situated at Lots 1, 185, 186 and 1120 Hopkinson Road, Hilbert;**
Term:	**Twenty-four (24) months;**
Commencement:	**1 August 2014**
Annual Rent:	**$20,000 per annum plus GST;**
Operating Costs:	**The occupant to be responsible for all normal operating expenditure such as electricity consumption and general maintenance;**
Set-up Costs:	**The occupant to be responsible for all costs associated with improving the portion of land to a standard suitable for their needs. This includes providing a suitable working surface and bunded area;**
Insurance:	**Occupant to maintain the following insurance policies:** • **Public Liability Insurance.** • **Motor Vehicle and Plant Insurance in respect of liability to third parties. The City accepts no liability for loss or damage to equipment.** • **Worker's Compensation Insurance in accordance to applicable statutory requirements; and**
General:	**The occupant is to operate under the general direction of Waste Services to ensure that the occupant complies with existing relevant environmental licences and approvals and Occupational Health & Safety procedures for the Facility.** **The occupant shall implement and maintain a "Safety Management Plan".**

2. Approve the additional revenue of $20,000 (ex GST) per annum associated with the licence agreement
and:
(i) Amend the 2014/15 Annual Budget as follows:

Revenue
- Brookdale Site Entry Fees
Increase by $20,000

- **Transfer to Waste Management Reserve**
  Increase by $20,000

***Absolute Majority Resolution Required**

239/7/14 MOTION DECLARED CARRIED by AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)

Recommendation T47/7/14 - Tender No 9/14 - Specialised Asset Management Services

MOVED Cr G Nixon

That with Tender No. 9/14 for the Provision of Specialised Asset Management Services, Council:

1. **Accepts the tender from Asset Infrastructure Management for a period of three (3) years commencing from 1 August 2014 for the consideration of $247,282.44 (ex GST), in accordance with their submitted tender, Council contract documentation and budget allocation.**
2. **Authorise the Chief Executive Officer to extend the contract for a period of two (2) years up to 31 July 2019, subject to satisfactory performance by the contractors, and price adjustments as specified in the Request for Tender document Clause 4.1.**

240/7/14 MOTION not opposed, DECLARED CARRIED (12/0)

Recommendation T48/7/14 - Tender No. 15/14 - Supply and Installation of Electrical Services to Gwynne Park Oval 2 Armadale

Cr Busby declared a financial interest in Recommendations T48/7/14 and T49/7/14 on the basis that some of the tenderers noted in both items are clients of his business.
Cr Nixon declared a financial interest in Recommendations T48/7/14 and T49/7/14 on the basis that some of tenderers noted in both items are sponsors and clients of his employer.

Cr Busby & Cr Nixon left the meeting at 7.08pm.

MOVED Cr R Butterfield

That with Tender No. 15/14 for the Supply and Installation of Electrical Services at Gwynne Park Oval 2 Armadale, Council accepts the tender from Hender Lee, for the consideration of $143,831.16 ex GST, in accordance with their submitted tender, Council contract documentation, and budget allocation.

241/7/14 MOTION not opposed, DECLARED CARRIED (10/0)

Recommendation T49/7/14 - Tender No. 16/14 for the Supply and Installation of Electrical Services Alfred Skeet Oval 2 Forrestdale

MOVED Cr R Butterfield

That with Tender No. 16/14 for the Supply and Installation of Electrical Services at Alfred Skeet Oval 2, Forrestdale, Council accepts the tender from Stiles Electrical, for the consideration of $133,141.70 ex GST, in accordance with their submitted tender, Council contract documentation, and budget allocation.

242/7/14 **MOTION not opposed, DECLARED CARRIED (10/0)**

Cr Busby & Cr Nixon returned to the meeting at 7.12pm

Recommendation T50/7/14 - Rivers Regional Council Request for Tender 2013/1 - Receipt and Processing of Waste for Resource Recovery

MOVED Cr R Butterfield

That the recommendation relating to the Rivers Regional Council Request for Tender 2013/1 be considered under Item 14 "Matters Requiring Confidential Consideration".

243/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

Recommendation T51/7/14 – Councillors' Item -Parking Issues at Westfield Primary School (Cr Jim Stewart)

MOVED Cr G Nixon

That this Councillor request be dealt with administratively.

244/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

10.2 COMMUNITY SERVICES COMMITTEE MEETING
Report of the Community Services Committee held on 8 July 2014 .

MOVED Cr K Busby that the report be received.

245/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

BUSINESS ARISING FROM REPORT

Recommendation C28/7/14 - Indigenous Parenting Services Funding Update

MOVED Cr K Busby

That Council:

Note the extension of funding for the Indigenous Parenting Service until 31 December 2014 and the current focus and operations of Indigenous development.

246/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

Recommendation C29/7/14 - Armadale District Hall Upgrade - Concept Plan

MOVED Cr K Busby

That Council:

1. **Note the Armadale District Hall Concept Plan as presented in Attachment1 of this report.**
2. **Note further consultation is to be undertaken with Heritage Council WA and the City's Community Heritage Advisory Committee.**

   Following advice from the Community Heritage Advisory Committee and Heritage Council WA, further consultation will be undertaken with the wider community, existing user groups, local performance based organisations and schools and the professional arts sector.
3. **Note that following feedback from Councillor presentation/workshop and site visits, further investigation into options into the retention of the existing gallery and its implications and opportunities is being undertaken.**
4. **Support a single construction period to minimise disruption and mitigate risk of increase in construction cost.**
5. **Note that a further report to Council will be presented in October/November 2014.**

247/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

Recommendation C30/7/14 - Kelmscott Library Redevelopment

MOVED Cr K Busby

That Council:

Support a refurbished Kelmscott Library operating from the current location of 2800 Albany Highway Kelmscott, and that a separate report with draft lease be presented to the City Strategy Committee.

248/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

Recommendation C31/7/14 - Authorised Officer

MOVED Cr K Busby

That Council:

1. **That Mr. Ashley Francis Buckee, Customer Service Officer, be appointed as an "Authorised Person" in accordance with the provisions of Section 29 (1) of the Dog Act 1976, for the purpose of effecting dog registrations only.**

249/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

10.3 SPECIAL CITY STRATEGY COMMITTEE MEETING

Report of the Special City Strategy Committee held on 8 July 2014 .

MOVED Cr M Geary that the report be received.

250/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

BUSINESS ARISING FROM REPORT

Recommendation CS55/7/14 - Progress Report - State Environmental Impact Assessment for completion of last stage Keane Road, Forrestdale

Report Recommendation

That Council note the EPA's Report.

MOVED Cr R Butterfield, SECONDED Cr J H Munn
OPPOSED Cr Busby

That Council
1. Note the EPA's Recommendations to the Minister on the Keane Road Strategic Link; and
2. Not lodge an appeal with the Minister under section 100(1) of the Environmental Protection Act against the content and recommendations of the EPA's Report on the Keane Road Strategic Link.

Cr Busby withdrew his opposition following clarification of the appeal process.

251/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

Recommendation CS56/7/14 - 2014-2019 Draft Corporate Business Plan and 2014-2015 Draft Annual Budget

MOVED Cr M Geary, SECONDED Cr J H Munn

1. That Council, in accordance with Regulation 19DA(6) of the *Local Government (Administration) Regulations 1996*, adopts* the 2014-2019 Corporate Business Plan as presented in the Attachment to this report.

252/7/14 MOTION DECLARED CARRIED by AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)

MOVED Cr M Geary, SECONDED Cr J H Munn

2.a That Council notes that no public submissions have been received on the proposed rates.

2.b That Council, subject to the Minister's prior approval being received in regards to the vacant land minimum payments, adopts*, without modification, the proposed differential rates as advertised and as shown in the following Table, for inclusion in the 2015 Annual Budget, ie.

Particulars	Rate in $ (cents)	Minimum Payment $
Differential Rates:		
Gross Rental Value Lands		
- Group 1 - Vacant	14.924	1,030.00
- Group 2 - Residential Improved	7.627	1,030.00
- Group 3 - Business Imporved	8.316	1,200.00
Unimproved Value Lands		
- General Rate	0.3945	1,235.00

253/7/14 MOTION DECLARED CARRIED by AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)

MOVED Cr M Geary SECONDED Cr J H Munn

3. That Council approves* the following schedule of Specified Area Rates being included in the 2015 Annual Budget, ie.

Specified Area	Rate in the $ (cents)	No. of Properties	Rateable Value $GRV	Specified Area Rates to be Levied $
A	0.372	90	30,453,249	113,300.00
B	0.933	90	8,092,116	75,500.00
C	0.171	336	11,078,364	18,900.00
D	0.365	129	5,913,245	21,600.00
E	0.713	6	3,002,911	21,400.00
F	0.815	2351	53,453,870	435,500.00
G	0.563	229	3,002,690	16,900.00
Totals		**3231**		**703,100.00**
Area A - Armadale Town Centre				
Area B - Kelmscott Town Centre				
Area C - Kelmscott Industrial Area				
Area D - South Armadale Industrial Area				
Area E - Shopping Centre precincts (Westfield, Roleystone & Champion Drive)				
Area F - Piara Waters/Harrisdale public open space				
Area G - Champion Lakes public open space				

254/7/14 **MOTION DECLARED CARRIED by AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)**

Cr Butterfield disclosed an impartiality interest in the following carry forward budget matter on the basis that she is a member of the Clifton Hills Primary School Board. As a consequence, there may be a perception on the basis of her non-financial interest that her impartiality may be affected but declared that she would set aside this association, consider the matter on its merits, and vote accordingly.

- *Clifton Hills Primary School Car Park - $272,600*

MOVED Cr M Geary SECONDED Cr J H Munn

4a. That Council approves* the following carry forward budget matter being included in the 2015 Annual Budget, i.e.

- **Clifton Hills Primary School Car Park - $272,600**

255/7/14 **MOTION DECLARED CARRIED by AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)**

MOVED Cr M Geary SECONDED Cr J H Munn

4b. That Council, excepting those carry forward budget matters already dealt with, approves* the schedule of estimated proposed carry-forwards as presented in the attachment to this Report being included in the 2015 Annual Budget.

256/7/14 **MOTION DECLARED CARRIED by AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)**

Cr Butterfield disclosed an impartiality interest in the following budget matter on the basis that she is a member of the Clifton Hills Primary School Board. As a consequence, there may be a perception on the basis of her non-financial interest that her impartiality may be affected but declared that she would set aside this association, consider the matter on its merits, and vote accordingly.

- *Civil Works - Clifton Hills Primary School Car Park - $200,000*

MOVED Cr M Geary SECONDED Cr J H Munn

5a. That Council approves* the following budget matter being included in the 2015 Annual Budget, i.e.

- **Civil Works - Clifton Hills Primary School Car Park - $200,000**

257/7/14 **MOTION DECLARED CARRIED by AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)**

Cr Northcott declared a financial interest in the following budget matter on the basis that her place of residence is in the vicinity of the proposed works.

- *Civil Works – New Footpaths – San Jacinta Road - $31,100*

Cr Northcott left the meeting at 7.27pm

MOVED Cr M Geary SECONDED Cr J H Munn

5b. That Council approves* the following budget matter being included in the 2015 Annual Budget, i.e.

- **Civil Works – New Footpaths – San Jacinta Road - $31,100**

258/7/14 **MOTION DECLARED CARRIED by AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (11/0)**

Cr Northcott returned to the meeting at 7.28pm

MOVED Cr M Geary SECONDED Cr J H Munn

5c. That Council, excepting those budget matters already dealt with, adopts* the 2014-2015 Annual Budget as presented in the Attachment to this Report.

259/7/14 **MOTION DECLARED CARRIED by AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL (12/0)**

10.4 CHIEF EXECUTIVE OFFICER'S REPORT

Report of the Chief Executive Officer .

MOVED Cr G A Best that the report be received.

260/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

BUSINESS ARISING FROM REPORT

Recommendation - Councillors' Information Bulletin - Issue No. 12/2014

MOVED Cr M S Northcott

That Council acknowledge receipt of Issue No 12/2014 of the Information Bulletin.

261/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Nil

13 MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION

1 **Advertising of Planning and Building Applications** (Cr Donna Shaw)

That the matter of advertising procedures for Planning and Building Applications be referred to the Development Services Committee.

2 **Leasing Office Space in Landmark Building** (Cr Mark Geary)

That the matter of an update on the Strategy for leasing the surplus office space in the Landmark Building be referred to the City Strategy Committee.

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

MEETING CLOSED TO PUBLIC

MOVED Cr G Nixon that that the meeting be closed to members of the public because the matter relates to a contract which may be entered into by the City of Armadale.
Meeting declared closed at 7.33pm.
Members of the public and press left the meeting.

Recommendation T52/7/14 - Rivers Regional Council Request for Tender 2013/1 - Receipt and Processing of Waste for Resource Recovery

MOVED Cr J H Munn

That Council:

1. **Note the Tender Assessment Report of the Tender Evaluation Panel.**
2. **Endorse the resolution of the Rivers Regional Council dated 19 June 2014, relating to the consideration of Tender RRC 2013/1 Receipt and Processing of Waste for Resource Recovery, an excerpt of which reads:**

   "1. …
   2. Express a favourable disposition to accept the tender from Phoenix Energy for the provision of services to Receive and Process Waste for Resource Recovery for a term of 20 years subject to the satisfaction of the following conditions:
   - ***The Commitment of sufficient Participants to enter into the Services Agreement and the Participants Agreement and offering quantities of Committed Waste and Optional Waste satisfactory to the RRC and Phoenix Energy,***
   - ***Phoenix Energy providing the following to the satisfaction of the RRC:***
     - ***Selection of a debt financier or financiers and commitment from that financier or those financiers to provide Phoenix Energy's required debt without any material changes from the draft Services Agreement as contained in the RFT;***
     - ***A firm commitment from the equity financier to provide equity finance to enable Phoenix Energy to undertake the Services; and***
     - ***The identities of the debt and equity financiers and the project financial structure being acceptable following a thorough due diligence investigation.***
   - ***Seek commitments from the proposed Participant Councils as to their willingness to enter in to the Services Agreement and Participants Agreement on the basis of the Services Agreement being awarded to Phoenix Energy, and to nominate their annual quantities of Committed Waste and Optional Waste."***

3. **Confirm the tonnages to be delivered to the proposed waste plant as those detailed in Tables 3a, 3b, 4a and 4b, included as Attachment 4 to this report.**
4. **Accept that the City of Armadale be included in the Participants Agreement, and authorise the CEO to sign the Participants Agreement on behalf of Council.**
5. **Note the contents of the Services Agreement between the Rivers Regional Council and the Contractor, and authorise the CEO to sign the Services Agreement on behalf of Council as a Participant.**

262/7/14 **MOTION not opposed, DECLARED CARRIED (12/0)**

MEETING OPENED TO PUBLIC

MOVED Cr C Frost that that the meeting be opened to members of the public. Meeting declared open at 7.34pm

As no members of the public or press returned to the meeting, there was no need for Resolution 262/7/14 to be read aloud.

15 CLOSURE

The Mayor, Cr Zelones, declared the meeting closed at 7.35pm

MINUTES CONFIRMED THIS 28TH DAY OF JULY 2014.

MAYOR

CITY OF ARMADALE

MINUTES

OF **CITY STRATEGY COMMITTEE** HELD IN THE **COMMITTEE ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **MONDAY, 21 JULY 2014 AT 7:00 PM.**

PRESENT:	Cr M Geary (Chair)	
	Cr R Butterfield	
	Cr K Busby	
	Cr C A Campbell	Deputy to Cr Nixon
	Cr D M Shaw	
	Cr J H Munn JP CMC	
	Cr H A Zelones JP	
APOLOGIES:	Cr G Nixon (Leave of Absence)	
OBSERVERS:	Cr M S Northcott	
	Cr G A Best	

IN ATTENDANCE:

	]	Mr R S Tame	Chief Executive Officer
	]	Mr A F Maxwell	Executive Director Corporate Services
7pm – 7.53pm	]	Mr I MacRae	Executive Director Development Services
	]	Mr K Ketterer	Executive Director Technical Services
	]	Mrs Y Loveland	Executive Director Community Services
7pm – 7.40pm		Mrs F Baxter	Executive Manager Corporate Services
7pm – 7.15pm		Mr N Burbridge	Manager Environmental Services
7pm – 7.22pm		Mrs J Mickleson	LG Reform Project Officer
7pm – 7.33pm		Mr S Jarvis	Economic Development Manager
		Mrs S D'Souza	Executive Assistant to the CEO

PUBLIC: Nil

*"For details of Councillor Membership on this Committee, please refer to the City's website – **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 was not read as there were no members of the public in attendance.

DECLARATION OF MEMBERS' INTERESTS

Nil

QUESTION TIME

Nil

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the City Strategy Committee Meeting held on 16 June 2014 be confirmed.

Minutes of the Special City Strategy Committee Meeting held on 8 July 2014 be confirmed.

Moved Cr J H Munn
MOTION CARRIED (7/0)

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE NO.12/2014

The following items were referred via Issue No. 12/2014:

- **Progress Report**
  Progress Report on Contingency, Operational & Strategic Projects
- **Outstanding Matters & Information Items**
  Report on Outstanding Matters – City Strategy Committee
- **Donations/Grants/Contributions**
- **Accounting Reports**
- **Common Seal Report**

No items were raised for further investigation or report.

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CITY STRATEGY COMMITTEE

21 JULY 2014

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1.1 - MONTHLY STATEMENT OF FINANCIAL ACTIVITY - JUNE 2014

WARD	:	ALL
FILE No.	:	M/546/14
DATE	:	15 July 2014
REF	:	AB
RESPONSIBLE MANAGER	:	Executive Director Corporate Services

In Brief:

This Report presents the City's Monthly Financial Report for the 12 month period ended 30 June 2014.

The Report recommendation is to receive the Financial Report.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Developing our Organisation:

Improve the environment for effective governance;
Improve the overall financial viability of Council.

Legislation Implications

Local Government Act 1995 – Part 6 – Division 3 – Reporting on Activities and Finance
Local Government (Financial Management) Regulations – Part 4 – Financial Reports.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

The Statement of Financial Activity, as presented, refers and explains.

Consultation

Nil

BACKGROUND

Each month officers are required to prepare monthly financial reports, covering the prescribed information, and present these to Council for receipt.

COMMENT

Presented as an attachment is the Monthly Statement of Financial Activity for the period ended 30 June 2014.

For the purposes of reporting material variances from the Statement of Financial Activity, indicators, as resolved by Council, have been applied.

These indicators are:

Revenue

Material variances are identified where, for the period being reported, the actual varies to the budget by an amount of (+) or (-) $50,000 and in these instances an explanatory comment has been provided.

Expense

Material variances are identified where, for the period being reported, the actual varies to the budget by an amount of (+) or (-) $100,000 and in these instances an explanatory comment has been provided.

For the purposes of explaining each Material Variance, a three part approach has been taken. The parts are:

1. Period Variation
   Relates specifically to the value of the Variance between the Budget and Actual figures for the period of the report.

2. Primary Reason
   Explains the primary reasons for the period Variance. As the report is aimed at a higher level analysis, minor contributing factors are not reported.

3. Budget Impact
   Forecasts the likely $ impact on the Annual Budget position. It is important to note that figures in this part are 'indicative only' at the time of reporting, for circumstances may subsequently change.

ATTACHMENTS

1. Monthly Financial Report - June 2014

CS57/7/14 **RECOMMEND**

That Council:

pursuant to Regulation 34 of the Local Government (Financial Management) Regulations 1996 (Financial Activity Statement Report) accept the Statement of Financial Activity for the 12 month period ended 30 June 2014.

Moved Cr H A Zelones
MOTION CARRIED (7/0)

1.2 - LIST OF ACCOUNTS PAID - JUNE 2014

WARD	:	ALL
FILE No.	:	M/547/14
DATE	:	15 July 2014
REF	:	AB
RESPONSIBLE MANAGER	:	Executive Director Corporate Services

In Brief:

- The Report presents, pursuant to Regulation 13(1), (3) & (4) of the Local Government (Financial Management) Regulations 1996, the List of Accounts paid for the 01.06.14 to 30.06.14.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Corporate Services
Make maximum use of available technology to improve administration, governance and service delivery.

Legislation Implications

Section 6.10 (d) of the Local Government Act 1995 refers, ie.

6.10. ***Financial management regulations***
Regulations may provide for —
(d) the general management of, and the authorization of payments out of —
(i) the municipal fund; and
(ii) the trust fund,
of a local government.

Regulation 13(1), (3) & (4) of the Local Government (Financial Management) Regulations 1996 refers, ie.

13. *Lists of Accounts*
(1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
(a) the payee's name;
(b) the amount of the payment;
(c) the date of the payment; and
(d) sufficient information to identify the transaction.

(3) A list prepared under subregulation (1) is to be —
(a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
(b) recorded in the minutes of that meeting.

(4) After the list referred to in subregulation (1) has been prepared for a month the total of all other outstanding accounts is to be calculated and a statement of that amount is to be presented to the council at the meeting referred to in subregulation (3)(a).

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

All accounts paid have been duly incurred and authorised for payment as per approved purchasing and payment procedures.

Consultation

Nil

BACKGROUND

Pursuant to Section 5.42 of the Local Government Act 1995 (***Delegation of some powers and duties to CEO***), Council has resolved to delegate to the CEO *(Primary Delegation No: 150 refers*) the exercise of its powers to make payments from the municipal and trust funds.

COMMENT

The List of Accounts paid for the period 01.06.14 to 30.06.14 is presented as an attachment to this report.

ATTACHMENTS

1. Monthly Cheque Listing Report - June 2014

CS58/7/14 **RECOMMEND**

That Council note the List of Accounts paid as presented in the attachment to this report and summarised as follows:

Municipal Fund
Accounts paid totalling $88,836,902.65 on Vouchers 22744–22980, Batch 1588-1596, 1598-1603, 102610-102649, 300285-300292, 300298 & PY01.25-PY01.26 & PY99.08

Trust Fund
Accounts paid totalling $19,917,107.68 on Vouchers 3525-3576, 400222-400227 & Batch 1597

Moved Cr R Butterfield
MOTION CARRIED (7/0)

1.3 - ADOPTION OF VALUE FOR REPORTING MATERIAL VARIANCES

WARD	:	ALL
FILE No.	:	M/543/14
DATE	:	14 July 2014
REF	:	TM
RESPONSIBLE MANAGER	:	Executive Director Corporate Services

In Brief:

- Each financial year Council is required to set a value for reporting material variances in monthly statements of financial activity;
- This report recommends that the values adopted by Council for the 2014 financial year remain unchanged for the 2015 year, ie.
  - Revenues – Material variances will be identified, where the actual varies to budget by an amount of (+) or (-) $50,000.
  - Expenses – Material variances will be identified where the actual varies to budget by an amount of (+) or (-) $100,000.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

4.1 Good governance and leadership

4.1.2 - Ensure governance policies, procedures and activities align with legislative requirements and best practice

4.6 Financial sustainability and accountability for performance

4.6.1 - Provide financial services to support cost effective Council operations and service delivery

Legislation Implications

The *Local Government (Financial Management) Regulations 1996* – Regulation 34 Clause 5 – states:

> *Each financial year, a local government is to adopt a percentage or value, calculated in accordance with AAS (Australian Accounting Standards), to be used in statements of financial activity for reporting material variances.*

AASB 1031 (Australian Accounting Standards Board) relates to the issue of materiality. Whilst there are a number of factors associated with materiality, the notion of materiality influences whether an item or an aggregate of items is required to be recognised, measured or disclosed in accordance with the requirements of an Australian Accounting Standard.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Nil

Consultation

Accounting Advisors
Other Local Governments

BACKGROUND

Each year Council is required to adopt a percentage or value for the purposes of reporting material variances in the (Monthly) Financial Activity Statement. This value or percentage is then used throughout the financial year to identify potential instances where actual revenues and expenditures may not be in keeping with Council's budget. The early identification of potential budget variances can assist in better utilisation and allocation of Council funds and resources.

Last financial Year (2014), Council adopted the following material variance factors:

i) Revenues – Material variances will be identified where, for each Management Area, for the period being reported, the actual varies to budget by an amount of (+) or (-) $50,000.

ii) Expenses – Material variances will be identified where, for each Management Area, for the period being reported, the actual varies to budget by an amount of (+) or (-) $100,000.

The values chosen are believed to provide a good indication of variances to budget that require closer examination, and if necessary, remedial action. The values as proposed have worked well for the identification of potential variances in the past, and are, from a financial management perspective, felt to adequately serve the purpose for which they are resolved.

COMMENT

Taking into account the commentary held in AASB 1031 (Materiality), the understood intent for which the material variances values are intended to serve and the successful use of these values from past financial years, it is proposed that the same values be used again in the 2015 financial year.

ATTACHMENTS

There are no attachments for this report.

CS59/7/14 **RECOMMEND**

That Council, pursuant to Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, adopt values, to be used in monthly Statements of Financial Activity, for reporting material variances of (+) or (-) $50,000 for Revenues and (+) or (-) $100,000 for Expenses for each Management Area being reported for the 2015 financial year.

Moved Cr R Butterfield
MOTION CARRIED (7/0)

2.1 - CITY OF ARMADALE CORPORATE GREENHOUSE ACTION PLAN 2014/15 TO 2019/20

WARD	:	ALL
FILE No.	:	M/425/14
DATE	:	20 May 2014
REF	:	NB
RESPONSIBLE MANAGER	:	Executive Director Technical Services

In Brief:

- A draft Corporate Greenhouse Action Plan 2014/15 to 2019/20 has been produced for council review.
- The previous 2009 to 2012 Corporate Greenhouse Action Plan included a target to reduce greenhouse gas emissions by 6% by 2011/12 relative to 2006/07 emissions levels. The City has narrowly missed this target, achieving 5.9%.
- The draft Plan includes a target of a 19% reduction in emissions levels by 2020, relative to 2000 levels.
- Recommend that Council Endorse the City of Armadale Corporate Greenhouse Action Plan 2014/15 to 2019/20.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2. Enhanced Natural and Built Environments
   - 2.9 Recognition of climate change.
     - 2.9.1 Plan for climate change impacts at the local level, in partnership with the community, government, and private sector.
     - 2.9.2 Identify and pursue appropriate initiatives to reduce greenhouse gases and energy consumption.

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions).

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

No further budget allocations are required.

Consultation

1. Waste Services Department.
2. Property Services Department.
3. Executive Directors of development, Technical and Corporate Services.

BACKGROUND

City of Armadale Commitments

The City of Armadale became a signatory to the International Council for Local Environmental Initiatives (ICLEI) Cities for Climate Protection (CCP) program in 1999. This presented an opportunity to make voluntary commitments in relation to reducing greenhouse gas emissions. The City adopted a goal of reducing corporate emissions by 20% of 1998-99 levels by 2010.

However, in the '*Corporate Greenhouse Action Plan 2009 to 2012*' (the '2009 to 2012 Plan'), the targets were revised and are summarised as follows;

"The City will try to reduce corporate greenhouse gas emissions to achieve reductions of:

- ***in excess of 6% per capita from 2006/07 levels by 2012;***
- ***20% from 1998-99 levels by 2022; and***
- ***60% from 2000 levels by 2050."***

The expiry of the 2009 to 2012 Plan necessitates the creation of a new Corporate Greenhouse Action Plan. Consequently, it is appropriate to report on the extent to which the targets of the 2009 to 2012 Plan have been achieved. In addition, it is also necessary to identify new actions that may contribute to further reductions in the City's carbon footprint. The changing nature of legislation has had a significant influence on the strategies to be adopted and the way in which the City reports greenhouse gas emissions.

The 2014/15 to 2019/20 City of Armadale Corporate Greenhouse Action Plan is attached**.**

DISCUSSION

Regulatory Changes and Impacts

The following sections summarise the changing nature of carbon legislation and how this affects the City of Armadale.

Carbon Legislation

An evolving regulatory regime and shifting calculation methodologies mean that, in retrospect, emissions figures for 1998/99 and 2006/07 were understated. Consequently, they are not an appropriate baseline upon which to measure performance. For a reasonable indication of trends in City emissions over time, it is imperative to restate historical figures to reflect current practice. This provides an opportunity for direct comparison and an indication of whether emissions targets have been achieved.

Details of the changing regime and the impacts on the City are provided as part of a discussion paper in Appendix 1 of the attached Plan. Key points are summarised as follows:

1. The introduction of the *National Greenhouse and Energy Reporting Act* 2007 defined the concept of operational control, which determines responsibility for the reporting of carbon emissions;
2. The application of this concept means that the City now accounts for all emissions from the landfill site, including those arising from public refuse/other sources and not just council activities;

3. Conversely, the City no longer accounts for carbon emissions arising from street lighting;
4. In relation to the tip, the changes mean that the City now exceeds emissions thresholds under the *Clean Energy Act* 2011. Consequently, this triggers a liability under the 'carbon tax'; and:
5. Previously set targets do not align to national goals, given Australia's commitment under the Kyoto Protocol.

The impact of the changes are reflected in variances to the emissions profile. The carbon footprint for 2006/07 was originally calculated as 9,160 tCO_2-e. Under the current regime, this figure equates to 27,295 tCO_2-e. This is explored in more detail in the following section.

In relation to point 4, all City of Armadale targets will be aligned to Australian commitments. Consequently, 1998/99 will be no longer used as a baseline year. In addition, given that the next national target is in 2019/20, this plan will expire at the end of the 2019/20 financial year.

The year 2006/07 was quoted as a baseline year in the previous Plan, with a 6% emission reduction target to be achieved by 2012. Although this bears no relation to national targets, an assessment will be performed as to whether this has been achieved.
The impacts of regulatory changes on the City's emissions profile are explored below, for the purpose of identifying achievements to date and setting future targets.

Rebaselining

It is now clear that a comparison of emissions between 2006/07 and 2011/12 is meaningless. Significant carbon sources have been added and removed from the profile in this period due to legislative changes. Enhanced methods of calculation also make a like for like comparison impossible.

Historical emissions can be restated to reflect a scenario where:
1) The current legislative requirements are applied to 1999/00 and 2006/07;
2) Similar calculation methods are used ; and:
3) The emissions profiles reflect the concept of 'operational control'; that is, streetlights are excluded but all emissions arising from the tip site are accounted for.

The differences between the previously reported and restated emissions figures for 2006/07 are highlighted as follows;

Table 1: Previously Reported and Restated Greenhouse Gas Emissions

***ORIGINALLY REPORTED* Corporate Greenhouse Gas Emissions 2006/07 – tCO_2-e**					
Buildings	**Vehicle Fleet**	**Water/Sewage**	**Waste**	**Streetlights**	**Total**
918	1,459	332	3,337	3,113	**9,160**
10%	*16%*	*4%*	*36%*	*34%*	
***RESTATED* Corporate Greenhouse Gas Emissions 2006/07 – tCO_2-e**					
Buildings	**Vehicle Fleet**	**Streetlights**	**Water/Sewage**	**Waste**	**Total**
1,925	962	Nil	102	24,306	**27,295**
7%	*4%*	*0%*	*0%*	*89%*	

Hence, regulatory changes have led to a near 300% increase in the emissions baseline, principally arising from waste. The differences in the profile are also highlighted in the following charts:

Figure 1: Originally Reported Emissions Profile 2006/2007

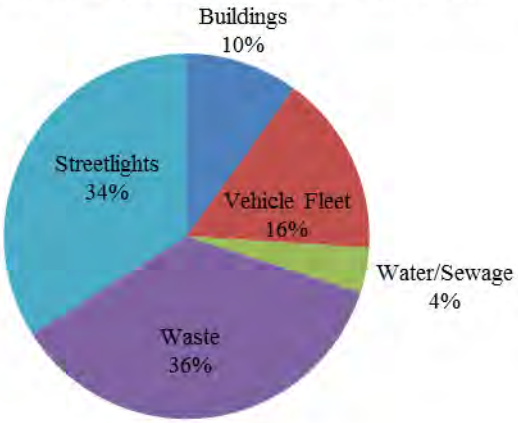


Figure 2: Restated Corporate Emissions Profile 2006/2007

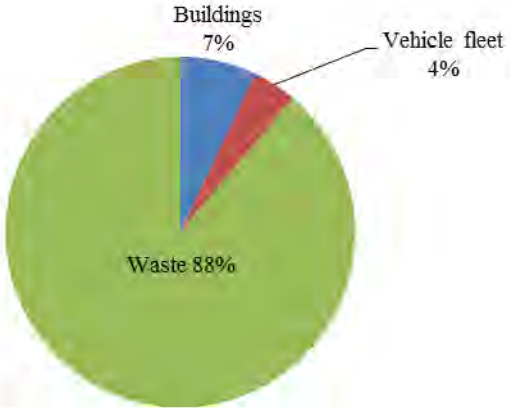
Note; Streetlights no longer included in analysis and water/sewage makes up less than 1%

The corresponding table and diagram for the target year of 2011/12 are highlighted as follows:

Table 2: 2011/12 Emissions

Corporate Greenhouse Gas Emissions 2011/12 – tCO_2-e					
Buildings	**Vehicle Fleet**	**Streetlights**	**Water/Sewage**	**Waste**	**Total**
2,497	1,248	Nil	132	29,626	**33,503**
7%	*4%*	*0%*	*0%*	*88%*	

Figure 3: Corporate Emissions Profile 2011/2012



Note: Streetlights no longer included in analysis and water/sewage makes up less than 1%

The split between different categories between the restated baseline year and 2011/12 has remained consistent.

Achievement of Actions from the 2009 Plan

Key Actions

A detailed analysis of the achievement of recommendations is highlighted in the attached Plan. An indication of the status of the main actions is provided as follows:

- Use of 100% green power for contestable sites: This has been completed, albeit using a slightly different approach. Here, 'black' power has been purchased but offset by the purchase of carbon credits. This is more cost effective than buying green power.
- Green power at all City facilities: Incomplete, included as an action for the 2014/15 to 2019/20 Plan.
- Improve Council operated car park lighting: Car park lighting is in the process of being retrofitted. LED lights have been fitted at the Admin Centre and Seville Grove library. Final building to be addressed is the Champion Centre (in progress).
- Energy audits of high energy using buildings: Energy Audits would cost the City circa $5k per building. The focus has been on implementing 'quick wins' and learning from the '*Switched on Staff*' Program.
- Internal LED lighting retrofits have been delivered for the Aquatic centre and Seville Grove library. A retrofit at the Champion Centre is in progress.

However, more significant initiatives have been implemented that were not specified in the 2009 Plan. These have had a much greater impact on City emissions and are discussed below.

Voluntary Actions

Although not an action in the 2009 Plan, in the period 2006/07 to 2012/13, the City continued to sort and segregate green waste at the tip, as well as performing two green waste pick-ups per annum. This is mulched and provided to residents free of charge. Mulching green waste is considered an emissions reduction activity as it avoids anaerobic decomposition and methane generation. Negligible amounts of CO_2 are produced during the mulching process compared to the methane produced from the tip.

Green waste segregation increased from 6,110 tonnes in 2006/07 (12% of waste collected) to 9,655 tonnes in 2011/12 (19% of waste collected). Hence, the volume and percentage of green waste segregated in 2011/12 compared to 2006/07 increased significantly.

Municipal waste collected from households over the period 2006/07 to 2011/12 increased from 24,153t to 26,170t. This equates to an 8% increase over a period when population increased by circa 29%. Furthermore, overall waste deposited to the tip (including other sources such as commercial waste), has decreased from 44,005t in 2006/07 to 40,372t in 2011/12. Consequently, waste collections have not increased in line with population growth, and the City's enhanced waste segregation has resulted in an overall decrease in deposits at the tip.

These trends have led to a reduction in the level of per capita emissions from the tip site.

Emission Reduction Targets

Using the restated figures for 2006/07, the extent to which targets were achieved in 2011/12 is highlighted as follows:

Table 3: Comparison of 2011/12 to 2006/07 Emissions

Year	**Emissions tCO_2-e**	**Population of City**	**Per Capita Emissions tCO_2-e**
2006/07	27,295	53,735 (Ref 3)	**0.5080**
2011/12	33,113*	69,260	**0.4781**

This constitutes a 5.9% reduction in per capita emissions, driven by trends in waste deposition and recycling (see above). The City has very narrowly missed its target of a 6% reduction between 2006/07 and 2011/12. However, initiatives have commenced to significantly decrease future emissions at the tip (see below). These have already necessitated a significant injection of funds for capital infrastructure and will greatly reduce the amount of per capita emissions.

DETAILS OF PROPOSAL

The 2014/15 to 2019/20 Corporate Greenhouse Action Plan

Emissions Reduction Targets

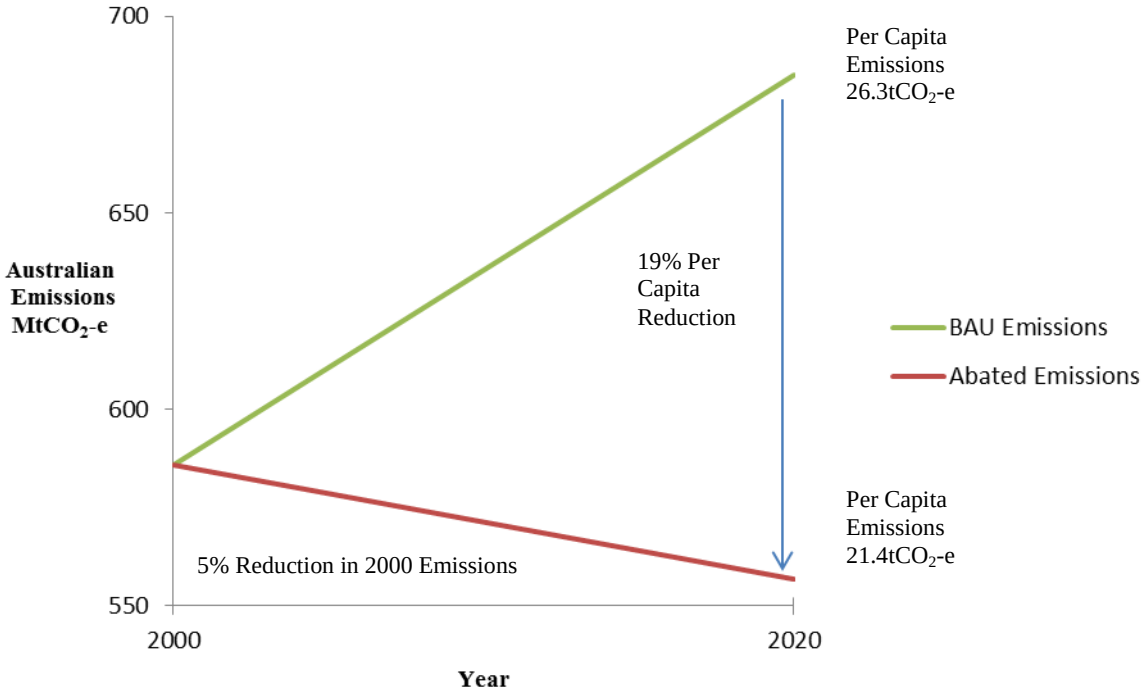
The Australian Government has a target to reduce emissions to 95% of 2000 levels by 2020. Over this period, the population of Australia is due to increase from 19 to 26 million (37%).

Over the same time period, the City of Armadale's population will grow from 51,334 to 98,268 (91%). Consequently, the rate of growth in Armadale far outstrips national trends. For this reason, the application of absolute national emissions targets is completely impractical.

City of Armadale emissions in 1999/00 were 18,978tCO_2-e, or 0.37tCO_2-e per capita (population – 51,334). If the City continues on the same trajectory, emissions in 2019/20 will be 36,359tCO_2-e. If proposed greenhouse gas reductions are aligned to national objectives, 95% of year 2000 emissions are equal to 18,029tCO_2-e. This means per capita emissions figures would need to be 50% lower in 2020 at 0.19tCO_2-e. This is simply not realistic or achievable.

However, national targets can be analysed on a per capita basis, stripping out the overall effect of localised and uneven population growth or decline. This approach is consistent with the previous Corporate Greenhouse Action Plan, and is represented in the following graph:

Figure 4: National Emissions Targets in Per Capita terms



The green line depicts the emissions profile projected by the Department of the Environment under a 'Business as Usual' setting (i.e. each person contributes 26.3 tCO_2-e per annum).

The absolute national emission target of 95% of 2000 levels by 2020 equates to a 19% reduction per capita; 21.4 tCO_2-e versus 26.3 tCO_2-e. If the City were to adopt this target, it would not be disadvantaged by higher than average population growth. Consequently, the next target is as follows:

'19% per capita reduction in 2000 levels by 2020'

Targets in relation to 2050 will be set as part of the next Corporate Greenhouse Action Plan in 2020.

Key Strategies

Given that the emissions profile of the City is dominated by the landfill site, it follows that efforts to reduce emissions must focus on this area. Projects at the landfill site must be considered in the context of activities within the Rivers Regional Council (RRC), who make strategic waste management decisions on behalf of member councils. The RRC represents the Cities of Armadale, Gosnells, Mandurah, South Perth and the Shires of Murray, Serpentine Jarrahdale and Waroona.

Their aim is to construct an Alternative Waste Treatment or Resource Recovery Facility. This will result in the diversion of municipal waste from the Armadale tip. Consequently, this could have a greater impact than any proposed abatement measure on the carbon footprint of the City of Armadale. Nevertheless, initiatives associated with the tip are discussed below. In addition, there are other non-waste related projects that have been identified.

A full list of recommendations can be found in the attached report.

Landfill Flaring System

Council has approved funding for the development of a methane flaring system at the tip. The overarching objectives of the project are to; i) significantly reduce the City's carbon footprint; ii) avoid carbon liabilities under the Clean Energy Act by bringing the City below the 25,000tCO_2-e emissions threshold; and: iii) earn carbon credits and generate revenue streams under the *Carbon Credits (Carbon Farming Initiative) Regulations* 2011. These objectives are achieved by capturing and burning methane generated by the tip (converting the methane into carbon dioxide).

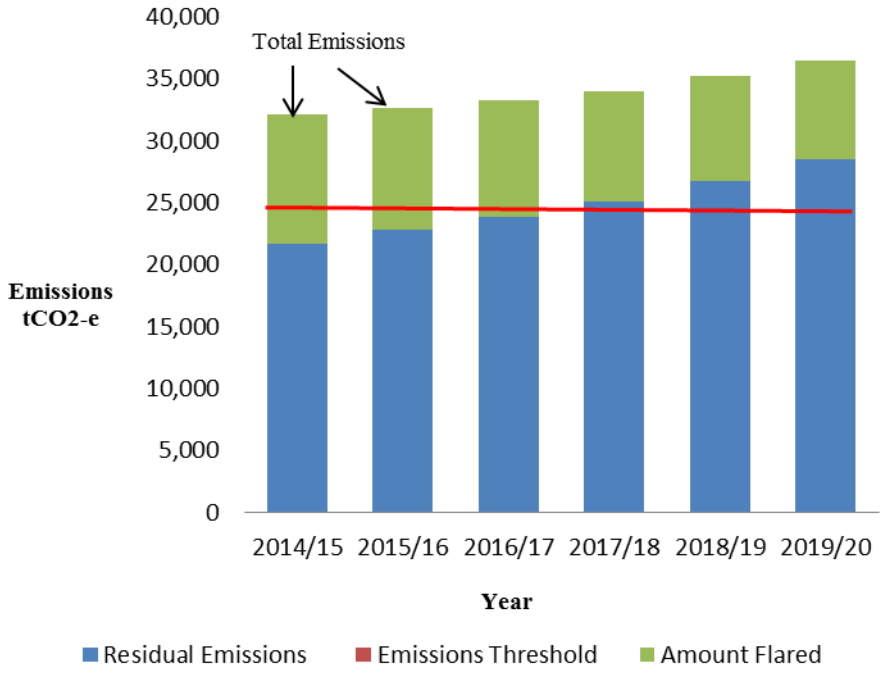
The following table illustrates forecasted flaring quantities up to 2019/20, using population projection and a per capita waste figure of 0.62 tonnes (similar to 2012/13).

Table 4: Forecast Emissions and Flaring Quantities from the Tip Site

Year	Population	Waste to Tip (tonnes)	Emissions tCO_2-e	Amount Flared tCO_2-e	Residual Emissions tCO_2-e
2012/13	71,238	44,142	30,322	0	30,322
2013/14	75,004	46,502	31,662	0	31,662
2014/15	78,766	48,834	32,117	10,406	21,711
2015/16	82,617	51,222	32,655	9,881	22,774
2016/17	86,556	53,664	33,275	9,383	23,892
2017/18	90,414	56,056	33,975	8,911	25,064
2018/19	94,271	58,448	35,219	8,464	26,755
2019/20	98,268	60,926	36,529	8,040	28,489
2020/21	102,270	63.407	37,907	7,638	30,269

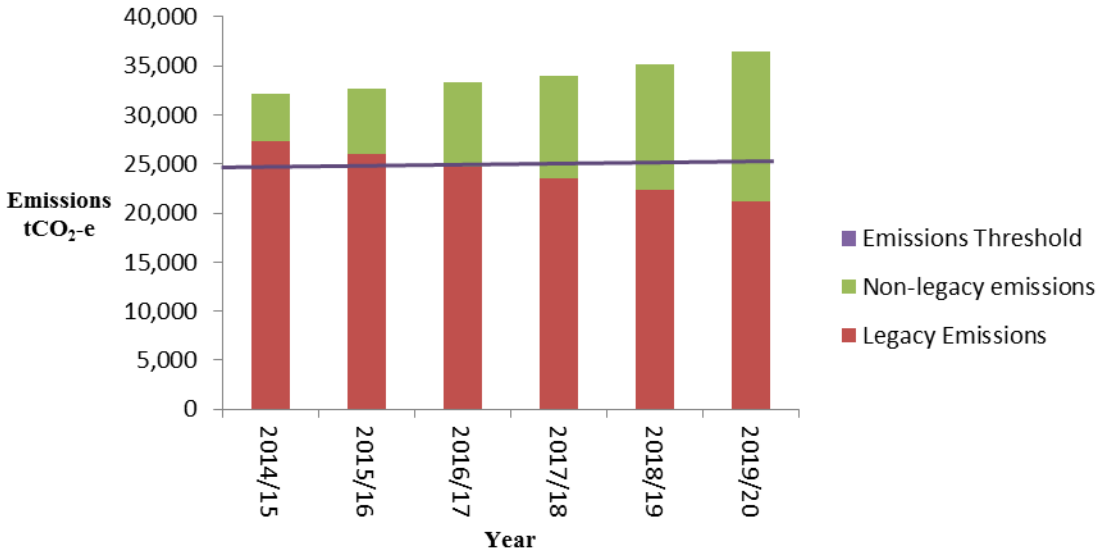
This is also presented as follows:

Figure 5: Forecast Total Emissions by Amounts Flared and Residual Emissions



This demonstrates that flare efficiency diminishes over time. It also highlights that the tip will, once again, exceed the 25,000tCO_2-e threshold from 2017/18**.** Under current legislation, a carbon price will be payable from this time forward on non-legacy emissions from waste deposited after 1st July 2012. The analysis of emissions between legacy and non-legacy waste is presented as follows:

Figure 6: Analysis of Unabated Emissions Profile by Legacy and Non-Legacy Emissions



The key actions of the 2014/15 to 2019/20 Plan focus on the landfill site. For example, in order to have confidence over forecasted emissions and any resultant carbon liabilities, it is imperative to perform a periodic review of actual flaring rates. This exercise should be

performed after the first full year of operation and reported to Council to identify future liabilities and/or carbon credit income streams.
Furthermore, a business case for the extension of flaring infrastructure should be presented before the carbon reporting threshold is exceeded in 2017/18. However, an analysis of waste tonnages and report above also demonstrates that the initially installed flaring system is unlikely to achieve the target of a 19% reduction in per capita emissions by 2020. A reduction of 7 to 10% is considered more achievable. Consequently, the extension of flaring infrastructure may be necessary to achieve the City's emissions targets.

Additional actions to reduce the City's carbon footprint are highlighted in the following section.

Actions for 2014/15 to 2019/20

The initiatives discussed above, in conjunction with other actions identified are provided in the following table:

Table 5: Proposed Recommendations 2014/15 to 2019/20

Recommendation		**Responsibility**	**Cost**
1	Provide a report to Council a year after the flaring system has been commissioned giving an updated forecast on flaring rates and carbon liabilities. The analysis should feature the latest available regulatory guidance in relation to the future of the carbon price mechanism.	Environmental Manager	Nil
2	At the appropriate juncture, present a business case to Council for the extension of flaring infrastructure at the landfill site.	Environmental Manager/Waste Services Manager	Nil
3	Report to Council as per recommendation 1, also incorporating a recommended strategy on the completion of an Offsets Report and the submission of a Certificate of Entitlement. This should take into account the forecasted value of carbon credits and conclude on when it is economically advantageous to submit the claim.	Environmental Manager	Nil
4	Engage the services of a specialist consultant to construct a model to determine gate prices to be charged at the tip. This should be developed within a year of this Plan being approved, subject to having certainty over the form of carbon regulations.	Environmental Manager/Waste Services Manager	$40k (one-off)

Recommendation		**Responsibility**	**Cost**
5	Prepare a Marginal Abatement Cost Curve within one year of Council approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan. This should be accompanied by calculations of payback periods for the initiatives analysed. Present this to the Executive Director Technical Services with a recommendation on appropriate abatement strategies.	Environmental Manager	Circa $10k (one-off)
6	Complete the preparation of a Business Case for investment in solar panels within two years of council approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan. This must cover the Administration building/Civic precinct and other City facilities with the potential for favourable payback periods. This should be presented to the Executive Director Technical Services and include a consideration of purchase versus leasing options.	Environmental Manager	Nil
7	Develop a policy/ies that addresses the areas of building maintenance/retrofits and energy efficiency requirements in tenders in relation to new council buildings. This should be completed within four years of council approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan.	Property Services Manager	Nil
8	Continue to offset carbon emissions associated with the City's contestable sites and also offset non contestable sites, depending on the price of carbon credits.	Environmental Manager	Circa $14k per annum
9	Complete an exercise to formalise when and how offsets are to be used/purchased by the City of Armadale, including an indication of where they are to be sourced from. This should be presented to Council for consideration within three years of approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan.	Environmental Manager	Nil

The costs associated with these actions can be funded through existing budgets.

COMMENT

The most important actions of the Plan focus on the landfill site, given that it makes up circa 90% of the emissions profile. It is here that City may maximise the chances of successfully achieving the 19% reduction target. However, external factors may significantly reduce emissions derived from the tip. Over the next six years, the Rivers Regional Council Alternative Waste Treatment facility will result in the diversion of waste to an alternative site. Here, the City would cease to account for these emissions. Nevertheless, the City will continue to seek abatement through the implementation of the flaring project.

The Federal Government is currently attempting to repeal the Clean Energy Act. Consequently, the precise details of the repeal and any alternative scheme are largely undefined. However, it is thought the price on carbon will be abolished. Central to any new legislation will be the creation of an Emissions Reduction Fund. This will be set up by the Government to fund carbon abatement projects. This may be used as part of a business case to extend flaring infrastructure.

Irrespective of the fate of the price on carbon, the above recommendations remain valid. The flaring project has been initiated as sound environmental practice. In addition, the other recommendations consider individual business cases that are unrelated to carbon legislation (for example, energy savings).

OPTIONS

Council could:

1. Endorse the City of Armadale Corporate Greenhouse Action Plan 2014/15 to 2019/20.

2. Not endorse the City of Armadale Corporate Greenhouse Action Plan 2014/15 to 2019/20.

CONCLUSION

The City has already commenced projects that will make significant reductions in corporate carbon emissions for the period covered by the proposed 2014/15 to 2019/20 Plan. Circa $400k has been allocated by Council for the construction of a flaring system at the Armadale Landfill and Recycling Facility site.

In its first full year of operation (2014/15), it is forecast that the flare will reduce carbon emissions by 10,000tCO_2-e, with 70,000tCO_2-e avoided over the next 9 years. The key action of this Plan is to complete the implementation of this project.

Other recommendations to assist in achieving the target include investigating the expansion of flaring infrastructure and investment in solar panels.

Accordingly Option 1 is recommended.

ATTACHMENTS

1. Corporate Greenhouse Action Plan 2014/15 to 2019/20

CS60/7/14 **RECOMMEND**

That Council endorse the City of Armadale Corporate Greenhouse Action Plan 2014/15 to 2019/20.

Moved Cr R Butterfield
MOTION CARRIED (7/0)

Mr N Burbridge retired from the meeting at 7.15pm

3.1 - METROPOLITAN LOCAL GOVERNMENT REFORM

WARD	:	ALL
FILE No.	:	M/488/14
DATE	:	17 June 2014
REF	:	JM
RESPONSIBLE MANAGER	:	Chief Executive Officer

In Brief:

- The State Government announced plans for widespread changes to local government arrangements in metropolitan Perth in 2011.
- Local Governments were invited to lodge proposals with the Local Government Advisory Board (LGAB) by October 2013.
- Council at its meeting on 17th September 2013 resolved to submit to the Local Government Advisory Board that a boundary change rather than an amalgamation be considered which would change the boundaries of the City of Armadale, Shire of Serpentine Jarrahdale and the Shire of Murray. A plan depicting the proposed boundaries was submitted.
- A submission in accordance with Council's resolution was made to the LGAB with all supporting documentation on 24th September 2013.
- A Metropolitan Reform Implementation Committee (MetRIC) has been set up to oversee implementation of the reform process.
- A Local Implementation Committee (LIC) was formed with representatives from the City of Armadale, Shire of Murray and Shire of Serpentine-Jarrahdale in February 2014.
- The Minister launched the Reform Toolkit on 5th February 2014 as a practical guide to working through the changes required.
- Working Groups have been formed to plan and progress technical and operational matters using the Toolkit as a guide.
- Following the Government's funding announcement in May 2014 The Shire of Serpentine–Jarrahdale withdrew from the LIC and Working Groups.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

4.1 Good Governance & Leadership

4.1.3 Provide leadership for the community in sustainability issues and local government reform matters

Legislation Implications

The State Government plans to seek a number of amendments to the *Local Government Act 1995* as part of the reform program. This includes changes that would remove the poll provisions in relation to metropolitan local governments.

There are no other Statutory or Legislative provisions which govern or prescribe the actions proposed by the report.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

The total cost of the amalgamation process is not known, however, a $60 million funding assistance package was announced by the Department of Local Government & Communities in June 2014. $5 million will be available in the 2014-15 financial year to assist local governments with start-up costs associated with reforms.

Ongoing financial implications for the City are not known at this time, however Council's Draft 2014-2015 Annual Budget has an allocation of $500,000 towards Local Government Reform.

Consultation

N/A

BACKGROUND

The City of Armadale last considered this matter at a Special Council meeting on 5 May 2014, where it considered a paper on a proposed new ward and representation structure. It resolved:-

That Council:

1. Advise the Local Government Advisory Board that the City's proposal for the new wards and representation structure in the event of the Board's support of the boundary change previously submitted by the City, be implemented as follows:

(i) Abolish all current wards in the district of Armadale and the northern portion of the Shire of Serpentine-Jarrahdale.

(ii) Divide the City of Armadale's expanded district into seven (7) wards in accordance with Map 3 in this report.

(iii) The number of offices on the council is to be 14 and the number of councillors for each ward is to be two (2).

(iv) Any minor boundary corrections as a result of the final Local Government Advisory Board recommendation to be incorporated into the new ward structure.

(v) The method of filling the office of the Mayor is to be election by the council from amongst the councillors.

2. Note that the selection of ward names will be subject to further advice

3. Advise the Shire of Serpentine Jarrahdale and the Shire of Murray of the City's proposal

Following Council's resolution the City lodged its submission on ward structure and representation with the LGAB. A plan illustrating the proposed changes to boundaries was included .

The LGAB has 38 proposals before it. These include:

- 25 from local governments
- 12 from the Minister on behalf of the State Government
- 1 from an electors' group

The Board assessed the proposals and made its final recommendations to the Minister in early July 2014. The outcome of that recommendation is pending.

Governor's Orders will be announced in about August/September when the momentum in the reform process will intensify so it is crucial that preparation for the changes ahead commence now.

COMMENT

Much of the following report presents information available on the Government's Reform website.

Governance Structure

Metropolitan Reform Implementation Committee (MetRIC)

MetRIC is the high-level committee established to oversee the implementation of the metropolitan local government reforms. Its role is to provide guidance, facilitate information sharing and collaboration, monitor milestones, report to the Minister, and communicate with the sector and the community. Membership of this Committee includes the Director General of DLGC, President of WALGA and State President of the LGMA.

Each Local Implementation Committee (LIC) has a representative on MetRIC – Mayor Henry Zelones as Chair is the nominated representative for this LIC.

LIC representatives were invited to attend MetRIC meetings from March 2014. There have been 5 meetings including LIC representatives to date.

Outcomes to date:

- 16 local governments represented through 8 LICs
- Varying approach being taken by LIC's towards preparing for amalgamation
- Lack of resourcing within individual local governments a common thread
- Impact of negative communications and campaigns evident
- Opportunities for information sharing and developing 'best practice' apparent
- 38 proposals received for consideration
- Assessment criteria for proposals outlined
- Process for formal reporting by LIC's through to MetRIC established

Local Implementation Committees (LIC)

Local Implementation Committees are responsible for all aspects of planning for amalgamation and implementing the key arrangements for the start of the new councils on 1 July 2015.

At this point in time, the LIC does not have decision-making authority. Its role is to report and make recommendations to each member Council and to provide progress reports to MetRIC.

The LIC for City of Armadale, Shire of Murray and Shire of Serpentine Jarrahdale was formed in February 2014. Six meetings have been held to date. Outcomes from these meetings are available through the City's website and have also been circulated to Councillors and staff via email.

Outcomes to date:

- Housekeeping – Terms of Reference adopted, Accountability structure, Communications established
- Working Groups established.
- Project officer appointed
- Representation at MetRIC and other forums as/when required
- Ward and representation model prepared and submitted

The Shire of Serpentine Jarrahdale withdrew from the LIC in May 2014.

Advisory Structure

Chief Executive Officers

The Chief Executive Officers of the respective Local Governments forming the LIC are accountable to the LIC and the individual councils for providing advice and implementing the operational requirements relating to the transition arrangements. Each CEO, in turn, receives advice from their Combined Executive and the Transition Project Team.

Transition Project Team

This team comprises the Project Officer, Local Government Reform and Executive and Senior Managers from the individual councils. It is accountable for prioritising and coordinating the processes required for transition being undertaken by the Working Groups and for making recommendations to the Chief Executive Officers for endorsement by the LIC.

Operational Structure

Working Groups

These groups plan and prepare all the technical and operational matters necessary for ensuring a seamless transition process.

Seven Working Groups have been established:

- Governance
- Community
- Human Resources
- Planning/Development
- Technical
- Communications/Marketing
- Corporate

Membership of these groups originally comprised representation from the 3 councils involved, however the withdrawal of Serpentine Jarrahdale from the LIC also meant staff representation on the Working Groups was withdrawn.

Working Groups are using the Reform Toolkit to assist with planning and preparation of inventories, reports and other information, recognising that the Toolkit was developed as a generic guide and not all information it contained would be relevant and applicable to every local government.

It has become apparent at an early stage in all Working Groups that the amount of work required in researching and preparing the information required is significant and has an impact on the everyday business of each individual council – quite simply, staff are having to dedicate time to Working Group activities that would normally be spent on the delivery of Council's usual operations and services.

Funding

The Minister has approved additional grant funding assistance of up to $60 million. Of this, $5 million will be available in grants to assist with start-up costs associated with the reform in the 2014-15 financial year. Ten million will be available in the following 2 years, with $45 million available by way of loans to the new local government organisations.

Future Issues

Minister's Announcement
The Minister is expected to make an announcement on the proposals submitted to the LGAB before the end of August 2014. In the meantime, Working Groups are preparing information based on the assumption that the proposal for a boundary change put forward by the City of Armadale and supported by the Shire of Murray will be endorsed.

Conclusion

This report is provided to bring Council and the Armadale community up to date on this matter.

ATTACHMENTS
There are no attachments for this report.

COMMITTEE DISCUSSION

The Chief Executive Officer as part of an update on the Local Government Reform process briefed Councillors on the Local Government Advisory Board's intention to recommend an amendment to the City's proposal i.e. incorporate the entire Shire of Serpentine-Jarrahdale into the City of Armadale via a boundary adjustment.

The amended proposal will be advertised for a period of 3 weeks commencing from Wednesday 23rd July 2014..

Committee expressed its disappointment with the LGAB's amended proposal and reiterated that it does not support a boundary change to encompass the entire Shire of SJ. Requested that a strategy be developed to make submission and request for a deputation to the Board.

CS61/7/14 **RECOMMEND**

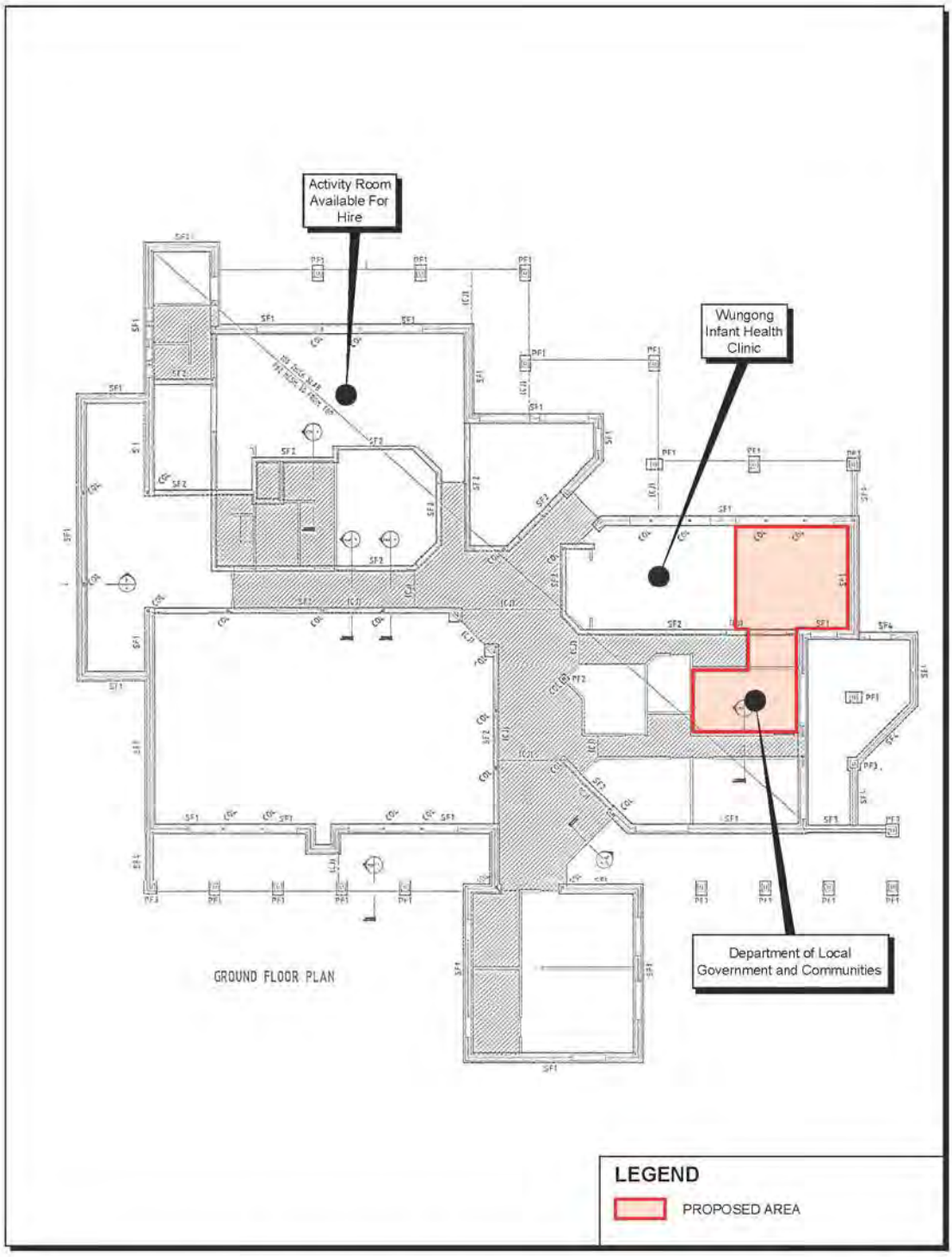
That Council

1. **note the information in this report.**

2. **Note the advice from the LGAB on the alternative proposal for the incorporation of the entire Shire of SJ into the City of Armadale via a boundary adjustment.**

Moved Cr R Butterfield
MOTION CARRIED (7/0)

Mrs Mickelson retired from the meeting at 7.22pm



PROPOSED MANAGEMENT AGREEMENT - DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES
RESERVE 44950 - LOT 4128 NINTH ROAD, HILBERT

3.2 - MANAGEMENT AGREEMENT - DEPARTMENT FOR LOCAL GOVERNMENT AND COMMUNITIES - PORTION OF EVELYN GRIBBLE CENTRE

WARD	:	NEERIGEN
FILE No.	:	M/452/14
DATE	:	3 June 2014
REF	:	KD
RESPONSIBLE MANAGER	:	Executive Director Corporate Services

In Brief:

- This report seeks Council approval to enter into a new Management Agreement with the Department of Local Government and Communities for the use of a portion of the Evelyn Gribble Centre (refer to plan attached) situated at Lot 4128 Ninth Road, Hilbert on Reserve 44950.
- Recommend that Council approve the new Management Agreement with the Department of Local Government and Communities, commencing 1 May 2014 for a period of 5 years expiring on the 30 May 2019.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Outcomes and Strategy 1.1 – **Services that support community growth and development**
1.1.2 – Support and strengthen community groups, organisations and volunteer services
Outcomes and Strategy 2.6 – **Council Buildings and facilities that meet community needs**
2.6.1 – Maintain Council buildings, facilities and public amenities to the determined levels of service

Legislation Implications

Section 3.58(5) *Local Government Act 1995* – Disposing of Property
Regulation 30 *Local Government (Functions and General) Regulations 1996* – Dispositions of property to which section 3.58 of the Act does not apply

Council Policy/Local Law Implications

Council Policy ADM2 – Property Lease Rentals

Budget/Financial Implications

Nil

Consultation

1. Officers from Community Services
2. Officers from the Technical Services
3. Department for Local Government and Communities

BACKGROUND

The Department of Local Government and Communities (Formally the Department of Communities) have occupied a portion of the Evelyn Gribble Centre since it was first constructed in approximately 1996. This occupation was agreed to as part of the original joint funding arrangement for the construction of the building.

