

CITY OF ARMADALE

A G E N D A

**OF CITY STRATEGY COMMITTEE TO BE HELD IN THE COMMITTEE ROOM,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 10
FEBRUARY 2004, AT 7.00 PM.**

Meal to be served at 6.15 pm

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

DISCLAIMER

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

DECLARATION OF MEMBERS' INTERESTS

QUESTION TIME

DEPUTATION

7.15pm Rhonda Evans – City's IT Systems Project Manager

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the City Strategy Committee Meeting held on 9 December 2004, be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN

INFORMATION BULLETIN – ISSUE NO.3/2004

The following items were included for information in the "City Strategy section"

- Progress Report on Contingency, Operational and Strategic Projects
- Report on Outstanding Matters
- Notes on the Brookdale Symposium

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

I N D E X

CITY STRATEGY COMMITTEE

10 FEBRUARY 2004

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REPLACEMENT OF THE CITY'S CORE I.T. SYSTEMS – PROGRESS REPORT

WARD ALL
FILE REF: CSP/23
DATE 26 January 04
REF NB/NC
RESPONSIBLE EMBS
MANAGER

In Brief:

- The City's IT Systems Project Manager, Rhonda Evans has been invited to make a presentation to the City Strategy Committee.
- Progress Report provided on the replacement of the City's I.T. Systems.
- Recommend that Council acknowledge receipt of the Progress Report.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Corporate Services

To make maximum use of available technology to improve administration, governance and service delivery.

Legislation Implications

Section 3.57 (Tenders for Providing Goods or Services) of the Local Government Act 1995 states "...a Local Government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services." Tenders were called in accordance with the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Council allowed \$800,000 in the 2003/04 Annual Budget for the purchase of replacement Core Information Technology (IT) Systems. The \$800,000 is to be provided via a credit foncier loan with all loan repayments to be made over the next five years (as included in the 2003-2008 Plan of Principal Activities). Ongoing maintenance costs of approximately \$150,000 per annum are also included in the Plan.

Consultation

The Business Process Working Party and the Business Process Steering Committee had been meeting regularly between July 2001 and September 2003 to progress the City's core IT systems. These two groups comprised of various Council officers of all levels.

Now that tender 14/03 has been awarded and contracts have been signed, an officer working group has been formed called the "System Implementation Committee".

BACKGROUND

At its meeting of 15 September 2003, Council resolved to accept the following tenders in regard to Tender 14/03 – Replacement of Core IT Systems:

- a. *Civica, for the supply of Council's Core IT Systems, with their product, Authority, with a tendered price of \$555,647 (ex GST);*
- b. *Civica, for the supply of Councils' Document Management Systems, with their product, Domino.doc, with a tendered price of \$80,942 (ex GST);*
- c. *Digital Mapping Solutions, for the supply of Council's Geographic Information Systems, with their product, Intramaps, with a tendered price of \$76,500 (ex GST).*

COMMENT

The City will be replacing its' Core IT Systems this year with a product known as "Authority" supplied by Council's preferred tenderer Civica. Council's Document Tracking / Recording system will be replaced by an electronic Document Management System and the Geographic Information Systems will also be replaced.

Due to the coordination, workload and testing involved with the replacement of the current system, "Administrator", the Project will be undertaken in 3 Phases with the 1st phase going live on the 1st July 2004. The 2nd phase will be live from 15th October and the final phase will go live on 1st December. Civica will provide implementation services for the following modules:

Implementation Phase 1	Implementation Phase 2	Implementation Phase 3
Accounts Payable	Applications - Building	Asset Management
Accounts Receivable	- Planning	Contracts
Cash Receipting	- General Registers	e-Services
General Ledger	and Health	Loans
Budgeting	Bank Reconciliation	Electoral Role
Inventory Control	Certificates	Work Orders
Name and Address Register	Companion Animals	Electronic Document
Street Register	Debt Recovery	Management System
Payroll	Human Resources	Electronic Business Papers
Plant	Hierarchy Manager	Facilities Bookings
Project Costing	Infringements	Policy & Procedures
Purchasing	System Control	Customer Requests Management
Rating	- Database Structures Training	System
Property Administration	Development of Site Specific	Project Management
Major Agents	Reports	
Responsibility Management	Smart Fees	
Trust Register		
System Control		
- AUTHORITY Installation &		
Hardware Setup		
- Explorer Menus & Security		
- Memos & Navigation		
- Full System Administration		
Training		

The new computer server has been installed and work will soon commence on creating and implementing the City's new Chart of Accounts, General Ledger and Project Costing Modules. Overview workshops for various modules within Phase 1 will commence in mid February 2004.

This is one of the largest projects that the City has undertaken over the past 20 years with approximately 150 people contributing. Staff across all levels will be required to contribute their time and resources throughout the implementation. The workload associated with this Project is considerable and therefore some delays may occur on extra services / new requests. However, there will be no disruption to the day-to-day core services presently provided.

It is intended that future Progress Reports on this Project will be reported through the City's Information Bulletin.

A number of modules will relate directly to the elected Council. It is proposed to hold an information session or workshop involving elected members at an appropriate part of the program. There will also be occasional reports through other Committees as the various modules are developed.

RECOMMEND

That Council acknowledge receipt of the Progress Report provided on the Replacement of the City's Core IT Systems.

Moved Cr _____
Motion Carried/Lost (....)

***TOWN PLANNING SCHEME REVIEW – MINISTERIAL PERMISSION GRANTED
TO ADVERTISE DRAFT TPS No 4 FOR PUBLIC SUBMISSIONS***

WARD : ALL
FILE REF : PSY/34
DATE : 30TH January 2004
REF : JR
RESPONSIBLE : EDSS
MANAGER

In Brief:-

- The Minister for Planning and Infrastructure granted approval for draft Town Planning Scheme No 4 to be advertised for the purpose of obtaining public comment in January 2004, subject to minor modifications to the Scheme.
- Recommendation that Council resolve to proceed to advertise draft Scheme No 4 as modified, for a period of 3 months commencing in March 2004.
- Recommendation that Council consider any further modifications of the Scheme in response to public submissions, prior to finalising the Scheme for gazettal as the City of Armadale District Zoning Scheme.

Tabled Items

The full set of Scheme documents for Scheme No 4 and associated Local Planning Policy documents are to be tabled and displayed at the Committee meeting (Councillors were provided with a copy of the updated Scheme Text and composite Scheme zonings map prior to the Committee meeting).

Officer Interest Declaration

Nil.

Strategic Implications

Strategic Plan – Long Term Strategic Planning

1. Promote employment and residential growth, encouraging the economic well-being of the community by:
 - 1.1 Completing the Town Planning Scheme review including the:
 - Commercial Centres Strategy
 - Housing Strategy
 - Rural Strategy
 - Vision and style of each precinct to give clarity and direction for investment.

Legislation Implications

- Town Planning and Development Act 1928 & Town Planning Regulations 1967 (as amended)
- Armadale Redevelopment Act 2001 & Armadale Redevelopment Regulations 2003
- Armadale Redevelopment (Interim) Scheme 2003 and draft Armadale Redevelopment (final) Scheme and Concept Plan of 2004
- Environmental Protection Act 1986
- Metropolitan Region Town Planning Scheme Act 1962 and Metropolitan Region Scheme
- Swan – Canning Catchment Environmental Protection Policy & draft Riverplan: (Comprehensive Management Plan and Implementation Strategy for the Swan-Canning Rivers EPP) 2003
- The WA State Sustainability Strategy 2003

Council Policy / Local Law Implications

- Town Planning Scheme No 2 (District Zoning Scheme)
- Town Planning Scheme No 3 (City Centre Zoning Scheme)
- Town Planning Policies
- Local Laws
- Armadale Enquiry-By-Design Workshop Report 2000
- Kelmscott Enquiry by Design Workshop Outcomes Report 2003
- Memorandum of Understanding between the ARA and City of Armadale

Budget / Financial Implications

The Town Planning Scheme plays an important role in the economic development of the City by facilitating sustainable development and appropriate provision of infrastructure through land development. Land development and population growth increases both local taxation revenues and demand for local services.

Consultation

- ◆ Workshops with elected members were held in May 2002 and February 2003
- ◆ Informal and formal consultation conducted with officers from DPI and DEP
- ◆ Consultation with the community and range of government agencies via submissions on an initial Scheme Examination Report, followed by a series of 6 community workshops and subsequent submissions on a series of planning strategy discussion paper documents published for community feedback.

BACKGROUND

In accordance with the Town Planning Regulations 1967 as amended, Council adopted a new draft TPS No 4 for the purpose of seeking consent to advertise for public comment (CS14/3/03). The Scheme Text, Scheme Maps, Local Planning Strategy and Environmental Review documentation were accordingly forwarded to the Department for Planning and Infrastructure and Department of Environmental Protection. A comprehensive set of revised Town Planning Policies (D106/6/03) and the City of Armadale Retail Hierarchy Review – Local Commercial Strategy (D105/6/03) are also proposed to be advertised for public

comment concurrently with draft Scheme No 4, in accordance with Council resolutions of June 2003.

In June 2003, the Environment Protection Authority (EPA) set the "Level of Assessment" of draft TPS No 4 as "Scheme Not Assessed – Advice Given". The EPA commented that overall the City of Armadale should be commended for its TPS No 4 and that the EPA Service Unit is encouraged by the approach taken by Council to the identification and management of significant environmental features within the municipality. **(EPA Assessment Notice and Advice is attached. (Refer to Attachment "A-1" – Summary of Attachments – lilac page.).)**

The Western Australian Planning Commission and the Minister for Planning and Infrastructure subsequently granted approval for draft Town Planning Scheme No 4 to be advertised for the purpose of obtaining public comment in January 2004, subject to minor modifications to the Scheme **(The WAPC advice and schedule of required modifications to the Scheme is attached.). Refer to Attachment "A-1" – Summary of Attachments – lilac page.).**

The advice includes the following specific requirements for advertising of the Scheme:

- Ensuring all landowners and residents are aware of the Scheme and are invited to make submissions and in this regard Council may consider writing to all owners including absentee owners;
- Public advertising is to specify that the industrial zoned land on the corner of Ranford Road and Anstey Road, which is owned by Landcorp, is to be further considered during the submissions period, including consideration of its future land use and development (whether industrial or otherwise) and that submissions are invited on this particular issue;
- Notification and inviting comments from a range of agencies and departments;
- The Local Planning Strategy is to be advertised with the Scheme;
- The Local Commercial Strategy component of the Local Planning Strategy will be further addressed by the Commission for compatibility with SPP 4.3 Metropolitan Centres Policy prior to final adoption of the Local Planning Strategy;
- Prior to finalisation of the Scheme, Council is to liaise with Landcorp, the City of Gosnells and other relevant bodies to resolve the matter of the future land use and development of the industrial zoned land on the corner of Ranford Road and Anstey Road; and
- Prior to finalisation of the Scheme, Council is to liaise with relevant bodies on the protection of the landscape amenity of the Darling Scarp;

The Minister for Planning and Infrastructure has also written directly to the City as follows:

"I am pleased to advise that I granted consent to advertise the proposed scheme on 6th January 2004. I congratulate Council and staff on the commendable outcome to date. The Department for Planning and Infrastructure advises that the City engaged in a high level of consultation with the Department during the preparation of the Scheme. Consequently this has enabled the draft Scheme to progress to advertising without difficulty.

Please convey my appreciation to the City's planning staff and I encourage further liaison between the City and the Department when considering the scheme for final approval."

(Minister for Planning and Infrastructure letter is attached.)

Refer to Attachment "A-1" – Summary of Attachments – lilac page.)

It is proposed that Council proceed to advertise draft Scheme No 4, as modified, for public review and community submissions from the wider community for a period of 3 months commencing in early March 2004.

DETAILS OF PROPOSAL

As adopted by Council in March 2003, draft Town Planning Scheme No. 4 comprises a Local Planning Strategy document, a Scheme Text and a set of Scheme Maps. The Scheme Maps comprise of a set of Zoning Maps and a set of Supplementary Maps, which delineate the Special Control Areas that apply in the municipality.

Council is required to determine whether to proceed with the Scheme as modified and notify the WAPC who will subsequently review the Scheme for completion of the Schedule of Modifications. The WAPC will then publish a notice in the Government Gazette, which marks commencement of the formal 3 month public submissions period.

COMMENT

Draft Town Planning Scheme No. 4 has been prepared to be complementary with the Armadale Redevelopment Scheme (2004). The Armadale Redevelopment Authority (ARA) is currently advertising the first stage of its final Armadale Redevelopment Scheme (2004) for public comment (the submissions period commenced on 17th December 2003 and continues until 20th February 2004. Advertising of Scheme 4 will follow on directly after conclusion of the Redevelopment Scheme advertising in late February, anticipated to commence in March 2004).

Recent updates and modifications to draft Scheme No 4

Following Council's initial referral of the Scheme to the Department for Planning and Infrastructure (DPI), and the informal comments from DPI officers, a number of minor updates were made to the draft Scheme.

