

CITY OF ARMADALE

AGENDA

OF DEVELOPMENT SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 16 AUGUST 2021 AT 7.00PM.

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

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

“For details of Councillor Membership on this Committee, please refer to the City’s website – www.armadale.wa.gov.au/your_council/councillors.”

DISCLAIMER

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

DECLARATION OF MEMBERS' INTERESTS

QUESTION TIME

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

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 19 July 2021 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 13 - JULY 2021

Outstanding Matters & Information Items

Report on Outstanding Matters - Development Services Committee
Review before the State Administrative Tribunal (SAT)
Design Review Panel Meetings 2021

Health

Health Services Manager's Report - July 2021

Planning

Planning Applications Report - July 2021
Town Planning Scheme No.4 - Amendment Action Table
Subdivision Applications - WAPC Approvals/Refusals - July 2021
Subdivision Applications - Report on Lots Registered for 2021/2022
Compliance Officer's Report - July 2021

Building

Building Services Manager's Report - July 2021
Building Health/Compliance Officer's Report - July 2021

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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16 AUGUST 2021

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1.1 - DRAFT COMMUNITY HEALTH AND WELLBEING PLAN 2021-2024

WARD : ALL
FILE No. : M/494/21
DATE : 12 August 2021
REF : GD/KB
RESPONSIBLE : EDDS
MANAGER

In Brief:

- Part 5 of the *Public Health Act 2016* has been amended and in the future it will be legislated, which will require all local governments to have Public Health Plans.
- The State Public Health Plan for WA was released in July 2019, providing recommendations on how to develop a plan in line with Part 5 of the *Public Health Act 2016* requirements.
- The City of Armadale has previously developed a Public Health and Wellbeing Plan 2014 - 2017 in line with past recommendations from the *WA Public Health Bill 2008*.
- A new plan is required in line with State recommendations.
- A draft Community Health and Wellbeing Plan has been developed for Council's endorsement.
- Recommend that Council endorse the Community Health and Wellbeing Plan 2021-2024.

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

Strategic Community Plan 2020-2030

- 1.1 Foster and strengthen community spirit
- 1.2 Improve Community Wellbeing
- 1.3 Community Facilities meet Community needs
- 1.4 An inclusive and engaged community
- 2.2 Attractive, inclusive and functional public places
- 2.4 Sustainable waste management
- 3.1 Increased economic growth, job creation and retention, as well as educational opportunities
- 4.4 Effective community engagement and communications

Legal Implications

Integrated Planning and Reporting Framework and Guidelines 2010.
Public Health Act 2016.

Council Policy/Local Law Implications

Council Policy COMD 2 – Community Engagement

Budget/Financial Implications

The Health Services team has not sought additional budget for the implementation of the Community Health and Wellbeing Plan as suggested actions with financial implications can be accommodated in the 2021/2022 Health Services Budget.

Providing these budgets remain consistent over the next three years Health Services will be able to deliver on the actions outlined in the Plan.

Actions allocated to other business units do not require additional funding and will be accommodated within their own budgets unless actions are contingent on external funding.

PROPOSAL

Council approval is sought to endorse the Community Health and Wellbeing Plan 2021-2024.

BACKGROUND

In July 2019, the WA Department of Health released the State Public Health Plan for Western Australia: Objectives and Policy Priorities for 2019 - 2024 (State Public Health Plan). The plan aims to guide State and Local Governments and other partners in public health to work together and contribute towards influencing the health and wellbeing of all Western Australians. This plan coincides with an amendment (Part 5) to the *Public Health Act 2016*, to make public health plans mandatory for every local government in WA. In the future, Part 5 of the *Public Health Act 2016* will be legislated and it will aim to support and drive ongoing improvements to the health and wellbeing of local communities.

The City of Armadale has previously prepared a Public Health Plan 2014-17, in line with past recommendations from the *WA Public Health Bill 2008* to improve the health and wellbeing of the community. The City of Armadale was one of the first WA local governments to develop a Public Health Plan which produced many award winning projects and programs.

The projects and programs delivered as part of the City of Armadale's Public Health Plan 2014 - 2017 has been commended in many awards and won the following Public Health Advocacy Institute of WA Local Government awards:

- Aboriginal Child Health Category 2014
- Stimulating Learning Environments Category 2014
- Metropolitan Award 2015
- Nature Play Category 2016
- Action on Alcohol Category 2019
- Healthy Food Category 2019
- Smoke free Environments Category 2019

In September 2020, the Council endorsed and supported the Community Engagement Plan for preparation of the City's Public Health Plan which has been implemented.

Using the State Public Health Plan as a guiding document, the City's second Public Health Plan focuses on three areas:

- Chronic disease prevention;
- Environmental health protection; and
- Improving Aboriginal health and wellbeing.

COMMENT

To satisfy the requirements of the *Public Health Act 2016* and the State Public Health Plan many of the actions in the Draft Community Health and Wellbeing Plan 2021 – 2024 reflect current core local government business. This is particularly prevalent in the action statements related to Environmental Health.

