

# CITY OF ARMADALE

## AGENDA

**OF COMMUNITY SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 7 SEPTEMBER 2021 AT 7.00PM.**

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

**PRESENT:**

**APOLOGIES:** Cr G Nixon (Leave of Absence)  
Cr K Busby (Leave of Absence)

**OBSERVERS:**

**IN ATTENDANCE:**

**PUBLIC:**

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

## **DISCLAIMER**

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

## **DECLARATION OF MEMBERS' INTERESTS**

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## **QUESTION TIME**

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*Public Question Time is allocated for the asking of and responding to questions raised by members of the public.*

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

*Policy and Management Practice EM 6 – Public Question Time has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure can be found at <http://www.armadale.wa.gov.au/PolicyManual>*

*It is also available in the public gallery.*

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

## **DEPUTATION**

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## **CONFIRMATION OF MINUTES**

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## **RECOMMEND**

**Minutes of the Community Services Committee Meeting held on 3 August 2021 be confirmed.**

## **ITEMS REFERRED FROM INFORMATION BULLETIN**

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Report on Outstanding Matters – Community Services Committee

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

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## COMMUNITY SERVICES COMMITTEE

7 SEPTEMBER 2021

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**1.1 - SIX-MONTH PROGRESS REPORT OF SUBURB-LEVEL SOCIAL PRIORITIES**

WARD : ALL  
FILE No. : M/525/21  
DATE : 14 August 2021  
REF : RM  
RESPONSIBLE : A/Executive Director  
MANAGER : Community Services

**In Brief:**

- This report presents an update on strategies to address endorsed suburb-level Social Priorities
- Recommend that Council:
- Note the update on strategies to address endorsed suburb-level Social Priorities detailed in this report.
  - Endorse an amendment to the reporting frequency of the Social Priorities from six-monthly to annually.
  - Endorse an amendment to the timeframe of the review of the Social Priorities, including the community engagement element, from biennially to every three years.

**Tabled Items**

Nil

**Decision Type**

- Legislative**            The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive**                The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial**        The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil

**Strategic Implications**

***Community***

- 1.1 Foster and strengthen community spirit
  - 1.1.3 Support the development and sustainability of a diverse range of community groups
- 1.2 Improve community wellbeing
  - 1.2.2 Facilitate the alignment of service and program delivery to identified social priorities within the community
- 1.4 An inclusive and engaged community

- 1.4.2 Encourage the provision of inclusive and accessible facilities, services and programs within the community
- 1.4.3 Ensure the provision of culturally appropriate services and programs within the City
- 1.4.4 Facilitate the provision of facilities, services and programs to meet the needs of the City's current and future demographics

### **Legal Implications**

Nil

### **Council Policy/Local Law Implications**

ADM19 – Procurement of Good and Services

### **Budget/Financial Implications**

There are no financial implications associated with the recommendations of this report.

### **Consultation**

1. Community organisations and service providers

## **BACKGROUND**

### *Summary of the Social Priorities approach*

The City's Social Priorities approach is based on identifying the most important aspirations and issues in the City's individual suburbs through a range of data sets and community/sector engagement. The Social Priorities for 2019 – 2021 have been reviewed, with the new Social Priorities for 2021 – 2023 identified as follows:

- Armadale South: Connection to community and services
- Armadale North: Connection to community and services
- Camillo: Youth engagement and education
- Kelmscott West: Early Years and Family Support
- All suburbs: Community Safety

These new Social Priorities for 2021 – 2023 were endorsed on 14 June 2021 at the Ordinary Council Meeting (C20/6/21) resulting in the following resolution:

*That Council endorse the suburb-level social priorities detailed in this report.*

At the initial presentation of the new Social Priorities approach in August 2019 (C27/8/19), one of the recommendations was that Council receives information on actions taken to address the suburb level social priorities. The timeframe of this reporting was defined in the Corporate Business Plan in a focus area for 2020/21 as every March and September. The last progress report was presented to Council on 8 March 2021 at the Ordinary Council Meeting (C7/3/21) with the following recommendation:

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

This report and accompanying attachment addresses actions for the 2019-2021 Social Priorities from April 2021 – June 2021 as follows:

- Armadale South: Youth engagement and education
- Brookdale: Early Years and Family Support
- Camillo: Community Safety
- Harrisdale: Culturally and Linguistically Diverse Community (CaLD) connection to groups and services
- Seville Grove: Community Safety

Strategies to address the priorities are categorised as follows:

- Advocacy
- Coordination of internal and external stakeholders
- Contract of services
- Capacity building

This report also summarises the work to identify and plan for the new Social Priorities 2021 to 2023 as undertaken from July to August 2021.

## **DETAILS OF PROPOSAL**

### *Social Priorities 2019 – 2021*

The attached tables comprise a summary of the responses for each Social Priority for the suburbs of Armadale South, Brookdale, Camillo, Harrisdale and Seville Grove for the time frame of April 2021 to June 2021. Please note that all service agreements concluded in June 2021 to align the 2021 – 2023 Service Agreements with the financial year.

### *Social Priorities 2021 – 2023*

After the endorsement of the new Social Priorities 2021 – 2023 by Council in June 2021, officers planned responses to the Priorities based on good practice examples and using a program logic model. Officers then prepared and advertised the Registrations of Interest for Service Agreements, with subsequent assessments undertaken. Services commenced in August.

### *Recommendation for future Social Priorities*

Officers have cited the following issues and subsequent suggestions:

- It is recommended now that the City has entered into the second iteration of the Social Priorities, an annual report detailing the approach's strategies and outcomes of is presented to Council to provide a more comprehensive summary than the current six-monthly reports. Councillors will continue to be notified every month of the progress of the Social Priorities via the Councillors Information Bulletin.
- It is recommended that the biennial review of the Social Priorities, including the 'Growing our Community' engagement campaign with residents, is extended to every three years. This is to allow for projects to be embedded into the communities which is conducive to stronger outcomes and subsequent evaluation, as the engagement element reduces the time spent on the capacity building aspect of addressing the Priorities. It also helps to avoid the risk of the community feeling 'over consulted'.

- Funding for the Service Agreements – many service organisations have indicated that the money is insufficient for quality proposals and officers are experiencing difficulty in attracting high calibre registrations of interest. Currently, \$110,000 per annum is allocated to Service Agreements for organisations to deliver services to help address the Social Priorities in the nominated suburbs. This equates to \$22,000 per contract for five Social Priorities across five suburbs. The solution may be to increase the funding available for Service Agreements or to offer a higher amount of funding and contract fewer service providers.

## **ANALYSIS**

The City is now working on addressing the 2021-2023 Social Priorities. Based on learnings from the 2019-2021 Social Priorities and the associated process, it is proposed the formal progress reporting on the Social Priorities is presented to Council on an annual basis. An update will continue to be provided each month to Councillors via the Councillors Information Bulletin.

It is also proposed that the biennial review of the Social Priorities, including the community engagement component underpinning their identification, is extended to every three years. This will allow sufficient time for the projects to take hold in the Priority suburbs and to maximise the efficacy of the anticipated outcomes and subsequent evaluation.

## **OPTIONS**

Council has the following options:

1. Note the update on strategies to address approved suburb-level Social Priorities detailed in this report
2. Request further information on strategies to address approved suburb-level Social Priorities detailed in this report
3. Endorse an amendment to the reporting frequency of the Social Priorities from six-monthly to annually
4. Endorse an amendment to the timeframe of the review of the Social Priorities, including the community engagement element, from biennially to every three years.

Options 1, 3 and 4 are recommended.

## **CONCLUSION**

The aim of the Social Priorities approach, is to effect positive change in the community based on suburb-level data, community feedback and good practice examples. To provide sufficient time to address the identified Social Priorities, it is proposed that the timeframes for review and reporting are extended.

## **RECOMMEND**

### **That Council:**

- 1. That Council note the update on strategies to address endorsed suburb-level Social Priorities detailed in this report.**
- 2. Endorse an amendment to the reporting frequency of the Social Priorities from six-monthly to annually**
- 3. Endorse an amendment to the timeframe of the review of the Social Priorities, including the community engagement element, from biennially to every three years.**

## **ATTACHMENTS**

- 1. [↓](#) Social Priorities update attachment - September 2021**

**2.1 - COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF)  
2022-23 GRANT APPLICATIONS**

WARD : ALL  
FILE No. : M/536/21  
DATE : 17 August 2021  
REF : CW  
RESPONSIBLE : Executive Manager  
MANAGER : Community Services

**In Brief:**

The 2022-23 annual and forward planning round of the Community Sporting and Recreation Facilities Fund (CSRFF) Grant program opened on 1 June 2021 and applications close on 30 September 2021. The program provides funding to local governments for the provision of sport and recreation infrastructure.

- Recommend that Council supports an application to the Community Sporting and Recreation Facilities Fund (CSRFF) Forward Planning grants program for Gwynne Park Pavilion upgrade.

**Tabled Items**

Nil

**Decision Type**

- Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive** The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil

**Strategic Implications**

- 1.1.2 Cultivate the sense of place generated by the City's heritage, vegetation and escarpment, wetlands and waterways as well as the participation in vibrant community hubs.
- 1.3.1 Ensure the equitable provision of Community Facilities throughout the City.
- 1.4.2 Encourage the provision of inclusive and accessible facilities, services and programs within the community.
- 1.4.4 Facilitate the provision of facilities, services and programs to meet the needs of the City's current and future demographics.

### Legal Implications

Nil

### Council Policy/Local Law Implications

ENG13 Asset Management Vision

### Budget/Financial Implications

The Program as endorsed by Council (T43/7/21), includes provision for the Gwynne Park Pavilion under 'Gwynne Park Phase 1 – key projects' of \$5,835,000. This amount comprises the following;

185,000 Planning – 2021/22

5,650,000 Delivery – 2022/23

There is an assumption of \$1,000,000 in external grants, which is the subject of this report.

Category	Detail	Notes	2022	2023	2024	2025
Renewal	Gwynne Park Renewal Phase 1	Construction of Phase 1 project - Community Infrastructure Plan C25/9/20		5,650,000		
Renewal	Gwynne Park Renewal Phase 1	Preparation and design works	185,000			

During Council workshops held in March 2021 for the Gwynne Park Facilities review, and confirmed in subsequent budget workshops, consensus was that Officers progress planning for the pavilion as the priority project to be delivered in 2022-23.

Extract from the Capital Investment Budget Book 2021-22 refers. (T43/7/21)  
This follow up workshop was held on 29 March 2021 with the consensus being as follows:

1. **Badminton/Rec Centre** – Councillors request moving this project beyond the 4 year budget timeframe and review again in the next revision of the CBP. Current planned works on the rec centre and badminton centre not affected by this project can proceed.
2. **Tennis** – Councillors requested more information on clubs and costs to consider works after this year's budget including:
  - a. Investigate colocation with the bowls club facility
  - b. The project be reviewed in the second half of 2021 as part of the next revision of the 4 year budget.
  - c. Current allocation in draft capital investment program not to be included in the FY22 budget allocations
3. **Pavilion** – Councillors requested that Officers progress planning of the pavilion, with consideration given to layout options, opportunities for leasable space, multi-use design principles and an appropriate space for the Sports Association.

### Consultation

1. Councillors
  - a. Workshop on the Gwynne Park Facilities Review – 29 March 2021
  - b. Councillor Four Year Budget and Capital Investment workshops
2. Department of Local Government Sport and Cultural Industries
3. City Departments
4. User groups

### **BACKGROUND**

The Department of Local Government, Sport and Cultural Industries (DLGSC) provides financial assistance to community groups and Local Governments to develop basic infrastructure for sport and recreation through the Community Sporting and Recreation Facilities Fund (CSRFF).

The program aims to maintain or increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well designed and utilised facilities.

With a total pool available of \$12.5 million in 2022-2023, the maximum grant offered is one third of total estimated project cost, up to a maximum of \$2 million. The remaining funds are to be provided by the Local Government and/or community group.

Funding is made available through:

- Small grants – for projects up to \$300,000, claimed in the financial year approved.
- Annual grants – for projects up to \$500,000, claimed in the financial year following approval.
- Forward planning grants – for projects up to \$2,000,000 with implementation between one and three years.

CSRFF can fund new or upgraded facilities, which will

1. Maintain or increase physical activity, or
2. Result in a more rational use of facilities.

While many project elements are eligible for this funding, as a highly competitive program, DLGSC give priority consideration to projects that most directly impact these two program outcomes, and a lower priority to elements that are not directly related – for example club social spaces.

Projects that that improve the usability of facilities for female participants, such as the upgrade of change rooms to cater for females including lockable, individual showers and more toilet cubicles in lieu of urinals, will be a priority.

The submission process requires that Council prioritises and rates projects submitted.

Gwynne Park is the City's largest recreation reserve. A Masterplan endorsed in 2016 (C20/5/16) identified a number of key facility projects to be delivered in two phases, with Phase 1 initially scheduled for 2028-29. Council had indicated intention to bring forward some of these key projects and requested a review, with a focus on Armadale Recreation Centre, Armadale Badminton Centre, Gwynne Park Pavilion and Armadale Tennis Club.

A review of key facilities was undertaken in 2020 the results of which were detailed in a report to Council in December (C44/12/20) with the following resolution:

*That Council:*

1. *Notes the contents of this report*
2. *Workshops the initiatives contained in this report, being;*
  - a) *A regional level badminton facility integrated with the Armadale Recreation Centre*
  - b) *Redevelopment of the tennis facilities*
  - c) *Redevelopment of the Sports Pavilion*
3. *Receive a further report following a workshop to decide on priorities, funding and a timeline for planning and delivery.*

Part 3 of the report was addressed through the development of the Capital Investment budget, which was subsequently adopted by Council in T43/7/21.

## DETAILS OF PROPOSAL

One application is proposed for the 2022-23 round of CSRFF forward planning grants – the Gwynne Park Pavilion.

No other submissions have either been received by the City from Community sporting groups, or are proposed for this CSRFF round.

For the purpose of the grant submission the option of a partial upgrade/partial rebuild has been used. This was presented to Council as a concept in December 2020 (C44/12/20). The estimated total project cost reflects this option.

Estimated total project cost:	\$4,081,000
Total cost eligible elements:	\$3,531,000
CSRFF grant sought: (Maximum available under program)	<b>\$1,177,000</b>

In this instance, the ineligible elements include the function room area, along with bar and cool-room.

The concept plan and functional requirements were then used to obtain quantity estimates. The concept provided for:

- Retention of the current club and function areas
- Reconfiguration and upgrade of the kitchen and bar area to provide access without going through the common areas, as well as inclusion of dry store
- Inclusion of circulation space to allow access between the areas without interference allowing them to be hireable as separate spaces if required
- Reconfiguration of the rear ‘wing’ with
  - the creation of a clear entry point, with memorabilia cabinets
  - inclusion of 4 senior change rooms and sporting facilities in line with organising body guidelines,
  - Relocation of the existing meeting and office spaces so they are accessible without access the function room and can be used as hireable spaces
  - Inclusion of dedicated fit for purpose storage spaces
  - Inclusion of externally accessible UAT
  - Consolidation of the multiple toilets while maintaining current maximum capacity numbers.

As detailed design works progress, it may eventuate that a knock-down and rebuild provides a more optimal asset outcome. The budget estimate provided in this report is sufficient for either option.

Grant notification is anticipated in January 2022, which will allow time for Council to consider the impact of funding outcomes on the budget and also the opportunity to review intended scope, if necessary.

It is anticipated that further engagement will be undertaken with the user groups to develop the design, which will be presented to Council prior to final allocation of funds in 2022-23 budget.

## COMMENT

In reviewing proposals for CSRFF grant funding, the City is required to consider a range of criteria and rate projects according to its priorities.

Gwynne Park Pavilion is very well utilised, with around 400 members of the Armadale Sporting Association across multiple sports including senior and junior AFL and cricket, as well as darts, bingo and host to private functions. The reserve is currently the City's largest and the pavilion serves multiple ovals.

In addition to the resident user groups, the facilities are also used by school groups, and host to significant regional events such as Country Week Cricket, ethnic, indigenous and masters cricket carnivals. While parts of the current pavilion are serviceable, the change room facilities do not meet contemporary standards and utilisation is not optimised by current design limitations. The proposed upgrades will provide gender friendly and accessible facilities for all.

The project has been assessed on the following DLGSC criteria using a scale of satisfactory, unsatisfactory and not relevant.

▪ Project justification	Satisfactory
▪ Planned approach	Satisfactory
▪ Community input	Satisfactory
▪ Management planning	Satisfactory
▪ Access and opportunity	Satisfactory
▪ Design	Satisfactory
▪ Financial viability	Satisfactory
▪ Co-ordination	Satisfactory
▪ Potential to increase Physical activity	Satisfactory
▪ Sustainability	Satisfactory

The project was rated using the CSRFF application criteria as:

“A” Well planned and needed by the municipality.

## OPTIONS

Council has the following options:

1. Endorse the application to the DLGSC CSRFF 2022-23 funding round as included in the recommendation.
2. Modify the recommendation.
3. Not endorse the application to the DLGSC CSRFF 2022-23 funding round.

Option 1 is the preferred option.

## **CONCLUSION**

The proposed CSRFF application is considered a high priority in delivering sustainable infrastructure to the community.

The assessment and rankings of applications by local government is an essential element of the CSRFF application process. Following endorsement by Council, the application will be progressed, with the scope and timeframes of projects subject to grant funding outcomes.

## **RECOMMEND**

**That Council submit applications for the Community Sporting and Recreation Facilities Fund (CSRFF) 2022-2023 Funding Round with the following ranking:**

<b>Project</b>	<b>Total Project Value</b>	<b>CSRFF Grant</b>	<b>Ranking</b>	<b>Rating</b>
<b>Gwynne Park Pavilion Upgrade</b>	<b>\$4,081,000</b>	<b>\$1,177,000</b>	<b>1</b>	<b>A</b>

## **ATTACHMENTS**

There are no attachments for this report.

### **3.1 - BUSHFIRE MITIGATION SCHEDULE - VERGES**

WARD : ALL  
FILE No. : M/505/21  
DATE : 4 August 2021  
REF : CC/RP  
RESPONSIBLE MANAGER : Executive Manager  
Community Services

**In Brief:**

- This report presents a Bushfire Mitigation Schedule covering the period from Spring 2021 to Autumn 2022.
- Recommend that Council endorse the Bushfire Mitigation Schedule as presented in this report

#### **Tabled Items**

Nil

#### **Decision Type**

- Legislative**                      The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive**                              The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial**                      The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

#### **Officer Interest Declaration**

Nil

#### **Strategic Implications**

The subject of this report relates to the following objective in the City's Strategic Community Plan 2020 - 2030

*1.2.1 Advocate for the delivery of services and programs as well as increased resources to contribute to improvements in community safety.*

#### **Legal Implications**

Section 36(b) of the *Bush Fires Act* (the Act) provides for fire management to be undertaken by local government authorities, notwithstanding anything to the contrary in any other Act.