The updates aimed to generally improve the presentation and clarity of the Scheme as a whole in addition to correcting small discrepancies between the text and maps that were subsequently identified. The following updates and corrections will ensure the Scheme is more accessible to the general public when consultation commences and should lead to fewer required changes at the Scheme finalisation stage:

- Corrections to the boundary between the ARA Redevelopment Scheme and TPS No 4 in the Armadale City Centre;

- Corrections of map legends and titles consistent with Scheme Text and clearly demarking areas with differing lot sizes densities in the Rural Living and Residential zones;
- Corrections to Scheme Text listings and provisions in Schedule 12 (Environmental Conditions) and Schedule 13 Development Area (Structure Plan provisions) consistent with Scheme Maps,
- Updating of Schedule 12 (Environmental Conditions) and Schedule 13 Development Area (Structure Plan provisions) and Scheme Maps according to updated advice from Environmental Protection Authority in respect to ongoing partially-completed rezonings under TPS No 2 which also need to be carried forward into new draft Scheme No 4;
- Providing R Code designations on the Scheme Maps for all areas zoned Residential and subject to Development Area provisions to reflect currently identified densities where structure plans have previously been adopted and providing for maximum R Code densities for areas newly identified as Development Areas where new structure plans will be required prior to development;
- Corrections and updating of Scheme Map reservations to provide conformity with the Metropolitan Region Scheme, where recent changes to the Metropolitan Region Scheme have been made, or to correct identified errors in Scheme reservations in the previous version of the draft Scheme;
- Corrections and updating of Scheme Map reservations and zonings to accord with cadastral lot boundaries of privately owned with unzoned road reserves and other reserves under the Scheme;
- Corrections and updating of Scheme Map reservations (Parks and Recreation (Local) and Public Purpose (Local)) and boundaries with privately owned and zoned land and in accordance with separate Council resolutions to dispose of certain small and inappropriately located reserves.

Minor updates were also made to the Local Planning Strategy document, by including cross-references to the City of Armadale Retail Hierarchy - Review (Local Commercial Strategy) (D105/6/03), which was adopted by Council in June 2003, subsequent to the March adoption of the Scheme and main Local Planning Strategy document. The Retail Hierarchy Review document will be produced as volume 2 of the Local Planning Strategy with volume 1 being the revised main Local Planning Strategy document.

The Scheme text has also been modified in response to the formal schedule of modifications required by the WAPC and Minister. The following Schedule of Modifications generally provide the adopted March 2003 version of the draft Scheme with greater accordance with the Model Scheme Text:

- Change of Use - Clause 4.3.3 (b) - delete the additional wording, to accord with the Model Scheme Text;
- Extension of Use or Change to an Incidental Use - Clauses 4.3.3 (c) and (d) - delete the additional wording, to accord with the Model Scheme Text;

- Form of Application - Clause 9.1 - insert the provisions contained in Clauses 9.1 and 9.2 of the Model Scheme Text;
- Powers of Enforcement - Clause 11.4 - delete the additional wording, to accord with the Model Scheme Text; and
- Delete the definition and all other references to 'Industry - Hazardous'.

Proposed Advertising of Draft Scheme

Advertising materials including a Scheme Summary Brochure (composite Scheme map and text) for distribution to all landowners and interested parties are currently being prepared for printing.

The production and public release of the Scheme documents through a variety of channels and formats will need to be carefully coordinated with Council's endorsement of the modified Scheme and final checks of modifications by the WAPC and publication of the notice in the Government Gazette.

It is proposed to use diverse methods to advertise draft Town Planning Scheme No. 4 and call for public submissions including:

- Publication in the Western Australian newspaper (and the Government Gazette);
- Publication in the local community newspapers and in the Civic Newspaper supplement (April edition);
- Press Releases to local community newspapers;
- Direct letter mail-out of a and Submissions Form and comprehensive Scheme Summary Brochure to all landowners in the City (including a summary map and explanation of key components of the Scheme);
- Publication of all Scheme documents on the City's internet website for direct downloading by residents;
- Public displays in the City's Administration and Library buildings;
- Public displays in major shopping centres in consultation with centre owners; and
- A Public meeting to be held during the public submissions period to provide for direct public interaction and responses to queries on the new Scheme.

A copy of summary text to be included in the Scheme Summary Brochure to be sent to all landowners in the City and providing an explanation of key components of the Scheme **is attached. (Refer to Attachment "A-1" – Summary of Attachments – lilac page.)** . (A summary map component will also be prepared and incorporated with the text information to complete the brochure).

CONCLUSION

The corrections and updates to the draft Scheme since Council's March 2003 adoption of the draft Scheme, provide a Scheme which is more consistent with the Metropolitan Region Scheme, Model Scheme Text and the strategic objectives for Council's new Scheme No 4.

The preparation of the new Scheme has now advanced to the formal stage of making the draft Scheme available for a 3 month period of public review. Following receipt of community submissions, the new Scheme will enter its final stage where Council will give consideration to the public submissions and any further changes and refinements required to the Scheme before recommending gazettal of the final Scheme.

The Schedule of Modifications required by the Minister to provide greater conformity of the Scheme with the Model Scheme Text, including changes to Change of Use - Clause 4.3.3 (b); Extension of Use or Change to an Incidental Use - Clauses 4.3.3 (c) and (d); Form of Application - Clause 9.1 and 9.2 of the Model Scheme Text; Powers of Enforcement - Clause 11.4 the definition and references to 'Industry – Hazardous', can if deemed necessary, also be examined in more detail during the public review period.

During the submissions period, Council can also liaise with Landcorp, the City of Gosnells and other relevant bodies to resolve the matter of the future land use and development of the industrial zoned (Landcorp) land on the corner of Ranford Road and Anstey Road, and liaise with relevant bodies on the protection of the landscape amenity of the Darling Scarp, in accordance with the special noting of these matters in the Minister's notice of approval to advertise.

RECOMMEND

That Council resolve to:

- 1. Proceed with advertising draft Town Planning Scheme No 4 including Scheme Text, Maps, and Local Planning Strategy and Retail Hierarchy Review documents as modified, for public review and submissions for a 90 day period in accordance with the Town Planning Regulations 1967 and the requirements of the Minister for Planning and Infrastructure;**
- 2. Advertise the suite of Local Planning Policy documents concurrently with the advertising of draft Town Planning Scheme No 4;**
- 3. Upon completion of the public submissions period, review the draft Scheme and policy documents and in accordance with the requirements of the Minister for Planning and Infrastructure, subsequently consider any further requirements for modifications prior to finalising the Scheme for gazettal as the City of Armadale District Zoning Scheme.**

ARMADALE REDEVELOPMENT SCHEME (2004) & CONCEPT PLAN – DRAFTS FOR COMMENT

WARD : FORREST; SEVILLE and ARMADALE

FILE REF : PSC/38

DATE : 30th January 2004

REF : JR

RESPONSIBLE MANAGER : EDDS

APPLICANT : ARMADALE REDEVELOPMENT AUTHORITY

LAND OWNER : Various

SUBJECT LAND : Total land area under proposed Armadale Redevelopment Scheme (2004): 471ha including various private lots and public land.

ZONING : **MRS:** Urban, Urban Deferred & Central City Area Zones & Various Reservations.
TPS No 2: Residential, Rural, General Rural & Special Use Zones, & Various Reservations.
TPS No 3: City Centre Deferred & Commercial Zones.

In Brief:-

- The Armadale Redevelopment Authority (ARA) has released both the Armadale Redevelopment Scheme (2004) and the Armadale Redevelopment Concept Plan brochure for public comment.
- Once the Armadale Redevelopment Scheme (2004) is gazetted, it will replace the City of Armadale's Town Planning Schemes No 2 and No 3, the Metropolitan Region Scheme, and the Armadale Redevelopment (Interim) Scheme of 2003.
- The Concept Plan is non-statutory and provides a concept or "vision" of the intended outcomes for each ARA project area excepting the new Brookdale and Wungong project area which will be subject to a separate process to incorporate them into Scheme and Concept Plan at a later time.
- Recommend Council reaffirm continuing areas of concern and request appropriate modifications to the draft Armadale Redevelopment Scheme and Concept Plan (2004) to achieve mutually agreed goals for the City's redevelopment.
- Recommend that Council seek assurances that major developments within the City Centre will be subject to full and detailed planning and consultation with the City.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- *City of Armadale Strategic Plan* – 1. Promote employment and residential growth, encouraging the economic well-being of the community.
1.3 Complete the structure plans for Brookdale and Forrestdale, focussing on provisions for high quality residential development.
- *WAPC Southern River Forrestdale Brookdale Wungong District Structure Plan (January 2001)*.
- *Urban Water Management Strategy (2002)*.

Legislation Implications

- Town Planning and Development Act 1928 & Town Planning Regulations 1967
- Armadale Redevelopment Act 2001
- Armadale Redevelopment (Interim) Scheme 2003 & Armadale Redevelopment Regulations 2003
- Environmental Protection Act 1986
- Metropolitan Region Town Planning Scheme Act 1962
- Swan – Canning Catchment Environmental Protection Policy & draft Riverplan: (Comprehensive Management Plan and Implementation Strategy for the Swan-Canning Rivers EPP) 2003
- The WA State Sustainability Strategy 2003

Council Policy / Local Law Implications

- Armadale Enquiry-By-Design Workshop Report 2000
- Town Planning Scheme No 2 and No 3 and draft Town Planning Scheme No 4
- Memorandum of Understanding between the ARA and City of Armadale
- Local Laws, including those relating to Signs and activities in Public Thoroughfares

Budget / Financial Implications

The Scheme will not have immediate Budget Implications. However, its implementation will require coordination (and possible rescheduling) of the City's infrastructure and service provision programmes. In the long term, the outcomes of the ARA's strategies should bring forward lot creation and economic development that will provide a more sustainable revenue base for provision of the City's services. However this will be accompanied by increasing demand.

In the short term, the ARA's assumption of development controls would entail ARA recoupment of some planning fees applicable to the ARA areas. Planning application fees would no longer accrue to the City, however, the local government will still incur staff resource and other costs as part of the referral and consultation process proposed by the ARA Scheme.

Consultation

- ◆ Councillors have been circularised with a copy of the Scheme and the public comment version of the Concept Plan which is published in the form of a brochure and which is also available on the ARA website www.ara.wa.gov.au.
- ◆ This is the second period of formal referral of the draft Scheme and Concept Plan to the City for comment. The current full public comment period commenced on 17th December 2003 and continues until 20th February 2004.
- ◆ There is currently close liaison and working arrangements with ARA at various levels including elected member representatives on the ARA board, Chief Executive Officer and other officers of the City and a Memorandum of Understanding (MOU) has been prepared to address more technical aspects of local government functions and development controlled by the new Authority.

- ◆ The earlier preliminary versions of the Scheme and Concept Plan were addressed by Council at a Briefing workshop and at the October 2003 Council meeting.
- ◆ Consultation on a preliminary draft Planning Policies document was undertaken at Council's meeting of January 2004 where Council reiterated some of its earlier concerns on the draft Scheme and Concept Plan (D11/1/04).

PREAMBLE

The Armadale Redevelopment Authority (ARA) is currently the responsible authority for implementing planning and decision-making under the (Interim) ARS (2003). Once the proposed Armadale Redevelopment Scheme (2004) replaces the Interim ARS (2003) in approximately mid-2004, it will also replace the functions of both the MRS and the relevant City of Armadale Town Planning Scheme (currently Schemes No 2 and 3), which apply to the additional project areas included under the Armadale Redevelopment Scheme (2004).

In all other respects the roles and responsibilities of the City of Armadale under the Local Government and related legislation, will remain unaffected. In 2011, at the anticipated conclusion of the 10 year "sunset period" under the Armadale Redevelopment Act, planning control for all areas will revert to the City of Armadale.

During the life of the ARA, such matters as consultation, joint funding, land management and administration of land within the Redevelopment Scheme areas will be undertaken in accordance with the Memorandum of Understanding arrangements between the City and the ARA.

The ARA has adopted a staged approach to taking over the various sites that will all eventually come under its project management control, which can be summarised in three consecutive stages:

Stage 1 – the four (4) major sites subject to the "interim" Armadale Redevelopment Scheme 2003 (gazetted on 29 August 2003) including:

- the Armadale City Centre;
- the CALM land on Albany Highway;
- the former High School and TAFE sites in Champion Drive;

Stage 2 – The draft Armadale Redevelopment Scheme (2004) includes those areas covered by the Interim (2003) Scheme and also includes the following additional sites, which are still under the control of the City's Town Planning Scheme No 2:

- Forrestdale Industrial Business Park;
- South Armadale Industrial project area; and
- Champion Lakes project area.

Under the implementation scenario proposed by the ARA, the final Armadale Redevelopment Scheme (2004) is likely to be gazetted (in mid-2004);

Stage 3 – in due course, an amendment to the Armadale Redevelopment Scheme (2004) will ultimately also take planning control over the expansion sites that Council has previously supported for inclusion in Seville Grove and Armadale, and an extensive site area in the localities of Brookdale and Wungong. In December 2003, these areas were incorporated into the Armadale Redevelopment Regulations thereby setting the framework for their incorporation into the Redevelopment Scheme.

Tools for Implementing the “vision” for Armadale Redevelopment

In addition to the statutory Armadale Redevelopment Scheme, associated Concept Plan and formal Planning Policies, a range of other tools will also be used to bring about the ARA’s redevelopment objectives. The ARA’s overall strategic vision for the redevelopment of Armadale are summarised in the draft Concept Plan brochure document, which espouses an intention to adhere to the principles of sustainable development.