Actions included in the Draft Community Health and Wellbeing Plan 2021 – 2024 that are new include:

- 11.1.1.3 Support and encourage residents to incorporate healthier food choices into their diet.
- 11.1.1.4 Investigate the feasibility of conducting an audit of local food business menus registered within the City of Armadale to provide nutritional recommendations and guidance to encourage the inclusion of healthy menu options.
- 11.1.1.5 Develop a healthy catering policy to increase access and availability of healthy food and drink options and choices for City meetings, venues, events and community activities.
- 11.1.1.6 Support the establishment of sustainable community fresh food initiatives.
- 11.1.2.1 Support and encourage residents to participate in physical activity.
- 11.1.2.2 Develop the Integrated Transport Strategy with inclusions to support active transport in the community through upgrading and connecting footpaths and cycle paths and encouraging public transport.
- 11.1.3.2 Advocate for appropriate management of liquor outlets to influence the decisions of these outlets and the accessibility and availability of alcohol to the community in the City of Armadale.
- 11.1.3.5 Develop an advertising policy to restrict alcohol, tobacco and fast food advertising on City of Armadale owned infrastructure and assets.
- 11.1.4.2 Prioritise major event sponsorships that have a positive impact on healthy lifestyles.
- 11.1.4.6 Respond to complaints regarding community members experiencing primary homelessness to assist in referring to a relevant agency or organisation for additional support and/or assistance.
- 11.1.4.7 Respond to hoarding complaints to ensure environmental health issues are investigated and where appropriate people needing additional support (e.g. mental health support) are referred to the relevant agency.
- 11.1.5.2 Identify and support community safety projects and community capacity and resilience.
- 11.2.4.3 Encourage and promote childhood, influenza and COVID-19 vaccinations through City's socials and through community activities, projects and vaccination clinics.

- 11.2.5.2 Establish a Public Health Stakeholder network with the purpose of encouraging organisations to work together, reduce duplication and share information to assist in ensuring clients of represented organisations receive the best care available to them.
- 11.3.1.1 Consider developing a Reconciliation Action Plan for the City of Armadale.
- 11.3.1.2 Deliver localised cultural awareness training for all City of Armadale staff.
- 11.3.2.1 Consider the development of a Cultural Ambassador Program to assist the City and improve engagement with the Aboriginal and Torres Strait Islander community for relevant projects, programs and activities through a formalised process and group.
- 11.3.2.2 Deliver cultural education activities and events to reduce stigma and racism in the community.
- 11.3.2.3 Maintain a focus on Aboriginal and Torres Strait Islander health and wellbeing through the facilitation of health services and programs at the Champion Centre.
- 11.3.3.3 Identify Aboriginal and Torres Strait Islander controlled services that offer support to clients located within the City of Armadale.

CONSULTATION

Community consultation was undertaken from October – November 2020 to support the development of the City’s second Public Health Plan. 1,047 online and paper survey responses were received during this time. Aboriginal Elders were also consulted through a yarning session and 38 young children completed an alternative consultation activity at Children’s Week activities and at a local school event. A detailed summary of the community consultation can be viewed in Section 8.0 in the Community Health and Wellbeing Plan 2021-2024.

External stakeholder organisations were also consulted through a workshop and follow up meetings. These stakeholders included:

- Aboriginal Medical Care 360
- Alcohol and Drug Foundation
- APM Communities
- Australian Council on Smoking and Health (ACOSH)
- Cancer Council WA
- Communicare
- East Metropolitan Health Service
- Foodbank WA
- Headspace
- Healthway
- Heart Foundation WA
- Injury Matters WA
- Mental Health Commission
- Multicultural Communities Council of WA
- Parkerville
- Southern Districts Support for Older Persons
- WA AIDS Council
- WAPOL – Armadale District Police
- WA Primary Health Alliance

Interdepartmental consultation has been undertaken throughout the planning and development of the Public Health Plan through the formation of an Internal Working Group. This consultation has ensured the actions presented in this plan reflect current or future work to be undertaken by relevant teams that impact public health and wellbeing. 147 City staff also completed the Staff Health and Wellbeing Survey which included questions relating to staff and community health and wellbeing.

A Councillor briefing session was held on Monday, 19th April 2021. This session allowed the City to provide a briefing of the findings of the community consultation, discuss questions and provide some draft actions based on these findings to include in the City's second Public Health Plan.

OPTIONS

Council has the following options:

1. Endorse the Community Health and Wellbeing Plan 2021-2024 with or without amendments.
2. Request further information about the Community Health and Wellbeing Plan 2021-2024.