This section of the Act empowers local governments to clear land owned and vested in it for the purpose of fire prevention or fire control, without the requirement to obtain a clearing permit.

The City has an integrated Bushfire Risk Management Plan (BRMP) that has been endorsed by the Office of Bushfire Risk Management (OBRM), as required by Clause 2.2.8 of the *State Hazard Plan for Fire*.

### **Council Policy/Local Law Implications**

Where any activities noted in the bushfire mitigation schedule are undertaken by either of the City's Volunteer Bush Fire Brigades, for example controlled burns, the City's *Bush Fire Brigades Local Law 2019* would apply.

### **Budget/Financial Implications**

There is an ongoing allocation in City's Corporate Business Plan and Long Term Financial Plan for bush fire mitigation activities. These funds amounting to \$189,000 annually have been allocated to the Parks Department, where works related to mitigation including fire access track clearing and the treatment of road verges fronting reserves are conducted.

Additional funds are available through the State government's Mitigation Activity Fund (MAF) grant program.

Endorsement of a Bush Fire Mitigation Schedule by Council will allow for an application to be made for external funding through the MAF grant program. The current round of MAF grant applications closes at 12 noon on Wednesday, 22 September 2021, with notification of outcomes expected in November 2021.

It is proposed that a MAF grant of \$395,405 is sought to fund the cost of additional verge bushfire mitigation works.

The cost of ongoing maintenance required following initial mitigation works, which is not eligible for funding under the MAF grant program, can be accommodated through existing maintenance allocations in the four year budget and Long Term Financial Plan.

### **Consultation**

1. Councillor workshop – Tuesday 20 April 2021
2. Bush Fire Mitigation Group – this is an internal cross directorate group comprising relevant officers from Rangers and Emergency Services, Environmental Services and Parks
3. Department of Fire and Emergency Services (DFES)

### **BACKGROUND**

Local Governments have a responsibility for fire management on land under their management control and also road verges on unallocated crown land.

The City is committed to a tailored approach to bushfire risk mitigation that puts community safety as a priority and that incorporates environmental, social and aesthetic values.

Responsibility for fire management land not under management control of the City rests with the relevant land owner and/or relevant government agency. This includes private land owners and State and Federal government agencies.

During workshops, Councillors have expressed that an annual Bushfire Mitigation Schedule be presented for endorsement prior to implementing mitigation works and/or applying for external funding for mitigation works.

The Western Australian Government established the Mitigation Activity Fund (MAF) grant program in 2017, to support the roll out of the BRMP program and reduce bushfire hazards that present an extreme, very high or high bushfire risk to crown land vested in local governments.

One of the key eligibility requirements under MAF is that the local government has to have a BRMP that has been endorsed by the DFES Office of Bushfire Risk Management (OBRM)

The funds are used by local governments to deliver on-ground physical mitigation treatments on eligible land. Treatments can include multiple types of works under one activity (e.g. mulching, burning and spraying within a single treatment).

The inaugural MAF round was advertised in December 2017 and announced in February 2018, where \$1.478 million was provided to 15 local governments (non-metropolitan regional shires) with an OBRM endorsed BRMP.

The City commenced the development of a BRMP in 2018, which was endorsed by OBRM in April 2020. The BRMP is currently under review based on Councillor feedback, prior to being presented for final endorsement by Council, however this does not impede the City's eligibility for funding under the MAF grant program.

It is noted that receiving a commitment for MAF grant funding does not commit the City to undertaking works, however it provides for funding should works proceed. In the event that works did not proceed, for example, if weather conditions meant works needed to be postponed or the scope of proposed works amended, the City would liaise with DFES to determine how a grant agreement would need to be amended. Depending on the significance of any proposed changes, Council may choose to review any subsequent mitigation schedules and grant amendment.

It is anticipated that the City would be applying and receiving funding through the MAF grant program for a period of years, in which case it is a requirement of the program that grant agreements are acquitted correctly and/or appropriate alternative arrangements are agreed with DFES, taking into account changed circumstances before further funds can be applied for.

It is proposed that a MAF grant will provide funding to the City to implement mitigation treatments on identified verges.

The verges and treatments as outlined in this report have been identified within the Bushfire Risk Management System (BRMS), which is a single, integrated system for fuel load assessment and management, developed resultant from recommendation 21 of the Keely Report into the Perth Hills Bushfire, February 2011 that forms part of the overall BRMP process.

## DETAILS OF PROPOSAL

This report presents a schedule of proposed bush fire mitigation works on verges on gazetted roads with the exception of Main Roads, identified as priorities through the BRMS. The mitigation schedule has been developed in consultation with relevant City departments

Should Council endorse the proposed Bushfire Mitigation Schedule, internal and external consultation with relevant stakeholders will continue and will focus on refining the most appropriate treatments, taking into account the overriding risk, timing and necessity for mitigation treatments.

It is proposed that should the City be successful in obtaining a MAF grant, the works would commence immediately and be undertaken over a six month period.

Additional bush fire mitigation works are being planned for City managed reserves, however a further report on these proposed works will be presented for Council endorsement at a future meeting.

The following schedule outlines the proposed works that form part of this report.

**Table 1. Verges** (related locality map shown in attachment 1)

Street name	Locality	Length of works	Estimated Cost
Equestrian Avenue	Bedforddale	0.793km from Narbethong Rd to end.	\$15,990
Dmietrieff Rd	Bedforddale	0.552km starting at Albany Highway.	\$16,300
Old Canns Rd	Bedforddale	0.233km complete length.	\$9,325
Settlers Rd	Bedforddale	0.207km complete length.	\$10,100
Forestedge Retreat	Churchman Brook	0.448km complete length.	
Waterwheel Nth Rd	Churchman Brook	1.09km from Churchman Brook Rd to Aulini Dr	\$33,970
Ridgehill Rise	Araluen	0.843km from Mt Dale View to Sanctuary Crt east side only	\$13,900
Heritage Dr	Araluen	2.165km from Old Albany Lane to Sophia Gr.	\$42,650
Wymond Rd	Roleystone	1.068km complete length.	\$33,940
Robinson Rd	Roleystone	0.835km complete length.	\$25,600
Heath Rd	Roleystone	0.596km starting at Chevin Road.	\$18,780
Springdale Rd	Roleystone	0.556km complete length.	\$18,000
Convine Rd	Roleystone	1.01km complete length.	\$32,100
Simons Dr	Roleystone	2.874km complete length.	\$62,500
Rodgers Crt	Roleystone	0.565km complete length.	\$16,300
Coventry Rd	Roleystone	0.663km west side and a small portion on the east side from the cul-de-sac to Urch Rd	\$14,750
Hill Rd	Roleystone	0.293km from the corner of 47 Hill Rd to cul-de-sac	\$8,550

Street name	Locality	Length of works	Estimated Cost
Stony Brook Lane	Roleystone	0.488km complete length.	\$16,000
Gwynne Rd	Roleystone	0.189km complete length.	\$6,650
<b>Total</b>			<b>\$395,405</b>

### Mitigation / Purpose

Reduce bushfire risk while preserving environmental and aesthetic values. This is done by reducing the fuel loads on City of Armadale managed verges in order to provide a safer emergency evacuation exit for residents, and emergency services vehicles entry, in the event of a bush fire.

### Assessment

All verges for proposed mitigation treatments were assessed by the City of Armadale Fire Prevention Officer and Senior Environment Officer using criteria set through the BRMS and a risk assessment tool to assess the environmental risk associated with proposed bushfire mitigation.

Where a private landowner adjacent to the verge is undertaking works on the verge, that met the same standard as required to prevent the occurrence or spread of a fire, no City managed fire mitigation treatment is required.

### Criteria for selection

1. Verge location must be within an extreme bushfire risk area as determined by the BRMS.
2. Street must be a cul-de-sac or dead-end.
3. Verge must currently be unmanaged and requiring treatment.
4. Improved access for emergency vehicles and a safer evacuation route for residents

### Treatment Scope of Works

1. Remove any tree branches that are encroaching onto and overhanging the road up to 4.5 metres. Where necessary, and in consultation with the City's Environment and Parks Teams, this will include under pruning of tree branches away from the road. This is to achieve unimpeded access for emergency service vehicles and evacuation for residents.
2. Retain all endemic natives. Retention of native species on the verges is important to maintain biodiversity and the aesthetics of the environment. Pruning only as required to achieve item 1 above.
3. To achieve an acceptable fuel load, remove dead material less than 150mm diameter from edge of road surface to boundary line. Dead vegetation adds to the fuel load build up on verges, it will be cut back, removed and mulched. Dead material greater than 150mm will be retained for native fauna habitat.
4. Where necessary, to achieve an acceptable fuel load, remove non-natives and in consultation with the Environment Team, remove large native shrubs such as *Dryandra Sessilis* (Parrot Bush)

### Treatments Methods

1. Mechanical cutting, slashing and pruning
2. Hand or mechanical spraying.

- Arboriculture Australia Standard pruning applies.
- Use of City approved contractors.
- Contractor to provide 1000ltr fire tender as needed.
- Use of City approved traffic management.

It is anticipated that the MAF would meet the costs associated with these verge works which would commence as soon as is practical following notification of the MAF. Works can continue into the prescribed burning period as they do not include burning activities however, are subject to any City or State Total Fire Ban or Harvest and Vehicle Movement Ban.

## ANALYSIS

In seeking to achieve a safer City, where preventing the occurrence or spread of a fire will reduce the impact on the City's residents, property and environment, mitigation treatments will provide for safer resident access and egress and improve safety for volunteer firefighters.

Treatments are also intended to protect to the City's environmental assets by reducing the severity of a fire by firstly, reducing the fuel load that increases the intensity of a bushfire and its impact, and secondly, by managing the treatment options in a controlled manner.

The BRMS is used to assess assets using the following criteria;

1. Fuel age
2. Canopy cover
3. Separation distances
4. Slope under the vegetation
5. Slope from vegetation to asset.

The identified verges are determined to be those in most need of works over the Spring 2021 – Autumn 2022 period.

Bushfire mitigation works form part of the City's prevention responsibilities under the *Emergency Management Act 2005*, the *State Emergency Management Plan* and the *State Hazard Plan for Fire*. It is anticipated that the development and implementation of an annual Council endorsed Bushfire Mitigation Schedule will form an action in the City's BRMP. While this report only presents the schedule for the Spring 2021 - Autumn 2022 period, a 5 year rolling Bushfire Mitigation Schedule is being developed that will be reviewed annually in order to provide a longer term strategy for ongoing mitigation activity within the City.

## OPTIONS

1. Endorse the Bushfire Mitigation Schedule as presented in this report, to finalise planning for mitigation activities and submit an application for a MAF grant.

This is the preferred option.

2. Seek further information prior to endorsing a Bushfire Mitigation Schedule.

## CONCLUSION

The City has responsibility for bushfire mitigation activities on land under its management control and also road verges on unallocated crown land. In addition to funds allocated through the City's Corporate Business Plan and Long Term Financial Plan, external funds are available from the State government for mitigation works on crown land vested in the City and for unallocated verges.

## RECOMMEND

**That Council endorse the Bushfire Mitigation Schedule comprising works on the following verges:**

Street name	Locality	Length of works	Estimated Cost
Equestrian Avenue	Bedforddale	0.793km from Narbethong Rd to end.	\$15,990
Dmietrieff Rd	Bedforddale	0.552km starting at Albany Highway.	\$16,300
Old Canns Rd	Bedforddale	0.233km complete length.	\$9,325
Settlers Rd	Bedforddale	0.207km complete length.	\$10,100
Forestedge Retreat	Churchman Brook	0.448km complete length.	
Waterwheel Nth Rd	Churchman Brook	1.09km from Churchman Brook Rd to Aulini Dr	\$33,970
Ridgehill Rise	Araluen	0.843km from Mt Dale View to Sanctuary Crt east side only	\$13,900
Heritage Dr	Araluen	2.165km from Old Albany Lane to Sophia Gr.	\$42,650
Wymond Rd	Roleystone	1.068km complete length.	\$33,940
Robinson Rd	Roleystone	0.835km complete length.	\$25,600
Heath Rd	Roleystone	0.596km starting at Chevin Road.	\$18,780
Springdale Rd	Roleystone	0.556km complete length.	\$18,000
Convine Rd	Roleystone	1.01km complete length.	\$32,100
Simons Dr	Roleystone	2.874km complete length.	\$62,500
Rodgers Crt	Roleystone	0.565km complete length.	\$16,300
Coventry Rd	Roleystone	0.663km west side and a small portion on the east side from the cul-de-sac to Urch Rd	\$14,750
Hill Rd	Roleystone	0.293km from the corner of 47 Hill Rd to cul-de-sac	\$8,550
Stony Brook Lane	Roleystone	0.488km complete length.	\$16,000
Gwynne Rd	Roleystone	0.189km complete length.	\$6,650
<b>Total</b>			<b>\$395,405</b>

## ATTACHMENTS

1. [Bushfire Mitigation Schedule - Verges](#)

#### **4.1 - DEFERRED ITEM - REVIEW OF LEASE AND LICENSE POLICY**

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At the Council meeting held on 12 July 2021, Cr Wielinga referred the following matter to the Community Services Committee.

*That the matter of Review of the Lease and Licence Policy be referred to the Community Services Committee.*

This matter was presented for consideration at the 3 August 2021, Community Services Committee, whereby Council resolved (C27/8/21):

*That Council defer this item for consideration at the Community Services Committee of 7 September 2021.*

*Moved Cr Wielinga  
MOTION CARRIED (7/0)*

#### **Comment from Cr Wielinga**

*With recent feedback from resident groups, and some ambiguity with wording surrounding responsibility of statutory testing and painting frequency, I would like the policy wording revisited*

#### **Officer Comment**

Under the policy, responsibility for standard maintenance sits with the lease/license holder/occupier. The area for which they are responsible is clearly defined in the lease agreement. This applies to all leases/licences and applies to whole facilities or rooms, whichever is in the lease/license.

As per the Standard Schedule of Occupant Responsibilities, it is common practice to include carpet cleaning and painting in a lease agreement as the responsibility of the occupant. The default position contained in the policy comprises:

- Professional carpet cleaning to be carried out every six months
- Painting to be carried out every five years.

The frequency of undertaking these maintenance tasks are consistent with the City's schedule of maintaining its own facilities.

In some cases it may be appropriate that the painting and carpet cleaning are carried out more frequently or less frequently. In alignment with *Clause 7. Variations / Special Conditions* of the policy, a variation of this type can be considered for inclusion in the lease/license agreement and highlighted to Council when the lease/license is presented for endorsement.

With regard to statutory testing, the City undertakes and meets the cost of testing in relation to building lease agreements to ensure it is done and done so correctly. These arrangements are embedded in building lease agreements presented to Council for endorsement.

**RECOMMEND**

**That Council:**

*For Consideration.*

**ATTACHMENTS**

1. [↓](#) Policy - Lease and Licence

#### **4.2 - FIREBREAK NOTICE AND MANAGEMENT PRACTICE**

---

At the Council meeting held on 14 June 2021, Cr Wielinga referred the following matter to the Community Services Committee.

*That the matter of the City's Firebreak Notice and associated Management Practice be referred to the Community Services Committee.*

#### **Comment from Cr Wielinga**

*There have been some concerns raised from community members regarding the way firebreaks are to be installed and the level of engagement with the City regarding firebreak requirements. I would like to see if communications and engagement could possibly be improved?*

#### **Officer Comment**

The City is currently undertaking a review of its policies and changing how they are presented on the City's Website. It is anticipated that the review of FIRE 1 Firebreaks Policy will be completed by the end of this year.

Recognising that the City's Firebreak Notice could be improved to reduce ambiguity, a review of the City's Firebreak Notice (refer attachment 1) was recently completed prior to its distribution with the rates notice. A number of changes were made to provide clarity to property owners and assist with compliance to the Firebreak Notice. These changes included:

- Renaming the Firebreak Notice to "Firebreak and Hazard Reduction Notice" (Notice) to better reflect the range of obligations that are required by owners/occupiers
- Reviewed additional 'Definitions' to provide clarity and better align with terms used within the *Bush Fires Act 1954*
- Providing numbering to all Clauses within the Notice
- Simplifying the enforceable provisions under Clauses 2, 3, 4 & 9
- Clearly highlighting 'Driveways' as being an enforceable provision under Clauses 2 & 3
- Incorporating a requirement to adhere to any Bushfire Management Plan / Bushfire Attack Level assessment under Clause 7
- Banning camping or cooking fires during the prohibited burning time under s.25(1)(a) of the *Bush Fires Act 1954*.
- Including information under Clause 9 clarifying the restrictions in regard to burning of garden refuse and rubbish, particularly in relation to property size and burning conditions.
- Re-including the provisions reinforcing that no burning is allowed on Sundays or public holidays.

Information regarding the Firebreak Notice was published in the June edition of City View's and further information relating to the upcoming bushfire season and firebreaks will be featured in the September edition of City View's.

Additionally, the City is currently undertaking process improvement planning, to review and refine current processes and procedures, inclusive of initiatives to further support community education and awareness regarding bushfire safety.

## **RECOMMEND**

**That Council:**

*For Consideration*

## **ATTACHMENTS**

1. [↓](#) Firebreak Notice 2021-2022

### **4.3 - LIGHTING TO TREES OF SIGNIFICANCE**

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At the Technical Services Committee meeting held on 4 August 2021, Cr Flynn raised a Councillor item, requesting that the City identify trees of importance and install lighting in/around trees.

#### **Comment from Cr Flynn**

*I was thinking we could identify trees of significance in the City, whether they be significant for their age, species etc or if it be for their location (entry to city, intersections). Once identified, we could uplight these trees, or have lights in the branches to deter theft.*

*We could then even have a section on the website that people who visit the trees can link to via a QR code at the tree that talks about the importance of trees or that tree in particular.*

*I was also thinking, similar to what they do at Brisbane City Council, people can apply to have lights in City owned trees, this link is about that <https://www.brisbane.qld.gov.au/about-council/governance-and-strategy/business-in-brisbane/business-opportunities/street-tree-lights>*

#### **Officer Comment**

The City has identified a variety of trees of cultural, historical, or botanical significance as listed in the City's Heritage Tree Walk and Tree Preservation Order (TPO) List. A trial lighting project could be considered in the CBD, using the existing information as a guide to trees of cultural, historical, or botanical significance.

The focus could initially be on trees in both Minnowarra and Memorial Parks and those on City property between the two parks – eg the gums between Orchard House and Admin Centre, and outside the Museum. Access to existing infrastructure near these trees, including power, would reduce costs.