The ARA’s planning tools include structure plans and design guidelines, partnering agreements, development contribution arrangements, an “Implementation Strategy” and a series of “Implementation Plans” for Sustainable Development” in addition to memoranda of understanding with the City of Armadale, key state government agencies and private landowners. The “Implementation Strategy for Sustainable Development” and related strategies will target social and cultural development, economic and employment growth and other areas fundamental to the future performance of the Armadale region. As development proceeds, Local Area Sustainability Implementation Plans containing specific sustainability targets, objectives and capital undertakings, will also be prepared for individual project areas.

The ARA will also undertake its own capital works projects or assist with works projects undertaken by others. Priority projects identified by the ARA in the Concept Plan brochure to catalyse investment and redevelopment in Armadale include:

- Construction of a landscaped forecourt and public square in front of the new rail station to create a new and attractive public space linking the central town area with the rail station;
- Redevelopment of key City gateways;
- Upgrading the City Centre access and circulation network;
- Targeted upgrade of hard and soft City Centre landscaping treatments;
- Commissioning of key public artworks; and
- Commencing the phase 1 site development works for Forrestdale Industrial Business Park and Champion Lakes.

COMMENT

The revised draft Armadale Redevelopment Scheme (2004)

The Scheme consists of a Text containing simple Scheme Maps 1 and 2 (Figures 1 and 2 – refer Pages 30 and 31) which have R Code densities set at a maximum of R60 in the City Centre and R40 in the outer project areas of South Armadale, Albany highway (CALM site), Champion Drive and the Champion Lakes sites.

The Scheme also contains a Scheme Reserves Map (Figure 3 – refer Page 32) a Development Contribution Areas Maps (Figures 4 and 5 – refer Pages 33 and 34) and a Structure Plan Areas Map (Figure 6 - refer Page 35)

In October 2003, Council provided initial inputs on the preliminary draft Redevelopment Scheme and highlighted issues that needed to be addressed prior to this final draft being released for public comment (CS61/10/03).

The ARA acknowledgement of Council's previous submission is further discussed below, together with the revised public review document.

Issues raised in Council's Submission – that the Armadale Redevelopment Scheme be modified in accordance with the following matters prior to advertising:

- **That the Contents page should refer to Part 5 as “General Development Requirements.**
 - **ARA Response – Agreed.**
 - *Planning Department Comments – this correction has been made.*
- **That in Part 9 Heritage Protection, the requirement for the ARA to have regard to heritage sites should refer generically to Schemes under the Authority of the City.**
 - **ARA Response – Agreed. Clause 9.1(4) (d) refers only to Scheme 4, there are also Schemes 2 and 3.**
 - *Planning Department Comments – a reference to the City's current Schemes and heritage sites is now included in Part 9 - “Heritage Protection” of the Scheme.*
- **That in Table 1 (Table 1 – refer Page 36) car parking requirements for ‘shop’ and ‘showrooms should be 1 per 15m² and 1 per 30m² respectively.’**
 - **ARA Response – Shop – in consideration of submissions on the Interim Scheme the Board resolved to maintain the parking ratio at 1 per 20m² as currently applies. Within a city centre a greater amount of car parking is shared between different users and at different times. It is acceptable for city centre areas to have reduced parking ratios applied.**
 - *Planning Department Comments – the revised Scheme has not increased the car-parking requirement (Table 1 – refer Page 36). The ARA standard of 1 space per 20m² for Shops can be compared with the draft TPS 4 standard of 6 spaces per 100m² (which equates proportionally to 1 space per 17m²).*

- **ARA Response – Showroom - the Interim Scheme ratio of 1 per 50m² has been considered by the Board and endorsed by the Minister. The lower ratio is provided as an incentive for development or redevelopment to occur within the ARA areas as opposed to other competing areas.**
- *Planning Department Comments – The ARA single standard of 1 space per 50m² for Showrooms can be compared with the requirement in draft TPS 4 which has different ratios depending on whether the floor area is to be used for sales and display or used for storage. TPS 4 requires 3 spaces per 100m² of sales or display area (which equates proportionally to 1 space per 33 m² for sales or display area) plus 2 spaces per 100m² of storage area (which equates proportionally to 1 space per 50m² of storage area). While requirements under draft TPS No 4 appear slightly more stringent, in view of the different methods of calculation used in the two Schemes the differences with the ARA Scheme are not large.*
- **That in Table 2 (Table 2 – refer Page 37) the definitions should be consistent with the Residential Design Codes.**
 - **ARA Response – Agreed, particularly given that the individual concept plans include reference to single lot residential, medium residential and mixed use.**
 - *Planning Department Comments – key terms appear to be consistent with the R-Code terminology.*
- **That in Table 2 more consideration should be given to introducing more land uses as “P” uses within the Forrestdale Industrial Business Park.**
 - **ARA Response – Agreed in part. While it would be desirable to include more uses as “P” uses, this matter is complicated by the various sub-precincts within the Forrestdale Industrial Business Park. The application of a “D” classification allows the Authority to utilise its discretion to approve those uses more suited to particular sub-precincts which are intended to cater for particular uses. The formulation of planning policies and design guidelines will help guide the Authority to make decisions on discretionary uses ensuring that uses are approved only where they meet the intended character of the particular sub-precinct.**
 - *Planning Department Comments – The addition of “Child Care Premises” as a “D” use is the only change in the revised Text.*

Consideration should also be given to providing at least some permissible “P” uses in all Precincts as all land uses within the Forrestdale and South Armadale Industrial Precincts are either “X” (not permitted) or “D” (discretionary).

- **That in Clause 9.1(4)(d) the Scheme should refer to the same terms used in TPS 2 and 3, which are “any heritage place, area, building, object or structure”.**
 - **ARA Response – Agreed, Clause 9.1(4)(d) should be amended.**

Planning Department Comments – the revised Scheme has modified terminology to “heritage place, area, building, object or structure” which is consistent with the City’s Town Planning Schemes.

- **That in Schedule 3 the contribution items subject to the City of Armadale’s Amendment No. 168 to TPS 2 should be incorporated into the ARA Scheme as “Contribution Area Redevelopment Works”.**
 - **ARA Response – Not agreed. Appropriate contribution items will be identified for each of the contribution areas and notified to owners in accordance with the requirement under Part 8 of the Scheme.**
 - *Planning Department Comments – while the City was happy to make the suggestion that this matter be considered at the draft Scheme stage, the timing of the ARA identification of infrastructure items or “Works” is a matter for the ARA to determine, as are the specific infrastructure items, which the ARA decides to include. It is noted that the ARA will be revising the research and the draft plans, by which the City created the opportunity for this estate from the ground-up under the City’s Scheme No 2.*

It is quite normal for plans of the scale of this industrial development to be refined and changed as implementation becomes more imminent. Consequently, it is noted that the previous planning and plans adopted by Council under TPS No 2, including the current draft Amendment No 168 and associated industrial estate structure plan, may in due course become superseded, as the plans are revised and adopted under the Armadale Redevelopment Scheme, which will soon take over planning control for the Forrestdale estate.

It is also noted that Precincts in the City Centre including the Retail, Civic/Cultural, Station, South West Highway and West of the Railway line Precincts have also been identified as areas requiring contributions to “Works” and will similarly require a subsequent Amendment to the ARA Scheme to identify the specific infrastructure items of “Works” .

- **That in Appendix 3 Development Contribution Areas Map, the boundary of the development contribution area for the Forrestdale Industrial Business Park should be inclusive of the land for the realignment of Ranford Road, as defined by the land reserved for the Ranford Road extension under the Metropolitan Region Scheme (excluding the land on the northern side of Ranford Road between Tonkin Highway and Wungong Brook Reserve).**

- **ARA Response – Agreed, Council’s request has merit, however the extension does not form part of the ARA boundary. Discussions will be held with the City to ensure appropriate contributions for Ranford Road re-alignment are captured in the developer contributions.**
- *Planning Department Comments – it is appropriate that this matter be assessed to ensure no complications of jurisdiction occur that could frustrate the ARA ‘s option to obtain an infrastructure “Works” items contribution at time of subdivision.*
- **That in Table 1 (Table 1 – refer Page 36), the car parking requirements for Educational Establishment (1.5 per classroom), Tertiary Institutions (1.5 per classroom + 1 per 10 students) and Storage (1 per employee) are considered to be too low.**
 - **ARA Response – The Educational Establishment ratio for primary and secondary schools is considered suitable as the students are generally not of a car driving age. The ratio is consistent with ratios of some other metropolitan Town Planning Schemes.**
 - *Planning Department Comments – the revised Scheme has not increased the car-parking requirements. The ARA standard of 1.5 spaces per classroom (primary) compares to TPS 4 requirements of 1 space per staff member plus 14 drop off spaces for every 100 students (approximately 1 drop off space per 7 students). The ARA has the same standard for secondary schools as for primary schools, whereas TPS 4 still requires 1 space per staff member but decreases the number of drop off spaces to 7 spaces per 100 students (approximately 1 drop off space per 14 students). The issue remains that from the City’s past experience with schools, drop off spaces will be inadequate.*
 - **ARA Response – The Tertiary Institution ratio is considered adequate on the basis that the areas within which such institutions are likely to be located are well served by public transport.**
 - *Planning Department Comments – The ARA has a separate standard for tertiary institutions of 1.5 spaces per teaching area plus 1 space per 10 students, whereas TPS 4 does not have a specific standard for tertiary institutions so car parking requirements would be discretionary under the City’s new Scheme.*
 - **ARA Response – Storage at 1 bay per employee is considered adequate due to the nature of the use. Visitors would only enter to load or offload materials/goods and will temporarily park immediately adjacent to where that material or good is stored.**
 - *Planning Department Comments – The ARA Storage requirement is 1 space per employee whereas TPS 4 requires 2 spaces per 100m² of storage area or 1 space per employee, whichever is greater, but with a minimum of 4 spaces per tenancy.*

- That in Table 2 (*Table 2 – refer Page 37*), Educational Establishment should be a “D” use in the Champion Lakes Recreational Precinct.
 - ARA Response – Agreed, this will allow the consideration of a sports education facility within the precinct.
 - *Planning Department Comments – The revised draft has made the change.*
- That in Table 2, *Consulting Rooms and Medical Centres are insufficiently distinguished by their respective definitions, yet they are treated differently on Table 2.*
 - ARA Response – Agreed, the particular differences mainly relate to the City Centre precincts where both medical centres and consulting rooms are worthy uses and therefore should be given “P” classification. The other difference of note is that Consulting Rooms should be allowed within the Champion Lakes Recreational Precinct to allow treatment of sporting injuries but a proper medical centre should not be permitted as the area is not intended for commercial use. The recommended amended classifications are as follows:

	City Centre Retail	City Centre Civic/Cultural	City Centre Rail Station	City Centre SW Highway	City Centre West	Champion Lakes Recreation	Champion Lakes Residential	Forrestdale Business Park	Champion Drive	South Armadale	Albany Highway
Consulting Rooms	D	P	P	P	P	D	X	X	D	D	P
Medical Centre	D	P	P	P	P	X	X	D	X	X	P

- *Planning Department Comments – the revised Scheme has not changed since the preliminary draft Scheme, however the problem appears to be in the Land Use definitions in Schedule 1 rather than in the Land use Table. The City’s Schemes and the Model Scheme Text all limit Consulting Rooms to no more than two (2) health consultants, thereby identifying the use of Medical Centre to be applied where larger proposals involve more than the two (2) health consultants. A similar differentiation is recommended to be made to the ARA Scheme in accordance with the intent stated in the ARA Response above so that the looseness of definition cannot be exploited at some time in the future to undermine the intent of the ARA Scheme .*
- That in Table 2, Child Care Premises could be a “D” use in the Forrestdale Business Park.
 - ARA Response – Agreed, the location of child care facilities within an employment area provides the opportunity for a working parent(s) to leave their children at a place close to their place of work.

- *Planning Department Comments – the Land Use of Child Care Premises has been incorporated into the revised Scheme as a discretionary “D” use.*
- **That in Table 2, it is questioned why Community Purpose is listed as an “X” use in the City Centre Retail precinct.**
 - **ARA Response – Agreed, Community Purpose uses should be permitted within any commercial zoned area and particularly within a city centre. The use classification should be changed to a “P” use.**
 - *Planning Department Comments – the Land Use of Community Purpose has been incorporated into the revised Scheme*
- **That the ARA Scheme areas be suitably excised from the City of Armadale draft Town Planning Scheme No.4, prior to Scheme 4 being advertised for public comment.**
 - **ARA Response – Agreed. It is recommended that the ARA formally request that the DPI suitably excise the Redevelopment Areas subject of the ARA Scheme from the draft TPS4.**
 - *Planning Department Comments – Approval was granted (in January 2004) for the City of Armadale draft Scheme 4 to be advertised for public comment (the approved draft has the ARA Scheme areas suitably excised from draft Town Planning Scheme No.4).*
- **That matters pertaining to effective protocols for the functioning of both Town Planning Schemes and efficient communications between the two authorities, be listed for further consideration in the periodical review of the Memorandum of Understanding between the City and the ARA.**
 - **ARA Response – Agreed and noted.**
 - *Planning Department Comments – noted.*
- **That the Scheme and Concept Plan be advertised for public submissions for a period not less than 60 days.**
 - **ARA Response – Agreed. The period of advertising of both documents will be 60 days.**
 - *Planning Department Comments – noted that advertising for public submissions on the Scheme and Concept Plan commenced on 17th December 2003 and closes on 20th February 2004.*
- **That, in view of the complementary relationship between the Planning Schemes of the two authorities, Council will seek an undertaking from the Department for Planning and Infrastructure to commit sufficient resources for the assessment of the City’s new District Zoning Scheme No. 4 to ensure compatibility with the Armadale redevelopment Scheme 2004.**

- **ARA Response – Noted and supported.**
- *Planning Department Comments – as above, the Approval granted for advertising draft Scheme No 4 (in January 2004) is noted.*

Other Matters in the revised Scheme

A further matter for correction in this latest draft Redevelopment Scheme is that the section heading for Part 10 “Administration and Enforcement” is different to that in the “Contents” page where the terms are reversed as “Enforcement and Administration”.