The first formal arrangement was by way of a Management Agreement, which was adopted by Council on 27 April 2011 resolved (CS37/4/11):

"That Council agrees to enter into a Management Agreement with the Department of Communities for shared use of the Evelyn Gribble Centre under the following basic terms and conditions:

- *Premises: Portion of the Evelyn Gribble Centre, Lot 4128 Ninth Road, Hilbert in Reserve 44950 as defined in the plan attached to this report;*
- *Term: Three (3) years commencing 1 May 2011.*
- *Rent: $5,000 per annum plus GST*
- *Operating Costs: The occupant to be responsible for all normal tenant operating expenditure such as telephone, electricity and general maintenance.*
- *Insurance: Occupant to maintain Public Liability Insurance to a minimum of $10,000,000. The City shall be responsible for building insurance.*
- *Future extension of leases to be at the commercial rate."*

DETAILS OF PROPOSAL

The Department of Local Government and Communities has confirmed its interest in entering into a new Management Agreement for a portion of the Evelyn Gribble Centre, under the following basic terms and conditions:

Manager:	Department of Local Government and Communities
Term:	Five (5) years
Commencement:	1 May 2014
Rent:	$7,500 per annum plus GST
Outgoings:	Manager is responsible for all normal outgoings
Maintenance:	Manager is responsible for all minor repairs and regular maintenance
Insurance:	Manager is responsible for public liability insurance with the Council being responsible for building insurance
Area:	Approx 48.65m^2 as depicted on the plan attached to this report

COMMENT

ANALYSIS

Council currently has a Management Agreement with the Department for a portion of the Evelyn Gribble Centre situated at Lot 4128 Ninth Road, Hilbert on Reserve 44950 for the purpose of housing their staff that run the Parenting WA program and the Best Start Aboriginal Early Years program. These programs support parents, carers and families of children aged 0-18 through various means such as one-to-one support or courses. The programs are not actually run from the Evelyn Gribble Centre but their staff operates and consults from there.

The Current terms of the Agreement are:

Rent:	$5000 per annum plus GST;
Commencement:	1 May 2011
Initial Term:	Three (3) years;
Operating Costs:	The occupant to be responsible for all normal tenant operating expenditure such as telephone, electricity and general maintenance.
Insurance:	Occupant to maintain Public Liability Insurance to a minimum of $10,000.00. The City shall be responsible for building insurance.
Other:	Future extension of leases to be at the commercial rate.

Late last year the Department expressed their desire to continue utilising the facility however due to the uncertainty surrounding government's budgets and resourcing issues they were unsure as to whether they would require the full area that they currently occupy. We have since been advised that they are seeking a reduced working area from approximately 78m^2 to 48.65m^2 as depicted on the attached plan.

In light of Councils previous resolution that a commercial rate was to be used for any extensions to the management agreement, a valuation was undertaken on the reduced area. In the valuer's opinion a fair rental amount for the nominated area, would be between $5,000 to $7,500 per annum, exclusive of GST.

Discussions with the Department have ascertained that they are prepared to accept the amount of $7500.00 per annum plus GST.

Comments were also sought from relevant officers within the Community Services and Technical Services Directorates, with no objections to a new Management Agreement being entered into.

It should also be noted that the Department has complied with all conditions of the Agreement and has not been in breach at any time to date.

Section 3.58(2) of the *Local Government Act 1995*, states:

"Except as stated in this section, a local government can only dispose of property to –
(a) the highest bidder at public auction; or
(b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

Subclause (5)(d) also states that:
"This section does not apply to – any other disposition that is excluded by regulations from the application of this section."

Regulation 30(2)(b) of the *Local Government (Functions and General) Regulations 1996* states:
"A disposition of land is an exempt disposition if –
the land is disposed of to a body, whether Incorporated or not –
(i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and
(ii) the members of which are not entitled nor permitted to receive any pecuniary profit from the body's transactions."

The objects of the Department and Local Government satisfy the prescribed definition of an "exempt disposition". As such it is exempt from the provisions of the requirements of section 3.58 of the Act and accordingly the City is able to negotiate directly with them.

OPTIONS

Council has the following options:

Option 1 – Enter into a Management Agreement with the Department of Local Government and Communities

This is the preferred and recommended option for the following reasons;

- The original funding arrangements for the facility stipulated permanent use of an area;
- it formalises occupancy arrangements;
- the department has been operating from the building since 1996 without any issues arising;
- it is important for the City to continue its efforts to foster relationships with local community groups wherever possible;
- The important community involvement it provides to the local community.

Option 2 – Not to enter into a Management Agreement with the Department of Local Government and Communities

For Council not to enter into a Management Agreement with the Department of Local Government and Communities it will require Council to take back control of this portion of the facility, with the City to pay all facility-related costs.

In addition to this it would be contrary to the agreement reached as part of the original funding arrangements of the facility.

This is not the preferred option.

CONCLUSION

It is recommended that Council enters into a new Management Agreement with the Department of Local Government and Communities for a portion of the Evelyn Gribble Centre (refer to plan attached) situated at Lot 4128 Ninth Road, Hilbert on Reserve 44950 for a period of five (5) years. On the basis of:

- The original funding arrangements for the facility stipulated permanent use of an area;
- it formalises occupancy arrangements;
- the department has been operating from the building since 1996 without any issues arising;
- it is important for the City to continue its efforts to foster relationships with local community groups wherever possible;
- The important community involvement it provides to the local community.

ATTACHMENTS

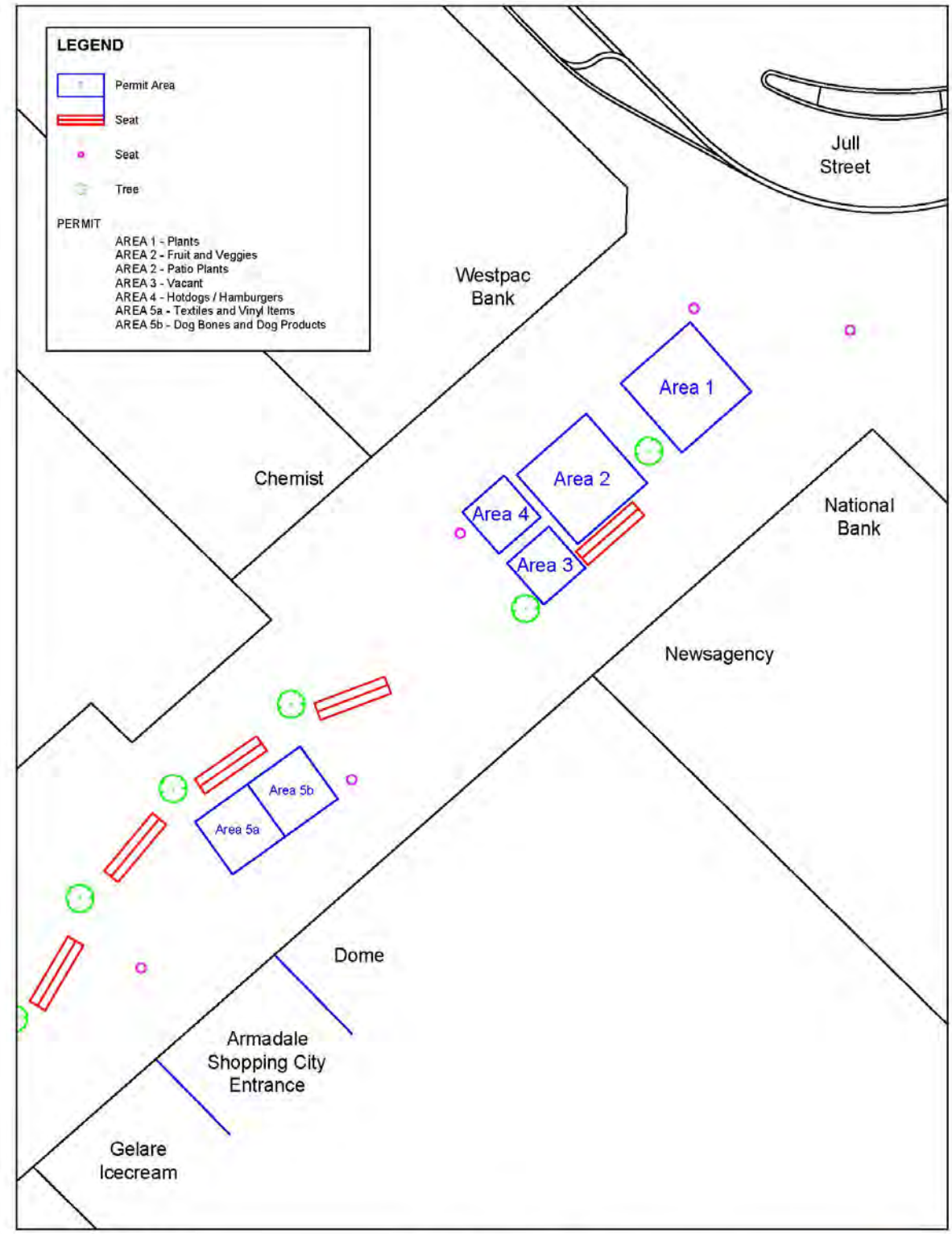
There are no attachments for this report.

CS62/7/14 **RECOMMEND**

That Council agrees to enter into a new Management Agreement with the Department of Local Government and Communities for a portion of the Evelyn Gribble Centre (refer to plan attached) situated at Lot 4128 Ninth Road, Hilbert on Reserve 44950, under the following basic terms and conditions:

Premises:	**Portion of approximately 48.65m^2 of the Evelyn Gribble Centre situated at Lot 4128 Ninth Road, Hilbert on Reserve 44950 (as depicted on the attached plan)**
Rent:	**$7500.00 + GST per annum for the first year increasing by the Consumer Price Index (all groups) Perth each year thereafter.**
Term:	**Five (5) years**
Commencement:	**1 May 2014**
Outgoings:	**Manager is responsible for all normal outgoings**
Maintenance:	**Manager to be responsible for all minor repairs and regular maintenance**
Insurance:	**Manager to maintain public liability insurance The City shall be responsible for building insurance**

Moved Cr K Busby
MOTION CARRIED (7/0)



PERMIT AREA
Jull Street Mall

DATE 4 January 2013 | REVISION 1801

2.5 0 2.5 5m

SCALE 1 : 250

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

CITY OF Armadale

3.3 - RENEWAL OF TRADERS PERMIT - FRESH FRUIT & VEGETABLE TRADER

WARD	:	MINNAWARRA
FILE No.	:	M/530/14
DATE	:	7 July 2014
REF	:	KD
RESPONSIBLE MANAGER	:	Executive Director Corporate Services

In Brief:

- A request has been received from Mr L Del Dot to renew his traders permit for trading of fresh fruit and vegetables within Jull Street Mall.
- The recommendation is to approve the application.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Outcomes and Strategies 1.3 – **Access to a wide range of culture, arts and learning opportunities**
1.3.2 Promote and support community arts & events – Action – rejuvenate the Jull Street Mall with activation elements to stimulate community activity and engagement.

Outcomes and Strategies 2.2 – **A revitalised City of Armadale**
2.2.2 Plan and implement projects to revitalise the Armadale City Centre – Action – rejuvenate the Jull St Mall

Outcomes and Strategies 3 **- A dynamic and diverse local economy**

3.1.1 Market and promote Armadale and its potential to the business and investment communities

Legislation Implications

Section 3.5(1) of the *Local Government Act 1995* **–** Legislative power of local governments

Council Policy/Local Law Implications

Activities and Trading in Thoroughfares and Public Places Local Law

Budget/Financial Implications

N/A

Consultation

1. Corporate Services
2. Community Services
3. Technical Services
4. Health Services

BACKGROUND

The applicant was previously a stallholder (selling fresh fruit and vegetables) of the Jull Street Markets since its inception in May 1996.

With the demise of the Jull Street Markets in December 2009, the applicant sought and received Council approval to continue his stall from the same location.

The applicant's last approved permit was approved by Council at its meeting held on 25th March 2013, resolved (CS30/3/13);

"That Council approves, pursuant to the City's Activities and Trading in Thoroughfares and Public Places Local Law, a trader's permit being issued to Mr L Del Dot carry on fresh fruit and vegetable trading in the Jull Street Mall subject to the following permit conditions:

- *Area to which permit applies – refer to Area 2 on map within Jull Street Mall;*
- *Days and Hours of Trading – Monday to Sunday, 8.00 am to 5.00 pm*
- *Vehicle access within the mall area is to be strictly before 8.00am and after 5.00pm*
- *Type of goods to be traded – fresh fruit & vegetables;*
- *Application fee $50.00 (per annum);*
- *Annual Licence fee $500.00 per annum;*
- *Period of permit – 23 March 2013 to 22 March 2014;*
- *The applicant obtaining public liability insurance for an amount not less than $20,000,000;*
- *Compliance with the Activities and Trading in Thoroughfares and Public Places Local Law and any other applicable legislation; and*
- *the City reserving the right to cancel the permit should substantiated complaints be received;*
- *All litter is to be removed immediately after close of business and the area is to be left in a clean and tidy state;*
- *Compliance with any newly developed policy relating to trading within the Jull St Mall"*

The following applications have been previously approved by Council and are currently operating;

	Trader type	***Approval date***	***Resolution No.***	***Area Allocated***
1	Plants	March 2013	C29/3/13	1
2	Fresh fruit and vegetables	March 2013	CS30/3/13	2
3	Patio plants and hand crafted soap flowers	October 2013	CS98/10/13	2

DETAILS OF PROPOSAL

The applicant is seeking permission, as required under the Activities and Trading in Thoroughfares and Public Places Local Law to renew his current Traders permit for another twelve (12) months so he can continue to sell fresh fruit and vegetables within the Jull Street Mall Armadale, Area 2 within Jull Street (refer to map), between the hours of 8.00 am and 5.00pm, Monday to Sunday.

COMMENT

ANALYSIS

Various Councillor and staff workshops have been held, including consultant advice, concerning the future development of the Jull Street Mall. In summary, the recommendations include increasing "density" of forms within the Mall to create a "sense of place" where people are comfortable to linger, improving street furniture, lighting and pedestrian crossings and introducing opportunities to "activate" the spaces within the Mall e.g. play spaces, sculpture spaces and spaces for activities such as art exhibitions, way finding/tourist/information signs and "pop-up" shops in vacant buildings.

Council received a progress report on the Jull St Mall Project in May 2014 in which the following was included:

2. Business Opportunities and Development

2.1 Review Existing Policy and Local Laws

A review of existing policies and local laws to identity those that relate to activities in the Jull St Mall and which may impact on potential and current activities. The Activities and Trading in Thoroughfares and Public Places Local Law determines applications for Street Traders which requires Council approval. There are no existing policies of relevance that would preclude any of the proposed activities and events being considered as part of the Revitalisation project.

Two new policies are being developed for Council consideration, one to do with the display of Banners in the Mall and the second to define and inform how the Street Traders/Markets could be managed

Pending the presentation and endorsement of those policies which are anticipated to be presented in the near future, it is proposed that Council continue to process traders permit applications in the usual manner.

While the future of the Jull Street Mall traders may be affected by future reactivation plans for the Mall, it is unlikely that the proposed twelve month renewal would in this instance prejudice the implementation. However it is considered prudent to continue to include in the conditions of the permit, reference to the proposed Jull St Mall Street Traders Policy and Management Practice.

Clause 6.3(1) of the *Activities and Trading in Thoroughfares and Public Places Local Law* states:
"A person shall not carry on trading unless that person is –
(a) the holder of a valid trader's permit; or
(b) an assistant specified in a valid trader's permit."

Clause 6.5 (1) of the local law also states:
"(1) In determining an application for a permit for the purposes of this division, the local government is to have regard to –
(a) any relevant policies of the local government;
(b) the desirability of the proposed activity;
(c) the location of the proposed activity;
(d) the principles set out in the Competition Principles Agreement; and
(e) such other matters as the local government may consider to be relevant in the circumstances of the case."

The applicant has operated from this location for since May 1996 without incident.

OPTIONS

Option 1
Not approve the application.

The local law determines under what circumstances the local government may refuse an application.

In addition to clause 6.5(1), clause 6.5(2) of the local law also states:
"*The local government may refuse to approve an application for a permit under this Division on any one or more of the following grounds –*

(a) that the applicant has committed a breach of any provision of this local law or of any written law relevant to the activity in respect of which the permit is sought;
(b) that the applicant is not a desirable or suitable person to hold a permit;
(c) that –
(i) the applicant is an undischarged bankrupt or is in liquidation;
(ii) the applicant has entered into any composition or arrangement with creditors; or
(iii) a manager, an administrator, a trustee, a receiver, or a receiver and manager has been appointed in relation to any part of the applicant's undertakings or property;
(d) such other grounds as the local government may consider to be relevant in the circumstances of the case.

In considering the above there does not appear to be any reason why the application should not be approved particularly as the applicant has operated from this location for a number of years.

Option 2
Approve the application.

CONCLUSION

As the applicant has operated from this location since May 1996 without incident it is recommended that this application be approved.

ATTACHMENTS
There are no attachments for this report.

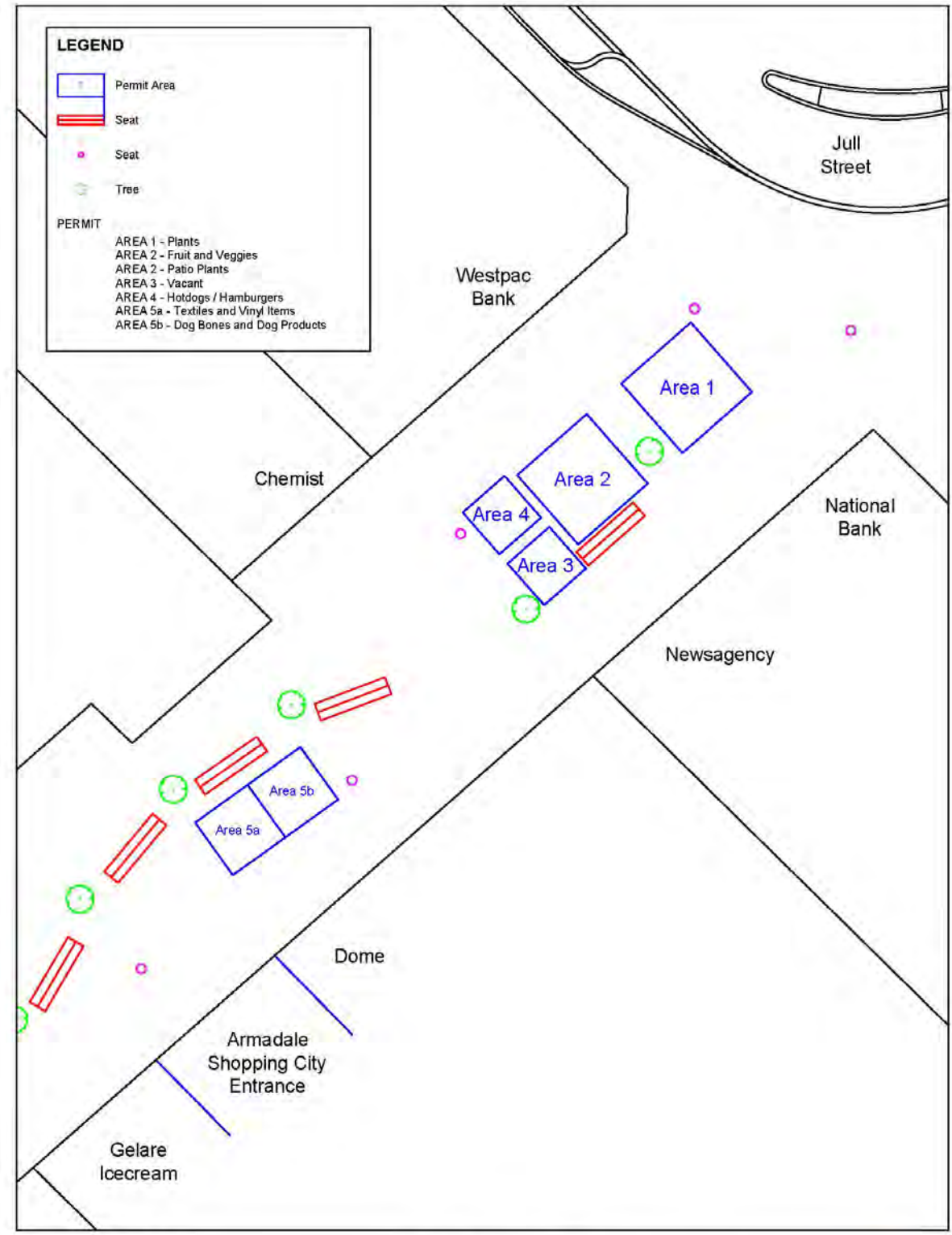
CS63/7/14 **RECOMMEND**

That Council approves, pursuant to the City's *Activities and Trading in Thoroughfares and Public Places Local Law*, a trader's permit being issued to Mr L Del Dot carry on fresh fruit and vegetable trading in the Jull Street Mall subject to the following permit conditions:

- **Area to which permit applies – refer to Area 2 on map within Jull Street Mall;**

- **Days and Hours of Trading – Monday to Sunday, 8.00 am to 5.00 pm**
- **Vehicle access within the mall area is to be strictly before 8.00am and after 5.00pm**
- **Type of goods to be traded – fresh fruit & vegetables;**
- **Application fee – $50 (non-refundable);**
- **Annual Licence fee - $500 per annum;**
- **Period of permit – 23 March 2014 to 22 March 2015;**
- **The applicant obtaining public liability insurance for an amount not less than $20,000,000;**
- **Compliance with the *Activities and Trading in Thoroughfares and Public Places Local Law* and any other applicable legislation;**
- **the City reserving the right to cancel the permit should substantiated complaints be received;**
- **the applicant being registered with the City's Health Department and comply with the Food Act 2008;**
- **All litter is to be removed immediately after close of business and the area is to be left in a clean and tidy state.**
- **Compliance with any newly developed policy relating to trading within the Jull St Mall.**

Moved Cr J H Munn
MOTION CARRIED (7/0)


LEGEND
Permit Area
Seat
Seat
Tree
PERMIT
AREA 1 - Plants
AREA 2 - Fruit and Veggies
AREA 2 - Patio Plants
AREA 3 - Vacant
AREA 4 - Hotdogs / Hamburgers
AREA 5a - Textiles and Vinyl Items
AREA 5b - Dog Bones and Dog Products
Jull Street
Westpac Bank
Area 1
Area 2
Area 4
Area 3
Chemist
National Bank
Newsagency
Area 5b
Area 5a
Dome
Armadale Shopping City Entrance
Gelare Icecream
PERMIT AREA
Jull Street Mall
DATE 4 January 2013 | REVISION 1801
2.5 0 2.5 5m
SCALE 1 : 250
CITY OF Armadale

3.4 - RENEWAL OF TRADERS PERMIT - PLANT TRADER

WARD : MINNAWARRA

FILE No. : M/531/14

DATE : 7 July 2014

REF : KD

RESPONSIBLE MANAGER : Executive Director Corporate Services

In Brief:

- A request has been received from Mr J Stewart to renew his traders permit for trading of plants within Jull Street Mall.
- The recommendation is to approve the application.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Outcomes and Strategies 1.3 – **Access to a wide range of culture, arts and learning opportunities**
1.3.2 Promote and support community arts & events – Action – rejuvenate the Jull Street Mall with activation elements to stimulate community activity and engagement.

Outcomes and Strategies 2.2 – **A revitalised City of Armadale**
2.2.2 Plan and implement projects to revitalise the Armadale City Centre – Action – rejuvenate the Jull St Mall

Outcomes and Strategies 3 **- A dynamic and diverse local economy**

3.1.1 Market and promote Armadale and its potential to the business and investment communities

Legislation Implications

Section 3.5(1) of the *Local Government Act 1995* **–** Legislative power of local governments

Council Policy/Local Law Implications

Activities and Trading in Thoroughfares and Public Places Local Law

Budget/Financial Implications

N/A

Consultation

1. Corporate Services
2. Community Services
3. Technical Services

BACKGROUND

The applicant was previously a stallholder (selling plants) of the Jull Street Markets for 5-6 years.

With the demise of the Jull Street Markets in December 2009, the applicant sought and received Council approval to continue his stall from the same location.

The applicant's last approved permit was approved by Council at its meeting held on 25th March 2013, resolved in part (CS29/3/13),

> *"That Council approves, pursuant to the City's Activities and Trading in Thoroughfares and Public Places Local Law, a trader's permit, being issued to Mr J Stewart to carry on plants trading in the Jull Street Mall subject to the following permit conditions:*
>
> - *Area to which permit applies – refer to Area 1 on map within Jull Street Mall;*
> - *Days and Hours of Trading – Monday to Sunday, 8.00 am to 5.00 pm*
> - *Vehicle access within the mall area is to be strictly before 8.00am and after 5.00pm*
> - *Type of goods to be traded – plants;*
> - *Application Fee - $50 (non-refundable);*
> - *Annual Licence Fee - $500 per annum;*
> - *Period of permit – 23 March 2013 to 22 March 2014;*
> - *The applicant obtaining public liability insurance for an amount not less than $20,000,000;*
> - *Compliance with the Activities and Trading in Thoroughfares and Public Places Local Law and any other applicable legislation; and*
> - *the City reserving the right to cancel the permit should substantiated complaints be received;*
> - *All litter is to be removed immediately after close of business and the area is to be left in a clean and tidy state;*
> - *Compliance with any newly developed policy relating to the trading within the Jull St Mall."*

The following applications have been previously approved by Council and are currently operating;

	Trader type	***Approval date***	***Resolution No.***	***Area Allocated***
1	Plants	March 2013	C29/3/13	1
2	Fresh fruit and vegetables	March 2013	CS30/3/13	2
3	Patio plants and hand crafted soap flowers	October 2013	CS98/10/13	2

DETAILS OF PROPOSAL

The applicant is seeking permission, as required under the Activities and Trading in Thoroughfares and Public Places Local Law to renew his current Traders permit for another twelve (12) months so he can continue to sell plants within the Jull Street Mall Armadale, Area 1 within Jull Street Mall (refer to map) between the hours of 8.00 am and 5.00pm, Monday to Sunday.

COMMENT

ANALYSIS

Various Councillor and staff workshops have been held, including consultant advice, concerning the future development of the Jull Street Mall. In summary, the recommendations include increasing "density" of forms within the Mall to create a "sense of place" where people are comfortable to linger, improving street furniture, lighting and pedestrian crossings and introducing opportunities to "activate" the spaces within the Mall e.g. play spaces, sculpture spaces and spaces for activities such as art exhibitions, way finding/tourist/information signs and "pop-up" shops in vacant buildings.

Council received a progress report on the Jull St Mall Project in May 2014 in which the following was included:

2. Business Opportunities and Development

2.1 Review Existing Policy and Local Laws

A review of existing policies and local laws to identity those that relate to activities in the Jull St Mall and which may impact on potential and current activities. The Activities and Trading in Thoroughfares and Public Places Local Law determines applications for Street Traders which requires Council approval. There are no existing policies of relevance that would preclude any of the proposed activities and events being considered as part of the Revitalisation project.

Two new policies are being developed for Council consideration, one to do with the display of Banners in the Mall and the second to define and inform how the Street Traders/Markets could be managed

Pending the presentation and endorsement of those policies which are anticipated to be presented in the near future, it is proposed that Council continue to process traders permit applications in the usual manner.

While the future of the Jull Street Mall traders may be affected by future reactivation plans for the Mall, it is unlikely that the proposed twelve month renewal would in this instance prejudice the implementation. However it is considered prudent to continue to include in the conditions of the permit reference to the proposed Jull St Mall Street Traders Policy and Management Practice

Clause 6.3(1) of the *Activities and Trading in Thoroughfares and Public Places Local Law* states:
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(a) the holder of a valid trader's permit; or
(b) an assistant specified in a valid trader's permit."

Clause 6.5 (1) of the local law also states:
"(1) In determining an application for a permit for the purposes of this division, the local government is to have regard to –
(a) any relevant policies of the local government;
(b) the desirability of the proposed activity;
(c) the location of the proposed activity;
(d) the principles set out in the Competition Principles Agreement; and
(e) such other matters as the local government may consider to be relevant in the circumstances of the case."

The applicant has operated from this location for the past twelve 5-6 years without incident.

OPTIONS

Option 1
Not approve the application.

The local law determines under what circumstances the local government may refuse an application.

In addition to clause 6.5(1), clause 6.5(2) of the local law also states:

"*The local government may refuse to approve an application for a permit under this Division on any one or more of the following grounds –*

(a) that the applicant has committed a breach of any provision of this local law or of any written law relevant to the activity in respect of which the permit is sought;

(b) that the applicant is not a desirable or suitable person to hold a permit;

(c) that –

(i) the applicant is an undischarged bankrupt or is in liquidation;

(ii) the applicant has entered into any composition or arrangement with creditors; or

(iii) a manager, an administrator, a trustee, a receiver, or a receiver and manager has been appointed in relation to any part of the applicant's undertakings or property;

(d) such other grounds as the local government may consider to be relevant in the circumstances of the case.

In considering the above there does not appear to be any reason why the application should not be approved particularly as the applicant has operated from this location for a number of years.

Option 2
Approve the application.

CONCLUSION

As the applicant has operated from this location for the past 5-6 years without incident it is recommended that this application be approved.

ATTACHMENTS

There are no attachments for this report.

CS64/7/14 **RECOMMEND**

That Council approves, pursuant to the City's *Activities and Trading in Thoroughfares and Public Places Local Law*, a trader's permit being issued to Mr J Stewart to carry on plants trading in the Jull Street Mall subject to the following permit conditions:

- **Area to which permit applies – refer to Area 1 on map within Jull Street Mall;**
- **Days and Hours of Trading – Monday to Sunday, 8.00 am to 5.00 pm**
- **Vehicle access within the mall area is to be strictly before 8.00am and after 5.00pm**
- **Type of goods to be traded – plants;**
- **Application fee – $50 (non-refundable);**
- **Annual Licence fee - $500 per annum;**
- **Period of permit – 23 March 2014 to 22 March 2015;**
- **The applicant obtaining public liability insurance for an amount not less than $20,000,000;**
- **Compliance with the *Activities and Trading in Thoroughfares and Public Places Local Law* and any other applicable legislation;**
- **the City reserving the right to cancel the permit should substantiated complaints be received;**
- **All litter is to be removed immediately after close of business and the area is to be left in a clean and tidy state;**
- **Compliance with any newly developed policy relating to trading within the Jull St Mall.**

Moved Cr R Butterfield
MOTION CARRIED (7/0)

4.1 - BUSINESS IMPROVEMENT DISTRICT - ARMADALE CITY CENTRE

WARD	:	Minnawarra
FILE No.	:	M/528/14
DATE	:	7 July 2014
REF	:	SJ
RESPONSIBLE MANAGER	:	Chief Executive Officer

In Brief:

- Investigation by the Armadale City Centre Liaison Group into the possible development of a Business Improvement District (BID) for the Armadale City Centre.
- Council note the Armadale City Centre Liaison Group's recommendation not to support the creation of a BID for the Armadale City Centre.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

3.1 A dynamic and diverse local economy.
3.1.1 Market and promote Armadale and its potential to the business and investment communities.
3.1.2 Facilitate targeted economic development opportunities.

Legislation Implications

Section 6.37 of the *Local Government Act 1995*

6.37. Specified area rates

(1) A local government may impose a specified area rate on rateable land within a portion of its district for the purpose of meeting the cost of the provision by it of a specific work, service or facility if the local government considers that the ratepayers or residents within that area —

(a) have benefited or will benefit from; or

(b) have access to or will have access to; or

(c) have contributed or will contribute to the need for, that work, service or facility.

(2) A local government is required to -

(a) use the money from a specified area rate for the purpose for which the rate is imposed in the financial year in which the rate is imposed; or

(b) to place it in a reserve account established under section 6.11 for that purpose.

(4) A local government may only use the money raised from a specified area rate —

(a) to meet the cost of providing the specific work, service or facility for which the rate was imposed; or

(b) to repay money borrowed for anything referred to in paragraph (a) and interest on that money.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

No allocation has been made for this item in the 2014/15 Annual Budget.

Consultation

1. MANEX
2. Business Armadale
3. City of Fremantle
4. Armadale City Centre Liaison Group

BACKGROUND

At the City Strategy Committee meeting of 21 May 2013, the following Councillors' Item was considered:

Business Improvement Districts
Requested that officers investigate establishing a Business Improvement District for the Jull Street Mall involving businessmen and City officers to address issues specific to this area.

The item was referred to the Manager of Economic Development for evaluation.

A further report was submitted to the City Strategy Committee meeting of 9 September 2013, providing Councillors with an overview of what a Business Improvement District is along with a proposed plan of action for re-establishing the Armadale City Centre Liaison Group (ACCLG) to evaluate the need and desire of local businesses for the creation of a BID in the Armadale City Centre.

DETAILS OF PROPOSAL

What is a Business Improvement District (BID)?
A BID is a defined geographic area within which businesses pay an additional tax or fee in order to fund projects or programs specific to the boundaries of that defined area.

How does a BID work?
A BID is normally an incorporated body run by a volunteer Board of Management elected from representatives of the local business community and local government authority. The Board is nominated at an Annual General Meeting and once approved by the City serves a specified term, usually two to three years.

How is a BID funded?
Once the BID members approve the budget and Council ratifies it, funds are raised through a specified area rate (SAR) or similar levy on all commercial and industrial properties within the BIDs boundary. Once the City collects the levy, it allocates the funds to the BID to manage.

Where do BIDs exist?
Since the BID concept first emerged in North America in the mid-1960s it has been adopted in many countries across the world, including Australia, United States of America, Canada, New Zealand, Japan, South Africa and a number throughout Europe.

Fremantle is the most relevant example of a BID currently operating in Western Australia.

Fremantle (WA) – The first BID in Western Australia was developed in Fremantle. The Fremantle BID was established as an independent, not for profit company (Fremantle BID Co. Limited), after a year of consultation with representatives of the local business community and commercial property owners. Businesses felt the BID would enable them to have a greater say and working involvement in the improvement of the Fremantle CBD.

The Fremantle BID's funding is derived from a Fremantle City Centre Specified Area Rate levied by the City of Fremantle (the City of Fremantle also provided an initial additional support payment for the first two years of the BID's operation). The City of Fremantle then provides funding to the Fremantle BID Co Limited for an amount that is very similar to the total amount collected from the Special Area Rate levied. This is facilitated through a formal agreement with the City of Fremantle, with the use of the funds guided by a business plan previously endorsed by Council.

The projected income generated by the special area rates levy in the BID's first year was $315,000.

Fremantle BID Co. Limited employs a full time manager, along with part time administration staff to implement the BID's business plan.

COMMENT

As per council resolution 398/9/13, the Armadale City Centre Liaison Group was re-established with the first meeting held on 23 April 2014.

Membership of the ACCLG included:

- Two COA Elected Members (Mayor and Minnawarra Ward Member);
- Two COA staff members (CEO and Manager Economic Development);
- MRA representative;
- Business Armadale President;
- Three representatives from the Armadale City Centre business community.

A discussion paper entitled "A Business Improvement District in the Armadale City Centre?" was developed by the Manager of Economic Development and distributed to all ACCLG members at the 23 April 2014 meeting.

Members reviewed the discussion paper and it was re-presented for discussion at the ACCLG meeting held on 2nd July 2014.

A number of concerns were raised by the business community representatives (including those with experience of the Fremantle BID) in relation to the need for a BID in the Armadale City Centre, including:

- BID's are normally implemented in very run down or derelict areas, not really relevant for the Armadale City Centre.
- General feeling of businesses in the City Centre is that a BID will not provide the best outcomes for the area.
- Fremantle experience was increased costs to local businesses with limited outcomes.

- Potential risk of raising funds then deciding how to use them, rather than dedicated outcomes driving combined effort.
- Rather than a BID, effort should be placed on project based outcomes for Armadale, like the work done between the City and Shopping Centre Owner to attract a cinema to the region.
- Perception that a large proportion of the funds generated by a BID will be taken up in administration costs, which defeats the purpose for having a BID.

OPTIONS

Council has the following options:

1. Determine that it wishes to further investigate a BID for the Armadale City Centre.
2. Determine it does not wish to have a BID in the Armadale City Centre, as per the consensus of the ACCLG.

CONCLUSION

The ACCLG has reviewed the option of creating a BID for the Armadale City Centre.

Whilst BIDs have been setup and operate with varying degrees of success around the world, it is generally accepted that they are most successful in derelict areas where there are minimal / non-existent commercial operators active in the marketplace.

The Armadale City Centre is quite the opposite, with a vast array of diverse retail and professional services available. Indeed, this may be why there was perceived to be limited success in Fremantle.

With regard to the ACCLG's observations of the Fremantle BID, these are not unusual perceptions about an independent body administering funds on behalf of any such group. The administrative costs of the BID will have been as determined by the BID, and the funds raised will have been originally based on specific objectives or outcomes (this Council is familiar with the SAR process) but apparently not seen to have been delivered.

There are adequate warnings here for Council to stay away from the BID process unless a definitive objective again suggests the model.

Members of the ACCLG agreed there are other opportunities for business and Council to work together to further promote the Armadale City Centre. Some examples included the major shopping centres and retailers in the City Centre becoming more involved with Business Armadale, and also the capitalising on the opportunity which exists for co-opertive marketing between Armadale City Shopping Centre, Armadale Central Shopping Centre, Business Armadale, other local commercial interests and the City of Armadale.

It was agreed that there was also more potential for businesses in the City Centre to link in with and leverage off the City's Major Events program.

The business community representatives of the ACCLG indicated they had not identified any businesses who would support the establishment of a BID in the Armadale City Centre, and that a BID was not a suitable model for the Armadale City Centre. Therefore, the group did not believe the concept of a BID should be considered any further.

ATTACHMENTS
There are no attachments for this report.

CS65/7/14 **RECOMMEND**

That Council:

1. **Endorse the Armadale City Centre Liaison Group's recommendation not to support the creation of a BID for the Armadale City Centre.**

2. **Welcome opportunities for cooperative marketing and promotion of the Armadale CBD and the district as a whole.**

Moved Cr K Busby
MOTION CARRIED (7/0)

Mr Jarvis retired from the meeting at 7.33pm
.

4.2 - LOCAL GOVERNMENT REFORM - PLANNING & IMPLEMENTATION GROUP

At the Council meeting held on 26 May 2014, Cr Munn referred the following matter to the City Strategy Committee.

That the following matter be referred to the City Strategy Committee.

- *The possibility of creating a Planning and Implementation Group to oversee the short and long term implementation of the proposed boundary change. It is suggested that members of this Group not be involved in the day to day running of the City.*

Comment from Cr Munn

KPMG's presentation at the WALGA breakfast forum held on Monday 26th May 2014 on the costs of the reform process provided the following information:

- *Need to consider the resources required to effectively lead the reform program. Select the appropriate people to form the program board (implementation committee) then make sure that they have the time required to undertake the role (ie backfill their day jobs). In the instance they have to perform a role in the reform program and in business as usual, ensure their roles and responsibilities are very clear both for themselves and others in the organisation.*

- *If that delineation is not clearly made between the reform program and business as usual, then there is the risk that neither will be properly resourced and both will suffer and be poorly delivered.*

Officer Comment

This matter was held over till the July City Strategy Committee meeting to enable the Government and WALGA's discussions to be further advanced and to enable the Mayor and CEO to be present at the meeting.

KPMG's suggestion on the formation of a program board (implementation committee) has already being put into practice by the City and neighbouring Shires affected by the proposal for this area, through the formation of a Local Implementation Committee (LIC).

The Terms of Reference under which the LIC operates clearly define the governing principles, roles and scope of the Committee. The LIC does not have decision-making ability – it reports to the respective member Councils providing advice and recommendations on matters relevant to the Terms of Reference. In this way informed decision making by each Council in relation to its legislative functions and duties is ensured.

Management and resourcing of the reform process is in hand with the employment of a full time Project Officer to coordinate the integration required between the organisations through the transition phase. Councils are hampered in budgeting for this process by the uncertainty of Government funding. The City of Armadale has budgeted $500,000 in the 2014-15 financial year for local government reform in the anticipation it will be fully refunded. However, all Councils are reluctant to "push the button" on heavy expenditure until the Government gives some certainty in the process and funding package.

ATTACHMENTS
There are no attachments for this report.

CS66/7/14 **RECOMMEND**

That Council note the information in the report.

Moved Cr J H Munn
MOTION CARRIED (7/0)

4.3 - INSURANCE PREMIUMS

At the Council meeting held on 23 June 2014, Cr Frost referred the following matter to the City Strategy Committee.

> *That the matter of an approach to the Insurance Council relating to high risk areas insurance premiums being imposed in the Armadale District be referred to the City Strategy Committee.*

Comment from Cr Frost

Insurance premiums within the City's suburbs seem to be comparatively high thereby increasing costs for residents through their home, building and vehicle insurances. Suggest that an approach be made to relevant insurance companies with a view to reducing these costs.

Officer Comment

Generally Insurance Companies will determine their premiums in various ways and these could be as follows:

- Postcode (this only comes into play after the below points have been determined. It would be like a tool to help the insurer on where claims, risk is occurring);
- Region (e.g. is the risk above the 26th parallel);
- Risk (some examples of risk: e.g. is the risk in a bushfire region (fire risk), near the ocean-river-waterway (flood risk), in area high for crime (burglary risk), in cyclone area, type of vehicle e.g. high performance, modified vehicles, luxury vehicles);
- Claims Experience;
- Security (of the vehicle or premises);
- Age (e.g. drivers under 25).

Individual companies have their own variations on this theme and there is little Council can do to influence same.

ATTACHMENTS

There are no attachments for this report.

CS67/7/14 **RECOMMEND**

That Council note the information in the report.

Moved Cr K Busby
MOTION CARRIED (7/0)

4.4 - LANDMARK BUILDING - STRATEGY FOR RENTAL

At the Council meeting held on 14 July 2014, Cr Geary referred the following matter to the City Strategy Committee.

> *That the matter of an update on the progress and strategy for leasing the surplus office space in the Landmark Building be referred to the City Strategy Committee.*

Comment from Cr Geary

The financial success of the Landmark Building is as dependant on securing rental income as it was on getting a suitable contract price. When formulated and subsequently presented to and discussed in Workshops by Council the rental income included in excess of a whole floor being rented privately when the building was completed, or shortly thereafter. As this is expected at the end of this year and "normal" lead times in commercial leasing market (ie long) there should be some progress or a strategy on how to achieve the benchmarks set at the beginning and to finalise what 'vacant' space will be available for lease.

Suggested Recommendation:
That Council request a report to the next City Strategy on the progress and strategy and targets (ie what area now vacant, pricing).

Officer Comment

Discussions have been held with industry representatives over past months. A Brief has been finalized and forwarded to three property agents for lease of the available floor. The Brief describes the preferred tenants, required rental, terms etc. Cost proposals have been received from one firm with the other two expected by the end of this month.

A progress report will be presented to the August meeting of the City Strategy Committee.

ATTACHMENTS
There are no attachments for this report.

CS68/7/14 **RECOMMEND**

That Council request a report to the next City Strategy Committee meeting on the progress and strategy for leasing the surplus office space in the Landmark Building.

Moved Cr M Geary
MOTION CARRIED (7/0)

Mrs Baxter left the meeting at 7.40pm.

COUNCILLORS' ITEMS

Nil

CHIEF EXECUTIVE OFFICER'S REPORT

1 Communication and Consultation

- From Monday 16th June to Wednesday 18th June, along with the Mayor and Cr Northcott attended the ALGA National General Assembly in Canberra. Included making a presentation to the Federal Government's politicians at Parliament House on issues affecting urban growth areas (hosted by WA MP Christian Porter)
  The NGAA held the first meeting chaired by new national spokesperson Mayor Glen Docherty of the City of Playford in South Australia. Mayor Tracy Roberts of the City of Wanneroo is Deputy Chair.
  Also attended meetings with representatives of the Skills Division, Department of Industry (and employment and training matters) and the Policy and Research Division of the Department of Infrastructure. On the morning of Wednesday, 18th June met with Federal Labor Party MP's representing growth areas.

- On Thursday 19th June, chaired a meeting of the Outer Metro Growth Council at WALGA where the primary matters on the Agenda were Regional Development Australia, WALGA "Council Online Proposal" , NGAA matters and the review of Emergency Services Legislation.

- On Monday 23rd June, attended the Councillor Workshop to discuss the Armadale District Hall which was followed by a tour of Memorial Hall in Hamilton Hill prior to consideration of this matter by Council.

- On the evening of Tuesday 24th June, 2014 chaired a meeting of the Public Works Engineering Foundation WA in preparation for an AGM on Friday, 27th June.

- On Thursday 26th June, met with representatives of Ernst & Young on their service modules available to Councils undergoing structural reform and organisational change.

- On Monday 30th June, attended the elected members briefing on the secondary waste treatment proposal under consideration by the Rivers Regional Council.

- On Wednesday, 9th July, along with the Mayor met with the Chair and CEO of the Araluen Botanic Park Foundation to discuss strategic matters associated with Araluen.

2 Governance

- On Wednesday 25th June 2014, attended the South East Metropolitan Zone Meeting of the Western Australian Local Government Association held at South Perth.

- On Tuesday 1st July, along with the Mayor attended the Metropolitan Local Government Reform Local Implementation Committee meeting held at the Shire of Murray.

- On Monday, 21st July along with the Mayor attended a meeting with the Local Government Advisory Board Chair Cr Mel Congerton and Executive Officer Mr Ross Earnshaw. The meeting was also attended by the Shire President of the Shire of Serpentine-Jarrahdale Cr Keith Ellis and CEO, Mr Richard Gorbunow. The LGAB briefed both Councils on the Board's new proposal affecting the future of the district.

3 Economic Development

On Wednesday 2nd July 2014, attended a meeting of the Armadale City Centre Liaison Group to discuss matters affecting the city centre, reported elsewhere in this Agenda.

4.5 - CONTRACT REVIEW - CHIEF EXECUTIVE OFFICER

MEETING CLOSED TO PUBLIC

MOVED Cr Busby that the meeting be closed to members of the public as the matter to be discussed relates to an employment contract.

All officers in attendance, except for Mrs D'Souza, retired from the meeting at 7.53pm

WARD	:	ALL
FILE No.	:	M/552/14
DATE	:	16 July 2014
REF	:	SD
RESPONSIBLE MANAGER	:	Chief Executive Officer

In Brief:

- Council at its meeting in June 2011 endorsed a further Contract of Employment for the CEO effective 28th June 2011 for a further 4 years i.e. up to 27th June 2015.
- In March 2014 Council appointed a 6 member Panel (5 councillors and an independent facilitator) to conduct the CEO's Performance Review for 2013-2014 and conduct contract negotiations.
- The Evaluation Panel completed a review of the CEO's performance for the period 2013-14 and following contribution from all councillors the Evaluation Panel's Report and the CEO's 2014-15 Objective Areas were endorsed by Council at its meeting on 23rd June 2014.
- The Evaluation Panel has now conducted a review of the CEO's remuneration and contract terms and a report is included in the confidential attachment.

Strategic Implications

The CEO's Performance Objectives relate to all aspects of the Strategic Community Plan

Legislation Implications

Sections 5.38 and 5.39 of the Local Government Act 1995

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Provision is made for remuneration of the Chief Executive Officer in accordance with his contract of employment in the City's 2014/15 annual budget.

Consultation

CEO Review Panel

The Evaluation Panel's Report is a confidential attachment to this report.

ATTACHMENTS

1. Evaluation Panel Report - July 2014 - CEO Contract Renewal - *This matter is considered to be confidential under Section 5.23(2) (a) of the Local Government Act, as the matter affects an employee of Council*

CS69/7/14 **RECOMMEND**

That Council receive and endorse the Confidential CEO's Remuneration and Contract Report.

Moved Cr J H Munn
MOTION CARRIED (7/0)

MEETING DECLARED CLOSED AT 8.10 PM

CITY STRATEGY COMMITTEE

SUMMARY OF "A" ATTACHMENTS

21 JULY 2014

ATT NO.	SUBJECT	PAGE
1.1	**MONTHLY STATEMENT OF FINANCIAL ACTIVITY - JUNE 2014**	
1.1.1	Monthly Financial Report - June 2014	83
1.2	**LIST OF ACCOUNTS PAID - JUNE 2014**	
1.2.1	Monthly Cheque Listing Report - June 2014	109
2.1	**CITY OF ARMADALE CORPORATE GREENHOUSE ACTION PLAN 2014/15 TO 2019/20**	
2.1.1	Corporate Greenhouse Action Plan 2014/15 to 2019/20	138

Armadale

City of Armadale

June 2014 Monthly Financial Report

Note
The financial information as shown in this report (June 2014) does not include a number of end-of-financial year adjustments that are still yet to occur, as well as the final approval by the Auditor. The figures stated should therefore not be taken as the City's final financial position for the year ended 30 June 2014.

June 2014 Monthly Financial Report

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Armadale

Statement of Financial Activity
For the period 1 July 2013 to 30 June 2014

Particulars	2013 - 2014 Revised Budget $	30 June 2014 YTD Budget $	YTD Actual $	Material Variance	
Revenue					
Chief Executive's Office					
Chief Executive Officer	3,600	3,600	3,600		
Economic Development	-	-	-		
City Projects	9,957,400	9,957,400	3,063,323	▼	6,894,077
Human Resources	5,000	5,000	6,378		
Public Relations	-	-	-		
Community Services					
Community Development	575,400	575,400	511,008	▼	64,392
Leisure Services	1,416,600	1,416,600	1,255,727	▼	160,873
Libraries and Heritage	126,360	126,360	105,543		
Rangers and Emergency	745,500	745,500	863,775	▲	118,275
Tourism	107,500	107,500	76,703		
Corporate Services					
Budgeting	653,820	653,820	254,890	▼	398,930
Corporate Funds	53,587,713	53,587,713	51,885,596	▼	1,702,117
Corporate Services	-	-	-		
Finance	-	-	-		
Governance and Administration	7,600	7,600	2,542		
IT Services	-	-	-		
Rates	911,700	911,700	1,001,201	▲	89,501
Development Services					
Building	1,206,300	1,206,300	1,281,040	▲	74,740
Development Services	-	-	-		
Health	138,000	138,000	216,067	▲	78,067
Planning	602,900	602,900	694,897	▲	91,997
Project Co-ordination	11,234,000	11,234,000	13,422,085	▲	2,188,085
Technical Services					
Asset Management	-	-	-		
Civil Works	17,411,608	17,411,608	11,958,750	▼	5,452,858
Engineering Design	-	-	-		
Environment Planning	184,365	184,365	167,344		
Infrastructure	-	-	-		
Parks	358,700	358,700	51,541	▼	307,159
Property	10,000	10,000	11,453		
Subdivisions	250,000	250,000	318,755	▲	68,755
Depot	-	-	-		
Technical Services	257,300	257,300	243,275		
Waste	9,637,400	9,637,400	9,905,634	▲	268,234
Total Revenue	**109,388,766**	**109,388,766**	**97,301,126**		

Armadale

Statement of Financial Activity
For the period 1 July 2013 to 30 June 2014

Particulars	2013 - 2014 Revised Budget $	30 June 2014 YTD Budget $	30 June 2014 YTD Actual $	Material Variance	
Operating Expense					
Chief Executive's Office					
Chief Executive Officer	(2,035,900)	(2,035,900)	(1,969,571)		
Economic Development	(342,100)	(342,100)	(228,917)	▼	113,183
City Projects	(1,238,700)	(1,238,700)	(356,961)	▼	881,739
Human Resources	(1,399,800)	(1,399,800)	(1,333,150)		
Public Relations	(657,700)	(657,700)	(395,683)	▼	262,017
Community Services					
Community Development	(2,754,404)	(2,754,404)	(2,229,431)	▼	524,973
Community Services	(415,600)	(415,600)	(343,490)		
Leisure Services	(2,571,596)	(2,571,596)	(2,467,159)	▼	104,437
Libraries and Heritage	(2,743,860)	(2,743,860)	(2,761,911)		
Rangers and Emergency	(1,778,300)	(1,778,300)	(1,788,719)		
Tourism	(1,358,400)	(1,358,400)	(1,354,019)		
Corporate Services					
Budgeting	(9,574,000)	(9,574,000)	(9,384,363)	▼	189,637
Corporate Funds	(3,367,200)	(3,367,200)	(1,260,097)	▼	2,107,103
Corporate Services	(1,130,300)	(1,130,300)	(675,548)	▼	454,752
Finance	(1,114,100)	(1,114,100)	(654,173)	▼	459,927
Governance and Administration	(2,192,600)	(2,192,600)	(2,196,306)		
IT Services	(3,238,100)	(3,238,100)	(3,015,338)	▼	222,762
Rates	(1,067,100)	(1,067,100)	(1,087,128)		
Development Services					
Building	(1,652,900)	(1,652,900)	(1,553,449)		
Development Services	(569,300)	(569,300)	(553,949)		
Health	(1,058,400)	(1,058,400)	(990,547)		
Planning	(3,406,900)	(3,406,900)	(2,523,906)	▼	882,994
Project Co-ordination	(8,725,600)	(8,725,600)	(3,452,258)	▼	5,273,342
Technical Services					
Asset Management	(998,600)	(998,600)	(915,200)		
Civil Works	(4,422,094)	(4,422,094)	(4,447,844)		
Engineering Design	(780,392)	(780,392)	(874,038)		
Environment Planning	(1,336,065)	(1,336,065)	(939,660)	▼	396,405
Infrastructure	-	-	-		
Parks	(7,133,500)	(7,133,500)	(6,797,525)	▼	335,975
Project Management	(189,100)	(189,100)	(167,697)		
Property	(4,293,200)	(4,293,200)	(4,318,375)		
Subdivisions	(702,944)	(702,944)	(671,993)		
Depot	145,334	145,334	(283,467)	▼	428,801
Technical Services	(3,457,104)	(3,457,104)	(3,109,136)	▼	347,968
Waste	(7,911,400)	(7,911,400)	(7,987,212)		
Total Operating Expense	**(85,471,925)**	**(85,471,925)**	**(73,068,218)**		

Armadale

Statement of Financial Activity
For the period 1 July 2013 to 30 June 2014

Particulars	2013 - 2014 Revised Budget $	30 June 2014 YTD Budget $	YTD Actual $	Material Variance	
Non-Operating Revenue					
Corporate Services					
Corporate Funds	25,591,607	25,591,607	6,500,000	▼	19,091,607
Technical Services					
Depot	1,213,200	1,213,200	755,348	▼	457,852
Total Non-Operating Revenue	**26,804,807**	**26,804,807**	**7,255,348**		
Capital Expense					
Chief Executive's Office					
City Projects	(23,812,300)	(23,812,300)	(14,336,308)	▼	9,475,992
Chief Executive Officer	(2,000)	(2,000)	-		
Human Resources	(2,000)	(2,000)	-		
Public Relations	(2,000)	(2,000)	-		
Community Services					
Community Development	-	-	(3,370)		
Leisure Services	(40,000)	(40,000)	(36,670)		
Libraries and Heritage	(20,000)	(20,000)	(10,839)		
Rangers and Emergency	-	-	-		
Tourism	(5,800)	(5,800)	-		
Corporate Services					
Finance	(2,000)	(2,000)	-		
Governance and Administration	(2,000)	(2,000)	-		
Development Services					
Health	(4,100)	(4,100)	-		
Planning	(6,300)	(6,300)	-		
Project Co-ordination	(1,106,000)	(1,106,000)	(1,154,122)		
Development Services	-	-	-		
Technical Services					
Asset Management	(2,000)	(2,000)	-		
Civil Works	(19,966,708)	(19,966,708)	(11,993,951)	▼	7,972,757
Parks	(4,924,653)	(4,924,653)	(1,937,411)	▼	2,987,242
Property	(2,857,900)	(2,857,900)	(1,520,991)	▼	1,336,909
Depot	(2,708,900)	(2,708,900)	(1,923,689)	▼	785,211
Technical Services	(500)	(500)	-		
Waste	(1,819,607)	(1,819,607)	(721,745)	▼	1,097,862
Total Capital Expense	**(57,284,768)**	**(57,284,768)**	**(33,639,095)**		
Non-Operating Expense					
Corporate Services					
Corporate Funds	(15,405,900)	(15,405,900)	(4,497,440)	▼	10,908,460
Total Non-Operating Expense	**(15,405,900)**	**(15,405,900)**	**(4,497,440)**		
Adjustments for Non-Cash Items					
Profit and Loss	(591,520)	(591,520)	-	▼	591,520
Depreciation	9,511,700	9,511,700	9,347,983	▼	163,717
Total Adjustments for Non-Cash Items	**8,920,180**	**8,920,180**	**9,347,983**		
Suspense Items Yet To Be Applied			891,269		
Opening Surplus / (Deficit)	14,000,742	14,000,742	14,000,742		
Closing Surplus / (Deficit)	**(0)**	**(0)**	**17,571,715**		

1 Statement of Objective

In order to discharge its financial responsibilities to the community, the City has developed a set of operational and financial objectives. The objectives have been established both on an overall basis, reflected by the City's Vision Statement, and for each of its broad activities / programs.

Our Mission and Values
To provide the leadership, facilities and infrastructure that will serve the needs of our local and wider communities. We value Honesty, Professionalism, Respect and Accountability.

Council operations, as disclosed in this report, encompass the following service oriented management units:

Chief Executive Officer
Includes the administration of the Chief Executive's Office and the Members of Council areas, including core organisational services, leadership and strategic direction. Overseen by the Chief Executive Officer.

City Projects
Includes concept development, design, funding and delivery of major strategic projects for the City. Overseen by the Director of City Projects.

Human Resources
Includes the administration and co-ordination of all corporate Human Resource related matters, including corporate training, occupational safety and health advisement, and staff recruitment. Overseen by the Human Resources Manager.

Public Relations
Includes all facets of corporate marketing and promotion, including newsletters, media releases, corporate image development and marketing plans. Overseen by the Manager of Communications.

Community Development
Includes planning, assisting and supporting the development of programs, activities and strategies in relation to youth, seniors, access and inclusion, indigenous support, family and children, community partnerships, arts and events, volunteering, financial assistance and community infrastructure planning. Overseen by the Executive Manager of Community Services.

Community Services
Includes the administration of the Executive Director of Community Services' Office, including specialist projects relating to the Community Services Directorate. Overseen by the Executive Director of Community Services.

Leisure Services
Includes the management of the Armadale Arena and Armadale Aquatic Centre and is responsible for the management, usage and co-ordination of the City's community and sporting facilities and reserves. Overseen by the Manager of Leisure Services.

Libraries and Heritage
Includes the management, development and operations of the City's Libraries, Museums, and the Armadale Visitor Centre. Overseen by the Manager of Libraries and Heritage Services.

Rangers and Emergency
Includes the administration and operation of fire prevention services, animal control, volunteer emergency service groups, the control of off-road vehicles, enforcement of local laws and vehicle impoundment. Overseen by the Manager of Ranger and Emergency Services.

Budgeting
Includes the administration of non-cash expenditure and revenue associated with local government accounting requirements, including profit and loss and depreciation. Overseen by the Co-ordinator of Accounting Services.

Corporate Funds
Includes loans, reserves funds, restricted funds, leasing revenue, rate revenue and corporate grant funding. Overseen by the Corporate Services Directorate.

1 Statement of Objective (continued)

Corporate Services
Includes the administration of the Executive Director of Corporate Services' Office, including specialist projects relating to the Corporate Services Directorate. Overseen by the Executive Director of Corporate Services.

Budgeting
Includes the administration of non-cash expenditure and revenue associated with local government accounting requirements, including profit and loss and depreciation. Overseen by the Co-ordinator of Accounting Services.

Finance
Includes the administration and operation of all corporate finance related matters, including cash receipting, billing, investment of funds, payment of creditors, and the corporate finance systems. Overseen by the Manager of Financial Services.

Governance and Administration
Includes the provision of governance services, such as preparation of policy documents, statutory reviews and the maintenance of statutory registers. The area also includes the administration of the corporate office requirements, including reception, record keeping, photocopying, stationery, and insurance related matters. Overseen by the Manager of Governance and Administration.

IT Services
Includes the provision, operation and maintenance of the corporate computer systems, including software management, hardware management, printing and consumables and telephones and communication networks. Overseen by the Manager of Information and Communication Technology Services.

Rates
Includes the administration, and maintenance, of rate records and rating valuations. Overseen by the Co-ordinator of Rating Services.

Building
Includes the administration, inspection and operations concerned with application of building standards, including the examination, processing and inspection of buildings, building sites and swimming pools. Overseen by the Building Services Manager.

Development Services
Includes the administration of the Executive Director of Development Services' Office, including specialist projects relating to the Development Services Directorate. Overseen by the Executive Director of Development Services.

Environment Planning
Includes the administration, inspection and operation of environmental concerns including flood mitigation works, river bank restoration, bush land redevelopment, water catchment maintenance and soil and air conservation. Overseen by the Senior Environmental Planner.

Health
Includes the administration, inspection and operations of programs concerned with the general health of the community and includes the provision of immunisation programs, inspection and licencing of food premises and conducting preventative service programs. Overseen by the Health Services Manager.

Planning
Includes the administration, inspection and operation of town planning and regional development services including the preparation of town planning development schemes, zoning considerations and maintenance of geographic information systems (GIS). Overseen by the Planning Services Manager.

Project Co-ordination
Includes the administration and application of major planning projects, currently the North Forrestdale Developer Contribution Scheme. Overseen by the Project Co-ordinator.