Trees which have a higher canopy and interesting features are suitable for lighting from below. Trees with a significant but lower canopy could be considered for feature floodlighting.

In other areas of the City, trees in Fancote and Rushton Parks could be considered, however trees in residential areas should be avoided to prevent inconvenience to residents. Additionally,

If Council were to consider a lighting project, risk assessments and environmental considerations would need to be undertaken, such as the impact on birdlife, or trees which are protected or may have been affected by recent storms. Additionally, a specialist lighting consultant would be required to advise on the practicalities of the project, including ensuring lights are not distracting to drivers.

A similar tree lighting project was undertaken in 1991, to floodlight a number of trees in Minnowarra Park to the east of Church Ave. This was sponsored by McDonald's at a cost of approximately \$100,000.

**RECOMMEND**

**That Council:**

*For Consideration*

**ATTACHMENTS**

1. [↓](#) City of Armadale Rediscover Armadale's Heritage Trees Booklet - Web Version

***COUNCILLORS' ITEMS***

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Nil

***EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT***

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Nil

**MEETING DECLARED CLOSED AT \_\_\_\_\_**

<b>COMMUNITY SERVICES COMMITTEE</b>		
<b>SUMMARY OF ATTACHMENTS</b>		
<b>7 SEPTEMBER 2021</b>		
<b>ATT NO.</b>	<b>SUBJECT</b>	<b>PAGE</b>
<b>1.1 SIX-MONTH PROGRESS REPORT OF SUBURB-LEVEL SOCIAL PRIORITIES</b>		
1.1.1	Social Priorities update attachment - September 2021	30
<b>3.1 BUSHFIRE MITIGATION SCHEDULE - VERGES</b>		
3.1.1	Bushfire Mitigation Schedule - Verges	40
<b>4.1 DEFERRED ITEM - REVIEW OF LEASE AND LICENSE POLICY</b>		
4.1.1	Policy - Lease and Licence	42
<b>4.2 FIREBREAK NOTICE AND MANAGEMENT PRACTICE</b>		
4.2.1	Firebreak Notice 2021-2022	52
<b>4.3 LIGHTING TO TREES OF SIGNIFICANCE</b>		
4.3.1	City of Armadale Rediscover Armadale's Heritage Trees Booklet - Web Version	56

**Armadale South: Youth engagement and education**

The social priority of youth engagement and education was identified as maximising youth engagement in employment or education and can assist with addressing other social issues such as 'breaking the cycle' of welfare dependency for that young person and children they may have in the future.

**2020/21 Budget:** \$25,000

*Table of responses*

<b>Coordination</b>	<b>Contracts</b>	<b>Capacity Building</b>
<p><b>Armadale Youth Network (every two months)</b> The Armadale Youth Network is chaired by the City to improve and work towards optimal outcomes for young people by providing a platform for collaboration, increased information sharing, reduction in duplication and strengthened relationships between key stakeholders. The AYN has 238 contacts in the network. Three meetings and one professional development workshop have been held in the last six months:</p> <ul style="list-style-type: none"> <li>▪ March 2021 – Presentations from City of Armadale, Economic Development, Business Armadale and Jobs &amp; Skills Centre for 24 attendees</li> <li>▪ May 2021 – Presentations from Centacare Employment and Training and CREATE Foundation for 20 attendees</li> <li>▪ July 2021 – Presentations from Community Information Support Services/My Community Directory, The Fathering Project and City of Armadale Community Development – Social Priorities for 14 attendees</li> </ul>	<p><b>Social Priority Service Agreements 2020/2021</b></p> <p><b>Bike Rescue Youth Program - Dismantle (six month contract – concluded June 2021)</b> Dismantle is a not-for-profit organisation that aims to assist young people rise above their current circumstances and lead lives of hope and transformation. Dismantle's two main initiatives are BikeRescue, a hands-on mentoring program based on bicycle mechanics, and ReNew Property Maintenance, a transitional employment and work-readiness program accompanied by individualised case management. Dismantle will deliver two Bike Rescue programs at Armadale Senior High School and Cecil Andrews College (awaiting school confirmation), where young people develop the mechanical skills to restore two bicycles whilst exploring conversations around mental health, home life, interest and vocational aspiration. Throughout bike rescue, Mentors (Occupation Therapists or Youth Workers) then nominate up to six young people for three months paid work placements at ReNew Property Maintenance to develop further work readiness skills. Youth employees are provided with tailored support and case management to assist their personal growth and transition onto meaningful long-term employment.</p> <p>Two full Bike Rescue programs (10 x 3hr mechanic and mentoring sessions) were delivered for Armadale Senior High School (Term 1) and Armadale Hub (Term 2) in 2021.</p> <p>10 out of the total 14 participants completed the program by making a both a 'charity bike' to give away, and finished their personalised 'keep bike' to ride home. The young people completed six bikes for charity and 10 bikes to keep.</p> <p>Groups were kept small to provide more mentoring opportunities as cohort have complex needs and poor school attendance. Barriers to participation and program identified.</p>	<p><b>Armadale Youth Advisory Council</b> The Armadale Youth Advisory Council (AYAC) was established in late 2020. It consists of eight young people aged between 12 and 25 years old. YACs provide young people with:</p> <ul style="list-style-type: none"> <li>▪ a means of coming together to generate ideas and make decisions about matters that affect young people</li> <li>▪ developmental opportunities through learning about their local community</li> <li>▪ a means of engaging with local governments on local matters, and</li> <li>▪ an opportunity to meet new people, participate in activities and projects and develop funding applications.</li> </ul> <p>The first meeting was held on 2 November 2020. The first meeting for 2021 was cancelled due to Perth's sharp lockdown in February; however the group has met bimonthly since and last met on 2 August 2021. Current projects include:</p> <ul style="list-style-type: none"> <li>▪ Developing the terms of reference</li> <li>▪ Working with Headspace Youth AYAC to identify partnership opportunities</li> <li>▪ Activities to activate skatepark and Pump Track at John Dunn</li> </ul> <p><b>Armadale Aspire</b> The City has commenced the delivery of the Armadale Aspire program for the fourth year, to support students with the opportunity to get workforce training and work experience in various local industries and gain training in preparing to enter the workforce. Six schools in the City are participating in the program in Term 3 of 2021.</p> <p>Aspire has delivered 3 sessions so far and concludes on 7 September 2021 with the graduation held on 17 September 2021. Aspire participants will also be invited to become involved with the Armadale AYAC.</p>

Coordination	Contracts	Capacity Building
	<p>Case study:                      ‘Trevor’ (not real name) joined the program from the first day. Trevor was a quiet member of the group but started to warm up to the others in group activities. He slowly built rapport with BikeRescue staff too, talking about his love for arts, expressing to mentors that he is passionate about one day becoming a tattoo artist. Mentors had conversations around how he can pursue a career in the tattoo industry alongside his education. When Trevor started showing up late to sessions, mentors explained the importance of being on time and how this can be a huge factor in career development. As the program progressed Trevor’s self-management skills improved and he became one of the most reliable members of the group.</p> <p>Mentors observed that Trevor’s mood often seemed low, and upon being asked Trevor told mentors that he has to take care of his younger siblings which he finds very tiring. Mentors encouraged him that he wasn’t alone, and explored topics such as self-care and emotional well-being with him. Mentors suggested that he have a conversation with his youth worker and discuss strategies for getting ‘chill out time’ for himself.</p> <p>Due to Trevor’s dedication, excellent hands on skills, and eagerness to try having a job, he was nominated as a suitable candidate for Dismantle’s JobReadii program. Initially, the distance was a major barrier for him travelling to the West Perth workshop each day but working with the JobReadii case manager, he was supported with fare assistance for accessing public transport, and was supplied with a Renew branded wet weather jacket to make his early morning commute easier on wet days. The Dismantle team is very glad to be part of Trevor’s story and will continue working with him all the best for his future!</p>	<p><b>Lounge Conversations</b></p> <p>headspace Armadale, Befriend and the City hosted ‘Lounge Conversations’ to facilitate collaboration between groups by highlighting the needs of youth from CaLD backgrounds and provide collective and inclusive solutions.</p> <p>Participants in Lounge Conversations comprised groups including MYAN, Organisations of African Communities, African Collective, Dynasty, Diaspora DownUnder, Soul Alphabet, City of Armadale Multicultural Advisory Group and headspace advisory group.</p> <p>The first sessions were on 13 May, 29 July and 12 August 2021 with 14 participants. Topics discussed comprised future projects and collaboration based on identified gap in services.</p>

**Brookdale: Early years and family support**

The social priority of early years and family support was identified because the data indicates that high levels of complex needs and vulnerability are experienced by families reflected by statistics from the Australian Early Development Census, Department of Communities and WA Police.

**2020/21 Budget:** \$20,000

*Table of responses*

<b>Coordination</b>	<b>Contracts</b>	<b>Capacity Building</b>
<p><b><i>Armadale Early Years Network (AEYN) (every two months)</i></b> The Armadale Early Years Network is chaired and run by the Community Development team to improve and work towards optimal outcomes for children and families by providing a platform for collaboration, increased information sharing, reduction in duplication and strengthened relationships between key stakeholders. The AEYN Chair undertook an evaluation of the membership list in early 2021 and is now set up with 76 people classified as Active Members and 28 people set up as Subscribers.</p> <p>Two meetings and one professional development workshop have been held in the last six months:</p> <ul style="list-style-type: none"> <li>▪ February 2021 – Presentation from Department of Communities, Child Protection and Family Support to 21 attendees</li> <li>▪ April 2021 – Professional Development workshop on cultural responsiveness through the ‘See Me See You’ program facilitated by Multicultural Futures, to 20 attendees (maximum capacity)</li> <li>▪ June 2021 – Presentations from Cannington/Armadale Family Support Network and Community Information Support Services/My Community Directory to 23 attendees</li> </ul>	<p><b><i>Social Priority Service Agreements 2020/2021</i></b></p> <p><b><i>Supported playgroup at Evelyn Gribble Community Centre – Kis4Life (two terms, six month contract – concluded June 2021)</i></b> Kis4Life has been successful in receiving social priority service agreement funding to continue the KIS4Kids Community Playgroup for a further six months.</p> <p>This is yet to be acquitted.</p> <p><b><i>Sing&amp;Grow Australia at Gwynne Park Primary School (two terms, six month contract – concluded June 2021)</i></b> Sing&amp;Grow Australia has been successful in receiving social priority service agreement funding to deliver their music therapy program at Gwynne Park Primary School in partnership with Child and Parent Centre Westfield Park.</p> <p>The City is currently assessing the acquittal.</p>	<p><b><i>Early Years Parent Information Sessions</i></b> The City coordinated a series of parenting workshops in May and June 2021. Information was presented by Women’s Health and Wellbeing Services on parenting attachment in the early years, the importance of brain development and the impact of trauma, and emotional regulation in children. A crèche service was available for the sessions hosted at Armadale Fitness and Aquatic Centre and Rossiter Pavilion. The three sessions had 17 attendees overall. The crèche option was received well and feedback thus far has been extremely positive. 94% were satisfied or highly satisfied with the content and found the sessions engaging and interesting. 87.5% found they gained knowledge of the topic and parenting in general. 100% would recommend the sessions to others.</p> <p><b><i>Me@1 Passport</i></b> The City in conjunction with the Armadale Early Years Network has finalised the development of the Me at 1 Passport. This project will empower parents and educate them on the importance of child brain development in the early years and show the vital role parents play in providing a safe and healthy family environment. The Passport will also indicate to parents the importance of talking, eye contact and physical touch in connecting with their baby. This Passport has followed the same design and structure as the Me at 3 Passport developed by the Peel Early Years Collective in Mandurah and the Me at 2 Passport developed by Connecting Community for Kids in Cockburn. Passports have been printed and delivered and have been sent to the City Libraries and Champion Centre for distribution. Copies were also provided to organisations in the working group and any interested parties that attended the June Armadale Early Years Network meeting. Copies are still to be delivered to child care centres, playgroups and health services.</p> <p><b><i>Tiny Tots First Aid Sessions</i></b> The City hosted Tiny Tots First Aid Sessions at the three City Libraries in June 2021 facilitated by St John’s for parents and carers of little ones. Uptake for the sessions proved popular, but unfortunately there was some drop-out of participants on the days of the sessions.</p>

<b>Coordination</b>	<b>Contracts</b>	<b>Capacity Building</b>
<ul style="list-style-type: none"> <li>▪ August 2021 - The next meeting will be held 18 August</li> </ul>		<p>Those that did attend thoroughly enjoyed the hands-on sessions and found the course extremely informative. Overall 22 people attended the training. 100% were satisfied or highly satisfied with the content and found the training engaging and interesting. 100% found they gained knowledge of first aid for children and first aid in general. 91% are likely to use the training they have learned and 70% will change their actions as a result of the training. 100% would recommend the sessions to others and have requested further sessions for partners, family and community.</p> <p><b><i>Community Services Directory</i></b>                      Officers were working with service providers across the AYN and AEYN to develop a Children, Youth and Families Service Directory; however this will now be developed through the City's current online directory, My Community Directory and cater for all community services across the LGA. The online pdf format will go live in August 2021.</p>

**Camillo and Seville Grove: Community Safety**

The social priority of community safety was identified because both Camillo and Seville Grove have consistently experienced high levels of crime reflected by WA Police statistics and feedback from the community and other service providers.

**2020/21 Budget:** \$43,500

*Table of responses*

<b>Coordination</b>	<b>Contracts</b>	<b>Capacity Building</b>
<p><b>Stakeholder on South East Metro Safety Group</b>  <i>(chaired by WA Police and held once per month)</i>                      Meetings were cancelled during COVID-19. The Network has developed a series of short animation videos to promote the Gone in Less than 60 Seconds campaign, which targets theft from motor vehicles. Screenwest has played Gone in Less than 60 Seconds campaign videos in Yagan Square to promote the initiative. The Network are developing a campaign to address Family and Domestic Violence, as this is an emerging crime trend across the South East corridor.</p>	<p><b>Social Priority Service Agreements 2020/2021</b>   <b>Outreach Youth Workers at Cecil Andrews College – Hope Community Services (two terms, six month contract – concluded July 2021)</b>                      Hope Community Services was successful in receiving social priority service agreement funding to deliver youth outreach workers onsite at Cecil Andrews College for Terms 1 &amp; 2 2021. They are to conduct various social and recreational activities during recess and lunch time to build rapport and a sense of community, provide one-on-one support to young people identified by the school and provide small group workshops as required.                       Acquittal yet to be received.</p>	<p><b>Community Safety Crime Prevention Project</b>                      The City was successful in receiving grant funding of \$59,127.12 from the Department of Justice Criminal Property Confiscation Grants Program to carry out a community safety project.                      The project entails the following areas (and includes their current level of progress):</p> <ul style="list-style-type: none"> <li>▪ Contracting a Community Safety Project Officer for the duration of the project (12 months)</li> <li>▪ The identification of six hot-spot areas in Seville Grove and Camillo (three per suburb): The locations are being monitored, to ensure that the project targets consistent hot-spot areas.</li> <li>▪ Hot spot areas and surrounding crime statistics will be monitored to evaluate whether a diffusion of benefits has occurred (surrounding areas observe a reduction in crime) or whether a displacement of crime has occurred (the crime moves away from the targeted area to a nearby area): this will occur throughout the project.</li> <li>▪ Development of a resource pack to deliver to hot-spot areas: The Community Safety Handbook has been printed and distributed.</li> <li>▪ Armadale Neighbourhood Watch to host six street meet and greets in identified hot spot areas: to be delivered throughout 12-month period.</li> <li>▪ Delivery of CPTED and Active Bystander Training: was delivered during April - June 2021.</li> <li>▪ Delivery of Safety Incentive Scheme offering a rebate to community members who implement home security measures: Launched.</li> <li>▪ City to develop a COVID-19 Safety Plan outlining risk mitigation: This has been completed and lodged with both the Department of Justice and the City of Armadale.</li> </ul> <p>The notification of the outcome of the grant was delayed due to COVID-19, which caused a delay in the implementation of the project.                      The City commenced this project in July 2021 and will run from 19 July 2021 to 18 July 2022. An invitation has been sent out to the Reference Group member(s).</p>

Coordination	Contracts	Capacity Building
		<p>The group will consist of the City’s Safety Project Officer, Community Development Officer, a City Ranger, Armadale Neighbourhood Watch and local WA Police from the Armadale Station. The first proposed group meeting will be held on Monday 16 August 2021.</p> <p><b><i>Sneak Theft Initiative</i></b>                      The City was successful in receiving \$11,000 in grant funding in addition to \$5,000 of promotional materials from the National Motor Vehicle Theft Reduction Council (NMVTRC) to promote their ‘Pop Lock Stop’ campaign. This is an initiative of Australian government and the insurance industry to deliver a culture of continuous and sustainable vehicle theft reduction in Australia. The Pop Stop Lock campaign is an education based campaign about reducing theft of vehicles that occur through residential burglaries in order to access keys.</p> <p>The City has promoted this campaign through partnering with local Police and Armadale Neighbourhood Watch through street meet and greet events, holding information displays at City events and programs and produced a large format advertising campaign, utilising graphics from NMVTRC and placing adverts in Armadale Shopping City and the Armadale Train Station. This education-based campaign aligns with the Gone in Less than 60 Seconds campaign; targeting theft from motor vehicles. Both initiatives were heavily promoted and implemented over the summer period to follow seasonal patterns in criminal victimisation trends, where instances of burglary, motor vehicle theft, and household larceny appear consistently higher. This project was acquitted in June 2021.</p> <p><b><i>Growing our Neighbourhoods</i></b>                      The City has launched ‘Growing our Neighbourhoods’; a universal, capacity building approach to improve neighbourhood connections and cultivate safe communities as part of the community safety Social Priority focused on Seville Grove and Camillo. There is growing evidence that connected neighbourhoods increase overall feelings of community safety and wellbeing.                      People are more likely to look out for each other which increases passive surveillance – as a prevention measure this is conducive to lower levels of crime; connected neighbourhoods contribute to the protection, care, health and wellbeing of children and young people in their surroundings; and contribute to a sense of community pride.</p>