The revised draft Concept Plan

The draft Armadale Redevelopment Scheme (2004) is supported by a non-statutory Armadale Redevelopment Concept Plan, which illustrates the goals and provides a more descriptive “vision” of the intended final development outcomes for the specific project areas. The Armadale Redevelopment Concept Plan has been summarised and published in the format of a “Concept Plan” brochure for formal public consultation.

The revised brochure format is a much-abbreviated version of the full Concept Plan Report, which Council considered and provided comments upon as a preliminary pre-release draft, at its October 2003 meeting.

The ARA advises that the full report on the Concept Plan has not been revised at this interim stage, however, that the full Concept Plan report document will also be updated as a “final” document at the finalisation stage, once all public submissions have been addressed by the Authority and appropriated revisions made. The full Concept Plan report document will be used mainly as an in-house reference document.

“Armadale City Centre Concept Plan” from the Armadale Redevelopment Concept Plan brochure, regarding the *Armadale City Centre Concept Plan*, provides “Notes” on Twenty five (25) project proposals in the City Centre including changes to the current movement networks and pattern of activities. Further details and notes are provided in more detailed plans and text for the five (5) City Centre precincts (refer brochure).:

- City Centre Retail Precinct;
- Civic and Cultural Precinct;
- Rail Station Precinct;
- South Western Highway Precinct; and
- Railway West Precinct ;

The Concept Plan brochure also has a concept plan for South Armadale and a concept plan for the Forrestdale Industrial Business Park . There is a concept plan for Champion Lakes, the Champion Drive site and the Albany Highway site .

In October 2003, Council provided initial inputs on the preliminary draft Concept Plan and highlighted issues that needed to be addressed prior to release of a draft for full public comment (CS61/10/03).

The ARA has advised that it considered the City's submission prior to producing the latest revised draft documents. The ARA has summarised each matter raised by the City and has responded as follows:

Council submitted that the Concept Plan should be modified as follows:

- **that the Concept Plan and Scheme to both have the same (2004) date.**
 - **ARA Response – Agreed.**
 - *Planning Department Comments – the revised documents both bear the same date.*
- **that the ARA make a stronger commitment for preparing a car parking strategy for City Centre.**
 - **ARA Response – Agreed. A review and preparation of a car parking strategy is an integral element to help aid the revitalisation of the City Centre. It is recommended that the preparation of a car parking strategy be introduced under the Guiding Principles section of the City centre precinct under the Concept Plan explanatory report.**
 - *Planning Department Comments – this issue is not specifically included in the brochure but it does list the upgrading of City Centre access and circulation as one of the ARA priorities and it is also noted the draft Planning Policy document (D 11/1/04) states that the ARA will work closely with the City to establish new public parking area. The City is currently preparing a project brief for the parking strategy to be jointly funded by the ARA and the City.*
- **that the ARA include a quoted statement, within the Concept Plan report, prepared by the City confirming its support to the Concept Plan.**
 - **ARA Response – Agreed.**
 - *Planning Department Comments – the section titled “Planning Process” outlines the various planning implementation tools. However the brochure would benefit from a more explicit statement of explanation that the concept plans are merely illustrative and artistic “visions” of the intended outcome whose details will necessarily evolve and change as more detailed planning, consultation and decision-making is undertaken through the statutory process.*
- **that Council supports the recommendation to defer consideration of opening up the Jull Street mall to low speed one-way traffic pending detailed assessment and consultation with the community.**
 - **ARA Response – Agreed.**

- *Planning Department Comments – modified text for the City Centre Retail Precinct (Figure 2) directly addresses this matter by deleting the reference to opening the Mall.*
- **That the document give greater recognition of the importance of Minnowarra Park to the community.**
 - **ARA Response – Agreed and incorporated.**
 - *Planning Department Comments – the City Centre Civic and Cultural Precinct (Figure 3) notes that Minnowarra and Memorial parks will be “maintained and enhanced where possible for greater public use, however, the illustration plan appears unchanged.*
- **That the new road in Minnowarra Park should be deleted.**
 - **ARA Response – Agreed, the road does not serve a great benefit and has been removed from the concept plan.**
 - *Planning Department Comments – the Concept plan for the City Centre Civic and Cultural Precinct (Figure 3) does not appear to have been modified in respect to the new road issue.*
- **That the document give greater clarity in the area indicated as Community and Institutional uses (including Council’s offices) and deletion of the reference to future development for residential purposes.**
 - **ARA Response – The Concept Plan has been modified to remove residential use from all areas apart from a pocket proposed adjoining the western extension of Minnowarra Park. The introduction of residential use will help bring some after hours life to this area helping to create a safer environment.**
 - *Planning Department Comments – the reference to future residential development near the City offices has been deleted.*
- **That the document ensure preservation of direct parking for users of Minnowarra Park.**
 - **ARA Response – The issue has merit and consideration should be given in the detailed Local Area Planning stage to ensure that recreational parking is not being compromised by shoppers or workers utilizing the bays.**
 - *Planning Department Comments – as noted above the Concept plan for the City Centre Civic and Cultural Precinct (Figure 3) does not appear to have been modified in respect to this issue.*

- **That the document make reference to the development of a Cultural Centre in the Civic and Cultural Precinct.**
 - **ARA Response – In subsequent liaison with the City, it has been confirmed that no formal proposals for a cultural centre are planned. However, it will be noted the precinct is suitable for a cultural centre.**
 - Planning Department Comments – *the Cultural Centre issue is not mentioned in the brochure.*

- **That the document ensure a reduction of proposed commercial impact on Memorial Park.**
 - **ARA Response – The Concept Plan has been modified to remove the encroachment of commercial use from the northern part of Memorial Park.**
 - Planning Department Comments – *the Concept plan for the City Centre Civic and Cultural Precinct (Figure 3) does not appear to have been modified in respect to this issue.*

- **That Section 4.3 of the Concept Plan be expanded to include reference to relocation of government offices to the city centre.**
 - **ARA Response – The ARA is committed to encouraging the relocation of Government offices to Armadale. This opportunity will be referenced in the Concept Plan.**
 - Planning Department Comments – *the Concept plan brochure does not appear to refer to this issue.*

Other Matters in the revised Concept Plan

The brochure's draft Armadale City Centre Concept Plan also currently identifies a modified road and new subdivision layout for the area between Fifth Road and Sixth Road to the west of the railway line. As this land does not fall within the ARA boundary and is not part of the Redevelopment Scheme the Concept Plan should not illustrate such speculative changes, which have not had any consideration or endorsement by Council.

The area between Fifth Road and Sixth Road is under the jurisdiction of the City's (City Centre) Town Planning Scheme No 3 and is zoned City Centre Deferred zone and as no "Development Control Plan", comprehensive policies or rezoning plans which would justify the ARA illustration has been endorsed by Council, and no consultation has taken place with landowners, the Concept Plan should be modified to delete this layout proposal.

Another aspect that should be modified in the final Concept Plan is that under the Planning Process – Recommended Boundary Extension heading the expansion area in the Brookdale and Wungong localities should also be mentioned.

Conclusion

The work of redeveloping the City of Armadale and most importantly, the Armadale Strategic Regional Town Centre, will require the establishment of common goals and cooperation between the two key agencies. This necessarily involves the City of Armadale and the Armadale Redevelopment Authority providing its counterpart agency with clear direction on the future attributes of the City, each agency deems desirable, whether existing or planned.

The intended outcomes illustrated in the Concept Plan are similar to the vision that Council has pursued through the City's ongoing strategic and statutory planning work, particularly in respect to the Industrial parks at Forrestdale and South Armadale, the Armadale City Centre and the Champion Lakes development.

The City has raised several matters with the ARA, which could still be contentious, particularly in the Armadale Strategic Regional Centre, however, it is understood the vision concepts are strategic in nature and represent artistic illustrations of possible final outcomes, rather than being definitive master plans, to be implemented in their entirety. Accordingly the final result will almost certainly be different from the illustrations depicted once more detailed planning and consultation has been done, the costs and benefits to the community of specific proposals have been analysed, and the detailed redevelopment plans are implemented on the ground.

The Precinct Concept Plans are generally non-binding and major formal statutory planning applications or project proposals will require detailed plans and project rationales to be submitted to the City for comment under the consultation commitment contained in the Memorandum of Understanding between the City and the Redevelopment Authority.

Where ideas differ in some respects, discussion and debate between the two agencies should aim to seek out and then build upon the shared goals for the social, economic development and enhancement of the local environment of the City. Pursuit of those common goals through the more detailed planning and statutory processes, will need both creativity and scope for plans to develop and evolve.

Notwithstanding the ARA acknowledgement of the City's previously identified concerns the *City Centre Concepts* currently published in the brochure format, may not go far enough to address concerns voiced by Council.

In Note 5, the *City Centre Concept* still refers to an "*Indicative structure for future redevelopment or enhancement of the civic precinct*". The previous reference to "possible future residential development" has been deleted. The "Development Concept" section of the Civic and Cultural Precinct" also refers to "*A new internal street system within the City offices and Court House areas to rationalise the existing parking facilities and improve general ease of access and convenience for visitors*", which was another significant concern of Council.

It is noted that the published brochure version of the *City Centre Concept Plan* no longer makes particular reference to the concept of accommodating low-speed one-way traffic on the section of Jull Street currently functioning as a pedestrian mall (Note 12 on Figure 1).

Council may wish to consider whether the modified Concept Plan sufficiently responds to the concerns outlined in Council's submission on the preliminary documents, or whether a further submission should seek additional modification to the City Centre illustration.

The same reiteration of previous concerns can be made in respect of the Redevelopment Scheme, so that the ARA can further consider modifying the final version of the Scheme to more directly address previously identified concerns, before its gazettal as a statutory planning scheme.

It would also be appropriate to reassure the ARA that the City is generally supportive of the revitalisation goals of the Armadale Redevelopment Authority as defined by the Redevelopment Scheme, Concept Plan and the agreed Memorandum of Understanding between the two authorities. However, the City should also seek a similar reassurance, that before the ARA approves any major developments or infrastructure changes in the City Centre, the ARA will require detailed plans and project rationales to be prepared and subjected to formal consultation with the City.

The City of Armadale would then be able to consider major proposals or changes, on their merits and in accordance with Council's vision for the community and the proper and orderly planning for the municipality. To be supported by the City, major changes should accord with the common revitalisation objectives for Armadale, and only then after full and detailed planning, careful scrutiny and if deemed appropriate, public exhibition of the plans for formal community comment.