CONCLUSION

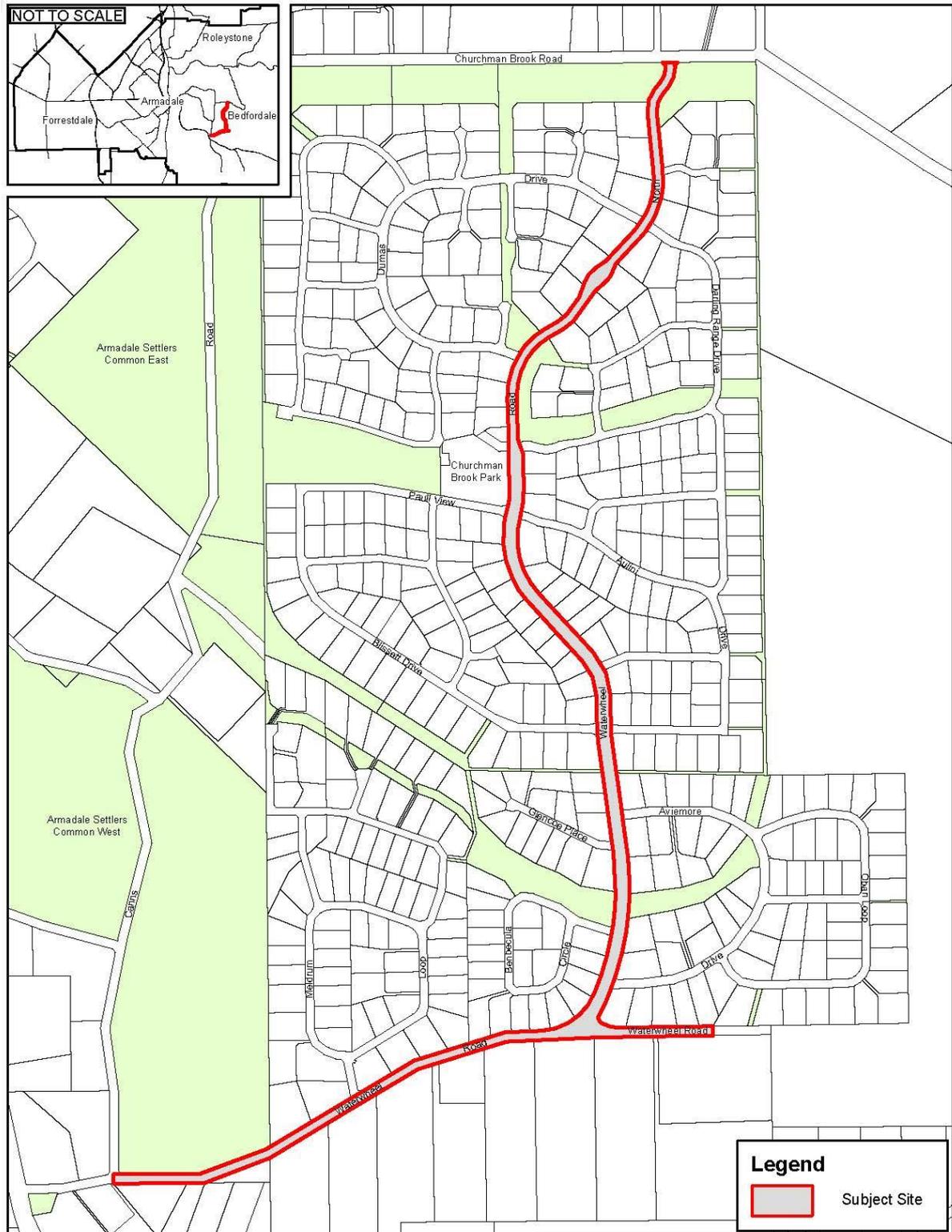
The *State Public Health Plan* was released in July 2019 and the amendment of Part 5 of the *Public Health Act 2016* is expected to be legislated in the future. This amendment will make it a requirement for all local governments within WA to plan, develop and implement a Public Health Plan. The City has now prepared a Community Health and Wellbeing Plan 2021-2024 with the purpose of contributing to improving health and wellbeing outcomes for City of Armadale residents to enable people to live well and experience the best possible quality of life. It is recommended that Council adopt Option No.1 above.

RECOMMEND

That Council endorse the Community Health and Wellbeing Plan 2021-2024.

ATTACHMENTS

1. [Community Health and Wellbeing Plan 2021-2021](#)



LOCATION PLAN
 Waterwheel Road, Bedfordale



DATE 6 March 2019 - REVISION 1901
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2.1 - ROAD NAMING - WATERWHEEL ROAD AND WATERWHEEL ROAD NORTH, BEDFORDALE

WARD : HILLS

FILE No. : RDW/24; RDW/25 -
M/565/20

DATE : 12 August 2021

REF : KC

RESPONSIBLE : EDDS
MANAGER

APPLICANT : City of Armadale

LANDOWNER : Various

SUBJECT LAND : Waterwheel Road and
Waterwheel Road North,
Bedfordale

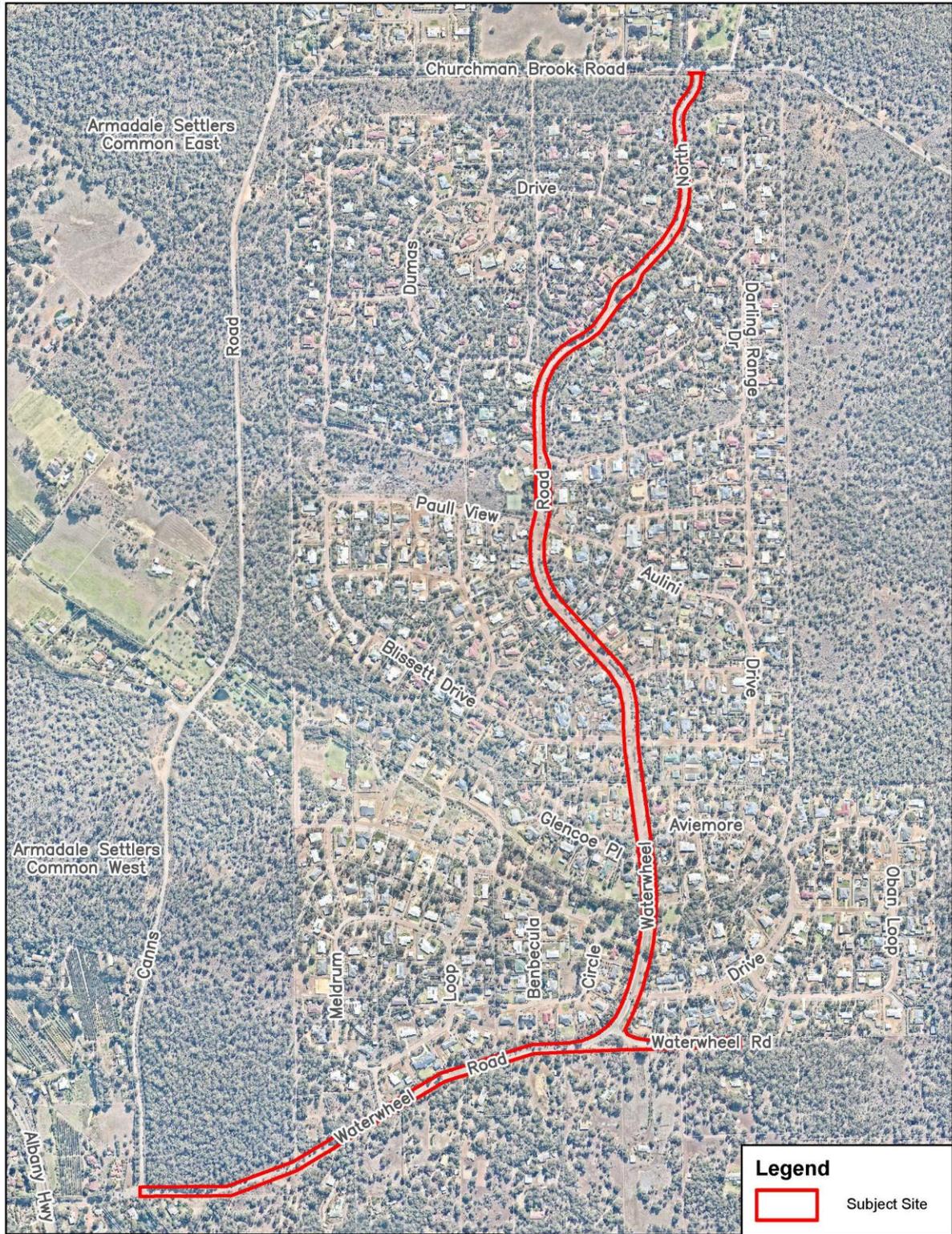
ZONING : Special Residential,
MRS / : Rural Living 4,
TPS No.4 : Parks and Recreation
Local