Coordination	Contracts	Capacity Building
		<p>From early 2021, officers will deliver a number of initiatives that will assist residents in getting to know each other and explore their own neighbourhood. Officers hosted ‘Know your Neighbour’ sessions in February 2021 and hosted a ‘Family Event’ in June 2021.</p> <p><b><i>Know your Neighbour Workshops</i></b>                      The City hosted ‘Know your Neighbour’ Workshops facilitated by Neighbourhood Connect Inc. on Saturday 20 February and Tuesday 23 February. The workshops aim to assist residents in gaining the tools, support and confidence to connect with their neighbours. Workshop One showed residents how to bring neighbours together and explained the why, what how and where of running a neighbourhood event. 44% of attendees of Workshop One noted they were connected with their neighbours, but wanted more ideas and additional support on connection. 31% wanted to learn how to connect with their neighbours. 100% of attendees were satisfied with the information provided and felt the workshop increased their knowledge of neighbourhood connection.</p> <p><b><i>Growing our Neighbourhoods – Family Event</i></b>                      A ‘Growing our Neighbourhoods’ Family Event was hosted at Grovelands Primary School on 9 June, 2.30pm to 4.30pm. Service Providers were in attendance to provide information to families and children were able to meet Constable Care, have their faces painted, enjoy games and activities and have the Bike Doctor show them how to maintain their bike. Despite the weather, the event was well attended and received by Grovelands PS, the school community and service providers.</p> <p><b><i>Growing our Neighbourhoods – Resources</i></b>                      Large games have been purchased for residents to hire from the Library under the ‘Growing our Neighbourhoods’ initiative. Feedback from the ‘Know your Neighbour’ sessions hosted in February 2021 was that residents would like resources to assist them in hosting their own neighbourhood gathering. These resources will be available to community in August 2021.</p> <p><b><i>Security Incentive Scheme</i></b>                      The City’s Security Incentive Scheme has commenced. This comprises providing residents a rebate for the installation of additional home security measures. The Scheme is available to all residents and is capped at \$200 (\$250 for eligible Concession Card holders) per household per financial year. The Application Form and information regarding the Scheme can be found on the City’s website.</p>

Coordination	Contracts	Capacity Building
		<p>This has been extremely popular with funds expected to be exhausted prior to the end of the calendar year.</p> <p><b><i>Community Safety Handbook</i></b>                      The City's Community Safety Handbook is available on the City's website for residents to access. The Handbook is also available at the Administration Centre, Orchard House, Champion Centre, the Libraries, Armadale Police, Forrestdale Primary School, and Armadale Senior High School.</p> <p><b><i>Community Places and Spaces Maps – all Social Priority areas</i></b>                      A series of Community Places and Spaces Maps will be created for the purpose of connecting community to their suburb. Passively activating the City's numerous parks and playgrounds by having information available at the finger-tips of residents can link people to place and space, foster community pride and encourage social interaction. It can also have a positive impact on crime reduction and prevention. When surroundings are well used by the public, passive surveillance is increased, reducing the time and opportunity for individuals to commit crime. There is growing evidence that connected communities increase overall feelings of safety. When people know their community and environment, they are more likely to look out for each other and the natural space; also increasing opportunities of passive surveillance. Each map would be double sided and each suburb would have its own map (or grouped for smaller areas). Side one will include a list of the main highlights of the suburb and some suggested activities (including children, families, older couples, single persons) that would encourage recreation and exploration of their neighbourhood. Side two will display the visual map of the area. Icons would indicate where the playgrounds, parks, schools, exercise equipment, neighbourhood centres, dog parks, walking trails, shopping districts are located. These maps will then be promoted to residents by encouraging them to discover their own neighbourhood and will link to the 'Growing our Neighbourhoods' campaign. They will also complement the Nature Passport.</p> <p><b><i>Community Activity Trailer</i></b>                      The Community Activity Trailer is available for public hire. All information including booking forms, user manuals, FAQs, and a Safe Working Procedure have been developed and are available on the City website. The Trailer has been used by the City at various programs including Project Youth, Street Meet and Greets and Community Safety Information Evenings.</p>

**Harrisdale: Culturally and Linguistically Diverse community connection to groups and services**

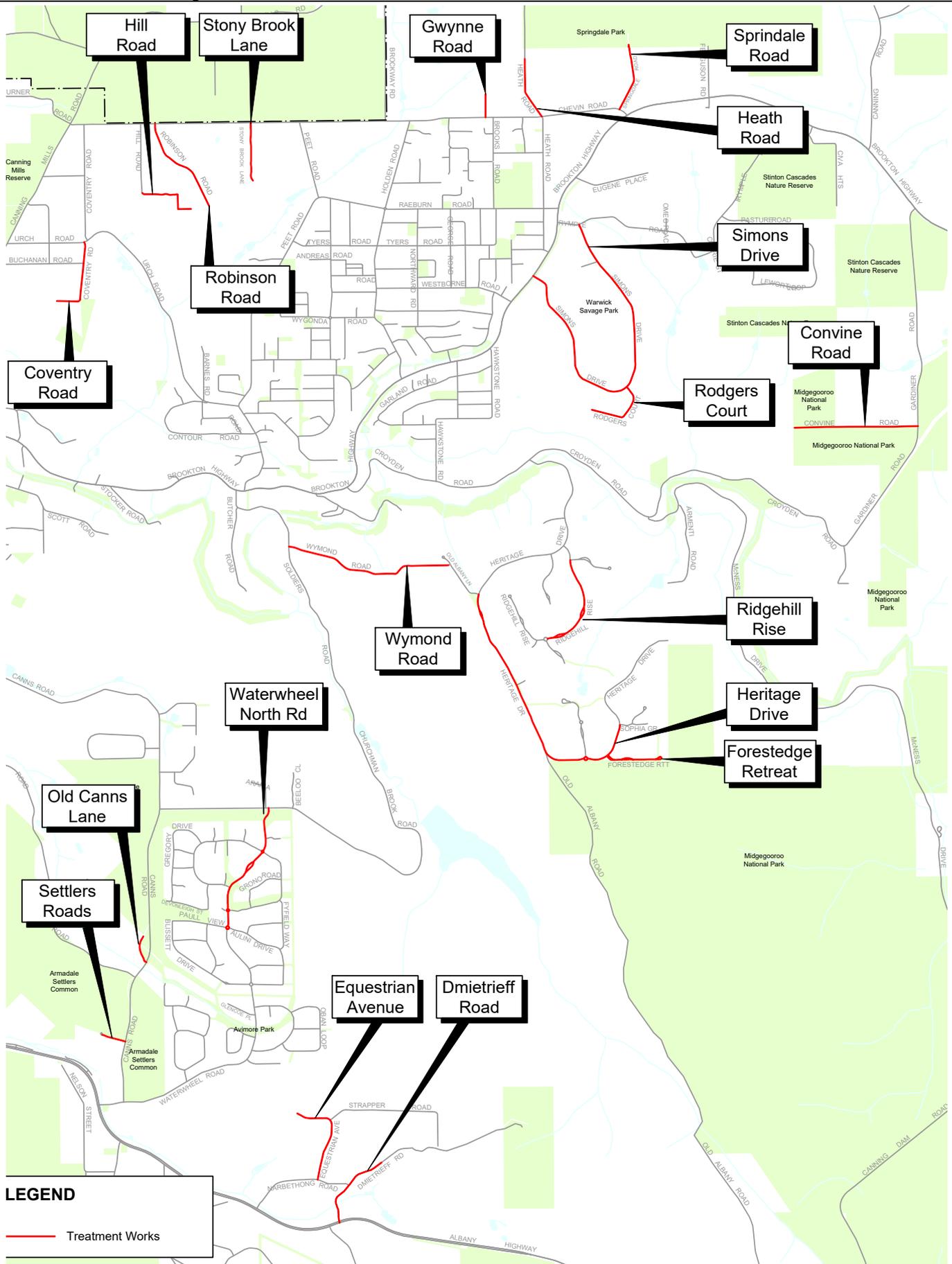
The social priority of Culturally and Linguistically Diverse (CaLD) community connection to groups and services was identified to improve the accessibility and connection to services with the residents from CaLD backgrounds to improve social outcomes. The fact that the 2018 Australia Early Development Census indicated that the percentage of children developmentally vulnerable in Harrisdale was similar to the City’s average may be a reflection of lower levels of engagement with the wider community and needed services.

**2020/21 Budget:** \$20,000

*Table of responses*

Coordination	Contracts	Capacity Building
<p><b>Multicultural Advisory Group</b>                      The Multicultural Advisory Group is now established, comprising community leaders and residents from multicultural backgrounds, service provider organisations who work with CaLD communities. A City officer assists with the administration of the group.</p>	<p><b>Social Priority Service Agreements 2020/2021</b></p> <p><b>Developing Respectful Relationships - Multicultural Communities Council of WA (six month contract – concluded in June 2021)</b>  <i>Developing Respectful Relationships</i> is an early intervention program for potential perpetrators of domestic violence specifically for people from CaLD background. Developing Respectful Relationships is an educational initiative that seeks to develop the skills people need to treat their partners and other family members including children with respect. This program aims to raise awareness of the consequences of their actions on their partner and children and other family members.</p> <p>MCCWA provided support to more than 703 households within the City. On successful completion of the program feedback from clients showed a 99.2% satisfaction rate.</p> <p>MCCWA assisted one resident in the following way:                      “R is an Indian born woman aged thirty-five, divorced for 2 years. Moved to Australia with her daughter on a spouse visa.                      R is currently living in accommodation supported by Status Resolution Support Service.</p> <p>R is currently on a temporary visa as she is waiting for the courts to deal with her Domestic Violence case. R has experienced long term trauma of domestic violence since she arrived in Australia. R has significant difficulty managing change and new relationships. MCCWA was able to provide a translator to aid her communication, emergency relief and connected her to other needed support services such as legal aid, mental health. MCCWA provided her with one on one counselling. Counselling has provided her with more confidence and tools to manage her depression and anxiety. She is now learning English and finding work so she can support herself and her daughter.”</p>	<p><b>Heron Park Harmony Festival</b>                      Officers were involved in the planning of 2021 Heron Park Harmony Festival which was eventually held on 21 March 2021. This event was cancelled in 2020 due to COVID restrictions and then delayed from February 2021 due to COVID lockdowns.</p> <p><b>Multicultural Resources – Libraries</b>                      Three local discovery bags tailored to multicultural communities and inclusion are now available in the City’s libraries. These books include children’s books about inclusion, activities, a music box and six Proud Children dolls that identify from different cultural groups.</p> <p><b>Mental Health First Aid Course</b>                      Multicultural Advisory Group (MAG) and services in the community have been provided the opportunity to complete their accredited St John Mental Health First Aid Course to support residents and clients. 14 participants were selected in an application process to identify who is best suited.</p> <p><b>Humans of Armadale</b>                      The Humans of Armadale exhibition will held on 17 August to celebrate stories submitted by local residents. The booklet is being finalized ready for the launch. Inspired by Humans of New York, Humans of Armadale aims to reflect real local stories that individuals can relate to and be inspired by.</p> <p><b>Welcoming Cities</b>                      The City is now a member of <i>Welcoming Cities</i>, a national program that networks cities, communities, towns and municipalities who have grouped together and set a national wide standard to social, cultural, economic and civil life approaches. Welcoming Cities is an initiative of <a href="#">Welcoming Australia</a>, supported by the <a href="#">Scanlon Foundation</a>.</p>

Coordination	Contracts	Capacity Building
	<p><b><i>Empowering CaLD Communities – Health &amp; Wellbeing Awareness - Multicultural Communities Council of WA (six month contract – concluded in June 2021)</i></b>                      The <i>Empowering CaLD Communities – Health &amp; Wellbeing Awareness</i> initiative will provide information stalls, community information seminars, workshops for workers and community leaders, one on one support, and compilation and translation of community resources. This will help increase mental health awareness and how to address mental health-related issues, increase community connection, and increase help-seeking behaviour.</p> <p>Acquittal yet to be received.</p> <p><b><i>Drum Fun – Armadale Community Family Centre (six month contract – to conclude in June 2021)</i></b>  <i>Drum Fun</i> is underpinned by the following points; Respect for families, their children and their strengths, shared responsibility including peer to peer learning, mutual agreement between staff and families for what is helpful, child safe practices. The service will provide families access to high quality, age appropriate, planned, and play based activities for families and carers to enjoy.</p> <p>The acquittal is currently being assessed by the City.</p>	<p>The program guides local councils to support their communities by establishing a benchmark and framework through evidence based research of resources, policies and case studies. “Welcoming Cities recognises that, of all tiers of government, local councils are best placed to understand the complexity and diversity of their communities and facilitate a whole-of-community approach”. Welcoming Cities have four main approaches to supporting local councils and communities:</p> <ol style="list-style-type: none"> <li>1. Knowledge Sharing – evidence-based research</li> <li>2. Partnership Development – opportunities to leverage partnerships and learn</li> <li>3. Celebrating Success – providing recognition to local governments who demonstrate leading practices</li> <li>4. Standard + Accreditation – setting a national standard for cultural diversity and inclusion</li> </ol> <p>Welcoming Cities is structured to support local councils and their communities with over 50 councils already a member, including four local governments in WA; City of Cockburn, City of Canning, City of Melville and City of Stirling. The Welcoming Cities network standards and approaches are supported by Multicultural Futures and align with the Multicultural Planning Framework (Implementing the Principles of Multiculturalism Locally) suggested by the Office of Multicultural Interests (OMI).</p>



**LOCATION PLAN**  
 TREATMENT WORKS ROAD LOCATIONS



SCALE 1 : 40000

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

Street name	Locality	Length of works	Estimated Cost
Equestrian Avenue	Bedfordale	0.793km from Narbethong Rd to end.	\$15,990
Dmietrieff Rd	Bedfordale	0.552km starting at Albany Highway.	\$16,300
Old Canns Rd	Bedfordale	0.233km complete length.	\$9,325
Settlers Rd	Bedfordale	0.207km complete length.	\$10,100
Forestedge Retreat	Churchman Brook	0.448km complete length.	
Waterwheel Nth Rd	Churchman Brook	1.09km from Churchman Brook Rd to Aulini Dr	\$33,970
Ridgehill Rise	Araluen	0.843km from Mt Dale to Sanctuary Crt east side only	\$13,900
Heritage Dr	Araluen	2.165km from Old Albany Lane to Sophia Gr.	\$42,650
Wymond Rd	Roleystone	1.068km complete length.	\$33,940
Robinson Rd	Roleystone	0.835km complete length.	\$25,600
Heath Rd	Roleystone	0.596km starting at Chevin Road.	\$18,780
Springdale Rd	Roleystone	0.556km complete length.	\$18,000
Convine Rd	Roleystone	1.01km complete length.	\$32,100
Simons Dr	Roleystone	2.874km complete length.	\$62,500
Rodgers Crt	Roleystone	0.565km complete length.	\$16,300
Coventry Rd	Roleystone	0.663km west side and a small portion on the east side from the cul-de-sac to Urch Rd	\$14,750
Hill Rd	Roleystone	0.293km from the corner of 47 Hill Rd to cul-de-sac	\$8,550
Stony Brook Lane	Roleystone	0.488km complete length.	\$16,000
Gwynne Rd	Roleystone	0.189km complete length.	\$6,650
<b>Total</b>			<b>\$395,405</b>

# Policy - Lease and Licence





## Lease and Licence Policy

### Objective

The objective of this Policy is to:

- Ensure decisions about the granting of leases, licences and subsidies are made transparently and in accordance with established criteria; and
- Ensure the City's property is appropriately optimised and maintained in accordance with the City's Strategic Community Plan, Corporate Business Plan and Asset Management Plan.

### Policy

Community, Financial, Historical and Environmental considerations have been taken into account in developing the following Guiding Principles:

- The City's preference for its community facilities is to encourage multiuse arrangements to maximise the benefit to the community. The City will, however, enter into a Lease or Licence agreement where significant community benefit or operational practicalities is identified. The City recognises the value in providing access to community facilities for a variety of activities, which enhance community, social, health and wellbeing outcomes.
- The City recognises the value in providing access to facilities to commercial organisations in circumstances where the organisation's activities provide a significant community benefit.
- The City is the Asset owner and is responsible for providing safe, and compliant facilities and ensuring that any proposed usage is appropriate to the type and location of facilities.
- The City aims to balance a fair and reasonable contribution from users of community facilities with the subsidy required from rates.

### 1. Definitions

**Act** means *Local Government Act 1995 (WA)*.

**Asset Renewal** is defined as the replacement or refurbishment of an existing asset (or component) with the same or modern day equivalent asset (or component) towards the end of its lifecycle to ensure service delivery at the same level as the existing asset.

**Asset Upgrades/Additions** are defined as capital improvements, upgrades and alterations to a facility.

**City** means City of Armadale.

**Commercial Organisation** means an organisation that can lawfully distribute their funds in excess of operating expenses (ie. surplus funds or profit), to owners, directors, members or any other stakeholders..

**Community Facility** means any building or structure owned or managed by the City, and categorised as:

- Halls
- Pavilions
- Clubrooms and change rooms
- Community Centres
- Sheds

**Grant Funded Organisation** means a not for profit entity delivering a community social service with the assistance of a Commonwealth or State Government operating grant and/or qualify for charitable status under the *Charities Act 2013* (Cth).

**Lease** means exclusive use of whole or portion of a facility or land, at all times.

**Licence** means non-exclusive continued use of the whole or portion of a facility or land for an agreed amount of time.

**Maintenance** is defined as the Occupier responsibilities as specified in the City’s Standard Maintenance Schedule.

**Community based not for Profit Organisation** means an entity that provides a service or activity for the benefit of the community and does not operate for the profit, personal gain or other benefit of its members or third parties and which applies all proceeds from its activities to the organisation’s purposes.

**Occupancy Arrangement** means a right to continual use of a community facility in whole or in part for a minimum period of six months and specifically excludes seasonal, regular or casual hire.

**Occupier** means the occupant of the community facility

**Organisation** means a Commercial Organisation or Not-For-Profit Organisation

**Outgoings** is defined as the Occupier responsibilities as specified in the City’s Standard Maintenance Schedule.

**Registration of Interest** means a document to assist in determining the level of community interest in a Community Facility.

**Regulations** means the *Local Government (Functions and General) Regulations 1996* (WA).

**Statutory Inspections/Requirements** means services to Fire extinguishers, Exit signs, Pest Control, RCDs and testing and tagging of electrical items, Asbestos inspections.

## 2. Categories of Occupancy Arrangements

Category	Application	Term
Lease Agreement	Exclusive use of whole or portion of a facility or land, at all times.	<ul style="list-style-type: none"> <li>• Five years with a five year renewal option at the sole and absolute discretion of the City.</li> <li>• Council may consider shorter terms where required for transitional arrangements</li> </ul>
Licence Agreement	Non-exclusive continued use of the whole or portion of a facility or land for an agreed amount of time.	

## 3. Registration of Interest

Organisations can register an interest in entering a Lease or Licence in one of two ways:

1. Where Council determines that City property is available for lease or licence, it will call for registrations of interest based on the criteria set out in this Policy (see Table 1 below). Registrations of interest will then be considered by Council.

2. An eligible organisation may at any time approach the City for a Lease or Licence for a City owned property by providing an evidence based case to demonstrate its activities respond effectively to identified community needs (see Table 1 below). In this case, Officers will consider whether a lease or licence is potentially feasible, and if so, a preliminary proposal is to be considered by Council to decide if the property can be made available for Lease or Licence following which a Registration of Interest process will be implemented.