Asset Management
Includes the monitoring and recording of Council's assets, including infrastructure, and the development of plans for their maintenance and renewal. Overseen by the Asset Management Co-ordinator.

1 Statement of Objective (continued)

Civil Works
Includes the administration, regulation, maintenance and construction associated with the provision of streets, roads, bridges, pathways, drainage, and associated components, under the control of the City. Overseen by the Manager of Civil Works.

Engineering Design
Includes the engineering analysis and associated design of Council works, generally associated with Civil Works, Parks and Subdivisions. Overseen by the Manager of Engineering and Design.

Project Management
Includes the planning associated with new infrastructure assets, including those relating to the Civil Works and Subdivision areas. Overseen by the Manager of Technical Services.

Parks
Includes the maintenance and construction associated with the provision of recreation grounds, parks, garden, streetscapes, road verges and roundabouts. Overseen by the Manager of Parks.

Property
Includes the provision and maintenance of Council's built assets such as community facilities, sporting clubs and pavilions, public halls and centres, administration centres, and emergency service facilities. Overseen by the Manager of Property Services.

Subdivisions
Includes the planning and engineering requirements associated with new subdivisions. Overseen by the Subdivision Engineer.

Support
Includes the maintenance and provision of the works depot, machinery and equipment of the City, and inventory such as fuel, oil and road construction materials. Overseen by the Co-ordinator of Support Services.

Technical Services
Includes the administration of the Executive Director of Technical Services' Office, including specialist projects relating to the Technical Services Directorate. Overseen by the Executive Director of Technical Services.

Waste
Includes the administration and operation of refuse collection and disposal services, including general, recyclable and green waste collection services and associated waste disposal sites. Overseen by the Co-ordinator of Waste Services.

2 Material Variances Explanation

For the purposes of reporting the material variances, the following indicators, as resolved, have been applied:

Revenues - Material variances will be identified where, for the period being reported, the actual varies to budget by an amount of (+) or (-) $50,000 and in these instances and explanatory comment will be provided.
Expenses - Material variances will be identified where, for the period being reported, the actual varies to budget by an amount of (+) or (-) $100,000 and in these instances and explanatory comment will be provided.

Before commenting on each of the specific material variances identified for review, it is important to note that, whilst many accounts will influence the overall variance, only those accounts within the affected management unit significantly contributing to the variance will be highlighted.

For the purposes of explaining each Material Variance, a three part approach has been taken. The parts are:
1 Period Variation - Relates specifically to the value of the Variance between the Budget and Actual figures for the period of the report.

2 Primary Reason - Explains the primary reasons for the period variance. As the report is aimed at a higher level analysis, only major contributing factors are reported.

3 Budget Impact - Forecasts the likely $ impact on the year end surplus or deficit position. It is important to note that figures in this part are 'indicative only' at the time of reporting, for circumstances may subsequently change.

2 Material Variances Explanation (continued)

Revenue

1 City Projects

Period Variation	▼	6,894,100
Primary Reason	A later than planned start on the Harrisdale East Playing Fields project Matching capital expenditure is also down for the same reason. Project will be carried forward to the 2015 year.	
Budget Impact	Nil	

2 Community Development

Period Variation	▼	64,400
Primary Reason	Lower grants received than anticipated which is offset by lower expenditure	
Budget Impact	Nil	

3 Leisure Services

Period Variation	▼	160,900
Primary Reason	Due to works/task in progress to be carried forward to 2015 year.	
Budget Impact	Nil	

4 Rangers and Emergency

Period Variation	▲	118,300
Primary Reason	Higher than anticipated revenue from Animal Licenses $70,000, Litter Fines $19,000, Animal Control Fines $18,000 and Parking Fines $11,000	
Budget Impact	Additional revenue of $118,300	

5 Budgeting

Period Variation	▼	398,900
Primary Reason	End of year asset disposal profit accounting entries yet to occur	
Budget Impact	Nil	

6 Corporate Funds

Period Variation	▼	1,702,117
Primary Reason	End of year Trust fund transfer yet to occur	
Budget Impact	Nil	

7 Rates

Period Variation	▲	89,500
Primary Reason	Higher than anticpated Legal revenue $38,000 which is offset by higher costs, and Property Enquiry Fees $31,000	
Budget Impact	Additional revenue of $31,000	

8 Building

Period Variation	▲	74,700
Primary Reason	Higher than anticipated RDCV fees $43,000 and Certificate of Compliance fees $17,000	
Budget Impact	Additional revenue of $74,700	

9 Health

Period Variation	▲	78,100
Primary Reason	Higher than anticipated Health Business Assessment fees $49,000 and Application Processing fees $12,000	
Budget Impact	Additional revenue of $78,100	

2 Material Variances Explanation (continued)

10 Planning

Period Variation	▲	92,000
Primary Reason	Higher than anticipated Structural Plan fees $47,000, Subdivision Clearance fees $29,000, Development Application Sign fees $20,000 offset by lower various other fees ($4,000)	
Budget Impact	Additional revenue of $92,000	

11 Project Co-Ordination

Period Variation	▲	2,188,100
Primary Reason	A greater than estimated number of new lots developed in the scheme area resulting in a greater level of contributions from developers. This additional revenue will be transferred to the Scheme Reserve Account at year end.	
Budget Impact	Nil	

12 Civil Works

Period Variation	▼	5,452,900
Primary Reason	Due to carried forward grants/contributions and lower grants/contributions than anticipated, which is offset by lower expenditure.	
Budget Impact	Nil	

13 Parks

Period Variation	▼	307,200
Primary Reason	Due to DSR grant for Golf Course works being carried forward to 2015 year.	
Budget Impact	Nil	

14 Subdivisions

Period Variation	▲	68,800
Primary Reason	Higher than anticipated subdivision application fees $68,800	
Budget Impact	Additional revenue of $68,800	

15 Waste

Period Variation	▲	268,200
Primary Reason	Higher than anticipated waste collection fees $268,200. This additional revenue will be transferred to Waste Management Reserve account.	
Budget Impact	Nil	

Operating Expense

16 Economic Development

Period Variation	▼	113,200
Primary Reason	Due to works/task in progress to be carried forward to 2015 year.	
Budget Impact	Nil	

17 City Projects

Period Variation	▼	881,700
Primary Reason	Due to works/task in progress to be carried forward to 2015 year. Eg. Kelmscott Library and Civic Precinct Consultancy.	
Budget Impact	Nil	

18 Public Relations

Period Variation	▼	262,000
Primary Reason	Due to works/task in progress to be carried forward to 2015 year.	
Budget Impact	Nil	

2 Material Variances Explanation (continued)

19 Community Development

Period Variation	▼	525,000
Primary Reason		Due to works/task in progress to be carried forward to 2015 year and year end expense accruals yet to occur.
Budget Impact		Nil

20 Leisure Services

Period Variation	▼	104,400
Primary Reason		Due to works/task in progress to be carried forward to 2015 year.
Budget Impact		Nil

21 Budgeting

Period Variation	▼	189,600
Primary Reason		End of year depreciation and loss on asset disposal yet to occur.
Budget Impact		Nil

22 Corporate Funds

Period Variation	▼	2,107,100
Primary Reason		End of year Trust Fund transfer yet to occur.
Budget Impact		Nil

23 Corporate Services

Period Variation	▼	454,800
Primary Reason		Due to works/task in progress to be carried forward to 2015 year.
Budget Impact		Nil

24 Finance

Period Variation	▼	459,900
Primary Reason		End of year leave expense accruals yet to occur.
Budget Impact		Nil

25 IT Services

Period Variation	▼	222,800
Primary Reason		Due to works/task in progress to be carried forward to 2015 year.
Budget Impact		Nil

26 Planning

Period Variation	▼	883,000
Primary Reason		Due to works/task in progress to be carried forward to 2015 year.
Budget Impact		Nil

27 Projet Co-Ordination

Period Variation	▼	5,273,300
Primary Reason		Due to delayed start on Developer Contribution Scheme Funded projects - fully offset by lower transfer from Scheme Reserve account.
Budget Impact		Nil

28 Environment Planning

Period Variation	▼	396,400
Primary Reason		Due to works/tasks in progress to be carried forward to 2015 year.
Budget Impact		Nil

2 Material Variances Explanation (continued)

29 Parks

Period Variation	▼	336,000
Primary Reason	Expenses less than budget.	
Budget Impact	Expense savings of $336,000	

29 Depot

Period Variation	▼	428,800
Primary Reason	Lower plant operating costs due to carried forward works.	
Budget Impact	Nil	

30 Technical Services

Period Variation	▼	348,000
Primary Reason	Carried forward works of $76,000 and expense savings on Street Lighting $112,000, crossover subsidies $40,000, CCTV $30,000 and Anti-Graffiti $28,000.	
Budget Impact	Expense savings of $270,000	

Non-Operating Revenue

31 Corporate Funds

Period Variation	▼	19,091,600
Primary Reason	Loans budgeted to be carried forward, year end transfsers from reserves yet to occur and land sales to be carried forward.	
Budget Impact	Lower revenue from reserve accounts of $1,435,000	

32 Depot

Period Variation	▼	457,900
Primary Reason	Due to several plant sales being carried forward to 2015 year	
Budget Impact	Nil	

Capital Expense

33 City Projects

Period Variation	▼	9,476,000
Primary Reason	A later than planned start on various projects, ie. Harrisdale East Playing Fields, Armadale Hall, Abbey Rd/Railway Ave Link and Piara Waters (North) project. These projects will be carried forward to the 2015 year.	
Budget Impact	Nil	

34 Civil Works

Period Variation	▼	7,972,800
Primary Reason	Please see item 12 above.	
Budget Impact	Nil	

35 Parks

Period Variation	▼	2,987,200
Primary Reason	Due to DSR grant for Golf Course works being carried forward to 2015 year	
Budget Impact	Nil	

2 Material Variances Explanation (continued)

36 Property

Period Variation	▼	1,336,900
Primary Reason		Due mainly to works in progress to be carried forward to 2015 year.
Budget Impact		Expense saving of $366,000

37 Depot

Period Variation	▼	785,200
Primary Reason		Due to several plant purchases not having occurred to be carried forward to 2015 year
Budget Impact		Nil

38 Waste

Period Variation	▼	1,097,900
Primary Reason		Due to works/task in progress to be carried forward to 2015 year.
Budget Impact		Nil

Non-Operating Expense

39 Corporate Funds

Period Variation	▼	10,908,500
Primary Reason		End of year transfers to reserves yet to occur
Budget Impact		Nil

Adjustments for Non-Cash Items

40 Profit and Loss

Period Variation	▼	591,500
Primary Reason		End of year accounting entries yet to occur
Budget Impact		Nil

41 Depreciation

Period Variation	▼	163,717
Primary Reason		End of year accounting entries yet to occur
Budget Impact		Nil

Armadale

Net Current Asset Position
For the period 1 July 2013 to 30 June 2014

Particulars	Note	Brought Forward 1 July $	2013 - 2014 Revised Budget $	30 Jun 2014 YTD Actual $
Current Assets				
Cash - Unrestricted	1	14,073,624	1,609,000	17,335,422
Cash - Reserves	2	53,478,731	49,765,531	53,478,731
Receivables and Accruals	3	5,420,861	5,100,000	6,874,247
Inventories	4	127,026	110,000	120,838
		73,100,242	**56,584,531**	**77,809,238**
Less Current Liabilities				
Creditors and Accruals	5	(5,620,769)	(6,819,000)	(6,758,792)
Interest Bearing Liabilities	6	(842,691)	(976,100)	(897,007)
Provisions	7	(5,685,617)	(6,198,817)	(5,874,229)
		(12,149,077)	**(13,993,917)**	**(13,530,028)**
Net Current Asset Position (Prior to Adjustment)		**60,951,165**	**42,590,614**	**64,279,210**
Adjustments				
Additions				
Interest Bearing Liabilities		842,691	976,100	897,007
Provisions		5,685,617	6,198,817	5,874,229
Subtractions				
Cash - Reserves		(53,478,731)	(49,765,531)	(53,478,731)
Net Current Asset Position		**14,000,742**	**-**	**17,571,715**

Armadale

Notes to the Net Current Asset Position
For the period 1 July 2013 to 30 June 2014

Note		Brought Forward 1 July $	2013 - 2014 Revised Budget $	30 Jun 2014 YTD Actual $
1	**Cash - Unrestricted**			
	Cash at Bank	64,014	1,599,000	17,325,912
	Cash in Investments	14,000,000	-	-
	Cash on Hand	9,610	10,000	9,510
	Dishonoured Cheques	-	-	-
	Cheque Writing Control	-	-	-
		14,073,624	**1,609,000**	**17,335,422**
2	**Cash - Reserves**			
	Cash at Bank	14,478,731	5,531	53,478,731
	Cash in Investments	39,000,000	49,760,000	-
		53,478,731	**49,765,531**	**53,478,731**
3	**Receivables and Accruals**			
	Prepayments	3,330	3,500	17,906
	Accrued Revenue	1,147,302	1,200,000	76,698
	Debtors - Rates	1,200,674	1,300,000	1,115,667
	Debtors - Sanitation (Rates)	112,053	120,000	102,276
	Debtors - Swimming Pool Inspection Levy	724	1,000	1,555
	Debtors - Instalment Fees and Charges	563	800	383
	Debtors - ESL (Rates)	59,859	60,000	56,206
	Debtors - ESL Interest	6,003	6,500	3,849
	Debtors - Rebate Generated (Rates)	-	2,600,000	2,618,026
	Debtors - Rebate Claimed (Rates)	-	(2,600,000)	(2,617,377)
	Debtors - Rebate Generated (ESL)	-	400,000	354,271
	Debtors - Rebate Claimed (ESL)	-	(400,000)	(354,271)
	Debtors - General	2,493,859	2,000,000	5,067,388
	Debtors - Employees	3,749	500	180
	Debtors - Libraries	39	100	12
	Debtors - Rangers (Legacy)	147,285	150,000	161,463
	Debtors - Self Supporting Loans	-	-	-
	Debtors - Fire	20,552	22,000	21,613
	Debtors - Animals	132,460	135,000	146,753
	Debtors - Parking	82,295	84,000	91,072
	Debtors - Litter	36,406	37,600	51,154
	Debtors - Off Road Vehicles	583	1,000	520
	Debtors - Health	6,026	7,000	5,385
	Debtors - Rates Rebate	-	-	-
	Debtors - ESL Rebate	-	-	-
	Debtors - Goods and Services Tax	-	-	-
	Debtors - Thoroughfares	7,304	8,000	7,228
	Debtors - Planning	7,372	10,000	8,058
	Debtors - Planning	74,802	75,000	60,611
	Doubtful Debts Provision	(122,378)	(122,000)	(122,378)
		5,420,861	**5,100,000**	**6,874,247**
4	**Inventories**			
	Depot Stock	127,026	110,000	120,838
		127,026	**110,000**	**120,838**

Armadale

Notes to the Net Current Asset Position
For the period 1 July 2013 to 30 June 2014

Note		Brought Forward 1 July $	2013 - 2014 Revised Budget $	30 Jun 2014 YTD Actual $
5	**Creditors and Accruals**			
	Goods and Services Tax	427,692	400,000	-
	Trade Creditors	(5,146,928)	(6,000,000)	(6,095,873)
	Cheque Writing Control	-	-	-
	Cheque Reversal	-	-	-
	Purchase Order Commitment	(7,198)	(10,000)	(1,836)
	Withholding Tax	-	-	-
	GST Commitment	542	1,000	(117)
	Rostered Days Off	-	-	-
	Payroll Equalisation	(50,019)	(50,000)	(53,747)
	Deferred Salary Arrangements	(26,039)	(40,000)	(90,344)
	Superannuation	-	-	-
	Salaries and Wages	(273,021)	(300,000)	(393,326)
	Loan Interest	(101,609)	(120,000)	-
	Accrued Expenses	(194,106)	(500,000)	(7,480)
	Revenue in Advance	(190,930)	(200,000)	(52,907)
	General Revenue	-	-	-
	Unspent Grants	-	-	-
	Unspent Loans	-	-	-
	Rates in Advance	-	-	-
	ESL Raised	(59,154)	(5,600,000)	(5,668,452)
	ESL Interest	-	-	-
	ESL Remitted	-	5,600,000	5,605,291
	Payroll Deductions	-	-	-
		(5,620,769)	**(6,819,000)**	**(6,758,792)**

Armadale

Notes to the Net Current Asset Position
For the period 1 July 2013 to 30 June 2014

Note	Brought Forward 1 July $	2013 - 2014 Revised Budget $	30 Jun 2014 YTD Actual $
6 Interest Bearing Liabilities			
Loan 284 - Rushton Park Redevelopment	(36,724)	(36,700)	(39,044)
Loan 285 - Temporary Administration	(58,350)	(58,400)	(61,747)
Loan 286 - Kelmscott Library Relocation	(12,031)	(12,000)	(12,732)
Loan 290 - ARA Projects 2008	(21,890)	(21,900)	(23,517)
Loan 291 - Aquatic Works 2008	(16,690)	(16,700)	(17,924)
Loan 292 - Loan Borrowings 2008	(29,710)	(29,700)	(31,916)
Loan 294 - Armadale Library Relocation 2009	(99,284)	(99,200)	(105,218)
Loan 295 - Old Library Conversion 2009	(63,181)	(99,300)	(66,957)
Loan 296 - Loan Borrowings 2009	(28,255)	(63,200)	(30,200)
Loan 298 - Loan Borrowings 2010	(49,642)	(28,300)	(52,609)
Loan 299 - Aquatic Centre Upgrade 2010	(48,877)	(49,600)	(51,950)
Loan 300 - Frye Park Redevelopment 2010	(41,519)	(48,900)	(44,000)
Loan 302 - Aquatic Centre Upgrade 2011	(43,183)	(41,500)	(45,822)
Loan 303 - Bakers House Refurbishment 2011	(29,520)	(29,500)	(31,221)
Loan 304 - Frye Park Redevelopment 2011	(32,221)	(43,200)	(34,190)
Loan 305 - Piara Waters (North) 2011	(55,984)	(29,500)	(59,330)
Loan 306 - Loan Borrowings 2011	(57,841)	(32,200)	(61,173)
Loan 307 - Equestrian Club Facilities 2012	(66,950)	(56,000)	(71,909)
Loan 308 - Armadale District Hall Upgrade 2012	-	(57,800)	-
Loan 309 - Piara Waters (North) Sports 2012		(69,400)	-
Loan 311 - Aquatic Centre Upgrade 2012	(50,841)	(53,100)	(55,552)
	(842,691)	**(976,100)**	**(897,007)**
7 Provisions			
Annual Leave	(3,289,939)	(3,450,000)	(3,478,551)
Sick Leave	-	-	-
Long Service Leave	(2,395,678)	(2,748,817)	(2,395,678)
	(5,685,617)	**(6,198,817)**	**(5,874,229)**

Investments

Council's objective is to maximise the return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. Council has an investment policy and this policy is subject to review. The finance area manages the cash and investments portfolio with the assistance of relevant external bodies (when and where applicable).

Investments Maturing June 2014

Investment Date	Identification	Form	Institution	Original Investment	Interest Rate	Maturity Date	Interest Earnings
				$	%		$
Municipal Fund							
03-Jan-14	517471	TD	WESTPAC	1,000,000	3.50	03-Jun-14	14,479
07-Jan-14	518538	TD	WESTPAC	1,000,000	3.47	09-Jun-14	14,545
13-Dec-13	8615	TD	AMP	1,000,000	3.90	11-Jun-14	19,233
13-Jan-14	8866	TD	RABODIRECT	1,000,000	3.65	12-Jun-14	15,000
19-Feb-14	9273	TD	RABODIRECT	1,000,000	3.55	18-Jun-14	11,574
22-Apr-14	9944	TD	SUNCORP	1,000,000	3.10	19-Jun-14	4,926
16-May-14	NA	TD	IMB	1,000,000	3.27	20-Jun-14	3,136
17-Feb-14	4174167	TD	SUNCORP	1,000,000	3.55	23-Jun-14	12,255
05-May-14	506449	TD	WESTPAC	1,000,000	3.11	25-Jun-14	4,345
07-May-14	506756	TD	WESTPAC	1,000,000	3.01	25-Jun-14	4,041
08-May-14	10052	TD	RABODIRECT	1,000,000	3.25	25-Jun-14	4,274
12-May-14	10083	TD	RABODIRECT	1,000,000	3.15	26-Jun-14	3,884
12-May-14	10084	TD	RABODIRECT	1,000,000	3.15	26-Jun-14	3,884
19-May-14	4174180	TD	SUNCORP	1,000,000	3.00	27-Jun-14	3,205
Continuous		11 am	WESTPAC	Various	Various	Continuous	16,315
Continuous		11 am	AMP	Various	Various	Continuous	5,435
Trust Fund							
02-Dec-13	111933	TD	RURAL BANK	2,000,000	3.70	03-Jun-14	37,101
04-Sep-13	94-887-8109	TD	NAB	5,000,000	3.84	04-Jun-14	143,605
16-Apr-14	NA	TD	IMB	1,000,000	3.40	16-Jun-14	5,682
24-Sep-13	118020	TD	ING BANK	1,000,000	3.68	23-Jun-14	27,424
20-Mar-14	9652	TD	ME BANK	2,000,000	3.50	24-Jun-14	18,411
31-Jan-14	9092	TD	BANK OF QLD	2,000,000	3.45	25-Jun-14	27,411
03-Feb-14	9100	TD	ING BANK	1,000,000	3.48	25-Jun-14	13,539
28-Apr-14	10164	TD	ING BANK	1,000,000	3.21	25-Jun-14	5,101
19-May-14	125047	TD	ING BANK	1,000,000	3.05	25-Jun-14	3,092
04-Jun-14	NA	TD	NAB	5,000,000	2.85	25-Jun-14	8,199
31-Mar-14	9726	TD	ME BANK	1,000,000	3.50	26-Jun-14	8,342
07-Apr-14	1229157	TD	BENDIGO BANK	2,000,000	3.35	26-Jun-14	14,685
Continuous		11 am	WESTPAC	Various	Various	Continuous	10,556
Continuous		11 am	AMP	Various	Various	Continuous	661

Armadale

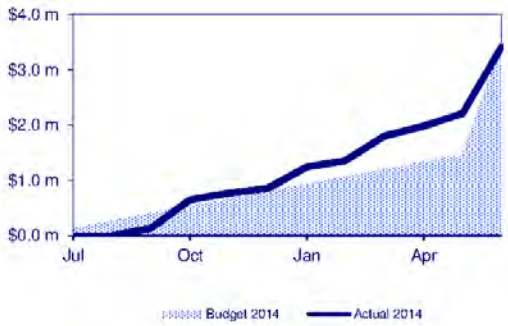
Investments
For the period 1 July 2013 to 30 June 2014

Investment Date	Identification	Form	Institution	Original Investment	Interest Rate	Maturity Date	Interest Earnings
				$	%		$
Reserve Fund							
04-Sep-13	94-887-9451	TD	NAB	5,000,000	3.84	04-Jun-14	143,605
15-Jan-14	8904	TD	ING BANK	5,000,000	3.50	16-Jun-14	72,877
15-Jan-14	4171836	TD	SUNCORP	1,000,000	3.55	16-Jun-14	14,784
18-Sep-13	504603	TD	WESTPAC	1,000,000	3.80	18-Jun-14	28,214
31-Mar-14	NA	TD	IMB	4,000,000	3.50	19-Jun-14	30,685
24-Sep-13	118019	TD	ING BANK	1,000,000	3.68	23-Jun-14	27,424
25-Sep-13	10137424	TD	NAB	1,000,000	3.79	23-Jun-14	28,139
08-Jan-14	8792	TD	RABODIRECT	2,000,000	3.65	23-Jun-14	33,200
27-Sep-13	275715	TD	BANK OF QLD	1,000,000	3.75	24-Jun-14	27,740
20-Mar-14	9651	TD	BANK OF QLD	5,000,000	3.40	24-Jun-14	44,712
20-Jan-14	504814	TD	WESTPAC	1,000,000	3.55	25-Jun-14	15,173
30-Jan-14	9083	TD	BANK OF QLD	1,000,000	3.48	25-Jun-14	13,920
28-Feb-14	9391	TD	RABODIRECT	2,000,000	3.65	25-Jun-14	23,400
06-May-14	10178603	TD	NAB	6,000,000	3.30	25-Jun-14	27,123
04-Jun-14	NA	TD	NAB	5,000,000	2.85	25-Jun-14	8,199
26-Mar-14	9686	TD	RABODIRECT	1,000,000	3.55	26-Jun-14	8,948
31-Mar-14	NA	TD	BENDIGO BANK	5,000,000	3.35	26-Jun-14	39,925
31-Mar-14	9724	TD	ME BANK	5,000,000	3.50	26-Jun-14	41,712
31-Mar-14	9728	TD	ME BANK	1,000,000	3.50	26-Jun-14	8,342
02-Apr-14	9763	TD	ME BANK	1,000,000	3.50	26-Jun-14	8,151
07-Apr-14	1229149	TD	BENDIGO BANK	2,000,000	3.35	26-Jun-14	14,685
29-Jan-14	9053	TD	RABODIRECT	2,000,000	3.65	30-Jun-14	30,400
Continuous		11 am	WESTPAC	Various	Various	Continuous	21,232
Continuous		11 am	AMP	Various	Various	Continuous	1,063
						Total Period Earnings	**1,177,992**
						Total Interest Earned YTD	3,409,836
						Total Budget YTD	3,475,900
						Total Budget	3,475,900

Form Legend

11 am	On-call Bank Account	NCD	Negotiable Certificate of Deposit
Bill	Bank Bill	Term	Term Deposit

Investment Interest Earnings



Armadale

Investments
For the period 1 July 2013 to 30 June 2014

Investments Commenced June 2014

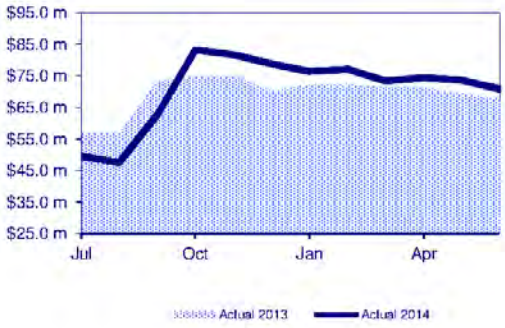
Investment Date	Identification	Form	Institution	Original Investment $	Interest Rate %	Maturity Date	Projected Earnings $
Municipal Fund							
Trust Fund							
Reserve Fund							

Total Projected Period Earnings 0

Indicative Benchmark	30 Days	90 Days	180 Days	365 Days
BBSW Bank Bill Swap Rate	2.67%	2.71%	2.72%	2.72%

All investments have been made in accordance with legislative requirements and Council's policies and strategies.

Total Cash Holdings (excluding Trust)



Reserve Accounts

Where Council wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose. Any change to the purpose of reserve accounts requires an absolute majority vote by Council and may require local public notice.

Reserve Accounts Definitions

Abbey Road Link Project
To be used to assist in funding the Abbey Road / Railway Avenue Link Road and Subdivision Project.

Asset Renewal - Buildings
To be used to assist in funding capital works on buildings, thereby extending the useful economic life of such assets.

Asset Renewal - Parks
To be used to assist in funding capital works on parks, thereby extending the useful economic life of such assets.

Building Plant and Equipment
To be used to assist in the maintenance and replacement of plant and equipment associated with Council's buildings.

Champion Lakes Asset Renewal
To be used to assist in the renewal of assets associated with the Champion Lakes Estate.

Civic Precinct
To be used to assist in research, planning and redevelopment of the City's Civic Precinct.

Computer Systems Technologies
To be used to assist in funding the long-term renewal of Council's core computer systems.

Crossover Contributions
To be used in funding the construction of Crossovers as a condition of approved building licences.

Emergency Waste
To be used to assist with the costs associated with storm damage clean-up, collections and disposal.

Employee Provisions
To be used to cash-back the employees' annual and long-service leave entitlements liability.

Freehold Sales Capital Works
To be used to assist in funding capital works and to be funded from the proceeds (30% of net sale proceeds) of selling Freehold land parcels.

Future Community Facilities
To be used to assist in the research, planning and construction of future community facilities.

Future Project Funding
To be used to fund future projects considered in-excess of Council's normal funding capacity.

Future Recreation Facilities
To be used to assist in the research, planning and construction of future recreation facilities.

History of the District
To be used to assist in the future rewrite and publication of the History of the District.

Land Acquisition
To be used to assist in future acquisitions of land for Council investment or works requirement.

Mobile Bin Program
To be used to assist in the purchase and replacement of the City's mobile garbage bins.

Reserve Accounts Definitions

North Forrestdale DCP 3
To be used to fund common infrastructure works as identified in the Development Contribution Plan #3.

North Forrestdale SAR Asset Renewal
To be used to assist in the renewal of assets associated with North Forrestdale Estates covered by Specified Area Rating.

Plant and Machinery
To be used to assist in the replacement of Council's plant and machinery requirements.

Portable Long Service Leave
To be used to assist in financing Council's portable long service leave liability.

Revolving Energy
To be used to assist in establishing energy efficient management techniques and practices.

Strategic Asset Investments
To be used to fund the acquisition of strategic asset investments from the proceeds (70% of net sale proceeds) of selling Freehold land parcels.

Waste Management
To be used to assist in the management and future provisioning of Council's waste management sites.

Workers Compensation
To be used to assist in covering any workers' compensation liability claims in excess of Council's normal funding capacity.

Works Contributions
To be used to fund works utilising contributions received from developers, generally pursuant to conditions of development approval.

Armadale

Reserve Accounts
For the period 1 July 2013 to 30 June 2014

Reserve Accounts Transactions

	1 July 2013 Opening Balance $ '000's	Transfer to Reserve $ '000's	Transfer from Reserve $ '000's	30 June 2014 YTD Actual $ '000's	YTD Budget $ '000's	2013 - 2014 Revised Budget $ '000's
Asset Renewal - Buildings	315	-	-	**315**	426	327
Asset Renewal - Parks	316	-	-	**316**	427	327
Building Plant and Equipment	137	-	-	**137**	186	142
Champion Lakes SAR	56	-	-	**56**	346	85
Civic Precinct	921	-	-	**921**	(8,285)	-
Computer Systems	326	-	-	**326**	441	338
Crossover Contributions	53	-	-	**53**	72	55
Emergency Waste	196	-	-	**196**	265	203
Employee Provisions	6,090	-	-	**6,090**	11,222	6,603
Freehold Sales Capital Works	129	-	-	**129**	2,290	495
Future Community Facilities	688	-	-	**688**	929	712
Future Project Funding	10,049	-	-	**10,049**	10,049	3,920
Future Recreation Facilities	193	-	-	**193**	482	260
History of the District	31	-	-	**31**	42	31
Land Acquisition	408	-	-	**408**	551	422
Mobile Bin Program	1,736	-	-	**1,736**	2,344	1,796
North Forrestdale DCP 3	19,824	-	-	**19,824**	38,897	21,732
North Forrestdale SAR	1,513	-	-	**1,513**	7,239	2,086
Plant and Machinery	3,743	-	-	**3,743**	8,613	3,934
Portable Long Service Leave	222	-	-	**222**	450	245
Revolving Energy	88	-	-	**88**	88	91
Strategic Asset Investments	1,525	-	-	**1,525**	(7,811)	941
Waste Management	3,899	-	-	**3,899**	(1,509)	4,081
Workers Compensation	459	-	-	**459**	(550)	358
Works Contributions	561	-	-	**561**	758	581
	53,478	**-**	**-**	**53,478**	**67,962**	**49,765**

Trust Fund

A local government is to establish a Trust Fund to hold all money or the value of assets that are required by the Local Government Act or any other written law to be credited to that Fund. Money or other property held in the Trust Fund is to be applied for the purposes of, and in accordance with, the Trusts affecting it.

Trust Fund Account Definitions

Cash in Lieu - POS - A14 Plan
To be used to fund capital works associated with the development and redevelopment of Public Open Space areas in the vicinity of the A14 Structure Plan and to be funded by contributions received from developers pursuant to conditions of development approval.

Cash in Lieu - POS - Agreements
To be used to fund capital works associated with the development and redevelopment of Public Open Space areas in the vicinity of predefined areas covered by Legal Agreements and to be funded by contributions received from developers pursuant to conditions of development approval.

Cash in Lieu - POS - Heron
To be used to fund capital works associated with the development and redevelopment of Public Open Space areas in the vicinity of the Heron Ward and to be funded by contributions received from developers pursuant to conditions of development approval.

Cash in Lieu - POS - Jarrah
To be used to fund capital works associated with the development and redevelopment of Public Open Space areas in the vicinity of the Jarrah Ward and to be funded by contributions received from developers pursuant to conditions of development approval.

Cash in Lieu - POS - Lake
To be used to fund capital works associated with the development and redevelopment of Public Open Space areas in the vicinity of the Lake Ward and to be funded by contributions received from developers pursuant to conditions of development approval.

Cash in Lieu - POS - Minnawarra
To be used to fund capital works associated with the development and redevelopment of Public Open Space areas in the vicinity of the Minnawarra Ward and to be funded by contributions received from developers pursuant to conditions of development approval.

Cash in Lieu - POS - Neerigen
To be used to fund capital works associated with the development and redevelopment of Public Open Space areas in the vicinity of the Neerigen Ward and to be funded by contributions received from developers pursuant to conditions of development approval.

Cash in Lieu - POS - River
To be used to fund capital works associated with the development and redevelopment of Public Open Space areas in the vicinity of the River Ward and to be funded by contributions received from developers pursuant to conditions of development approval.

Cash in Lieu - POS - Strategy North
To be used to fund capital works associated with the development and redevelopment of Public Open Space areas in the vicinity of predefined areas covered by the Strategy North Plan and to be funded by contributions received from developers pursuant to conditions of development approval.

Cash in Lieu of Footpaths
To be used to develop pathways within the area of a subdivision that are not carried out as part of the initial subdivision works and are as per subdivision conditions.

Contractors Deposits
To be used to hold performance bonds levied as part of development and / or subdivision works conditions.

Engineering Deposits
To be used to hold performance bonds levied as part of development and / or subdivision works conditions.

Trust Fund Account Definitions

General Contributions
To be used to hold performance bonds levied as part of development and / or subdivision works conditions.

General Deposits
To be used to hold performance bonds levied as part of development and / or subdivision works conditions.

Hall and Key Deposits
To be used to hold performance bonds levied as part the hiring of Council facilities where damage may occur and / or keys may not be returned.

Kerb Deposits
To be used to hold performance bonds levied as part of the Building Application process pertaining to the possible kerb / footpath damage that may occur during any construction works.

Nomination Deposits
To be used to hold candidate nomination deposits received as part of the Council election process that are to be refunded upon the candidate successfully obtaining sufficient votes at the relevant election.

Other Deposits
To be used to hold various sporting club and library member deposits that occur from time-to-time.

Public Open Space - Precinct A - Westfield
To be used to fund capital works associated with the development and redevelopment of public open space areas within the Westfield precinct. Funds placed into this Trust account are generated via the sale of unrequired parcels of public open space land within the precinct.

Public Open Space - Precinct B - Seville Grove
To be used to fund capital works associated with the development and redevelopment of public open space areas within the Seville Grove precinct. Funds placed into this Trust account are generated via the sale of unrequired parcels of public open space land within the precinct.

Public Open Space - Precinct C - West Armadale
To be used to fund capital works associated with the development and redevelopment of public open space areas within the West Armadale precinct. Funds placed into this Trust account are generated via the sale of unrequired parcels of public open space land within the precinct.

Public Open Space - Precinct D - South Armadale
To be used to fund capital works associated with the development and redevelopment of public open space areas within the South Armadale precinct. Funds placed into this Trust account are generated via the sale of unrequired parcels of public open space land within the precinct.

Public Open Space - Precinct F - Clifton Hills
To be used to fund capital works associated with the development and redevelopment of public open space areas within the Clifton Hills precinct. Funds placed into this Trust account are generated via the sale of unrequired parcels of public open space land within the precinct.

Public Open Space - Precinct G - Creyk
To be used to fund capital works associated with the development and redevelopment of public open space areas within the Creyk precinct. Funds placed into this Trust account are generated via the sale of unrequired parcels of public open space land within the precinct.

Public Open Space - Precinct I - Roleystone
To be used to fund capital works associated with the development and redevelopment of public open space areas within the Roleystone precinct. Funds placed into this Trust account are generated via the sale of unrequired parcels of public open space land within the precinct.

Trust Fund Account Definitions

Public Open Space - Precinct M - Palomino
To be used to fund capital works associated with the development and redevelopment of public open space areas within the Palomino precinct. Funds placed into this Trust account are generated via the sale of unrequired parcels of public open space land within the precinct.

Public Open Space - Regional Recreation Infrastructure
To be used to fund capital works of a Regional Recreation Infrastructure nature and to be funded from the proceeds (30% of net sale proceeds) of selling Public Open Space land parcels identified as surplus to future requirements.

Rates in Suspense
To be used to hold rate receipts received via bank transfer for which no identification reference exists.

SEMACC Lease Liability
To be used to hold a bond for lease liability for the South East Metropolitan Area Consultative Committee.

Town Planning Bonds
To be used to hold bonds for Town Planning reimbursement associated with subdivisional roads.

Works Contributions
To be used to hold performance bonds levied as part of development and / or subdivision works conditions.

Trust Fund Account Transactions

	1 July 2013	30 June 2014		2013 - 2014
	Opening	Movement	Total YTD	Revised
	$ k	$ k	$ k	$ k
Cash in Lieu - POS - A14 Plan	2,291	78	**2,369**	2,383
Cash in Lieu - POS - Agreements	90	2	**92**	94
Cash in Lieu - POS - Heron	137	3	**140**	143
Cash in Lieu - POS - Jarrah	92	67	**159**	96
Cash in Lieu - POS - Lake	877	20	**897**	913
Cash in Lieu - POS - Minnawarra	9	-	**9**	9
Cash in Lieu - POS - Neerigen	448	10	**458**	100
Cash in Lieu - POS - River	17	1	**18**	18
Cash in Lieu of Footpaths	254	40	**294**	264
Cash in Lieu of Parking	183	11	**194**	190
Contractors Deposits	6,190	(23)	**6,167**	6,438
Hall and Key Deposits	93	22	**115**	97
Kerb Deposits	1,336	211	**1,547**	1,285
Nomination Deposits	-	2	**2**	-
Environmental Bond Urban SP	66	84	**150**	68
DCP#3 Keane Rd Construction	35	-	**35**	36
POS - Precinct A - Westfield	826	(8)	**818**	859
POS - Precinct B - Seville Grove	615	14	**629**	716
POS - Precinct C - West Armadale	-	-	**-**	573
POS - Precinct E - Mount Richon	230	5	**235**	239
POS - Precinct F - Clifton Hills	330	7	**337**	483
POS - Precinct G - Creyk	493	12	**505**	298
POS - Precinct H - Mount Nasura	590	13	**603**	1,060
POS - Precinct I - Roleystone	596	14	**610**	240
POS - Precinct M - Palomino	62	1	**63**	64
POS - Regional Recreation Infrastructure	2,432	53	**2,485**	3,058
Rates in Suspense	74	(2)	**72**	77
SEMACC Lease Liability	11	-	**11**	11
Town Planning Bonds	595	-	**595**	619
	18,973	**634**	**19,608**	**20,430**

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
00022744	3-Jun-14	P R Stott	Council Contribution to Crossover	400.00
00022745	3-Jun-14	K Sherwood	Refund-Cancelled Sporting Event	7.00
00022746	3-Jun-14	T M Mavze	Refund-Building Services Levy	40.50
00022747	3-Jun-14	City of Armadale	Rebank Unpresented Cheques	302.73
00022748	3-Jun-14	City of Armadale	Rebank Unpresented Cheques	302.73
00022749	3-Jun-14	City of Armadale	Rebank Unpresented Cheques	302.73
00022750	3-Jun-14	City of Armadale	Rebank Unpresented Cheques	658.46
00022751	3-Jun-14	City of Armadale	Rebank Unpresented Cheques	658.46
00022752	3-Jun-14	City of Armadlae	Rebank Unpresented Cheques	658.46
00022753	3-Jun-14	S Banala	Refund-Overpayment of Rates	312.16
00022754	3-Jun-14	R B Chikonga & J B Chikonga	Refund-Overpayment of Rates	145.60
00022755	3-Jun-14	SK Kumar & V Ramasubby & Dept of Housing	Refund-Overpayment of Rates	601.27
00022756	3-Jun-14	R Ward	Refund-Cancelled Sporting Event	504.00
00022757	3-Jun-14	Security First Pty Ltd	Stationery	985.00
00022758	3-Jun-14	Yerlakiti Moort Nyungar Assoc Inc	IPS Resources	150.00
00022759	3-Jun-14	Lote Teaching Aids	IPS Resources	299.20
00022760	3-Jun-14	Chelin Consultancy Group	Promotional Materials	260.02
00022761	3-Jun-14	Shopfitting Direct	Office Furniture	829.95
00022762	3-Jun-14	J Lockett	Donation	150.00
00022763	3-Jun-14	Getaway Outdoors	Parts	130.00
00022764	4-Jun-14	Unisuper Limited	Payroll Deductions	2,243.99
00022765	4-Jun-14	AMP Flexible Lifetime Super Plan	Payroll Deductions	514.39
00022766	4-Jun-14	Host Plus Superannuation Fund	Payroll Deductions	246.44
00022767	4-Jun-14	Colonial First State Investments Ltd	Payroll Deductions	1,778.09
00022768	4-Jun-14	Australian Ethical Superannuation	Payroll Deductions	714.59
00022769	4-Jun-14	Care Super	Payroll Deductions	183.29
00022770	4-Jun-14	Retail Employees Superannuation Pty Ltd	Payroll Deductions	1,044.25
00022771	4-Jun-14	eWrap Super	Payroll Deductions	1,158.58
00022772	4-Jun-14	Australian Super	Payroll Deductions	2,341.27
00022773	4-Jun-14	ING Masterfund	Payroll Deductions	270.39
00022774	4-Jun-14	BT Business Super	Payroll Deductions	188.88
00022775	4-Jun-14	AMP Retirement Savings Account	Payroll Deductions	284.63
00022776	4-Jun-14	Summit Personal Super Plan	Payroll Deductions	239.25
00022777	4-Jun-14	Mercer Super Trust	Payroll Deductions	869.02
00022778	4-Jun-14	MLC Masterkey Personal Super	Payroll Deductions	12.30
00022779	4-Jun-14	MLC Nominees Pty Ltd	Payroll Deductions	304.65
00022780	4-Jun-14	Hesta Super Fund	Payroll Deductions	268.94
00022781	4-Jun-14	The Universal Super Scheme	Payroll Deductions	558.53
00022782	4-Jun-14	AMP Super Leader	Payroll Deductions	583.39
00022783	4-Jun-14	Plum Superannuation Fund	Payroll Deductions	266.06
00022784	4-Jun-14	AMP Life Limited	Payroll Deductions	280.36

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
00022785	4-Jun-14	Obus	Payroll Deductions	917.95
00022786	4-Jun-14	Personal Choice-Private eWRAP Super	Payroll Deductions	98.18
00022787	4-Jun-14	Matrix Superannuation Master Fund	Payroll Deductions	862.20
00022788	4-Jun-14	Sunsuper Superannuation	Payroll Deductions	196.35
00022789	5-Jun-14	Instant Products Hire	Hire of Equipment	235.97
00022790	5-Jun-14	Chris Tate	Promotional Materials	140.00
00022791	5-Jun-14	Crowne Plaza Canberra	Accomodation-ALGA Conference	2,360.00
00022792	5-Jun-14	Dept of Housing	Refund-Overpayment of Rates	1,264.70
00022793	5-Jun-14	Correna Grenfell	Second Prize Painting-Outside The Frame	100.00
00022794	5-Jun-14	APH Contractors Pty Ltd	Refund-Overpayment of Building Services Levy	108.00
00022795	5-Jun-14	Westral Outdoor Centre	Refund-Development Application Fee	278.00
00022796	5-Jun-14	D S Fergusson	Refund-Overpayment of Rates	428.27
00022797	5-Jun-14	C Movo	Refund-Overpayment of Rates	102.95
00022798	5-Jun-14	L N Ullrich & L D Ullrich	Refund-Overpayment of Rates	222.70
00022799	9-Jun-14	Marie Wrack Pty Ltd	Workshop-Positive Ageing Presentation	100.00
00022800	9-Jun-14	Arthritis & Osteoporosis	Donation	50.00
00022801	9-Jun-14	Seniors Recreation Council Of WA Inc	Various Items-Seniors Event	1,250.00
00022802	9-Jun-14	Gazebo Management P/L	Refund-Overpayment of Planning Fees	140.00
00022803	9-Jun-14	Screen For Life	Refund-Overpayment of Hall Booking Fee	40.00
00022804	9-Jun-14	R Botterill	Cleaning Services	230.00
00022805	9-Jun-14	Fines Enforcement Registry	FER Lodgement Fees	43.00
00022806	9-Jun-14	City of Armadale	Catering-Contact Lunch	150.00
00022807	9-Jun-14	M W Routledge & Y A Routledge	Refund-Overpayment of Rates	417.53
00022808	9-Jun-14	K J Stobie & I S Stobie	Refund-Overpayment of Rates	323.53
00022809	9-Jun-14	C J Thackrah	Refund-Overpayment of Rates	451.13
00022810	9-Jun-14	A G Garlett & N Garlett	Refund-Overpayment of Rates	427.81
00022811	10-Jun-14	Armadale Senior High School	Catering-National Volunteer Week	750.00
00022812	10-Jun-14	Construction Training Fund	Levy Collected-May 2014	35,345.70
00022813	10-Jun-14	City of Armadale	Commission On Levy Collected-May 2014	800.25
00022814	10-Jun-14	City of Armadale	Petty Cash Recoup	109.65
00022815	10-Jun-14	Dymocks Hay Street	Library Resources	6,975.82
00022816	10-Jun-14	City of Armadale-Kelmscott Library	Petty Cash Recoup	129.25
00022817	10-Jun-14	City of Armadale	Petty Cash Recoup	87.00
00022818	10-Jun-14	Child Education Services	Library Resources	5,832.02
00022819	10-Jun-14	Armadale RSL Club	Wreath-ANZAC Day	55.00
00022820	10-Jun-14	National Geographic Society	Subscriptions	138.00
00022821	10-Jun-14	Red Ink Homes Pty Ltd	Refund-Overpayment of Fees	96.88
00022822	11-Jun-14	M K Chaytor	Refund-Overpayment of Rates	444.91
00022823	11-Jun-14	E J Campbell	Refund-Overpayment of Rates	148.94
00022824	11-Jun-14	S A Higgins	Refund-Overpayment of Rates	532.57
00022825	11-Jun-14	D J Mackie & C M Mackie	Refund-Overpayment of Rates	470.27

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
00022826	11-Jun-14	Ideal Homes Pty Ltd	Refund-Overpayment of Building Services Levy	10.00
00022827	11-Jun-14	MD Richardson	Refund-Overpayment of Building Services Levy	10.00
00022828	11-Jun-14	Perth Covention Bureau	Membership Renewal	830.50
00022829	11-Jun-14	J Pitman	Cancellation of Booking	40.00
00022830	11-Jun-14	Town of Claremont	Reimbursement LSL-G Provis	3,949.62
00022831	11-Jun-14	Promax Realty Pty Ltd	Council Contribution to Crossover	400.00
00022832	12-Jun-14	J P Boniecki & M G Tomala	Refund-Overpayment of Rates	550.79
00022833	13-Jun-14	Unisuper Limited	Payroll Deductions	2,243.99
00022834	13-Jun-14	AMP Flexible Lifetime Super Plan	Payroll Deductions	519.02
00022835	13-Jun-14	Host Plus Superannuation Fund	Payroll Deductions	613.35
00022836	13-Jun-14	Colonial First State Investments Ltd	Payroll Deductions	1,819.04
00022837	13-Jun-14	Australian Ethical Superannuation	Payroll Deductions	746.67
00022838	13-Jun-14	Care Super	Payroll Deductions	191.04
00022839	13-Jun-14	Retail Employees Superannuation Pty Ltd	Payroll Deductions	1,018.65
00022840	13-Jun-14	eWrap Super	Payroll Deductions	1,158.58
00022841	13-Jun-14	Australian Super	Payroll Deductions	2,516.05
00022842	13-Jun-14	ING Masterfund	Payroll Deductions	580.85
00022843	13-Jun-14	BT Business Super	Payroll Deductions	188.88
00022844	13-Jun-14	Summit Personal Super Plan	Payroll Deductions	239.25
00022845	13-Jun-14	Mercer Super Trust	Payroll Deductions	730.68
00022846	13-Jun-14	MLC Masterkey Personal Super	Payroll Deductions	6.48
00022847	13-Jun-14	MLC Nominees Pty Ltd	Payroll Deductions	304.65
00022848	13-Jun-14	Hesta Super Fund	Payroll Deductions	256.69
00022849	13-Jun-14	The Universal Super Scheme	Payroll Deductions	545.67
00022850	13-Jun-14	AMP Super Leader	Payroll Deductions	582.11
00022851	13-Jun-14	Plum Superannuation Fund	Payroll Deductions	262.59
00022852	13-Jun-14	AMP Life Limited	Payroll Deductions	147.56
00022853	13-Jun-14	Cbus	Payroll Deductions	794.99
00022854	13-Jun-14	Personal Choice-Private eWRAP Super	Payroll Deductions	88.03
00022855	13-Jun-14	Matrix Superannuation Master Fund	Payroll Deductions	897.47
00022856	13-Jun-14	Sunsuper Superannuation	Payroll Deductions	196.35
00022857	13-Jun-14	City of Armadale	Champion Centre-Equipment	400.00
00022858	16-Jun-14	City of Armadale	Various Items-Positive Ageing Event	700.00
00022859	16-Jun-14	City of Armadale	Entertainment-IPS Childrens Playgroup	250.00
00022860	16-Jun-14	T Bettesworth	Refund-Overpayment of Rates	699.72
00022861	16-Jun-14	V L Perham	Refund-Overpayment of Rates	457.05
00022862	16-Jun-14	D F Hyde & C A Hyde	Refund-Overpayment of Rates	431.41
00022863	16-Jun-14	S L Lowe	Refund-Overpayment of Rates	440.51
00022864	16-Jun-14	S K Higgon	Refund-Overpayment of Rates	262.04
00022865	16-Jun-14	Myriad Images	Printing	38.50
00022866	16-Jun-14	D Karniewicz	Donation	150.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
00022867	16-Jun-14	D O'Brien	Donation	150.00
00022868	16-Jun-14	T Bird	Donations	300.00
00022869	16-Jun-14	Autism Association of WA	Refund for Cancelled Hall Booking	66.00
00022870	16-Jun-14	Elev8 Ministries Inc	Refund-Overpayment of Hall Booking Fee	104.00
00022871	16-Jun-14	B I M Rozario	Staff Training	500.00
00022872	16-Jun-14	M G Hedge	Refund-Overpayment of Hall Bond	594.00
00022873	17-Jun-14	City of Armadale	Commission On Levy Collected-May 2014	1,176.18
00022874	17-Jun-14	City of Armadale-Armadale Library	Petty Cash Recoup	90.90
00022875	17-Jun-14	Child Education Services	Library Resources	112.42
00022876	17-Jun-14	City of Armadale-Community Services	Petty Cash Recoup	249.30
00022877	18-Jun-14	City of Armadale	Catering-Aboriginal Men's Health Day	300.00
00022878	18-Jun-14	S Affleck	Refund-Overpayment of Rates	452.57
00022879	18-Jun-14	B A Chapman	Refund-Overpayment of Rates	542.56
00022880	18-Jun-14	D J McAuliffe	Refund-Overpayment of Rates	458.31
00022881	18-Jun-14	E Deuna	Refund-Overpayment of Rates	356.07
00022882	18-Jun-14	S E Curnow	Refund-Overpayment of Rates	251.30
00022883	18-Jun-14	D T Blagirowicz & L M Preece	Refund-Overpayment of Rates	449.55
00022884	18-Jun-14	City of Armadale-Champion Centre	Petty Cash Recoup	198.20
00022885	18-Jun-14	Place Partners	Staff Training	440.00
00022886	18-Jun-14	N Mann	Refund for Cancelled Sporting Event	7.00
00022887	18-Jun-14	Clerk Of Courts	Payment of Summons	91.90
00022888	18-Jun-14	Clerk of Courts	Payment of Summons	91.90
00022889	18-Jun-14	Clerk of Courts	Payment of Summons	91.90
00022890	18-Jun-14	Clerk of Courts	Payment of Summons	91.90
00022891	18-Jun-14	Gwynne Park P&C	Community Grant	800.00
00022892	18-Jun-14	City of Armadale	Interfund Transfer	1,000.00
00022893	20-Jun-14	P James	Horse Float-Ranger Services	6,000.00
00022894	20-Jun-14	City of Armadale	Retirement Gift	300.00
00022895	20-Jun-14	Heart & Soul Menshed	Library Resources	300.00
00022896	20-Jun-14	D H Le	Refund-Overpayment of Change of Ownership Fee	60.00
00022897	20-Jun-14	WA Planning Commission	Subdivision Application	1,276.52
00022898	20-Jun-14	The University of WA	Staff Training	1,125.00
00022899	20-Jun-14	J Bailve	Refund for Cancelled Membership Fees	100.00
00022900	20-Jun-14	F Miller	Refund-Overpayment of Road Closure Permit	250.00
00022901	20-Jun-14	Ferhan Design Pty Ltd	Refund-Overpayment of Building Fees	404.00
00022902	20-Jun-14	D J Bakke	Refund-Overpayment of Rates	427.99
00022903	20-Jun-14	M C Scheltema	Refund-Overpayment of Rates	473.80
00022904	20-Jun-14	R C Aitken & R J Tod	Refund-Overpayment of Rates	803.09
00022905	20-Jun-14	Factory Direct	Refund-Overpayment of Building Fees	278.00
00022906	24-Jun-14	R Botterill	Cleaning Services	155.00
00022907	24-Jun-14	AIBS (WA Chapter)	Staff Training	1,080.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
00022908	24-Jun-14	City of Armadale-Seville Grove Library	Petty Cash Recoup	115.10
00022909	24-Jun-14	City of Armadale-Depot	Petty Cash Recoup	221.75
00022910	25-Jun-14	A Kirkby	Surveys/Studies-Bungendore Park	600.00
00022911	25-Jun-14	R Fleming	Artwork-Bungendore Park Studies	1,850.00
00022912	25-Jun-14	Wildflower Society of WA-Armadale B	Gardening Products	1,400.00
00022913	25-Jun-14	Perth Karate Academy	Community Grant	1,000.00
00022914	25-Jun-14	S Entwistle	Donation	150.00
00022915	25-Jun-14	Kelmscott/Piniarra 10th Light Horse	Entertainment-BLSL	100.00
00022916	25-Jun-14	R Paulson	Community Grant	500.00
00022917	25-Jun-14	L Hammond	Refund-Overpayment of Hall Booking Fee	68.00
00022918	25-Jun-14	CSP Industries Pty Ltd	Computer Equipment	386.00
00022919	25-Jun-14	Radlink Communications	Hire of Equipment	283.80
00022920	25-Jun-14	Fines Enforcement Registry	FER Lodgement Fees	2,924.00
00022921	25-Jun-14	HC Daniels	Refund for Infringement Paid in Error	70.00
00022922	25-Jun-14	K Elizabeth	Cat Sterilisation Subsidy	100.00
00022923	25-Jun-14	FDN (No2) Pty Ltd	Refund-Overpayment of Rates	344.97
00022924	25-Jun-14	J L Delaney	Refund-Overpayment of Rates	662.51
00022925	25-Jun-14	R D Bills & A L Bills	Refund-Overpayment of Rates	1,823.02
00022926	25-Jun-14	Harrisdale Developments Pty Ltd	Refund-Overpayment of Rates	1,765.40
00022927	25-Jun-14	Dept of Housing	Refund-Overpayment of Rates	1,472.22
00022928	25-Jun-14	Stockland WA Development Pty Ltd	Refund-Overpayment of Rates	3,801.23
00022929	25-Jun-14	Stockland WA Development Pty Ltd	Refund-Overpayment of Rates	593.31
00022930	25-Jun-14	Ashemi Pty Ltd	Refund-Overpayment of Rates	80.22
00022931	25-Jun-14	Colli Nominees Pty Ltd	Refund-Overpayment of Rates	890.23
00022932	25-Jun-14	G Witheridge & J L Witheridge	Refund-Overpayment of Rates	510.97
00022933	25-Jun-14	Unisuper Limited	Payroll Deductions	2,243.99
00022934	25-Jun-14	eWrap Super	Payroll Deductions	1,158.58
00022935	25-Jun-14	Australian Super	Payroll Deductions	6,288.79
00022936	25-Jun-14	Summit Personal Super Plan	Payroll Deductions	239.25
00022937	25-Jun-14	Mercer Super Trust	Payroll Deductions	598.18
00022938	25-Jun-14	MLC Masterkey Personal Super	Payroll Deductions	3.89
00022939	25-Jun-14	MLC Nominees Pty Ltd	Payroll Deductions	304.65
00022940	25-Jun-14	The Universal Super Scheme	Payroll Deductions	494.25
00022941	25-Jun-14	Plum Superannuation Fund	Payroll Deductions	252.16
00022942	25-Jun-14	The Hestia Superannuation Fund	Payroll Deductions	104.10
00022943	25-Jun-14	Bendigo SmartStart Super	Payroll Deductions	11.10
00022944	25-Jun-14	Personal Choice-Private eWRAP Super	Payroll Deductions	98.18
00022945	25-Jun-14	Matrix Superannuation Master Fund	Payroll Deductions	920.99
00022946	25-Jun-14	Sunsuper Superannuation	Payroll Deductions	196.35
00022947	26-Jun-14	City of Armadale	Various Items-NAIDOC Elders Hub	300.00
00022948	26-Jun-14	Eventcorp PTy Ltd	Staff Training	165.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
00022949	26-Jun-14	M Jones	Greendale Centre Lotterwest Submission	1,045.00
00022950	26-Jun-14	City of Armadale	Interfund Transfer	40.50
00022951	26-Jun-14	PJ Waldeck	Cat Sterilisation Subsidy	100.00
00022952	26-Jun-14	BF Primrose	Cat Sterilisation Subsidy	50.00
00022953	26-Jun-14	DE Franklin	Cat Sterilisation Subsidy	50.00
00022954	26-Jun-14	Dogz & Catz Retreat	Cat Boarding-Various Periods	2,250.00
00022955	26-Jun-14	L Buddle	Service of Musical Instruments-History House	1,055.00
00022956	26-Jun-14	B F Bainbridge	Refund-Overpayment of Rates	553.38
00022957	26-Jun-14	N Pryce	Refund-Overpayment of Rates	699.07
00022958	26-Jun-14	D J Stoakes	Refund-Overpayment of Building Services Levy	40.50
00022959	26-Jun-14	City of Armadale	Trust Interest Allocations-May/June 2014	11,358.00
00022960	30-Jun-14	IQ Construction	Refund-Overpayment of Planning Fees	544.00
00022961	30-Jun-14	City of Armadale	Transfer Unknown Payments to Rates in Suspsnse G/L	2,779.10
00022962	30-Jun-14	St Francis Xavier Parish	Community Grant	330.00
00022963	30-Jun-14	U3A Armadale Inc	Community Grant	579.00
00022964	30-Jun-14	Armadale Primary School P&C	Community Grant	1,000.00
00022965	30-Jun-14	Ocean Centre Hotel	Accomodation Booking-AVC	769.50
00022966	30-Jun-14	The Merinda's	Entertainment-NAIDOC Event 2014	1,000.00
00022967	30-Jun-14	Wadumbah Aboriginal Dance Group	Entertainment-NAIDOC Event 2014	990.00
00022968	30-Jun-14	Barn Babes Mobile Animal Farm	Entertainment-NAIDOC Event 2014	600.00
00022969	30-Jun-14	L Reilev	Entertainment-NAIDOC Event 2014	200.00
00022970	30-Jun-14	F Penny	Entertainment-NAIDOC Event 2014	500.00
00022971	30-Jun-14	Salvation Army	Entertainment-NAIDOC Event 2014	150.00
00022972	30-Jun-14	Kelmscott/Piniarra 10th Light Horse	Entertainment-NAIDOC Event 2014	1,000.00
00022973	30-Jun-14	Industry Press	Entertainment-NAIDOC Event 2014	577.50
00022974	30-Jun-14	Australian Native Nursery	Native Plants Display-NAIDOC Event 2014	250.00
00022975	30-Jun-14	A S Leech	Refund-Overpayment of Rates	274.87
00022976	30-Jun-14	S A Bowden	Refund-Overpayment of Rates	407.34
00022977	30-Jun-14	Harrisdale Developments Pty Ltd	Refund-Overpayment of Rates	31,137.51
00022978	30-Jun-14	Stockland WA Development Pty Ltd	Refund-Overpayment of Rates	1,192.26
00022979	30-Jun-14	Stockland WA Development Pty Ltd	Refund-Overpayment of Rates	4,296.00
00022980	30-Jun-14	A Outteineh & R Masri	Refund-Overpayment of Rates	582.17
00102610	3-Jun-14	Ticketek Pty Ltd	Ticketsales	527.00
00102611	3-Jun-14	iinNet Limited	Internet Usage	139.90
00102612	3-Jun-14	Ticketmaster Pty Ltd	Ticket Sales	461.60
00102613	3-Jun-14	Ticketek Pty Ltd	Ticket Sales	288.15
00102614	3-Jun-14	Westpac Banking Corporation	Bank Charges	1,532.09
00102615	3-Jun-14	Westpac Banking Corporation	Bank Charges	1,870.69
00102616	4-Jun-14	Westpac Banking Corporation	Surplus Funds Invested	1,000,000.00
00102617	9-Jun-14	Ticketmaster Pty Ltd	Ticket Sales	2,690.65
00102618	9-Jun-14	Ticketek Pty Ltd	Ticket Sales	347.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014