In Brief:

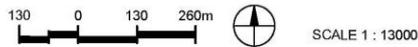
- Council received a request from a local resident in January 2019 to consider the renaming of Waterwheel Road North in Bedfordale to resolve concerns surrounding the similar names of Waterwheel Road and Waterwheel Road North in Bedfordale.
- Council, at its meeting on 25 March 2019 (D8/3/19) resolved to advertise to occupants, landowners, government agencies and the wider community by way of letters and newspaper advertising, its intention to rename Waterwheel Road North to Waterwheel Road, and rename the eastern portion of Waterwheel Road to Redman Road to facilitate this name change.
- Following consideration of the submissions received during the advertising period, Council resolved on 28 January 2020 to approach Landgate's Topographic, Names and Addressing to rename and renumber Waterwheel Road North to Waterwheel Road (D4/1/20).
- Landgate's policies and position require local governments to rename such roads if there is evidence of mail and service delivery issues and emergency service concerns. In this instance, Landgate officers have recommended reconsidering this matter given strong objections from residents.
- It is recommended that Council not proceed with renaming Waterwheel Road North to Waterwheel Road, and subsequently not proceed with renaming and renumbering the eastern portion of Waterwheel Road to Redman Road, Bedfordale.

Tabled Items

Nil



AERIAL PLAN
 Waterwheel Road, Bedforddale



DATE 5 January 2018 - REVISION 1801
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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

- 2.2.2 Protect and enhance the character of the City's spaces and places
- 2.3.4 Develop long term transport network planning
- 2.5.1 Ensure the City's planning framework is modern, flexible, responsive and aligned to achieving the outcomes of the Strategic Community Plan and Corporate Business Plan.
- 2.5.5 Seek opportunities to preserve, document and acknowledge the heritage of the City.
- 4.4.1 Strive to achieve best practice community engagement.

Legal Implications

Land Administration Act 1997.

Council Policy/Local Law Implications

Council Policy - Street Numbering (DEV 1)

Council Policy - Naming of Roads, Parks, Places and Buildings (DEV 2)

City of Armadale *Street Numbering Local Law 2010*

Budget/Financial Implications

Nil.

Consultation

- Topographic, Names and Address
- Landgate
- Residents of Waterwheel Road and Waterwheel Road North
- State Government
- Service agencies

BACKGROUND

The City received a request in January 2019 from a resident with an address of Waterwheel Road in Bedforddale advising their street number is duplicated in Waterwheel Road North. The resident requested the City consider renaming Waterwheel Road North to resolve mail and delivery issues arising from similar road names and duplicated numbering. A total of four (4) addresses in Waterwheel Road and Waterwheel Road North were identified as having duplicate numbers.

Landgate's *Policies and Standards for Geographical Naming in Western Australia* notes that road names are intended to be enduring, with the renaming of any road discouraged unless there are good reasons for a change of name. Reasons that may be considered in support of a name change include mail delivery problems, name duplication issues and property street addressing issues.

Landgate's policies advise that due regard is given to the requirements of emergency service responders for clear, unambiguous road naming when considering a road name change proposal. The initial request for the road name change was based on anticipated problems for emergency service respondents locating the addresses.

Landgate's *Policies and Standards for Geographical Naming in Western Australia* requires evidence of community consultation and feedback from all relevant agencies and jurisdictions. Council, at its meeting on 25 March 2019 (D8/3/19), resolved to advertise (for four (4) weeks) its intention to rename and subsequently renumber Waterwheel Road North to Waterwheel Road to occupants, landowners, government agencies and the wider community by way of letters and newspaper advertising. Affected landowners, government agencies and the wider community were also canvassed regarding renaming the eastern portion of Waterwheel Road to facilitate this renaming.