FIGURE 1

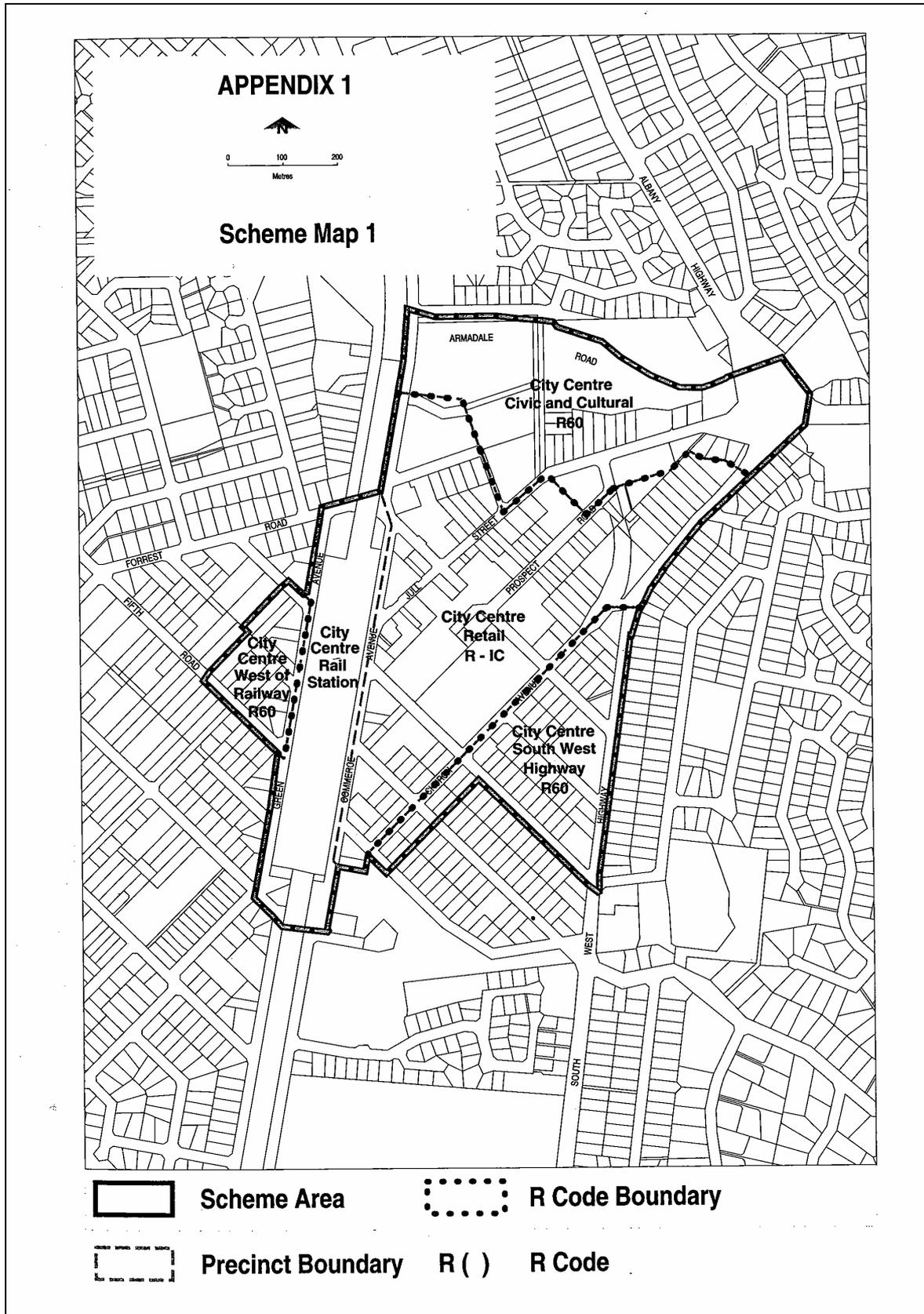


FIGURE 3

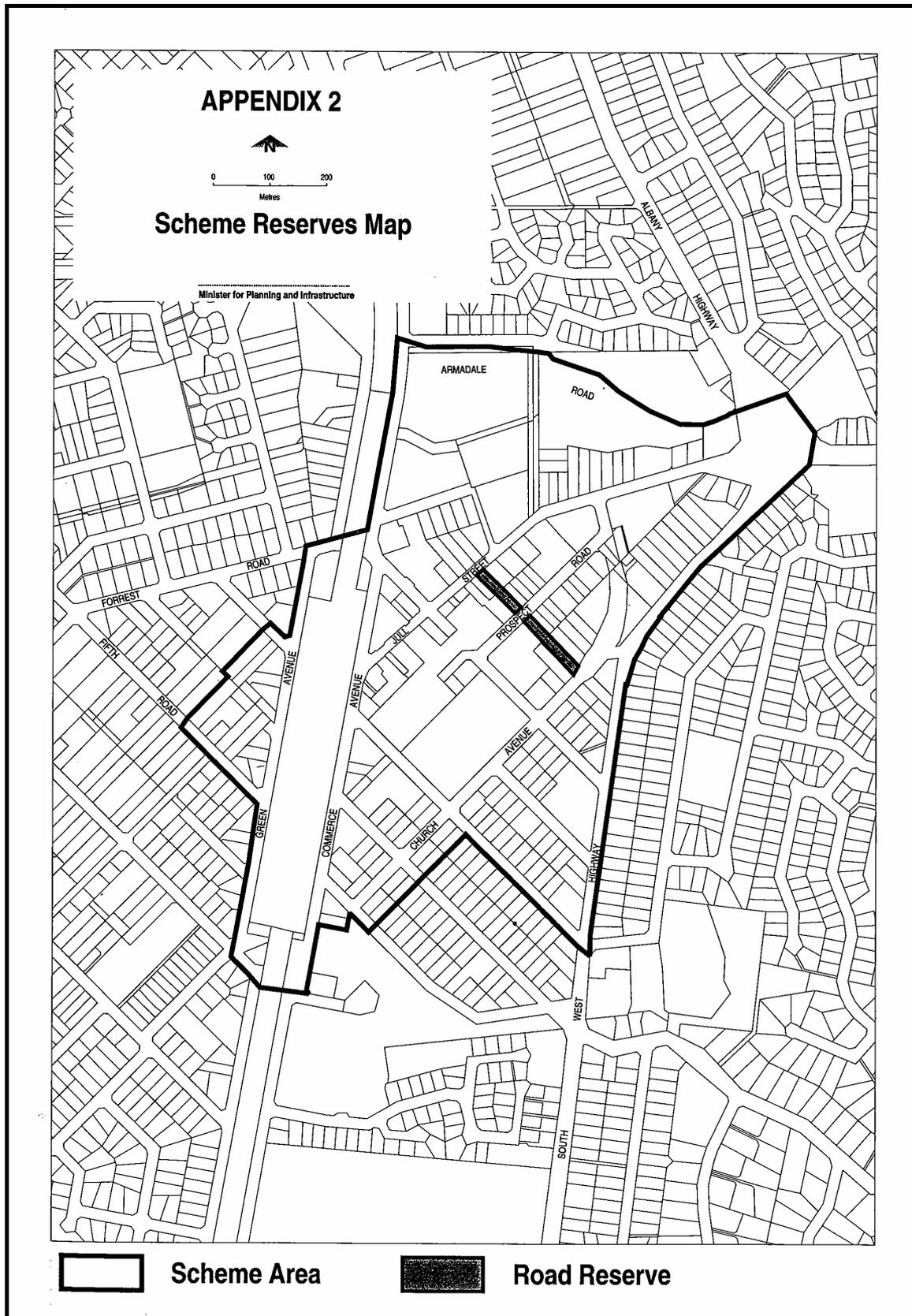


FIGURE 4

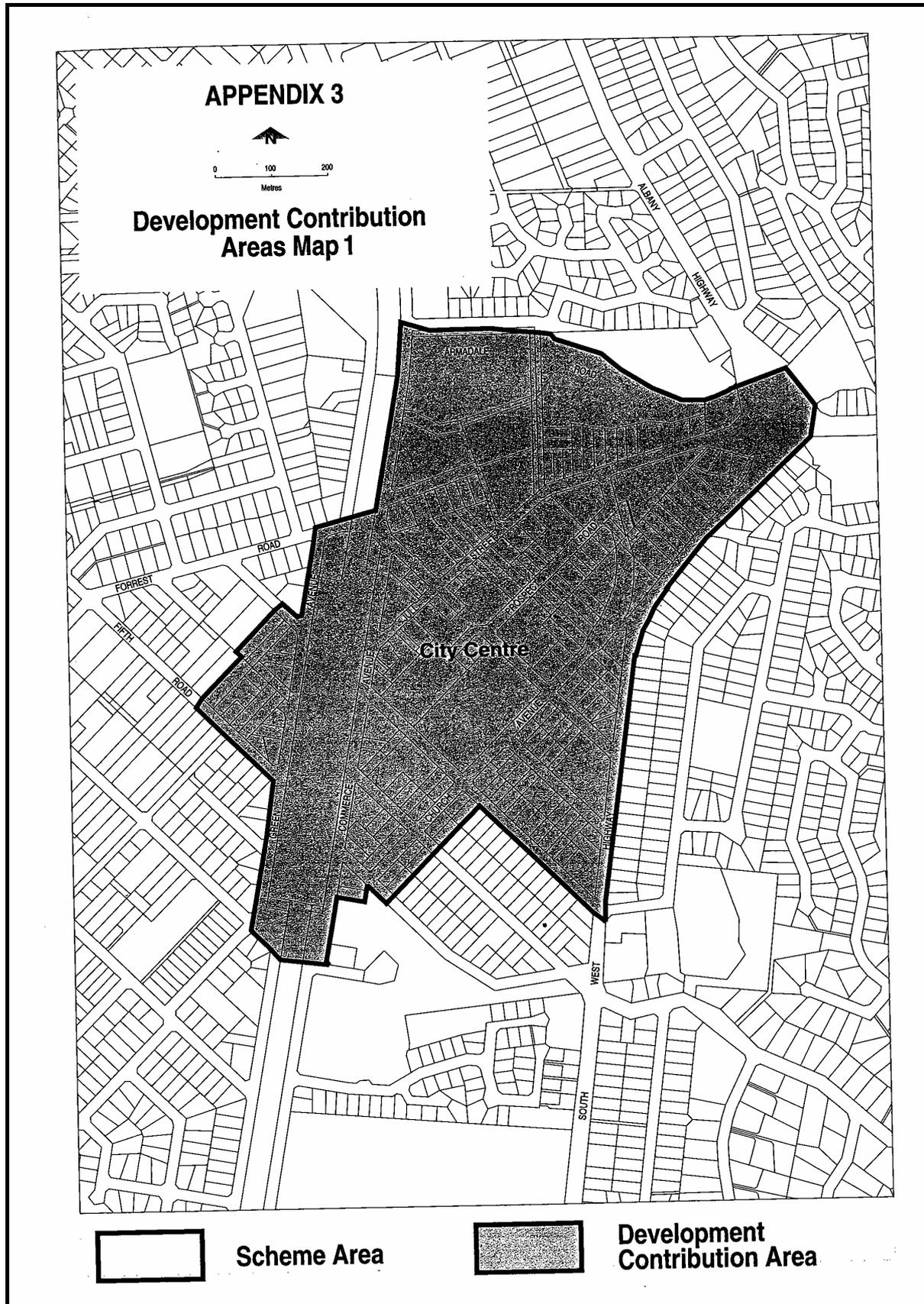


FIGURE 5

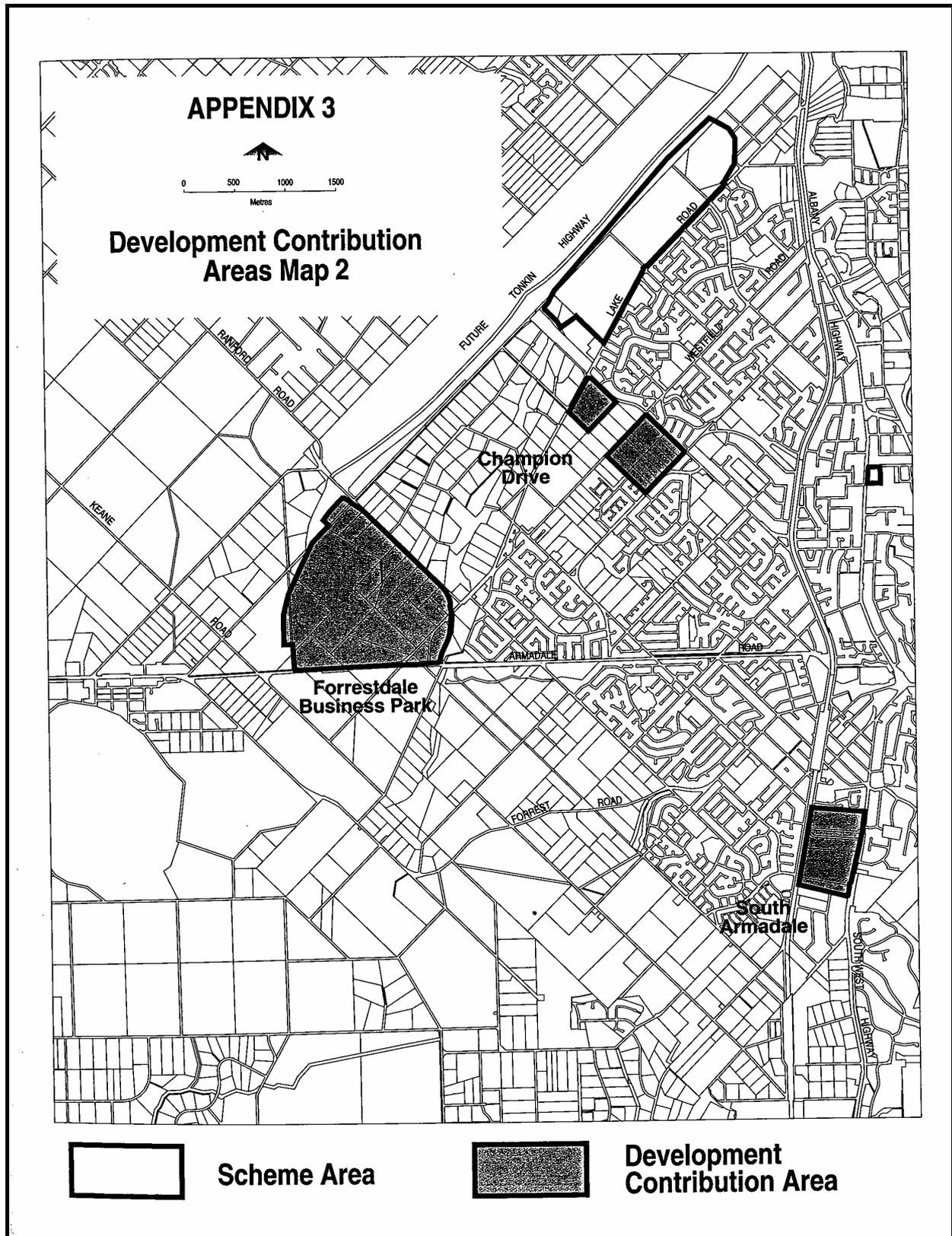


FIGURE 6

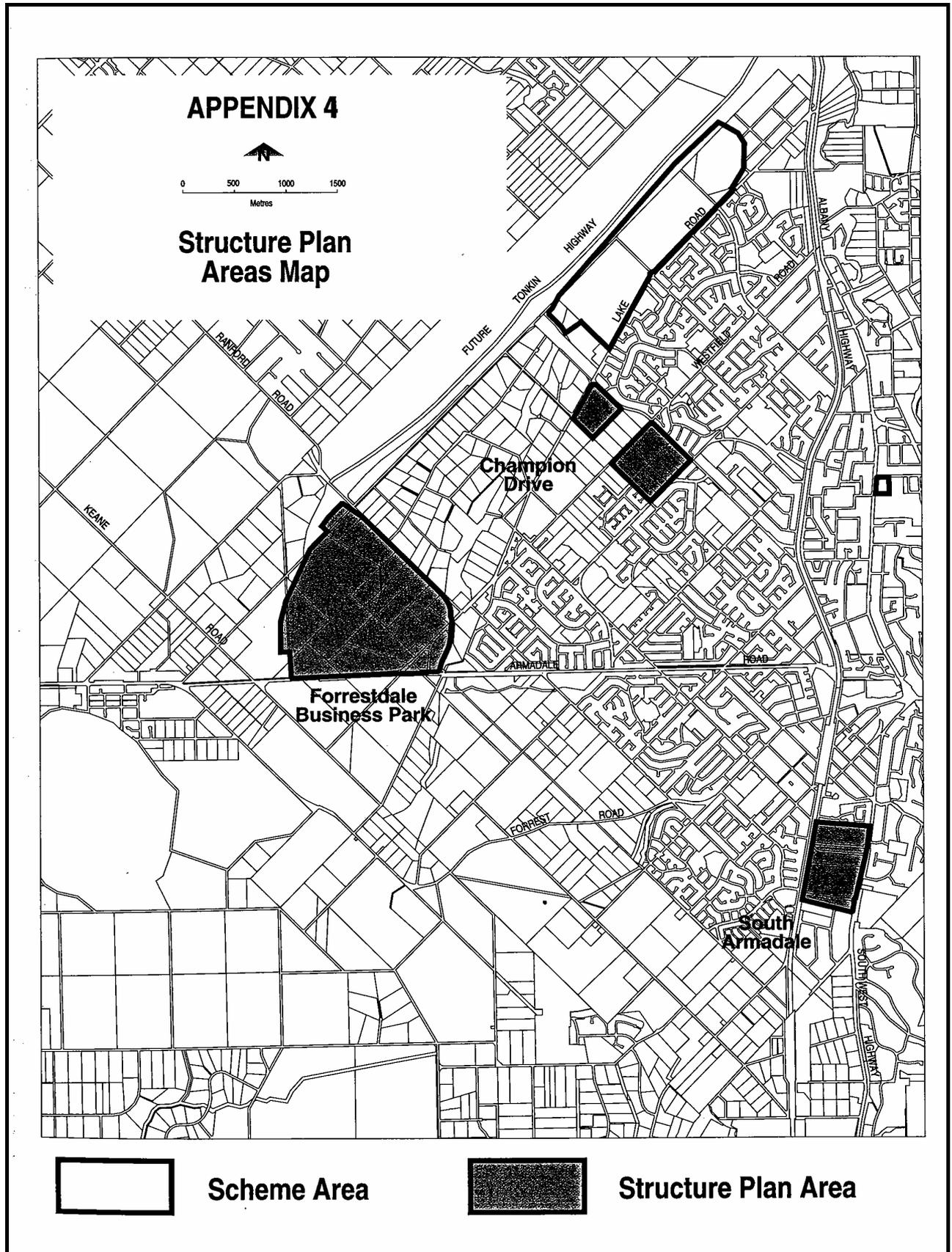


TABLE 1

Table 1 : Car Parking Requirements

Land Use	Minimum number of car parking spaces required
Child care premises	1 for every 5 children accommodated when in a residential area; nil in other areas; adequate pick-up/drop-off provision in all areas
Cinema/theatre	1 per 6 seats provided
Civic use	1 per 30m ² of GFA for offices and as determined by the Authority in the case of other areas
Club premises, Commercial hall	As per Hotel where applicable, and as determined by the Authority in the case of other areas
Consulting rooms, Medical centre	5 per consulting room or 5 per practitioner, whichever is the greater
Dwelling	As required by the Residential Design Codes
Educational establishment	1.5 per classroom for primary and secondary schools 1.5 per teaching area and 1 per 10 students for tertiary institutions
Exhibition centre	1 per 50m ² of GFA
Fast food outlet	1 per 15m ² of NLA
Funeral parlour	1 per 30m ² of GFA and adequate provision for funeral vehicles
Grouped Dwelling	As required by the Residential Design Codes

Land Use	Minimum number of car parking spaces required
Hospital	1 per 4 beds
Hotel, Tavern, Motel	1 per 4m ² of drinking area 1 per bedroom Eating areas as per Restaurant Function rooms as per Reception Centre
Industry – Light	1 per 50m ² of GFA
Industry – General	1 per 100m ² of GFA
Industry – Service	1 per 100m ² of GFA
Market	1 per 15m ² of gross area occupied or as determined by the Authority
Multiple Dwelling	As required by the Residential Design Codes
Office	1 per 30m ² of GFA
Place of worship, reception centre	1 per 6 seats provided/capable of being provided
Recreation – private	1 per 4 seats of spectator accommodation
Restaurant	1 for every 4 seats
Shop	1 per 20m ² of NLA
Service Station	2 per service bay plus 1 per employee 1 per 20m ² of area devoted to the retail sale of motor vehicle accessories and goods of an incidental/convenience retail nature
Showroom	1 per 50m ² of NLA
Storage	1 per employee <i>same</i>
Trade display	1 per 50m ² of display area
Veterinary centre	5 per consulting room
Warehouse	1 per 100m ² of GFA

TABLE 2

Table 2 : Precinct Table

	City Centre Retail	City Centre Civic/Cultural	City Centre Rail Station	City Centre SW Highway	City Centre West of Railway	Champion Lakes Recreation	Champion Lakes Residential	Forrestdale Business Park	Champion Drive	South Armadale	Albany Highway
Amusement parlour	D	X	D	X	X	X	X	X	X	X	X
Betting agency	D	X	D	X	X	X	X	X	X	X	X
Caretaker's dwelling	D	D	D	D	D	D	D	D	D	D	D
Child care premises	D	D	D	D	D	D	X	D	D	X	D
Cinema/theatre	P	X	D	X	X	X	X	X	X	X	X
Civic use	D	P	D	D	D	D	X	X	D	X	D
Club premises	D	D	D	X	D	D	X	X	X	X	D
Commercial hall	X	D	D	X	D	D	X	X	X	X	D
Community purpose	P	P	P	D	P	P	X	X	D	D	D
Consulting rooms	D	P	P	P	P	D	X	X	D	D	P
Convenience store	P	X	D	X	D	D	X	D	D	D	D
Dwelling	D	D	D	P	P	D	P	X	P	D	P
Educational establishment	D	D	D	D	D	D	X	X	D	D	D
Exhibition centre	D	P	D	D	D	D	X	D	X	D	D
Family day care	X	D	D	P	P	D	D	X	P	X	D
Fast food outlet	D	X	D	D	D	D	X	D	D	D	D
Funeral parlour	X	X	D	D	D	X	X	X	X	D	D
Grouped dwelling	D	D	P	P	P	D	P	X	P	D	D
Home business	D	D	D	D	D	X	D	X	D	D	D
Home occupation	D	D	D	D	D	D	D	X	D	D	D
Home office	D	D	D	D	D	D	D	X	D	D	D
Home store	D	D	D	D	D	X	D	X	D	D	D
Hospital	X	D	D	X	D	X	X	X	X	X	D
Hotel	D	X	D	X	D	D	X	X	X	D	D
Industry – general	X	X	X	X	X	X	X	D	X	D	X
Industry – light	X	X	D	X	X	X	X	D	X	D	D
Industry – service	X	X	X	X	X	X	X	D	X	D	X
Local shop	P	D	P	D	P	D	D	D	P	D	D
Lunch bar	P	D	P	D	D	D	X	D	D	D	D

■

RECOMMEND

That Council resolve:

- 1. To advise the Armadale Redevelopment Authority that Council recommends the Armadale Redevelopment Scheme 2004 be suitably modified in accordance with the following matters described further in the body of the report above:**
 - **Increasing the number of car bays for shops and showrooms;**
 - **Providing some permissible “P” uses in all Precincts especially the Forrestdale industrial business park;**
 - **Increasing the parking requirements for Educational Establishment, Tertiary Institutions and Storage;**
 - **Differentiating between the definitions for Consulting Rooms and Medical Centres;**
 - **Making the “Contents” page heading for Part 10 “Administration and Enforcement” consistent to that in the Part 10 section.**

- 2. To advise the Armadale Redevelopment Authority that Council recommends the Armadale Redevelopment Concept Plan be suitably modified in accordance with the following matters described further in the body of the report above:**