Cheque or EFT	Date	Payee	Description	Amount
00102619	9-Jun-14	Westpac Banking Corporation	Surplus Funds Invested	450,000.00
00102620	10-Jun-14	Westpac Banking Corporation	Surplus Funds Invested	1,000,000.00
00102621	11-Jun-14	Westpac Banking Corporation	Mastercard Payments	1,565.58
00102622	12-Jun-14	Ticketek Pty Ltd	Ticket Sales	2,308.50
00102623	12-Jun-14	Ticketek Pty Ltd	Ticket Sales	410.45
00102624	13-Jun-14	AMP	Surplus funds invested	500,000.00
00102625	16-Jun-14	Ticketek Pty Ltd	Ticket Sales	341.15
00102626	16-Jun-14	CANCELLED	CANCELLED	0.00
00102627	18-Jun-14	Ticketek Pty Ltd	Ticketsales	232.20
00102628	16-Jun-14	Ticketmaster Pty Ltd	Ticket Sales	2,368.35
00102629	19-Jun-14	Ticketek Pty Ltd	Ticket Sales	68.45
00102630	20-Jun-14	Westpac Banking Corporation	Surplus Funds Invested	5,200,000.00
00102631	20-Jun-14	Westpac Banking Corporation	Surplus Funds Invested	6,500,000.00
00102632	23-Jun-14	Westpac Banking Corporation	Surplus Funds Invested	1,000,000.00
00102633	24-Jun-14	Attorney General	Rates Legal Fees	3,054.90
00102634	24-Jun-14	Ticetmaster Pty Ltd	Ticket Sales	623.90
00102635	24-Jun-14	Ticketek Pty Ltd	Ticket Sales	535.30
00102636	24-Jun-14	Ticketek Pty Ltd	Ticket Sales	215.05
00102637	24-Jun-14	Westpac Banking Corporation	Surplus funds invested	500,000.00
00102638	25-Jun-14	Armadale Landfill & Recyling	Error in Banking Drop 19/5/14	530.00
00102639	25-Jun-14	Westpac Banking Corporation	Surplus funds invested	2,000,000.00
00102640	26-Jun-14	Ticketek Pty Ltd	Ticket Sales	894.05
00102641	27-Jun-14	Westpac Banking Corporation	Surplus funds invested	2,800,000.00
00102642	30-Jun-14	Ticketmaster Pty Ltd	Ticket Sales	549.75
00102643	30-Jun-14	To be Used in July	To be Used in July	0.00
00102644	30-Jun-14	To be Used in July	To be Used in July	0.00
00102645	30-Jun-14	To be Used in July	To be Used in July	0.00
00102646	30-Jun-14	Westpac Banking Corporation	Bank Charges	1,507.94
00102647	30-Jun-14	Westpac Banking Corporation	Bank Charges	1,337.82
00102648	30-Jun-14	iinNet Limited	Internet Usage	139.90
00102649	30-Jun-14	Westpac Banking Corporation	Interest Set Off	1,447.26
00300285	18-Jun-14	Westpac Banking Corporation	Surplus Funds Invested	7,000,000.00
00300286	19-Jun-14	AMP	Surplus Funds invested	500,000.00
00300287	19-Jun-14	Westpac Banking Corporation	Surplus Funds invested	1,474,000.00
00300288	20-Jun-14	Westpac Banking Corporation	Surplus Funds Invested	2,000,000.00
00300289	20-Jun-14	CANCELLED	CANCELLED	0.00
00300290	24-Jun-14	Westpac Banking Corporation	Surplus Funds invested	5,900,000.00
00300291	25-Jun-14	Westpac Banking Corporation	Surplus Funds invested	15,500,000.00
00300292	27-Jun-14	Westpac Banking Corporation	Surplus Funds invested	17,000,000.00
00300293	27-Jun-14	To be Used in July	To be Used in July	0.00
00300294	27-Jun-14	To be Used in July	To be Used in July	0.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
00300295	27-Jun-14	To be Used in July	To be Used in July	0.00
00300296	27-Jun-14	To be Used in July	To be Used in July	0.00
00300297	27-Jun-14	To be Used in July	To be Used in July	0.00
00300298	23-Jun-14	Westpac Banking Corporation	Surplus Funds invested	4,600,000.00
1588.1188	4-Jun-14	Local Government Planners Association	Staff Training	75.00
1588.127	4-Jun-14	Beaver Tree Services Aust Pty Ltd	Treelopping	495.99
1588.1350	4-Jun-14	Armadale Garden & Firewood Supplies	Gardening Products	480.00
1588.137	4-Jun-14	Bidduiph & Turley	Legal Advice	1,100.00
1588.1621	4-Jun-14	Dean Kalia Pty Ltd	Concrete Services	4,527.60
1588.201	4-Jun-14	Chefmaster Australia	Cleaning Materials	897.00
1588.2178	4-Jun-14	Gymcare	Gym Equipment	770.07
1588.2183	4-Jun-14	Hart Sport	Sports Equipment-Arena	411.10
1588.2243	4-Jun-14	EnviroWorks Consulting	Consultancy Services	7,854.00
1588.227	4-Jun-14	Cleanaway	Recycling Collections-April 2014	93,462.57
1588.232	4-Jun-14	Coca-Cola Amatil (Aust) Pty Ltd	Refreshments	1,128.61
1588.25	4-Jun-14	Alinta Gas	Gas Charges	1,459.80
1588.261	4-Jun-14	COVS Parts Pty Ltd	Parts	166.77
1588.3059	4-Jun-14	Print And Design Online Pty Ltd	Printing	264.00
1588.3082	4-Jun-14	Sonic HealthPlus	Preplacement Medicals	148.50
1588.3195	4-Jun-14	Greenfield Gardening	Garden Maintenance	569.25
1588.3208	4-Jun-14	Direct Trade Supplies Pty Ltd	Hardware	831.60
1588.346	4-Jun-14	Golder Associates	Landfill Gas Management-Landfill Site	14,091.00
1588.3584	4-Jun-14	Cobey Maintenance Services	Garden Maintenance	7,190.97
1588.3619	4-Jun-14	All Earth Waste Collection	Greenwaste Collections-Various Locations	29,700.00
1588.3647	4-Jun-14	Visit Merchandise Pty Ltd	Souvenirs-AVC	884.95
1588.374	4-Jun-14	Havs Personnel Services (Aust) Pty Ltd	Hire of Temporary Staff	2,752.43
1588.3766	4-Jun-14	CANCELLED	CANCELLED	0.00
1588.3801	4-Jun-14	JSB Fencing & Machinery Hire P/L	Fencing-Ranford Road	5,676.00
1588.3816	4-Jun-14	Payless Promotions	Promotional Materials	1,583.52
1588.3876	4-Jun-14	UDLA	Consultancy Services-Greening Strategy	4,939.00
1588.3882	4-Jun-14	Customer Service Benchmarking Aust Pty Ltd	Staff Training	880.00
1588.4008	4-Jun-14	R Chapman	Decision Makers of Armadale Project	1,176.30
1588.4029	4-Jun-14	J J Lethbridge	Ignite Basketball Program	450.00
1588.4150	4-Jun-14	A Morley	Refund-Hall/Key Deposit	1,402.00
1588.573	4-Jun-14	Soundpack Solutions	Library Resources	113.30
1588.651	4-Jun-14	State Library of WA	Lost/Damaged Items	16.50
1588.652	4-Jun-14	Statewide Cleaning Supplies Pty Ltd	Cleaning Chemicals	209.57
1588.72	4-Jun-14	Armadale Gosnells Landcare Group	Riverbank Funding-2014	30,816.50
1588.728	4-Jun-14	WA Hino Sales & Service	Parts	256.12
1588.731	4-Jun-14	WALGA	Advertising	1,320.00
1588.734	4-Jun-14	WA Rangers Association Inc	Dangerous Dog Signs	1,065.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1588.759	4-Jun-14	Synergy Energy	Electricity Charges	2,557.85
1588.780	4-Jun-14	Work Clobber	Protective Clothing	116.10
1588.823	4-Jun-14	Pledger Consulting Pty Ltd	Consultancy Services	165.00
1588.927	4-Jun-14	ISS Washroom Services	Sanitary Services-April 2014	241.52
1588.972	4-Jun-14	Digital Mapping Solutions	Hardware/Software Warranties	4,415.40
1588.980	4-Jun-14	D J Sherrard	Gatekeeper-Rolevstone Greenwaste Site	1,494.28
1589.109	6-Jun-14	Australian Metal Workers Union	Payroll Deductions	92.10
1589.112	6-Jun-14	Australian Services Union	Payroll Deductions	748.64
1589.1636	6-Jun-14	Australian Super	Payroll Deductions	4,010.04
1589.206	6-Jun-14	Child Support Agency	Payroll Deductions	424.83
1589.214	6-Jun-14	City of Armadale-Social Club	Payroll Deductions	342.00
1589.217	6-Jun-14	City of Gosnells	Payroll Deductions	310.00
1589.2247	6-Jun-14	Australian Super	Payroll Deductions	24.42
1589.2282	6-Jun-14	Super Wrap	Payroll Deductions	1,844.65
1589.2300	6-Jun-14	City Of Cockburn	Payroll Deductions	70.00
1589.2335	6-Jun-14	Health Insurance Fund of WA	Payroll Deductions	75.65
1589.2769	6-Jun-14	Kinetic Super	Payroll Deductions	126.89
1589.3083	6-Jun-14	Salamanca Pty Ltd Atf Salamanca Superannuation Fund	Payroll Deductions	1,446.76
1589.3411	6-Jun-14	Colonial First Choice Super	Payroll Deductions	759.95
1589.3626	6-Jun-14	B & S Lally Super Fund	Payroll Deductions	186.45
1589.3691	6-Jun-14	BT Lifetime Super - Employer Plan	Payroll Deductions	379.94
1589.3711	6-Jun-14	OnePath-One Answer Personal Super	Payroll Deductions	63.03
1589.3737	6-Jun-14	OnePath-One Answer Frontier Personal Super	Payroll Deductions	222.39
1589.375	6-Jun-14	HBF of WA	Payroll Deductions	895.50
1589.3824	6-Jun-14	The Waterside Super Fund	Payroll Deductions	32.64
1589.3859	6-Jun-14	SuperWrap-P A C Daw	Payroll Deductions	303.39
1589.3866	6-Jun-14	The DBN Ultimate Superannuation Fund	Payroll Deductions	1,265.22
1589.4026	6-Jun-14	ANZ Smart Choice Super (One Path Masterfund)	Payroll Deductions	192.88
1589.4028	6-Jun-14	Colonial First State First Choice Wholesale Personal Super	Payroll Deductions	185.77
1589.4034	6-Jun-14	SuperWrap-R Melvey	Payroll Deductions	849.10
1589.4071	6-Jun-14	Colonial First State-SJ Littleton	Payroll Deductions	455.47
1589.453	6-Jun-14	LGRCEU	Payroll Deductions	514.10
1589.622	6-Jun-14	Shire of Mundaring	Payroll Deductions	85.00
1589.623	6-Jun-14	Shire of Serpentine-Jarrahdale	Payroll Deductions	80.00
1589.738	6-Jun-14	WA Super	Payroll Deductions	137,023.82
1590.1003	6-Jun-14	Tyrepower Kelmscott	Tyres	378.00
1590.1197	6-Jun-14	Westzone Enterprises Pty Ltd	Rental Armadale Library-June 2014	39,028.03
1590.120	6-Jun-14	Baileys Fertilisers	Gardening Products	6,380.00
1590.1229	6-Jun-14	Print Smart Online Pty Ltd	Printing	440.00
1590.127	6-Jun-14	Beaver Tree Services Aust Pty Ltd	Treelopping	2,082.74
1590.1350	6-Jun-14	Armadale Garden & Firewood Supplies	Gardening Products	1,350.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1590.141	6-Jun-14	BJ Hahn & Co	Hire of Bobcat	5.368.00
1590.1456	6-Jun-14	Glenview Machine Kerbing	Kerbing-Various Locations	9.059.82
1590.1519	6-Jun-14	Kerb-Fix	Construction of Concrete Crossovers	897.60
1590.1525	6-Jun-14	Sinclair Communications	Library Resources	260.00
1590.155	6-Jun-14	BP Australia Pty Ltd	Fuel & Oils	6.567.48
1590.1555	6-Jun-14	Hope Valley Nursery	Gardening Products	153.12
1590.1575	6-Jun-14	Western Power Networks	Design Fee-L21 Anstey Road	2.550.00
1590.1607	6-Jun-14	Taborda Contracting Pty Ltd	Hire of Traffic Controllers	15.579.33
1590.172	6-Jun-14	Byford Bobcats	Hire of Bobcat	2.150.00
1590.1790	6-Jun-14	H S Brooking	Painting-Various Locations	5.850.00
1590.1806	6-Jun-14	Level & Detail Surveys	Surveys-Nicholson Road	6.703.20
1590.1813	6-Jun-14	Tactile Indicators (Perth) Pty Ltd	Road Treatment-Various Locations	4.536.00
1590.1859	6-Jun-14	Michael Page International	Hire of Temporary Staff	4.383.98
1590.1886	6-Jun-14	Asphaltech Pty Ltd	Asphalt Laved	51.330.42
1590.1906	6-Jun-14	Ashmy Pty Ltd	Council Contribution To Crossover	400.00
1590.193	6-Jun-14	Challenge Batteries WA	Parts	280.50
1590.199	6-Jun-14	Charter Plumbing & Gas	Plumbing Services	1.741.60
1590.201	6-Jun-14	Chefmaster Australia	Cleaning Materials	1.018.50
1590.2027	6-Jun-14	Dept of Premier and Cabinet	Advertising	32.000.00
1590.2245	6-Jun-14	CCR Hose & Fittings	Parts	173.69
1590.2288	6-Jun-14	Retech Rubber	Repairs-Don Simmons Reserve	660.00
1590.231	6-Jun-14	Coates Hire	Hire of Equipment	121.00
1590.2409	6-Jun-14	Rawurban Constructions	Bollards-Seminole Gardens	23.089.00
1590.2414	6-Jun-14	West Coast Profilers Pty Ltd	High of Profiler	16.263.30
1590.25	6-Jun-14	Alinta Gas	Gas Charges	40.75
1590.258	6-Jun-14	Staples Australia Pty Ltd	Stationery	223.70
1590.2584	6-Jun-14	Sunnyvale Plants	Gardening Products	763.40
1590.2695	6-Jun-14	Archival Survival	Stationery	226.00
1590.2732	6-Jun-14	Growers Agrishop	Gardening Products	472.15
1590.276	6-Jun-14	Dept of Parks & Wildlife- Operations	Park Passes	1.168.20
1590.277	6-Jun-14	Landgate	Title Searches	184.80
1590.2779	6-Jun-14	Award Contracting	Locate Utility Services-Gwynne Park	660.00
1590.287	6-Jun-14	Dieback Treatment Services	Dieback Treatment-Various Reserves	15.395.00
1590.2880	6-Jun-14	Archive Management Company (QLD) Pty Ltd	Stationery	188.50
1590.296	6-Jun-14	Drive Safe Australia (WA)	Staff Training	2.640.00
1590.305	6-Jun-14	Elan Communications	Electronic Services	3.085.50
1590.3059	6-Jun-14	Print And Design Online Pty Ltd	Printing	220.00
1590.3191	6-Jun-14	Lime & Ice	Entertainment-Citizenship Ceremony	300.00
1590.321	6-Jun-14	Filters Plus	Parts	173.91
1590.3223	6-Jun-14	Australian Office Leading Brands	Stationery	492.14
1590.33	6-Jun-14	ALS Library Services Pty Ltd	Library Resources	1.458.87

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1590.332	6-Jun-14	Forpark Australia	Playground Equipment-Piara Waters	41,551.40
1590.3415	6-Jun-14	Asset Infrastructure Management Pty Ltd	MRRG Rehabilitation Submissions	5,702.95
1590.3543	6-Jun-14	Mastec Australia Pty Ltd	Parts-Recycle Bins	2,475.00
1590.3556	6-Jun-14	Curfew Cabinets	Office Furniture	3,068.46
1590.3664	6-Jun-14	Wild Honey	Remove Bees-1 Joyner Street	300.00
1590.372	6-Jun-14	Harvey Norman Computer Superstore	Computer Equipment	227.00
1590.373	6-Jun-14	M W Hassack	Telephone Reimbursement	41.95
1590.374	6-Jun-14	Hays Personnel Services (Aust) Pty Ltd	Hire of Temporary Staff	8,416.56
1590.3766	6-Jun-14	J J Lane	Consultancy Services-Armadale Golf Course	6,160.00
1590.379	6-Jun-14	Heavy Automatics WA Pty Ltd	Parts-Various Plant	3,436.40
1590.3801	6-Jun-14	CANCELLED	CANCELLED	0.00
1590.3946	6-Jun-14	Aveling Training & Consulting	Staff Training	65.00
1590.4050	6-Jun-14	L M Darby	Staff Training	260.00
1590.4136	6-Jun-14	Images Frames Signs	Engraving Services	40.00
1590.4149	6-Jun-14	City of Playford	Sponsorship	1,500.00
1590.443	6-Jun-14	LD Total	Garden Maintenance	12,654.40
1590.460	6-Jun-14	Local Government Managers Aust WA	Staff Training	864.50
1590.463	6-Jun-14	Lo-Go Appointments	Hire of Temporary Staff	6,294.98
1590.577	6-Jun-14	Rabor Smash Repairs	Insurance Excess-P1740	500.00
1590.607	6-Jun-14	SAI Global Limited	Australian Standards	26.19
1590.623	6-Jun-14	Shire of Serpentine-Jarrahdale	Staff Training	300.00
1590.647	6-Jun-14	Stamp-It Rubber Stamps (Custom Stamps)	Stationery	43.31
1590.651	6-Jun-14	State Library of WA	Lost/Damaged Items	129.80
1590.752	6-Jun-14	West Side Safety Products	Protective Clothing	175.95
1590.904	6-Jun-14	Bunnings Building Supplies Pty Ltd	Hardware	36.02
1590.95	6-Jun-14	Aust-Guard Security Services	Security Services	2,153.00
1591.1003	11-Jun-14	Tyrepower Kelmscott	Tyres	378.00
1591.1079	11-Jun-14	Greenway Enterprises	Gardening Products	2,906.05
1591.127	11-Jun-14	Beaver Tree Services Aust Pty Ltd	Treelopping	4,125.88
1591.1328	11-Jun-14	Landfill Gas & Power Pty Ltd	Landfill Gas Management-Landfill Site	110,605.00
1591.1348	11-Jun-14	Museums Australia Inc (WA)	Staff Training	640.00
1591.1422	11-Jun-14	Onhold Magic Pty Ltd	Music on Hold-June 2014	87.86
1591.1431	11-Jun-14	Solutions Plus	Sign Changes-Various Events	1,023.00
1591.1607	11-Jun-14	Taborda Contracting Pty Ltd	Hire of Traffic Controllers	1,815.32
1591.161	11-Jun-14	Browns Sweeping	Street Sweeping	26,397.16
1591.172	11-Jun-14	Byford Bobcats	Hire of Bobcat	1,360.00
1591.1770	11-Jun-14	Voicedata Services Pty Ltd	Headsets-Phone System	1,947.00
1591.1841	11-Jun-14	Kleenit Pty Ltd	Remove Graffiti-Various Locations	954.80
1591.1859	11-Jun-14	Michael Page International	Hire of Temporary Staff	2,191.99
1591.1930	11-Jun-14	Clark Equipment Sales Pty Ltd	Parts	191.64
1591.199	11-Jun-14	Charter Plumbing & Gas	Plumbing Services	486.20

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1591.2067	11-Jun-14	A Levis & Sons	Bore Holes-Gwynne Park	5,049.00
1591.2092	11-Jun-14	Macquarie Bank Limited	Computer Equipment Leases	697.71
1591.2137	11-Jun-14	Solver Paints	Hardware	290.40
1591.2188	11-Jun-14	Domus Nursery	Gardening Products	1,754.50
1591.2245	11-Jun-14	CCR Hose & Fittings	Parts	194.14
1591.228	11-Jun-14	Cleveland Compressed Air Services	Repairs-P540	1,020.26
1591.2454	11-Jun-14	SJ Plant Supply	Gardening Products	8,118.00
1591.2478	11-Jun-14	Roads 2000 Pty Ltd	Asphalt Laved	31,700.02
1591.2489	11-Jun-14	Sign A Rama-Osborne Park	Signs	3,061.17
1591.2493	11-Jun-14	Avanti Electrics	Electrical Services	2,395.45
1591.25	11-Jun-14	Alinta Gas	Gas Charges	37,100.07
1591.2541	11-Jun-14	DS Agencies Pty Ltd	Parts-Jull Street Streetscapes	1,584.00
1591.2602	11-Jun-14	1Spatial Australia Pty Ltd	FME Annual Maintenance	4,472.60
1591.2618	11-Jun-14	Cr Donna Shaw	Councillors Allowances	101.35
1591.2620	11-Jun-14	Cr Caroline Wielinga	Councillors Allowances	1,007.00
1591.2765	11-Jun-14	Greenacres Turf Farm	Gardening Products	11,237.00
1591.277	11-Jun-14	Landgate	Title Searches	168.00
1591.2777	11-Jun-14	Metro Street Sweeping	Street Sweeping	4,989.60
1591.3180	11-Jun-14	Cevol Industries Pty Ltd	Hire of Pallet Cages	773.16
1591.3315	11-Jun-14	DCW Enterprises	Repairs-Landfill Site	718.85
1591.332	11-Jun-14	Forpark Australia	Playground Equipment-Chiltern Estate	2,332.00
1591.3332	11-Jun-14	ARKS Rugby Union Football Club Inc	Refund-Hall Hire Fees	198.00
1591.3369	11-Jun-14	A Barnett	Expenses Reimbursements	84.15
1591.3382	11-Jun-14	Matt Devlin Photography	Photography Services	2,940.00
1591.3412	11-Jun-14	AAM Pty Ltd	Consultancy Services	23,823.25
1591.3426	11-Jun-14	Ambrosini Global Resources Pty Ltd	Hire of Temporary Staff	1,787.35
1591.3452	11-Jun-14	G J Dixon	Expenses Reimbursement	660.00
1591.3487	11-Jun-14	C J Bell	Expenses Reimbursement	105.00
1591.3674	11-Jun-14	Reader Publishing Pty Ltd	Advertising	693.00
1591.374	11-Jun-14	Hays Personnel Services (Aust) Pty Ltd	Hire of Temporary Staff	4,706.82
1591.3801	11-Jun-14	JSB Fencing & Machinery Hire P/L	Fencing-495 Ranford Road	11,438.35
1591.3855	11-Jun-14	Dowsing Concrete	Construction of Concrete Crossovers	32,855.24
1591.3856	11-Jun-14	Mother Earth Gardening & Landscaping	Gardening Products	955.80
1591.3876	11-Jun-14	UDLA	Consultancy Services	6,542.25
1591.3905	11-Jun-14	Garbologie Pty Ltd	Mattress Recycling-Landfill Site	514.80
1591.4138	11-Jun-14	Aggrete	Concrete Wall-Landfill Site	7,274.52
1591.4153	11-Jun-14	Rolevbushcare Inc	BEWG Grant	3,401.30
1591.4154	11-Jun-14	MRG TV Pty Ltd	Sponsorship	5,500.00
1591.463	11-Jun-14	Lo-Go Appointments	Hire of Temporary Staff	6,120.78
1591.518	11-Jun-14	Nicholls CE & Son Pty Ltd	Swimming Pool Inspections-May 2014	10,164.00
1591.559	11-Jun-14	Planning Institute of Aust (WA Division)	Staff Training	1,440.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014

Cheque or EFT	Date	Payee	Description	Amount
1591.63	11-Jun-14	Armadale Newsagency	Newspapers	205.50
1591.64	11-Jun-14	Armadale Party Hire & Fancy Dress	Hire of Equipment	153.00
1591.669	11-Jun-14	Telstra	Telephone Charges	4,895.98
1591.690	11-Jun-14	Toll Fast	Courier Services	103.23
1591.74	11-Jun-14	Armadale Kelmscott Self Storage	Storage Unit Rental	195.00
1591.744	11-Jun-14	Water Corporation	Water Charges	6,039.91
1591.778	11-Jun-14	WJ Moncrieff Pty Ltd	Computer Equipment	19,442.69
1591.904	11-Jun-14	Bunnings Building Supplies Pty Ltd	Hardware	972.11
1591.95	11-Jun-14	Aust-Guard Security Services	Security Services	225.00
1591.978	11-Jun-14	Armadale Newspaper Delivery	Newspapers	20.00
1592.109	13-Jun-14	Australian Metal Workers Union	Payroll Deductions	92.10
1592.112	13-Jun-14	Australian Services Union	Payroll Deductions	724.20
1592.1636	13-Jun-14	Australian Super	Payroll Deductions	3,963.67
1592.206	13-Jun-14	Child Support Agency	Payroll Deductions	424.83
1592.214	13-Jun-14	City of Armadale-Social Club	Payroll Deductions	324.00
1592.216	13-Jun-14	City of Canning	Payroll Deductions	50.00
1592.217	13-Jun-14	City of Gosnells	Payroll Deductions	310.00
1592.2247	13-Jun-14	Australian Super	Payroll Deductions	32.56
1592.2282	13-Jun-14	Super Wrap	Payroll Deductions	1,384.97
1592.2300	13-Jun-14	City Of Cockburn	Payroll Deductions	70.00
1592.2335	13-Jun-14	Health Insurance Fund of WA	Payroll Deductions	75.65
1592.3083	13-Jun-14	Salamanca Pty Ltd Atf Salamanca Superannuation Fund	Payroll Deductions	1,446.76
1592.3626	13-Jun-14	B & S Lally Super Fund	Payroll Deductions	231.45
1592.3691	13-Jun-14	BT Lifetime Super - Employer Plan	Payroll Deductions	366.20
1592.3711	13-Jun-14	OnePath-One Answer Personal Super	Payroll Deductions	69.57
1592.3737	13-Jun-14	OnePath-One Answer Frontier Personal Super	Payroll Deductions	250.19
1592.375	13-Jun-14	HBF of WA	Payroll Deductions	895.45
1592.3824	13-Jun-14	The Waterside Super Fund	Payroll Deductions	69.36
1592.3859	13-Jun-14	SuperWrap-P A C Daw	Payroll Deductions	311.35
1592.3866	13-Jun-14	The DBN Ultimate Superannuation Fund	Payroll Deductions	1,265.22
1592.4026	13-Jun-14	ANZ Smart Choice Super (One Path Masterfund)	Payroll Deductions	192.88
1592.4028	13-Jun-14	Colonial First State First Choice Wholesale Personal Super	Payroll Deductions	163.27
1592.4034	13-Jun-14	SuperWrap-R Melvey	Payroll Deductions	817.06
1592.4071	13-Jun-14	Colonial First State-SJ Littleton	Payroll Deductions	473.96
1592.4156	13-Jun-14	Quick Super	Payroll Deductions	1,186.79
1592.453	13-Jun-14	LGRCEU	Payroll Deductions	514.10
1592.622	13-Jun-14	Shire of Mundaring	Payroll Deductions	85.00
1592.623	13-Jun-14	Shire of Serpentine-Jarrahdale	Payroll Deductions	80.00
1592.738	13-Jun-14	WA Super	Payroll Deductions	136,407.68
1593.11	13-Jun-14	Absolute Asphalt Pty Ltd	Asphalt Laved	3,573.35
1593.113	13-Jun-14	Australian Taxation Office	Payroll Deductions	230,086.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1593.116	13-Jun-14	DORMA Australia Pty Ltd	Service Auto Doors-Various Locations	1,694.00
1593.1166	13-Jun-14	Sports Turf Technology Pty Ltd	Consultancy Services	2,225.50
1593.1202	13-Jun-14	IPA Personnel Pty Ltd	Hire of Temporary Staff	510.84
1593.127	13-Jun-14	Beaver Tree Services Aust Pty Ltd	Treelopping	2,818.64
1593.1433	13-Jun-14	Serpentine Spring Water	Refreshments	216.00
1593.1453	13-Jun-14	ATI-Mirage Pty Ltd	Staff Training	35,571.00
1593.155	13-Jun-14	BP Australia Pty Ltd	Fuel & Oils	28,272.74
1593.1554	13-Jun-14	Parkland 1998 Pty Ltd	Parts	790.00
1593.1607	13-Jun-14	Taborda Contracting Pty Ltd	Hire of Traffic Controllers	4,057.77
1593.161	13-Jun-14	Browns Sweeping	Street Sweeping	4,865.00
1593.1621	13-Jun-14	Dean Kalia Pty Ltd	Concrete Services	5,817.50
1593.1622	13-Jun-14	Dell Australia Pty Limited	Computer Equipment	20,480.90
1593.165	13-Jun-14	Building Commission	Levy Collected-May 2014	27,379.91
1593.1770	13-Jun-14	Voicedata Services Pty Ltd	Telephone Licences	3,308.80
1593.1799	13-Jun-14	WA Naturally Publications	Stock Items-AVC	113.28
1593.1841	13-Jun-14	Kleenit Pty Ltd	Remove Graffiti-Various Locations	110.00
1593.1922	13-Jun-14	Modern Teaching Aids Pty Ltd	Library Resources	369.22
1593.199	13-Jun-14	Charter Plumbing & Gas	Plumbing Services	4,460.50
1593.201	13-Jun-14	Chefmaster Australia	Cleaning Materials	1,080.00
1593.2054	13-Jun-14	Eversafe Fire Protection	Staff Training	192.50
1593.2084	13-Jun-14	Creative Driveways & Fencing	Hire of Equipment	960.00
1593.2137	13-Jun-14	Solver Paints	Hardware	290.40
1593.2235	13-Jun-14	Nashtec Auto Electrics	Repairs	165.00
1593.2427	13-Jun-14	Ross's Milk Supply	Refreshments	574.55
1593.2431	13-Jun-14	Envisionware Pty Ltd	Computer Equipment	399.30
1593.2475	13-Jun-14	Rider Levett Bucknall WA Pty Ltd	Consultancy Services	9,130.00
1593.2734	13-Jun-14	Superior Pak Pty Ltd	Service-P524	264.00
1593.274	13-Jun-14	Daynite Towing Service WA Pty Ltd	Towing Charges	187.00
1593.2755	13-Jun-14	Envirolab Services (WA) Pty Ltd	Asbestos Samples	126.50
1593.2839	13-Jun-14	Notice Board Systems Pty Ltd	Advertising	587.40
1593.305	13-Jun-14	Elan Communications	Electronic Services	435.60
1593.3195	13-Jun-14	Greenfield Gardening	Garden Maintenance	420.75
1593.33	13-Jun-14	ALS Library Services Pty Ltd	Library Resources	613.47
1593.3315	13-Jun-14	DCW Enterprises	Repairs	283.80
1593.3319	13-Jun-14	Conway Highbury Pty Ltd	Consultancy Services-May 2014	5,500.00
1593.3332	13-Jun-14	ARKS Rugby Union Football Club Inc	Kidsport Funding	354.00
1593.3336	13-Jun-14	Armadale Christian Football Club	Kidsport Funding	360.00
1593.3337	13-Jun-14	Armadale Cricket Club	Kidsport Funding	105.00
1593.3348	13-Jun-14	Armadale Junior Soccer Club	Kidsport Funding	400.00
1593.3359	13-Jun-14	Kelmscott Junior Football Club	Kidsport Funding	2,916.00
1593.338	13-Jun-14	GC Sales (WA)	Recycle Bins	2,827.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014

Cheque or EFT	Date	Payee	Description	Amount
1593.3414	13-Jun-14	Convic Skateparks Pty Ltd	Platform Extension-Cross Park	26,603.50
1593.3427	13-Jun-14	Rolevstone Junior Football Club	Kidsport Funding	3,290.00
1593.3446	13-Jun-14	J Garlett	Entertainment-Reconciliation Day	400.00
1593.345	13-Jun-14	Godfreys Kelmscott	Parts	90.85
1593.3460	13-Jun-14	Kelmscott Scout Group	Kidsport Funding	165.00
1593.3480	13-Jun-14	Dominos Pizza - Armadale	Refreshments	103.55
1593.3485	13-Jun-14	McCorkell Constructions Pty Ltd	Piara Waters Stage II-Claim 8	218,164.31
1593.3502	13-Jun-14	Plantrite	Gardening Products	22,026.40
1593.3553	13-Jun-14	Mundijong Centrals Junior Football Club	Kidsport Funding	95.00
1593.3564	13-Jun-14	Dale Sports Club Inc	Kidsport Funding	1,280.00
1593.3580	13-Jun-14	Armadale Kelmscott Swimming Club	Kidsport Funding	160.00
1593.3675	13-Jun-14	Carlisle Events Hire Pty Ltd	Hire of Equipment	24,717.00
1593.3683	13-Jun-14	Rolevstone Netball Club Inc.	Kidsport Funding	790.00
1593.3705	13-Jun-14	Gosnells PCYC	Kidsport Funding	600.00
1593.3716	13-Jun-14	The Full Circle Group Pty Ltd	Insight Reporting-April 2014	660.00
1593.3758	13-Jun-14	Kalamunda Districts Basketball Assoc Inc	Kidsport Funding	200.00
1593.3801	13-Jun-14	JSB Fencing & Machinery Hire P/L	Fencing-Observation Circle	2,200.00
1593.3867	13-Jun-14	Bensons Contracting	Maintenance Works-Various Locations	5,050.00
1593.388	13-Jun-14	Hort West Industries Pty Ltd	Garden Maintenance	25,402.93
1593.4074	13-Jun-14	Southern River Scout Group	Kidsport Funding	400.00
1593.4111	13-Jun-14	Southern Districts Netball	Kidsport Funding	4,416.00
1593.4114	13-Jun-14	Serpentine Horse & Pony Club	Kidsport Funding	200.00
1593.4141	13-Jun-14	South Perth Junior Rugby League Club	Kidsport Funding	860.00
1593.4148	13-Jun-14	Hisco	Kitchen Supplies-Champion Centre	6,790.19
1593.418	13-Jun-14	JLR Pumps	Repair Bore Pumps-Various Locations	1,283.04
1593.443	13-Jun-14	LD Total	Garden Maintenance	18,442.98
1593.493	13-Jun-14	Boral Bricks Western Australia Pty Ltd	Paving Bricks	1,214.98
1593.500	13-Jun-14	Momar Australia Pty Ltd	Cleaning Chemicals	1,078.00
1593.512	13-Jun-14	National Collections	Debt Collection Services-May 2014	23.10
1593.515	13-Jun-14	Neverfail Springwater Limited	Refreshments	54.90
1593.532	13-Jun-14	P & G Body Builders Pty Ltd	Parts-P342	2,596.00
1593.573	13-Jun-14	Soundpack Solutions	Library Resources	159.50
1593.583	13-Jun-14	Range Ford	Parts	870.00
1593.612	13-Jun-14	Cannon Hygiene Australia Pty Ltd	Sanitary Services-June 2014	520.08
1593.62	13-Jun-14	Armadale Mower World	Parts	180.00
1593.63	13-Jun-14	Armadale Newsagency	Newspapers	33.15
1593.651	13-Jun-14	State Library of WA	Lost/Damaged Items	44.00
1593.655	13-Jun-14	Cr James Stewart	Councillors Allowances	1,080.00
1593.669	13-Jun-14	Telstra	Telephone Charges	595.69
1593.695	13-Jun-14	Toyota Finance Australia Ltd	Motor Vehicle Lease	453.24
1593.731	13-Jun-14	WALGA	Advertising	19,468.05

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1593.744	13-Jun-14	Water Corporation	Water Charges	573.71
1593.750	13-Jun-14	West Australian Newspaper Limited	Advertising	990.00
1593.752	13-Jun-14	West Side Safety Products	Protective Clothing	945.68
1593.780	13-Jun-14	Work Clobber	Protective Clothing	2,201.88
1593.95	13-Jun-14	Aust-Guard Security Services	Security Services	1,099.20
1593.980	13-Jun-14	D J Sherrard	Gatekeeper-Rolevstone Greenwaste Site	1,494.28
1593.99	13-Jun-14	Australia Post	Postage Charges	7,632.10
1594.1088	16-Jun-14	The Artists Foundation of WA Ltd	Membership Renewal	180.00
1594.1350	16-Jun-14	Armadale Garden & Firewood Supplies	Gardening Products	290.00
1594.1607	16-Jun-14	Taborda Contracting Pty Ltd	Hire of Traffic Controllers	1,213.83
1594.3187	16-Jun-14	Enviro Contracting Pty Ltd	Maintenance Works-Various Locations	16,385.00
1594.3338	16-Jun-14	L Rudeberg	Entertainment-Forrestdale Skate Park	950.00
1594.3412	16-Jun-14	AAM Pty Ltd	Consultancy Services	803.00
1594.4067	16-Jun-14	J Nicholls	Ignite Basketball Program	100.00
1594.593	16-Jun-14	RSA Pty Ltd	Consultancy Services	144.38
1594.74	16-Jun-14	Armadale Kelmscott Self Storage	Storage Unit Rental	300.00
1594.95	16-Jun-14	Aust-Guard Security Services	Security Services	8,345.30
1595.1823	17-Jun-14	Herron Todd White (WA) Pty Ltd	Valuation-16 Weston Terrace	990.00
1595.2067	17-Jun-14	A Levis & Sons	Drill Bore-Gwynne Park	2,565.00
1595.3152	17-Jun-14	Donald Veal Consultants Pty Ltd	Consultancy Services-Railway Avenue	9,790.00
1595.3533	17-Jun-14	Ockbrooke Pty Ltd	CCTV Cameras	759.77
1595.3615	17-Jun-14	Curtin FM 100.1	Advertising	960.00
1595.3700	17-Jun-14	Beaurepaires For Tyres	Tyres	14,938.37
1595.4051	17-Jun-14	Intercept Environmental Pest Management	Bridge Inspection Reports	2,100.00
1596.113	18-Jun-14	Australian Taxation Office	Payroll Deductions	1,768.00
1596.1229	18-Jun-14	Print Smart Online Pty Ltd	Printing	275.00
1596.127	18-Jun-14	Beaver Tree Services Aust Pty Ltd	Treelopping	16,255.03
1596.1346	18-Jun-14	Champion Drive News	Newspapers	62.00
1596.1385	18-Jun-14	Armadale Kelmscott Refrigeration	Degas-Fridges/Freezers	1,657.50
1596.141	18-Jun-14	BJ Hahn & Co	Hire of Bobcat	5,104.00
1596.1488	18-Jun-14	Institute of Public Works Aust(WA Division)	Staff Training	1,320.00
1596.1514	18-Jun-14	PR & KA West	Maintenance Works-Various Locations	5,690.30
1596.161	18-Jun-14	Browns Sweeping	Street Sweeping	275.00
1596.1621	18-Jun-14	Dean Kalia Pty Ltd	Concrete Services	4,048.00
1596.169	18-Jun-14	Burgess Rawson (WA) Pty Ltd	Water Usage Charges	253.95
1596.172	18-Jun-14	Byford Bobcats	Hire of Bobcat	5,000.00
1596.176	18-Jun-14	Cabcharge Australia Pty Ltd	Cabcharge Dockets	553.80
1596.1814	18-Jun-14	Cardno (WA) Pty Ltd	Consultancy Services	1,232.00
1596.1859	18-Jun-14	Michael Page International	Hire of Temporary Staff	2,191.99
1596.1955	18-Jun-14	Doors Doors Doors Pty Ltd	Repairs	495.00
1596.199	18-Jun-14	Charter Plumbing & Gas	Plumbing Services	1,241.90

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1596.2088	18-Jun-14	Ultimate Drainage Pty Ltd	Hire of Equipment	33,420.20
1596.2437	18-Jun-14	Drainflow Services Pty Ltd	High Pressure Cleaning-Various Locations	17,072.00
1596.2439	18-Jun-14	ABnote Express Pty Ltd	Library Resources	6,735.96
1596.2474	18-Jun-14	All West Plant Hire	Hire of Equipment	18,018.00
1596.2475	18-Jun-14	Rider Levett Bucknall WA Pty Ltd	Consultancy Services	660.00
1596.2478	18-Jun-14	Roads 2000 Pty Ltd	Asphalt Laved	10,286.06
1596.2493	18-Jun-14	Avanti Electrics	Electrical Services	3,878.95
1596.25	18-Jun-14	Alinta Gas	Gas Charges	762.55
1596.2634	18-Jun-14	Freestyle Now Promotions	Skatepark Coaching-Various Locations	3,267.00
1596.2697	18-Jun-14	Aussie Earthworks Pty Ltd	Hire of Equipment	13,761.00
1596.2773	18-Jun-14	LJ Hooker-Thornlie	For Sale Signs	390.00
1596.2777	18-Jun-14	Metro Street Sweeping	Street Sweeping	4,989.60
1596.3071	18-Jun-14	W M Stanley	Expenses Reimbursement	68.24
1596.3189	18-Jun-14	Wandering Star Trailers	2 x Cat Holding Units-Ranger Services	6,204.00
1596.325	18-Jun-14	Fire Risk Analysis & Prevention	Pressure Testing Hydrant-Piara Waters	561.00
1596.332	18-Jun-14	Forpark Australia	Repairs	462.00
1596.3332	18-Jun-14	ARKS Rugby Union Football Club Inc	Kidsport Funding	138.00
1596.3348	18-Jun-14	Armadale Junior Soccer Club	Kidsport Funding	150.00
1596.3359	18-Jun-14	Kelmscott Junior Football Club	Kidsport Funding	114.00
1596.3392	18-Jun-14	Maddington Junior Football Club Inc	Kidsport Funding	135.00
1596.3426	18-Jun-14	Ambrosini Global Resources Pty Ltd	Hire of Temporary Staff	1,366.79
1596.3494	18-Jun-14	Serpentine Jarrahdale Netball Assn	Kidsport Funding	350.00
1596.351	18-Jun-14	Grasstrees Australia	Gardening Products	2,772.00
1596.3619	18-Jun-14	All Earth Waste Collection	Greenwaste Collections	32,303.04
1596.3700	18-Jun-14	Beaurepaires For Tyres	Tyres	4,371.60
1596.3705	18-Jun-14	Gosnells PCYC	Kidsport Funding	70.00
1596.3730	18-Jun-14	Westfield Scout Group	Kidsport Funding	1,466.00
1596.3738	18-Jun-14	Gosnells Junior Football Club Inc	Kidsport Funding	150.00
1596.374	18-Jun-14	Hays Personnel Services (Aust) Pty Ltd	Hire of Temporary Staff	2,925.72
1596.3777	18-Jun-14	Reva Commercial Pty Ltd	Repairs-Armadale Arena	4,163.50
1596.379	18-Jun-14	Heavy Automatics WA Pty Ltd	Parts-Various Plant	1,237.50
1596.3837	18-Jun-14	Form & Function Building Design	Consultancy Services	412.50
1596.388	18-Jun-14	Hort West Industries Pty Ltd	Garden Maintenance	4,730.00
1596.3963	18-Jun-14	Associated Paving & Landscaping Pty Ltd	Construction of Concrete Crossovers	4,521.00
1596.3970	18-Jun-14	EOS Electrical	Electrical Services	1,797.66
1596.4023	18-Jun-14	L E Kemp	Expenses Reimbursements	71.95
1596.4032	18-Jun-14	Kelmscott Baptist Youth Group	Hire of Coach	528.00
1596.4036	18-Jun-14	M Walsh	Ignite Basketball Program	50.00
1596.4051	18-Jun-14	Intercept Environmental Pest Management	Bridge Inspection Reports	420.00
1596.4053	18-Jun-14	U M Genuino	Facilitator-Hip Hop Program	480.00
1596.4055	18-Jun-14	The Boys Brigade 41st WA (Dale) Co	Kidsport Funding	200.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1596.4058	18-Jun-14	A S Smith	Catering-Ignite Basketball Program	200.00
1596.4075	18-Jun-14	Delta Print	Printing	1,023.00
1596.4110	18-Jun-14	Aziwest Demolition	Demolition-Kelmscott Pony Club Shed	11,800.00
1596.4111	18-Jun-14	Southern Districts Netball	Kidsport Funding	177.00
1596.4123	18-Jun-14	Thornlie Junior Football Club	Kidsport Funding	105.00
1596.4124	18-Jun-14	Cockburn Hawks Ice Hockey Club	Kidsport Funding	200.00
1596.4127	18-Jun-14	Breakaway Softball Inc	Kidsport Funding	130.00
1596.440	18-Jun-14	Kott Gunning Lawyers	Legal Advice	8,302.52
1596.463	18-Jun-14	Lo-Go Appointments	Hire of Temporary Staff	6,428.59
1596.481	18-Jun-14	A F Maxwell	Telephone Reimbursement	101.00
1596.493	18-Jun-14	Boral Bricks Western Australia Pty Ltd	Paving Bricks	18,223.90
1596.50	18-Jun-14	Arcus Refrigeration Service Pty Ltd	Repairs	319.00
1596.552	18-Jun-14	Prescriptions Plus Kelmscott	Newspapers	85.80
1596.57	18-Jun-14	Armadale Hardware & Building Supplies	Hardware	81.00
1596.579	18-Jun-14	Railway Avenue Vet Hospital	Animal Euthanasia	1,747.80
1596.597	18-Jun-14	Rolevstone Volunteer Fire Brigade	Expenses Reimbursements	57.33
1596.599	18-Jun-14	Palis Sound & Lighting	Hire of Equipment	896.00
1596.63	18-Jun-14	Armadale Newsagency	Newspapers	425.68
1596.631	18-Jun-14	Slater-Gartrell Sports	Synthetic Turf-Piara Waters Playing Fields	22,880.00
1596.669	18-Jun-14	Telstra	Telephone Charges	38.61
1596.68	18-Jun-14	Armadale State Emergency Service (SES)	Expenses Reimbursements	6,879.04
1596.695	18-Jun-14	Toyota Finance Australia Ltd	Motor Vehicle Lease-AK15733	911.91
1596.744	18-Jun-14	Water Corporation	Water Charges	7,542.32
1596.756	18-Jun-14	Western Australian Treasury Corp	Various Loan Repayments	3,810,781.29
1596.759	18-Jun-14	Synergy Energy	Electricity Charges	147,318.80
1596.870	18-Jun-14	Red Sand Supplies Pty Ltd	Concrete Recycling-Depot	11,712.25
1596.934	18-Jun-14	Kleenheat Gas Pty Ltd	Gas & Cylinder Rental	48.00
1596.95	18-Jun-14	Aust-Guard Security Services	Security Services	16,842.27
1596.964	18-Jun-14	P L Walker	Telephone Reimbursement	56.60
1597.1115	20-Jun-14	J-Corp Pty Ltd T/As Impressions	Refund Security Deposit	400.00
1597.1906	20-Jun-14	Ashmy Pty Ltd	Refund Security Deposit	400.00
1597.2018	20-Jun-14	Daly & Shaw Building Pty Ltd	Refund Security Deposit	5,000.00
1597.2062	20-Jun-14	J-Corp Pty Ltd	Refund Security Deposit	400.00
1597.2075	20-Jun-14	Plunkett Homes (1903) Pty Ltd	Refund Security Deposit	2,000.00
1598.1024	20-Jun-14	Opus International Consultants (PCA) LTD	Consultancy Services	3,141.66
1598.11	20-Jun-14	Absolute Asphalt Pty Ltd	Asphalt Laved	2,331.45
1598.127	20-Jun-14	Beaver Tree Services Aust Pty Ltd	Treelopping	29,618.18
1598.1302	20-Jun-14	WH Location Services Pty Ltd	Locate Utility Services-Jull Street	2,442.00
1598.137	20-Jun-14	Biddulph & Turley	Legal Advice	652.35
1598.141	20-Jun-14	BJ Hahn & Co	Hire of Bobcat	2,992.00
1598.1456	20-Jun-14	Glenview Machine Kerbing	Kerbing-Observation Circle	5,002.80

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014

Cheque or EFT	Date	Payee	Description	Amount
1598.1519	20-Jun-14	Kerb-Fix	Construction of Concrete Crossovers	3,579.10
1598.1554	20-Jun-14	Parkland 1998 Pty Ltd	Parts	395.00
1598.1596	20-Jun-14	Classic Hire	Hire of Equipment	660.00
1598.1607	20-Jun-14	Taborda Contracting Pty Ltd	Hire of Traffic Controllers	11,137.07
1598.1621	20-Jun-14	Dean Kalia Pty Ltd	Concrete Services	4,706.57
1598.1692	20-Jun-14	Weston Road Systems	Linemarking-Various Locations	2,279.75
1598.1708	20-Jun-14	Book Easy Pty Ltd	Bookeasy Commission-May 2014	220.00
1598.1763	20-Jun-14	Oven Sparkle Pty Ltd	Clean BBQ's-May 2014	1,811.70
1598.1790	20-Jun-14	H S Brooking	Painting-Various Locations	2,430.00
1598.1841	20-Jun-14	Kleenit Pty Ltd	Remove Graffiti-Various Locations	520.30
1598.1881	20-Jun-14	Parkerville Children & Youth Care Inc	Staff Training	1,650.00
1598.1913	20-Jun-14	GCM Enviro Pty Ltd	Parts-P545	3,090.83
1598.1955	20-Jun-14	Doors Doors Doors Pty Ltd	Repair Doors-E Shed	2,136.75
1598.199	20-Jun-14	Charter Plumbing & Gas	Plumbing Services	955.90
1598.1990	20-Jun-14	BurkeAir Pty Ltd	Airconditioning Maintenance	444.40
1598.2137	20-Jun-14	Solver Paints	Hardware	600.60
1598.2181	20-Jun-14	Muchea Tree Farm	Gardening Products	6,600.00
1598.2427	20-Jun-14	Ross's Milk Supply	Refreshments	255.40
1598.2474	20-Jun-14	All West Plant Hire	Hire of Equipment	42,110.48
1598.2493	20-Jun-14	Avanti Electrics	Electrical Services	23,007.62
1598.273	20-Jun-14	ColourPoint Print & Design	Printing	453.00
1598.2795	20-Jun-14	Truarade Pty Ltd	Hardware	87.00
1598.2867	20-Jun-14	Rent A Fence Pty Ltd	Hire of Equipment	299.75
1598.295	20-Jun-14	Down Under Signs Pty Ltd	Signs	228.80
1598.3022	20-Jun-14	PML-Landmark Products Limited	Condamine Bridge-Corondale Reserve	134,502.50
1598.3073	20-Jun-14	SNAICC	SNAICC Kids Cultural Kits	200.00
1598.3082	20-Jun-14	Sonic HealthPlus	Preplacement Medicals	297.00
1598.310	20-Jun-14	E-Qual Disability Consultants	Staff Training	1,760.00
1598.3157	20-Jun-14	Bowden Tree Consultancy	Consultancy Services	594.00
1598.3187	20-Jun-14	Enviro Contracting Pty Ltd	Maintenance Works-Various Locations	1,210.00
1598.324	20-Jun-14	Dept of Fire And Emergency Services	ESL Levy 4th Instalment 2013/14	552,853.60
1598.33	20-Jun-14	ALS Library Services Pty Ltd	Library Resources	1,445.20
1598.3315	20-Jun-14	DCW Enterprises	Repairs-Landfill Site	3,294.97
1598.3619	20-Jun-14	All Earth Waste Collection	Greenwaste Collections	42,028.80
1598.3670	20-Jun-14	MWH Australia Pty Ltd	Consultancy Services-Mosquito Monitoring	5,142.50
1598.3905	20-Jun-14	Garbologie Pty Ltd	Mattress Recycling	2,902.90
1598.3929	20-Jun-14	Marketforce Express Pty Ltd	Adertising	1,540.00
1598.3942	20-Jun-14	Bilby Publishing & Consulting Pty Ltd	Library Resources	145.72
1598.3951	20-Jun-14	490 Designs	Design Services-Walk Trail	682.55
1598.4010	20-Jun-14	Prime Landscaping	Garden Maintenance-May 2014	865.05
1598.4037	20-Jun-14	A W Kerr	Ignite Basketball Program	500.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1598.4054	20-Jun-14	S Derilo	Ignite Basketball Program	600.00
1598.4081	20-Jun-14	Lifeworx	Staff Training	3,750.00
1598.4117	20-Jun-14	Marsh Pty Ltd	Safety Audit-Landmark Building	4,356.00
1598.4118	20-Jun-14	O'Connor Limestone	Signage-Various Locations	10,525.00
1598.4138	20-Jun-14	Agcrete	Concrete Wall-Landfill Site	18,516.96
1598.4139	20-Jun-14	Aquion Pty Ltd	Computer Equipment	7,528.98
1598.4142	20-Jun-14	Rusted Solutions	Cleaning Chemicals	302.89
1598.4161	20-Jun-14	Esteem Plus	IPS Resources	342.95
1598.4171	20-Jun-14	B Hugill	Expenses Reimbursement	289.30
1598.448	20-Jun-14	Lawn Doctor	Gardening Products	1,485.00
1598.487	20-Jun-14	Metro Water Supply	Water Delivery	330.00
1598.502	20-Jun-14	Wright Express Fuel Cards Aust Ltd	Fuel & Oils	3,449.99
1598.606	20-Jun-14	Sage Consulting Engineers Pty Ltd	Consultancy Services	8,580.00
1598.61	20-Jun-14	Armadale Lock & Key Service	Keys/Padlocks	1,101.00
1598.614	20-Jun-14	Scope Irrigation	Reticulation Parts	138.65
1598.62	20-Jun-14	Armadale Mower World	Parts	450.00
1598.628	20-Jun-14	Sita Environmental Solutions	Bulk Rubbish Bins	2,441.66
1598.647	20-Jun-14	Stamp-It Rubber Stamps (Custom Stamps)	Stationery	25.74
1598.651	20-Jun-14	State Library of WA	Lost/Damaged Items	30.80
1598.66	20-Jun-14	Armadale Police & Citizens Youth Club	Annual Contribution 2013/2014	16,500.00
1598.669	20-Jun-14	Telstra	Telephone Charges	15,473.04
1598.712	20-Jun-14	Landgate - Perth	Geospatial Data	1,748.45
1598.74	20-Jun-14	Armadale Kelmscott Self Storage	Storage Unit Rental	140.00
1598.744	20-Jun-14	Water Corporation	Water Charges	51,015.82
1598.752	20-Jun-14	West Side Safety Products	Protective Clothing	478.34
1598.780	20-Jun-14	Work Clobber	Protective Clothing	1,038.47
1598.8	20-Jun-14	Able Blind Repairs	Blinds-Champion Centre	2,319.00
1598.824	20-Jun-14	Absolute Stone	Granite Paving-Jull Street Mall	18,429.41
1598.845	20-Jun-14	Green Skills	Hire of Temporary Staff	862.13
1598.854	20-Jun-14	Sinclair Knight Merz	Consultancy Services	572.00
1598.931	20-Jun-14	Atlas Copco Construction Equipment	Parts	81.46
1598.99	20-Jun-14	Australia Post	Postage Charges	216.36
1599	25-Jun-14	CANCELLED	CANCELLED	0.00
1600.109	25-Jun-14	Australian Metal Workers Union	Payroll Deductions	92.10
1600.112	25-Jun-14	Australian Services Union	Payroll Deductions	797.52
1600.206	25-Jun-14	Child Support Agency	Payroll Deductions	655.01
1600.214	25-Jun-14	City of Armadale-Social Club	Payroll Deductions	336.00
1600.216	25-Jun-14	City of Canning	Payroll Deductions	50.00
1600.217	25-Jun-14	City of Gosnells	Payroll Deductions	310.00
1600.2201	25-Jun-14	Wiglev Super Funds	Payroll Deductions	20.35
1600.2282	25-Jun-14	Super Wrap	Payroll Deductions	1,384.97

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014

Cheque or EFT	Date	Payee	Description	Amount
1600.2300	25-Jun-14	City Of Cockburn	Payroll Deductions	70.00
1600.2335	25-Jun-14	Health Insurance Fund of WA	Payroll Deductions	75.65
1600.3083	25-Jun-14	Salamanca Pty Ltd Atf Salamanca Superannuation Fund	Payroll Deductions	656.76
1600.3626	25-Jun-14	B & S Lally Super Fund	Payroll Deductions	231.45
1600.375	25-Jun-14	HBF of WA	Payroll Deductions	895.45
1600.3824	25-Jun-14	The Waterside Super Fund	Payroll Deductions	21.76
1600.3859	25-Jun-14	SuperWrap-P A C Daw	Payroll Deductions	269.98
1600.3866	25-Jun-14	The DBN Ultimate Superannuation Fund	Payroll Deductions	1,265.22
1600.4026	25-Jun-14	ANZ Smart Choice Super (One Path Masterfund)	Payroll Deductions	192.88
1600.4028	25-Jun-14	Colonial First State First Choice Wholesale Personal Super	Payroll Deductions	169.70
1600.4034	25-Jun-14	SuperWrap-R Melvey	Payroll Deductions	817.06
1600.4071	25-Jun-14	Colonial First State-SJ Littleton	Payroll Deductions	455.47
1600.4156	25-Jun-14	Quick Super	Payroll Deductions	8,978.09
1600.453	25-Jun-14	LGRCEU	Payroll Deductions	514.10
1600.622	25-Jun-14	Shire of Mundaring	Payroll Deductions	85.00
1600.623	25-Jun-14	Shire of Serpentine-Jarrahdale	Payroll Deduction	80.00
1600.738	25-Jun-14	WA Super	Payroll Deductions	133,379.43
1601.1013	25-Jun-14	Eastern Metropolitan Regional Council	Mattress Recycling-Landfill Site	1,155.00
1601.1049	25-Jun-14	Securepay Pty Ltd	Service/Transaction Fee-May 2014	79.48
1601.1056	25-Jun-14	Allwest Windscreens & Tinting	Repairs	154.00
1601.1251	25-Jun-14	A Class Displays	Office Equipment	6,549.18
1601.127	25-Jun-14	Beaver Tree Services Aust Pty Ltd	Treelopping	16,927.46
1601.128	25-Jun-14	Bedfordale Volunteer Bushfire Brigade	Expenses Reimbursements	1,500.00
1601.1321	25-Jun-14	Cr Guenter Best	Councillors Allowances	324.00
1601.1404	25-Jun-14	The Manse Restaurant	Catering	7,191.80
1601.1453	25-Jun-14	ATI-Mirage Pty Ltd	Staff Training	343.99
1601.1470	25-Jun-14	IPWEA National	Staff Training	2,700.00
1601.1519	25-Jun-14	Kerb-Fix	Construction of Concrete Crossovers	693.00
1601.155	25-Jun-14	BP Australia Pty Ltd	Fuel & Oils	6,060.10
1601.1575	25-Jun-14	Western Power Networks	Design Fee-Balannup Road	3,000.00
1601.161	25-Jun-14	Browns Sweeping	Street Sweeping	4,718.00
1601.1621	25-Jun-14	Dean Kalia Pty Ltd	Concrete Services	2,280.30
1601.1641	25-Jun-14	McLeods Barristers & Solicitors	Legal Advice	646.80
1601.1856	25-Jun-14	Creative Spaces	Graphic Design Services-Armadale Settlers Common	5,055.60
1601.1859	25-Jun-14	Michael Page International	Hire of Temporary Staff	2,191.99
1601.1876	25-Jun-14	Perth Audiovisual	Computer Equipment	510.31
1601.1887	25-Jun-14	Colas WA	Bitumen Spray-Ranford Road	6,732.00
1601.193	25-Jun-14	Challenge Batteries WA	Parts	81.40
1601.2134	25-Jun-14	Valvoline (Australia)	Fuel & Oils	3,118.14
1601.2137	25-Jun-14	Solver Paints	Hardware	218.90
1601.2172	25-Jun-14	Stoneham & Associates	Consultancy Services	1,430.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1601.236	25-Jun-14	Colibri Australia Pty Ltd	Stationery	506.55
1601.2460	25-Jun-14	Serpentine Plant Farm	Gardening Products	1.815.00
1601.2478	25-Jun-14	Roads 2000 Pty Ltd	Asphalt Laved	52.822.62
1601.25	25-Jun-14	Alinta Gas	Gas Charges	1.699.30
1601.2527	25-Jun-14	Challis School P & C Association Inc	Community Grant	580.00
1601.2552	25-Jun-14	Programmed Property Services	Garden Maintenance	11.684.07
1601.2639	25-Jun-14	Aqua Fortis-Fremantle	Concourse Coating-Aquatic Centre	3.970.00
1601.2697	25-Jun-14	Aussie Earthworks Pty Ltd	Hire of Equipment	54.388.11
1601.2777	25-Jun-14	Metro Street Sweeping	Street Sweeping	2.494.80
1601.3218	25-Jun-14	Centrecare Corporate	EAP Sessions-April 2014	352.00
1601.332	25-Jun-14	Forpark Australia	Parts-Warwick Savage Reserve	1.039.50
1601.3324	25-Jun-14	ZettaNet Pty Ltd	Computer Equipment	79.20
1601.3412	25-Jun-14	AAM Pty Ltd	Consultancy Services	3.410.00
1601.3452	25-Jun-14	G J Dixon	Expenses Reimbursements	103.38
1601.3463	25-Jun-14	Big W	Library Resources	72.80
1601.3480	25-Jun-14	Dominos Pizza - Armadale	Catering	77.00
1601.3569	25-Jun-14	BCA-Building Certifiers & Assessors	Consultancy Services-Building Surveying	1.870.00
1601.3673	25-Jun-14	Home Group WA Pty Ltd	Refund-Overpayment of Building Fees	753.54
1601.3692	25-Jun-14	ICI Nominees Pty Ltd	Design Office Fitout-Landmark Building	20.329.65
1601.374	25-Jun-14	Hays Personnel Services (Aust) Pty Ltd	Hire of Temporary Staff	4.428.23
1601.3856	25-Jun-14	Mother Earth Gardening & Landscaping	Gardening Products	955.80
1601.3905	25-Jun-14	Garbologie Pty Ltd	Mattress Recycling-Landfill Site	3.875.30
1601.3956	25-Jun-14	Cr Carole Frost	Councillors Allowances	52.18
1601.4007	25-Jun-14	J K Wallis	Decision Makers of Armadale Project	1.200.00
1601.4039	25-Jun-14	D Calvon	Ignite Basketball Program	100.00
1601.4051	25-Jun-14	Intercept Environmental Pest Management	Bridge Inspection Report	2.550.00
1601.4058	25-Jun-14	A S Smith	Ignite Basketball Program	100.00
1601.4100	25-Jun-14	J A Ravson	Sexual Health Education-Community Development	150.00
1601.4107	25-Jun-14	J A Miller	Ignite Basketball Program	100.00
1601.4162	25-Jun-14	Basketball WA	Ignite Basketball Program	1.485.70
1601.4172	25-Jun-14	N Burbridge	Expenses Reimbursements	90.00
1601.4174	25-Jun-14	K Charles	Expenses Reimbursements	270.30
1601.463	25-Jun-14	Lo-Go Appointments	Hire of Temporary Staff	1.504.60
1601.48	25-Jun-14	Araluen Botanic Park Foundation (Inc)	Community Grant	1.072.50
1601.527	25-Jun-14	Vodafone Hutchison Australia Pty Ltd	Pager Services	538.79
1601.579	25-Jun-14	Railway Avenue Vet Hospital	Animal Euthanasia	36.00
1601.59	25-Jun-14	Armadale Junior Football Club	Kidsport Funding	2.025.00
1601.667	25-Jun-14	Target Towing Service	Towing Charges	616.00
1601.670	25-Jun-14	Termico Pest Management	Weed & Pest Control	555.50
1601.672	25-Jun-14	The Chair Doctor WA Pty Ltd	Office Furniture	1.735.00
1601.68	25-Jun-14	Armadale State Emergency Service (SES)	Expenses Reimbursements	1.883.45

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1601.74	25-Jun-14	Armadale Kelmscott Self Storage	Storage Unit Rental	136.67
1601.744	25-Jun-14	Water Corporation	Water Charges	1,348.81
1601.75	25-Jun-14	Armaguard	Armaguard Services	2,332.73
1601.759	25-Jun-14	Synergy Energy	Electricity Charges	7,830.26
1601.780	25-Jun-14	Work Clobber	Protective Clothing	202.50
1601.818	25-Jun-14	Parks & Leisure Australia	Staff Training	1,042.00
1601.85	25-Jun-14	Aslab Pty Ltd	Asphalt Testing-Ranford Road	1,012.21
1601.856	25-Jun-14	Hello World	Airfares-Economic Development Conference	1,926.00
1601.912	25-Jun-14	St John Ambulance WA Pty Ltd	Staff Training	199.00
1601.927	25-Jun-14	ISS Washroom Services	Sanitary Services	41.93
1601.95	25-Jun-14	Aust-Guard Security Services	Security Services	693.00
1601.964	25-Jun-14	P L Walker	Telephone Reimbursement	349.70
1602.141	27-Jun-14	BJ Hahn & Co	Hire of Bobcat	440.00
1602.1541	27-Jun-14	Perth Process Service	Service of Summonses	4,528.15
1602.1777	27-Jun-14	Alleasing Pty Ltd	Computer Equipment Leases	8,267.79
1602.1793	27-Jun-14	Hewlett Packard Australia Pty Ltd	Computer Equipment	5,113.94
1602.2092	27-Jun-14	Macquarie Bank Limited	Computer Equipment Leases	671.90
1602.222	27-Jun-14	Civica Pty Ltd	Websphere Annual Maintenance	3,498.00
1602.2371	27-Jun-14	Flexipole Industries Pty Ltd	Bollards-Various Locations	5,775.00
1602.2427	27-Jun-14	Ross's Milk Supply	Refreshments	98.90
1602.2493	27-Jun-14	Avanti Electrics	Electrical Services	464.70
1602.2618	27-Jun-14	Cr Donna Shaw	Councillors Allowances	238.21
1602.3286	27-Jun-14	Macquarie Equipment Rentals Pty Ltd	Computer Equipment Leases	5,995.41
1602.3718	27-Jun-14	Brilliance Cleaning Services	Cleaning Services-Admin Building	2,585.00
1602.3905	27-Jun-14	Garbologie Pty Ltd	Mattress Recycling-Landfill Site	1,115.40
1602.4116	27-Jun-14	R2R Sports Pty Ltd	Sponsorship	6,000.00
1602.466	27-Jun-14	Macdonald Johnston Pty Ltd	Parts-Various Plant	16,443.55
1602.59	27-Jun-14	Armadale Junior Football Club	Kidsport Funding	4,670.00
1602.744	27-Jun-14	Water Corporation	Water Charges	1,375.00
1602.756	27-Jun-14	Western Australian Treasury Corp	Various Loan Repayments	769,170.43
1602.934	27-Jun-14	Kleenheat Gas Pty Ltd	Gas & Cylinder Rental	71.95
1603.1003	30-Jun-14	Tyrepower Kelmscott	Tyres	1,962.00
1603.1038	30-Jun-14	Total Autos	Parts	459.00
1603.106	30-Jun-14	Environmental Health Australia (WA) Inc	Staff Training	1,410.00
1603.1079	30-Jun-14	Greenway Enterprises	Gardening Products	331.05
1603.1121	30-Jun-14	Officeworks Business Direct	Stationery	139.00
1603.1128	30-Jun-14	Instant Weight Pty Ltd	Parts-Landfill Site	9,570.00
1603.113	30-Jun-14	Australian Taxation Office	Payroll Deductions	231,988.00
1603.1202	30-Jun-14	IPA Personnel Pty Ltd	Hire of Temporary Staff	1,157.90
1603.1209	30-Jun-14	Instant Waste Management	Pump Out Grease Traps-May 2014	477.84
1603.1248	30-Jun-14	Academy Services (WA) Pty Ltd	Cleaning Services-May 2014	1,476.52