A total of 25 submissions from landowners and residents were received during the advertising period with 12 objections and five (5) submissions from service agencies advising of no objection. These submissions were considered by Council at its meeting on 28 January 2020. Council resolved to approach Landgate's Topographic, Names and Addresses (TNA) seeking approval for:

- a) Renaming and renumbering (using the rural addressing method) the eastern portion of Waterwheel Road to 'Redman Road' or another suitable alternative road name to facilitate the renaming of Waterwheel Road North; and
- b) Renaming Waterwheel Road North to Waterwheel Road and renumbering this using the rural addressing method, with Albany Highway as the datum point.

DETAILS OF PROPOSAL

Following Council's meeting in January 2020, the City sought approval from TNA as per the adopted resolution (D4/1/20). Several residents of Waterwheel Road North contacted Landgate and Minister for Lands reaffirming their objections to the renaming of Waterwheel Road North. Residents of Waterwheel Road North were further not supportive of changing their street numbers, as many of these are permanently integrated into the fencing or their dwelling. The City also received submissions not supporting the renaming of the eastern portion of Waterwheel Road to Redman Road.

Officers of the City and Landgate met on 21 May 2020 to discuss potential options to resolve residents' concerns. During this meeting Landgate's officers recommended that the City not proceed with renaming Waterwheel Road North, given the lack of community support. This recommendation was subject to the City receiving substantiated evidence in the future demonstrating that duplication had an impact on emergency service response times.

Landgate's officers recommended the street sign for Waterwheel Road North be modified to show 'North' as the suffix in full (rather than 'Nth' in superscript as was the situation) to further assist in reinforcing the difference in road names. This street signs have already been corrected to have the official name.

Landgate's officers recommended exploring the need to resolve the duplication of the four street addresses in both roads by contacting these landowners and residents directly.

Given there was a lack of support for renaming and renumbering Waterwheel Road North it was determined that renaming the eastern portion of Waterwheel Road to Redman Road would be unnecessary, particularly as there were objections to doing so given it was the original extent of the road.

COMMENT

On 1 July 2020 the City wrote to the residents of the four addresses in Waterwheel Road (Numbers 13, 36, 38 and 57) which have duplicate street numbers occurring in Waterwheel Road North, as Waterwheel Road has potential scope for changing addresses given its rural numbering style to minimise duplications. One of these addresses (Number 57) was changed to remove duplication as the property did not have a residential dwelling constructed on it. The City did not receive any further responses of support nor objection at the time.

Whilst the landowners of duplicates on Waterwheel Road were consulted, the City was notified of a house (Number 44) under construction with proposed access from Waterwheel Road, changing from its current access via Albany Highway. This resulted in another duplication occurring with a corresponding address on Waterwheel Road North. There was no scope for changing this number without incurring further duplication, although a suffix of 'A' could be used as provided for by the Australian/New Zealand Standard (AS/NZS 4819:2011): *Rural and urban addressing*. Introduction of such suffixes are not welcomed by landowners as the expectation for rural properties is for there to be a lack of prefixes or suffixes, with suffixes generally used only when denoting ancillary accommodation.

The City wrote to the residents of duplicating numbers on Waterwheel Road a second time on 7 September 2020 to request their consideration of a new street number allocation to minimise the occurrence of duplicates on the two roads. Comments were invited by 22 September 2020, with one landowner contacting the City advising of their objection to the change.

The landowner confirmed that confusion occurs at times and mail is occasionally delivered to the wrong address. They did not, however, support changing the street number of their property, given that current rural numbering system clearly denotes the distance of the driveway from the datum point of Albany Highway. This method of numbering is prescribed by AS/NZS 4819:2011 and used by emergency service respondents to accurately locate addresses in rural areas.

ANALYSIS

Landgate's policies advise that renaming is necessary when a road is made into a cul-de-sac, resulting in two or more separated sections of road to remedy difficulties for emergency service responders and the delivery of other services to the area. The renaming of a portion of separated road may also be used to solve address numbering problems.

In this instance the initial request was based on extrapolating the issues experienced by private contractors who had difficulty locating similar addresses to potential concerns for emergency service respondents. Such private contractors are not contacted monthly by the City in its updates to service providers and emergency service respondents, which serves to advise of updates and changes to addressing within the City's boundaries in accordance to Council's Policy - Street Numbering (DEV 1) and associated management practice.

The City has not received any substantiated direct evidence of issues occurring from service providers. It is important to note the City included emergency service respondents in the consultation process for the proposed renaming of Waterwheel Road North and no emergency service respondents took this opportunity to contact the City to advise of concerns.

Landgate's officers recommended to defer renaming of Waterwheel Road North given this lack of direct evidence from emergency responders and service providers in locating addresses on these roads, along with the objections from residents. The renaming of the eastern portion of Waterwheel Road is not required if the renaming of Waterwheel Road North is deferred.

OPTIONS

1. Not proceed with the renaming and renumbering of Waterwheel Road North to Waterwheel Road and proceed with renaming the eastern portion of Waterwheel Road to Redman Road in Bedforddale to facilitate this renaming.
2. Re-advertise a proposal to rename Waterwheel Road North in Bedforddale to affected landowners, government agencies, and the wider community by way of letters and newspaper advertisement, seeking alternative names, with the intention to preserve the street numbering of Waterwheel Road North.
3. Support the previous resolution to rename Waterwheel Road North to Waterwheel Road; apply rural street numbering to this newly named portion, and rename and renumber the eastern portion of Waterwheel Road to Redman Road in Bedforddale to facilitate this renaming.

CONCLUSION

Residents in Waterwheel Road North were not supportive of changing the street numbering or road name of Waterwheel Road North. Residents of Waterwheel Road were not supportive in changing their duplicate numbers. The City has not received any substantiated direct evidence of difficulties locating addresses in either road from service providers. Appropriate measures have been put in place to assist with further differentiating each road by adding the 'North' suffix to street signage. Emergency service respondents are contacted monthly to the street address updates across the City in accordance with Council policy and management practice. In light of Landgate's officer advice, strong objections from residents, and a lack of evidence of difficulties in locating addresses from service providers, Option 1 is recommended.