 - **Deleting the modified road and lot layout for the area located between Fifth Road and Sixth Road, which is to remain under the jurisdiction of the City’s (City Centre) Town Planning Scheme No 3 and is not part of the area of Armadale Redevelopment Authority jurisdiction;**
 - **Noting the expansion area in the Brookdale and Wungong localities under the “Planning Process – Recommended Boundary Extension” heading.**
 - **Commitment to preparing a Car Parking Strategy as a matter of priority;**
 - **Highlighting the importance of Minnowarra Park and Memorial Park as the “civic and cultural heart” of the City;**
 - **Deletion of the new road in Minnowarra Park;**
 - **Preservation of direct parking for users of Minnowarra Park;**
 - **Including reference to development of a Cultural Centre in the Civic and Cultural precinct;**
 - **Reducing proposed commercial impacts on Memorial Park;**

- **Reference to location of government offices to the City Centre; and**
 - **Noting the “illustrative” nature of the Concept Plan.**
- 3. To advise the Armadale Redevelopment Authority that Council is generally supportive of the revitalisation goals of the Armadale Redevelopment Authority as defined by the Redevelopment Scheme, Concept Plan and the agreed Memorandum of Understanding between the two authorities, however, Council seeks assurance, that before the Authority approves any major developments or infrastructure changes in the City Centre, the Authority will require detailed plans and project rationales to be prepared and subjected to formal consultation with the City.**

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CINEMA DEVELOPMENT – JULL STREET ARMADALE

WARD : Armadale
FILE REF : PSC/37; TEN/19/01
DATE : 5 Feb 2004
REF : RST
RESPONSIBLE : CEO
MANAGER

In Brief:-

- Council advised of progress on the Cinema project in Dec 2003.
- Work has now commenced on site.
- Negotiations on the Deed of Agreement have continued and some clauses have been varied and this is now being brought forward under confidential cover for Council's awareness.
- The Deed is to be signed in the near future.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Regional Centre and provision of recreational services.

Legislation Implications

Local Government Act 1995...s3.1, s3.18(2), s3.18(3), s3.57.

Council Policy / Local Law Implications

N/A.

Budget / Financial Implications

The estimated potential cost to Council of providing assistance was noted in Council's 18th June 2000 minutes and this was updated in September 2002 and 8th March 2003.

Consultation

- ARA
- Westzone Enterprises Pty Ltd.
- Grand Cinemas
- Cinema Working Group

BACKGROUND

Council was last advised of progress on negotiation of the Cinema project in December 2003. Work has now commenced on site in accordance with the approved Development Application and Building Licence.

The Deed of Agreement between the City, landowners Westzone Pty Ltd and cinema operators Grand Theatre Co P/L is to be signed in the near future.

COMMENT

Negotiations on the Deed of Agreement have continued in accordance with the City's Tender 19/01.

(The Chief Executive Officer will be authorised to sign the Agreement once agreement is reached in line with the City's position.)

Some clauses have varied as outlined in *Confidential Attachment B-1*, and are brought forward for Council's awareness.

RECOMMEND

That Council note and approve the various considerations sought for inclusion in the Deed of Agreement for the Cinema project with Westzone and Grand Theatre Co P/L, as outlined in Confidential Attachment B-1.

Moved Cr _____
Motion Carried/Lost (.....)

SPECIAL AWARD FOR AUSTRALIA DAY

At Council's meeting on 15 December 2003, Cr Knezevich referred the following:-

That the matter of a special award for Australia Day be referred to the City Strategy Committee

The matter of an appropriate award commemorating the late Mr Richard Sheppard has now been considered further by the Aboriginal and Torres Strait Islander Advisory Committee (ATSIAC) and a report will be prepared following discussions with Mr Sheppard's family.

RECOMMEND

That a report be submitted for Council consideration following discussion by the ATSIAC Committee on an appropriate award to commemorate the late Richard Sheppard.

Moved Cr _____
Motion Carried/Lost (....)

FUTURE ACCOMMODATIONS – CITY ADMINISTRATION AND LIBRARY

Council is aware of strategic considerations regarding the future accommodation needs of the City, and possible options for the Armadale library.

It is considered these matters will require a workshop, possibly in conjunction with the Strategic Plan.

The CEO and Executive Director Technical Services will make a presentation to Committee on considerations to date as a prelude to a workshop.