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1603.127	30-Jun-14	Beaver Tree Services Aust Pty Ltd	Treelopping	24,292.18
1603.1304	30-Jun-14	Skipper Truck Parts/AMCAP	Parts-Various Plant	5,371.60
1603.1310	30-Jun-14	SJ Rural Supplies	Hardware	928.93
1603.1369	30-Jun-14	Palassis Architects	Consultancy Services	14,025.00
1603.1375	30-Jun-14	Insight CCS Pty Ltd	After Hours Phone Service-May 2014	1,459.94
1603.141	30-Jun-14	BJ Hahn & Co	Hire of Bobcat	3,696.00
1603.147	30-Jun-14	BOC Gases Australia Limited	Gas & Cylinder Rental	141.06
1603.155	30-Jun-14	BP Australia Pty Ltd	Fuel & Oils	28,681.18
1603.1554	30-Jun-14	Parkland 1998 Pty Ltd	Parts	721.83
1603.1555	30-Jun-14	Hope Valley Nursery	Gardening Products	79.20
1603.1575	30-Jun-14	Western Power Networks	Design Fee-Jull Street Mall	1,500.00
1603.1607	30-Jun-14	Taborda Contracting Pty Ltd	Hire of Traffic Controllers	10,913.37
1603.161	30-Jun-14	Browns Sweeping	Street Sweeping	5,880.00
1603.1621	30-Jun-14	Dean Kalia Pty Ltd	Concrete Services	2,737.35
1603.1622	30-Jun-14	Dell Australia Pty Limited	Computer Equipment	1,980.00
1603.1626	30-Jun-14	Countrywide Publications	Advertising	615.00
1603.1634	30-Jun-14	Multi Turf	Garden Maintenance	5,757.00
1603.169	30-Jun-14	Burgess Rawson (WA) Pty Ltd	Rent-Fletcher Park Access Track	1,100.00
1603.1716	30-Jun-14	Experience Perth	Advertising	500.00
1603.1790	30-Jun-14	H S Brooking	Painting-Various Locations	1,530.00
1603.1806	30-Jun-14	Level & Detail Surveys	Surveys-Butler Pass	1,197.00
1603.1815	30-Jun-14	Pedersens Hire Pty Ltd	Hire of Equipment	266.00
1603.1852	30-Jun-14	Provax Pty Ltd	Flu Vaccinations 2014	3,164.37
1603.194	30-Jun-14	Challenge Chemicals Australia	Cleaning Chemicals	354.20
1603.199	30-Jun-14	Charter Plumbing & Gas	Plumbing Services	4,604.05
1603.1990	30-Jun-14	BurkeAir Pty Ltd	Airconditioning Maintenance	1,058.28
1603.202	30-Jun-14	Chemform	Cleaning Chemicals	183.48
1603.2050	30-Jun-14	SJR Civil Consulting Pty Ltd	Consultancy Services	462.00
1603.223	30-Jun-14	CJD Equipment Pty Ltd	Parts-Various Plant	2,130.43
1603.2235	30-Jun-14	Nashtec Auto Electrics	Repairs-P552	330.00
1603.2245	30-Jun-14	CCR Hose & Fittings	Parts	346.10
1603.227	30-Jun-14	Cleanaway	Recycling Collections-May 2014	79,452.37
1603.2288	30-Jun-14	Retech Rubber	Repairs-Don Simmons Reserve	550.00
1603.231	30-Jun-14	Coates Hire	Hire of Equipment	8,842.75
1603.2341	30-Jun-14	Arborwest Tree Farm	Gardening Products	14,894.00
1603.2380	30-Jun-14	TJ Depiazzi & Sons	Gardening Products	2,783.00
1603.2427	30-Jun-14	Ross's Milk Supply	Refreshments	337.05
1603.2473	30-Jun-14	Shawmac Pty Ltd	Consultancy Services	2,420.00
1603.2474	30-Jun-14	All West Plant Hire	Hire of Equipment	30,407.99
1603.2478	30-Jun-14	Roads 2000 Pty Ltd	Asphalt Laved	15,164.11
1603.2493	30-Jun-14	Avanti Electrics	Electrical Services	14,049.15

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1603.2530	30-Jun-14	Greenline AG Pty Ltd	Parts	208.43
1603.2541	30-Jun-14	DS Agencies Pty Ltd	Bins-Jull Street	6.765.00
1603.2563	30-Jun-14	Essential Cabling	Lighting-Rushton Park	6.573.06
1603.258	30-Jun-14	Staples Australia Pty Ltd	Stationery	6.707.22
1603.261	30-Jun-14	COVS Parts Pty Ltd	Parts-Various Locations	11.030.13
1603.263	30-Jun-14	Crommelins Australia	Parts	53.03
1603.2636	30-Jun-14	Armadale Region Business Assoc	Staff Training	70.00
1603.2651	30-Jun-14	Westfield Park Primary School P & C Assoc	Community Grant	500.00
1603.2709	30-Jun-14	The Trinity's Contractor	Garden Maintenance	1.210.00
1603.2765	30-Jun-14	Greenacres Turf Farm	Gardening Products	705.00
1603.277	30-Jun-14	Landgate	Title Searches	1.049.00
1603.2822	30-Jun-14	Wavesound Pty Ltd	Library Resources	2.115.85
1603.284	30-Jun-14	Dept of Transport	Motor Vehicle Searches-May 2014	166.40
1603.3005	30-Jun-14	Forrest Road Fresh	Catering-Driver Training	42.07
1603.305	30-Jun-14	Elan Communications	Hire of Equipment	385.00
1603.3058	30-Jun-14	Asphalt in a Bag	Cold Mix	1.686.30
1603.3059	30-Jun-14	Print And Design Online Pty Ltd	Printing	960.00
1603.3060	30-Jun-14	Tyrecycle Pty Ltd	Tyre Recycling-Landfill Site	449.81
1603.3082	30-Jun-14	Sonic HealthPlus	Preplacement Medicals	148.50
1603.309	30-Jun-14	Envirotechnics	Weed & Pest Control	247.50
1603.3114	30-Jun-14	Blackrooke Advertising & Design	Advertising	220.00
1603.3173	30-Jun-14	Tim Eva's Nursery	Gardening Products	15.015.00
1603.321	30-Jun-14	Filters Plus	Parts	230.01
1603.3218	30-Jun-14	Centrecare Corporate	EAP Sessions-May 2014	363.00
1603.3223	30-Jun-14	Australian Office Leading Brands	Stationery	134.86
1603.3277	30-Jun-14	J L Ramshaw	Expenses Reimbursements	54.00
1603.33	30-Jun-14	ALS Library Services Pty Ltd	Library Resources	1.069.79
1603.336	30-Jun-14	Galvins Plumbing Plus	Parts	56.24
1603.339	30-Jun-14	Geofabrics Australasia Pty Ltd	Parts-Wright Road	344.30
1603.341	30-Jun-14	Gibbons Holden	Parts	66.00
1603.3412	30-Jun-14	AAM Pty Ltd	Consultancy Services	1.199.00
1603.3426	30-Jun-14	Ambrosini Global Resources Pty Ltd	Hire of Temporary Staff	1.314.23
1603.3455	30-Jun-14	Complete Office Supplies	Stationery	533.23
1603.3480	30-Jun-14	Dominos Pizza - Armadale	Catering-Tool Box Meeting	238.00
1603.3502	30-Jun-14	Plantrite	Gardening Products	2.460.88
1603.3533	30-Jun-14	Ockbrooke Pty Ltd	CCTV Cameras	3.927.00
1603.3567	30-Jun-14	ELM (WA) Pty Ltd	Garden Maintenance	3.954.00
1603.3584	30-Jun-14	Cobey Maintenance Services	Garden Maintenance	11.689.63
1603.3592	30-Jun-14	Rolevstone Little Athletics Club Inc	Community Grant	990.00
1603.3615	30-Jun-14	Curtin FM 100.1	Advertising	1.020.00
1603.3683	30-Jun-14	Rolevstone Netball Club Inc.	Community Grant	750.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1603.3687	30-Jun-14	Plowcon Pty Ltd	Parts-Ranger Services	1,096.52
1603.3703	30-Jun-14	Fuji Xerox Business Force Pty Ltd	Backscanning Project May 2014	5,580.17
1603.3718	30-Jun-14	Brilliance Cleaning Services	Cleaning Services-Admin Building	4,180.00
1603.3719	30-Jun-14	Western Tree Recyclers	Greenwaste Shredding-Landfill Site	51,095.33
1603.3762	30-Jun-14	Telford Industries	Parts	94.82
1603.378	30-Jun-14	Heatley Sales Pty Ltd	Parts	131.45
1603.3855	30-Jun-14	Dowsing Concrete	Construction of Concrete Crossovers	60,144.59
1603.3867	30-Jun-14	Bensons Contracting	Maintenance Works-Various Locations	1,922.45
1603.3904	30-Jun-14	Successful Projects	Landmark Building Superintendency May 2014	9,185.00
1603.3905	30-Jun-14	Garbologie Pty Ltd	Mattress Recycling-May 2014	5,991.70
1603.3912	30-Jun-14	Previous Next Pty Ltd	Web CMS Development	15,491.84
1603.3942	30-Jun-14	Bilby Publishing & Consulting Pty Ltd	Library Resources	119.85
1603.3944	30-Jun-14	Georgiou Group Pty Ltd	Landmark Building-Claim 9	2,165,958.98
1603.3970	30-Jun-14	EOS Electrical	Electrical Services	1,636.68
1603.4008	30-Jun-14	R Chapman	Decision Makers of Armadale Project	60.00
1603.4014	30-Jun-14	Green Building Council of Australia	Membership Renewal	2,400.00
1603.4015	30-Jun-14	Jas Oceania Pty Ltd	Parts	112.37
1603.4046	30-Jun-14	Cleandustrial Services Pty Ltd	Cleaning Services-May 2014	25,361.79
1603.4140	30-Jun-14	Rapid Results Coaching	Consultancy Services-Armadale Sporting Clubs	7,000.00
1603.4145	30-Jun-14	Perth Truck Refinishers	Parts-P551	4,628.80
1603.4146	30-Jun-14	Tangibility	Stationery	715.00
1603.4152	30-Jun-14	Vivid Ads Pty Ltd	Advertising	1,999.79
1603.4163	30-Jun-14	H Waldmann	Photography Services	1,809.00
1603.4178	30-Jun-14	C R Logan	Expenses Reimbursements	673.30
1603.422	30-Jun-14	Jomar Contracting	Repair Guard Rails-Rowley Road	6,820.00
1603.431	30-Jun-14	Artistry of Flowers	Flowers	222.00
1603.432	30-Jun-14	Kel Steel Constructions	Parts-Various Locations	3,223.00
1603.447	30-Jun-14	Lawrence & Hanson	Electrical Equipment	206.40
1603.463	30-Jun-14	Lo-Go Appointments	Hire of Temporary Staff	7,894.85
1603.464	30-Jun-14	Lori's Fuel Station	Fuel & Oils	179.25
1603.466	30-Jun-14	Macdonald Johnston Pty Ltd	Parts-P551	28,620.13
1603.482	30-Jun-14	Mazzeoa's Mitre 10	Hardware	195.09
1603.495	30-Jun-14	Miracle Recreation Equipment	Repairs-Splendid Gardens Reserve	605.00
1603.515	30-Jun-14	Neverfail Springwater Limited	Refreshments	111.55
1603.527	30-Jun-14	Vodafone Hutchison Australia Pty Ltd	Pager Services	539.67
1603.528	30-Jun-14	Orica Australia Pty Ltd	Pool Chemicals	462.67
1603.549	30-Jun-14	Perth City Glass	Repair Broken Windows-Various Locations	2,898.70
1603.560	30-Jun-14	Plantech Grounds Maintenance	Garden Maintenance	1,793.00
1603.57	30-Jun-14	Armadale Hardware & Building Supplies	Hardware	3,497.25
1603.570	30-Jun-14	Pure Air Filters	Parts	336.44
1603.572	30-Jun-14	Quick Corporate Australia Pty Ltd	Stationery	6,197.48

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1603.578	30-Jun-14	Raeco International Pty Ltd	Stationery	262.24
1603.579	30-Jun-14	Railway Avenue Vet Hospital	Animal Euthanasia	244.00
1603.583	30-Jun-14	Range Ford	Parts	230.99
1603.585	30-Jun-14	Holcim	Limestone	629.20
1603.587	30-Jun-14	Ambius	Hire of Plants	110.00
1603.594	30-Jun-14	Rocla Pty Limited	Concrete Products	15,350.66
1603.630	30-Jun-14	Skipper Trucks	Parts	159.50
1603.64	30-Jun-14	Armadale Party Hire & Fancy Dress	Hire of Equipment	193.50
1603.640	30-Jun-14	Southern Scene Pty Ltd	Library Resources	3,303.38
1603.647	30-Jun-14	Stamp-It Rubber Stamps (Custom Stamps)	Stationery	24.74
1603.651	30-Jun-14	State Library of WA	Lost/Damaged Items	71.50
1603.659	30-Jun-14	Sunny Industrial Brushware	Hardware	1,017.50
1603.660	30-Jun-14	Sunny Sign Company Pty Ltd	Signs	3,006.65
1603.667	30-Jun-14	Target Towing Service	Towing Charges	88.00
1603.669	30-Jun-14	Telstra	Telephone Charges	854.17
1603.670	30-Jun-14	Termico Pest Management	Weed & Pest Control	4,288.90
1603.682	30-Jun-14	Examiner Newspapers (WA)	Advertising	7,140.00
1603.692	30-Jun-14	Total Eden Pty Ltd	Reticulation Parts	6,135.15
1603.704	30-Jun-14	Triple A Cleaning Co	Cleaning Services	1,358.50
1603.712	30-Jun-14	Landgate - Perth	GRV Valuations	11,431.78
1603.724	30-Jun-14	WA Bluemetal/WA Premix	Road Base	30,895.94
1603.728	30-Jun-14	WA Hino Sales & Service	Parts	850.63
1603.730	30-Jun-14	WA Limestone Co	Limestone	46,666.04
1603.731	30-Jun-14	WALGA	Advertising	3,630.00
1603.734	30-Jun-14	WA Rangers Association Inc	Protective Clothing	318.00
1603.74	30-Jun-14	Armadale Kelmscott Self Storage	Storage Unit Rental	195.00
1603.744	30-Jun-14	Water Corporation	Water Charges	1,949.53
1603.748	30-Jun-14	Wembley Cement Industries	Concrete Products	28,516.22
1603.752	30-Jun-14	West Side Safety Products	Protective Clothing	929.18
1603.759	30-Jun-14	Synergy Energy	Electricity Charges	4,832.30
1603.778	30-Jun-14	WJ Moncrieff Pty Ltd	Computer Equipment	451.00
1603.780	30-Jun-14	Work Clobber	Protective Clothing	964.80
1603.786	30-Jun-14	Zipform Pty Ltd	Printing	1,213.22
1603.81	30-Jun-14	ASB Marketing	Stationery	2,828.10
1603.824	30-Jun-14	Absolute Stone	Granite Paving-Jull Street Mall	8,424.88
1603.85	30-Jun-14	Aslab Pty Ltd	Asphalt Testing-Various Locations	2,139.93
1603.86	30-Jun-14	Asphalt Surfaces Pty Ltd	Asphalt Laved	379.50
1603.870	30-Jun-14	Red Sand Supplies Pty Ltd	Concrete Recycling-Depot	5,332.80
1603.90	30-Jun-14	J Blackwood & Son Pty Ltd	Cleaning Chemicals	63.54
1603.904	30-Jun-14	Bunnings Building Supplies Pty Ltd	Hardware	2,775.52
1603.924	30-Jun-14	E & MJ Rosher Pty Ltd	Parts	204.25

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
1603.926	30-Jun-14	Dick Smith Electronics Pty Ltd	Computer Equipment	377.92
1603.927	30-Jun-14	ISS Washroom Services	Sanitary Services-May 2014	367.31
1603.995	30-Jun-14	Public Transport Authority	Bus Shelter-Ranford Road	31,608.50
00003525	3-Jun-14	CANCELLED	CANCELLED	0.00
00003526	3-Jun-14	City of Armadale	Refund Hall/Key Deposit	1,000.00
00003527	5-Jun-14	City of Armadale	Interfund Transfer	32,000.00
00003528	5-Jun-14	T L Sleight	Refund Security Deposit	400.00
00003529	5-Jun-14	A M Clemente	Refund Security Deposit	400.00
00003530	5-Jun-14	Zenecon Pty Ltd	Refund Security Deposit	400.00
00003531	5-Jun-14	K M Flatman	Refund Security Deposit	400.00
00003532	5-Jun-14	IQ Construction	Refund Security Deposit	1,000.00
00003533	5-Jun-14	B P Rohner	Refund Hall/Key Deposit	565.54
00003534	5-Jun-14	B P Rohner	Forfeiture of Bond	434.46
00003535	5-Jun-14	City of Armadale	Forfeiture of Bond	500.00
00003536	5-Jun-14	Clifton Hills Primary School P & C	Refund Hall/Key Deposit	1,000.00
00003537	5-Jun-14	Richmond Fellowship of WA Inc	Refund Hall/Key Deposit	1,000.00
00003538	11-Jun-14	CANCELLED	CANCELLED	0.00
00003539	11-Jun-14	City of Armadale	Forfeiture of Hall Deposit	159.75
00003540	11-Jun-14	Autism Association of WA (Inc)	Refund Hall/Key Deposit	300.00
00003541	11-Jun-14	A Copley	Refund Hall/Key Deposit	1,000.00
00003542	11-Jun-14	Business Armadale	Refund Hall/Key Deposit	500.00
00003543	11-Jun-14	B J Morris	Refund Hall/Key Deposit	1,000.00
00003544	11-Jun-14	C R Ornacini	Refund Hall/Key Deposit	500.00
00003545	11-Jun-14	E Sacco	Refund Hall/Key Deposit	500.00
00003546	11-Jun-14	T Christie	Refund Hall/Key Deposit	1,000.00
00003547	11-Jun-14	S.I.S.D.A.C Division	Refund Hall/Key Deposit	300.00
00003548	11-Jun-14	Kelmscott Primary School	Refund Hall/Key Deposit	1,000.00
00003549	11-Jun-14	M G Hedge	Refund Hall/Key Deposit	406.00
00003550	11-Jun-14	Autism Association of WA (Inc)	Refund Hall/Key Deposit	300.00
00003551	11-Jun-14	Dept for Child Protection	Refund Hall/Key Deposit	300.00
00003552	11-Jun-14	M D Cox	Refund Hall/Key Deposit	340.25
00003553	19-Jun-14	City of Armadale	Interfund Transfer	7,500.00
00003554	19-Jun-14	CANCELLED	CANCELLED	0.00
00003555	19-Jun-14	L Cudmore	Refund Hall/Key Deposit	300.00
00003556	19-Jun-14	Royal Construction & Design	Refund Security Deposit	42,300.00
00003557	19-Jun-14	A J Foong	Refund Security Deposit	400.00
00003558	19-Jun-14	B A Passarelli	Refund Security Deposit	35,000.00
00003559	25-Jun-14	Causeforce Australia	Refund Hall/Key Deposit	200.00
00003560	25-Jun-14	Armadale Independent Film	Refund Hall/Key Deposit	1,000.00
00003561	26-Jun-14	D D'Amato	Refund Hall/Key Deposit	1,000.00
00003562	26-Jun-14	R Raian	Refund Hall/Key Deposit	500.00

Accounts Paid and Submitted to City Strategy Committee Held on 21 July 2014				
Cheque or EFT	**Date**	**Payee**	**Description**	**Amount**
00003563	26-Jun-14	R Hyland	Refund Hall/Key Deposit	500.00
00003564	26-Jun-14	L Edelsten	Refund Hall/Key Deposit	500.00
00003565	26-Jun-14	Bedfordale Volunteer Bushfire Brigade	Refund Hall/Key Deposit	300.00
00003566	26-Jun-14	J De Lafontaine	Refund Hall/Key Deposit	300.00
00003567	26-Jun-14	B K Louis	Refund Hall/Key Deposit	500.00
00003568	26-Jun-14	M Thomas	Refund Hall/Key Deposit	300.00
00003569	26-Jun-14	C C Campbell	Refund Hall/Key Deposit	500.00
00003570	26-Jun-14	Hyde Park (Forrestdale) Pty Ltd	Refund Security Deposit	268,401.68
00003571	26-Jun-14	Ashmy Pty Ltd	Part Refund-Security Deposit	48.00
00003572	26-Jun-14	City of Armadale	Forfeiture of Security Deposit	352.00
00003573	26-Jun-14	R K Bollen	Refund Security Deposit	1,000.00
00003574	26-Jun-14	M Wilkinson	Refund Hall/Key Deposit	500.00
00003575	26-Jun-14	Kelmscott Junior Football Club	Refund Hall/Key Deposit	300.00
00003576	26-Jun-14	L Hammond	Refund Hall/Key Deposit	500.00
00400222	4-Jun-14	Westpac	Surplus Funds Invested	2,000,000.00
00400223	18-Jun-14	Westpac	Surplus Funds Invested	1,000,000.00
00400224	23-Jun-14	Westpac	Surplus Funds Invested	1,400,000.00
00400225	24-Jun-14	Westpac	Surplus Funds Invested	1,900,000.00
00400226	25-Jun-14	Westpac	Surplus Funds Invested	10,000,000.00
00400227	27-Jun-14	Westpac	Surplus Funds Invested	3,200,000.00
PY01-25	11-Jun-14	City of Armadale Municipal Fund	Payroll Deductions	744,692.10
PY99-08	11-Jun-14	City of Armadale Municipal Fund	Payroll Deductions	2,849.60
PY01-26	25-Jun-14	City of Armadale Municipal Fund	Payroll Deductions	766,864.39
				108,754,010.33

Pursuant to Regulation 13(4) of the Local Government (Financial Management) Regulations, the total of all other outstanding accounts for payment as at the date of this cheque listing being prepared is ($3,418,903.06)

Corporate Greenhouse Action Plan 2014/15 to 2019/20

CITY OF Armadale

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Executive Summary

The City of Armadale's previous Corporate Greenhouse Action Plan was finalised in 2009 and ran until the end of 2012 (the '2009 to 2012 Plan'). Consequently, a new Plan is due for council consideration and approval. Given that the next emissions reduction milestone occurs in 2019/20, this document is to run from 2014/15 to 2019/20.

In the previous Plan, the City set the following targets in relation to greenhouse gas emissions:

"The City will try to reduce corporate greenhouse gas emissions to achieve reductions of:

- ***in excess of 6% per capita from 2006/07 levels by 2012;***
- ***20% from 1998-99 levels by 2022; and***
- ***60% from 2000 levels by 2050."***

The 2009 to 2012 Plan made recommendations to enable achievement of the 2012 target. A number of these actions have been completed, including lighting retrofits in City facilities and the offset of emissions from high energy consuming council buildings.

Since the adoption of the previous Plan, the changing nature of carbon legislation has seen the City's responsibilities change significantly. For example, emissions associated with the landfill are now fully reportable, resulting from the application of the 'operational control' concept. The landfill facility dominates the emissions profile of the City (c88%), but was reported differently in the 2009 to 2012 Plan. Conversely, streetlights are not deemed to be under the operational control of local government. Consequently, although previously reported in the 2009 to 2012 Plan, they are no longer relevant.

To enable the City to perform a meaningful comparison against 2006/07 emissions, it is imperative to restate historical carbon emissions. This ensures consistency and comparability between baseline and milestone years. Given that the profile is dominated by landfill, increasing green waste segregation between 2006/07 and 2011/2 has led to reduced levels of tip deposition. This has resulted in the avoidance of methane production. Consequently, the City has made significant progress towards achieving its target of a 6% decrease in emissions per capita of population. The target has narrowly been missed, per capita emissions decreasing by 5.9% from 0.5080tCO_2-e (carbon dioxide equivalent) to 0.4781tCO_2-e.

In the period subsequent to finalisation of the 2009 to 2012 Plan, Australia became a signatory to the Kyoto Protocol. This resulted in the endorsement of clear national emission reduction targets. Consequently, the City's previous targets are not aligned to

national objectives. Targets for future emissions have been revised to match national goals;

"19% per capita reduction in 2000 levels by 2020"

For the period covered by this Plan, the City has budgeted for projects that will make significant reductions in corporate carbon emissions. Circa $400k has been allocated by Council for the construction of a flaring system at the Armadale Landfill and Recycling Facility site.

In its first full year of operation (2014/15), it is forecast that the flare will reduce carbon emissions by 10,000tCO_2-e, with 70,000tCO_2-e avoided over the next 9 years. The key action of this Plan is to complete the implementation of this project. This will result in the achievement of circa 7-10% of the 19% target. Hence, additional measures may be necessary, although this largely depends on the status of construction of the alternative waste treatment facility by Rivers Regional Council.

Other recommendations to assist in achieve the target include investigating the expansion of flaring infrastructure and investment in solar panels. Finally, if there is any shortfall in achieving the 19% target, this could be addressed through the purchase of carbon offsets. However, the strategy in relation to the use of carbon credits must be investigated and formalised.

Introduction

The City of Armadale became a signatory to the International Council for Local Environmental Initiatives (ICLEI) Cities for Climate Protection (CCP) program in 1999. This presented an opportunity to make voluntary commitments in relation to reducing greenhouse gas emissions. The City adopted a goal of reducing corporate emissions by 20% of 1998-99 levels by 2010.

However, in the '*Corporate Greenhouse Action Plan 2009 to 2012*' (the '2009 to 2012 Plan'), the targets were revised and are summarised as follows;

"The City will try to reduce corporate greenhouse gas emissions to achieve reductions of:

- ***in excess of 6% per capita from 2006/07 levels by 2012;***
- ***20% from 1998-99 levels by 2022; and***
- ***60% from 2000 levels by 2050."***

The expiry of the 2009 to 2012 Plan necessitates the creation of a new Corporate Greenhouse Action Plan. Consequently, it is appropriate to report on the extent to which the targets of the 2009 to 2012 Plan have been achieved, in conjunction with associated actions and recommendations. In addition, it is also necessary to identify new actions that may contribute to further reductions in the City's carbon footprint.

The form of carbon legislation has changed considerably since the previous Plan was introduced. This has impacted on how the City accounts for emissions. It has influenced the focus of carbon abatement measures in the last five years and will continue to do so for the duration of the current (this) Plan. Consequently, the nature of these changes must be explained to put the achievements of the last five years and future strategies into context.

Regulatory Changes and Impacts

The following sections summarise the changing nature of carbon legislation and how this affects the City of Armadale.

Carbon Legislation

An evolving regulatory regime and shifting calculation methodologies mean that, in retrospect, emissions figures for 1998/99 and 2006/07 were understated. Consequently, they are not an appropriate baseline upon which to measure performance. For a reasonable indication of trends in City emissions over time, it is imperative to restate historical figures to reflect current practice. This provides an opportunity for direct comparison and an indication of whether emissions targets have been achieved.

Details of the changing regime and the impacts on the City are provided as part of a discussion paper in Appendix 1. Key points are summarised as follows:

1. The introduction of the *National Greenhouse and Energy Reporting Act* 2007 defined the concept of operational control, which determines responsibility for the reporting of carbon emissions;
2. The application of this concept means that the City now accounts for all emissions from the landfill site, including those arising from public refuse/other sources and not just council activities[1];
3. Conversely, the City no longer accounts for carbon emissions arising from street lighting;
4. In relation to the tip, the changes mean that the City now exceeds emissions thresholds under the *Clean Energy Act* 2011. Consequently, this triggers a liability under the 'carbon tax'; and:
5. Previously set targets do not align to national goals, given Australia's commitment under the Kyoto Protocol.

The impact of the changes are reflected in variances to the emissions profile. The carbon footprint for 2006/07 was originally calculated as 9,160 tCO_2-e. Under the current regime, this figure equates to 27,295 tCO_2-e. This is explored in more detail in the following section.

In relation to point 4, all City of Armadale targets will be aligned to Australian commitments. Consequently, 1998/99 will be no longer used as a baseline year. In addition, given that the next national target is in 2019/20, this plan will expire at the end of the 2019/20 financial year.

1 Landfill waste is decomposed under anaerobic conditions. This produces methane, a powerful greenhouse gas. Methane quantities are converted into carbon dioxide equivalent (tCO_2-e) and reported as carbon emissions. One tonne of methane currently equates to c21 tonnes of carbon.

The year 2006/07 was quoted as a baseline year in the previous Plan, with a 6% emission reduction target to be achieved by 2012. Although this bears no relation to national targets, an assessment will be performed as to whether this has been achieved.
The impacts of regulatory changes on the City's emissions profile are explored below, for the purpose of identifying achievements to date and setting future targets.

City of Armadale Emissions Profile

It is now clear that a comparison of emissions between 2006/07 and 2011/12 is meaningless. Significant carbon sources have been added and removed from the profile in this period due to legislative changes. Enhanced methods of calculation also make a like for like comparison impossible.

Historical emissions can be restated to reflect a scenario where:

1) The current legislative requirements are applied to 1999/00 and 2006/07;
2) Similar calculation methods are used ; and:
3) The emissions profiles reflect the concept of 'operational control'; that is, streetlights are excluded but all emissions arising from the tip site are accounted for.

This results in an adjusted historical baseline for 2006/07, as stated in the table below.

Table 1: Originally Reported vs Restated Greenhouse Gas Emissions

***ORIGINALLY REPORTED* Corporate Greenhouse Gas Emissions 2006/07 – tCO_2-e**					
Buildings	**Vehicle Fleet**	**Water/Sewage**	**Waste**	**Streetlights**	**Total**
918	1,459	332	3,337	3,113	**9,160**
10%	*16%*	*4%*	*36%*	*34%*	
***RESTATED* Corporate Greenhouse Gas Emissions 2006/07 – tCO_2-e**					
Buildings	**Vehicle Fleet**	**Streetlights**	**Water/Sewage**	**Waste**	**Total**
1,925	962	Nil	102	24,306	**27,295**
7%	*4%*	*0%*	*0%*	*89%*	

Due to limitations in the quality and completeness of data in relation to Buildings, Vehicle Fleet and Water/Sewage, the figures for 2012/13 have been historically extrapolated using population figures. It is unlikely that this would have a significant and material impact on historical emissions profiles, given that collectively these only represent 11% of emissions in 2012/13.

A comparison of the original and restated emissions profile for 2006/07 is also presented as follows:

Figure 1: Originally Reported Emissions Profile 2006/2007

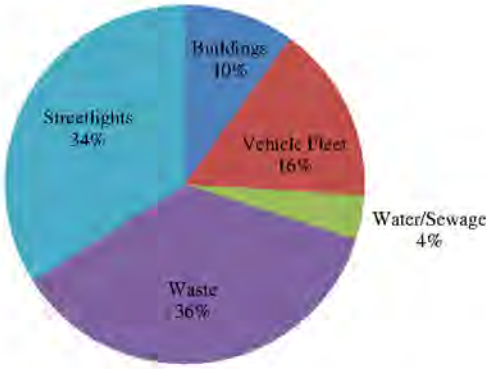
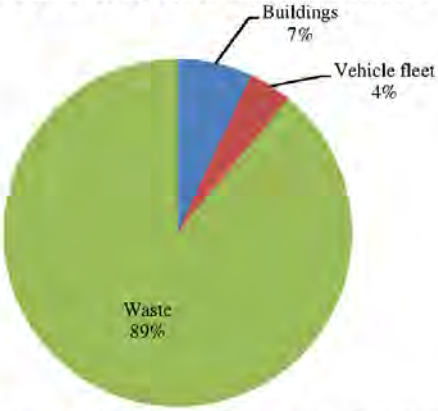


Figure 2: Restated Corporate Emissions Profile 2006/2007



Note; Streetlights no longer included in analysis and water/sewage makes up less than 1%

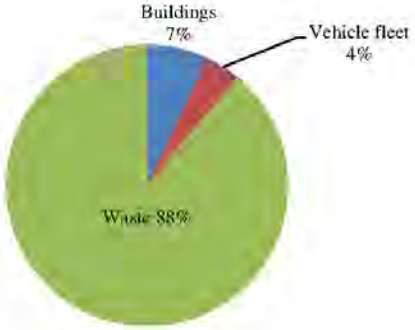
Hence, there has been a monumental shift in total emissions (c300% increase) and the relative importance of waste in the profile.

A key target of the 2009 to 2012 Plan involved a reduction in emissions by 2011/12 relative to 2006/07. Accordingly, emissions for 2011/12 are highlighted below.

Table 2: 2011/12 Corporate Greenhouse Gas Emissions

Corporate Greenhouse Gas Emissions 2011/12 – tCO_2-e					
Buildings	**Vehicle Fleet**	**Streetlights**	**Water/Sewage**	**Waste**	**Total**
2,497	1,248	Nil	132	29,626	**33,503**
7%	*4%*	*0%*	*0%*	*88%*	

Figure 3: Corporate Emissions Profile 2011/2012



Note: Streetlights no longer included in analysis and water/sewage makes up less than 1%

The relative importance of emissions sources has remained fairly consistent between 2006/07 (restated) and 2011/12.

For further information, restated emissions for 1999/00 are highlighted in Appendix 3. This is an important baseline year for the purpose of measuring achievements in 2020 and 2050. Emissions for 2012/13 are also included as Appendix 4.

Goals of the 2009 to 2012 Plan

As discussed above, the 2009 to 2012 Plan included targets in relation to greenhouse gas emissions. These were underpinned by key abatement measures and other actions to facilitate their achievement.

Key Actions in the Plan

A synopsis of implementation progress is summarised below:

Table 3: Summary of Progress on Key Actions of the 2009 to 2012 Plan

Action Plan No	Summary Description	Status
1	Green Power - 100% at contestable (high energy using) sites only	***Alternative approach adopted and completed*** – Green Power is priced at a premium compared to normal 'black power'. The results of a competitive quotation highlighted that it is more cost effective to offset purchased black power with carbon credits. This has been implemented for the calendar years 2010 to 2014. The end outcome is the same as purchasing green power (nil carbon footprint).
2	Green Power - 100% at all sites	***Not completed, further work proposed for 2014/15-2019/20*** – In 2011/12, total building emissions were 2,497tCO_2-e of which circa 1,760tCO_2-e related to contestable sites. These were offset at a cost of $10k. It would cost a further $4k to offset the remaining buildings. Provided that prices remain stable, this option will be pursued in future years.
3	Energy audits of high energy using buildings	***Alternative approach adopted and completed*** - Energy Audits would cost the City circa $5k per building. The focus has been on implementing 'quick wins' and learning from the '*Switched on Staff*' Program (see below). Internal LED lighting retrofits have been delivered for the Aquatic centre and

Action Plan No	Summary Description	Status
		Seville Grove library. Retrofits at the Champion Centre and Admin Centre are in progress.
4	Energy monitoring of 10 high energy sites	***Alternative approach adopted and in progress*** - The City completed the '*Switched on Staff*' Program and monitored energy use in the Admin Centre through the '*Greensense View Platform*'. Energy use from high energy contestable sites is offset (see action 1 above). Consequently, the residual carbon footprint is nil.
7	Wind turbine & solar panel as at Shire of Serpentine-Jarrahdale Recreation Centre. The City could do much more than this	***In progress and further work proposed for 2014/15-2019/20*** Installation of a 30kW solar system on the City's Administration building is in progress. This is costing $55k and saves circa $17k per annum on energy costs. Hence, the payback period is just over three years. Further work is proposed for this area in the period 2014/15 to 2019/20 (see below). A desktop analysis on wind turbines has been performed, supplemented with discussions with other Councils. The intermittent nature of wind makes it difficult to accurately predict the benefits of turbines. In urban areas the efficiency of wind turbines is compromised by friction and payback periods are generally quite high (>10 years). No further work is proposed.

Action Plan No	Summary Description	Status
8	Streetlights - conversion from 80W mercury vapour to 42 W compact fluorescent.	***Complete*** - As a result of the ***Syt!*** Sustainable Street Lighting trial, Western Power expanded their range to include 42W Compact Fluorescent Luminaires (CFLs). Under its' maintenance programs, Western Power will change existing 80W Mercury Vapour luminaires to 42W CFLs when they are beyond repair. Luminaires housing MV globes have a life span of approximately 15 years. Local Governments are also able to pay to upgrade to CFL's, but the cost per light is between $440 and $1,400. This is not considered economically viable by the City. In 2011, the CFL became Western Powers standard light, meaning it will be used in scheduled luminaire replacements and new residential areas.
9	Green Power - 100% for streetlights	***No longer applicable*** – the WALGA position paper stipulates that streetlights are not under the operational control of the City. Here, Western Power has the 'greater authority' to introduce operational policies in respect of streetlights. Hence, the City does not have responsibility for these emissions. This is not being pursued further.
10	Improve Council operated car park lighting	***In progress –*** Car park lighting is in the process of being retrofitted. LED lights have been fitted at the Admin Centre and Seville Grove library. Final building to be addressed is the

Action Plan No	Summary Description	Status
		Champion Centre.
14	Zero increase in light vehicle fleet emissions to 2012. This is achievable	***Not completed, further work proposed for 2014/15-2019/20*** – Fleet emissions have increased from 962tCO_2-e in 2006/07 to 1,248tCO_2-e in 2011/12. Further work is proposed for this area in the period 2014/15 to 2019/20 (see below).

Non-Key Actions

Appendix 5 details the progress of other actions.

Additional Initiatives

As discussed above, the significance of emissions from the tip were not recognised in the 2009 to 2012 Plan. At this point, the concept of operational control had only recently been introduced. As a result, methane emissions from corporate waste were calculated, but methane from residential and other sources were not. Consequently, tip emissions were vastly understated (3,337tCO_2-e compared to the more accurate 24,306tCO_2-e). As a result, mitigation strategies were focused elsewhere in the previous Plan.

Irrespective of this, throughout the period 2006/07 to 2012/13, the City continued to sort and segregate green waste at the tip, as well as performing two green waste pick-ups per annum. This is mulched and provided to residents free of charge. Mulching green waste is considered an emissions reduction activity as it avoids anaerobic decomposition and methane generation. Negligible amounts of CO_2 are produced during the mulching process compared to the methane produced from the tip.

Green waste segregation increased from 6,110 tonnes in 2006/07 (12% of waste collected) to 9,655 tonnes in 2011/12 (19% of waste collected). The risk arises that these financial years are isolated examples and not reflective of consistent trends at the tip site. Appendix 6 provides details on segregation at the tip in the decade between 2002/03 and 2011/12. This is reflected as follows, split into two separate five year periods:

Figure 4: 2002/03 to 2006/07
Waste Analysis (averages)

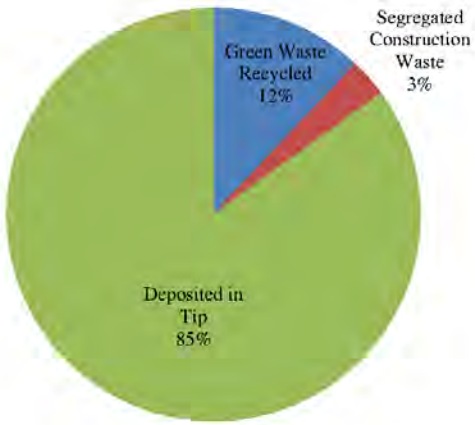
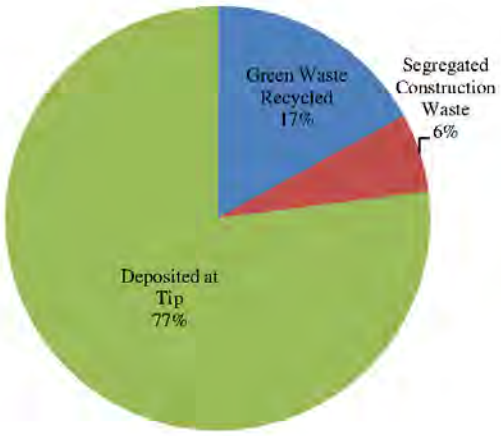


Figure 5: 2007/08 to 2011/12
Waste Analysis (averages)



When analysing the five-year period including the 2009 to 2012 Plan, segregated green waste amounted to 17% of waste collected, compared to 12% from 2002/03 to 2006/07.

Here, the annual average from 2007/08 to 2011/12 was 8,257t, compared to 5,320t for 2002/03 to 2006/07.

Hence, the volume and percentage of green waste segregated in 2011/12 compared to 2006/07 increased significantly. This trend is also supported by the averages over the five years before and after 2006/07. This demonstrates that this is a consistent trend over time, and not just isolated occurrences.

Municipal waste collected from households over the period 2006/07 to 2011/12 increased from 24,153t to 26,170t. This equates to an 8% increase over a period when population increased by circa 29%. Furthermore, Appendix 6 highlights that overall waste deposited to the tip (including other sources such as commercial waste), has decreased from 44,005t in 2006/07 to 40,372t in 2011/12. Consequently, waste collections have not increased in line with population growth, and the City's enhanced waste segregation has resulted in an overall decrease in deposits at the tip.

Achievement of Targets

Using the restated figures for 2006/07, the extent to which targets were achieved in 2011/12 is highlighted as follows:

Table 4: Comparison of 2011/12 to 2006/07 Emissions

Year	Emissions tCO_2-e	Population of City	Per Capita Emissions tCO_2-e
2006/07	27,295	53,735 (Ref 4)	**0.5080**
2011/12	33,113[2]	69,260	**0.4781**

This constitutes a 5.9% reduction in per capita emissions, driven by trends in waste deposition and recycling (see above). The City has very narrowly missed the target of 6% by the year 2011/12. However, initiatives have commenced to significantly decrease future emissions at the tip (see below). These have already necessitated a significant injection of funds for capital infrastructure and will greatly reduce the amount of per capita emissions.

2 Note, 2011/12 includes gross emissions of 33,503 less additional offset from carbon credits of 390 = 33,113tCO2-e. Offsets purchased from Southern Metropolitan Regional Council (SMRC) equate to 6,359tCO_2-e over the 4 years from 2009 to 2012. In 2010, 3,099 were purchased, constituting two years of electricity use for contestable sites. In 2012, a further 3,260 were purchased for two years (1,560tCO_2-e per annum). This represents 100% offset of contestable sites, compared to 75% in 2006/07. Hence, this constitutes an extra 25% x 1,560 = 390tCO_2-e per annum of abatement.

Future Targets and Milestones for 2014/15 to 2019/20

The discussion paper in Appendix 1 highlights that Australia has adopted the following targets in relation to emissions:

- 5% percent reduction in emissions by 2020 relative to the year 2000; and:
- 80% percent reduction relative to 2000 by 2050.

It is logical for the City to align to these targets. The rationale is that the Federal Government will provide incentives to enable the achievement of national goals. In this respect, business cases for adopting alternative technologies will become attractive and enable the City to reduce emissions.

However, the 2009 to 2012 Plan advocated that emissions targets be assessed on a per capita, rather than an absolute basis. Given that the population of the City is due to rapidly expand over the next 20 years, this plan suggests a similar approach.

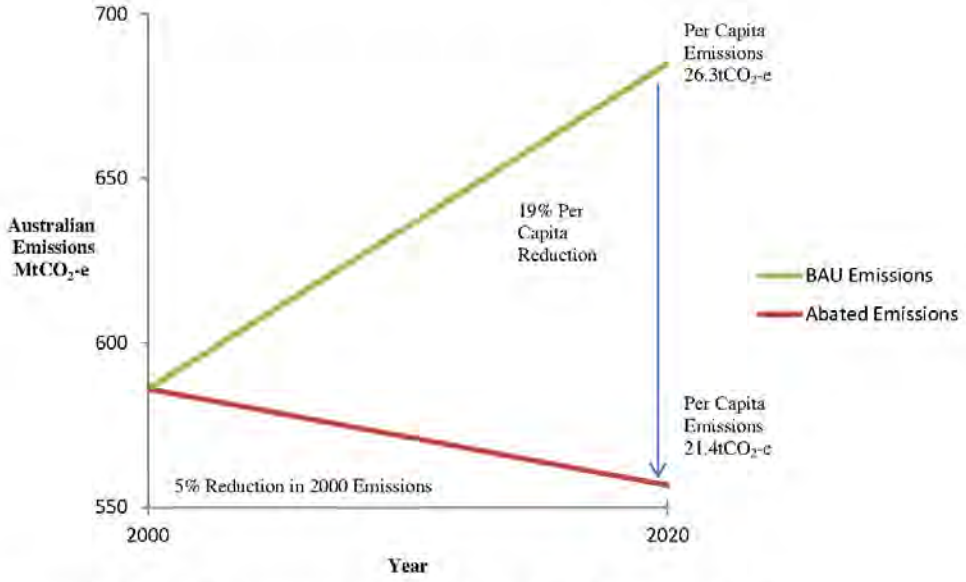
The rationale for using local population is that the bulk of the profile is dominated by waste emissions. Given that these are primarily generated from public refuse, this is a more practical approach than using employee numbers.

The Australian Government has a target to reduce emissions to 95% of 2000 levels by 2020. Over this period, the population of Australia is due to increase from 19 to 26 million (37%) (References 1 and 2). Over the same time period, the City of Armadale's population will grow from 51,334 to 98,268 (91%). Consequently, the rate of growth in Armadale far outstrips national trends. For this reason, the application of absolute national emissions targets will prove too ambitious.

City of Armadale emissions in 1999/00 were 18,978tCO_2-e, or 0.37tCO_2-e per capita (population – 51,334). If the City continues on the same trajectory, emissions in 2019/20 will be 36,359tCO_2-e. If proposed greenhouse gas reductions are aligned to national objectives, 95% of year 2000 emissions are equal to 18,029tCO_2-e. This means per capita emissions figures would need to be 50% lower in 2020 at 0.19tCO_2-e. This is simply not realistic or achievable.

However, national targets can be analysed on a per capita basis, stripping out the overall effect of localised and uneven population growth or decline. This is represented in the following graph:

Figure 6: National Emissions Targets in Per Capita terms



The green line depicts the emissions profile projected by the Department of the Environment under a 'Business as Usual' setting (i.e. each person contributes 26.3 tCO_2-e per annum). Baseline figures for 2000 are also provided in the same source (Reference 3).

The absolute national emission target of 95% of 2000 levels by 2020 equates to a 19% reduction per capita; 21.4 tCO_2-e versus 26.3 tCO_2-e (see Appendix 7 for the detailed calculations underpinning the above analysis). If the City were to adopt this target, it would not be disadvantaged by higher than average population growth. Consequently, the next target is as follows:

'19% per capita reduction in 2000 levels by 2020'

Targets in relation to 2050 will be set as part of the next Corporate Greenhouse Action Plan in 2020.

Key Strategies 2014/15 to 2019/20

Given that the emissions profile of the City is dominated by the landfill site, it follows that efforts to reduce emissions must focus on this area. Projects at the landfill site must be considered in the context of activities within the Rivers Regional Council (RRC), who make strategic waste management decisions on behalf of member councils. The RRC represents the Cities of Armadale, Gosnells, Mandurah, South Perth and the Shires of Murray, Serpentine Jarrahdale and Waroona.

Their aim is to construct an Alternative Waste Treatment or Resource Recovery Facility. This will result in the diversion of municipal waste from the Armadale tip. Consequently, this could have a greater impact than any proposed abatement measure on the City's carbon footprint. Nevertheless, initiatives associated with the tip are discussed below. In addition, there are other non-waste related projects that have been identified.

Landfill Flaring System

As discussed above, Council has approved funding for the development of a methane flaring system at the tip. As part of the July 2013 Technical Services Committee, Council resolved to:

Award the contract for landfill gas management services to Landfill Gas and Power Pty Ltd, in accordance with their (amended) proposal submitted in May 2013 at a cost of $390,000 (excluding GST). (T49/7/13).

The overarching objectives of the project are to; i) significantly reduce the City's carbon footprint; ii) avoid carbon liabilities under the Clean Energy Act by bringing the City below the 25,000tCO_2-e emissions threshold; and: iii) earn carbon credits and generate revenue streams under the *Carbon Credits (Carbon Farming Initiative) Regulations* 2011. These objectives are achieved by capturing and burning methane generated by the tip (converting the methane into carbon dioxide) through a network of wells that feed a flare.

Abatement from System

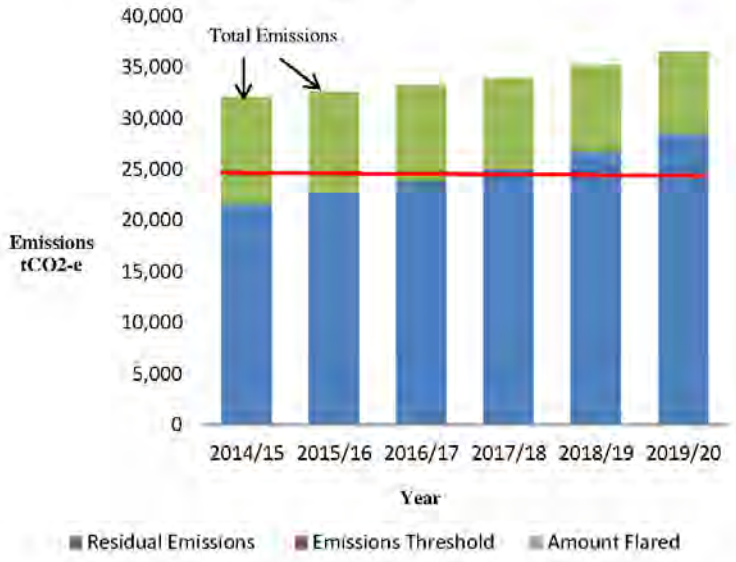
The following table illustrates forecasted flaring quantities up to 2019/20. The per capita waste tonnage to the tip in 2012/13 was 0.62 tonnes (see Appendix 6). If this figure remains constant and is applied to population projections until 2020, emissions from the tip are forecasted as follows (using Version 2.0 of the Solid Waste Calculator):

Table 5: Forecast Emissions and Flaring Quantities from the Tip Site

Year	Population	Waste to Tip (tonnes)	Emissions tCO_2-e	Amount Flared tCO_2-e	Residual Emissions tCO_2-e
2012/13	71,238	44,142	30,322	0	30,322
2013/14	75,004	46,502	31,662	0	31,662
2014/15	78,766	48,834	32,117	10,406	21,711
2015/16	82,617	51,222	32,655	9,881	22,774
2016/17	86,556	53,664	33,275	9,383	23,892
2017/18	90,414	56,056	33,975	8,911	25,064
2018/19	94,271	58,448	35,219	8,464	26,755
2019/20	98,268	60,926	36,529	8,040	28,489
2020/21	102,270	63,407	37,907	7,638	30,269

This is also presented as follows:

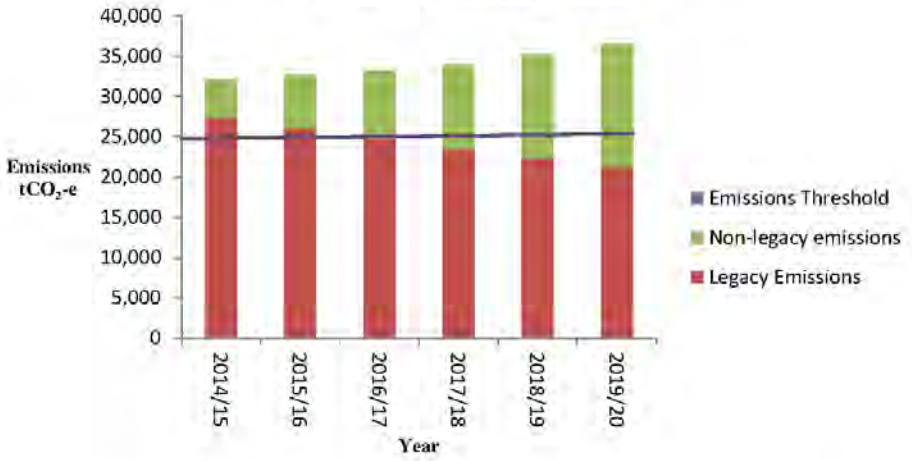
Figure 7: Forecast Total Emissions by Amounts Flared and Residual Emissions



This demonstrates that flare efficiency diminishes over time. It also highlights that the tip will, once again, exceed the 25,000tCO_2-e threshold from 2017/18. Under current legislation, a carbon price will be payable from this time forward on non-legacy emissions

from waste deposited after 1st July 2012. The analysis of emissions between legacy and non-legacy waste is presented in Appendix 8, and as follows:

Figure 8: Analysis of Unabated Emissions Profile by Legacy and Non-Legacy Emissions



In order to have confidence over forecasted emissions and any resultant carbon liabilities, it is imperative to perform a periodic review of actual flaring rates. This exercise should be performed after the first full year of operation and reported to Council to identify future liabilities and/or carbon credit income streams.

Recommendation 1: Provide a report to Council a year after the flaring system has been commissioned giving an updated forecast on flaring rates and carbon liabilities. The analysis should feature the latest available regulatory guidance in relation to the future of the carbon price mechanism.

Responsibility: Environmental Manager

A business case for the extension of flaring infrastructure should be presented before the carbon reporting threshold is exceeded in 2017/18. The basis of this case will be the avoidance of a carbon liability. However, the analysis above also demonstrates that the initially installed flaring system is unlikely to achieve the target of a 19% reduction in per capita emissions by 2020. A reduction of 7-10% is considered more achievable. Consequently, the extension of flaring infrastructure may be necessary to avoid carbon liabilities and achieve the City's emissions targets.

Recommendation 2: At the appropriate juncture, present a business case to Council for the extension of flaring infrastructure at the landfill site.

Responsibility: Environmental Manager and Waste Services Manager

Carbon Farming Initiative ('CFI')

The Carbon Credits (Carbon Farming Initiative) Act 2011 introduced the ability to register carbon abatement projects with the Clean Energy Regulator. To be eligible to register, the primary objective of a project must be greenhouse gas abatement. Subject to a range of criteria for acceptance, projects can generate carbon credits for each tonne of carbon abated. Given that the landfill system converts methane to carbon dioxide, it can achieve regulatory approval under the '*Capture combustion of methane in landfill gas from legacy waste*' determination.

There are three stages to securing approval:

1. Apply to become a Recognised Offsets Entity;
2. Open a registry account on the Australian National Register of Emissions Units; and:
3. Obtain approval for an Eligible Offsets Project.

The first step involves Federal Government checking on the integrity of the project proponent (the City and the CEO). The second step is merely an extension of step one and involves the City being awarded an account on the national database for the trading of carbon permits and credits. The final step involves registering the specifics and technical detail of the proposed project. The City has completed the first two steps and now that the contract for flaring infrastructure has been awarded, step 3 has commenced.

Once the City's application has been reviewed and approved by the Clean Energy Regulator, the City can claim carbon credits on emissions abated by landfill flaring project. This is via an 'Offsets Report', accompanied by a 'Certificate of Entitlement', reviewed by an approved Clean Energy Regulator auditor.

There is currently a great deal of uncertainty over the value of carbon credits and the future of carbon legislation. However, once the project has been operational for a year, an assessment will be performed to determine when a Certificate of Entitlement should be lodged. This provides the City with an opportunity to achieve a return on investment and create value for ratepayers. This is, of course subject to the CFI remaining in force.

Recommendation 3: Report to Council as per recommendation 1, also incorporating a recommended strategy on the completion of an Offsets Report and the submission of a Certificate of Entitlement. This should take into account the forecasted value of carbon credits and conclude on when it is economically advantageous to submit the claim.

Responsibility: Environmental Manager

Gate Price Modelling

There are a number of factors that have an influence on the level of the City's financial liability under the carbon price mechanism. These include but are not limited to:

- The form of carbon legislation;
- Legislated emissions thresholds;
- Future waste volumes and rate of population growth in the City;
- Timescales for the Rivers Regional Council solution to be commissioned;
- The efficiency of flaring at the tip;
- The price of carbon permits and the value of carbon credits; and:
- Market forces in the European Union.

In relation to the final point, from the 1st July 2014, the Australian carbon market will have a link to the European Union. Here, 37.5% of carbon liabilities may be extinguished using carbon permits sourced in Europe. In addition, 12.5% can be met from carbon credits generated under the Kyoto Protocols '*Clean Development Mechanism*'. These are generated through abatement projects in developing countries. As a result, it is likely that the price of Australian carbon permits and credits will be influenced by the European market.

Once waste has been deposited at the tip, it continues to generate methane for upwards of 100 years. Under current legislation, this potentially leads to a long lasting liability for the City. However, the opportunity to recover money from the customer is lost as soon as they leave the landfill site. Consequently, the extent of any future liability must be recovered from the tip user, in the form of an additional gate fee. However, as discussed above there are a number of significant uncertainties associated with predicting what the liability will be.

Considering this uncertainty, the only transparent way to calculate an appropriate gate fee is to use a model that accounts for the above factors. The model must allow for these parameters to vary. For example, the Federal Treasury Department will provide forecasts on the likely price of carbon permits and may regularly revise these. As a direct consequence, any future liability will change and a recalculation will need to be performed. Following this, the gate fee may change annually. However, the use of a

model provides a transparent, objective and methodical technique to determine pricing structures.

There is uncertainty over the future of current carbon legislation given a recent change in Federal Government. Thus, the extent to which the flaring project will negate or extinguish the City's liability is unclear. It would therefore be prudent to know the future of carbon legislation before developing or purchasing a model to calculate gate fees.

Recommendation 4: Engage the services of a specialist consultant to construct a model to determine gate prices to be charged at the tip. This should be developed within a year of this Plan being approved, subject to having certainty over the form of carbon regulations.

Responsibility: Environmental Manager and Waste Services Manager.

Marginal Abatement Cost Curve

As long as landfill emissions dominate the City's profile, it is obvious to focus abatement activities on this area. However, there is a tool widely used to assess the effectiveness and economic viability of potential abatement options in an organisation. The *Marginal Abatement Cost Curve* (MACC) seeks to compare the options available for emissions reduction. Here, total abatement achieved by a particular option is graphically represented, in conjunction with the cost. The key parameter analysed in the MACC is the cost ($) per tCO_2-e abated. Consequently, an organisation is able to channel funds into the most efficient option or options available.

To date, a MACC has not been conducted. It is assumed that the abatement options explored in this Plan will feature favourably in the MACC. However, if alternative strategies are identified as being more advantageous, resources can be redirected accordingly. Consequently, it is imperative that the completion of the MACC is performed early in the timescales of this Plan to enable the future direction of abatement options.

Recommendation 5: Prepare a Marginal Abatement Cost Curve within one year of council approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan. This should be accompanied by calculations of payback periods for the initiatives analysed. Present this to the Executive Director Technical Services with a recommendation on appropriate abatement strategies.

Responsibility: Environmental Manager

Photo Voltaic Solar Energy System

Environmental Services have met with a WALGA preferred supplier to discuss the possibility of installing solar panels on specific buildings. As City buildings are not private residences, they do not qualify for Synergy's Renewable Energy Buyback Scheme. Consequently, the City is restricted to buildings that use power consistently during daylight hours (opposed to community buildings with fluctuating electricity consumption patterns).

Installation of a 30kW solar system on the City's Administration building is in progress. This is costing $55k and will save circa $17k per annum on energy costs. Hence, the payback period is just over three years. This system is capable of expansion in the coming years to potentially provide solar power to tenants in the new Landmark building.

Discussions with the supplier have suggested that other City facilities may also be appropriate for solar installation, with payback periods in the region of 6-7 years. Furthermore, In addition, WALGA have also introduced suppliers that provide the option to lease the panels. In this scenario, there will be no initial up front capital cost to the City. Assuming that solar panels appear favourably in the MACC as an abatement option, they should be pursued as a greenhouse gas reduction strategy.

Recommendation 6: Complete the preparation of a Business Case for investment in solar panels within two years of council approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan. This must cover the Administration building/Civic precinct and other City facilities with the potential for favourable payback periods. This should be presented to the Executive Director Technical Services and include a consideration of purchase versus leasing options.

Responsibility: Environmental Manager

Policy Approach

The recommendations of the 2009 to 2012 Plan included:

- Developing a building maintenance policy that emphasises energy efficiency; and:
- Developing and implementing a policy which ensures energy efficiency is a priority consideration in tenders for all new council buildings:

These have not been completed. Consequently, they are required to be scheduled as part of the 2014/15 to 2019/20 Plan.

Recommendation 7: Develop a policy/ies that addresses the areas of building maintenance/retrofits and energy efficiency requirements in tenders in relation to new council buildings. This should be completed within four years of council approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan.

Responsibility: Property Services Manager

The City recently commenced an initiative for Environmental Services to input into the specification criteria for contract tenders. This provides an opportunity for future compliance against energy efficiency and for general environmental criteria to be demonstrated in tender submissions.

Offsets Strategy

The City currently offsets 100% of emissions associated with contestable sites (those using in excess of 50 megawatts of electricity per annum). This constitutes circa 63% of all electricity use within City buildings. The current cost of this initiative to the City is circa $9,000 per annum.

This approach could be extended to all electricity used at council buildings, at a cost to the City of an additional circa 5k per annum (assuming a similar price per offset unit). Assuming that the price of carbon credits remains at a similar level, this is a relatively cost effective method for abatement and should be pursued in the future.

Further to this, it is important for the City to formally document an approach to the purchase of offsets. For example, when will they be purchased, what for and from whom? As highlighted above, by 2020 7-10% of the City's 19% reduction target will be achieved through the flaring project. Additional projects discussed above may contribute towards reaching the target. However, the extent of this is unknown at this stage. If there is a shortfall, the City may 'plug this gap' through the purchase of offsets.

There are a broad range of offset providers and different types of offsets (e.g. from carbon sequestration to landfill flaring). The prices also vary widely and may be sourced from international or domestic markets. Under the Clean Development Mechanism, carbon credits sourced from overseas are available for as little as $1/tonne. Credits from the domestic market may be more expensive, but funds are retained within the Australian economy. Consequently, preferred options for the purchase of carbon credits need to explored and formalised.

Recommendation 8: Continue to offset carbon emissions associated with the City's contestable sites and also offset non contestable sites, depending on the price of carbon credits.

Responsibility: Environmental Manager

Recommendation 9: Complete an exercise to formalise when and how offsets are to be used/purchased by the City of Armadale, including an indication of where they are to be sourced from. This should be presented to Council for consideration within three years of approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan.

Responsibility: Environmental Manager

Conclusion and Recommendations

The 2014/15 to 2019/20 Corporate Greenhouse Action Plan includes a number of recommendations to enable the City of Armadale to reduce their greenhouse gas emissions. A summary of these is provided in table 6 below.