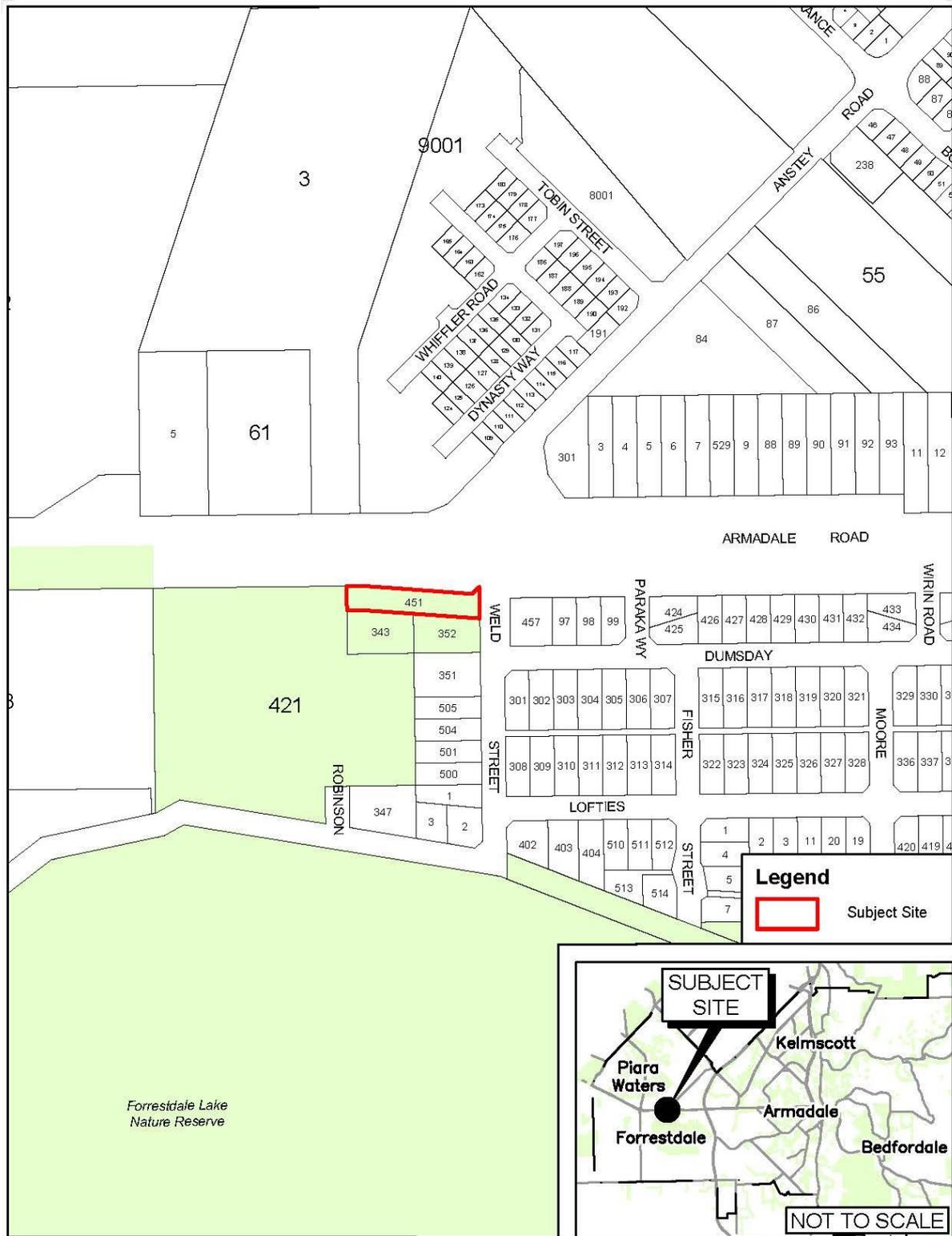
RECOMMEND

That Council:

- 1. Does not proceed to rename and/or renumber Waterwheel Road North to Waterwheel Road in Bedfordale; and**
- 2. Does not proceed with renaming of the eastern portion of Waterwheel Road to Redman Road in Bedfordale.**

ATTACHMENTS

- 1. [↓](#) Road Naming Plan - Waterwheel Road**



LOCATION PLAN
Lot 451 Weld Street, Forrestdale



DATE 22 July 2021 - REVISION 2/01
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***3.1 - EXCISION OF A PORTION OF RESERVE 27131 - LOT 451 WELD STREET
FORRESTDALE***

WARD : LAKE
FILE No. : - M/478/21
DATE : 12 August 2021
REF : JW
RESPONSIBLE MANAGER : EDDS
APPLICANT : Main Roads WA
LANDOWNER : State of WA
SUBJECT LAND : Lot 451 Weld Street,
Forrestdale
ZONING
MRS / : Urban
TPS No.4 : None

In Brief:

- The City has received a request from Main Roads Western Australia (MRWA) to excise a 36sqm paved portion of Reserve 27131 and the creation of Reserve for the purpose of "Road" with a Management Order to the Commissioner of Main Roads.
- The existing shared path has been in place since approximately 2006.
- MRWA have been upgrading Armadale Road and the 36sqm land requirement was recently identified by MRWA for inclusion in the road reserve.
- The City has a Management Order over Reserve 27131 for the purpose of "Recreation" with a Power to Lease.
- Recommend that Council support the excision of a 36sqm portion of Reserve 27131 and creation of a new Reserve for the purpose of "Road" with a Management Order being granted to "Commissioner of Main Roads".