COUNCILLORS' ITEMS

CHIEF EXECUTIVE OFFICER'S REPORT

MEETING DECLARED CLOSED AT _____

CITY STRATEGY COMMITTEE

SUMMARY OF "A" ATTACHMENTS

10 FEBRUARY 2004

Attachment No.	Subject	Page
A-1	<u>Town Planning Scheme No. 4</u>	
	EPA Assessment Notice & Advice	45 – 48
	WAPC Advice and Schedule of required modifications	49 - 51
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	Summary Text to be included in the Scheme Summary Brochure	53 - 61



**Environmental
Protection Authority** I 71929

Westralia Square, Level 8
141 St George's Terrace, Perth, Western Australia 6000
PO Box K822, Perth, Western Australia 6842
Telephone (08) 9222 7000 Facsimile (08) 9222 7155
www.epa.wa.gov.au

CITY OF ARMADALE	
REC'D 10 JUN 2003	No.
TO: DDS	INIT
REF/NOTE: SK	INIT
FILE/S PSY/34	

Chief Executive Officer
City of Armadale
Locked Bag 2
ARMADALE WA 6992

Your Ref JR:PSY/34
Our Ref 188164
Enquiries Rachael Mercy

ATTENTION: James Robinson

Dear Sir/Madam

SCHEME/AMENDMENT TITLE: City of Armadale Town Planning Scheme 4 - District Zoning Scheme Review
SCHEME/AMENDMENT LOCATION: City of Armadale
RESPONSIBLE AUTHORITY: City of Armadale
LEVEL OF ASSESSMENT: Scheme Not Assessed - Advice Given

Thank you for your letter of 27 March 2003 referring the above scheme amendment.

After consideration of the likely environmental factors related to the above scheme amendment and based on the information provided by you, the EPA decided that the overall environmental impact of its implementation would not be severe enough to warrant assessment under Part IV of the Environmental Protection Act, the preparation of an Environmental Review and the subsequent setting of formal conditions by the Minister for the Environment and Heritage. Please note that there are no appeal rights on the level of assessment set for scheme amendments.

Although there is to be no formal assessment of the scheme amendment, the following advice is provided to you on the key environmental factors. A copy of this advice will also be sent to the relevant decision-making authorities and will be publicly available on request. The information provided is advice only and is not legally binding.

ADVICE

Overall, the City of Armadale should be commended for Town Planning Scheme (TPS) No. 4. The EPA Service Unit (EPASU) is encouraged by the approach taken by Council to the identification and management of significant environmental features within the Local Authority boundary. In particular the Scheme Maps identifying Special Control Areas (surface water and groundwater), Development Areas, Special Land Quality/Land Use Areas and Soil Capability mapping are likely to provide Council with valuable land use planning information. In reviewing TPS 4, the EPASU has liaised closely with the Water and Rivers Commission (WRC) and has incorporated their advice and recommendations into the advice provided below where appropriate.

The EPA assessment has focused on zoning changes and modifications to the scheme text, which allow landuse change. In its assessment the EPA has considered:

- key environmental issues facing the local authority in the Local Planning Strategy;
- landuse changes proposed through the new scheme and analysis of the environmental implications associated with these changes; and
- strategies and scheme provisions to manage the environmental impacts associated with proposed landuse changes and key local environmental issues where appropriate and practical.

While this has been the focus of the EPASU review, the EPA does note that the scheme will allow for a range of potential uses within several zones that are already in existence and therefore have not been available to the EPA in considering this scheme. As the EPA has not been able to undertake an assessment of the relevant environmental issues in these areas, the EPA would expect that proposals within existing zones/use classes likely to lead to significant environmental impacts be referred to the EPA pursuant to Section 38 of the Environmental Protection Act, 1986.

Officers of the EPA can provide assistance to the Shire in advising on whether specific proposals should be referred to the EPA. However, proposals would generally be of interest to the EPA if they were likely to lead to the following environmental impacts:

- Clearing of significant areas of native vegetation;
- Clearing of areas likely to contain rare flora or fauna;
- Impacts on nature reserves, National Parks or conservation reserves;
- Impacts on wetlands or waterways;
- Impacts on public water source areas;
- The generation of gases, noise, dust, odour or effluent, which may have off-site impacts or may require licensing under the EP Act;
- Land degradation; or
- Significant soil or groundwater contamination.

Although there is to be no formal assessment of the scheme under Section 48A of the EP Act a copy of this advice will also be sent to the relevant decision-making authorities and will be publicly available on request.

Environmental Review (ER)

The ER that has been prepared in addition to the Local Planning Strategy (LPS) to focus on specific environmental features and initiatives within the City of Armadale is well structured and comprehensive. Its inclusion with the LPS and TPS for consideration of significant environmental features in land use planning is strongly supported. In particular the explanations provided for environmental protection mechanisms such as buffers and setbacks are considered generally consistent with the EPA's objectives for land use planning in identified environmentally sensitive areas.

While the reference list provided for each environmental feature provides a good basis for identifying the EPA's position with respect to various issues, there are a number of other publications that could be added to the Review such as EPA Guidance Statement No. 10 *Level of assessment for proposals affecting natural areas within the System 6 region and Swan Coastal Plain portion of the System 1 Region*. The EPA's website has a list of other currently available Position and Guidance Statements that may be useful to include in the ER document.

In addition, as you may be aware, a number of proposed changes to the EP Act regarding the protection of native vegetation through clearing controls and new penalties have been prepared and are currently progressing through the legislative process. It may therefore be appropriate to update the ER and LPS to reflect these changes once they are finalised.

Local Planning Strategy

Section 5.4.1 – Residential development

It is recommended that the list of actions include setbacks from watercourses as included in Section 5.4.7

Section 5.4.7 – Rural Land/Agricultural Production

While it is noted that building setbacks have been considered, it is recommended that 'development setbacks' be included to ensure that buffer distances exist for horticultural/agricultural developments that may impact other land uses through their activities such as producing spray drift, noise and dust.

Section 5.4.8 – Environment

The second strategy should be amended to include Wungong Brook.

Appendices 2 & 3

It should be noted that the WRC promotes the consideration of land use capability in planning and encourages the City to include water availability under land use capability for Appendix 2 and as a key issue in Appendix 3, as a number of the rural planning areas have limited water availability or poor water quality, which will impede some types of development.

Town Planning Scheme

Zonings changes

The changes in zonings are noted in the table and mapping provided to the EPASU received on 8 May 2003.

Rural Zonings

It is noted that proposed rezonings 1 to 4 generally correspond to a rezoning from 'Rural' zone to 'Rural Living' zones and the provisions within the scheme relating to any proposed subdivision or development within the 'Rural Living' zones are noted in Part 5B of the TPS. In addition, the identification of 'rezonings' in rural areas as 'development areas' that requires a structure plan process which will address a variety of issues, is supported.

However, rezoning areas No. 4 & 8 are traversed by Stony Brook, a tributary of the Canning River. Stony Brook is proclaimed under the Rights in Water and Irrigation Act 1914 and consequently abstraction of water requires a Surface Water License, issued by the Water and Rivers Commission. It should be noted that no additional Surface Water Licenses will be issued on Stony Brook due to the existing high consumptive demand from orchards in this area. In addition, it should be noted that there have been numerous conflicts regarding water along this watercourse.

Rezoning area No. 1 is traversed by Nerrigen Brook, a tributary of Wungong Brook. Nerrigen Brook is a non-proclaimed waterway under the Rights in Water and Irrigation Act 1914 and consequently no licenses are required for abstraction. Management of flow is reliant on the appropriate management of water by users.

It is therefore recommended that a foreshore reserve be placed on these waterways during the structure plan process or when any application is made for subdivision to ensure there is no additional pressure placed on these watercourses by increased lot density.

Special Control Areas (SCA)

The incorporation of SCA into the TPS to consider significant environmental features such as flood prone areas, wetland catchments and landscape and bushland areas, is supported. In addition a review of the provisions indicates that they are generally consistent with the requirements for setbacks and other control mechanisms that should ensure the protection of these significant features. However the following should be noted:

6.3.3 – Public drinking water resource protection areas

It is noted that the City refers to WRC Water Quality Protection Note Land Use Compatibility in Public Drinking Water Source Areas, when determining applications for planning approval in these areas. The Land Use Compatibility Table outlines activities are compatible, conditional or incompatible. 'Conditional' land uses may require a Permit under the Metropolitan Water Supply Sewerage and Drainage Act.

To ensure developments requiring a Permit are referred to WRC, it is recommended that a provision is included to state that proposals for Conditional uses should be referred to this agency for assessment.

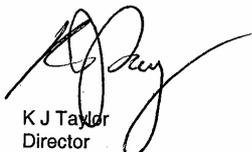
Structure Planning

The Structure Planning process is considered to provide an excellent opportunity to identify the significant environmental features and constraints of the subject site prior to approval or development to ensure that the most appropriate form of development proceeds. However, to ensure that all potentially significant environmental features or impacts are considered in the Structure Planning process it is strongly recommended that land use history is investigated to address any potential site contamination and the need for appropriate management measures (such as memorials on titles, remediation and validation). Consideration of any potential issues associated with site contamination should be in accordance with the Department of Environmental Protections Contaminated Sites Management Series of Guidelines which can be found at the following website www.environ.wa.com.au

Finally, given inclusion of a number of major road and rail transportation routes within the City of Armadale, it is strongly recommended that noise and vibration be considered as a potentially significant issue during the Structure Planning process. Information on the EPA's position on acceptable levels of noise and vibration can be found in the EPA's *Draft Guidance Statement No. 14 Road and Rail Transportation Noise* (EPA, 2000) and *Draft Guidance No. 8, Guidance For Environmental Noise* (EPA, 1998).

Under the provisions of Section 48A(a) of the Environmental Protection Act the above scheme amendment is now deemed assessed by the EPA.

Yours faithfully



K J Taylor
Director
Environmental Impact Assessment

9 June 2003

cc: Department for Planning & Infrastructure



WESTERN AUSTRALIAN
PLANNING COMMISSION

Our Ref: 853/2/22/7 Vol 2
Your Ref: JR: PSY/34
Enquiries: Rodger Kohn (9264 7652)

7 January 2004

Chief Executive Officer
City of Armadale
Locked Bag No 2
ARMADALE WA 6112

I 76793

CITY OF ARMADALE	
REC'D - 9 JAN 2004	NO.
TO: DDS	INIT
REFER/NOTE: JR	INIT
FILE/S PSY/34	

Dear Sir

TOWN PLANNING SCHEME No. 4

I refer to your letter of 27 March 2003 and advise that the Hon Minister for Planning and Infrastructure has given consent for the above Scheme to be advertised for public inspection subject to the modifications set out in the attached Schedule being effected prior to advertising.

In accordance with the provisions of Regulation 14(4) of the Town Planning Regulations, 1967 (as amended), Council is required to return the modified documents to the Commission within 42 days, or any longer period approved by the Hon Minister, of being notified of the modifications, if Council resolves to proceed with the Scheme.

Upon return of the Scheme documents to the Commission, modified in accordance with the above requirements, the Scheme will be advertised for a period of 90 days subject to:

1. Council to advise, in writing, the following authorities, and that they be invited to make submissions:

Department of Environment (incl. Water and Rivers Commission)
Water Corporation
Swan River Trust
Health Department of Western Australia
Armadale Redevelopment Authority
Western Power
AlintaGas
Main Roads WA
Department of Transport
Heritage Council of Western Australia
Education Department
Public Transport Department
Department of Indigenous Affairs



Albert Facey House, 469 Wellington Street (cnr Forrest Place), Perth, Western Australia 6000
Tel: (08) 9264 7777; Fax: (08) 9264 7566; TTY: (08) 9264 7535; Infoline: 1800 626 477
e-mail: corporate@wapc.wa.gov.au; web address: <http://www.wapc.wa.gov.au>
ABN 35 482 341 493

2. With respect to the industrial-zoned land on the corner Ranford and Anstey Roads (owned by LandCorp), Council is required to specify in the public advertising of the Scheme that the future zoning and land use (whether industrial or otherwise) is to be further considered during the advertising period, and that submissions are invited on this particular issue.

The Hon Minister further advises Council of the necessity to ensure all landowners and residents are aware of the Scheme and be invited to make submissions, and in this regard, Council may consider writing to all owners, including absentee owners.

Prior to finalisation of the Scheme, Council is advised to liaise with the City of Armadale, LandCorp and other relevant bodies to resolve the matter of the future land use and development of the abovementioned industrial-zoned property on the corner of Ranford and Anstey Roads; and also, prior to finalisation of the Scheme, liaise with the City of Armadale in respect of protection of the landscape amenity of the Darling Scarp, in particular the possible need for more specific land use control criteria.

The Commission has certified, under Town Planning Regulation 12B, that Council's Local Planning Strategy is acceptable for the purpose of public advertising, and is to be advertised concurrently with the Scheme.

In respect of the Local Commercial Strategy component of the Local Planning Strategy (LPS), the Commission will further address the matter prior to final adoption of the LPS, to ensure compatibility with the Commission's SPP 4.3 - Metropolitan Centres.

Yours faithfully



for P M Melbin
Secretary
Western Australian Planning Commission

Attach

CITY OF ARMADALE TOWN PLANNING SCHEME NO.4 - SCHEDULE OF MODIFICATIONS

1. Change of Use - Clause 4.3.3 (b) - delete the additional wording, to accord with the Model Scheme Text;
2. Extension of Use or Change to an Incidental Use - Clauses 4.3.3 (c) and (d) - delete the additional wording, to accord with the Model Scheme Text;
3. Form of Application - Clause 9.1 - insert the provisions contained in Clauses 9.1 and 9.2 of the Model Scheme Text;
4. Powers of Enforcement - Clause 11.4 - delete the additional wording, to accord with the Model Scheme Text; and
5. Delete the definition and all other references to 'Industry - Hazardous'.

.....