Table 6: Recommendations of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan

Recommendation		Responsibility	Cost
1	Provide a report to Council a year after the flaring system has been commissioned giving an updated forecast on flaring rates and carbon liabilities. The analysis should feature the latest available regulatory guidance in relation to the future of the carbon price mechanism.	Environmental Manager	Nil
2	At the appropriate juncture, present a business case to Council for the extension of flaring infrastructure at the landfill site.	Environmental Manager/Waste Services Manager	Nil
3	Report to Council as per recommendation 1, also incorporating a recommended strategy on the completion of an Offsets Report and the submission of a Certificate of Entitlement. This should take into account the forecasted value of carbon credits and conclude on when it is economically advantageous to submit the claim.	Environmental Manager	Nil
4	Engage the services of a specialist consultant to construct a model to determine gate prices to be charged at the tip. This should be developed within a year of this Plan being approved, subject to having certainty over the form of carbon regulations.	Environmental Manager/Waste Services Manager	$40k (one-off)
5	Prepare a Marginal Abatement Cost Curve within one year of	Environmental Manager	Circa $10k (one-off)

Recommendation		Responsibility	Cost
	Council approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan. This should be accompanied by calculations of payback periods for the initiatives analysed. Present this to the Executive Director Technical Services with a recommendation on appropriate abatement strategies.		
6	Complete the preparation of a Business Case for investment in solar panels within two years of council approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan. This must cover the Administration building/Civic precinct and other City facilities with the potential for favourable payback periods. This should be presented to the Executive Director Technical Services and include a consideration of purchase versus leasing options.	Environmental Manager	Nil
7	Develop a policy/ies that addresses the areas of building maintenance/retrofits and energy efficiency requirements in tenders in relation to new council buildings. This should be completed within four years of council approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan.	Property Services Manager	Nil
8	Continue to offset carbon emissions associated with the City's contestable sites and also offset non contestable sites, depending on the price of carbon credits.	Environmental Manager	Circa $14k per annum

Recommendation		Responsibility	Cost
9	Complete an exercise to formalise when and how offsets are to be used/purchased by the City of Armadale, including an indication of where they are to be sourced from. This should be presented to Council for consideration within three years of approval of the 2014/15 to 2019/20 Corporate Greenhouse Action Plan.	Environmental Manager	Nil

References

1. http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/3105.0.65.0012008?OpenDocument, 'Population Size and Growth' Data Cube, 10th April 2014.
2. http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/3222.02012%20(base)%20to%202101?OpenDocument, 'Projected population, components of change and summary statistics' Data Cube - Australia, state/territory, greater capital city/balance of state, 2012 (base) to 2101(Series B), 10th April 2014.
3. http://www.environment.gov.au/system/files/resources/51b72a94-7c7a-48c4-887a-02c7b7d2bd4c/files/abatement-task-summary-report_1.pdf, 14th May 2014.
4. http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/3218.02012-13?OpenDocument, 'Population Estimates by Local Government Area (ASGS 2013), 2003 to 2013' Data Cube, 10th April 2014.

Appendix 1: Changing Regulatory Regime and Impacts

The last five years has incorporated a raft of new legislation. A synopsis of these is provided below, in conjunction with implications for the City.

The National Greenhouse and Energy Reporting (NGER) Act 2007

In 2007, the Australian Federal Government introduced the *National Greenhouse Energy and Reporting Act* ('NGER Act'). This introduced a national framework for reporting greenhouse gas emissions. The NGER Act facilitated the production of baseline emissions data, ultimately used to formulate the basis of an Emissions Trading Scheme. The first annual reporting period under the NGER Act began 1st July 2008.

Reporting Thresholds and Operational Control

All organisations that exceed or are likely to exceed emissions reporting thresholds must register and report under NGER. There are two ways in which reporting obligations are triggered;

1. As a corporation, total CO_2-e emissions exceed 50,000tCO_2-e (carbon dioxide equivalent in tonnes) per annum; or:
2. A single 'facility' within the corporation emits in excess of 25,000tCO_2-e tonnes per annum.

The definition of a 'facility' is '*an activity or activities that are situated in or attributable to a single physical location*' or '*an activity or activities that form part of a single production process*. However, the emissions of a facility are only reportable by a corporation if they have 'operational control'. A corporation has operational control over a facility if it has the greatest authority to introduce and implement any or all of the following;

- operating policies;
- health and safety policies; and:
- environmental policies.

Consequently, if a corporation has operational control over a facility and emissions exceed 25,000tCO_2-e, they are responsible for reporting these emissions under the NGER Act.

The Clean Energy Act 2012

The Clean Energy Act (CEA), introduced in 2012 incorporated the concept of a price on carbon (commonly referred to as the 'carbon tax'). The CEA quantified the cost of a tonne

of carbon for the first three years of the scheme, known as the 'fixed price period'. This encompassed the period 2012/13 to 2014/15 in which prices were set at $23, $24.15 and $25.40 per tonne CO_2-e respectively. The CEA stipulated commencement of a flexible price period from 1st July 2015. This has subsequently been revised to 1st July 2014. Irrespective of the start date of the flexible price period, the underlying concept remains the same; that is, the price of carbon will be set by market forces.

The thresholds applying under the CEA correspond to those in the NGER Act. For example, if facility or corporate emissions exceed 25,000 and 50,000tCO_2-e respectively, controlling corporations face a carbon price liability. This is calculated by multiplying the tonnes emitted by the price per unit of carbon. The concept of operational control also applies under the CEA.

International Climate Initiatives

On 3rd December 2007, the Australian Government ratified the Kyoto Protocol. The aim of the international agreement was to reduce the collective greenhouse gas emissions of developed countries by at least five per cent below 1990 levels by 2012. This is referred to as the first commitment period. However, under the agreement, Australia had a target of restricting greenhouse gas emissions to 108 per cent of 1990 levels during the commitment period. Consequently, Australia was allowed to increase emissions during this period.

In late 2012, the Australian Government announced they had signed up to a second commitment period under the Protocol at the United Nations Climate Change Conference in Doha. The second commitment period commenced in January 2012 and will end in 2020. Australia agreed to the bipartisan target of reducing emissions to five per cent below 2000 levels by 2020, although the option was retained for the target to be adjusted to anywhere in the range between 5 and 15%. The Prime Minister, Tony Abbott has committed to cut domestic emissions by only five percent by 2020.

Australia has also legislated a target of reducing domestic emissions by 80% compared to 2000 levels by 2050. Hence, the City's reduction targets in the 2009 to 2012 Plan are not aligned to the national goal. Furthermore, the use of 1998/99 as a basis for future comparison has no correlation at national level.

The Direct Action Plan

The Federal Government is currently attempting to repeal the Clean Energy Act. This process is still in its early stages with a White paper released for comment. Consequently, the precise details of the repeal and any alternative scheme are still being defined. However, it is thought the price on carbon will be abolished. Central to any new

legislation will be the creation of an Emissions Reduction Fund. This will be set up by the Government to fund carbon abatement projects.

Impact of the Changes on the City of Armadale

The evolving regulatory environment has resulted in changes to the City's responsibilities for greenhouse gas accounting, and also challenges the validity of previous targets. The introduction of the NGER Act and CEA, in conjunction with the availability of improved calculation tools prompted a thorough review of the emissions profile. The concept of operational control led to a re-evaluation of emissions reporting requirements for streetlights and the Armadale Landfill and Recycling Facility.

Streetlights

The Western Australian Local Government Association (WALGA) performed an assessment on the extent to which streetlights are under the control of local governments. This is reflected via the Operational Control Scorecard Assessment contained in Appendix 2. The conclusion of this review is that Western Power has operational control. Consequently, streetlights are no longer considered part of the City's carbon footprint.

Hence, the City has ceased accounting for streetlight emissions.

Landfill Site

Previously, the City only accounted for corporate waste deposited at the tip, but not waste sourced from elsewhere. The rationale was that control is not exercised over individual households and other users of the tip. Hence, the emissions associated with Municipal Solid Waste (MSW) and other sources not related to Council operations were not quantified. However, given that the City exercises operational control over the landfill site, the carbon footprint of all waste deposited at the site must be accounted for. This is contrary to the strategy adopted in the 2009 to 2012 Plan that reflected legislation in force at the time.

The Carbon Price

The most significant impact on the City is accounting for all waste emissions at the tip. This means that the City breaches the facility threshold in the NGER and Clean Energy Acts. Here, the price on carbon becomes payable for emissions on waste deposited after 1st July 2012. For example, in the financial year 2014/15 the liability will be circa $70k. In the absence of abatement activities at the tip, this may continue to rise year on year. Consequently, the City has sought to introduce a flaring system at the tip with the objectives of reducing carbon emissions, avoiding a carbon price liability and creating carbon credits under the Carbon Credits (Carbon Farming Initiative) Regulations 2011.

Relevance of Targets

The City has targets to reduce emissions relative to 1998/99, 1999/00 and 2006/07 levels by 2022, 2006/07 and 2050 respectively. These are not aligned to current national targets. For example, the national target employs 2020 relative to 2000 (rather than 2022 and 1998/99). In addition, the target for 2050 relative to 2000 is 80%, rather than the City's 60%. There has never been a national target using 2006/07 as a base year.

It follows that it is prudent for the City to have some consistency with the above national and international commitments. The rationale for the City adopting these targets is that the Federal Government will provide incentives to enable the achievement of national goals. In this respect, business cases for adopting alternative technologies will become attractive and enable the City to reduce emissions.

The above revision in the targets means that using 1998/99 as a baseline year is no longer valid. Although emission reductions relative to 2006/07 (due to be achieved in 2012) bear no resemblance to national targets, an assessment has been performed on the extent to which they have been achieved.

Appendix 2: Operational Control Scorecard for Streetlights

	Policy	Policy Score (0-30)	LGA	Western Power
Operating Policies	Responsibility for provision of lighting services (ERA governed)	20	20	0
	Authority to commission lighting	30	0	30
	Specification of road type (and therefore lighting requirements)	20	20	0
	Design of lighting	30	30	0
	Approval of lighting design	30	30	0
	Establishment of lighting options	20	20	0
	Lamp selection	30	20	10
	Luminaire selection	30	20	10
	Pole selection	10	20	10
	Installation of lighting	30	15	15
	Establishment of operating hours	30	NA	NA
	Meeting operation hours	30	NA	NA
	Responsibility for paying electricity bills	30	30	0
	Establishment of maintenance schedule	30	0	30
	Maintenance of luminaires	30	0	30
	Replacement of lamps	30	0	30
	TOTAL	430	225	165
Environment Policies	Efficiency of lighting	20	20	0
	GreenPower purchase	10	20	0
	Environment management system (e.g. ISO14001)	30	15	15
	TOTAL	60	55	15
OH&S Policies	Provision of safety equipment	20	0	20
	Establishment of personnel safety requirements during installation	20	10	10
	Implementation of personnel safety requirements during installation	20	10	10
	Establishment of personnel safety requirements during maintenance	20	0	20
	Implementation of personnel safety requirements during maintenance	20	0	20
	Road traffic safety	30	15	15
	Safe globe disposal	30	0	30
	OHS Systems & Processes	30	0	30
	TOTAL	190	35	155
	OPERATIONAL CONTROL TOTAL	680	315	335

Appendix 3: 1999/00 Restated Emissions

RESTATED Corporate Greenhouse Gas Emissions 1999/00 – tCO_2-e					
Buildings	**Vehicle Fleet**	**Streetlights**	**Water/Sewage**	**Waste**	**Total**
1,884	942	Nil	100	16,052	**18,978**
10%	*5%*	*0%*	*0%*	*85%*	

Appendix 4: 2012/13 Emissions

Armadale Corporate Greenhouse Gas Emissions 2012/13 – tCO_2-e				
Buildings	**Vehicle Fleet**	**Water/Sewage**	**Waste**	**Total**
2,569	1,284	136	30,322	**34,311**

Appendix 5: Progress - Non-Key Actions of the 2009 to 2012 Plan

	Action	Responsible Officer	Status
5.	Develop a building maintenance policy that emphasises energy efficiency.	Manager Property Services	Not completed. Will be pursued in the 2014/15 to 2019/20 Plan.
6.	Develop and implement a policy which ensures energy efficiency is a priority consideration in tenders for all new council buildings.	Manager Property Services	Not completed. Will be pursued in the 2014/15 to 2019/20 Plan.
11.	Establish and maintain an energy recording and reporting process to facilitate policy decisions and evaluation.	Fleet Manager	Completed. The WALGA platform has been introduced and includes details of energy/fossil fuel usage across City areas.
12.	Investigate alternative fuel sources and include efficiency considerations in all tender options.	Fleet Manager	Further work required in relation to investigation of fuel sources – included as a recommendation for the next five years.
13.	Increase flexibility in salary packages where new options potentially reduce greenhouse gas emissions.	Human Resources	Not pursued
14.	Use the Green Vehicle Guide to facilitate appropriate vehicle acquisition.	Fleet Manager	Completed, but using the online tool for fleet management on the IPWEA website. CO_2 emissions form part of the procurement criteria, in conjunction with other factors (e.g. resale value).

	Action	Responsible Officer	Status
15.	Implement staff education and training to ensure waste minimisation and recycling takes place at Council facilities.	CCP Project Officer / Coordinator Waste Services	Completed. The *'Switched on Staff'* initiative was delivered at the City of Armadale and covered recycling initiatives. Included the implementation of under desk recycling bin in Admin Centre and some out stations
16.	Implement and review the Greenhouse Purchasing Action Plan.	Environmental Officer	Not completed. There are 29 actions in the Greenhouse Purchasing Action Plan with inadequate resources to bring to completion. Alternative approach has been taken to educate staff through the *'Switched on Staff' project*, with resources also allocated towards completion of the landfill flaring project (greater ability to impact City emissions figures).
17.	Deposit seed funds in the Revolving Energy Fund and utilise the fund.	Environmental Coordinator	Completed. $100k deposited into the REF and has been used towards lighting retrofits.
18.	Prepare a Procurement of Goods and Services Policy that	Environmental Coordinator /	Completed. Recommendation

	Action	Responsible Officer	Status
	defines sustainable procurement and ensures purchasing considers the environmental impact of the procurement process across the life cycle of the goods and services.	Manager Governance and Administration / Coordinator Waste Services	reflected in full within Policy ADM19 '*Procurement of Goods and Services*' and supporting management practice.
19.	Monitor Climate Change Adaption Strategies for their relevance to the City of Armadale and pursue funding and other opportunities to undertake climate change adaption planning within the City.	Environmental Coordinator	In progress. Climate Change Adaptation Plan is in draft.

Appendix 6: Waste Statistics 2002/03 to 2011/12

Waste Deposition Statistics 2002/03 to 2006/07						**5 year average (and % of waste received)**
Year	**2002/03**	**2003/04**	**2004/05**	**2005/06**	**2006/07**	
Waste Received (excl final cover)	**47,480**	**46,702**	**40,692**	**43,491**	**51,110**	**45,895 (100%)**
Green Waste Recycled	(5,177)	(4,242)	(5,057)	(6,015)	(6,110)	**(5,320) (12%)**
Segregated Construction Waste	(1,667)	(2,667)	(1,061)	(1,543)	(995)	**(1,586) (3%)**
Deposited in Tip	**40,636**	**39,793**	**34,574**	**35,933**	**44,005**	**38,988 (85%)**
Population					**57,735**	
Per Capita Waste Deposition					**0.76**	

'Deposited in Tip' figures can be analysed as follows:

Year	**2002/03**	**2003/04**	**2004/05**	**2005/06**	**2006/07**
Deposited in Tip (see above)	**40,636**	**39,793**	**34,574**	**35,933**	**44,005**
Municipal Solid Waste	24,075	24,057	24,053	23,605	24,153
Commercial and Industrial	8,017	7,417	4,172	5,070	9,385
Construction and Demolition	8,545	8,319	6,350	7,258	10,467

Appendix 6 (continued): Waste Statistics 2002/03 to 2011/12

Waste Deposition Statistics 2007/08 to 2011/12						**5 year average (and % of waste received)**
Year	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	
Waste Received (excl final cover)	**44,457**	No data for 2008/09	**48,150**	**49,144**	**50,748**	**48,124 (100%)**
Green Waste Recycled	(6,233)		(8,741)	(8,397)	(9,655)	**(8,257) (17%)**
Segregated Construction Waste	(8,459)		(1,134)	(985)	(721)	**(2,825) (6%)**
Deposited in Tip	**29,765**	**36,269**	**38,274**	**39,762**	**40,372**	**36,888 (77%)**
Population					**69,260**	
Per Capita Waste Deposition					**0.58**	

'Deposited in Tip' figures can be analysed as follows:

Year	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**
Deposited in Tip (see above)	**29,765**	**36,269**	**38,274**	**39,762**	**40,372**
Municipal Solid Waste	27,016	No data for 2008/09	25,344	25,996	26,170
Commercial and Industrial	2,895		3,673	4,248	4,172
Construction and Demolition	7,202		9,257	9,515	10,032

The 'Deposited in Tip' figure for **2012/13** is 44,142t. This can be calculated as 44,142/71,238 = **0.62t per capita**

Appendix 7: National Emissions Per Capita Calculations

Year	Australian Emissions $MtCO_2$-e	Actual/ Projected Population	Per Capita Emissions tCO_2-e
2000	586	19m	**30.8**

Projected Population of Australia in 2020: 26m.

Projected BAU Emissions of Australia in 2020 = 685$MtCO_2$-e. This equates to 685 $MtCO_2$-e /26m = 26.3$MtCO_2$-e per capita in 2020.

2020 Target Emissions 95% of 2000 levels: 95% x 586 = 557 $MtCO_2$-e. This equates to 557 $MtCO_2$-e /26m = 21.4$MtCO_2$-e per capita in 2020.

Difference per capita between abated and unabated emissions: (26.3-21.4)/26.3 x 100 = 19%

All figures from http://www.environment.gov.au/system/files/resources/51b72a94-7c7a-48c4-887a-02c7b7d2bd4c/files/abatement-task-summary-report_1.pdf

Appendix 8: Analysis of Forecast Waste Emissions by Legacy and Non-Legacy Waste Sources

Year	Total Emissions tCO_2-e	Legacy Emissions tCO_2-e	Non Legacy Emissions tCO_2-e
2014/15	32,117	27,362	4,755
2015/16	32,655	25,997	6,659
2016/17	33,275	24,703	8,573
2017/18	33,975	23,476	10,499
2018/19	35,219	22,314	12,906
2019/20	36,529	21,211	15,318
2020/21	37,907	20,166	17,740

CITY OF ARMADALE

MINUTES

OF **DEVELOPMENT SERVICES COMMITTEE** HELD IN THE **COMMITTEE ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **TUESDAY, 22 JULY 2014 AT 7:00 PM.**

PRESENT:	Cr C M Wielinga	(Chair)
	Cr C A Campbell JP	
	Cr M Geary	
	Cr J H Munn JP CMC	
	Cr K Busby	(Deputy for Cr Norman)
	Cr H A Zelones JP	
APOLOGIES:	Cr D M Shaw	
	Cr M H Norman	
	Cr J A Stewart	(Leave of Absence / Deputy for Cr Shaw)
OBSERVERS:	Nil	
IN ATTENDANCE:	Mr I MacRae	Executive Director Development Services
	Mr P Sanders	Executive Manager Planning Services
	Mr G Dine	A/Health Services Manager
	Ms S Hillel	Building Services Manager
	Mrs N Cranfield	Executive Assistant EDDS
PUBLIC:	1	

*"For details of Councillor Membership on this Committee, please refer to the City's website – **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 was read.

DECLARATION OF MEMBERS' INTERESTS

Nil.

QUESTION TIME

Nil.

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 17 June 2014 be confirmed.

Moved Cr H A Zelones
MOTION CARRIED (6/0)

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 12 / 2014

- **Outstanding Matters & Information Items**
  Report on Outstanding Matters - Development Services Committee
- **Health**
  Health Services Manager's Report - June 2014
- **Planning**
  Planning Applications Report - June 2014
  Town Planning Scheme No.4 - Amendment Action Table
  Subdivision Applications - WAPC Approvals/Refusals - June 2014
  Subdivision Applications - Report on Lots Registered for 2013/2014
  PAW Closure Report - Significant Actions during June 2014
  Compliance Officer's Report - June 2014
- **Building**
  Building Services Manager's Report - June 2014
  Building/Health Compliance Report - June 2014
  Building Applications Monthly Statistics - June 2014

Committee noted the information and no further items were raised for discussion and/or further report purposes.

DEPUTATION – 7.15pm

Proposed Development Application
Six (6) Multiple Dwellings – Lot 25 Forrest Road, Armadale ..... Page 5

Mr Tony Watson (MW Urban Planning & Development) addressed the Committee at 7.04pm.

Mr Watson provided the background to the application currently before Council for the development at Lot 25 Forrest Road, Armadale which included the following:

- *The applicant had worked closely with the City's planners and had been in constant dialogue for some months;*
- *The aim was to provide high quality compliant development;*
- *It was proposed to develop six multiple units and retain the existing dwelling;*
- *During the latter part of the process issues were presented regarding waste management and a best practice outcome was developed in line with operations in other local governments;*
- *The proposal meets the town planning scheme objectives, in particular with reference to housing diversity and also responds to Council's Planning Policy PLN 3.1; and*
- *The aim is to provide affordable housing of the type not readily available within the City.*

CHAIR thanked Mr Watson for his presentation.

Deputation retired at 7:11pm.

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22 JULY 2014

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LOCATION PLAN
Lot 25 (No. 49) Forrest Road
Armadale
DATE: 10 July 2014 – REVISION: 1401

40 0 40 80m
SCALE 1 : 4000

CITY OF Armadale

2.2 - SIX (6) MULTIPLE DWELLINGS - LOT 25 (49) FORREST ROAD, ARMADALE

WARD	:	MINNAWARRA
FILE No.	:	M/538/14
APPLN NO.	:	10.2014.147.1
DATE	:	10 July 2014
REF	:	PRR
RESPONSIBLE MANAGER	:	EDDS
APPLICANT	:	MW Urban
LANDOWNER	:	A Singh & V Menon
SUBJECT LAND	:	Property size 1012m²
ZONING		
MRS /	:	Urban
TPS No.4	:	Residential R40

In Brief:

- The City received an application for six (6) Multiple Dwellings on Lot 25 (49) Forrest Road, Armadale on 8 April 2014.
- The application was advertised for a period of two (2) weeks. No submissions were received.
- The application has been referred to Council for consideration on the basis of comments from Technical Services in relation to the functionality of Forrest Road.
- Recommend that the Council approve the application subject to appropriate conditions.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

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

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

2.4 Attractive and user-friendly streetscapes and open spaces

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

Legislation Implications

Planning and Development Act 2005
Town Planning Scheme (TPS) No. 4
Local Planning Strategy 2003
Metropolitan Region Scheme

Council Policy/Local Law Implications

Nil.

AERIAL PHOTOGRAPH
Lot 25 (No. 49) Forrest Road
Armadale
DATE 10 July 2014 - REVISION 1401

30 0 30 60m

SCALE 1 : 3000

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

CITY OF Armadale

Budget/Financial Implications
Nil.

Consultation
1. Adjoining landowners.
2. Technical Services.

BACKGROUND

The applicant first met with the City's Planning Services on 2 January 2014 to discuss the proposal, and again on 5 February 2014. Further advice was provided via email in the lead up to the eventual submission of the application on 8 April 2014.

A related green title subdivision application to excise the existing residence from the remainder of the lot (development site) was recommended for approval by the City on 30 June 2014, and is with the Western Australian Planning Commission for determination at the time of writing the report.

Technical Services has considered this application in the light of the likely future land use changes, the impact on the road hierarchy, and the role of Forrest Road in the management of traffic, particularly as the main access road to the commercial centre of the City from the developing suburb of Wungong. The long term outcome of the traffic generated by green field and infill development will impact on the capacity, functionality and safety of Forrest Road and as such the item has been referred to Council for consideration.

DETAILS OF PROPOSAL

The applicant has outlined the proposal as follows:

"The proposal involves the retention of the existing single residential dwelling adjacent to Forrest Road and the development of six (6) multiple dwellings to the rear of this. The multiple dwellings will be in two buildings, each two (2) storeys in height. Each building will include three dwellings, comprising a mix of one (1) and two (2) bedroom dwellings. In total, four one (1) and two, two (2) bedroom dwellings will be constructed.

On-site parking for the development will total 11 bays. Of these, two (2) will be provided at the front of the existing dwelling, between the dwelling itself and Forrest Road. The remaining nine (9) will be provided at the rear of the site. Seven (7) of these will be provided for tenants, the remaining two (2) being made available for visitor use. Access to all parking will be via a single crossover from Forrest Road. Four (4) bike parks are also proposed.

The development will be of a high standard as advised during the pre-lodgement process. The floor plans and elevations have been produced by a reputable Perth architect. The elevations depict a contemporary appearance. The materials and colours proposed include:-

- *Ground floor levels consisting of bagged-finish brickwork painted grey and white;*
- *Upper levels consisting of textured and grooved plywood wood cladding stained a light grey; and*
- *Balustrades, screening/shading devices and fencing comprising fabricated painted studwork with 'hit and miss' timber plank infill".*

VIEW OF EXISTING SITE (LOOKING NORTH)
LOT 25 (NO.49) FORREST ROAD, ARMADALE

COMMENT

Development Control Unit (DCU)

The application was referred to DCU and there were no objections to the proposal.

Public Advertising

The application was advertised for two weeks, closing on 21 May 2014. Advertising was carried out by way of letters to affected landowners.

Total No. of letters sent to residents/owners	:	3
Total No. of submissions received	:	Nil

Technical Services

Technical Services has commented on the application as follows:

1. *The provision for access to the site is deemed to be less than satisfactory and would result in a six-fold increase in the number of vehicles accessing and exiting Forrest Road, which is a District Distributor Category A road. Such an increase would create conditions prejudicial to road safety and the efficient flow of traffic on the road. In this regard, there is a need to provide for additional capacity and for the future widening of Forrest Road, aligned with the predicted traffic volumes on this route, and to form a continuous road cross section on Forrest Road from Tonkin Highway to the Armadale CBD.*

   With the redevelopment of Wungong, the City conducted a traffic modeling study to determine the future road width and capacity requirements of all the major routes. These routes have resulted in the revision of all road reserve requirements in the area, which now forms a base document for all developers to comply with in their subdivisions. Forrest Road through Wungong therefore has a revised cross section which requires a 33m road reserve, and takes into account the future requirements for road capacity, parking, bus routes, footpaths and cycle ways. It is logical to ensure that this corridor is continuous into the CBD, and is not limited through the existing developed areas, and for some distance from the CBD (where the current road reserve is 20-23m wide).

   The traffic modeling for Armadale on the section of road under discussion, indicates a projected traffic volume of approximately 27,000 vpd once Wungong is fully developed. This in turn would require at least a four lane divided roadway, with footways and cycleways in line with long term network requirements. An alternative which can be considered, is the provision of service roads for this section of the road, but this alternative does not provide additional capacity, and is considered a much safer option, but would require additional road reserve width to be acquired.

2. *The proposed development of the site will create a six-fold increase in traffic volumes using the access, which is already contradictory to implications of Liveable Neighbourhoods which specifically states that direct vehicle access from adjoining properties onto roads of this category should be limited where no service roads are provided. While under the current lot layout, limiting any access by alternate access arrangements would be difficult, and would most likely require a compulsory amalgamation of lots prior to development being approved. This is likely to be an arduous requirement and would not be recommended. Therefore the alternatives of accommodating access on to Forrest Road merits further assessment. This reverts the debate to that of considering a service road provision, or the provision of an additional traffic lane on a future Forrest Road.*

3. *The provision of waste collection services to the property would result in the potential for traffic on the road to be held up for some minutes whilst bins are loaded into the vehicle. The configuration of the road in this area is such that this delay possibly could result in vehicles passing on the wrong side of the median island in Forrest Road. This is a dangerous and illegal practice. In the event of it occurring it could result in accidents. The design needs to take into account the possibility of such practices and aim to minimise any potential risk. Again, the alternatives of providing a service road or additional roadway capacity (and safe overtaking /passing opportunity) require consideration.*

4. *The provision of waste collection services to the development would necessitate the removal of at least one street tree in order to provide suitable location and loading areas for the waste bins.*

5. *A number of similar properties in this vicinity would inevitably make applications for similar style development should this development be approved. This being the case then the significance of the safety and environmental issues detailed would be magnified along significant lengths of Forrest Road. As discussed above, the longer term implications can be addressed through the adoption of a road widening scheme, which will ensure that traffic capacity is preserved in the longer term, which in turn will provide security and ease of access into the CBD from the future Wungong suburbs.*

Taking into consideration the Technical Services Directorate comments on the development, with regard to ongoing discussions relating to traffic safety and waste collection issues, the following approval conditions are recommended should Council decide to approve the overall development:

1. *Provision of a Notification on Title advising the owner / future purchasers that, further to detailed study and investigation (currently in progress), Forrest Road will likely be subject to road widening requirements.*

2. *A strata Waste Management Plan being developed that specifies the number of bins for the property and also requires the approval of Council for any amendment to such a Waste Management Plan.*

3. *The existing property being provided with full waste collection services (i.e. 1 waste bin and 1 recycling bin) and the six units being provided with 50% of the normal waste collection service (i.e. a total of 3 waste bins and 3 recycling bins for the six properties).*

4. *The developer accepting all costs involved with accommodating the above service which will include:*

   - *Provision of bin pad hardstand on the Forrest Road kerbline;*
   - *Removal of the street tree as necessary;*
   - *Relocation of the pedestrian crossing and removal of the median island in Forrest Road;*
   - *Landscaping inclusive of provision of established trees.*

In addition to the Planning considerations, Technical Services comments and the recommended conditions are discussed in the analysis section to follow.

ANALYSIS

WAPC's Directions 2031

"Directions 2031 is a spatial framework; a high level strategic plan that establishes a vision for future growth of the Perth and Peel region, and provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate that growth" (Directions 2031, WAPC).

The 'Connected City' scenario within Directions 2031 requires 47% of all new dwellings to be accommodated within existing areas as infill development, which the application under consideration represents. The City's current planning framework is required to be and has been built around the strategic direction set out for Perth by strategic documents such as Directions 2031.

Local Planning Strategy (LPS)

Within the LPS, the 'Strategic Approach and Scheme Implications' section of the 'Population and Housing Profile' indicate the need for a wide range of housing types and the provision of increased densities around the commercial centres as these areas have access to the necessary facilities and transport options.

Only 10 Multiple Dwelling applications have been received by the City since 2007, and of those, only three (3) proceeded to construction (Dale Cottages, and the two developments at the corner of Streich Avenue and Davis Road, Kelmscott). Whilst interest is growing since the introduction of the multi-unit code within the Residential Design Codes, Multiple Dwellings are not a common land use within the City, and as such this proposal represents housing choice which is not often applied for or ultimately constructed. Smaller, more affordable units of high quality built form are lacking in the local market which is predominantly three (3) bedroom-two (2) bathroom grouped dwellings or the original housing stock.

Town Planning Scheme (TPS) No.4 – Aims of the Scheme

The applicant has argued that the development is compliant with a number of the Aims of the Scheme set out in Clause 1.6 as follows (applicant's comments in italics):

(a) To promote and safeguard the health, safety, convenience and general welfare of the inhabitants of the district, and to achieve an improved quality of living for the people of Armadale;

"The proposed development will contribute to an improved standard of living by providing a well-designed alternative form of housing that affords future occupants a high level of amenity".

(c) To promote a sense of place and community identity for residents by fostering a distinctive character based on good design principles;

"The proposed development will provide a point of difference to traditional housing stock in the City of Armadale by introducing a well-designed, distinctive project".

(d) To provide for a variety of development to meet the needs of the community with regard to housing, employment and services, and to facilitate the provision of a wide range of social and cultural experiences within the district;

"The proposed development will contribute to an increased variety in housing types with the City of Armadale, noting very little contemporary multiple dwelling development has been approved (and therein taken place)".

(c) To promote a safe and energy-efficient pattern and form of development, balancing the needs of development with those of sustainable economic, social and environmental systems;

"The proposed development will contribute to the sustainability of the City of Armadale by delivering energy efficient, medium density housing in a location proximate to public transport, services and local amenities".

(g) To improve the means of access into and around the district, and to ensure the safe and convenient movement of people throughout the district, including pedestrians, cyclists, public transport users and motorists;

"The proposed development will offer residents a high level of access to Armadale town centre, Armadale rail line, as well as local shopping and recreation opportunities. The convenience of this access includes pedestrian and cycle movement".

(h) To promote sustainable development that integrates consideration of economic, social and environmental goals for the district;

"The proposed development offers economic accommodation that has been designed to be sustainable (energy efficient). The alternative to traditional housing types should also contribute to the social fabric of the City".

(l) To facilitate and encourage high quality design, built form and streetscapes throughout the district.

"The proposed development has been architecturally designed, focusing on the delivery of high quality internal spaces and external appearances. Accordingly, it will offer a high level of amenity to future occupants and a contribution to the local built environment".

TPS No.4 – Zoning, Coding and Zone Objectives

The subject property is zoned 'Residential' and coded 'R40' in line with the strategic planning framework. Multiple Dwellings are a 'D' (discretionary) land use within the zone where the code is above R30. The objectives of the Residential zone are:

(a) To provide for a range of housing and a choice of residential densities to meet the needs of the variety of household types which make up the community.

As outlined previously, the application represents a point of difference in housing stock that is encouraged in order to provide alternative housing options for the community.

(b) To provide for a range of associated compatible activities and development, which will assist in the creation of efficient and sustainable residential neighbourhoods.

Provision of housing choice assists in the creation of sustainable neighbourhoods, which in this instance includes supporting the nearby strategic regional centre. The applicant has noted design has included consideration of energy efficiency.

(c) To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.

Planning Services concurs with the applicant that the proposal has been architecturally designed to a high standard, and the existing residence has been retained as part of the proposal in support of maintaining the existing streetscape.

The applicant has argued the development addresses the objectives of the Residential zone as follows (applicant's comments in italics):

- *"The proposal will deliver an alternative housing form at a higher density, thereby meeting the needs of a range of household types that make up the community. In this regard, the locality is characterised by single residential and grouped housing development. The proposed multiple dwellings will deliver a distinctly different form of housing;*
- *The development of an alternative medium density housing project on the subject land in the proposed location will make a genuine contribution to the creation of a more efficient and sustainable residential neighbourhood; and*
- *The proposed development is presented to the City on the basis that it will deliver a high quality design, delivering a unique built form that is attractive in the location (and the streetscape where it is viewed from such)"*.

As such it is considered the proposal is compliant with the objectives of the zone and the wider strategic planning framework.

Residential Design (RD) Codes

Only two minor areas of non-compliance with the RD Codes required advertising, these being the rear setback (1.5m provided in lieu of 1.7m) and the 7.5m setback in respect of two of the balconies for upper floor units, which overlapped the adjoining lot by 0.4m. These minor variations were advertised to adjacent landowners and no submissions were received. It is considered the variations can be approved under the relevant Design Principles of the RD Codes.

Other minor maters were identified, but are commonly addressed through the imposition of standard conditions of approval, including the implementation of landscaping, the marking of visitor bays, a lighting plan, a stormwater management plan, fencing and screening of external fixtures.

Policy PLN 3.1 – Residential Density Development – Form of Development

It is noted that this policy applies specifically to Grouped Dwellings. The City will be reviewing the policy in the short term. Despite the technicality, the applicant demonstrated compliance with a number of the policy requirements anyway (applicant's comments in italics):

"Where the intentions of the Policy are concerned, the subject proposal is considered to comply. In this regard, the proposal is considered to clearly meet a number of specific provisions. Clauses 4.3.1.7 and 4.3.4.1 refer respectively to:-

The design of grouped and multiple dwelling development should avoid uniformity by providing a degree of variety in the range of house designs, colours and fenestrations (windows and openings). Development including two storey dwellings or dwellings with lofts is encouraged; and

Council shall encourage the retention of existing houses as part of a redevelopment proposal where the building:

- *Is in good condition and of good architectural quality...;*
- *Is located on the block to provide a sufficient and usable area for additional units;*
- *Will retain and enhance the amenity and streetscape quality of an area;*
- *Is of heritage significance".*

Council have for some time been encouraging two storey form of development, even going so far as to require amendments to PLN 3.1 to include specific reference to the matter as outlined above, however take up of that option has been very limited due to the extra construction costs and viable alternatives. The proposal offers architecturally designed two storey development.

Policy PLN 3.1 – Residential Density Development – Waste Management

PLN 3.1 also covers the aspect of Waste Management, which if applicable would not be strictly compliant as the policy includes the *"presumption against siting of bin pads near… median islands… along busy arterial roads or where their location will impact on traffic sightlines or safety"*. A median island exists in front of the subject site and Forrest Road is certainly a busy arterial road. In this regard, the applicant went to some lengths to argue an alternative waste collection solution that was ultimately accepted by Technical Services after considerable analysis and debate (applicant's comments in italics):

"The objective of the City's Policy PLN3.1 is to ensure safe and convenient rubbish collection. As part of a Development Application, the Policy requires collection points (bin presentation pads) to be shown on plan. The plans presented with the application show these. They are depicted at the front of the site, consisting of a pad providing for two (2) bins for the existing dwelling, and a longer pad (providing for six (6) bins) for the multiple dwellings.

The positioning of the bin presentation pads at the front of the site as shown caters to easy collection by the City's waste vehicles. Similarly, it considers pedestrian safety and vehicular movement within the road reserve.

The number of bins proposed for the multiple dwellings is six (6) in total. It is noted Policy PLN3.1 refers to two (2) bins per unit. In the case of the subject proposal, two (2) bins per two (2) units are proposed. This takes into account the size and anticipated occupancy levels of smaller dwellings - and contemporary practice where apartment living occurs elsewhere in the Perth.

The City of Cockburn has obtained waste audit data that reveals multiple dwellings produce between 4kg and 7kg of rubbish a week. This amounts to approximately one-third of that typically generated by a free-standing single residential dwelling. On the basis of this data, the City (of Cockburn) provides one 240-litre garbage bin and one 240-litre recycling bin for every (3) multiple dwellings within an apartment project. In this knowledge, the six (6) waste bins (general garbage and recyclable) proposed for the subject proposal should easily cater for the waste to be generated by the development.

In addition to the above, the City of Cockburn requires an area of 1.0m2 per multiple dwelling for bin storage. In the case of the subject proposal, 7.4m2 is proposed. This is considered more than sufficient for accommodating the number of bins proposed. In terms of management, the Strata Management Statement for the development will indicate that bins are to be removed from the bin pad presentation area at the front of the site on the same day as collection.

The City of Cockburn has considerable experience in apartment living (multiple dwellings). This type of living occurs within South Beach Village, Port Coogee and at Cockburn Central. To assist in the assessment and determination of waste management in association with such development, the City produced and adopted a Policy on the matter. The Policy is used to inform and educate the development industry on the matter. It has been in place since April 2010 and can be viewed" on their website.

The City spent a substantial amount of time analysing the above waste management proposal in the context of its current practice. Research indicates that Cities like Cockburn are adapting to the development of higher densities by looking at alternatives like that outlined above. Reducing the number of bins and providing communal use means the resident's level of service is not affected and the waste collection vehicle has less "arm lifts" to make, and therefore can spend less time on the road in front of a development of this nature.

The City questioned the applicant as to the success the above arrangement was having. The City of Cockburn's Waste Manager subsequently advised the applicant that they *"have found no immediate problems with the 1 bin set / 3 multi residential units and can certainly confirm that none of the developments or occupants has requested additional bins"*.

As outlined previously, the City's Technical Services have advised that should Council approve the application, the applicant's waste collection scenario could be implemented in respect of the development, however their general concern regarding the functionality of Forrest Road and the delays the collection vehicle will cause remains. There is also the question of the potential removal of a street tree, which is addressed in the following section.

Analysis of Technical Services Comments

It is acknowledged Technical Services view is generated from securing the functionality and safety of Forrest Road for the long term. It is also acknowledged that this view is a valid part of Technical Services operations. However, that view and its basis must be taken into account along with all the other aspects this report has outlined and a decision made in that context. Technical Services comments are analysed as follows:

- *Increase in traffic causing safety / traffic flow issues at the crossover with Forrest Road;*

  The subject property has legal frontage and existing access to Forrest Road, which in this area is a low speed environment with a number of interspersed roundabouts. Sight lines would continue to be adequate as they are at present. The property is zoned and coded for R40 development, and has been since the introduction of TPS No.4 in 2005. The owner / applicant therefore have a right to expect they can develop a compliant development to that density. Whilst there will be more vehicles entering and leaving the property per day once developed, the R40 code has implied for a number of years that more traffic will be generated by these properties.

  With the implied additional traffic generation from infill and green field developments, additional road capacity would also be implied, and will need to be provided. The recommended Notification will address this in the short term, subject to further detailed investigation taking place.

- *Contradiction to Liveable Neighbourhoods which indicates access should be limited to Distributor Roads where no service roads are available.*

  The property has legal frontage and existing access to Forrest Road. A service road does not exist and is not currently planned for and access is limited to the one existing crossover. Therefore the intent of Liveable Neighbourhoods is met. It should also be noted that vehicles can exit the site in a forward gear.

- *Waste collection causing delays to traffic, and vehicles will drive on the wrong side of the road given the presence of median;*

  It has been agreed as part of the ongoing discussions that the applicant's argument to reduce the number of bins for the development based on research outlining the likely waste generation can be accepted. Reducing the number of bins and communally using the remainder will ensure the level of service is maintained, whilst taking less space on the verge and reducing the amount of time the waste collection vehicle must take to collect the bins. Removal of the raised median can be accommodated via an appropriate condition of approval.

  It has however been recognised that with more stops and greater delays, delayed vehicles do act illegally and pass the waste vehicle and ignore safe driving requirements. This is a possible risk, though it is assumed drivers acting illegally do so knowing the road rules in place having been granted a driver's licence, and therefore bear responsibility for their actions. Such additional stops can be accommodated in the short terms, but require a longer term strategy to prevent the problems identified. The recommended service road or road widening would in the longer term eliminate such practices.

- *Waste collection requiring the removal of a street tree;*

  The subject property has two street trees within its 16.7m frontage, as well as a pedestrian ramp, crossover and a power pole, making it particularly constrained in terms for room for bin placement for waste collection. It is acknowledged the box trees on Forrest Road are a significant part of the streetscape and it would be preferable to retain them if at all possible, and alternatives were considered in this regard including a waste collection trial. However it is the City's opinion that removing a tree to facilitate waste collection is necessary to facilitate the development. As the aerial photo attached to the report shows, there are already some gaps in tree placement within the streetscape and given the right to develop the site to a higher code, the removal of the tree is unfortunately necessary.

- *Precedent for other properties to have similar developments approved, creating similar issues along the length of Forrest Road.*

  Similar applications can already be made now, irrespective of precedent. As outlined, the proposed use is discretionary within the zone and code and generally complies with the strategic framework and objectives of the Scheme. In general, as long as each proposal is compliant with the RD Codes, there is very little basis in current policy on which to refuse them. However it is noted that there are not many similar properties on the street, which is a key factor in precedent. The subject site is one of four properties in a row of similar dimensions and coding and so precedent would have a very limited effect.

Analysis of Technical Services Recommended Conditions

The State Administrative Tribunal (SAT), and other appeal bodies in Australia have adopted the approach taken in *Newbury DC v Secretary of State for the Environment (1981) AC578* when considering the validity of specific conditions. That decision held that in order to be valid, a condition must:

- be imposed for a planning purpose;
- fairly and reasonably relate to the development for which permission is given; and
- be reasonable, that is, be a condition which a reasonable planning authority, properly advised, might impose.

Technical Services recommend that if Council were to approve the application, the following conditions should be imposed, and they are now analysed in the above framework:

- *Provision of a Notification on Title with regard to the future widening of Forrest Road;*

  Agreed. Technical Services has advised that modeling indicates Forrest Road will need to be widened in the "established" section going forward. Whilst detailed planning is not sufficiently advanced to provide specifics at this point in time such as land requirement plans or widths (other than to outline the existing 20m wide reserve would need to be closer to 30m for a four lane road), the investigation has commenced and as such, it is reasonable to require a mechanism whereby this is flagged for future purchasers.

  In light of the likely future requirement, the City can also advise the applicant to consider a tandem bay arrangement for the 2 car parking bays being provided for the existing residence, as this may result in less disruption in the future.

- *A Waste Management Plan forming part of the Strata Management Statement;*

  Agreed. This has a justifiable planning purpose, fairly and reasonably relates to the development and is a relatively common practice across multiple local government authorities. The applicant has in fact recommended that this be undertaken as outlined previously. All Multiple Dwellings require a Strata Management Statement to be prepared, which provides a mechanism by which the future strata management body / residents can be made aware of the arrangements put in place in respect of waste collection. The Waste Management Plan can be prepared reflecting the reduction in bins, the communal use of the bins provided and the pick up and storage locations. The bulk verge collections can be addressed, and a bin caretaker can be appointed. In short, an additional mechanism will be in place to ensure waste management occurs as intended.

- *Acceptance of the reduced (50%) bin provision for the development;*

  Agreed. This has been well researched and argued by the applicant, will not affect service provision, will address some concerns via a reduction to the needed verge space, and the length of time the truck will take to pick up bins.

- *Developer being required to provide bin pads, remove the street tree(s) as necessary, relocate pedestrian crossing, and remove median island.*

  Agreed. This section of Forrest Road has a predominantly painted median, with the solid section in front of the property a pedestrian refuge / crossing, which could be relocated as required. This would also enable informal passing in the painted median section for the time the waste collection vehicle is servicing the subject property as a short term solution to Technical Services functionality concern. The requirement therefore relates to the proposed development and is fair and reasonable.

OPTIONS

1. Council may approve the development for six Multiple Dwellings on Lot 25 (49) Forrest Road, Armadale subject to appropriate conditions.

2. Council may refuse the development for six Multiple Dwellings on Lot 25 (49) Forrest Road, Armadale for the reasons provided by Technical Services.

CONCLUSION

The development proposes a type of housing that is uncommon within the City, which means it would contribute to the variety of accommodation available for the community, which is consistent with the strategic framework, as well as the general aims and the specific zone objectives within TPS No.4. It is a discretionary land use within an R40 zone and is therefore appropriate to consider. The dwellings have been architecturally designed to a high standard and provide two storey form, which is consistent with the intent of policy PLN 3.1, if it was applicable. The minor areas of non-compliance with the RD-Codes were advertised and no objections were received and other issues can be addressed by appropriate conditions of approval.

Technical Services comments regarding securing the functionality of Forrest Road into the future are acknowledged and the investigation is ongoing with options presently under consideration. The requirement for a notification on titles is appropriate to address the issue in the short term.

The application is compliant with the strategic planning framework, TPS, and RD Codes. It is therefore recommended that the application be approved in accordance with Option 1.

ATTACHMENTS

1. Site Plan - Lot 25 Forrest Road, Armadale
2. Ground Floor Plan - Lot 25 Forrest Road, Armadale
3. First Floor - Lot 25 Forrest Road, Armadale
4. Elevation Plan 1 - Lot 25 Forrest Road, Armadale
5. Elevation Plan 2 - Lot 25 Forrest Road, Armadale
6. Concept Plan - Lot 25 Forrest Road, Armadale

Committee discussed waste management arrangements for the proposed development and considered that notwithstanding the need to be aware of the future role of Forrest Road, it was unreasonable at this time to limit the development or remove the median on the ground of increasing traffic. However, it was agreed that it would be necessary to relocate the pram ramp which could impact on the median. Accordingly, recommended Conditions No.7 and No.8 were amended.

It was also considered that the imposition of a notification on title would detrimentally impact on potential sales and in the absence of certainty regarding future road widening it was agreed that Condition No.17 be deleted (along with the associated advice note C). Accordingly, the following Condition No.17 (along with the associated advice note C) was deleted from the Recommendation -

"17. A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificates of title of the proposed lot(s) advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"Forrest Road will be widened in the future, which may affect the location of improvements and parking bays."

Advice Note -

C. With regard to Condition 17, consideration should be given to utilising a tandem bay arrangement for the 2 car parking bays being provided for the existing residence, as this may result in less disruption in the future dependent on the determination of widening required."

D33/7/14 **RECOMMEND**

That Council:

A) Approves the application for Planning Approval for six (6) Multiple Dwellings on Lot 25 (49) Forrest Road, Armadale subject to the following conditions:

1. A Management Statement shall be prepared and approved by the City and registered in accordance with Section 5c of the Strata Title Act 1985 (as amended). The Management Statement is to include the following additions to the by-laws contained in Schedules 1 and 2 of that Act:

a) The development has been approved subject to a Waste Management Plan. The Waste Management Plan is based on the premise of communal use of a reduced number of bins. The reduction was deemed acceptable

on the basis of anticipated occupancy and waste generation of smaller dwellings, and to ensure adequate room exists at the verge for collection. The City is therefore unlikely to support an increase to the number of bins for this development, however if need is identified, the Strata Management body may apply to the City for reconsideration of the Waste Management Plan;

b) Landscaping within communal open space areas shall be implemented and maintained by the owners in accordance with an approved Landscape Plan issued by the City of Armadale;

c) Seven (7) private parking bays and two (2) visitor parking bays are available to the development, and advice shall be provided to owners / occupiers on bay allocation;

d) Advice to owners / occupiers regarding the maintenance of communal areas;

e) Advice to owners / occupiers regarding the reciprocal driveway arrangement; and

f) Advice to owners / occupiers of the requirement of the Residential Design Codes for external fixtures (such as air conditioners added post-development etc) to be located to minimise visual obtrusiveness.

2. The north west (street) elevation of unit 3 (first floor) shall be in accordance with the plan labelled "draft" attached to this approval to the satisfaction of the Executive Director Development Services.

3. A schedule of external colours and materials shall be submitted to the City's Planning Services department and approved by the Executive Director Development Services. The development shall be completed and maintained in accordance with the approved schedule to the satisfaction of the Executive Director Development Services.

4. The external surfaces of all parapet walls that are on or adjoining a property boundary shall be finished in accordance with the schedule of colours required by Condition 3.

5. The landscape plan (copy attached) has been approved subject to the following modifications:

a) Average plant density should be a minimum of 3 per sqm, instead of 1 per sqm;

b) The adjoining verge area shall be included within the landscape works subject to confirmation of treatment from the City; and

c) The Eucalyptus caesia silver requires 2-3m separation from structures and an alternate species should be

utilised subject to confirmation from the City.

All landscaping shall be installed prior to occupancy of the development and maintained as per the approved plan thereafter.

6. **A Waste Management Plan shall be submitted to and approved by the Executive Director Technical Services prior to commencement of site works. The Waste Management Plan shall outline:**

   a) **The existing residence to be provided with full waste collection services (i.e. 1 waste bin and 1 recycling bin) and the six multiple dwellings being provided with 50% of the normal waste collection service (i.e. a total of 3 waste bins and 3 recycling bins for the six dwellings);**
   b) **That the bins for the multiple dwellings would be for communal use;**
   c) **That any subsequent alteration to the total number of bins for the multiple dwellings must be via application to the City to modify the approved Waste Management Plan;**
   d) **The storage location with bin cleaning facilities, and pickup location with bin pads;**
   e) **The appointment of a bin "caretaker" for collection placement, retrieval and cleaning;**
   f) **Collection points for green / bulk waste collections; and**
   g) **The requirement for the Waste Management Plan to be linked to the Strata Management Statement (refer Condition 1).**

   Bin pads shall be installed at the developer's cost prior to occupancy of the development and waste collection shall be carried out in accordance with the approved plan thereafter.

7. **The removal of the northernmost street tree in front of the subject site, to the satisfaction of the Executive Director Technical Services. The works shall be undertaken by the City at the developer's cost and the developer shall pay the City the value equivalent of a similar 100L replacement tree for the verge tree installation (labour) and two years maintenance to ensure establishment, within 120 days from commencement of building works for the multiple dwellings.**

8. **Plans / Details outlining the relocation of the pedestrian ramps on both the east and west side of Forrest Road shall be submitted to and approved by the Executive Director Technical Services (if necessary). The approved works shall be undertaken at the developer's cost and in accordance with the approved plan prior to occupancy of the development.**

9. **If new fencing is proposed, or where fencing exists does not meet these standards, fencing shall be installed prior to occupation or the creation of multiple lots from the**

development (whichever is the earlier) in accordance with the following and maintained thereafter:

a) Internal fencing and other property boundary fencing shall be at least 1.8m high measured from the new ground level / top of retaining walls in accordance with Part 2 of the City's Fencing Local Law 2011 (or superseding standard); and,
b) Fencing within the front street setback area or abutting the public realm (i.e. Forrest Road) shall be visually permeable above 1.2m and truncated adjacent to driveways in accordance with Part 3 of the City's Fencing Local Law 2011 (or superseding standard).

10. To meet drainage requirements the developer/owner shall, to the specifications and satisfaction of the Executive Director Technical Services:

a) Submit a stormwater management plan incorporating water sensitive design principles for approval and implement the approved plan thereafter;
b) Show any drainage easements as may be required on the Certificate of Title in favour of the City; and
c) Relocate, remove or upgrade any drainage infrastructure on the lot or within the adjoining road reserve that is impacted by the proposed development.

11. To meet vehicle manoeuvring space requirements the developer/owner shall, to the specifications and satisfaction of the Executive Director Technical Services:

a) Provide two (2) compliant replacement car parking bays for the existing residence;
b) Construct / seal all such areas, including drainage and kerbing / marking where necessary, in accordance with the approved site plan;
c) Clearly mark and signpost visitor parking spaces. One visitor space of the two required shall be the space at the end of the driveway / visible from the primary street;
d) Relocate / remove any services / infrastructure as necessary;
e) Remove any existing crossover(s) and reinstate all kerbing / footpaths / verge areas;
f) Utilise brick paving or other high quality finish. Untreated concrete and black asphalt finishes are not permitted; and,
g) Continuously maintain all such areas thereafter.

12. Reciprocal rights of access to be provided over the reversing / informal passing area shown on the approved site plan, to ensure construction, maintenance and subsequent joint use of the internal driveway and access for both properties from

Forrest Road.

The reciprocal rights of access shall be prepared at the developer's cost and shall be included on the Certificate of Titles, with a benefit to the City and a benefit and a burden for the proposed lots, prior to the occupation of the development.

13. **A Lighting Plan showing lighting to pathways, car parking and communal areas shall be submitted to and approved by the Executive Director Development Services. All lighting shall be installed and operated as per approved plan.**

14. **All external fixtures (i.e. water heaters, television aerials, meter boxes etc) shall be located so as to comply with Clause 5.4.4 of the Residential Design Codes in terms of minimising visual obtrusiveness to the satisfaction of the Executive Director Development Services.**

15. **Letterboxes for the Multiple Dwellings shall be constructed of masonry and shall be located adjacent to the Primary Street / vehicle access way to the satisfaction of the Executive Director Development Services.**

16. **A cash-in-lieu payment for footpath construction shall be paid to the City's Technical Services Directorate, within 30 days of commencement of construction, at the rate of 5 metres of footpath per unit.**

17. **All conditions are to be complied with prior to exercising the right of this approval, to the satisfaction of the Executive Director Development Services.**

B) That in addition to standard advice notes, the applicant be advise that:

A. With regard to Condition 3 requiring submission of a colour and material schedule, please be advised that the colour and material schedule submitted on 8 April 2014 is acceptable (copy attached). Any amendments to the attached schedule should be resubmitted to Planning Services for consideration.

B. With regard to Condition 11 for vehicle manoeuvring spaces, the City's Technical Services Directorate should be contacted in order that the appropriate crossover application may be made.

Moved Cr M Geary
MOTION CARRIED (6/0)

1.1 - REVIEW OF LOCAL LAWS TO MANAGE CONSTRUCTION REFUSE DURING CONSTRUCTION

WARD : ALL

FILE No. : M/545/14

DATE : 15 July 2014

REF : GD

RESPONSIBLE MANAGER : EDDS

In Brief:

- Management and containment of construction refuse during construction is an increasingly significant problem as development within the City increases.
- In order to better manage construction refuse issues, changes to the City's Environment, Animals and Nuisance Local Laws are proposed.
- Recommend that the proposed amendments to the Local Laws be adopted by Council and advertised for public comment.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Outcomes and Strategies 1.6 – A community that feels safe
1.6.4 Consider opportunities for neighbourhood renewal and improvement projects that contribute to the sense of safety and wellbeing.

Legislation Implications

Local Government Act 1995 Section 3.12 – Procedure for making local laws.

Council Policy / Local Law Implications

City of Armadale Environment, Animals and Nuisance Local Laws 2002

Budget / Financial Implications

Estimated advertising costs $1500.

Consultation

- City of Cockburn
- City of Gosnells
- Shire of Serpentine/Jarrahdale
- City of Canning
- City of Armadale - Governance and Administration

BACKGROUND

The City is receiving an increasing number of complaints with regards to the containment of construction refuse on building sites, which is likely to increase as the volume of development increases and construction lot sizes decrease within the City of Armadale.

The Development Services Committee meeting of 10 July 2007 identified a need to amend the then current City's Environment, Animals and Nuisance Local Laws 2002 to allow alternatives to refuse receptacles to be used to manage litter on building and development sites in response to an increase in the amount windblown litter escaping from building sites. This resulted in the deletion of Clause 39 (Provision of refuse receptacles) and an amendment to Clause 40 (Responsibilities of the builder, owner or occupier) of the City's Environment, Animals and Nuisance Local Laws 2002 on the 4th April 2008.

The deletion of Clause 39 removed the requirement to provide a refuse receptacle onsite for the duration of construction or development and the amendment to Clause 40 provided builders with the means to manage site litter with alternative means by ensuring containment of all refuse onsite and preventing refuse from being blown from site. Alternative methods envisaged were to allow for such measures as fencing of entire construction sites or refuse areas dependent upon builder requirements and site constraints.

The current wording of Clause 40 of the City's Environment, Animals and Nuisance Local Laws 2002 (Amended 4th April 2008) is as follows:

*"**Responsibilities of the builder, owner or occupier (Heading amended GG 54 of 4th April 2008)***

40. *(1) From the time of commencement of—*

(a) construction work on a building site until the time of completion of such work, the builder; or

(b) work likely to generate refuse on a development site until the time of completion of such work, the owner or occupier shall—

(i) ensure all refuse arising on the building or development site is contained and prevented from being blown from the site by wind.

(ii) keep the building or development site as free as is practicable of any refuse;

(iii) maintain the street verge immediately adjacent to the building or development site free of refuse arising from the building site; and

(iv) ensure any refuse receptacle is emptied when full.

(s.40 (1) (i) and 40(1) (iv) amended GG 54 of 4th April 2008)"

Whilst it can be determined that the intent of Clause 40(1)(i) of the City's Local Law is to ensure all construction refuse is contained onsite, the methods by which a builder can achieve containment is ambiguous and therefore enforcement of Clause 40(1)(i) is difficult to achieve. The Local Law does not clearly specify that a refuse receptacle must be provided onsite to achieve containment.

Many builders choose to use a refuse receptacle to achieve compliance with the City's Local Laws and in most instances this is common practice, however some builders choose to meet compliance with the City's Local Laws by weighting light materials with bricks and heavier materials. Whilst in practical terms containment is initially achieved and demonstrated during City site inspections, movement of weighted materials during construction can result in containment failure. Once refuse has left a site it is usually not possible to clearly identify the refuse as belonging to a specific lot.

DETAILS OF PROPOSAL

To ensure effective enforcement in accordance with the intent of the City's Local Law Clause 40, the introduction of Clause 40A (Provision of refuse receptacles or a refuse management plan) with a provision to seek from the City approval to use an alternative method of construction refuse management, and an amendment to the existing wording of Clause 40 (1) is proposed.

It is proposed that the City's Environment, Animals and Nuisance Local Laws 2002 be amended as follows:

Insert a new clause as follows:

Provision of refuse receptacles or a refuse management plan
40A. *Before commencement of—*
- *(a) any construction work on a building site, the builder; or*
- *(b) any work likely to generate refuse on a development site, the owner, or occupier shall provide and maintain available for use on the site—*
  - *(i) a refuse receptacle of a capacity not less than 4m^3; or*
  - *(ii) a refuse management plan approved by the City.*

Amend Clause 40 as follows:

Other responsibilities of the builder, owner or occupier
40. *(1) From the time of commencement of—*
- *(a) construction work on a building site until the time of completion of such work, the builder; or*
- *(b) work likely to generate refuse on a development site until the time of completion of such work, the owner or occupier shall—*
  - *(i) ensure all refuse arising on the building or development site is contained in accordance with Clause 40A and prevented from being blown from the site by wind.*
  - *(ii) keep the building or development site as free as is practicable of any refuse;*
  - *(iii) maintain the street verge immediately adjacent to the building or development site free of refuse arising from the building site; and*
  - *(iv) ensure any refuse receptacle is emptied when full.*

COMMENT

An investigation of the Local Laws pertaining to construction refuse in the surrounding areas of the City of Cockburn, City of Gosnells, Shire of Serpentine/Jarrahdale and the City of Canning identified Local Laws that clearly identify the requirement to provide a refuse receptacle or the like for the disposal of construction refuse which removes any ambiguity of the builder's responsibility with regards to management and containment of construction refuse.

There is an associated cost on the builders, and thereafter the homebuyer, arising from the need to hire and empty refuse receptacles, however where builders are not using refuse receptacles, there are still costs which need to be borne by the builder for bobcat site cleans. There is no noticeable difference in the overall general construction costs for construction within the City of Armadale as compared to other localities.

The introduction of smaller lots within the City may physically prevent builders from complying with a refuse receptacle of a nominated size. The proposed introduction of an approved refuse management plan allows for alternative refuse management approach for building and development sites where necessary.

The proposed amendment to the City's Local Laws clearly identify to the builder, owner or occupier's their responsibilities with regards to construction refuse and the required provision of a refuse receptacle is considered appropriate. It should be noted that the Local Laws still allows the flexibility of alternative refuse management where necessary. The proposed amendment will ensure construction refuse can be proactively monitored and enforced by the City.

OPTIONS

Council has the following options:

1. To endorse the proposed amendments to the Local Law as outlined in this report.
2. To seek a further report on other options to address the issue of containment of builder's rubbish.
3. To not support the proposed amendments to the Local Law.

CONCLUSION

The proposal for the local law amendment is intended to improve the City's response to effectively monitor construction refuse on construction and development sites. Ensuring each site has a refuse receptacle onsite for the duration of construction or an alternative method of refuse containment approved by the City will reduce the likelihood of construction refuse leaving a construction site and impacting upon residents, public open space and bushlands. Non-compliance with the requirements of the City's Local Law will be more easily identified and managed where necessary.

ATTACHMENTS
There are no attachments for this report.

D34/7/14 **RECOMMEND**

That Council:

1. **Confirm its intent to amend the City of Armadale *Environment, Animals and Nuisance Local Laws 2002*:**
2. **The purpose of which includes:**
   - **to ensure a refuse receptacle be provided onsite for the duration of construction; or**
   - **allow builders, owners or occupiers the provision to apply to the City for an alternative method to ensure containment of construction refuse onsite.**
3. **In accordance with the provisions of Section 3.12(3) of the Local Government Act 1995, give local public notice of the following amendments to the *City of Armadale Environment, Animals and Nuisance Local Laws 2002*:**

   City of Armadale Environment, Animals and Nuisance Amendment Local Law 2014

   1. **Citation**
      This Local Law may be cited as the *City of Armadale Environment, Animals and Nuisance Amendment Local Law 2014.*
   2. **Commencement**
      This local law comes into operation 14 days after the date of publication in the *Government Gazette.*
   3. **Principal local law**
      In this local law, the *City of Armadale Environment, Animals and Nuisance Local Law* published in the *Government Gazette* on 1 March 2002 is referred to as the principal local law. The principal local law is amended.
   4. **Clause 40A inserted**
      After clause 39 insert:
      40A Provision of refuse receptacles or a refuse management plan before commencement of -
      (a) any construction work on a building site, the builder; or
      (b) any work likely to generate refuse on a development site, the owner, or occupier shall provide and maintain available for use on the site -
      (i) a refuse receptacle of a capacity not less than $4m^3$; or
      (ii) a refuse management plan approved by the City.
   5. **Clause 40 amended**
      Clause 40 is amended as follows:
      In clause 40(1)(i) insert "in accordance with Clause 40A" after "is contained".