#### 4. Pre-Leasing/Licensing Requirements

Prior to the granting of a lease/licence, a prospective Occupant must present an evidence-based business case proposal to demonstrate that its activities respond effectively to identified community needs and its internal capacity to meet the terms of an Occupancy Arrangement. Table 1 below outlines the requirements and considerations of such a proposal.

Table 1 – Requirements and Considerations of Occupancy Proposal

Organisation to provide	City assessment factors
Community Benefit	
Provide an evidence based response to demonstrate how the proposed service or activity will address an identified community need	Evidence of demand for the service or activity Evidence that the proposed service or activity will effectively address the identified community need and is not duplicating an existing service or activity Evidence of consultation with other organisations/agencies and/or the broader community to identify opportunities for collaboration An implementation plan to demonstrate how the service or activity will become established and become sustainable
Strategic documents	Do the organisation’s strategic documents align with the City strategies, plans and vision?
Membership and participant numbers and projections	Information on the current membership, residential location and participation rates of the organisation and projections over the life of the lease period. Priority will generally be given to business cases that demonstrate inclusion of, and support to the local residents and community.
The governance structure and processes of the organisation	The organisations constitution and/or similar documents

Organisation to provide	City assessment factors
Community Benefit	
Proposed usage times of the property; historical and projected growth of the organisation	Will the property be utilised to its realistic potential?  Does the property have the capacity to manage the growth?
Proposed spaces to be included in arrangement	Does the organisation require exclusive use of the property?
Proposed usage available to the wider community and method to manage	How does the proposal address broad community access?
Financial and Asset Management	
Financial positions/statements: past, present and future	Evidence that the organisation capable of meeting financial obligations under an occupancy arrangement?
Current and proposed fees and charges	Information on the proposed fees and charges for the service or activity and how they will be reviewed and over the life of the lease/licenced period
Any property modifications required for the intended use and how these are proposed to be funded	Is funding secure for any proposed modifications to enable the intended use?
Organisation management structure	Is the organisation in a position with human resources to fulfil its obligations under an occupancy arrangement for the entirety of the arrangement?
Historical Factors	
History of the group (including any financial contributions)	Does the group have any history in relation to the facility?  Does the group have a connection with the surrounding area?
Environmental Impact	
Proposed sustainable practices	Does the organisation offer an environmentally sustainable service?

### 5. Market Rent Value

In cases of a commercial lease, the market rental value of each property is to be determined by a licensed valuer.

### 6. Eligibility and Calculation of Rent Subsidy

The City may subsidise rent for eligible Organisations. The eligibility criteria is set out in **Table 2** and the rental rate is summarised in **Table 3**.

Table 2 – Eligibility Criteria for subsidised rent

Elements	Criteria
Not-for-Profit Organisation	<ul style="list-style-type: none"> <li>• Is a not for profit legal entity incorporated under the <i>Associations Incorporation Act 2015</i> or the <i>Australian Charities and Not-for-Profits Commission Act 2012</i></li> <li>• Is financially viable, demonstrates good financial management, record-keeping practices and maintains records for audit purposes.</li> </ul>
Child Health Service	<ul style="list-style-type: none"> <li>• Recognition of the historic relationship between the City and the Health Department in providing effective Child Health Services when and where they are needed</li> </ul>

Table 3 – Rent

Category	Annual Rent	Eligibility
Peppercorn rent	As determined annually in the City's Schedule of Fees and Charges	<p><u>Standard Peppercorn</u></p> <ul style="list-style-type: none"> <li>• Meets all relevant criteria in <b>Table 1 and Table 2</b>;</li> <li>• Provides significant and extensive community benefit;</li> <li>• Has limited revenue-raising ability (net cost of service); and</li> <li>• Is run predominantly by volunteers.</li> </ul> <p><u>Non-Standard Peppercorn</u></p> <ul style="list-style-type: none"> <li>• Building fully or substantially funded or constructed by the proposed Occupant</li> </ul>
Subsidised rent	<ul style="list-style-type: none"> <li>• Community Facilities: \$20/m<sup>2</sup> increasing in line with CPI</li> </ul>	<ul style="list-style-type: none"> <li>• Meets all relevant criteria in <b>Table 1 and Table 2</b></li> </ul>

	<ul style="list-style-type: none"> <li>Land: to be negotiated</li> </ul>	<ul style="list-style-type: none"> <li>Is a grant funded organisation that receives funding to provide a community service or services</li> <li>Council has determined that the service or services being provided address priority needs in the proposed location</li> </ul>
Commercial rent	Market value	Meets all relevant criteria in <b>Table 1</b>

**7. Variations / Special Conditions**

The City will consider proposals for variations and special conditions for Occupancy Arrangements on a case by case basis, with the understanding that:

- No basic aspects of the Lease and Licence Policy are to be contravened or subverted.
- These are unique to the Occupier, Building / Land or Usage conditions/requirements.
- These do not require any undue additional cost to the City either in the short or long term.
- These are conditional on Council approval.

**8. Insurance & Indemnities**

The following outlines the standard lease/licence conditions (unless otherwise agreed)

- a) The Occupant shall be responsible for:
  - i. taking out and maintaining public liability insurance of \$20 million (\$20,000,000.00) (Public Liability Insurance)
  - ii. taking out and maintaining liability for all actions or omissions of the Occupant’s employees, contractors, invitees and agents (**Liability**)
  - iii. indemnifying the City against all actions, claims and costs made or suffered by the City unless caused by the negligent or wrongful act of the City (**Indemnity**)
  - iv. taking out and maintaining workers compensation insurance where the occupant employs persons; and
  - v. taking out and maintaining insurance for the occupants own contents and equipment that may be left on the Premises.
- b) The City is responsible for:
  - i. taking out and maintaining insurance against those City constructed buildings or structures located on the Premises. The City will not cover the contents insurance of the Occupier.

**9. Expiration of Occupancy Arrangement**

Where an Occupancy Arrangement reaches its expiry date, the City will undertake a Registration of Interest process for the property, as outlined in clause 5 of this policy.

## 10. Legislative Requirements

Consideration into entering into the negotiation of an Occupancy Arrangement may need to take into account legislative requirements, such as:

- *Local Government Act 1995*, Section 3.58(5) – Disposing of Property
- *Regulation 30 Local Government (Functions and General) Regulations 1996*
- *Land Administration Act 1997*, Section 18 – the Minister for Lands must approve all leases on reserves vested in Council. The Minister will only grant a lease for a maximum of 21 years unless exceptional circumstances apply.
- *Planning and Development Act 2005*, Section 136 – The Minister for Planning approval may be required if the lease exceeds 20 years.
- *Occupiers Liability Act 1985* - Consideration to the content of this act needs to be given where the City retains responsibility of maintenance or repair of the premises.
- *Occupational Safety and Health Act 1984 & Occupational Safety and Health Regulations 1996* need to be taken into consideration when allowing people who may utilise the facility as a workplace where the City is still retaining maintenance responsibilities.
- *Commercial (Retail Tenancy) Agreements Act 1985* – Consideration to commercial tenancy agreements in relation to retail shop leases
- *Residential Tenancies Act 1987* – Consideration to the rights and responsibilities of tenants and property owners/agents.

## 11. Occupant Responsibilities – Standard Schedule

### Outgoings (See Note 1)

- Electricity
- Water and sewage
- Gas
- Waste removal
- Security responses and call outs

### Maintenance (See Note 2)

- General cleaning of the building and/or premises
- Removal of excess rubbish
- Repairs and replacement of light bulbs and tubes
- Replacement of window glass resulting from internal impacts.
- Repair of all plumbing, such as: washer replacements, leaking taps, blockages, tap ware, toilet cisterns.
- Removal of internal graffiti where no break in has occurred and repaint if necessary
- Replacement of lost/stolen air conditioning control units
- Repair damage to any fitting, doors, door handles, door hinges, floor covering, wall, ceiling, installation, equipment etc. which have been damaged as a result of incidental or malicious actions, or negligence – as determined by City of Armadale's Property Condition Report.
- Replacement keys/access swipes if lost or stolen including locks if replaced – must be arranged by the City
- Air conditioning units cleaning / inspections.
- Professional carpet cleaning bi-annually.
- Clearing and removal of debris in gutters bi-annually

- All grease trap cleaning & filter replacements as required to maintain effective operation
- Internal painting every five years

**Note 1: Outgoings**

If the Outgoings cannot be charged separately directly to the Occupier, then the City will calculate a percentage of the total of each assessment issued in respect of the facility/land or part thereof (acting reasonably) that will be payable by the Occupier.

**Note 2: Maintenance**

In negotiation with the Occupier, the City will identify where it is more appropriate or where the Occupier requests the City to perform/contract maintenance which will be at the Occupier's cost.

An Occupant's responsibility to carry out maintenance items on the above list may differ depending on the nature of an individual facility. As such, the above list of maintenance items is a non-exhaustive list.

As the City sets the levels of service for all its Assets, additional maintenance responsibilities may be attributable to the Occupier which will be set out in the Special Conditions Schedule of the Agreement.

Applicable legislation

Act	<i>Commercial (Retail Tenancy) Agreements Act 1985</i> <i>Land Administration Act 1997</i> <i>Local Government Act 1995</i> <i>Local Government (Functions and General) Regulations 1996</i> <i>Occupiers Liability Act 1985</i> <i>Occupational Safety and Health Act 1984</i> <i>Occupational Safety and Health Regulations 1996</i> <i>Planning and Development Act 2005</i> <i>Residential Tenancies Act 1987</i>
Regulation	<i>Regulation 30 Local Government (Functions and General) Regulations 1996</i>
Local law	Property Local Law
Policy	

Delegation of Power

Yes

Link to influencing strategies or plans

Link to procedure

Yes

Other implications

*Financial/Budget Implications*

All expenditure incurred must be in line with approved budget allocations.

*Asset Management Implications*

Must align to the Asset Renewal Program

*Environmental Implications*

Nil

*Occupational Safety and Health Implications*

Nil

Administrative information

Adopted on	19 April 2021
Reviewed or amended	
Responsible department	Corporate Service

# Fire-break and Hazard Reduction Notice 2021/2022



For updated information  
on alerts and warnings  
about fires, floods, storms,  
earthquakes, cyclones,  
hazardous material  
incidents and more visit:

[emergency.wa.gov.au](https://www.emergency.wa.gov.au)  
[dfes.wa.gov.au](https://www.dfes.wa.gov.au)  
1300 657 209

[armadale.wa.gov.au](https://www.armadale.wa.gov.au)

# Notice to all owners and occupiers of land situated within the City Of Armadale

## BUSH FIRES ACT 1954

**Notice is hereby given to all owners and/or occupiers of land within the City of Armadale that pursuant to the powers conferred in Sections 33(1), 25(1a) and 24G(2) of the *Bush Fires Act 1954* the following requirements apply to prevent the outbreak, spread or extension of a bush fire within the district and deal with other fire related preparedness and prevention matters.**

Pursuant to Section 33(1) of the *Bush Fires Act 1954*, all owners and/or occupiers of land are required to carry out fire prevention work in accordance with the requisitions of this Notice on or before the 30th day of November 2021, or within fourteen days of becoming the owner or occupier of land should this be after the 30th day of November 2021, and maintain the required fire prevention work up to and including the 31st day of March 2022.

### 1. Definitions

**Authorised Officer** means an employee of the City of Armadale appointed as a Bush Fire Control Officer.

**Bushfire Management Plan** means a plan that has been developed in accordance with *State Planning Policy 3.7*, and approved by the City of Armadale to reduce and mitigate fire hazards within a particular subdivision, lot or other area of land anywhere in the district.

**Driveway** means a point of access to a Habitable Building accessible for both conventional two wheel drive vehicles and firefighting appliances that is totally clear of Inflammable Matter and other objects or things.

**Fire-break** means an area of land constructed to a Trafficable surface and maintained totally clear of all Inflammable Matter leaving bare mineral earth, and includes the pruning and removal of any living or dead trees, scrub or any other material encroaching into the Vertical Axis of the fire-break area. Such fire-breaks may be constructed by one or more of the following methods: ploughing, cultivating, scarifying, raking, burning, chemical spraying or other method as approved by an Authorised Officer.

**Fire Management Plan** has the same meaning as Bushfire Management Plan.

**Fuel Depot / Fuel Storage Area** means an area of land, building or structure where fuel (i.e. petrol, diesel, kerosene, or any other hydrocarbon liquid) is kept, excepting where the quantities of fuel being stored are considered "minor storage quantities" under Table 2.1 of *Australian Standard AS1940* The storage and handling of flammable and combustible liquids.

**Habitable Building** means a dwelling, workplace, place of gathering or assembly and includes a building used for storage or display of goods or produce for sale by wholesale in accordance with classes 1 — 9 of the *Building Code of Australia*.

**Haystack** means any collection of hay including fodder rolls placed or stacked that exceeds 100m<sup>3</sup> in size (e.g. five (5) metres x five (5) metres x four (4) metres), whether in a shed, other structure or in the open air.

**Inflammable matter** means any tree, bush, plant, grass, mineral, vegetable, substance, object, thing or material (except for living trees, shrubs, plants and lawns under cultivation) or any other thing deemed by an Authorised Officer to be capable of combustion that may, or is likely to, catch fire and burn.

**Trafficable** means to be able to travel from one point to another in a four-wheel drive fire appliance on a clear surface, unhindered without any obstruction that may endanger such fire appliances. A Fire-break is not to terminate, or lead to a dead end without provision for egress to a safe place or a cleared turn around area of 17.5 metre radius.

**Vertical Axis** means a continuous vertical uninterrupted line at a right angle to the horizontal line of the Fire-break.

### 2. All Land greater than 5,000m<sup>2</sup>

- a. A three (3) metre wide Fire-break with a four (4) metre high Vertical Axis is to be constructed and maintained as close as practicable inside the property boundary but no more than ten (10) metres from the boundary around the entire perimeter of the property. Reticulated and maintained green lawn may be accepted in lieu of a Fire-break; and
- b. A three (3) metre wide Fire-break with a four (4) metre high Vertical Axis is to be constructed and maintained immediately surrounding all outbuildings, sheds, haystacks and groups of buildings situated on the land; and
- c. A three (3) metre wide driveway with a four (4) metre high Vertical Axis is to be installed and maintained.

### 3. All Land 5,000m<sup>2</sup> or less

- a. All Inflammable Matter on the entire property (noting that this does not include living trees, shrubs, plants and lawns under cultivation) is to be reduced and maintained to a height of less than five (5) centimetres; and,

- b. A three (3) metre wide driveway with a four (4) metre Vertical Axis is to be installed and maintained.

#### 4. Fuel Depot / Fuel Storage Areas

- a. All Inflammable Matter within the Fuel Depot / Fuel Storage Area is to be cleared leaving bare mineral earth; and
- b. A three (3) metre wide Fire-break with a four (4) metre Vertical Axis is to be installed and maintained immediately surrounding the Fuel Depot / Fuel Storage Area.

#### 5. Hazard Reduction

The requirements of this Notice are considered to be the minimum requirement for fire prevention work, not only to protect individual properties but the district in general.

A separate Hazard Reduction Notice may be issued to individual landowners pursuant to Section 33 of the *Bush Fires Act 1954* to carry out further hazard reduction works with respect to anything upon the land, where in the opinion of an Authorised Officer, it is likely to be conducive to the outbreak and/or the extension of a bushfire.

#### 6. Application to Vary Fire-break and Hazard Reduction Notice Requirements

If you consider, for any reason, that it is impractical to meet the requirements of this Notice, you may apply in writing to the City of Armadale, or its duly Authorised Officers, **no later than the 1st day of October 2021**, requesting authorisation to employ other methods of fire prevention. If permission is not granted by the City you must comply with the requirements of this Notice.

In some instances naturally occurring features such as rocky outcrops, natural watercourses or landscaping such as reticulated gardens, lawns or driveways may be an acceptable substitute for a Fire-break.

If approved the requirements of all approved variations to the Fire-break and Hazard Reduction Notice will need to be established on or before the 30th day of November 2021 (or within 14 days of you becoming the owner or occupier should this occur after that date) and be maintained up to and including the 31st day of March 2022.

**Note: No Fire-break exemptions will be given. Please apply for a Variation if an alternative location for Fire-break installation is required.**

#### 7. Bushfire Management Plans

Where an approved Bushfire Management Plan (BMP), exists for an individual or group of properties as part of a development or subdivision approval, the owners and/or occupiers of those properties shall comply with the requirements and responsibilities of that BMP in its entirety. Some BMPs may also require compliance with this Notice.

BMPs can be viewed on the City's website via <https://www.armadale.wa.gov.au/bushfire-management-plans>. If you have trouble accessing your BMP please contact the City's Customer Service Team on 9394 5000.

#### 8. Bushfire Attack Level (BAL) Assessments

Where an approved Bushfire Attack Level assessment (BAL) has been developed in accordance with *Australian Standard 3959* as part of a development application, compliance with the requisitions of the BAL assessment is required in addition to the requirements contained within this Notice.

#### 9. Camp or Cooking Fires

In accordance with the provisions of Section 25(1a) of the *Bush Fires Act 1954* the lighting of camp or cooking fires is prohibited on all land within the City of Armadale during the Prohibited Burning Time. This prohibition does not apply to a gas appliance that does not consume solid fuel comprising of a fire, the flame of which is encapsulated by the appliance.

#### 10. Burning of Garden Refuse & Rubbish

For the purposes of this clause, "*Limited Burning Time*" means the 1st day of October 2021 through until the 31st day of May 2022 (inclusive and as varied pursuant to Sections 17 and 18 of the *Bush Fires Act 1954*) and the "*Prohibited Burning Time*" means the 1st day of December 2021 through until the 31st day of March 2022 (inclusive and as varied pursuant to Section 17 of the *Bush Fires Act 1954*).

- a. In accordance with the provisions of Section 24G of the *Bush Fires Act 1954* the burning of garden refuse or rubbish in an incinerator that would otherwise be permitted under Section 24F is absolutely prohibited –
  - i. on land 1,200m<sup>2</sup> in size or less, during the Limited Burning Time; and
  - ii. on land larger than 1,200m<sup>2</sup> in size, during the Prohibited Burning Time.

The effect of this clause is that the burning of garden refuse or rubbish in an incinerator or on the ground on land that is 1,200m<sup>2</sup> or less in size is prohibited during the Limited Burning Time and the burning of garden refuse or rubbish in an incinerator or on the ground is prohibited on all land within the district during the Prohibited Burning Time.