MINISTER FOR PLANNING AND INFRASTRUCTURE

HON ALANNAH MacTIERNAN
BA LLB BJuris JP MLA

Our Ref: 2 - 4 0 4 9 3

22 JAN 2004

Cr Linton Reynolds JP
Mayor
City of Armadale
Locked Bag 2
ARMADALE WA 6992

Dear Linton

PROPOSED CITY OF ARMADALE TOWN PLANNING SCHEME No 4

I refer to the above town planning scheme which was recently forwarded to me by the Western Australian Planning Commission to consider for consent to advertise. I am pleased to advise that I granted consent to advertise the proposed scheme on 6 January 2003.

I congratulate Council and its staff on the commendable outcome to date. The Department for Planning and Infrastructure advises that the City engaged in a high level of consultation with the Department during the preparation of the scheme. Consequently, this has enabled the draft scheme to progress to advertising without difficulty.

Please convey my appreciation to the City's planning staff and I encourage further liaison between the City and Department when considering the scheme for final approval.

Yours sincerely

ALANNAH MacTIERNAN MLA
MINISTER FOR PLANNING AND INFRASTRUCTURE

I 77120

CITY OF ARMADALE	
REC'D	27 JAN 2004
TO:	MAYOR
REFER/NOTE:	DS
FILE/S	PS7/34

13th Floor, Dumas House, 2 Havelock Street, West Perth, Western Australia 6005
Telephone (08) 9213 6400 Facsimile: (08) 9213 6401
Email: amactiernan@dpc.wa.gov.au
ABN 61 313 082 730

CITY OF ARMADALE
PROPOSED TOWN PLANNING SCHEME NO. 4
INVITATION FOR PUBLIC COMMENT

MESSAGE FROM THE MAYOR

Council has proposed a new Town Planning Scheme for the district to replace the existing schemes.

Town Planning Scheme No. 4 is intended to guide the development of the Armadale district over the next five to ten years during which time the City will see many changes.

In many ways the town planning scheme defines how we would like our community to develop in the future in terms of the type of development, its location, and the way in which it can be integrated into the natural environment.

The Scheme has been developed along with the Local Planning Strategy which sets out the long term planning directions for the City. The Scheme and the supporting reports are being made available for public comment to enable the Council to finalise as appropriate new Scheme for the City.

Control of development within the City of Armadale is currently provided by two town planning schemes (TPS Nos. 2 and 3). These are proposed to be superceded by Scheme 4. While it is proposed that the majority of the controls under the previous schemes will be continued by similar provisions within the new scheme there are some significant changes that you need to be aware of that are outlined in this brochure.

The Armadale Redevelopment Authority (ARA) was established in 2001 to promote the development of the City. The ARA will focus its activities in a number of areas within the City where planning control will be subject to the ARA's Redevelopment Scheme rather than the City's Town Planning Scheme. Accordingly the City's Scheme will not apply to eight areas within the City and planning approval will be issued through the ARA.

Scheme 4 and its supporting documentation and related Local Planning Policies are open for public submissions until _____ 2004.

My fellow Councillors and I commend the proposed Town Planning Scheme No. 4 to you and urge you to take this opportunity to find out whether the proposals will affect you and if so make your views known through the formal consultation process.

**Cr LINTON REYNOLDS JP
MAYOR**

SCHEME PARTS

Scheme 4 is made up of several parts:

- the Scheme Text (setting out the controls in words);
- Scheme maps (on which the land is categorized into a series of zones and reserves);
- Special Control Area maps; and
- the Local Planning Strategy, which incorporates information from the City's Rural, Residential Neighbourhood, Commercial and Integrated Transport Strategies and the Armadale and Kelmscott Enquiry by Design Reports, the State of the Environment Report and Municipal Heritage Inventory Reports.

The Scheme also makes provision for the preparation of Structure Plans, Development Contribution Plans and Local Planning Policies and incorporates the Residential Design Codes.

Scheme 4 and the Local Planning Strategy have been prepared in the context of the State Planning Strategy and the Metropolitan Region Scheme, which determine the strategic and statutory context for planning at the local level. The structure and contents of the Scheme are governed by the Model Scheme Text, which includes core provisions that must be included in the Scheme.

SCHEME APPROVAL PROCESS

Public input and comment is encouraged on all aspects of the new Scheme. Following the closure of the public comment period the Council is required to consider submissions and recommend appropriate modifications in response to community input. The Minister for Planning and Infrastructure is ultimately responsible for the approval of all local government Town Planning Schemes, which are subject also to formal assessment under the Environmental Protection Act.

Approval to advertise the Scheme was required from the Minister for Planning and Infrastructure. An Environmental Review Report was prepared and submitted to the Environmental Protection Authority to facilitate the assessment required under the Environmental Protection Act, prior to the Minister considering approval to advertise.

The Minister for Planning and Infrastructure, following the receipt of advice from the EPA and the Western Australian Planning Commission, has approved the draft Scheme for advertising for public comment.

THE LOCAL PLANNING STRATEGY

The Local Planning Strategy sets out the long-term planning directions for the City, applies regional and State policies and provides a rationale for the zones and other provisions of the Scheme.

The Strategic Plan contained within the Local Planning Strategy illustrates the broad strategy of new residential areas, the range of residential environments, employment centres and the network of shopping centres.

Some of the areas identified in the Strategy for future urban expansion have not been zoned for this ultimate landuse in the initial Scheme 4 because of the need to undertake a range of studies before zoning changes are progressed. These areas include North-West Forrestdale, land to the north and east of the existing Forrestdale residential area, Brookdale and Wungong (to be incorporated in the Armadale Redevelopment Scheme) and land along the eastern side of the Canning River in Kelmscott.

Existing Residential areas close to the Armadale and Kelmscott town sites are identified as "Higher Density Residential" in the Strategic Plan. These areas are given medium density R Code designations under Scheme No 4 according to their proximity to key transport infrastructure and designated centres.

LOCAL PLANNING POLICIES

The new Scheme provides for the preparation of Local Planning Policies to provide additional guidance in relation to the use and development of land. These will address a wide variety of issues and may be supplemented from time to time as the need arises.

Current policies have been reviewed in conjunction with the new Scheme and a comprehensive set of policies is being advertised for public comment in association with the new Scheme.

Most existing policies applying to TPS No. 2 and 3 will be carried over into Scheme 4 with only minor modifications and providing a good level of continuity. The main policy changes required for Scheme 4 have been confined to the: Residential Density Development policy, Child Care Premises policy, and a new policy for Araluen Residential Estate.

KEY FEATURES OF SCHEME 4

Scheme 4 builds on the prevailing patterns of development in Armadale and continues the better features of existing TPS No 2 and 3 as well as introducing new controls that have proved effective elsewhere in providing for more sustainable development. Some of the significant changed provisions include:

- ◆ **Variations to the R-Codes**
The Scheme acknowledges the historic privilege provided under TPS No. 2 to develop high quality grouped dwellings that meet Council requirements up to R40 in any Residential zone, with Council discretion. Scheme 4 reflects this historic privilege by providing a discretionary right to develop to a higher density than the coding shown on the scheme map, by allowing group dwelling density up to R25 in R12.5-R17.5 zones. A density bonus is also given to corner lots, lots facing parks and Public Access Ways. In areas Coded R15/40 lots may be developed to the higher density, where requirements of the planning policy are met.
- ◆ **Control over reflective materials**
To address amenity problems from glare, the Scheme provides for control over reflective building materials.
- ◆ **Lot sizes in Rural Living zones**
The Scheme establishes that various Rural Living zones are required to achieve a minimum lot size only rather than a minimum and an average as required under TPS No.2.
- ◆ **Two houses on one lot**
The Scheme limits two houses on one rural lot to those lots of over 40 hectares.
- ◆ **Structure Plans**
The Scheme sets out structure planning requirements and requirements for landowners to contribute towards infrastructure costs.
- ◆ **Heritage Provisions**
The Scheme sets out the heritage provisions, and retains the existing protections under TPS No. 2 and 3, wherein development of any property listed on the Municipal Heritage Inventory will require Council approval.
- ◆ **Additional Uses**
Schedule 2 describes Additional Uses mostly reflecting the Special Uses currently listed under TPS No. 2. The Additional Use provisions allow for greater flexibility for land-use change without the burden of rezoning applications.

ENVIRONMENTAL PROVISIONS

A number of procedures and standards have been built into the new Scheme in order to protect the environment.

Special Control Areas

Special Control Areas have been introduced in Scheme 4 to address environmental and land development coordination issues. These controls are additional to those applied in each zone. The Special Control Areas provide additional planning controls in the following areas:

- ◆ *Flood prone areas*
- ◆ *Public drinking water resource and wetlands protection areas*
- ◆ *Landscape and bushland protection areas*
- ◆ *Prime agricultural land protection areas*
- ◆ *Bushfire protection areas*
- ◆ *Off-site environmental buffer areas* – in areas around uses such as poultry farms and hazardous industry
- ◆ *Peel-Harvey catchment protection area*
- ◆ *Development (Structure Plan) areas* – areas where the coordination of development and subdivision in accordance with approved plans is required
- ◆ *Development contribution areas* – areas where it is necessary to ensure that contributions are made by landowners towards infrastructure, such as sewerage, drainage and roads.

Vegetation Protection

The Scheme provides special control in the General Rural and Rural Living zones to preserve trees and control vegetation clearing;

Setback to Water Bodies

The EPA and Department of Environment recommendations for setback of rural development from rivers and water-bodies is formalised into the Scheme;

Structure Plans

The requirement to prepare a Local Structure Plan prior to subdivision in areas of further Rural subdivision will result in a review of the environmental constraints and opportunities, in addition to the provision for the servicing requirements of the proposed development.

SCHEME MAPS

The Scheme Maps generally reflect TPS No. 2 and 3 with the following exceptions:

- ◆ **New Zones**
The Shopping zone has been replaced with District and Local Centre zones, the Mixed Business/Residential zone has been introduced for areas adjacent to the Strategic Regional Centre, and the Industrial Business zone has been introduced to provide greater flexibility for a range of industrial business and related services.
- ◆ **Industrial areas** - The Industrial zones reflect the zoning under the Metropolitan Region Scheme. As some of the land in the proposed 'Industrial Business' zone at the corner of Ranford Road and Anstey Road in Forrestdale is constrained by the "Bush Forever" strategy requirements, the site will be the subject of discussion between the Council and the Western Australian Planning Commission during the scheme's submission period. Public comment on appropriate future uses for this land is welcome.
- ◆ **Medium Density Residential areas**
Areas indicated within the Local Planning Strategy for higher residential density have been shown on the Scheme map as coded R40, R30, R15/40 and R25. These areas are generally located between the Albany Highway and the railway and within proximity to railway stations and shopping centres.
- ◆ **Special Residential Zone**
This is a new zone introduced for lot sizes between 2000m² and one hectare where specific controls apply and landscape values need protection.
- ◆ **Rural Living Zones**
Those rural areas identified under TPS No. 2 as being in the Rural zone (A, B, C, D, E and X) have been replaced with *Rural Living* zone to convey the intent that the zone is predominantly for rural living. To assist understanding, the maps indicate the minimum lot size, for instance RL2 means Rural Living – 2 hectare minimum, replacing the previous requirement for subdivision in the Rural C, D and E zone to achieve both a minimum lot size and an average subdivision lot size, which was larger than the minimum.
- ◆ **Rural Development Areas**
Those areas with potential for further rural subdivision have been identified as Rural Development Areas, given appropriate Rural Living zoning and included in Schedule 12 where those areas requiring a Structure Plan to be prepared prior to subdivision are identified.
- ◆ **Open Space**

The City has commenced a seven stage review of public open space in the City to improve the quality and usefulness of recreation reserves. Stages 1 to 5 of the review have undergone detailed consideration following public consultation, and Council's recommendations for Stages 1 to 5 are reflected in Scheme 4. Reserves which are important to be retained and managed by the City are shown as Parks and Recreation (Local) whilst reserves considered unsuitable for recreation are zoned Residential in anticipation of future release for residential purposes. Most unsuitable reserves are too small or not suitably located, and funds from their sale must be used locally to improve other recreation reserves.

COMMENTS ON SCHEME

Scheme 4 and its supporting documentation and related Local Planning Policies are advertised for public comment over a three month period. Comments should be received by _____ 2004.

Written comments should be addressed to:

Town Planning Scheme Review
City of Armadale
Locked Bag 2
Armadale WA 6992

PUBLIC DISPLAYS

The Scheme and related information will be exhibited at:

- ◆ Council Administration Centre – 7 Orchard Avenue, Armadale
- ◆ Armadale library – 7 Orchard Avenue, Armadale
- ◆ Westfield library – 76 Champion Drive, Armadale
- ◆ Kelmscott library – 2817 Albany Highway, Kelmscott

SCHEME 4 DOCUMENTS

The following information is available for inspection at the Administration Centre and may be viewed at the City's internet site – www.armadale.wa.gov.au

- ◆ The Local Planning Strategy, 2003 (Volume 1 – Main Report)
- ◆ The Local Planning Strategy, 2003 (Volume 1 – Retail Hierarchy Review)
- ◆ Town Planning Scheme No. 4 Scheme Text
- ◆ Town Planning Scheme No. 4 Maps
- ◆ Local Planning Policies prepared under the town planning scheme

FURTHER INFORMATION

Should you have any queries regarding the proposed Scheme 4 please phone planning officers Paul Rosser or James Robinson on 9399 0111 or email enquiries to jrobinson@armadale.wa.gov.au.