Moved Cr J H Munn
MOTION CARRIED (6/0)

LOCATION PLAN
Lot 9 Brookton Hwy, Karragullen

100 0 100 200m

SCALE 1 : 10000

CITY OF Armadale

DATE: 8 June 2014 - REVISION 1401

2.1 - PROPOSED EXPANSION OF EXISTING EXTRACTIVE INDUSTRY (GRAVEL), LOT 9 BROOKTON HIGHWAY, KARRAGULLEN

WARD	:	JARRAH
FILE No.	:	M/533/14
APPLN NO.	:	10.2013.355.1
DATE	:	11 July 2014
REF	:	MK
RESPONSIBLE MANAGER	:	EDDS
APPLICANT	:	Dykstra Planning
LANDOWNER	:	M, L an M Vinci and Vinci and Sons
SUBJECT LAND	:	Property size 48.2357 ha
ZONING		
MRS /	:	Rural
TPS No.4	:	General Rural

In Brief:

- The City received an application for Development Approval for the expansion of the existing gravel quarry on the above property on 19 July 2013. The application also seeks retrospective approval for part of the current extraction area that is outside the boundary of the extraction area previously approved by the Council in 2010.
- The application was advertised to adjacent landowners for a period of 2 weeks. A total of 14 submissions were received with 13 objecting to the proposal.
- It is recommended that the Council approve the application subject to appropriate conditions.

Tabled Items
Nil.

Officer Interest Declaration
Nil.

Strategic Implications

2.3 Diverse and attractive development that is integrated with the distinctive character of the City.
2.3.1 Provide supportive planning and development guidance and liaison on major land developmentsl
2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account social, economic and environmental considerations.

Legislation Implications

Planning and Development Act 2005
Metropolitan Region Scheme
State Planning Policy SPP 2.4 Basic Raw Materials
Town Planning Scheme (TPS) No.4
Local Planning Strategy 2003

AERIAL PHOTOGRAPH
Lot 9 Brookton Hwy, Armadale
Proposed Extension of Extraction Area

50 0 50 100m

SCALE 1 : 5000

CITY OF Armadale

DATE 6 June 2014 - REVISION 1401

Council Policy/Local Law Implications

City of Armadale Extractive Industries Local Law
City of Armadale Biodiversity Strategy
PLN 2.5 Erosion Prevention & Sediment Control

Budget/Financial Implications

Nil.

Consultation

The Application was referred to the following agencies for comment:

State Government Agencies (30 day statutory timeframe):

- Main Roads Western Australia
- Water Corporation
- Department of Parks and Wildlife
- Department of Environment Regulation
- Western Power
- Department of Water
- Department of Agriculture and Food

BACKGROUND

The extractive industry was initially approved by Council in 2003, although historical aerial photos indicate that extraction has occurred on a small scale on the property since approximately 1974. The Council's approval was not time limited. The Western Australian Planning Commission granted approval in 2003 for 5 years and this approval was renewed for a further 5 years in 2010. The current owners purchased the property in February 2012.

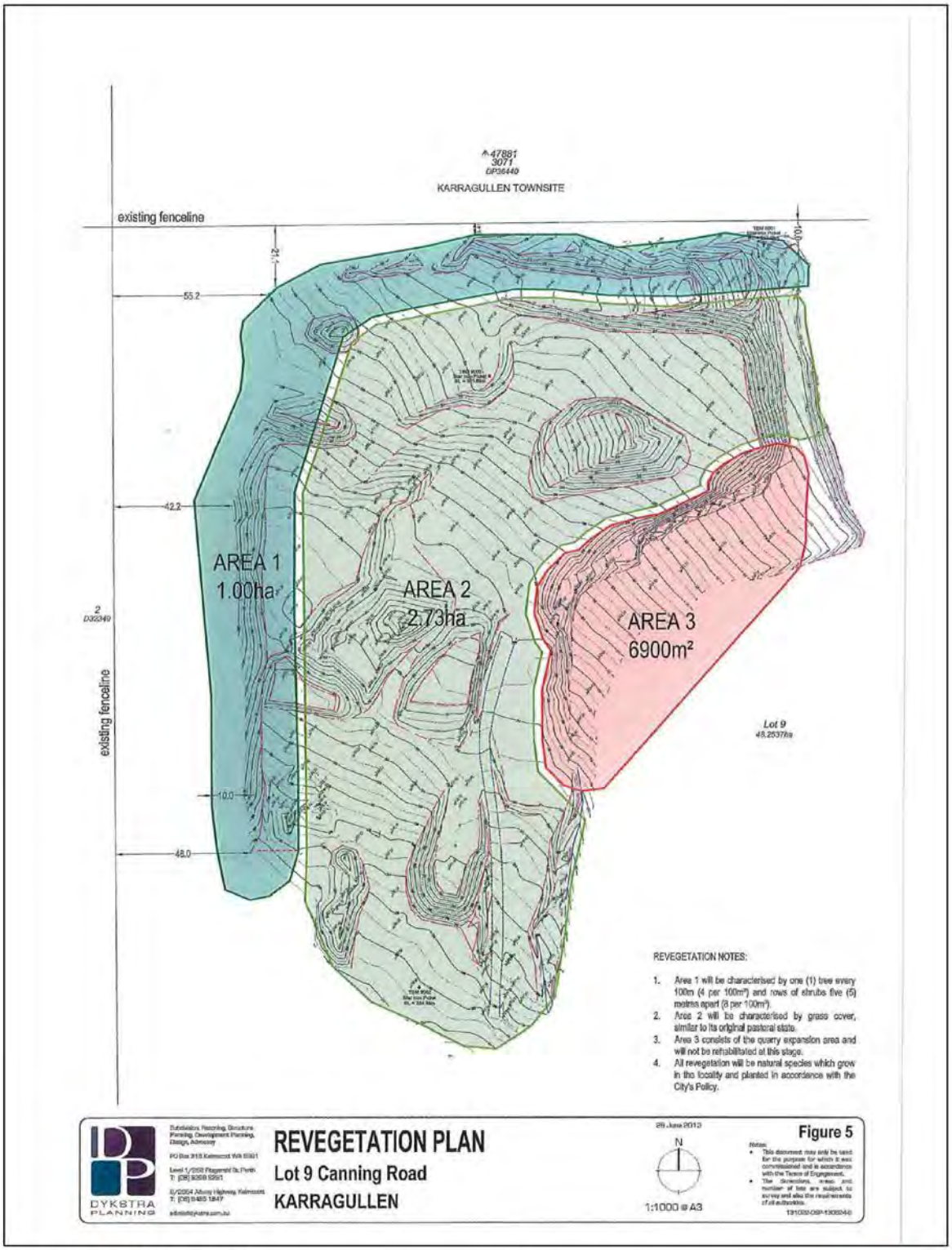
Aerial photos from 1965-2013 were reviewed by City officers and show that gravel extraction has been carried out on the site since at least the early 1970's.

The extraction area and associated machinery parking area represents approximately 10% of the area of the lot (refer attached aerial photograph). In 1965 approximately 80% of the site was covered in remnant vegetation (Jarrah-Marri forest). The remainder of the property contains two large granite mounds that do not contain any vegetation. From the mid 1970's to the late 1980's about two-thirds of the property was cleared and used for grazing. In the last 20 years regrowth of vegetation has occurred over about 50% of the former grazing area.

There is some weed infestation on the property including Blackberry Nightshade and Castor Oil Plant, which the owner has been requested to remove (also see condition with regard to Weed Management Plan).

The soils are lateritic sands overlying laterite, clay and granite.

No residences or other buildings have ever been constructed on the property.



REVEGETATION PLAN
Lot 9 Brookton Hwy, Karragullen

NOT TO SCALE

CITY OF Armadale

DATE 9 June 2014 - REVISION 1401

Lot 9 does not have any direct access or frontage to Brookton Highway. Access to the site is via a right of carriageway over the battleaxe access legs of adjacent rural properties.

Land abutting the northern boundary of the site is within the Korung National Park and the eastern boundary abuts the Midgegoroo National Park. Properties to the south and west of Lot 9 are in private ownership and predominantly used for intensive agriculture (orcharding) and grazing. There are residences on abutting properties within 200 metres of the western side of the extraction area and 350 metres of the southern side of the extraction area.

There have been a number of complaints from adjacent landowners with regard to the operation of the quarry in the last 2 years. Inspections carried out by the City's Planning Compliance and Environmental Health Officers revealed that the extraction area exceeded the footprint previously approved by the Council and the WAPC. Accordingly, following negotiations the operators were requested to lodge an Application for Planning Approval to resolve the issues related to the extent of the extraction area and the time limit specified by the WAPC.

DETAILS OF PROPOSAL

An Application for Planning Approval has been lodged to ratify the existing extraction area and to gain approval for future expansion of the extraction area.

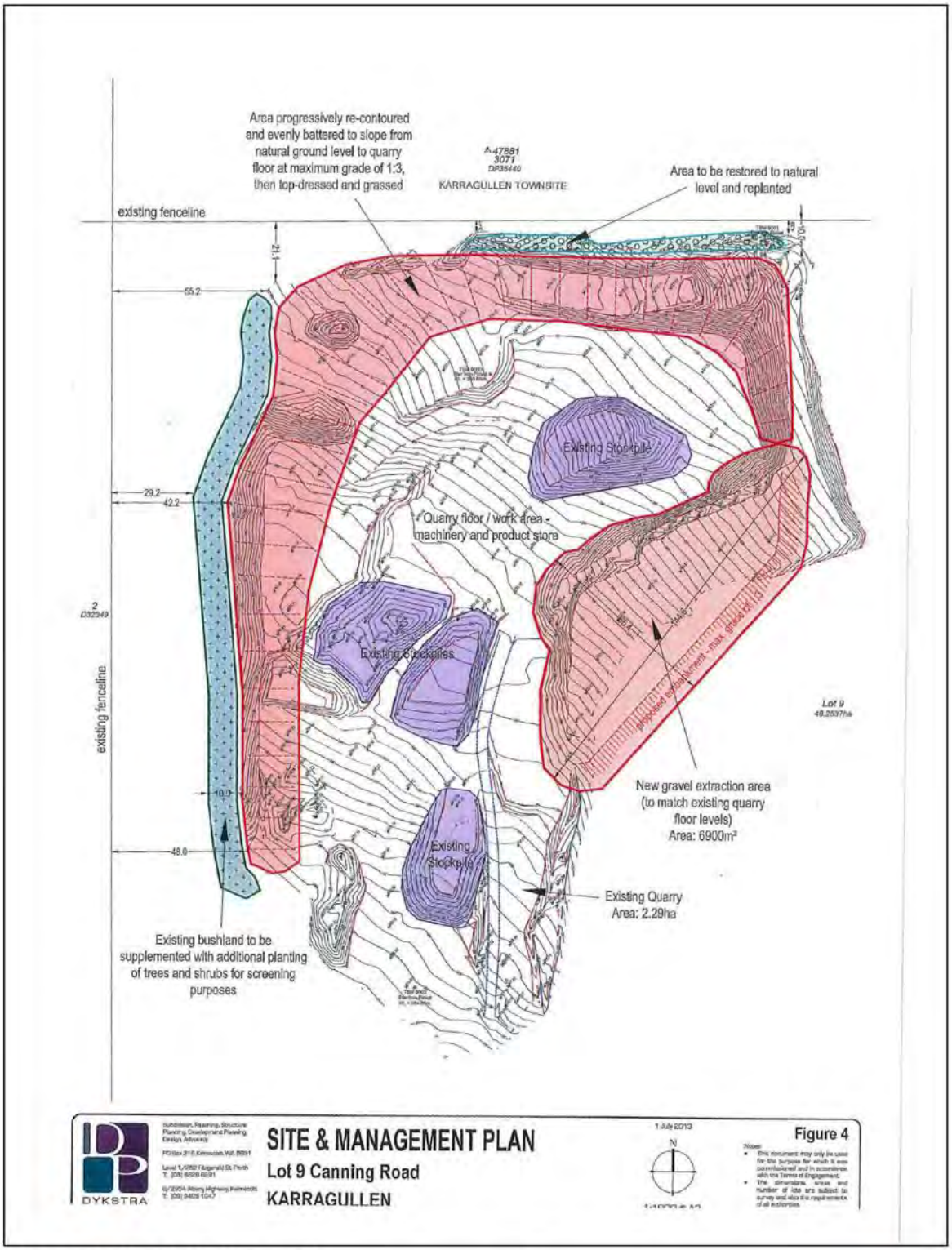
The application documentation includes a Management Plan that addresses the following matters:

a) Site access;
b) Vehicle movements;
c) Gravel Pit construction and extraction methods;
d) Environmental Management; and
e) Rehabilitation of worked areas.

The current worked/cleared area associated with the gravel extraction is about 4.3 hectares comprising the current and previous extraction areas, stockpiles and vehicle accessways. The application report states that the current extraction area represents 2.29 hectares of the worked/cleared area. It is intended to backfill and rehabilitate the completed extraction areas and restrict current extraction area at any time to approximately 2.5 hectares. The extraction area is intended to extend south-east of the existing works.

The application report advises the following with regard to operation of the quarry:

Average amount of material extracted per annum	:	18000m^3 approximately
Approximate amount extracted per working day	:	72m^3
Truck movements per day (16m^3 load per truck)	:	3-4
Equipment/Plant used on site	:	Bulldozer, rock breaker, excavators, truck loader and crusher.
Blasting of rock	:	Will occur occasionally
Depth of extraction area	:	10 metres
Stockpiles	:	To be retained on floor of pit.
Pit face gradient	:	1:3 vertical/horizontal batter
Hours of operation	:	6am to 6pm Monday to Saturday



SITE & MANAGEMENT PLAN
Lot 9 Brookton Hwy, Karragullen

NOT TO SCALE

CITY OF Armadale

DATE 9 June 2014 - REVISION 1401

COMMENT

Development Control Unit (DCU)

Technical Services Comments

Technical Services advised that the engineering conditions imposed on previous Planning Approvals for the quarry should be reiterated if this application is approved.

Addition of conditions addressing the following is suggested:

- MRWA approval for pre warning access signs on Brookton Hwy
- Indemnification to the City
- Public liability insurance

Technical Services have advised the applicant in writing that they would be prepared to issue an Extractive Industry Licence under the City's Extractive Industry Local Law for the quarry subject to conditions relating to - planning consent, vegetation buffer, payment of a licence renewal fee, and a $20,000 bond for rehabilitation works. This process is separate to the Planning Approval process.

Health Services Comments

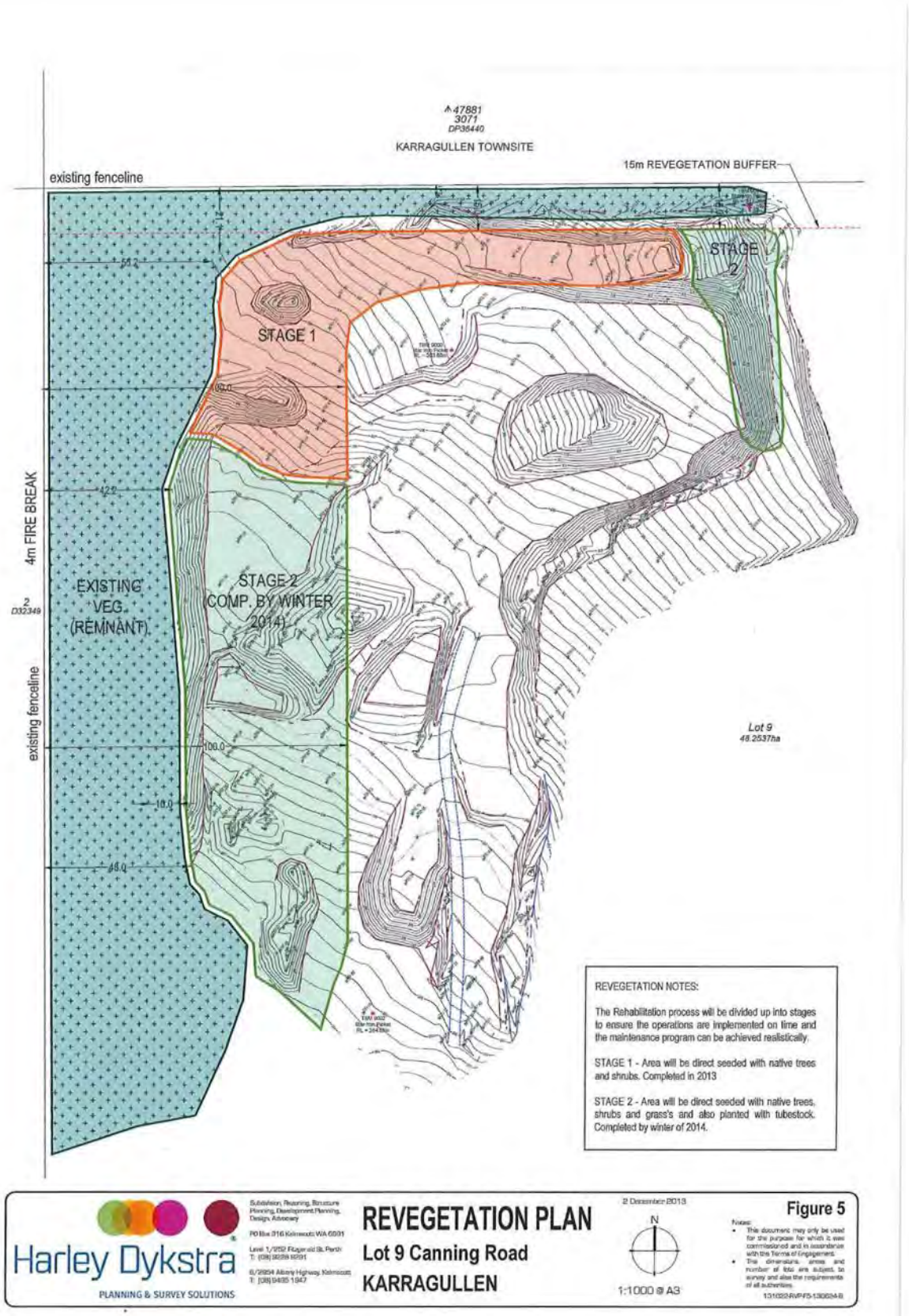
Dust Management Plan

The proposed Dust Management Plan addresses all the key requirements in the DEC guideline and the City's requirements for dust management on construction/industrial sites.

- Extraction estimate per year is 18,000m3
- Operation capacity per day 72m3
- Extraction only occur within an area of 2.29ha of 48.2537ha
- The site has been classified (Class 1- low risk) in the Site Classification Assessment Chart.

Based on the above factors, the Dust Management Plan and previous investigations, there is no requirement for additional dust management conditions. This means that no provisions or contingency requirements apply. There is a clear commitment by the applicant/owner as outlined in the DMP as follows:

1. A complaints management system should be in place to include a feedback loop to the community and provide for corrective action when adverse impacts have occurred. All complaints should be logged and investigated with timely feedback provided to the complainant. Complaint forms should be kept and made available to the City's upon request.
2. Applicant/owner must notify nearby residents (in writing) likely to be affected by dust and provide them with contact details to respond to complaints. The notification should include time of operation, name and contact detail of site supervisor.
3. All areas of the land that are loose or exposed are to be stabilised by the use of appropriate dust suppressant materials


47881
3071
DP36440
KARRAGULLEN TOWNSITE
15m REVEGETATION BUFFER
existing fenceline
STAGE 1
STAGE 2
4m FIRE BREAK
EXISTING VEG. (REMNANT)
STAGE 2 (COMP. BY WINTER 2014)
existing fenceline
Lot 9
48.2537ha
REVEGETATION NOTES:
The Rehabilitation process will be divided up into stages to ensure the operations are implemented on time and the maintenance program can be achieved realistically.
STAGE 1 - Area will be direct seeded with native trees and shrubs. Completed in 2013
STAGE 2 - Area will be direct seeded with native trees, shrubs and grass's and also planted with tubestock. Completed by winter of 2014.
Harley Dykstra
PLANNING & SURVEY SOLUTIONS
REVEGETATION PLAN
Lot 9 Canning Road
KARRAGULLEN
2 December 2013
N
1:1000 @ A3
Figure 5

Sanitary Facilities

If a permanent sanitary facility was to be built on site then the requirement regarding the discharge of effluent would be a single septic tank with a baffle and a six metre leach drain. This could be unisex toilet and must incorporate a wash basin for 3-4 employees. A portable chemical toilet with hand washing facilities would also be acceptable given the intermittent nature of operations on the site.

Environmental Services Comments

Environmental Services expressed concern that the application documents contained broad statements about Environmental Management but no clear strategies that are specific, time bound or measurable. For example the following matters need to be addressed more comprehensively by the applicant:

- Weed control of bushland and rehabilitation areas;
- Dieback Management; and
- Revegetation density.

It is noted that these matters are often dealt with via approval conditions and detailed plans to the City's standards.

The following modifications are required to the environmental management plans lodged with or subsequent to the application:

1.0 Revegetating buffer along boundaries

1.1 Planting density within 10m setback area along boundaries is to be increased to 1 tree every 10 metres and 1 shrub every 2 metres. This should be a minimum density with planting preferably undertaken at a higher rate to accommodate natural losses.

1.2 A schedule/timeline is required for the rehabilitation works and weed mapping and control. This matter will be addressed via a condition.

2.0 Dieback Management Plan

2.1 A detailed Dieback Management Plan (consistent with City Policy ENG9) and Pathogen Management Strategy is required. This shall include detailed mapping of the site by a suitably qualified professional and development of strategies to reduce the introduction or spread of the disease to vegetated areas within the lot or adjacent properties. The Dieback Management Plan should incorporate best practice management strategies identified in "Management of Phytophthora Dieback in extractive industries" published by the Dieback Working Group.

This matter will be addressed via a condition.

3.0 Weed Management

3.1 The weed management plan is inadequate and requires further information including:

3.1.1 The management plan does not contain any strategies for control of existing weeds; and

3.1.2 There is no weed management of the revegetation areas nor a schedule for the control of weeds in the operational area of the quarry.

This matter will be addressed via a condition.

4.0 Revegetation/ Rehabilitation

4.1 A Flora survey of the site will provide a base line for plant species suitable for future revegetation of worked area. A condition will be imposed in this regard.

4.2 A time line/schedule is required for completion of rehabilitation works;

4.3 If stockpiled top soil is to be used for rehabilitation of worked areas then weed control should occur prior to the area being worked to avoid an abundance of weed seeds in the top soil.

4.4 A species list of the native grasses to be used in rehabilitation areas and also an indication as to the expected density of these species and weed control commitments is required.

5.0 Surface water and erosion/ sediment

5.1 The Environmental Management Plan fails to identify strategies for erosion/ sediment control for surface water.

5.2 Recommend condition requiring a sediment and erosion control plan be included in the Approval.

Public Advertising

The application was advertised for two weeks, closing on 25 September 2013. Advertising was carried out by way of letters to affected and nearby landowners within 1 kilometre of the Quarry site.

Total No. of letters sent to residents/owners	:	78
Total No. of submissions received	:	14
No. of submissions of conditional support/no objection	:	1
No. of submissions of objection	:	13
No. of submissions of general advice by Service Agencies	:	4

A copy of the Submitter Plan is presented in the Confidential Attachments of the Agenda.

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

Key Issues

Issue 1. Dust - Dust from the operation of the quarry is affecting adjacent properties, fruit growing operations on an adjoining property and is particularly bad when easterly winds blow in Spring and Summer.

Comment

Dust generation from the operation of the quarry and vehicles using the accessway from Brookton Highway has proved to be an issue in the past. The applicant has now lodged a Dust Management Plan (DMP) with strategies for control of dust. The City's Health Services have reviewed the DMP and consider the strategies proposed to be acceptable. Health Services also recommended conditions to be included if this development is approved to provide statutory strength to the DMP.

Recommendation

That the issue is supported

Issue 2. Visual Amenity Impact - The quarry is visible from adjacent properties and Brookton Highway as vegetation buffers have been intruded into.

Comment

Some clearing has occurred in areas of Lot 9 that were supposed to be maintained as vegetated buffers to screen the development. The applicant has lodged an Environmental Management Plan, which includes strategies and timelines for revegetation of the buffer areas and other areas of the site that weren't approved for quarrying. Some of this clearing was undertaken by the previous owners as the current owners only purchased the property in February 2012. If this development is approved, conditions will be included to provide statutory strength to the EMP. The proposed new extraction area will be less visible than current extraction areas as there is existing vegetation that will be retained to the south of the new area. Screening of the new works area will increase as previous extraction areas and boundary buffer areas are revegetated and that vegetation matures.

Recommendation

That the issue is supported in part.

Issue 3. Noise impact on adjacent properties

Comment

The applicant has now prepared an Acoustic Study that models all of the noise producing equipment used in the quarry operation. The results of the assessment show that the noise levels produced by quarry operations, even under worst-case meteorological conditions are predicted to comply with the daytime assigned noise levels (as per the Environmental Protection (Noise) Regulations 1997) at noise sensitive receptors adjacent to the quarry site subject to earthen bunds being constructed to shield residences to the west of the quarry site. The Noise Impact Assessment recommends the construction of 4m high earthen bunds on the western side of the operational area to achieve the necessary noise attenuation. Stockpiles can be used to form the necessary earthen bund(s).

Recommendation

That the issue is supported in part.

Issue 4. Zoning and land use conflict - This land use should not be permitted on land zoned General Rural.

Comment

Industry – Extractive is a use that the Council has the discretion to approve on land zoned General Rural under the City's Town Planning Scheme No.4. Many quarries in the Perth Metropolitan Area occur on land zoned for Rural purposes and the Western Australian Planning Commission's State Planning Policy 2.4 (Basic Raw Materials) encourages the establishment of extractive industries in these Rural areas.

Recommendation

That the issue is not supported.

Issue 5. Dieback - The quarry operations and the bringing in of material to fill excavated areas that are completed has the potential to spread Dieback.

Comment

If the application is approved, conditions will require the operators to prepare and implement a Dieback Management Plan to the satisfaction of the City.

Recommendation

That the issue is supported.

Issue 6. Soil Erosion and Stormwater Runoff - Large scale clearing for the operating area of the quarry may lead to soil erosion and sediment issues affecting adjacent properties due to stormwater runoff.

Comment

If the application is approved, conditions will be applied requiring the operators to submit a stormwater management plan addressing the issues of stormwater runoff, erosion prevention and onsite stormwater retention for operating areas of the Quarry. The plan will be required to be implemented to the satisfaction of the City.

Recommendation

That the issue is supported.

Issue 7. Weed Management - To date very little has been done by the operators with regard to weed management.

Comment

The applicant has now prepared a weed management program in the Revegetation Plan. If the application is approved, conditions will be applied requiring the operators to prepare such a plan to the City's satisfaction and to implement the Weed Management Plan to the satisfaction of the City.

Recommendation

That the issue is supported.

Comment from External Government Agencies

As detailed above, the proposed development was referred to seven (7) external government agencies for comment. 5 submissions were received from external agencies as detailed below:

Water Corporation (WC)
No objection or advice.

Department of Water (DOW)
Advised the City that development had been assessed and they do not have any comments.

Department of Parks and Wildlife (DPAW)
DPAW advised the City that they have no objection to the proposal for the following reasons:

1. The developers propose to increase the setback between the quarry and the Regional Park to the north; and
2. The developers propose to revegetate the setback area between the quarry and the Regional Park.

Western Power
Western Power advise that they do not have any specific comments.

Main Roads Western Australia (MRWA)
Advised the City that MRWA have no objections to the proposal.

ANALYSIS

In addition to the issues raised during advertising as outlined above, the City requested the applicant to address/answer the following:

1. Noise assessment required

a) Modelling must include all vehicles and equipment used on site including cumulative noise.

b) Modelling based on noise levels impacting on residences within 1 km of the quarry at the various times of the day that noise levels change.

Harley Dykstra have had an expert acoustics consultant prepare a noise modelling report. The noise report has concluded that under current practice the noise level is compliant provided that background noise levels are at a normal level. Sufficient background noise masks any tonality that may occur. In response to this potential issue the management plan has been updated to ensure that rock breaking will occur with an earthen bund (minimum height of 4m) to the west of its activities wherever reasonably possible. Stockpiles can be used to form the necessary earthen bund(s).

The operating hours of the facility will be restricted to 7.00am and 7.00pm from Monday to Friday each week via a condition of approval.

2. Servicing of vehicles

a) The City has been advised via submissions that the truck parking area on Lot 334 is leased to another business not associated with quarry.

b) The City has been advised that servicing of vehicles not associated with the gravel quarry is occurring on site in the truck parking area.

c) The clearing and construction of the parking area has not been approved.

d) Could your office provide details on this use and how it relates to the quarry?

The applicant advises that the use of this truck parking area has since been confirmed by the land owners as a machinery compound for the storage and parking of plant equipment associated with the quarry when not in use. It includes a water truck that can be used for dust control if needed. It should also be noted that this parking area is the muster point on the lot in case of an emergency. The area is properly contained and dimensioned. The machinery that can be stored within this area includes a Bulldozer, Rock Breaker, Excavators, a Loader and a Rock Crusher.

3. Storage of fuel on site

a) The management plan states that no fuels or lubricants are stored on site. However, the fuel tanker is housed on site and there are drums stored in the truck parking area. Please clarify this issue.

The landowners/operators have advised that there is no fuel being stored on site, aside from very small portions in no more than 3 jerry cans in the machinery compound. The operators do not store any additional, large quantity of fuel on site because of the risk that it will be stolen. When machinery requires refuelling a vehicle that has been approved for the transportation of fuel attends the site.

4. Days and hours of operation

a) Submissions indicate that servicing of vehicles is occurring on Sundays and public holidays in the parking area.

b) Report states operation of quarry is from 6am to 6pm. Operations not permitted to commence before 7.00am or after 7.00pm Monday to Friday, 8.00am-6.00pm Saturday and not at all on Sundays and Public Holidays. EPA noise limits change at 7.00am and 7.00pm.

c) Please provide details on this use and how it relates to the quarry.

The applicant has advised that the landowners/operators state that the servicing of vehicles does not, and will not occur on site. Minor greasing of vehicles is normal for this type of operation. Machinery has not, and will not be operated on Sundays or Public Holidays.

5. Speed of vehicles on driveway from Brookton Hwy

a) The City has been advised that trucks are driving at an average of 40km/h (and this is also stated on page 2 of Management Plan) on the private driveway to/from Brookton Hwy over which Lot 9 has a right of carriageway. Driveway is currently signposted 25km/h so why is 40km/h proposed. Maintaining the existing posted speed limit of 25km/h per hour is considered to be more appropriate given that this is a private driveway and is owned and used by 3 residential properties and the size of the quarry vehicles.

b) What measures are proposed to comply with this speed limit?

The applicant advises that the operators of the site have stated that they will ensure that any complaints over the speed of the trucks along the shared driveway will be appropriately dealt with. The previously approved speed limit was 40km/h, however, as a part of the speed management strategy the operators of the quarry have placed signs indicating a 25km/h speed limit. It is considered that a speed limit of 40km/h may be inappropriate for quarry vehicles using private residential driveways (under a Right of Carriageway) to access the quarry site.

6. No. of Vehicles per day during periods of operation of the quarry

a) Submitters advise that during periods of operation up to approximately 12 vehicle (truck) movements occur each day. Is the 3-4 vehicles per day stated in the report just an average figure? Please advise maximum number of vehicle movements per day.

The applicant advises that 3-4 vehicles a day is an average for the whole year. However, the quarry does not operate year round, instead there are periods of intense activity followed by periods of no activity and during periods of intense activity vehicle numbers per day may be higher than the average.

7. Size of operational area

a) Page 3 of the report states that the active mining area of the site will not exceed 2.5 hectare at any time but on page 5 it states that the active quarry area will be 2 hectare. Please clarify which figure is correct.

b) Please provide a clear plan showing the whole of the western half of Lot 9, the existing and proposed extraction/works area, vehicle accessways and parking areas, stockpiling areas and setbacks to boundaries.

c) Please provide a master plan identifying potential future extraction areas on the site.

A revised site plan submitted by the applicant clarifies the above issues. Essentially it shows the approved 100m x 150m extraction area, the revegetation areas within the 100m and 15m setbacks, the driveway used to access the pit, the machinery storage compound as well as indicative future extraction areas around the pit (approximately 2.0 ha. extraction area plus approximately 0.5 ha. storage).

8. Clearing occurring at present

a) The City has been advised that additional clearing may be occurring on site at the moment and that the new cleared area is being used for stockpiles. Could your office provide details of current and recent clearing occurring on the land?

The applicant advises that clearing of weed-shrubs near the entry to the site has occurred on the site, however, no clearing of any other vegetation has occurred and therefore no unauthorised stock piling is occurring on site.

9. Dust

a) It has been suggested that dust is currently affecting adjacent orchards when the quarry is in operation. What is being done to address this existing problem currently?

A Dust Management Plan has now been lodged by the applicants and has been assessed by the City's Environmental Health officers. Health Services advise that the plan contains a clear commitment by the applicant/owner in the DMP.

However, the following conditions contained in the proposed DMP should be included as conditions of approval:

1. A complaints management system should be in place to include a feedback loop to the community and provide for corrective action when adverse impacts have occurred. All complaints should be logged and investigated with timely feedback provided to the complainant. Complaint forms should be kept and made available to the City's upon request.
2. Applicant/owner must notify nearby residents (in writing) likely to be affected by dust and provide them with contact details to respond to complaints. The notification should include time of operation, name and contact detail of site supervisor.
3. All areas of the Land that are loose or exposed are to be stabilised by the use of appropriate dust suppressant materials

10. Reinstatement of 100m setback area to western boundary

a) Current works exceed the boundaries of the approved extraction area as per the Licence issued in 2010. The approved plan detailed a 100m setback to the western boundary and a 10 metre setback to the northern boundary. The works/extraction area approved measured 150 metres north to south and 100 metres west to east.

b) The works/extraction area (including any stockpile or equipment parking areas need to be brought back into compliance with the 2010 approval as soon as possible.

c) All works in the non-complying areas must cease immediately as continued non-compliance with the existing approvals cannot be allowed to continue. Please confirm your clients compliance with this requirement.

d) Please advise a timeline for commencement and completion of restoration of the non-complying areas. Rehabilitation works in the non-complying parts of the extraction/works area need to be completed before any new extraction areas are opened up.

e) Submitters have advised that building rubble may be being used as fill in rehabilitation areas. Please clarify this matter.

The applicant advises that at the time of purchase, the operators discussed with the City the boundaries of the active operational area of the quarry (although there is no record of this in the City's files). They advise they were informed by the City that the setbacks were to be 10m from the northern boundary and only 15m from the western boundary. This is however consistent with previous approvals. The 150m by 100m excavation area has been shown on the new development site plan. A revegetation plan has been prepared which indicates that revegetation that has already occurred on the site within the 100m between the pit and the western boundary and also where and how revegetation is to occur on the remaining extraction areas that have exceeded Council approval. The operators are continuing their rehabilitation efforts on the site, and will not, without an approval and without the completion of rehabilitation efforts to the required standard, begin to extract gravel from unapproved areas.

11. Weed Control

a) Management Plan (MP) needs to be amended to provide for an effective and implementable weed control plan. Currently MP only contains broad statements about weed control. A map showing the distribution and occurrence of weeds outside the operational area and a strategy identifying methods and times of eradication is required.

b) Revegetation process also needs more detail with regard to ongoing planting and weed control and there is no information in the plan about how often and when this will occur.

c) A time bound performance criteria for weed occurrence across the site after rehabilitation is required (i.e. 80% native cover of the land and less than 20% weed species).

An amended Environmental Management Plan has been lodged by the applicant that includes strategies and timelines for weed management on Lot 9.

12. Revegetation

a) The Management Plan contains conflicting widths of 40m, 10m and 20m in various sections of the MP with regard to vegetated buffer zones (refer sections 3.1, 6.2.1 and Figure 5). Please clarify what the proposed vegetation buffer widths will be.

b) The proposed planting density of 1 tree every 100 metres, shrubs 5 metres apart is considered to be inadequate. Within vegetation buffers, the City requires 1 tree every 10 meters one shrub every 2 meters. There should also be a statement included that the above planting densities are the minimum required, so planting should be undertaken at a higher rate in order to accommodate any losses.

c) A schedule showing when the rehabilitation works will occur timed with weed management mapping and control schedules.

d) The MP states that site rehabilitation (Area 2) is to be achieved with re-spreading of top soil and supplementary seeding. It is stated that the area will be re-established with native grasses. A species list of the native grasses is required and also an indication as to the expected density of these species and weed control commitments.

A revised Environmental Management Plan addressing the issues detailed above has been prepared by the applicant.

13. Surface Water and Erosion/Sediment Control

a) The Environmental Management Plan fails to identify strategies for erosion/ sediment control for surface water. The MP needs to be amended to include the requirement for the preparation of a sediment and erosion control plan.

The Environmental Management Plan has now been updated to include strategies for erosion/ sediment control for surface water.

OPTIONS

Council can decide to choose one of two options:

1. Approve the application subject to appropriate conditions; or
2. Refuse the application on the basis that the development will have an adverse effect on the amenity of the adjacent area.

CONCLUSION

Gravel extraction has been carried out on the site since at least the early 1970's although, formal planning approval for the quarrying operations has only been granted from 2003 until 2012. The worked area accounts for less than 20% of the whole site area.

There is evidence that quarrying operations have occurred outside the approved extraction areas and clearing has occurred within the required 10m vegetated buffer between the quarry and the site boundaries.

The operators have made commitment in writing to the City with regard to revegetating the 10m vegetation buffers and non-approved extraction areas. A number of management plans have also been commissioned by the operators with strategies to address, dust, noise, revegetation, protection of existing vegetation, weed management, soil and erosion management, days and hours of operation, truck movements and other issues. Conditions included in the recommendation below tie in to these management plans and provide a strong basis for the City to carry out compliance action if operations are not carried out in accordance with the management plans. A time limit to the approval is also proposed.

It is recommended that the application be approved subject to appropriate conditions (Option 1).

ATTACHMENTS

1. CONFIDENTIAL Submitter Plan - Lot 9 Brookton Hwy, Karragullen - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*

The Executive Director Development Services tabled a revised Revegetation Plan which was referenced under section 7 of the report and more clearly identified the extent of the 100m western quarry buffer. A copy of the Revegetation Plan is included in this report.

Committee discussed the need to clarify conditions relating to the management, rehabilitation and revegetation of the quarry site in the future. It was resolved to:

- *Amend Condition No.3 to clarify that the revegetation management plan would be assessed and approved following more detailed investigation and that the revegetation should be undertaken in accordance with predetermined planting densities;*
- *Add an additional sub-part to Condition No.9 to ensure that the auditing requirements applied to all the management plans identified as being required;*
- *Amend Condition No.5 to clarify the purpose of the flora survey; and*
- *Amend Condition No.10 to provide greater specificity for the planting in the 10m northern and 100m western buffer.*

Accordingly, the Recommendation was amended.

D35/7/14 **RECOMMEND**

That Council:

A) Approves the application for Planning Approval for the extension of the Existing Extractive Industry on Lot 9 Brookton Highway Karragullen subject to the following conditions:

1. **In accordance with Clause 10.6 of Town Planning Scheme No.4, this approval is valid for a temporary period of 5 years from the date of this approval, after which time, the use shall cease and all associated structures / hardstand / equipment / fixtures shall be removed and the site reinstated and restored within 90 days to the satisfaction of the Executive Director Development Services.**

2. **Immediate implementation of the approved Dust Management Plan to the satisfaction of the Executive Director Development Services.**

3. **Submission and, following approval, implementation of a Revegetation Management Plan commencing no later than 30 September 2014 to the satisfaction of the Executive Director Technical Services. Revegetation Management Plan to include proposed native dieback-resistant plant species and planting densities appropriate for screening in buffer areas (tree rows 5m apart, one tree per 10m and shrub rows 5m apart, one shrub per 2m) and revegetation of the remaining operational areas outside stages 1 and 2 revegetation areas at a rate of 1 tree per 100m^2.**

4. **Construction and maintenance of a 4m high earthen bund on the west side of the operational area of the quarry in accordance with the recommendation of the Noise Impact Assessment prepared by Lloyd George Acoustics for the quarry. Stockpiled material can be used to form the bund(s) required.**

5. **A Flora Survey of the future operational area the subject of this approval is to be undertaken prior to the commencement of clearing to the satisfaction of the Executive Director Technical Services to establish a list of suitable plant species to be used in rehabilitation of the future operational area.**

6. **Submission and implementation of a Weed Control Management Plan, including what weeds are present on the subject lot, what chemicals will be utilised for which weeds and appropriate timing of weed control based on weed species, to the satisfaction of the Executive Director Technical Services. Implementation of the Weed Control Management Plan is to occur in conjunction with the implementation of the Revegetation Management Plan.**

7. **Submission and implementation of a Dieback Management Plan within 30 days of the date of this approval, to the satisfaction of the Executive Director Technical Services.**

8. **Submission and implementation of a Stormwater, Soil and Erosion Management Plan within 30 days of the date of this approval, to the satisfaction of the Executive Director Technical Services.**

9. **A report (audit) on compliance with the approved management plans shall be submitted to the City within 90 days of date of this approval and thereafter on an annual basis by the anniversary date of this approval. The annual audit must include:**

    a) **an identification of the sources and nature of all emissions, discharges and wastes generated on the site.**
    b) **an assessment of dust amenity (dust deposition) and health impacts (total suspended particulate, particulate matter less than 10 micron).**
    c) **an assessment of environmental impacts associated with its operations and its compliance with planning and environmental requirements, in particular assessment of:**
        (i) **its operations measured against the Environment Protection (Noise) Regulations and this shall include but not be limited to a complete operational noise survey;**
        (ii) **the verification of the maintenance of a minimum 2 metre separation to groundwater level; and**
        (iii) **to verify that any potential contaminants not limited to acid sulfates, are not liberated from the dunal systems as a result of mining activities.**
    d) **an evaluation of its response to any complaints.**
    e) **a review of operational and management practices relating to environmental performance and the management of environmental risk, including emergency response, contingency plans and other measures to prevent or minimise environmental impacts**

and any additional measures required to ensure compliance within accepted standards.

f) The results of monitoring that is conducted throughout the year at such times and for such periods and reported as specified in the Environmental Management Plan.

g) Management Plans required by Conditions No.2, 3, 6, 7, 8, 24 and the Noise Management Plan.

h) A suitably qualified and experienced person to the satisfaction of the City must conduct the audit.

10. The landowner is to maintain a fenced and vegetated 10m northern buffer and a 100m western buffer (exclusive of firebreaks) between the top of all quarry pits and the property boundary to the satisfaction of the Executive Director Technical Services. Screening vegetation is to be established within the buffer (in a scattered configuration) at the standard density of - tree rows 5m apart, one tree per 10m and shrub rows 5m apart, one shrub per 2m. Screening vegetation is to be native and dieback resistant.

11. The vegetation buffer areas required by condition 10 above and areas of indigenous vegetation outside of the area approved for excavation and associated activities (access, storage, stockpiling, truck parking etc.) the landowner shall be fenced utilising post and wire fencing flagged with brightly coloured survey tape or flags, to prevent encroachment by machinery or any other materials that could damage the vegetation.

12. Operating hours are restricted to 7.00am to 7.00pm Monday to Friday. Operations include, but are not limited to, the movement of all vehicles (including but not limited to bulldozers, front end loaders, water trucks, gravel trucks and fuels trucks) involved in the extractive industry. This includes external contractor's vehicles.

13. The applicant shall ensure that the site is kept in a neat and tidy condition at all times. When vehicles and equipment are not in use they shall be located in such a manner as to minimise their view from neighbouring residents and public roads to the satisfaction of the City.

14. Any buildings/structures associated with the excavation activities such as site office, toilet facilities and sea containers used for storage are to be located so that they are screened from view from any adjacent roads or properties to the satisfaction of the City.

15. The crossover from Brookton Highway to the access road to be constructed in accordance with the City of Armadale's standard industrial crossover specifications and be maintained to the satisfaction of the Executive Director Technical Services.

16. **The abovementioned crossover shall be designed and constructed to accommodate two trucks (one entering and one exiting the site).**

17. **All driveways shall be constructed using road base quality material and bitumen sealed to limit dust generation and to ensure that no visible dust or material from the site extends beyond the site boundary to the satisfaction of the Executive Director Technical Services.**

18. **Where damage is caused to the road pavement and/or bitumen seal adjacent to the access as a result of heavy haulage operations from the subject site, such damage shall be rectified at the applicant's expense and to the satisfaction of the Executive Director Technical Services.**

19. **A maximum speed limit of 25 kilometres per hour shall be applied to all internal roads, driveways and vehicle accessways and signs in this regard shall be displayed at the entrances to the site.**

20. **If the storage of more than 200L of liquid chemicals or fuels on-site is proposed, a management plan to ensure accidental spills or contaminated stormwater from accidental spill are retained on-site and adequately cleaned up before being disposed of at a facility appropriate to the waste type shall be submitted to and approved by the Executive Director Development Services and the works specified by the management plan implemented thereafter.**

21. **If on site refuelling of vehicles is proposed to occur then a hardstand refuelling area bunded and drained to a pollutant receptor to prevent any spilled fuel entering the natural ground shall be provided on site to the satisfaction of the City. All refuelling shall take place within this hardstand area.**

22. **No chemicals or potential liquid contaminants shall be disposed of on-site.**

23. **The landowner shall implement measures to minimise the risk of spills or leaks of chemicals including fuel, oil or other hydrocarbons and shall immediately remove and safely dispose of any liquid resulting from spills or leaks of chemicals including fuel, oil or other hydrocarbons, whether inside or outside the low permeability compounds.**

24. **Preparation of an Emergency Management Plan that addresses emergency response, access/egress and water supplies must be completed to the satisfaction of the Executive Director Community Services prior to excavation commencing.**

ADVICE NOTES

AN1. The application and a copy of this decision has been referred to the Western Australian Planning Commission for determination under the Metropolitan Region Scheme and you will be advised in writing by that authority once a determination in this regard has been made.

AN2. The landowner must comply with the City's Extractive Industry Local Laws.

AN3. With regard to Condition requiring a Spill Management Plan, the Department of Water's "Non-structural controls Best Management Practice Guidelines" provides guidance on this matter. The Guidelines are available on the internet at: http://www.water.wa.gov.au/PublicationStore/first/84968.pdf .

AN3. The compounds described in conditions 20 and 21 shall:

- **be graded or include a sump to allow recovery of liquid;**
- **be chemically resistant to the substances stored;**
- **include valves, pumps and meters associated with transfer operations wherever practical - otherwise the equipment shall be adequately protected e.g. bollards and contained in an area designed to permit recovery of chemicals released following accidents or vandalism;**
- **be designed such that jetting from any storage vessel or fitting will be captured within the bunded area - see for example Australian Standard 1940-1993 Section 5.9.3 (g);**
- **be designed such that chemicals which may react dangerously if they come into contact, are in separate bunds in the same compound or in different compounds; and**
- **be controlled such that the capacity of the bund is maintained at all times e.g. regular inspection and pumping of trapped uncontaminated rain water.**

AN4. The applicant is to ensure truck operators comply with the conditions of approval and ensure that their operations do not adversely impact on the community by way of truck speeds, control of litter and following designated truck routes.

AN5. The developer is reminded of the requirement under the provisions of the Environmental Protection Act that all operations (which includes earthworks and similar) be managed with due regard for noise control. Works generating noise, and rock breaking in particular, are not permitted:-

- **Outside the hours of 7.00am to 7.00pm; or**
- **On a Sunday or Public Holiday.**

B) That the submitters be advised of the Council decision in this regard.

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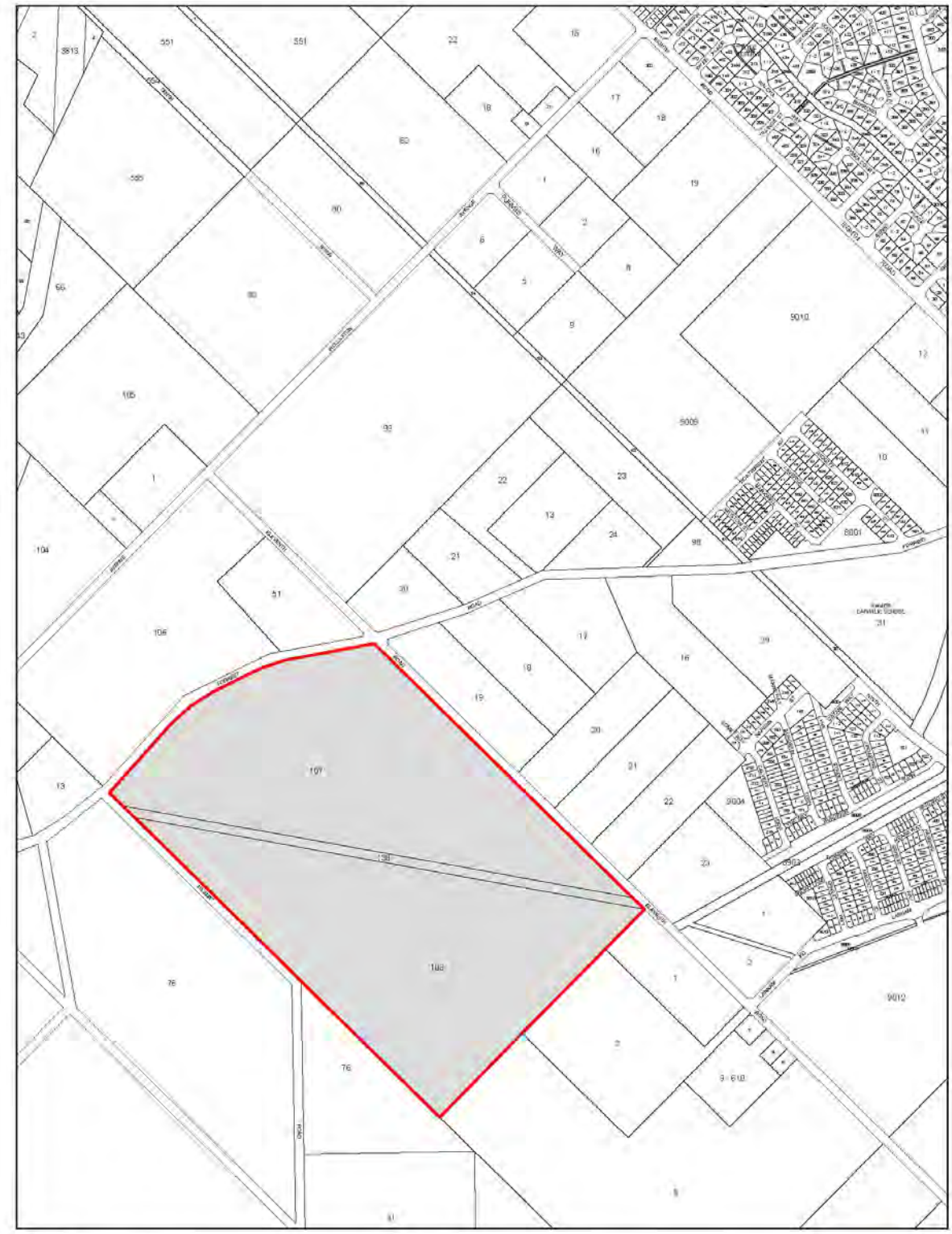

LOCATION PLAN
Sienna Woods Estate in Hilbert
Precinct F
DATE 10 July 2014 - REVISION 1401

3.2 - ROAD NAMING - SIENNA WOODS PRECINCT F

WARD	:	NEERIGEN
FILE No.	:	R/A/2 – SUB/148131 - M/524/14
DATE	:	4 July 2014
REF	:	KC
RESPONSIBLE MANAGER	:	EDDS
APPLICANT	:	McMullen Nolan
LANDOWNER	:	Department of Housing
SUBJECT LAND	:	Property size 60 ha approx.
ZONING		Metropolitan
MRS /	:	Redevelopment
TPS No.4	:	Authority
		Urban Development

In Brief:

- Council has received a proposal to name new road reserves within the Sienna Woods Estate (Precinct F) on Lot 107, 138 and 108 (Plan 694) Eleventh Road, Hilbert.
- The proposed road names derive from the theme of British/English forests and woods. They comply with the Geographic Names Committee (GNC) criteria.
- Recommend that Council approach the Geographic Names Committee seeking approval for the new road names as listed in the recommendation.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

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

Legislation Implications

Land Administration Act 1997.

PROPOSED ROAD NAMES

Sienna Woods Estate in Hilbert

Precinct F

DATE: 10 July 2014 - REVISION: 1401

25 0 25 50m

SCALE 1 : 2500

CITY OF Armadale

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Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Nil.

Consultation

Geographic Names Committee.

DETAILS OF PROPOSAL

Council has received a proposal for the naming of road reserves for new streets which are being created by a subdivision within the Sienna Woods Estate (Precinct F) proposed for Lot 107, 138 and 108 (Plan 694) Eleventh Road, Hilbert. The proposed road names derive from the theme of British/English forests and woods. They comply with the Geographic Names Committee (GNC) criteria.

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

- **Bedgebury Road:** The Bedgebury National Pinetum is located at Bedgebury, Kent, in the United Kingdom. It is a recreational and conservational arboretum and was established as the National Conifer Collection in 1925.
- **Gisburn Street:** Gisburn Forest is located in the north east corner of Lancashire. The forest is a working and dynamic forest created and managed by the Forestry Commission. It offers mountain biking trails through Bottoms Beck, Park Wood, Hully Gully and Bigfoot Slab.
- **Heartwood Way:** Heartwood Forest is a planned forest (woodland creation site) in Hertfordshire, England. It is a large-scale reforestation project that will see 600,000 new trees planted over 858 acres over 12 years.
- **Dalby Street:** Dalby Forest is located on the southern slopes of North York Moors National Park. It offers over 8000 acres of woodland to explore via cycling and walk trails and is home to many species of wildlife, including badgers, roe deer and nightjars.
- **Friston Turn:** The beech woods of Friston Forest are criss-crossed by a network of forest tracks and patches of grassland and adjoins the Lullington Heath National Nature Reserve, one of the most important wildlife sites in the country. The forest is located north of the Seven Sisters.
- **Hamsterley Way:** Described as a 2000 hectare oasis, the Hamsterley Forest is one of Durham's most popular visitor destinations. It is composed of mixed woodland lying between the Wear and Tees valleys on the edge of the North Pennines Area of Outstanding Natural Beauty.
- **Parkhurst Avenue:** Parkhurst Forest is 395 hectares of woodland located to the north-west of Newport, Isle of Wright, England. The forest consists of ancient woodland, relict heathland and plantation woodland.

The applicant has also provided several names for consideration to hold in reserve in case GNC finds a name not suitable. The suggested names to hold in reserve are:

- **Winterfold:** Winterfold Forest is a wooded area located near Farley Green in Surrey, England.
- **Thetford:** A patchwork of pines, healthland and broadleaves located on the border of Norfolk and Suffolk.
- **Hainault:** Hainault Forest Country Park is located in Greater London and has an area of 136 hectares. It is a site of special scientific interest and is one of the remaining sections of the former Forest of Essex in England.

COMMENT

The majority of names should meet the GNC criteria for naming. Each of the road names are duplicated less than six times in the metropolitan area and are more than 10 kilometres from existing duplications.

ANALYSIS

Assessment of the proposed names has been performed in accordance with the GNC *Policies and Standards for Geographic Naming in Western Australia*. Clause 8.4 'Road name duplication' provides guidance on the criteria potential road names are assessed against:

> "There shall be no road name duplication within a local government, regardless of any differences of road types. Road names submitted for approval cannot be:
>
> - Homonymous, eg. similar in spelling to an existing road name
> - Similar in sound to an existing road name
> - In the same locality as an existing road name
> - In an adjoining locality
> - In the same local government area
> - Duplicated more than six times in the metropolitan area, three north and three south of the Swan River
> - Duplicated more than 15 times within Western Australia
> - Less than 10km from the existing duplication in the metropolitan area
> - Less than 50km from an existing duplication in rural areas
>
> These exclusions shall also apply to similar sounding or written names, and to those within similar sounding suburbs even if they are more than 10km away, e.g. Forrestfield / Forrestdale, Woodbridge / Woodridge, Fremantle / East Fremantle etc.
>
> Road name duplication should be avoided in adjoining local governments."

No conflicting or homogenous names were found for the following names:

- Bedgebury
- Gisburn
- Heartwood

The proposed name 'Dalby' occurs three times within the Perth Metropolitan Region and once outside:

- Court, Willeton – located 20km from the site, south of the river
- Street, Falcon – located 70km from the site, south of the river
- Road, Hovea – located 40km from the site, north of the river
- Street, Warwick – located 50km from the site, north of the river

The potentially homonymous road name of 'Dalry' occurs twice within the Perth metropolitan region:

- Cov, Butler – located 75km from the site, north of the river
- Road, Darlington – located 40km from the site, north of the river

The proposed name 'Friston' does not occur within the Perth metropolitan region, however the potentially homonymous road name of 'Frinton' occurs in four places within the Perth metropolitan region:

- Avenue, City Beach – located 45km from the site, north of the river
- Place, Greenwood – located 52km from the site, north of the river
- Street, Bayswater – located 33km from the site, north of the river
- Lane, Wellard – located 25km from the site, south of the river

The proposed name 'Hamsterley' does not occur within the Perth metropolitan region, however the potentially homonymous road name of 'Hamersley' occurs in 11 places within the Perth metropolitan region, once within Kelmscott.

The proposed road name of 'Parkhurst' occurs once within the Perth metropolitan region:

- Rise, Padbury – located 56km from the site, north of the river

The developer has proposed the following three names to be held in reserve in case GNC consider a suggested name as not being suitable:

- Winterfold
- Thetford
- Hainault

No conflicting or homogenous names were found for 'Thetford' or 'Hainault' within the Perth metropolitan region.

The proposed name 'Winterfold' occurs once within the Perth metropolitan region, acting as a boundary road that borders the suburbs of Coolbellup, Hamilton Hill, Hilton, Kardinya and Samson. Although this road occurs within a locality which is currently adjoining the City, it occurs more than 20km from the subject site.

OPTIONS

1. Approve the road names as submitted.

2. Not approve the road names and request the developer to provide alternative road names complying with GNC criteria.

3. Not approve the road names and that Council recommend new road names to GNC and the developer.

CONCLUSION

The road names, chosen by the developer, should meet GNC criteria and appear to be an appropriate proposal for Council to approve. Option 1 is recommended.

ATTACHMENTS
There are no attachments for this report.

D36/7/14 **RECOMMEND**

That Council:

1. **Approach the Geographic Names Committee (GNC) seeking approval for the following new road names (or suitable road types acceptable to the GNC) in the Sienna Woods Estate (Precinct F) on Lot 107, 138 and 108 (Plan 694) Eleventh Road, Hilbert, as shown on the attached plan and any future extensions to these roads:**

   "Bedgebury Road", "Dalby Street", "Friston Turn", "Gisburn Street", "Hamsterley Way", "Heartwood Way" and "Parkhurst Avenue".

2. **Hold in reserve for the present the names "Winterfold", "Thetford" and "Hainault" until the GNC has approved the names above, or use the reserve names as necessary where any of the names above may not meet GNC approval, or use the reserved names for future stages of this estate/suburb.**

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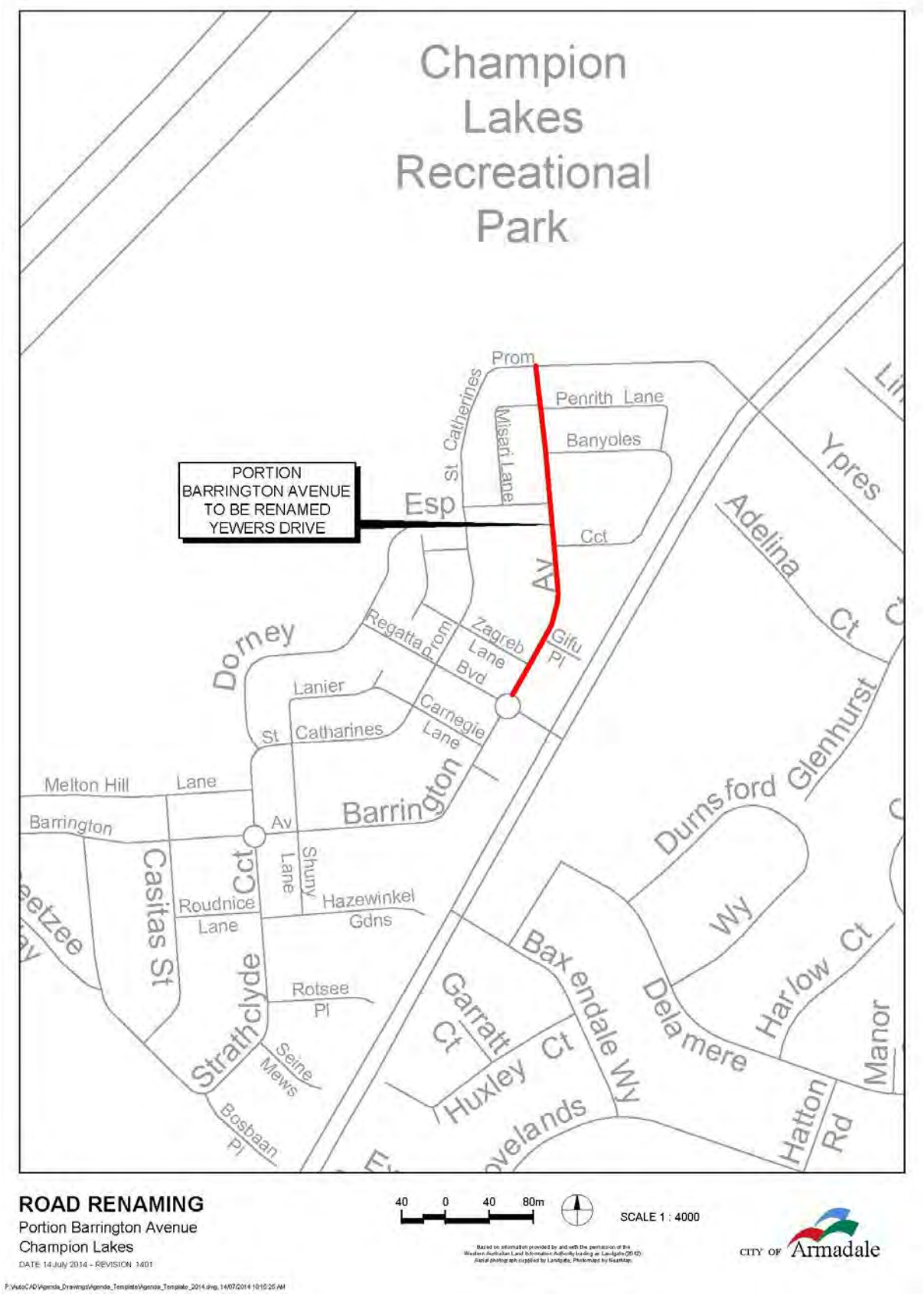

Champion Lakes Recreational Park
PORTION BARRINGTON AVENUE TO BE RENAMED YEWERS DRIVE
Prom
Penrith Lane
Banyoles
St Catherines
Misari Lane
Esp
Cct
Av
Ypres
Adelina Ct
Regatta Prom
Zagreb Lane
Gifu Pl
Bvd
Dorney
Lanier
Carnegie Lane
St Catharines
Melton Hill Lane
Barrington
Av
Barrington
Durnsford Glenhurst
Casitas St
Cct
Lane
Shuny
Roudnice Lane
Hazewinkel Gdns
Wy
Bax endale Wy
Delamere
Harlow Ct
Manor
Rotsee Pl
Strathclyde
Garratt Ct
Huxley Ct
Seine Mews
Bosbaan Pl
Hatton Rd
ROAD RENAMING
Portion Barrington Avenue
Champion Lakes
DATE: 14 July 2014 - REVISION 1401
40 0 40 80m
SCALE 1 : 4000
CITY OF Armadale

3.1 - ROAD RENAMING - PORTION OF BARRINGTON AVENUE, CHAMPION LAKES

WARD	:	HERON
FILE No.	:	RDB/129 - M/509/14
DATE	:	2 July 2014
REF	:	KC
RESPONSIBLE MANAGER	:	EDDS
APPLICANT	:	City of Armadale
LANDOWNER	:	Metropolitan Redevelopment Authority
SUBJECT LAND	:	Portion of Barrington Avenue, Champion Lakes
ZONING MRS / TPS No.4	:	Metropolitan Redevelopment Authority

In Brief:

- Council, at its meeting on 10 April 2007 (D41/4/07) considered proposed street names for a subdivision at Lot 600 Lake Road, Champion Lakes, including Barrington Avenue from Karapiro Circuit to Beetzee Way. These names were subsequently approved by Geographic Names Committee in 2007.
- Subsequent numbering of Barrington Avenue began at Regatta Boulevard ascending south-west to Beetzee Way. This street number allocation has resulted in a lack of street numbers for the remainder of the approved portion of Barrington Avenue.
- Recommend that Council approach the Geographic Names Committee seeking approval for the new road name as listed in the recommendation to be applied to a portion of Barrington Avenue, Champion Lakes.
- The proposed road name should comply with the Geographic Names Committee (GNC) criteria.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

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

Legislation Implications

Land Administration Act 1997.