- b. In addition to the restrictions under Clause 10(a), garden refuse or rubbish in an incinerator must be burnt in accordance with the following conditions –
  - i. There is no inflammable matter (other than that being burnt) within five (5) metres of the fire at any time while the fire is burning; and

- ii. The fire is lit between 6.00pm and 11.00pm and is completely extinguished before midnight on the same day; and
  - iii. At least one person is present at the site of the fire at all times until it is completely extinguished; and
  - iv. When the fire is no longer required, the person who lit the fire must ensure that the fire is completely extinguished by the application of water or earth; and
  - v. Only one pile (up to one (1) cubic metre in size) of garden refuse burnt on the ground may be alight at any one time; and
  - vi. The person intending to light the fire must telephone the Department of Fire and Emergency Services' Communications Centre (COMCEN) on 08 9395 9209 and register the burn immediately prior to lighting the fire.
- c. Any time when there is in force a fire danger forecast issued for the district by the Bureau of Meteorology in Perth of Catastrophic, Extreme, Severe or Very High, a Total Fire Ban (TFB) or any other prohibition is in effect under the *Bush Fires Act 1954*, burning of garden refuse or rubbish in an incinerator or on the ground is prohibited on all land within the district.

The *City Of Armadale Environment, Animals and Nuisance Local Laws 2002* further restricts and or prohibits burning of rubbish or refuse on land in the district.

### 11. No Burning on Sundays or Public Holidays

In accordance with Clause 49(2)(a) of the *City Of Armadale Environment, Animals and Nuisance Local Laws 2002* an owner and/or occupier of land shall not set fire to, or cause or allow to be set on fire, any bush, rubbish or refuse whatsoever on a Sunday or a day that is a Public Holiday, except when specifically authorised to do so for the purpose of fuel reduction by a Bush Fire Control Officer (BFCO) duly appointed under Section 38 of the *Bush Fires Act 1954*.

### 12. Clearing of Remnant Native Vegetation – Rural Living & Special Rural Zone

In accordance with the *City of Armadale Town Planning Scheme No.4*, a separate Development Approval to clear native vegetation on properties zoned Rural Living or Special Rural may need to be obtained. Generally, clearing to satisfy necessary bush fire protection measures as determined by the local government or other relevant authority is exempt from planning

approval. Please refer to the following sections of *Town Planning Scheme No.4* for further information:

- Clause 4.7.5 deals with clearing where a property contains a development envelope;
- Clause 4B.7 deals with clearing in the Rural Living and General Rural zones; and,
- Clause 4C.9 deals with clearing in the Strategic Regional Centre, District Centre, Local Centre and Mixed Business/Residential zones.

See link - [https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Planning\\_and\\_Land\\_Use/Town\\_Planning\\_Scheme\\_No4.pdf](https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Planning_and_Land_Use/Town_Planning_Scheme_No4.pdf)

Specific situations where development approval is required for the clearing of remnant native vegetation is outlined within the following info sheet:

[https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Planning\\_and\\_Land\\_Use/Info\\_Clearing\\_Vegetation\\_Fire\\_Hazard\\_Reduction.pdf](https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Planning_and_Land_Use/Info_Clearing_Vegetation_Fire_Hazard_Reduction.pdf)

### 13. Penalties

Failure or neglect to comply with the requisitions of this Notice is an offence and can result in a penalty of up to \$5000.

Furthermore, Authorised Officers, servants, workmen, contractors, vehicles, machinery and appliances (as the officers deem fit) may enter upon the land and carry out the requisitions of this Notice that are not complied with by the time specified in the Notice, and the amount of any costs and expenses incurred may be recovered from you as the owner and/or occupier of the land.

By order of the City of Armadale

**Chief Executive Officer**  
**Joanne Abbiss**

### Important Numbers

**IN ALL EMERGENCIES CALL 000 | FIRE AMBULANCE POLICE**

**Western Australian Bureau of Meteorology 1300 183 1196**

**City of Armadale Rangers 9394 5000 | After Hours 1300 886 885**

**To obtain a fire permit 9394 5000**



# Rediscover Armadale's Heritage Trees



In 1988, to celebrate Australia's bicentennial anniversary of settlement, a 4.5km walk through the Armadale city centre was designed, along which 22 trees of significance were specially marked.

The trees were selected because they were either;

- i) of historical importance, and therefore part of the city's cultural heritage, or
- ii) botanically significant, being excellent examples of species found naturally in the district, and hence part of the natural heritage.

All were considered deserving of preservation and protection as an essential component of Armadale's botanic character.

In 2015, these trees were rediscovered, many with their bicentennial plaques intact. Of the 22, seven have been lost, but most are thriving, and remain part of Armadale's green heritage.

In this rediscovery project many other significant trees have been recognised as part of Armadale's cultural or natural heritage, and as such, are numbered 1-29.



## The Walk

The walk may be taken in sections, or in its entirety (approximate 5km loop), as marked on the map. The walk may be started at any point however the numbering and following instructions start at the Armadale Visitors' Centre at the intersection of Jull St and Hughes Rd.

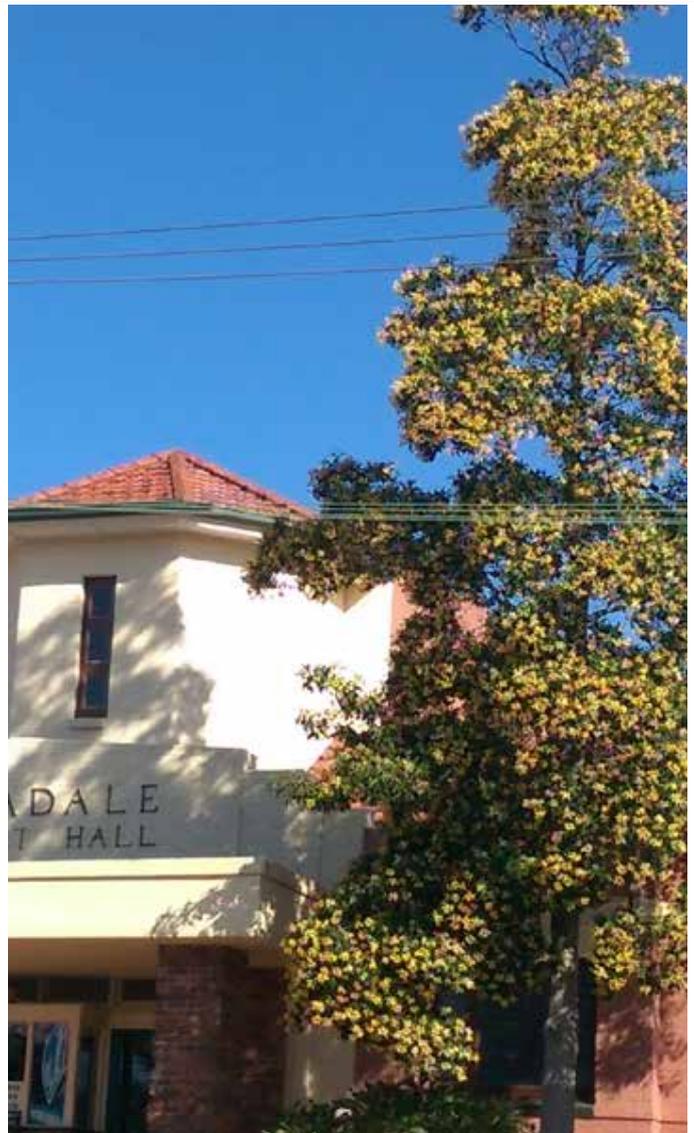
Exiting the Visitors' Centre, turn left and walk along Jull St until you reach the Armadale District Hall (1936), included on the State Heritage Register as an example of Art Deco style. On either side of the entrance there are two beautiful native frangipanis that are at their best when flowering around October.



Historic photo 1 | Opening of the Armadale District Hall in 1936



Mrs Violet Martin in the shade of the jacaranda her husband planted for her in the backyard.



Historic photo 2 | Native frangipanis in flower at the Armadale District Hall, 2015

Walking around to your left on Church Ave, you can enter the Centenary Grove (1994), which was planted to commemorate one hundred years of Local Government in the Armadale-Kelmscott area since 1894. In the centre is a tree significant to Armadale's modern history.

## 1 The Freeman Tree

*Jacaranda mimosifolia alba*, introduced exotic, planted in 1994

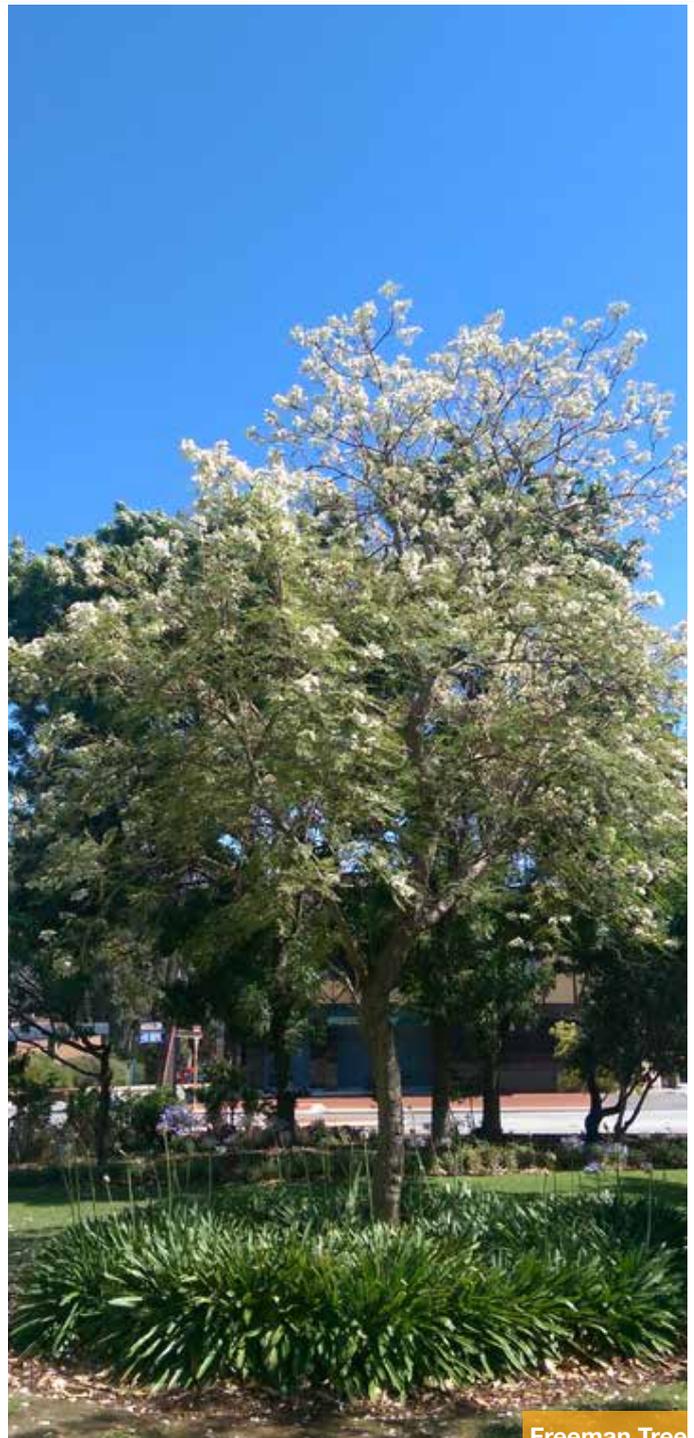
The City of Armadale grants the award of Honorary Freeman of the City to those people who have contributed significantly to the community. To recognise the exceptional service of these individuals, a unique white jacaranda was chosen as a living memorial. The tree was planted by the first three recipients of the award in 1994. Jacarandas are native to South America, and the common form has blue flowers, whilst this specimen develops snowy white blossom in late spring.



Historic photo 3 | First recipients of the Freeman of the City award, Ian Blackburn, Eve Gribble and Marion Pries, representing her husband, Stan Pries, at the 1994 opening of Centenary Grove

Exiting the Grove, you will see St Matthew's Anglican Church (original section at rear, 1904, frontage 1962) opposite. Turn to your left and observe the four Queensland Box trees lining the street. These were planted in 1937 by Armadale school children to commemorate Arbor Day, and have been subject to the type of pruning usually performed on this species when used as street trees. Remember these when you later view the magnificent specimen (Tree 14) in the Armadale Fallen Soldiers' Memorial Park. Walk past the box trees and turn left at Hughes Rd, stopping when you reach the Visitors' Centre.

Tree 1 | The white blossom of the Freeman Tree in Centenary Grove in 2015



Freeman Tree



Paperbark

Looking up to your right is Dr Colyer's House (1950), designed by prominent architects Marshall, Clifton and Leach for Armadale's first full-time resident doctor. Cross here and make your way to the red footpath that will take you towards the traffic lights. Cross South West Highway, and follow the footpath ahead as you pass to the right the cottage that housed the former Muckcross Tearooms (1927) and hall built by local businesswoman Kate Wilkinson. Continue walking along the front of the historic Narrogin Inn (originally 1856, current 1937) and Pioneer Village (1980), a former open-air museum and re-creation of a 19th century townsite, now home to a primary school, restaurants, and a variety of businesses. Turn left into the underpass which takes you through to Lions Park.



Historic photo 4 | The Narrogin Inn, cnr Albany & South West Highways, 1927

Turning left and following the path, you will be walking along Neerigen Brook, which runs through the centre of Armadale, and has long supported settlement in this area. You will be passing through a grove of unique native trees - paperbarks - look out for an original Bicentennial plaque at the base of one of them.

## 2 Paperbark

*Melaleuca raphiophylla*, WA endemic

One of the smaller trees native to this area, this species has significance to the Noongar people, who used its thin, paper-like layers of bark for constructing shelters, as bandages, and as a wrap for cooking foods over a fire. Restricted to the banks of creeks and rivers, or around swamps on the coastal plain further west, this species is one of two paperbarks commonly found in the Armadale area.

Further along the path is an area surrounded by introduced European trees, a legacy of the site's history as a plant nursery in the late 1960s. On the right of the path another Bicentennial plaque marks the next tree – a poplar.

### 3 Poplar

*Populus sp., introduced exotic, planted in the 1970s*

Native throughout the northern hemisphere, poplars are distinctive for their columnar form and their trembling leaves. The poplars add to this area's attraction around May when the foliage of the many deciduous trees turns bronze and gold, perfectly complementing the private gardens of Wirra Willa (originally Katta via c.1935-1977), a property on the State Heritage Register that borders the parkland.



Wirra Willa's Paradise-style gardens can be glimpsed on your right as you follow the path around and over a rustic bridge – if you are visiting in autumn you may see a mature Bald Cypress (Tree 7) in full crimson splendour. Continue under Albany Hwy using the underpass, and follow the brick pathway through the parklands and around Sanctuary Lake (1986-7). As you reach the end of the lake you will see a stately palm tree to your right.

### 4 Canary Island Palm

*Phoenix canariensis, introduced exotic, planted in 1952*

Originating on islands off the coast of north-western Africa, these palms are icons of both Art Deco and 1950s architecture. This specimen was transplanted in 1987 from the front garden of the since-demolished McGurk residence on South West Hwy, where in 1952 it was planted with a matching palm which still remains on the site.



Canary Island Palm (Phoenix canariensis) at Wirra Willa



Returning to the path and continuing forward you will pass a beautiful fountain backed by olive trees - the Italo-Australian Centenary of Federation Memorial (2001), celebrating the achievements and contributions of Italian settlers in this region. Follow the path past two more Canary Island Palms, then carefully cross Armadale Rd at the pedestrian crossing.

Entering Minnowarra Park (current landscape 1987-88), continue walking forward and onto the red bridge (1993) that spans the lake created from the Neerigen Brook. This is a great vantage point to admire the variety of native and exotic trees, as well as historic buildings throughout this heritage-listed park. The grandeur of two century-old trees can also be appreciated from here – up the hill to the left is the vast creamy trunk of a landmark Sugar Gum (Tree5 ) and the deep shade of the Port Jackson Fig (Tree 8) is ahead to the right.

## 5 Sugar Gum

*Eucalyptus cladocalyx, introduced native, over 105 years old*

A native of South Australia, this is an outstanding specimen of a tree, and a distinguishing feature of the Armadale townsite. This is one of the very few trees remaining from the original gardens of Martin & Dr Roberta Jull's residence Brookside (c.1900). The property spanned much of central Armadale, and was renamed Minnowarra by the subsequent owner, Warden Owen. Roberta Jull, a medical practitioner, chose Sugar Gums as a major planting element at Brookside with the belief that the eucalyptus vapour given off by the leaves could avert influenza.



Historic photo 5 | Sugar Gums at the Jull homestead, Brookside, c.1905

## 6 Spotted Gum

*Corymbia maculata* syn. *Eucalyptus*, introduced native, planted in the 1980s

The beautiful patterning made by irregular shedding of bark of this Eastern states' native gives the species its name. This is a large species of eucalypt able to reach 45m, so this young specimen, planted during the landscaping for Minnowarra Park, may one day top the previous Sugar Gum. Spotted Gums have been planted around the Council buildings where their multi-coloured trunks can be viewed from Orchard Ave through to Jull St.

Head towards the covered rotunda, then down to the water's edge to two young examples of an ancient species of tree, most easily identified by knobbly growths emerging from the water around their bases.

## 7 Bald Cypress

*Taxodium distichum*, introduced exotic, over 28 years old

This unique tree is a slow-growing deciduous conifer which grows on saturated and seasonally-flooded soils from southern USA to the Gulf of Mexico. As a more ancient type of tree, they can grow to a great age, with one specimen in North Carolina estimated to be over 1500 years old! They are also distinctive for their knees – those knobbly structures at the base of the trees – which are currently considered as necessary for delivering air to the submerged roots. They are most spectacular in autumn when their foliage colours to a bright red before being shed with the onset of winter.



Spotted Gum



Bald Cypress



Turn with your back to the lake to see the vast, spreading canopy of the next tree, the Port Jackson Fig.

## 8 Port Jackson Fig

*Ficus rubiginosa*, introduced native, planted c.1910

With their immense canopy and buttresses, these natives of Eastern States' rainforests provide a sense of wonder. This is another of the few trees remaining from the original gardens of Martin & Roberta Jull's residence Brookside (c.1900). The fig also marks the bank of the original course of the Neerigen Brook, which was altered in 1986 during landscaping of Minnowarra Park.

Follow the yellow path up the hill, and around the red brick building on your left. You are now in the courtyard of the Minnowarra Historic Precinct (1987). From left to right the Historic Precinct comprises the original one-roomed Armadale Primary School (1900), which was transported here in 1987, the Armadale Congregational Church (1903), which was rebuilt here in 1987, and the History House Museum (1976). In the centre of the courtyard stands the next magnificent tree.