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Replacement of the existing signage with the new signs can be accommodated within the existing Technical Services budget.

Consultation

- Rates Department

BACKGROUND

Council, at its meeting on 10 April 2007 (D41/4/07) considered proposed street names for a subdivision at Lot 600 Lake Road, Champion Lakes. This included Barrington Avenue from Karapiro Circuit to Beetzee Way. These names were subsequently approved by Geographic Names Committee in 2007.

Subsequent street number allocation of the constructed portion of Barrington Avenue began at Regatta Boulevard ascending to the south-west to Beetzee Way in accordance with Deposited Plan 57001 which was lodged with Landgate in December 2007.

DETAILS OF PROPOSAL

No street numbers were set aside for the construction of Barrington Avenue to the north-east of Regatta Boulevard when street numbers were assigned to Barrington Avenue in 2007. Consequently a new road name is recommended for the portion of Barrington Avenue north from Regatta Boulevard, Champion Lakes.

Council supported the recommendation to approach Geographic Names Committee (GNC) regarding a list of road names for the 'Champion Glades' subdivision at its meeting on 28 May 2012 (D31/5/12). This subdivision followed a theme of famous rowers or associated people. Part 3 of the resolution proposed the following:

> **Hold in reserve for the present the name 'Yewers' until the GNC has approved the names above, or use it as necessary where any of the names above may not meet GNC approval or future stages of this estate or Champion Lakes.**

Gordon Yewers was a member of the winning Kings Cup Crew in 1938 and was a silver medallist at the 1938 British Empire Games (rowing eight) in Sydney.

GNC's approval of the names on 7 June 2012 included adding the name 'Yewers' to the City's reserve register for future use. This name is currently on the City's reserve register road names and as such is an ideal name.

It is proposed that the portion of Barrington Avenue from Regatta Boulevard to Karapiro Circuit, Champion Lakes as indicated be named 'Yewers Drive'. The City shall propose the following two names as reserve names which are of prominent former rowers, following the rowing theme the developer utilised for Champion Lakes, in case 'Yewers' does not meet GNC criteria:

- **Negus:** Oscar and Guy Negus. Oscar was a Supreme Court judge and Guy was an accountant. Oscar was a member of the winning 1921 Kings Cup crew. His brother Guy rowed in the 1946 and 1947 Kings Cup crews. Guy was a major contributor at the West Australian Rowing Club in regards to fundraising and shed maintenance over 25 years after World War II.

- **Lapsley:** James McFarlane Lapsley was a master plumber and head of the WA Fire Brigades Board. He was a Coxswain of the first-ever winning Swan River Rowing Club crew in 1887 and the president of the Western Australian Rowing Association 1907-1908. He was the first life member of the Association.

COMMENT

According to the now superseded 2003 Australian and New Zealand Standard 'Rural and urban addressing' (AS/NZS 4819:2003) "the numbering start point is the position on a road determined to be the point from which urban numbering commences". This definition of the datum point in the 2003 Standard could be attributed as the source of confusion for the street number allocation for this area. In the current Standard issued in 2011 (AS/NZS 4819:2011), the datum point definition is clarified as being situated "at the commencement of the road from where access to that road is most common, or is planned to occur."

In this situation, the datum point was allocated to the junction where Barrington Avenue meets Regatta Boulevard when numbers were allocated in 2007. Regatta Boulevard is the only entry point into the residential development at Champion Lakes from Lake Road, which makes it an ideal datum point. Alternative entrances into the residential development are yet to be constructed.

A lack of numbers exist for numbering the portion of Barrington Avenue to the north of Regatta Boulevard, however, GNC guidelines state that "the renaming of a portion of separated road may also be used to solve address numbering problems" (page 57 GNC guidelines).

GNC guidelines state that when renaming "local roads, there must be majority support from the affected landowners and residents". The street numbering dilemma was identified prior to settlement on the new sales of lots created by Deposited Plan 400397. The Metropolitan Redevelopment Authority (MRA) currently own the lots. The City's Rates Department have advised on the Orders and Requisitions that there is a possibility of a street name change for the lots located on Barrington Avenue on Deposited Plan 400397. As such, prospective purchasers have been made aware of the imminent name change.

Support to rename the street is not considered necessary given the lots are still owned by the MRA and prior notice has been provided to prospective purchasers.

ANALYSIS

The proposed names should meet the GNC criteria for road naming. The road names are duplicated less than six times in the metropolitan area and are more than 10 kilometres from existing duplications or homonymous names.

The proposed road name of 'Yewers Drive' should meet the GNC criteria for road naming.

The proposed name of 'Negus' occurs only once elsewhere in the Perth Metropolitan Region, as a Lane in Scarborough, located more than 40km from the proposed site.

The proposed name of 'Lapsley' occurs once within the Perth Metropolitan Region as a Road in Claremont, located more than 40km from the proposed site.

OPTIONS

1. Approve the road name as submitted.

2. Not approve the road name and that Council recommend a new road name to GNC.

CONCLUSION

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

ATTACHMENTS
There are no attachments for this report.

D37/7/14 **RECOMMEND**

That Council:

1. **Approach Geographic Names Committee (GNC) seeking approval for the following new road name "Yewers Drive" (or suitable road types acceptable to the GNC) be applied to rename a portion of Barrington Avenue, Champion Lakes, as shown on the attached plan, and any future extensions of this road.**

2. **Hold in reserve for the present the names 'Negus' and 'Lapsley' until the GNC has approved the name above, or use it as necessary in future stages of Champion Lakes.**

Moved Cr H A Zelones
MOTION CARRIED (6/0)

4.1 - COUNCIL POLICY REVIEW - DEV2 NAMING OF PARKS, PLACES AND BUILDINGS

WARD : ALL

FILE No. : M/236/14

DATE : 10 July 2014

REF : SS

RESPONSIBLE MANAGER : EDDS

In Brief:

- This report presents the findings of the review of Council Policy Dev2 Relating to the Naming of Parks, Places and Buildings.
- Recommends that Council adopt the amended policy DEV2 – Naming of Roads, Parks, Places and Buildings for a further three (3) years or such earlier date as Council may determine from time to time.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.

Legislation Implications

Section 2.7 of the Local Government Act 1995 states:

2.7 The role of the Council

(1) The Council –

(a) directs and controls the local government's affairs; and

(b) is responsible for the performance of the local government's functions.

(2) Without limiting subsection (1), the Council is to –

(a) oversee the allocation of the local government's finances and resources; and

(b) determine the local government's policies

Council Policy/Local Law Implications

Policy Manual – DEV2 – Naming of Roads, Parks, Places and Buildings.

Consultation

1. MANEX.
2. Governance and Administration.

Budget/Financial Implications

Nil.

BACKGROUND

At its meeting on 28 February 2011 Council formally adopted (D14/2/11) DEV 2 – Naming of Parks, Places and Buildings and endorsed the associated Management Practices and Procedure.

Part 3.1 of the Procedure states:
"A review of every policy is to be made every 3 years by the relevant Executive Director, with a third of the policies being reviewed every year."

Over 1600 lots are being created in the City each year resulting in the construction of one new street per week. In the 2013/14 financial year, Council approved approximately 136 new road names. There is a need to review the procedures so that the workload can be managed to meet growing demand and ensure titles are issued for new lots without unnecessary delay.

DETAILS OF PROPOSAL

Following a review of the policy DEV2 – Naming of Parks, Places and Buildings, a revised policy – DEV2 – Naming of Roads, Parks, Places and Buildings is presented for endorsement. ***The related management practice is provided for reference as an attachment to this report.***

The revised policy includes amendments to wording of the policy rationale to include naming of roads and to make it more concise without affecting the intent by moving some details from the policy to the Management Practice.

Amendments to the DEV2 Management Practice include strengthening the approval process to align with the Geographic Naming Committee Guidelines. The Management Practice also provides an opportunity for Councillors to provide comment / input into naming, similar to the current processes for naming Parks, Places and Buildings.

A copy of the current and proposed Policy / Management Practice are included in the Attachments.

COMMENT

The revised policy and management practice have been considered and endorsed by MANEX. It is considered that the proposed amendments will streamline the process for the naming of all roads, parks, places and buildings into one concise policy and deliver a strategic, well established approach that will meet both the City's and Geographic Naming Committee's requirements.

OPTIONS

1. Council could adopt the amended policy as proposed.
2. Council could not adopt the proposed change and maintain the policy as is.
3. Council could revoke the policy.

CONCLUSION

The policy review has identified the merit of including the road naming process within policy DEV2 for reasons of consistency and clarity. It is recommended that the amended policy DEV2 – Naming of Roads, Parks, Places and Buildings be adopted in accordance with Council processes, that it continue to apply and operate for a further three (3) years or such earlier date as Council may determine from time to time.

ATTACHMENTS

1. Proposed Policy DEV 2 - Naming of Roads, Parks, Places & Buildings & Management Practice
2. Existing Policy DEV 2 - Naming of Parks, Places and Buildings

Committee discussed the need to ensure that it was clear in the related Management Practice that the naming of Parks and Sporting Reserves should not be restricted to the name of the street or suburb but should also potentially reflect historical events or personages, geographical features or Nyoongar names. According Committee requested that appropriate modification be made to the Management Practice DEV 2, naming of Roads, Parks, Places and Buildings.

D38/7/14 **RECOMMEND**

That Council pursuant to section 2.7(2)(b) of the Local Government Act 1995 adopt the amended Policy DEV 2 – Naming of Roads, Parks, Places and Buildings.

Moved Cr M Geary
MOTION CARRIED (6/0)

4.2 - ADVERTISING OF BUILDING AND PLANNING APPLICATIONS

At the Council meeting held 14th July 2014 Cr Shaw referred the following matter to Development Services Committee.

> *That the matter of Advertising of Building and Planning Applications be referred to the Development Services Committee.*

Comment from Cr Shaw

Cr Shaw has advised of the following concerns:

When the City receives an application that does not comply with the 'deemed to comply' requirements of the R-Codes, the proposal is advertised to adjoining neighbours. The current process should be reviewed in the light of:-

- Insufficient explanation as to what the R-Code variation being sought is and what the relevant acceptable criteria is, is provided in the letter;
- Lack of plans showing what/where the variations are is provided, only a location plan of the subject site;
- Limitation of access to plans to physical inspection (rather than emailing) during work hours (which is unreasonable as most people work);
- Concern that comments should be sought from occupiers as well as owners; and
- Need to communicate final decision to those making submissions.

Suggested changed procedures could include:-

- Planning/building application forms to provide a checkbox for applicants to sign, permitting the use of the plans submitted for advertising purposes;
- The R-Code variation and acceptable criteria to be clearly explained in the letter;
- A full set of the plans with any variations highlighted to be sent with all advertising letters;
- Owners and occupiers to be consulted during the advertising period; and
- Those making submissions to be advised of the outcome after a decision on the variation is made.

ATTACHMENTS
There are no attachments for this report.

D39/7/14 **RECOMMEND**

That Council:

1. **Refer the Councillor's item to the Development Services Committee for a report back to Committee.**

Moved Cr M Geary
MOTION CARRIED (6/0)

COUNCILLORS' ITEMS

Nil.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

Nil.

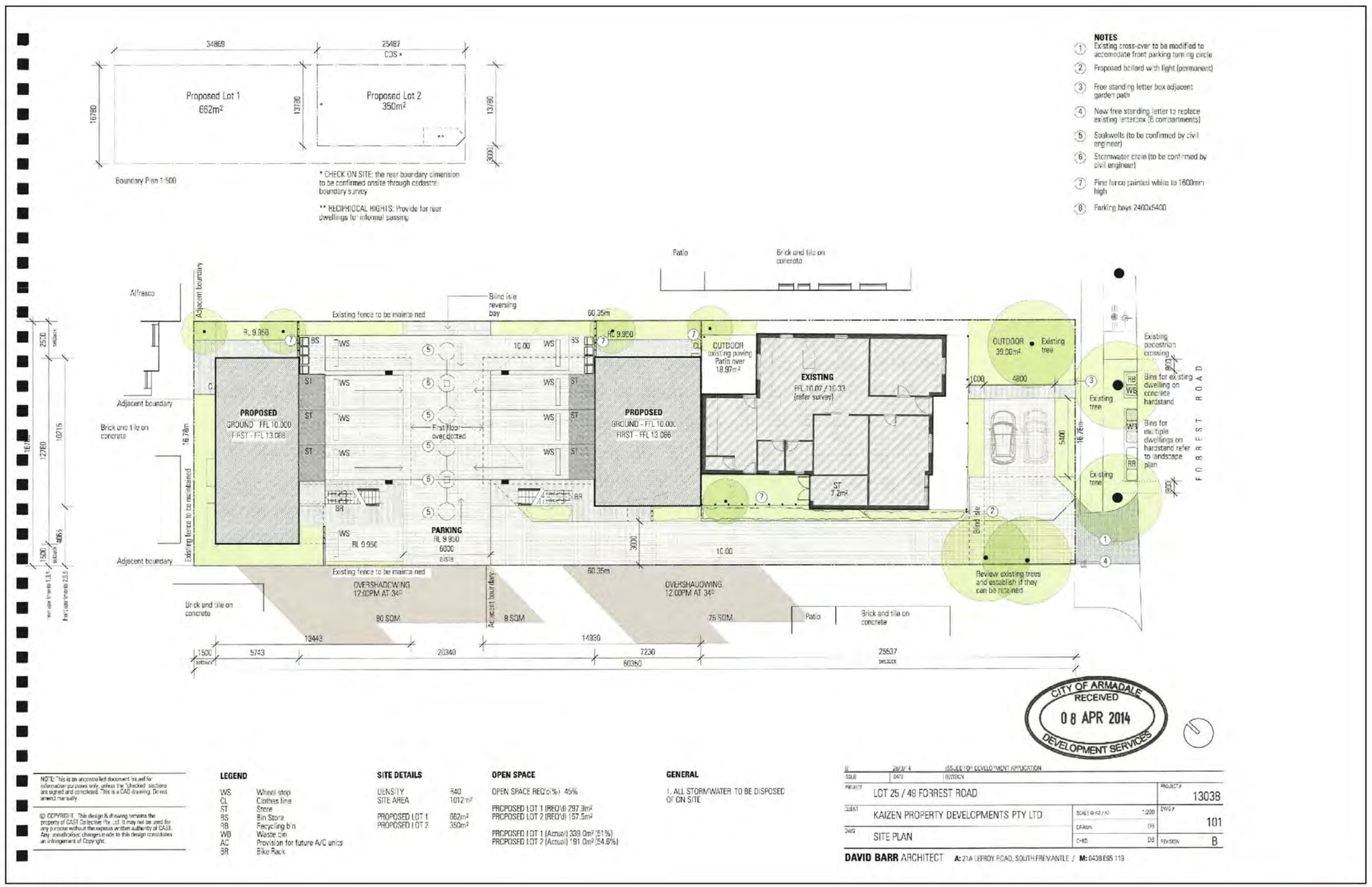
MEETING DECLARED CLOSED AT 8:17 PM

DEVELOPMENT SERVICES COMMITTEE

SUMMARY OF "A" ATTACHMENTS

22 JULY 2014

ATT NO.	SUBJECT	PAGE
2.2	**SIX (6) MULTIPLE DWELLINGS - LOT 25 (49) FORREST ROAD, ARMADALE**	
2.2.1	Site Plan - Lot 25 Forrest Road, Armadale	257
2.2.2	Ground Floor Plan - Lot 25 Forrest Road, Armadale	258
2.2.3	First Floor - Lot 25 Forrest Road, Armadale	259
2.2.4	Elevation Plan 1 - Lot 25 Forrest Road, Armadale	260
2.2.5	Elevation Plan 2 - Lot 25 Forrest Road, Armadale	261
2.2.6	Concept Plan - Lot 25 Forrest Road, Armadale	262
4.1	**COUNCIL POLICY REVIEW - DEV2 NAMING OF PARKS, PLACES AND BUILDINGS**	
4.1.1	Proposed Policy DEV 2 - Naming of Roads, Parks, Places and Buildings and Management Practice	263
4.1.2	Existing Policy DEV 2 - Naming of Parks, Places and Buildings	269



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LEGEND

WS	Wheel stop
CL	Clothes line
ST	Store
BS	Bin Store
RB	Recycling bin
WB	Waste bin
AC	Provision for future A/C units
BR	Bike Rack

SITE DETAILS

DENSITY	R40
SITE AREA	1012m²
PROPOSED LOT 1	662m²
PROPOSED LOT 2	350m²

OPEN SPACE

OPEN SPACE REQ'd(%) 45%

PROPOSED LOT 1 (REQ'd) 297.9m²
PROPOSED LOT 2 (REQ'd) 157.5m²

PROPOSED LOT 1 (Actual) 339.0m² (51%)
PROPOSED LOT 2 (Actual) 191.0m² (54.6%)

GENERAL

1. ALL STORMWATER TO BE DISPOSED OF ON SITE

B	28/3/14	ISSUED TO DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION
PROJECT	LOT 25 / 49 FORREST ROAD	PROJECT # 13038
CLIENT	KAIZEN PROPERTY DEVELOPMENTS PTY LTD	SCALE @ A3 / A1 1:200
DWG	SITE PLAN	DRAWN DB
		CHKD DB
		DWG # 101
		REVISION B

DAVID BARR ARCHITECT **A:** 21A LEFROY ROAD, SOUTH FREMANTLE / **M:** 0438 695 119

SITE PLAN

Lot 25 (No. 49) Forrest Road
Armadale

DATE 10 July 2014 - REVISION 1401

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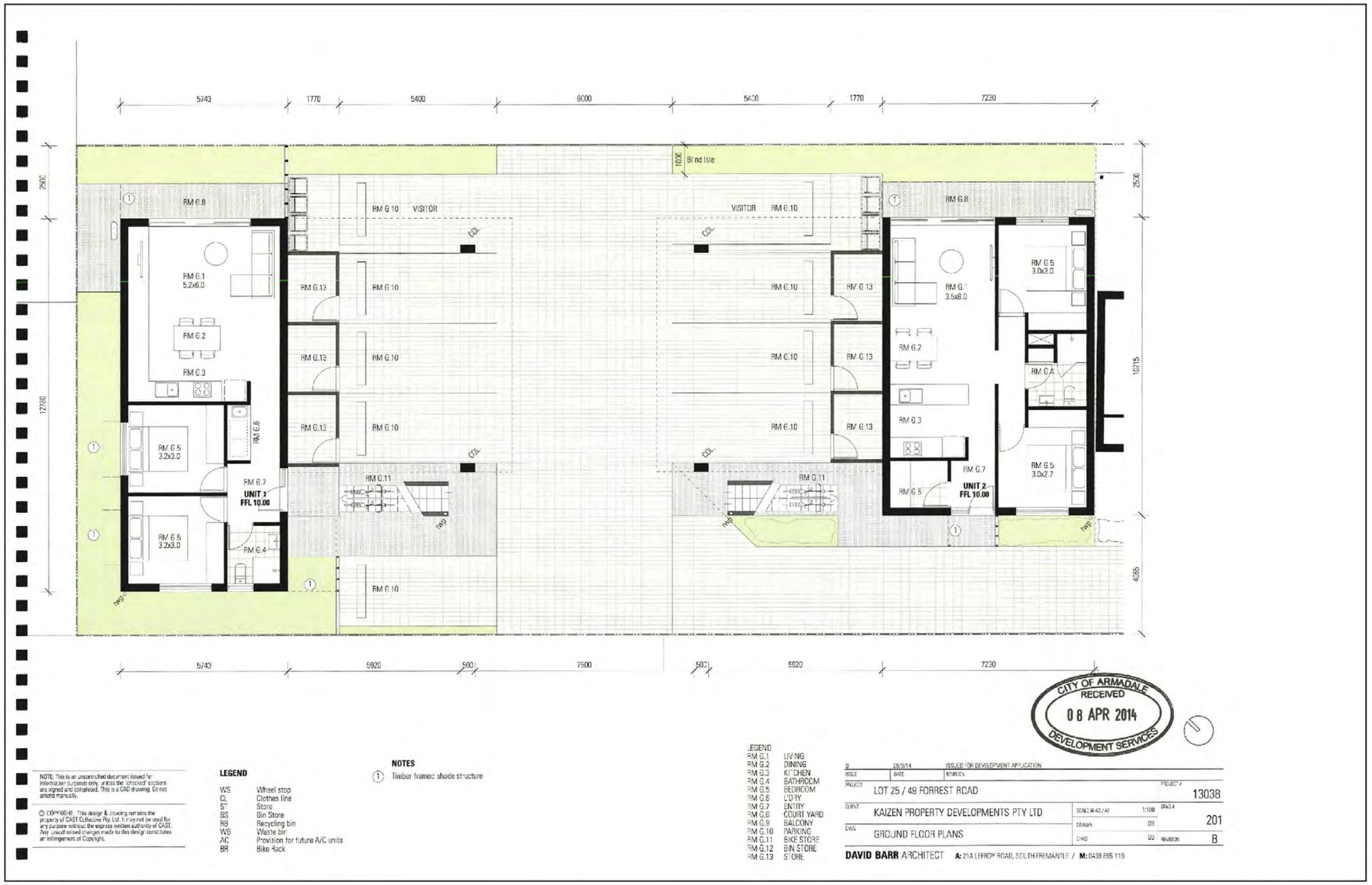
CITY OF Armadale



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LEGEND

WS	Wheel stop
CL	Clothes line
S	Store
BS	Bin Store
RB	Recycling bin
WB	Waste bin
AC	Provision for future A/C units
BR	Bike Rack

NOTES

1. Timber framed shade structure

LEGEND

RM G.1	LIVING
RM G.2	DINING
RM G.3	KITCHEN
RM G.4	BATHROOM
RM G.5	BEDROOM
RM G.6	LDRY
RM G.7	ENTRY
RM G.8	COURT YARD
RM G.9	BALCONY
RM G.10	PARKING
RM G.11	BIKE STORE
RM G.12	BIN STORE
RM G.13	STORE

ISSUE	DATE	DIVISION
B	28/3/14	ISSUED FOR DEVELOPMENT APPLICATION

PROJECT: LOT 25 / 49 FORREST ROAD — PROJECT #: 13038

CLIENT: KAIZEN PROPERTY DEVELOPMENTS PTY LTD — SCALE @ A3 / A1: 1:100 — DWG #: 201

DWG: GROUND FLOOR PLANS — DRAWN: DB — CHKD: DB — REVISION: B

DAVID BARR ARCHITECT **A:** 21A LEROY ROAD, SOUTH FREMANTLE / **M:** 0438 695 119

GROUND FLOOR PLAN

Lot 25 (No. 49) Forrest Road
Armadale
DATE 10 July 2014 - REVISION 1401

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RECEIVED
08 APR 2014
DEVELOPMENT SERVICES

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LEGEND

WS	Wheel stop
CL	Clothes line
ST	Store
BS	Bin Store
RB	Recycling bin
WB	Waste bin
AC	Provision for future A/C units
BR	Bike Rack

LEGEND

RM G.1	LIVING
RM G.2	DINING
RM G.3	KITCHEN
RM G.4	BATHROOM
RM G.5	BEDROOM
RM G.6	LDRY
RM G.7	ENTRY
RM G.8	COURT YARD
RM G.9	BALCONY
RM G.10	PARKING
RM G.11	BIKE STORE
RM G.12	BIN STORE
RM G.13	STORE

ISSUE	DATE	REVISION
B	26/3/14	ISSUED FOR DEVELOPMENT APPLICATION

PROJECT: LOT 25 / 49 FORREST ROAD
PROJECT #: 13038
CLIENT: KAIZEN PROPERTY DEVELOPMENTS PTY LTD
SCALE @ A3 / A1: 1:100
DWG #: 202
DWG: FIRST FLOOR PLANS
DRAWN: DB
CHKD: DB
REVISION: B

DAVID BARR ARCHITECT **A:** 21A LEFROY ROAD, SOUTH FREMANTLE / **M:** 0433 895 119

FIRST FLOOR PLAN

Lot 25 (No. 49) Forrest Road
Armadale
DATE 10 July 2014 - REVISION 1401

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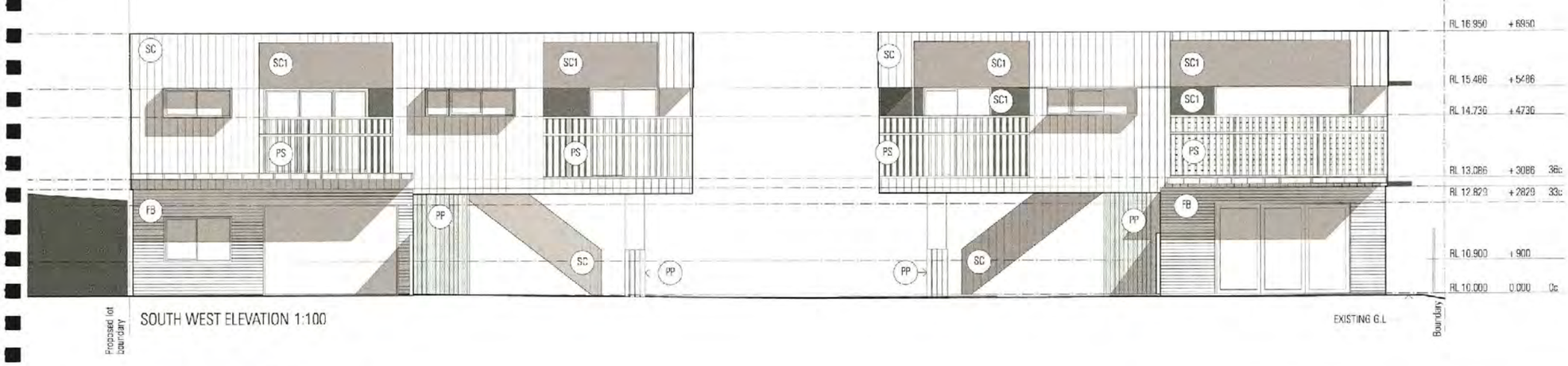
NORTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100

LEGEND

SC	shadow clad - grooved
SC1	shadow clad - smooth
FB	common brick - bagged finish render
PS	timber studframe with 25x150 rough sawn pine planks
FC	fibre cement sheeting
PP	pine planks painted white

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0	28/3/14	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION

PROJECT: LOT 25 / 49 FORREST ROAD — PROJECT # 13038
CLIENT: KAIZEN PROPERTY DEVELOPMENTS PTY LTD — SCALE @ A3 / A1: 1:200 — DWG # 401
DWG: ELEVATIONS NORTH-EAST / SOUTH-WEST — DRAWN: DB — CHKD: DB — REVISION: B

DAVID BARR ARCHITECT A: 21A LEFROY ROAD, SOUTH FREMANTLE / M: 0438 895 118

ELEVATION PLAN

Lot 25 (No. 49) Forrest Road
Armadale
DATE 10 July 2014 - REVISION 1401

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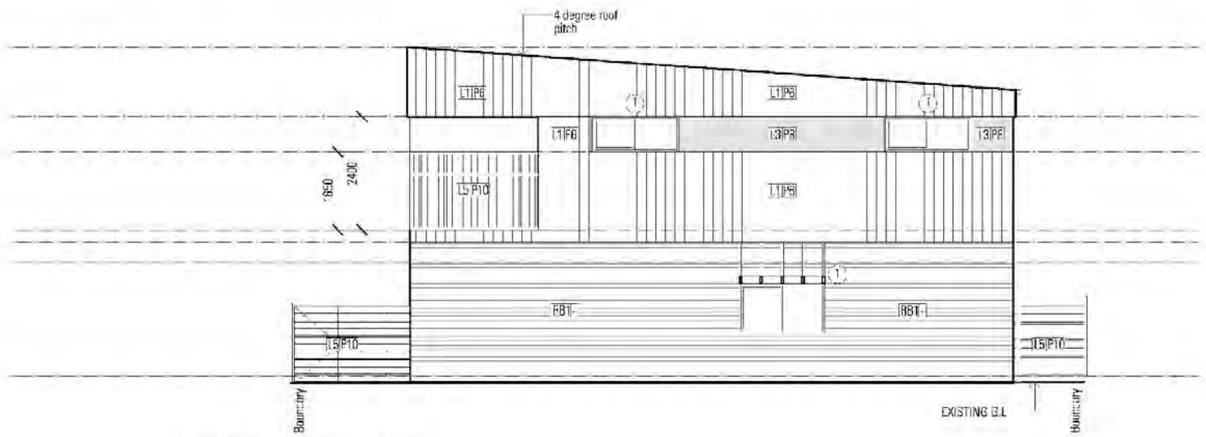
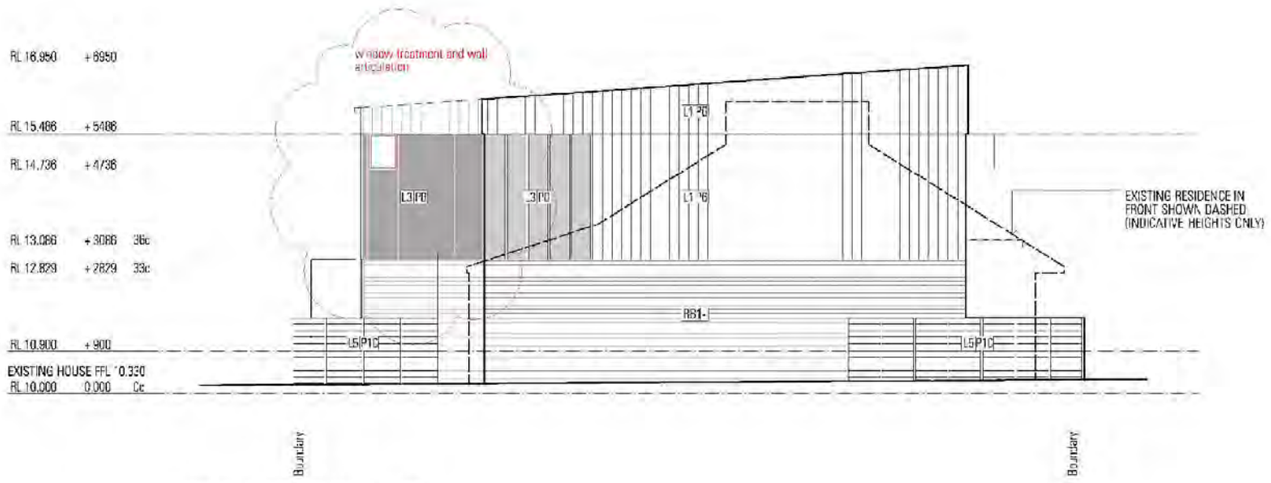


SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100
(STREET ELEVATION)

NOTES

1 Timber shade structure

GENERAL

XX XX *substrate or material/finish*

EXTERNAL LININGS SCHEDULE

FEST	L1 P6	Shadowclad rough sawn grooved boards, tinted grey.
FEST	L2 P7	Shadowclad rough sawn boards (no groove), clear sealed.
FEST	L3 P8	FC sheet, clear sealed
	L5 P10	25x125 rough sawn pine boards, paint finish.
GR	RB1-I	Bagged finish to face brick

EXTERNAL PAINT SCHEDULE

P6	Grey tint to *Intergrain Ultraclear*
P7	Clear sealant, *Intergrain Ultraclear*
P8	Clear sealant for FC Sheet/Grey Sheets.
P9	Clear concrete sealer with suitable slip rating to comply with Australian Standards.
P10	White paint finish, external grade, *Weather Shield.*

ROOFING SCHEDULE

R1 Flindek - zincalume.
Gutters & downpipes to match roof finish.

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Not For Construction

DRAFT

C	2/5/14	SELEC FOR DD1 ANDOVER	
ISSUE	DATE	REVISION	
PROJECT	LOT 25 / 49 FORREST ROAD		PROJECT # 13038
CLIENT	KAIZEN PROPERTY DEVELOPMENTS PTY LTD	SCALE (PLAN) A1 1:200	DWG # 402
DWG	ELEVATIONS SOUTH-EAST / NORTH-WEST	DRAWN CB	
		CHKD CB	REVISION C

DAVID BARR ARCHITECT A: 21A LEHROY ROAD, SOUTH FREMANTLE / M: 0438 895 119

ELEVATION PLAN

Lot 25 (No. 49) Forrest Road
Armadale
DATE 10 July 2014 - REVISION 1401

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IMAGE BY: DAVID BARR ARCHITECT

LOT 25 / 49 FORREST ROAD, ARMADALE

CLIENT: KAIZEN PROPERTY DEVELOPMENTS PTY LTD
ARCHITECT: DAVID BARR ARCHITECT

6 x Affordable Multiple Dwellings

MARCH 2014

CITY OF ARMADALE
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CONCEPT PLAN
Lot 25 (No. 49) Forrest Road
Armadale
DATE 10 July 2014 - REVISION 1401

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CITY OF Armadale

CITY OF Armadale

POLICY

DEV 2 – Naming of Roads, Parks, Places and Buildings~~AMING OF PARKS, PLACES AND BUILDINGS~~

~~Procedure~~ Management Practice

DEV 2

Relevant Delegation

N/A

Rationale

~~A policy is required~~T ~~t~~o provide a consistent framework for the naming or renaming of Roads, Parks, Places and Buildings owned or managed by the City. Tto enable the acknowledgement of local history, recognise the contribution of individuals to the community and facilitate the identification of parks and reserves in the City.

Policy

~~When proposing~~Proposed names for facilities developed and owned by the City or roads located within the City, shall be in accordance with the current Management Practice and Geographic Names Committee Guidelines. Tthe following will be taken into consideration:

a) The locality within which the facility is situated (eg – Kelmscott Hall);
b) Any historical events associated with or near the site (eg – Martin's Cairn, Cole's Shaft);
c) Indigenous and cultural heritage relevant to the site (eg - Minnawarra Park, Migrant Park);
d) Marketing opportunities for the City (eg - Armadale Arena);
e) Pioneering families (family names only) associated with the immediate area (5-10 kilometres radius) (eg - Fancote Park);
f) Social or calendar events relevant to the place or building (eg – Kelmscott Agricultural Showgrounds); ~~and~~
g) Individuals who have contributed substantially to the community, including business owners and service providers (eg - Harold King Community Centre); and
h) Road name theme suitability of the proposed development and associated location.~~.~~

A list ~~list~~ will be updated / maintained by the City of names suitable for the naming of Roads, Parks, Places and Buildings. ~~and p~~Preference should~~all~~ be given to the application of names on this list. Compilation of the list of names shall follow the Geographic Names Committee of Western Australia's Principles, Guidelines and Procedures (as amended).

For the purposes of this policy a "Place" is a geographical location such as a town or area.

Any approval by the City for the naming of ~~a~~ Roads, Park, Place or Building is to be in accordance with the current Management Practice and the Geographic Names Committee Guidelines.

Related Local Law	N/A
Related Policies	N/A
Related Budget Schedule	N/A
Last Reviewed	~~N/A~~February 2011
Next Review Date	July~~March~~ 2014~~7~~
Authority	Council Meeting of 28 February 2011 (D14/2/11)

MANAGEMENT PRACTICE

DEV 2 **Naming of Roads, Parks, Places and Buildings**

1. **List of Possible Names ~~to Be Kept and Updated by the City of Armadale~~**
A list of possible names for Roads, Parks, Places and Buildings within the City shall be maintained / ~~and~~ updated as required by the Executive Director Development Services. Such list may be broken up into localities and types of facilities proposed within that locality with appropriate names based on the criteria set out below listed under each locality and type of facility. Other names may be deemed suitable for any part of the City. Names may be included on the list if they meet ~~the~~ one or more of the criteria set out in the Policy.

2. **Geographical Names Committee - Guidelines**
The suitability of a chosen name including those on the 'List of Possible Names' is to be assessed using the Geographic Names Committee's (GNC) Principles, Guidelines and Procedures (refer: www.landgate.wa.gov.au/corporate.nsf/web/Geographic+Names+Committee) or any document that supersedes this document, where it is applicable.

~~2~~3. **Selection of Names ~~for Parks, Places or Buildings~~**
The selection of names for ~~a~~ roads, a park, place or building can ~~should~~ be made from the list maintained by the City ~~or suggested by the developer or City. entitled *List of Possible Names for Parks, Places and Buildings.*~~

4. **Naming of Roads**
Naming roads is an important part of the subdivision process where new roads are being created as part of a subdivision. Roads must be named in accordance with GNC Guidelines to obtain approval.

~~3. **Naming of Parks and Sporting Reserves**~~
~~Parks and Sporting Reserves should be named with the intention of ease of location for users such as the name of the street or suburb on which the park/reserve is located.~~

4~~5~~. **Naming of Parks, Sporting Reserves and Places**
In accordance with GNC Guidelines N~~n~~aming of Parks, Sporting Reserves and Places within the City of Armadale should relate to one of the following:

i An event which historically occurred or occurs regularly on the site;
ii A geographical and/or environmental/landscape feature of the place;
iii A Nyoongar language name for the place; or
iv Street or Suburb on which the park / reserve is located;
~~i~~v A person who resided on the site who is of historical significance.~~,~~

~~56.~~ **Naming of Buildings**

Naming of buildings on Parks and Sporting Reserves (eg the club room/changerooms on Frye Park) shall preferably be named after an individual meeting the criteria set out in 67. below. Naming of stand-alone buildings shall preferably be named after the suburb within which they are located (ie Karragullen Hall) although in larger buildings with multiple rooms particular rooms (ie the Bob Smith auditorium) or associated outdoor areas may be named after individuals and should be named in accordance with GNC Guidelines.

67. Criteria for Assessment of New Proposed Name (City Asset)~~(Not currently on List)~~

A request to name a City Asset after a person shall be in accordance with GNC Guidelines and should be assessed against the following criteria:

a) Whether the person being honoured has been instrumental in the development of the City Asset or contributed in a significant way to the City Asset or the City.

b) The views of the community with respect to honouring the person or event after which the City Asset is proposed to be named.

c) The length of the residency of the person proposed. For the purposes of guidance, residency of ten (10) years or more in a relevant location and/or area is likely to be favourably looked upon.

d) The contribution made by the person to the local community through education, representation on Council/State Government, voluntary input, association with a local group, sporting or service club or through business development or the like. (If the person which the asset is being named after has passed away, the GNC require a period of 2 years to have lapsed in order for formal approval to be received from the Geographic Names Committee). A significant contribution could include:

i Five (5) or more years or two (2) terms in office on Council.
ii Twenty (20) or more years association with a local community or sporting group, such as Scouts, Apex, Rotary, Chamber of Commerce, School P & C, business owners and business associations etc.
iii Actions by an individual to protect, restore, enhance, or maintain an area that produces substantial long-term improvements for the community or area.
iv Evidence of works undertaken being of a pioneering nature for the benefit of the community.
v Contributors to the community.

All requests to name a City Asset in acknowledgement of events of historical, environmental or cultural significance or a collective community action shall be in accordance with GNC Guidelines and shall be assessed against the following criteria:

i Date and details of the event or activities of historical or environmental significance.
ii Historical and/or media records of the event.
iii Evidence of community involvement and/or community significance and spirit, if relevant.

~~**7. Geographical Names Committee Principles, Guidelines and Procedures to be used**~~

~~The suitability of a chosen name is also to be assessed using the Geographic Names Committees Principles, Guidelines and Procedures (refer www.landgate.wa.gov.au/corporate.nsf/web/Geographic+Names+Committee) or any document that supersedes this document, where it is applicable.~~

~~8~~8. Renaming of Parks, Places and Buildings

Names chosen for parks and reserves are expected to be permanent, and renaming is discouraged. If renaming is proposed because of exceptional circumstance, the following general guideline will apply:

a) Evidence of substantial community support for a change of name to be provided by the party making the renaming request; and
b) The relevance and history of the existing name.
c) Criteria set out in 7 above.

~~10~~9. ~~Community Consultation~~

Community Consultation may be undertaken i~~I~~n accordance with ~~the intent of~~ Council's ~~Community Consultation~~ p~~P~~olicy~~, community consultation may be undertaken with~~ regarding ~~to~~ the assignment or change of name of a public place / reserve prior to final adoption. ~~The following methods may be used, where appropriate:~~

~~i Placement of a sign on site;~~
~~ii Letters to adjacent residents;~~
~~iii Letters to relevant government agencies (ie Dept Indigenous Affairs if Nyoongar language word to be used);~~
~~iv Letters to potentially affected community groups (ie sporting groups using reserve, organisations using building, local indigenous groups if Nyoongar name chosen);~~
~~v Advertisement in a local paper circulating in the City; and~~
~~vi Consideration by Community Heritage Advisory Group and/or History Reference Group or other group, where appropriate.~~

In newly developing urban areas (ie areas that do not have a longstanding residential population) or where a small park or reserve is involved, community consultation prior to the assignment of a name to a new park or facility will not generally be considered necessary.

~~10~~10. ~~Approval Process~~

Prior to a name being formally applied to a particular road, park, place or building, Councillors will be advised by memorandum of the proposal and given seven (7) days to advise of any objections / support or comments.

Naming or re-naming a road, park, place or building will generally only require a resolution of Council ~~in the following instances~~where a:

~~i The name has not been chosen from the list maintained by the City; or~~
~~ii~~ A Councillor raises an objection to the use of a name on the list in a particular instance.

The City will then submit the proposal to Geographical Names Committee ~~should be advised~~ for approval of any name ~~adopted~~ for a road, park, place or facility~~, so that mapping can be updated. However, this is not a legal necessity for buildings or for reserves with an area less than 1 hectare.~~

CITY OF Armadale

POLICY

DEV 2 - Naming Of Parks, Places And Buildings

Management Practice

DEV 2

Relevant Delegation

N/A

Rationale

A policy is required to provide a consistent framework for the naming or renaming of Parks, Places and Buildings owned or managed by the City to enable the acknowledgement of local history, recognise the contribution of individuals to the community and facilitate the identification of parks and reserves in the City.

Policy

When proposing names for facilities developed and owned by the City, the following will be taken into consideration:

a) The locality within which the facility is situated (eg – Kelmscott Hall);
b) Any historical events associated with or near the site (eg – Martin's Cairn, Cole's Shaft);
c) Indigenous and cultural heritage relevant to the site (eg - Minnawarra Park, Migrant Park);
d) Marketing opportunities for the City (eg - Armadale Arena);
e) Pioneering families (family names only) associated with the immediate area (5-10 kilometres radius) (eg - Fancote Park);
f) Social or calendar events relevant to the place or building (eg – Kelmscott Agricultural Showgrounds); and
g) Individuals who have contributed substantially to the community, including business owners and service providers (eg - Harold King Community Centre).

A list will be maintained by the City of names suitable for the naming of Parks, Places and Buildings and preference shall be given to the application of names on this list. Compilation of the list of names shall follow the Geographic Names Committee of Western Australia's Principles, Guidelines and Procedures (as amended).

For the purposes of this policy a "Place" is a geographical location such as a town or area.

Any approval by the City for the naming of a Park, Place or Building is to be in accordance with the current Management Practice.

Related Local Law	N/A
Related Policies	N/A
Related Budget Schedule	N/A

Version: 00:00:B

Last Reviewed	N/A
Next Review Date	March 2014
Authority	Council Meeting of: 28 February 2011 (D14/2/11)

Version: 00:00:B

MANAGEMENT PRACTICE	
DEV 2	**Naming of Parks, Places and Buildings**

1. List of Possible Names to Be Kept and Updated by the City of Armadale

A list of possible names for Parks, Places and Buildings within the City shall be maintained and updated as required by the Executive Director Development Services. Such list may be broken up into localities and types of facilities proposed within that locality with appropriate names based on the criteria set out below listed under each locality and type of facility. Other names may be deemed suitable for any part of the City. Names may be included on the list if they meet the one or more of the criteria set out in the Policy.

2. Selection of Names for Parks, Places or Buildings

The selection of names for a park, place or building should be made from the list maintained by the City entitled *List of Possible Names for Parks, Places and Buildings*

3. Naming of Parks and Sporting Reserves

Parks and Sporting Reserves should be named with the intention of ease of location for users such as the name of the street or suburb on which the park/reserve is located.

4. Naming of Places

Naming of Places within the City of Armadale should relate to one of the following:

i An event which historically occurred or occurs regularly on the site;
ii A geographical and/or environmental/landscape feature of the place;
ii A Nyoongar language name for the place; or
iv A person who resided on the site who is of historical significance.

5. Naming of Buildings

Naming of buildings on Parks and Sporting Reserves (eg the club room/changerooms on Frye Park) shall preferably be named after an individual meeting the criteria set out in 6. below. Naming of stand alone buildings shall preferably be named after the suburb within which they are located (ie Karragullen Hall) although in larger buildings with multiple rooms particular rooms (ie the Bob Smith auditorium) or associated outdoor areas may be named after individuals.

6. Criteria for Assessment of Name (Not currently on List)

A request to name a City Asset after a person should be assessed against the following criteria:

a) Whether the person being honoured has been instrumental in the development of the City Asset or contributed in a significant way to the City Asset or the City.

b) The views of the community with respect to honouring the person or event after which the City Asset is proposed to be named.

c) The length of the residency of the person proposed. For the purposes of guidance, residency of ten (10) years or more in a relevant location and/or area is likely to be favourably looked upon.

d) The contribution made by the person to the local community through education, representation on Council/State Government, voluntary input, association with a local group, sporting or service club or through business development or the like. A significant contribution could include:

i Five (5) or more years or two (2) terms in office on Council.
ii Twenty (20) or more years association with a local community or sporting group, such as Scouts, Apex, Rotary, Chamber of Commerce, School P & C, business owners and business associations etc.
iii Actions by an individual to protect, restore, enhance, or maintain an area that produces substantial long-term improvements for the community or area.
iv Evidence of works undertaken being of a pioneering nature for the benefit of the community.
v Contributors to the community.

All requests to name a City Asset in acknowledgement of events of historical, environmental or cultural significance or a collective community action shall be assessed against the following criteria:

i Date and details of the event or activities of historical or environmental significance
ii Historical and/or media records of the event
iii Evidence of community involvement and/or community significance and spirit, if relevant.

7. **Geographical Names Committee Principles, Guidelines and Procedures to be used**
The suitability of a chosen name is also to be assessed using the Geographic Names Committees Principles, Guidelines and Procedures (refer www.landgate.wa.gov.au/corporate.nsf/web/Geographic+Names+Committee) or any document that supersedes this document, where it is applicable

8. **Renaming of Parks, Places and Buildings**
Names chosen for parks and reserves are expected to be permanent, and renaming is discouraged. If renaming is proposed because of exceptional circumstance, the following general guideline will apply:

a) Evidence of substantial community support for a change of name to be provided by the party making the renaming request; and
b) The relevance and history of the existing name

9. **Community Consultation**
In accordance with the intent of Council's Community Consultation Policy, community consultation may be undertaken with regard to the assignment or change of name of a public place/reserve prior to final adoption by the Council. The following methods may be used, where appropriate:

i Placement of a sign on site;
ii Letters to adjacent residents;

iii Letters to relevant government agencies (ie Dept Indigenous Affairs if Nyoongar language word to be used);
iv Letters to potentially affected community groups (ie sporting groups using reserve, organisations using building, local indigenous groups if Nyoongar name chosen);
v Advertisement in a local paper circulating in the City; and
vi Consideration by Community Heritage Advisory Group and/or History Reference Group or other group, where appropriate.

In newly developing urban areas (ie areas that do not have a longstanding residential population) or where a small park or reserve is involved, community consultation prior to the assignment of a name to a new park or facility will not generally be considered necessary.

10. Approval Process

Prior to a name being formally applied to a particular park, place or building, Councillors will be advised by memorandum of the proposal and given seven (7) days to advise of any objections.

Naming or re-naming a park, place or building will generally only require a resolution of Council in the following instances:

i The name has not been chosen from the list maintained by the City; or
ii A Councillor raises an objection to the use of a name on the list in a particular instance.

The Geographical Names Committee should be advised of any name adopted for a park, place or facility so that mapping can be updated. However, this is not a legal necessity for buildings or for reserves with an area less than 1 hectare.

Last Reviewed

Authority

CHIEF EXECUTIVE OFFICER'S REPORT

28 JULY 2014

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CITY OF ARMADALE
Chief Executive Officer's Report

Mayor and Councillors
City of Armadale

Following is my Report for the period ended 28 July 2014

1.1 - PROPOSED ANNUAL LEAVE - CHIEF EXECUTIVE OFFICER

WARD	:	ALL
FILE No.	:	M/571/14
DATE	:	23 July 2014
REF	:	RT
RESPONSIBLE MANAGER	:	Chief Executive Officer

In Brief:

- Advice of two short periods of annual leave by the CEO during the months of August and September 2014.
- Executive Director – Development Services to be appointed Acting Chief Executive Officer for the period.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Nil

Legislation Implications

Nil

Council Policy/Local Law Implications

Council Management Practice ADM 12 "Acting Senior Positions" states (in part) as follows:

> *Planned Leave Absences – Executive Director's will be appointed to the position of Acting Chief Executive Officer by resolution of Council upon recommendation by the Chief Executive Officer. Generally, Executive Directors will be appointed to the position on a rotational basis..*

Budget/Financial Implications

The higher duties payment associated with this matter is provided for in the adopted 2014-15 Annual Budget.

Consultation

Nil

COMMENT

The Chief Executive Officer advises that he will be taking two short periods of annual leave as follows:

- Wednesday 20th to Friday 23rd August 2014 inclusive (returning to work on Monday 29th August)
- Wednesday 24th September to Friday 26th September 2014 inclusive (returning to work on Tuesday 30th September 2014)

In accordance with Council's Management Practice ADM-12, it is recommended that the Executive Director Development Services, Mr Ian MacRae be appointed Acting Chief Executive Officer, in Mr Tame's absence.

ATTACHMENTS

There are no attachments for this report.

RECOMMEND

That Council:

note the Chief Executive Officer's absence on leave from 20th to 23rd August 2014 and from 24th to 26th September inclusive and appoint the Executive Director Development Services, Mr Ian MacRae, as Acting Chief Executive Officer, in Mr Tame's absence.

1.2 - COUNCILLORS' INFORMATION BULLETIN - ISSUE NO. 13/2014

WARD	:	ALL
FILE No.	:	M/567/14
DATE	:	22 July 2014
REF	:	CT
RESPONSIBLE MANAGER	:	Chief Executive Officer

In Brief:

- Councillors' Information Bulletin – Councillors are advised to take note of the information submitted in Issue No. 13/2014 to be received by Council.

Strategic Implications

Corporate Services

2.1 Identify and implement mechanisms to improve communication and achieve common understanding of corporate issues and objectives.

COMMENT

The following general information and memorandums were circulated in Issue No. 13/2014 on 24 July 2014.

Correspondence & Papers

- **Correspondence**
- **WA Local Government Association (WALGA) News**
- **Australian Local Government Association (ALGA) News**
- **Media Releases**

Information from Human Resources

- Employee Movements

Information from Technical Services

- **Outstanding Matters and Information Items**
  Various Items
- **Monthly / Quarterly Departmental Reports**
  Technical Services Works Programme
  MRWA Correspondence
  Excessive Noise Created by the Heavy Vehicle Industry

Information from Community Services

- **Outstanding Matters & Information Items**
  Report on Outstanding Matters – Community Services Committee
- **Monthly / Quarterly Departmental Reports**
  Community Planning
  Community Development Report –Community Development Report July 2014
  Leisure Services Report –June 2014

Manager Library & Heritage Services Monthly Report – June 2014
Manager Ranger & Emergency Services Monthly Report – June 2014
Tourism/Events &Visitor Centre Monthly Report – June 2014

ATTACHMENTS
There are no attachments for this report.

RECOMMEND

That Council acknowledge receipt of Issue No 13/2014 of the Information Bulletin.

1.3 - METROPOLITAN LOCAL GOVERNMENT REFORM - LOCAL GOVERNMENT ADVISORY BOARD - INTENDED RECOMMENDATIONS - RELEASED 23 JULY 2014

WARD	:	ALL
FILE No.	:	M/570/14
DATE	:	23 July 2014
REF	:	JM
RESPONSIBLE MANAGER	:	Chief Executive Officer

In Brief:

- The State Government announced plans for widespread changes to local government for metropolitan Perth in 2011.
- Local Governments were invited to lodge proposals with the Local Government Advisory Board (LGAB) by October 2013.
- Council at its meeting on 23rd September 2013 resolved to lodge a proposal with the Local Government Advisory Board involving a boundary change which would change the boundaries of the City of Armadale, Shire of Serpentine Jarrahdale and the Shire of Murray. A plan depicting the proposed boundaries was submitted.
- A submission in accordance with Council's resolution was made to the LGAB with all supporting documentation on 24th September 2013.
- A matching proposal was also submitted by the Shire of Murray.
- In January 2014 the Shire of Serpentine Jarrahdale made an alternative boundary change submission to the LGAB in contrast to that submitted by the City.
- On 24 February Council approved the formation of a Local Implementation Committee (LIC) with membership comprising representatives of the three local government organisations, the Department of Local Government and Communities (DLGC) and WALGA.
- In March and May 2014 the City made submission on its own proposal and the Shire of SJ's proposal to the LGAB.
- Following the Government's announcement on funding for the proposed changes, the Shire of Serpentine Jarrahdale withdrew from the LIC and Working Groups
- The LGAB closed public submissions on all its proposals before it, on 26 June 2014.
- On 21 July the LGAB advised the City that it intended to advertise an alternative proposal based on the City of Armadale Proposal 5, but significantly changed such that the City of Armadale subsumes the entire district of Serepentine-Jarrahdale. Submissions on this proposal are invited to be made by 4pm 14 August 2014.
- Recommendation forwarded confidentially under separate cover.

Tabled Items

Map – LGAB Intended recommendation – City of Armadale, Proposal 5

Officer Interest Declaration

Nil

Strategic Implications

4.1 Good Governance & Leadership

4.1.3 Provide leadership for the community in sustainability issues and local government reform matters

Legislation Implications

The State Government plans to seek a number of amendments to the *Local Government Act 1995* as part of the reform program.

There are no other Statutory or Legislative provisions which govern or prescribe the actions proposed by the report.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Ongoing financial implications for the City are not able to be accurately estimated at this time. Council's Draft 2014-2015 Annual Budget has an allocation of $500,000 towards Local Government Reform, in anticipation of a State Government Grant to the same amount.

Consultation

Shire of Murray
Local Implementation Committee (LIC)
WALGA
Department of Local Government & Communities

BACKGROUND

The City of Armadale considered this matter at the City Strategy Committee meeting on 21 July 2014 (refer item elsewhere in this agenda), where it considered a paper updating it on the reform process to date. Committee recommended:-

That Council

1. note the information in this report.

2. Note the advice from the LGAB on the alternative proposal for the incorporation of the entire Shire of SJ into the City of Armadale via a boundary adjustment.

Prior to this, Council at its meeting on 23rd September 2013, resolved (inter alia) as follows:-

Confidential Recommendation CS92/9/13:- (now made public)

(A) That Council submit to the Local Government Advisory Board:-

1. *That the Government's objective for the City of Armadale and Shire of Serpentine-Jarrahdale (SJ) can be achieved and enhanced by a boundary change rather than amalgamation.*
2. *That the interests of the residents of both districts, but particularly those of the current Shire of Serpentine-Jarrahdale (SJ) can be better served by a boundary*

change wherein the part of SJ north of Mundijong Road (as shown blue on Plan No. 1 attached) becomes part of the City of Armadale and area south of Mundijong Road (shown green) becoming part of the Shire of Murray.

3. *In the event that the LGAB and the Government approves a boundary change as submitted in (2) above, that the new enlarged City of Armadale should comprise:-*
   a. *A total number of councillors to be 14;*
   b. *The Mayor to be elected from and by the Council*
   c. *A total of 7 wards, to be described in early 2015 prior to elections, and based on:*
      i. *Equal representation of electors in each ward*
      ii. *The principles of one vote one, value apply, within Government policy guidelines*

Note: It will be a matter for the new expanded Shire of Murray to consider whether its Council should have 9 or 12 members, with possibly 3 contributed from the former Shire of Serpentine-Jarrahdale.

4. *That if possible, the LGAB's decision on boundary change be made before August 2014 to allow earliest possible implementation.*

(B) The City of Armadale, being an affected local government within the meaning of Schedule 2.1 of the Local Government Act 1995 (LGA), resolves to submit a proposal to the Local Government Advisory Board, pursuant to clause 2 (1) of Schedule 2.1 of the LGA, that orders be made by the Governor under Section 2.1 of the LGA which would change the boundaries of the districts of the City of Armadale, Shire of Serpentine-Jarrahdale and the Shire of Murray in accordance with the attached plan (Local Government Boundary Change – Plan 1) illustrating the proposed changes to those boundaries.

Council then further resolved (10 March 2014) to make a submission to the LGAB opposing a conflicting proposal submitted by the Shire of Serpentine-Jarrahdale and reinforcing its own proposal.

The City then lodged a further submission on Ward structure and representation with the LGAB in May 2014.

COMMENT

The LGAB have now advised that:

> *The Board considered Proposal 5, submitted by the City of Armadale, and now intends to recommend a boundary amendment with the City of Armadale to subsume the entire district of the Shire of Serpentine Jarrahdale. (Plan attached)*

This proposal is now open for public submissions, which close at 4pm, 14 August 2014. The Board is expected to make its recommendations to the Minister in late August, with the Minister's decision and Governor's Orders to be issued soon after. The timeline for implementation of the changes remains unchanged with 1 July 2015 nominated as the date changes would come into effect.

Given the short submission timeframe, Council must now consider the Options available to it on which to make a submission.

The City's options and recommended response to the LGAB's latest proposal is contained in a Confidential Report forwarded to Councillors under separate cover. It is recommended the matter be discussed behind closed doors as it relates to a matter affecting all employees and the future financial viability of the City. If disclosed, this information might be used to the financial disadvantage of the City of Armadale and its employees.

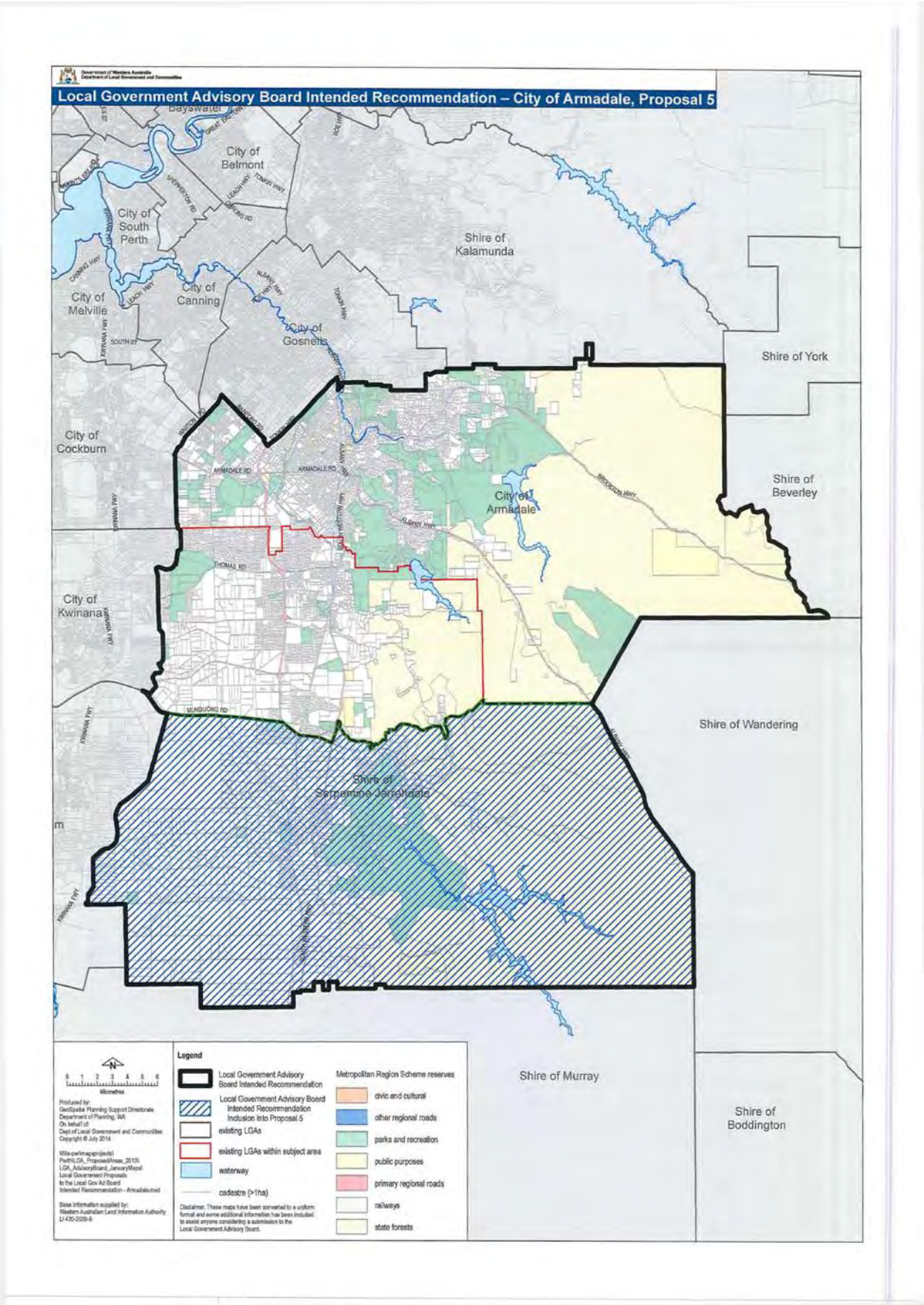
ATTACHMENTS
There are no attachments for this report.

RECOMMEND

That Council:

To be considered.

ATTACHMENT
LGAB Intended Recommendation of CoA Proposal 5 – Map of Boundary Change


Local Government Advisory Board Intended Recommendation – City of Armadale, Proposal 5
Bayswater
City of Belmont
City of South Perth
Shire of Kalamunda
City of Canning
City of Melville
City of Gosnells
Shire of York
City of Cockburn
Shire of Beverley
City of Armadale
City of Kwinana
Shire of Wandering
Shire of Serpentine Jarrahdale
Shire of Murray
Shire of Boddington
Legend
Local Government Advisory Board Intended Recommendation
Local Government Advisory Board Intended Recommendation Inclusion Into Proposal 5
existing LGAs
existing LGAs within subject area
waterway
cadastre (>1ha)
Metropolitan Region Scheme reserves
civic and cultural
other regional roads
parks and recreation
public purposes
primary regional roads
railways
state forests