## 9 Chinese Elm

*Ulmus parvifolia*, introduced exotic, planted in the mid-1980s

This spreading specimen is known for its decorative bark, which gives its common name of lacebark tree. It is a native of northern Asia and is an excellent shade tree. This elm was planted here to commemorate the opening of the Minnowarra Historic Precinct in 1987.

*Previous Page. Tree 8 | Port Jackson Fig with two Bald Cypress at the edge of Minnowarra Lake in the background, 2016*

*Opposite. Tree 9 | Chinese Elm in the courtyard of the Minnowarra Historic Precinct, 2015*



Chinese Elm

Turning with your back to the Historic Precinct walk through the carpark to Jull St, looking for the smooth white trunk of the next towering tree. As you progress you will pass many large Spotted Gums (Tree 6) and smaller endemic Salmon White Gums (*Eucalyptus lane-poolci*). The Lemon-scented Gum is on the other side of Jull St, behind an open metal fence with multi-coloured pillars.

## 10 Lemon-scented Gum

*Corymbia citriodora* syn. *Eucalyptus*, an introduced native species, planted in the 1930s

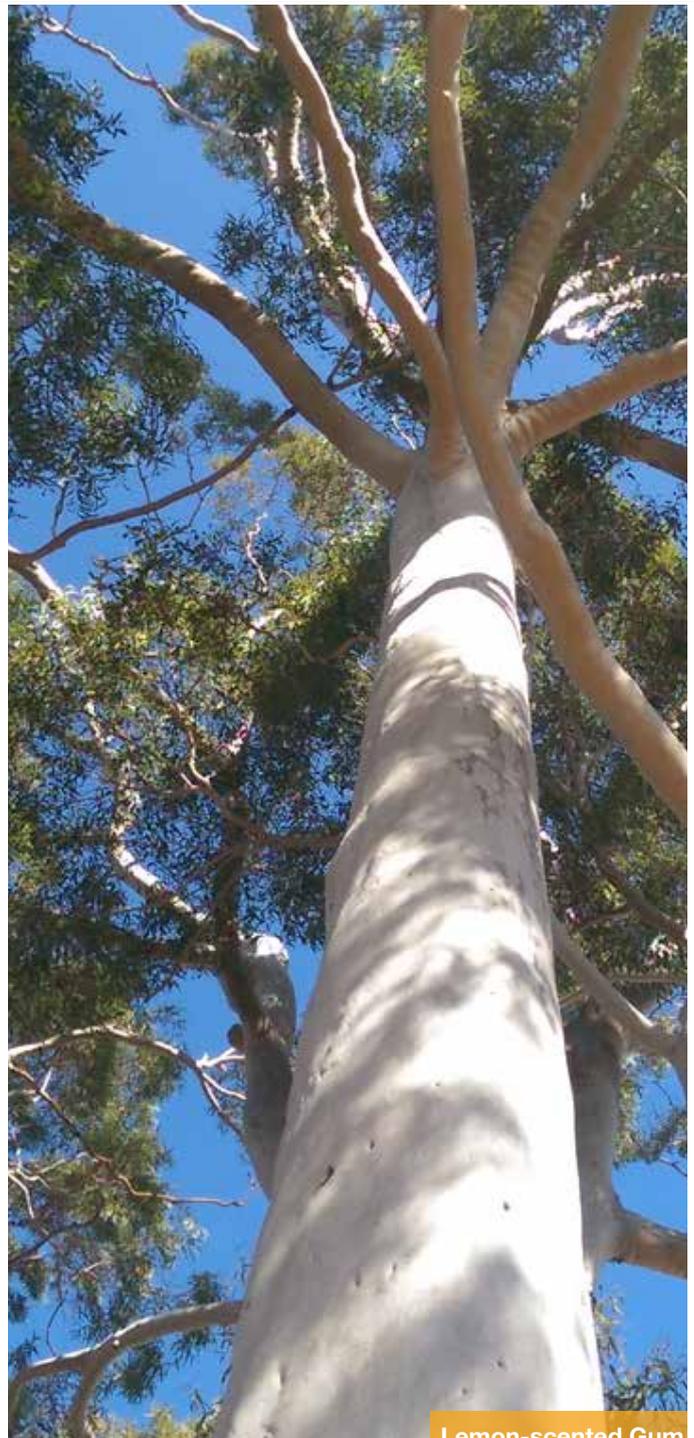
A graceful and elegant tree with highly aromatic leaves, this is the only example that has both its original and updated Bicentennial plaques at the base. Native to NSW, this specimen was probably self-sown from seed originating from trees planted around 1900 on Martin & Roberta Jull's historic Brookside property. Prized for their statuesque form, this species also lines the iconic entrance avenue of Perth's Kings Park and Botanic Garden.

Turn right and as you continue along Jull St you will pass on your right a Port Jackson Fig planted in 1969, outside the then, new Shire of Armadale-Kelmscott council buildings (1967). A transplanted Balga (Tree 22) can also be seen successfully growing nearby.

Across the street you will see a small white-rendered building, originally the office of the Armadale-Kelmscott Road Board (1904). Look up to the left above the roofline, and you will spot the crowns of the next species amongst the canopies of nearby gums.

Opposite. Tree 10 | Lemon-scented Gum on Jull St, 2015

20 | Perth and Armadale Local Government



Lemon-scented Gum



## 11 Fan Palms

*Washingtonia robusta*, introduced exotic, thought to have been planted in the 1930s

Rarely seen reaching this height, these two very elegant specimens were planted in the 1920s. They are native to the drier parts of California, where they grow in canyons and ravines under almost desert-like conditions. As a result of the palms' placement at the Road Board building, their growth can be followed in the many photos taken over subsequent years.



Tree 11 \ Fan palm at Armadale-Kelmscott Road Board building



Historic photo 6 \ One of the Fan Palms outside the Road Board building, 1936  
Opposite. Tree 11 \ Fan plam at Armadale-Kelmscott Road Board building,  
2015

From here continue along Jull St, past the City Of Armadale's Orchard House (2014) and head towards the towering trees of the Armadale Fallen Soldiers Memorial Park (1921) on your right. Before entering the park at the brick steps in front of the World War obelisk (1916), walk along the limestone edging on your right. Depending on the season, the third tree behind this wall could be covered in leaves, flowers, fruit or be bare.

## 12 Apricot

*Prunus sp., introduced exotic, estimated to have been planted in the 1970s*

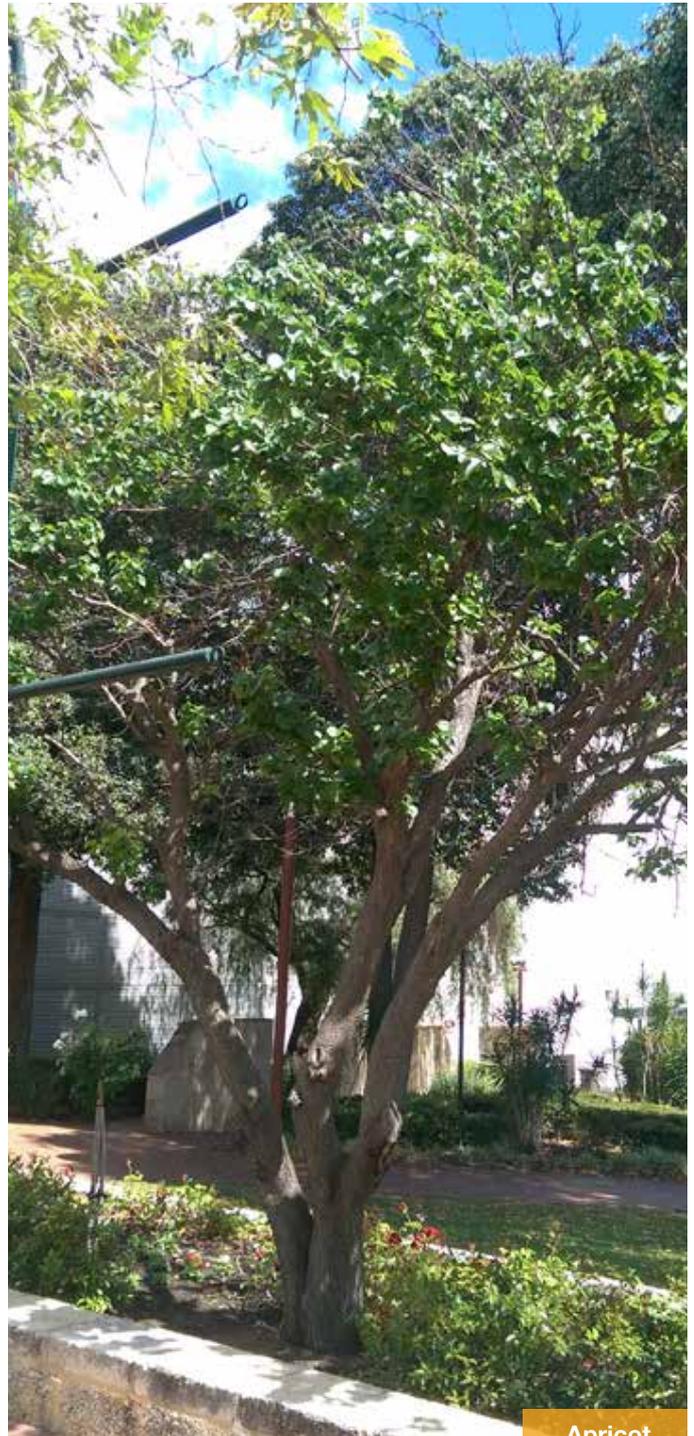
A well-known feature of Jull St, its existence here is a mystery. This tree has been the source of a seasonal snack for the workers of central Armadale for several decades.

To continue, turn back and take the brick steps down towards the obelisk, relocated here from near the train station in the late 1950s. As you follow the path toward the playground you will be passing through a grove of trees that, in 2021, will be a century old. The next two trees can be seen on the right and left of the path, and can be identified by their Bicentennial plaques at the base of each tree.

## 13 Camphor Laurel

*Cinnamomum camphora, introduced exotic, 95 years old*

A native of Asia, this large-growing tree with dense, aromatic foliage made an excellent subject for park planting. Its wood is also highly fragrant and was commonly used to produce camphorwood chests. This tree, together with 27 others, was planted in July 1921 as a memorial to 28 men from the Armadale district, who died in WWI.



Apricot



Camphor Laurel

Queensland Box

## 14 Queensland Box

*Lophostemon conferta*, introduced native, planted in 1921

This is a very rare example of this majestic species, which has been allowed to reach its full stature, being usually relegated to street verges where it is subject to severe pruning. It is native to the temperate rainforests of Queensland and NSW. Planted in 1921, these trees continue to be living memorials to the soldiers who gave this park its name.

Turning towards the amphitheatre, you may spot two groups of citrus trees flanking the shopping centre plaza. These were incorporated by the centre developers as a significant part of the landscaping to recognise the site's early history as a productive citrus orchard.

Exit the park towards the right, and walk north along Orchard Ave, then cross the Neerigen Ave roundabout. Behind the limestone wall is a tree whose large brown pods are much valued throughout the world.

## 15 Carob

*Ceratonia siliqua*, introduced exotic, believed to have been planted in the 1940s

This tree is believed to have been planted in the early 20th century as an ornamental shade tree in the house yard of the pre-existing orange orchard. Carobs are native to the eastern Mediterranean and Middle East, where they are also known as locust bean. When grown for production, the seeds are ground and used as a substitute for cocoa powder.

From the carob tree turn with your back to the hills, and walk diagonally across the lawn towards the Armadale Rd level rail crossing. The grassed area you are crossing was the site of an extensive orange orchard established in the early 20th century. With the expansion of the Armadale Central Shopping Centre in 2005, the few remaining orange trees from this early orchard were removed.

Previous Page. Tree 14 | Queensland Box in Armadale Fallen Soldiers' Memorial Park, 2015

Cross the railway tracks and follow the footpath around to your left. As you reach the cul-de-sac you will see a eucalypt of considerable girth near the bridge with its Bicentennial plaque still intact on the road verge to the left.

## 16 Moitch

*Eucalyptus rudis*, WA endemic

Also known as Flooded Gum, this tree favours moist situations and in the City of Armadale, is commonly found in close association with water courses in the Darling foothills or around swamps of the coastal plain. Moitches are part of a group of eucalypts known as half-barks, recognised by their rough-barked lower growth and smooth upper branches. While it is a robust and majestic species, its timber has no commercial value. It occurs naturally throughout south-west WA, where it is unfortunately beginning to be outcompeted by the introduced River Red Gum (*E. camaldulensis*).

Turning around with your back to the Moitch, across the road you will be able to see the canopies of the next two trees about 20m away. The fig has a dark, broad canopy similar to Tree 8, and is now on private property. The much-pruned oak is in the Neerigen Brook culvert – it is recommended that both are admired from the footpath.

## 17 Moreton Bay Fig

*Ficus macrophylla*, introduced native, planted in the very early 1900s

A native of tropical and sub-tropical east coast Australia, this species in the past enjoyed considerable favour as an ornamental subject. This particular specimen was planted here c.1900 by H. Dale Cullen as part of the gardens around his residence, Sherwood. A tree of spectacular dimensions, the canopy was once estimated to be 42m in diameter before extensive pruning. It has been classified by the National Trust as a tree most worthy of preservation, and has WA's highest legal protection by inclusion on the State Heritage Register.



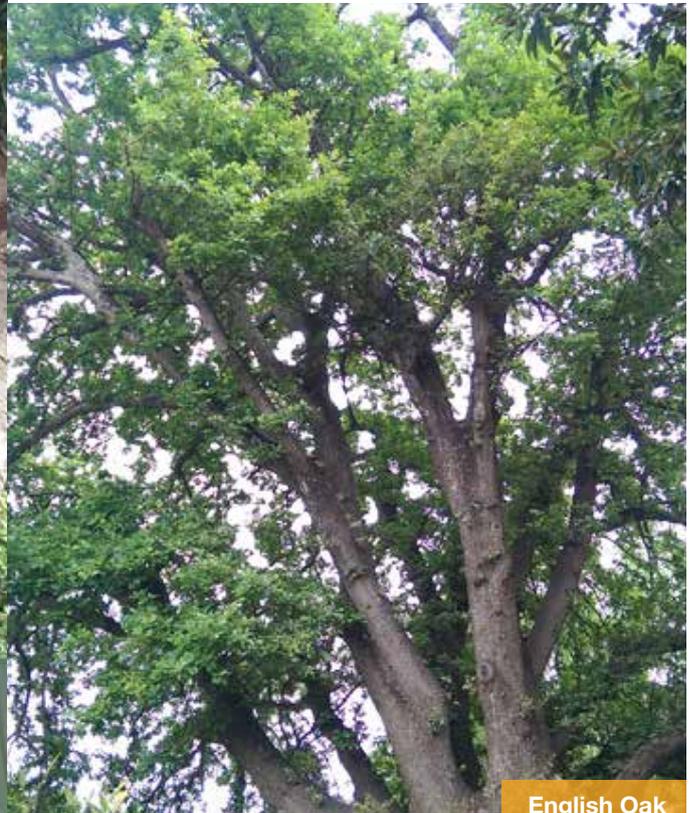
Morton Bay Fig

**18** English Oak (10)

*Quercus robur*, introduced exotic, planted in the very early 1900s

This superb tree, planted on the house block next to the fig, was one of many oaks planted on the Sherwood Estate, the large allotment west of the railway line taken up by H. Dale Cullen in the 1890s. A number of these century-old oaks remain in the western part of Armadale where they can be spotted along roads, in reserves and front yards by their bright green, fluted leaves.

Proceed south along Railway Ave passing under the heavily-pruned Queensland Box trees (Tree 14) and turn right when you reach Forrest Road. As you reach the roundabout, turn left into Green Ave, continuing to the driveway of the Armadale Fire Station (original 1963, current 1993).



English Oak

## 19 Marri

*Corymbia calophylla*, WA endemic

One of the few examples left in central Armadale of this region's most characteristic native tree. Marris are part of a group of eucalypts known as bloodwoods, recognised by the red sap, kino, they sporadically exude. The kino is not a sign of damage to the tree, and has antiseptic properties discovered and widely used by Noongar people. Able to grow to 40m, this Marri is beautifully-formed, with a dense, dark-leaved, spreading canopy, and distinctive fruit – honky nuts – a favourite food of several colourful parrots, and the endangered black cockatoos.



Tree 19 | Marri.



Tree 19 | Marri fruit, commonly known as honky nuts



Photo | Carnaby white-tailed black cockatoo extracting Marri seeds from a honky nut

Retrace your steps back to Forrest Road, turn right and follow the footpath to cross at the level rail crossing. Continue along the footpath as it turns right into Commerce Ave where you will pass the RSL Hall (1935), and its WWI water cart, Furphy (1915). Continue walking south along Commerce Ave, enjoying the Spotted Gums (Tree 6) that were planted to replace an avenue of Sugar Gums that were planted here over a century ago.

Before you reach a red fence dividing the middle of Commerce Ave, cross to the left side of the road, and walk to the short silver posts that mark the entrance to Jull St Mall (1992). Stopping here and turning to your left you will see two of only five pre-World War I structures remaining along Jull St. The double-storey building to the left was originally the Railway Hotel (c.1902) which has been extensively remodelled over the years. To the right, with its beautiful arched frontage, is the early Armadale Post Office building (the original being a cottage built in 1898). Situated between these heritage buildings is an avenue of the following trees.

## 20 London Plane Trees

*Platanus sp., introduced exotics planted when the mall was constructed in the early 1990s*

These deciduous trees were chosen to beautify the commercial space, and were planted by councillors of the City to commemorate the mall's opening in 1992. Their deciduous habit provides much-needed shade in summer and light in winter.



Tree 20 | Young London Plane trees, 1992



Historic photo 7 | The Railway Hotel, Armadale, c.1920

Turning around, cross over at the traffic lights to the Armadale Train Station, originally a siding (1893) and then a substantial station and platform a few years later. Continue walking south, and when you reach the intersection of Fourth Rd, you will be under the spreading branches of a younger specimen of Sugar Gum.

## 21 Sugar Gum (See Tree 5)

*Eucalyptus cladocalyx, introduced native, over 50 years old*

This statuesque tree is a South Australian native, and likely self-sown from seed originating from an avenue of Sugar Gums which were a dominant feature of the Armadale streets from 1910. This younger specimen was retained and has withstood the stress of progress remarkably well, despite being severely cut-back on several occasions.

Continue walking south along Commerce Ave, enjoying the many mature trees that form the streetscape of this area. The black-barked trees in the centre of the road are Muggas (*Eucalyptus sideroxylon*), also known as ironbarks for the strength of the hardened resin that is retained in their bark. The next series of notable trees begins on the corner of John St and Commerce Ave, where you will see a fine example of a unique Australian species, the Balga.

## 22 Balga

*Xanthorrhoea preissii*, WA endemic

Also known as a grasstree, though not strictly a tree, this endemic species creates a striking understorey to large eucalypts in the hills and plains of this region. Balgas are of great cultural importance to the local Noongar people, who utilise parts of the plant for over 20 purposes, including medicine, food, shelter, tool-making, and for ceremonial occasions. This particular specimen is an excellent example of a many-branched form and is probably of considerable age, with the estimated growth rate for these plants of less than 2cm per year.

Large flowering spikes appear from the crown of the grass-like leaves in spring, with the nectar attracting myriads of insects. The tiny flowers begin opening on the warm, north-facing side first, earning yet another name as the Compass Plant. Whilst previously destroyed as part of land clearance, Balgas have proven to be relatively easy to transplant and they are now extensively incorporated into street reserves and private gardens.

Crossing John St, follow the left-most red path to the largest of this small reserve of mature trees – if you are visiting in late spring, this specimen will be covered in its characteristic blue flowers.



Balga

## 23 Jacaranda

*Jacaranda mimosifolia*, introduced exotic, planted in the 1940s

A native of South America, this tree was planted by William Martin in the backyard of his property. It has almost reached its full stature of 15m, and is a beautiful example of an ornamental tree that is grown throughout the sub-tropical areas of the world for its spectacular blue blossom, seen here around November.

Walking around to the other corner of the reserve, on Commerce Ave, the bright green of the Poinciana is best appreciated in late summer, when it contrasts with a blaze of scarlet flowers.



Jacaranda



## 24 Royal Poinciana

*Delonix regia, introduced exotic, planted in 1970*

A native of Madagascar, this tree has an association with several local families. The seed was collected in Roebourne by Bob Hart, germinated, and the seedling given to his aunt, Nell Petersen. Lacking space in her garden, she gave the seedling to friend and professional gardener, Ted Richings, son-in-law of the previous property owners, William and Violet Martin. The striking red flowers of this species, seen in late summer, have some people considering it the most spectacular flowering tree in the world. These two trees are a lasting reminder of the Martin-Richings property, which was demolished in 1990 to make way for the road realignment.

To view the next tree, take the footpath across the level rail crossing and follow the low metal fence to the group of trees in front of you. The dark, densely-foliaged specimen at the front of the group is next.

## 25 Turpentine

*Syncarpia glomulifera, introduced native, over 65 years old*

Indigenous to wet coastal forests of Queensland and NSW, the odour of the crushed leaves and flowers give the tree its common name. Flowering in late spring, the fruits of this tree are its most recognisable feature - seven are fused into one woody structure. An excellent timber tree, this specimen was probably planted here by the O'Reilly family who had a property here in the 1940s.



*Tree 25 | The unique, fused Turpentine nuts, 2016*

*Opposite. Tree 24 | Royal Poinciana flowering on the corner of Commerce & Church Ave in 2016*

Retracing your steps back across the railway tracks, cross to the grassy south-western corner of Hobbs Drive and Church Ave, where you will see a group of Western Australia's most well-known and important timber trees.

## 26 Jarrah subspecies

*Eucalyptus marginata subsp.*, WA endemic

The grove of trees found growing naturally here is a unique occurrence - two subspecies of Jarrah growing side-by-side. They show notable differences in growth habit, the middle tree is typical of tall-trunked Jarrah of the Darling Range, whereas the adjacent trees are more compact and branch lower to the ground, characteristic of those growing along the foot of the range. Felling the Jarrah forests around the district formed the basis of European settlement in this region up to 150 years ago.

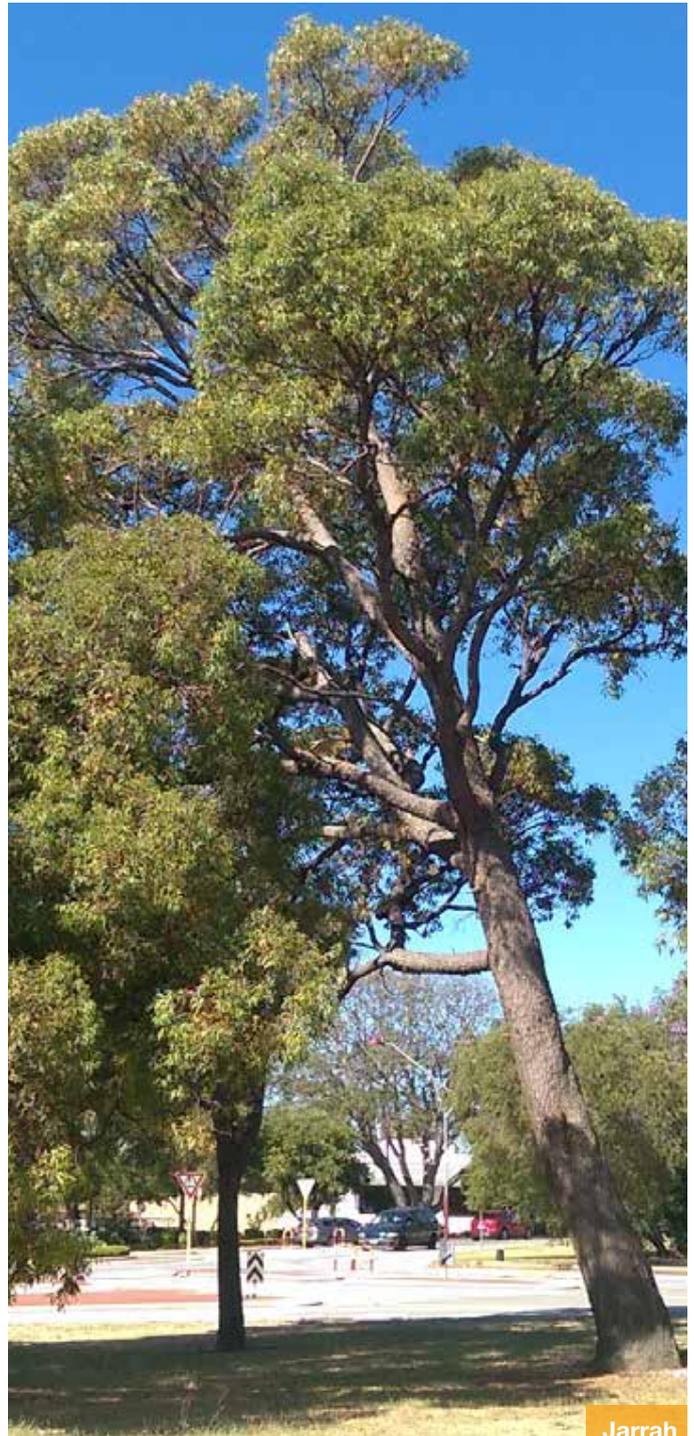
Return to the Jacaranda (Tree 23) on Church Ave and begin the walk up to Armadale's most significant landmark tree, known throughout Perth as the Old Jarrah. On your walk, as you reach Fourth Rd, you will see the red brick building that was originally the Church of Christ (1925), and is now a Masonic Hall (1934). Continuing forward and looking to your right before you reach Thomas St you will see an old residence (c. 1905) with a sizeable tree in its backyard.

## 27 Princess Tree

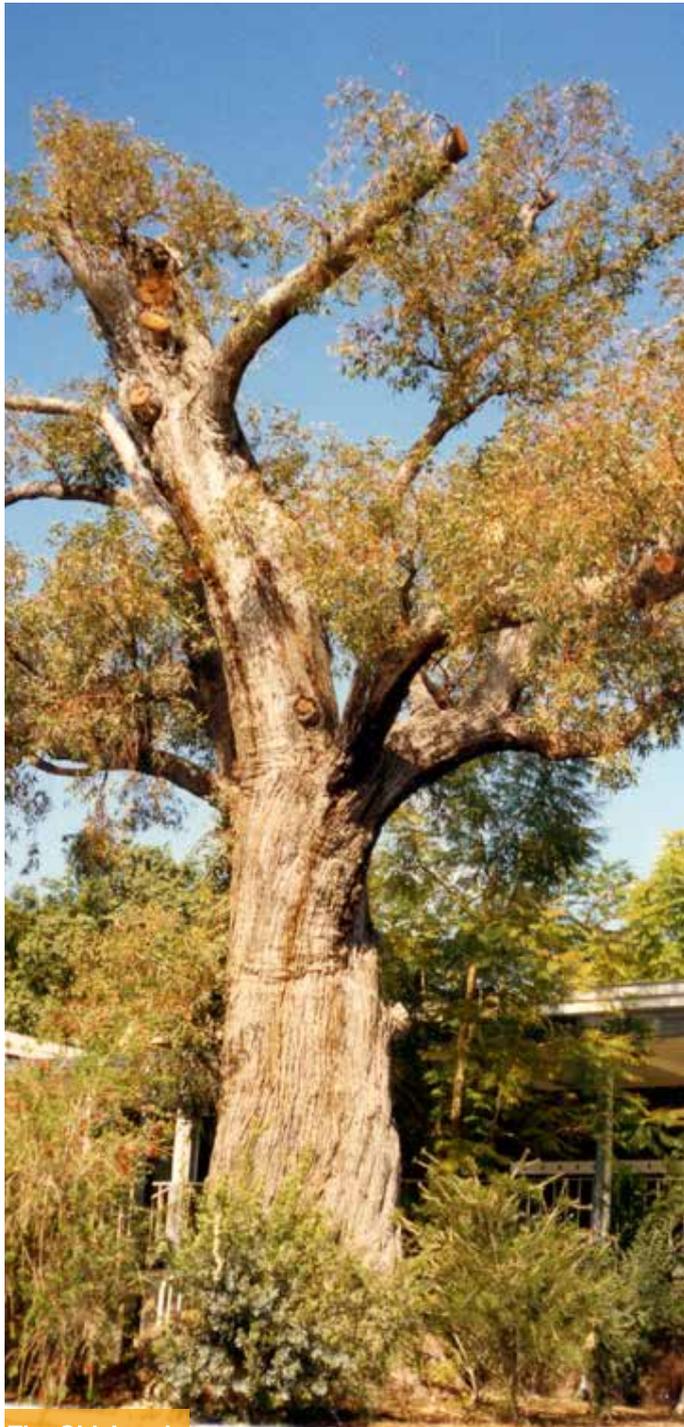
*Paulownia elongata*, introduced exotic, planted in the late 1990s

Although investigated as historic due to appearing of a similar age to the house it grows alongside, this Princess Tree has actually only been growing since the mid-1990s. This remarkable species is considered the world's fastest-growing tree – one of the reasons it has recently become a valuable plantation timber. It is also grown extensively throughout the world for its beautiful spring blossom, especially prized in Japan where it is known as the Empress Tree.

Opposite. Tree 26 | The broader Jarrah subspecies flanking the taller hills specimen on the corner of Church Ave and Hobbs Dve, 2015  
Next page. Tree 26 | Jarrah subspecies



Jarrah



The Old Jarrah

Continue forward along Church Ave making your way to a covered walkway on your left, which will lead you down to a much-valued tree of great age.

### 28 The Old Jarrah (22)

*Eucalyptus marginata*, WA endemic, estimated 400-800 years old

This tree of gigantic girth and great age is well-known to generations of local residents as it stood in what were once the grounds of the Armadale Primary School (1901-1987). It is considered the oldest Jarrah in the metropolitan area and, despite its currently reduced crown, its trunk diameter reflects the size this species can grow to in virgin forests. The care taken by developers to preserve the tree is just recognition of the special significance the Old Jarrah has to the people of Armadale. In 1997 a Conservation Order was issued by the local government, and its State significance is recognised and protected by its inclusion on the WA Heritage Register, and on the Tree Register of the National Trust of Australia.

Retrace your steps back to Church Ave, turn left and walk past the shopping centre carpark until you reach The Manse (1907), now a restaurant, but originally built as a home for ministers serving the Armadale Congregational Church (1903). The church, now rebuilt in the Minnowarra Historic Precinct, was located alongside the Manse, and gave this street its name. Proceed to Whitehead St, named to honour Matron Lillian Whitehead who paid for and ran the early private hospital (1928) here until 1946.



Historic photo 9 | Sister Lillian Whitehead outside her private hospital on Church Ave, 1928

Continuing to walk along Church Ave and looking up to your right, the remaining Canary Island Palm, partner of Tree 4, can be seen, and indicates the original alignment of Church Ave when connected to South West Hwy. Rounding the bend along Church Ave you will see, on the right in front of the medical centre, our final trees, some beautiful pale-trunked gums.

## 29 Wandoo (21)

*Eucalyptus wandoo*, WA endemic

The attractive cream trunk of the Wandoo is characteristic of this medium-sized native, which can reach heights of 25m. Known scientifically by its Noongar name, its growth in this area is restricted to the western face of the Darling Range, and the outwash plains immediately below, where it grows in close association with red clayish soils derived from diorite rock. A beautiful and extremely hard wood, forests of Wandoo are found further east as a source of sawn timber since the late 1800s.



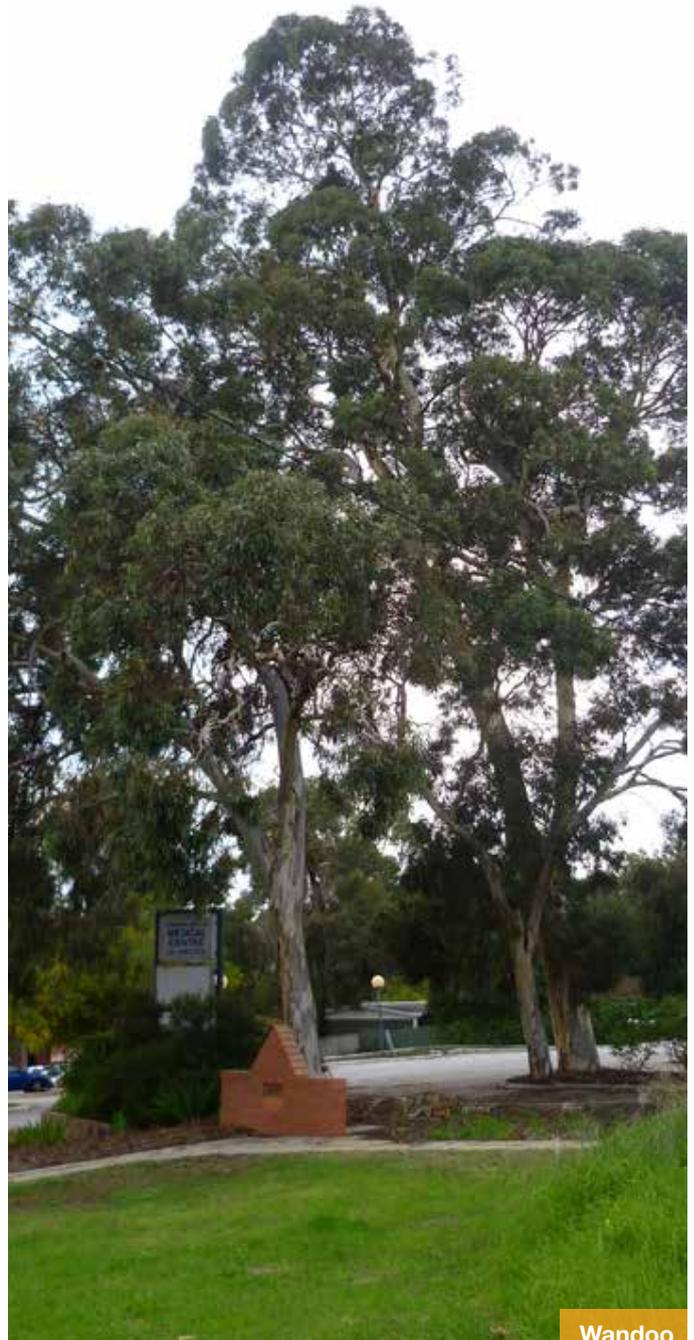
Historic photo 10 | Saw Family felling timber, c.1860

If you continue walking and turn right at the roundabout, you will return to the Visitors' Centre where you first began.

We thank you for taking an interest in the natural and cultural heritage of central Armadale, and hope you enjoyed your experience.

Photos courtesy of K. Fletcher, J. Langdon and Birtwistle Local Studies Library

11 | *Armadale Local Studies Library*



Wandoo

- 1 Freeman Tree (Blackburn/Gribble/Pries)
- 2 Paperbark\*
- 3 Poplar
- 4 Canary Island Palm (McGurk)
- 5 Sugar Gum† (Jull)
- 6 Spotted Gum
- 7 Bald Cypress (Marsh)
- 8 Port Jackson Fig† (Jull)
- 9 Chinese Elm (Historic Precinct)
- 10 Lemon-scented Gum
- 11 Fan Palm (Armada-le-Kelmscott Road Board)
- 12 Apricot
- 13 Camphor Laurel (WWI Memorial)
- 14 Queensland Box (WWI Memorial)
- 15 Carob
- 16 Moitch\*
- 17 Moreton Bay Fig† (Cullen)
- 18 English Oak† (Cullen)
- 19 Marri\*
- 20 London Plane Trees (Jull St Mall)
- 21 Sugar Gum
- 22 Balga\*†
- 23 Jacaranda (Martin)
- 24 Poinciana (Hart/Petersen/Richings)
- 25 Turpentine (O'Reilly)
- 26 Jarrah subspecies\*
- 27 Princess Tree
- 28 The Old Jarrah\*\* (Armada-le Primary School)
- 29 Wandoo\*

- a Armada-le Visitors' Centre (1992)
- b Armada-le District Hall (1936)
- c St Matthew's Anglican Church (est. 1904)
- d Dr Colyer's Home (1950)
- e Site of Muckcross Tearooms (1927)
- f Narrogin Inn (est. 1856)
- g Pioneer Village (1980)
- h Lions Park
- i Wirra Willa Gardens (est. 1935)
- j Italo-Australian Monument (2002)
- k Minnowarra Park (1986-7)
- l Minnowarra Historic Precinct (1987)
- m Armada-le-Kelmscott Road Board building (1904)
- n Orchard House (2014)
- o Armada-le WWI Obelisk (1916)
- p Armada-le Fire Station (est. 1963)
- q Retired Serviceman's League Hall (1935)
- r Railway Hotel building (est. 1902)
- s Site of original Armada-le Post Office (1898)
- t Site of original Armada-le Train Station (1893)
- u Church of Christ/Masonic Hall (1925)
- v The Manse (1907)
- w Site of Sister Whitehead's Private Hospital (1928)

\* Native heritage of this area  
 † Confirmed as over a century old  
 (Families/structures associated with the tree)



## CENTRAL ARMADALE Heritage Tree Walk

- ⋯ Full Heritage Tree Walk
- ⋯ Central Heritage Tree Walk
- 1 Heritage tree marker
- a Heritage place marker
- N
- 0 50 100 200m



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