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.



AERIAL PLAN
Lot 451 Weld Street, Forrestdale



SCALE 1 : 2500

Legend
 Subject Site

DATE 22 July 2021 - REVISION 2101
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 Aerial photograph supplied by Landgate. Photographs by StreetMap.



Strategic Implications

2.2 Attractive, inclusive and functional public places

2.2.2 Improve the amenity of streetscapes in established suburbs to provide an attractive, shaded network that connects residents to locations of interest.

Legal Implications

Land Administration Act 1997.

Town Planning and Development Act 1928 (repealed on 9 April 2006).

Town Planning Scheme No.4 (TPS No.4).

Planning & Development Act 2005.

Budget/Financial Implications

Nil.

Consultation

Main Roads Western Australia.

Internal Departments:

- Technical Services
- Assets
- Community Services

BACKGROUND

Reserve 27131 (Lot 451) Weld Street, Forrestdale known as William Skeet Oval, is owned by the State of Western Australia and is vested to the City for the purpose of "Recreation" with a Power to Lease. The existing footpath was installed in approximately 2006 as part of the upgrade to Armadale Road and the installation of the roundabout to Weld Street and Anstey Road.

Main Road Western Australia (MRWA) are currently upgrading Armadale Road and a 36sqm portion of the shared path located on Reserve 27131 was identified by MRWA that it should be included in the reserve.

DETAILS OF PROPOSAL

MRWA have consulted with Department of Planning, Lands and Heritage (DPLH) and have agreed to the excision and reservation with a Management Order. As the Reserve is currently vested to the City, it is a requirement for the City to be consulted and provide support for the excision.

COMMENT

Comments were sought from the City's Departments and no issues or objections were raised.

An easement for the benefit of Water Corporation (WC) is present and will remain. MRWA are prepared to accept the land "as is" and WC will be consulted by MRWA separately. The proposed road widening will have no impact on the Forrestdale Hub development.

ANALYSIS

Under the City's Town Planning Scheme (TPS) No.4, Lot 451 is zoned as "Public Purpose". The City has initiated Omnibus Scheme Amendment No.109 to the City's TPS No.4 which includes the rezoning of Lot 451 from "Public Purpose" to "Parks and Recreation". This Omnibus Amendment is currently being considered for modifications by the DPLH.

Further, the City has initiated discussions with DPLH in regards to amalgamating Lots 342, 451 and 352 for the purposes of land rationalization/amalgamation. The existing Management Order for William Skeet Reserve will also be amended to extend over these lots. The City may look to progress this further for Council's consideration with the DPLH following the finalisation of Scheme Amendment No.109.

OPTIONS

1. Council could resolve to decline MRWA's request to excise a portion of the Reserve for road reserve and give reasons for doing so.
2. Council could resolve to support the excision of a 36sqm portion of the Reserve and its Reservation for the purpose of "Road" with a Management Order being granted to the Commissioner of Main Roads.

CONCLUSION

The existing footpath has been in place since approximately 2006. The land requirement from Reserve 27131 was overlooked as part of the upgrades to Armadale Road by MRWA. As a portion of the Reserve encroaches into the Armadale Road Reserve, it would be logical to have the land excised from the Reserve and included into the road reserve. In order to enable MRWA to have consistent management over the shared path in the road reserve adjacent to Armadale Road, Option 2 is recommended.

RECOMMEND

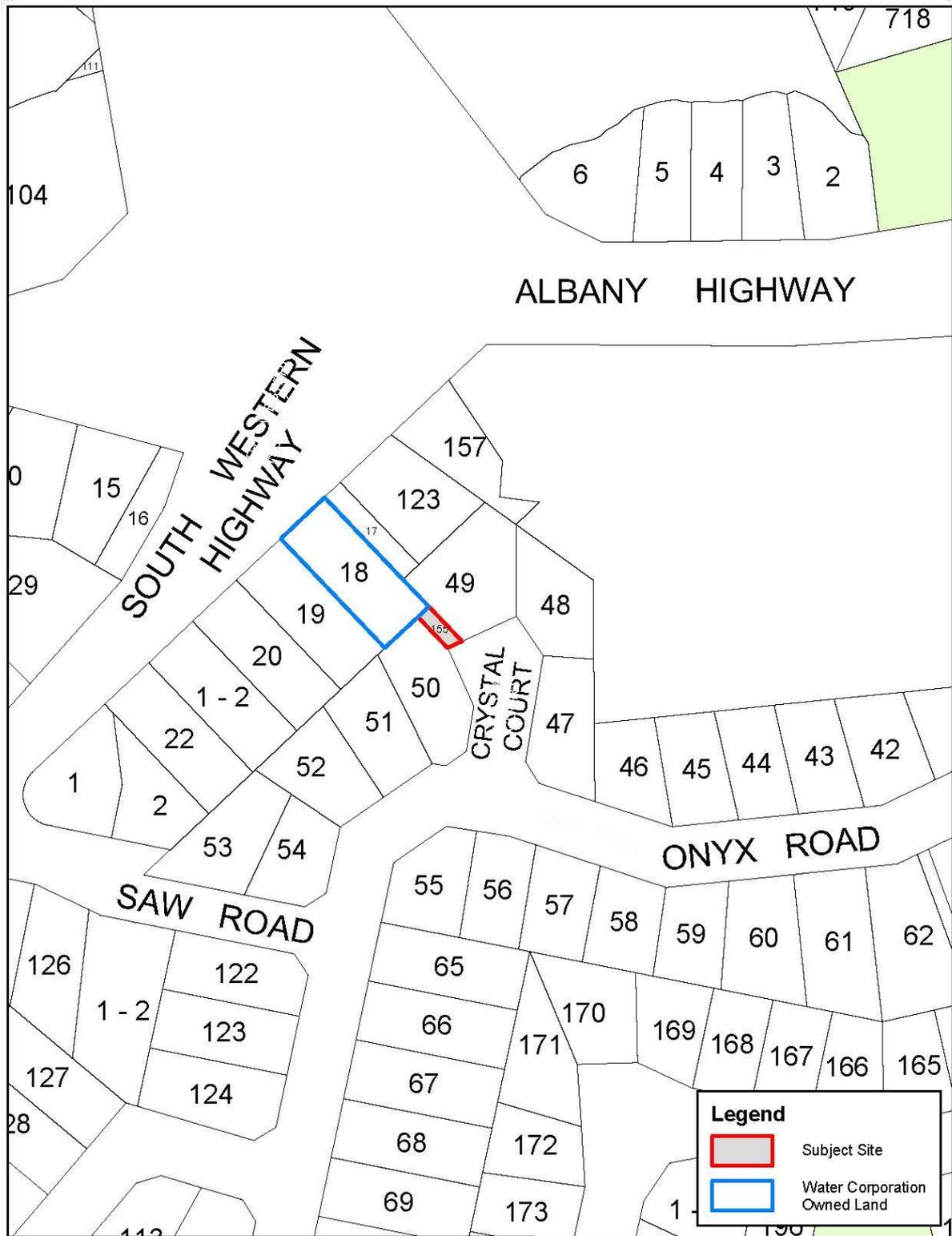
That Council:

1. **Support the excision of a 36sqm portion of from Reserve 27131 as depicted on attachment "MRWA drawing 2060-083" and the Reservation for the purpose of "Road" with a Management Order being granted to the "Commissioner of Main Roads", subject to Main Roads WA being responsible for all costs and resolution of any easements.**
2. **Advise Main Roads Western Australia (MRWA) of Council's decision.**

ATTACHMENTS

1. [MRWA Drawing - Lot 451 Weld Street, Forrestdale](#)

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LOCATION PLAN
Lot 155 Crystal Court, Mount Richom



DATE 26 July 2021 - REVISION 2/02
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**3.2 - LOT 155 CRYSTAL COURT, MOUNT RICHON - REQUEST FOR
MANAGEMENT**

WARD : MINNAWARRA
FILE No. : - M/479/21
DATE : 12 August 2021
REF : JW
RESPONSIBLE : EDDS
MANAGER
APPLICANT : Water Corporation
LANDOWNER : State of Western Australia
SUBJECT : Lot 155 Crystal Court,
LAND : Mount Richon
ZONING
MRS / : Urban
TPS No.4 : Residential R15/25

In Brief:

- The City has received a request from the Water Corporation to acquire Lot 155 Crystal Court which is depicted as a Pedestrian Access Way (PAW) on Plan 12945. The PAW is unvested and has no Management Order.
- The land adjoins an existing Water Corporation property. Water Corporation propose to acquire the land to facilitate an access point to install a concrete pad for a generator for the existing pump station, to be used only in emergencies.
- As the PAW is unvested the Local Government has control over certain unvested facilities.
- Recommend that Council resolves to support Water Corporation's request to Reserve Lot 155 Crystal Court for the purposes of "Public Utilities" and a Management Order being granted to Water Corporation.

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

- 2.5 Quality development that enhances the amenity and livability of the City
- 2.5.2 Seek the retention of trees in new subdivisions and developments
- 2.5.6 Constantly seek improvements to the nature and standard of developments within the City



AERIAL PLAN
Lot 155 Crystal Court, Mount Richom

10 0 10 20m SCALE 1 : 1000

DATE 26 July 2021 - REVISION 2102
\\ab-file-01\draft\autocad\job_requests\planning\individuals\osmer\lot_155_crystal\lot_155_crystal.dwg

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Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate. Photograph by TrueMap.

Legal Implications

Land Administration Act 1997.

Town Planning and Development Act 1928 (repealed on 9 April 2006).

Local Government Act 1995.

Budget/Financial Implications

Nil.

Consultation

Internal Departments.

Department of Planning, Lands and Heritage.

BACKGROUND

Lot 155 on Plan 12945 Crystal Court, Mount Richon was ceded to the Crown under Section 20A of the *Town Planning and Development Act 1928* for the purposes of “Pedestrian Access Way” in accordance with the relevant subdivision approvals for the land and remains unvested and under the control of the Local Government under *Local Government Act 1995*, Section 3.53 (1) & (2)

3.53. Control of certain unvested facilities

(1) *In this section —*

former section 300 means section 300 of the *Local Government Act 1960* 4 as in force before the commencement of this Act;

otherwise unvested facility means a thoroughfare, bridge, jetty, drain, or watercourse belonging to the Crown, the responsibility for controlling or managing which is not vested in any person other than under this section.

(2) *A local government is responsible for controlling and managing every otherwise unvested facility within its district unless subsection (5) states that this section does not apply.*

Therefore the City is responsible for the Pedestrian Access Way.

An application has been received from the Water Corporation to acquire the PAW to enable rear access to an existing Water Corporation owned property and pump station, to facilitate the installation of a concrete pad for an emergency generator which is to be installed within their lot.

Current status of PAW

Lot 155 on Plan 12945 is 76sqm PAW owned by the State of WA and vested to the Crown under then Section 20A of the *Town Planning and Development Act*. The lot is fenced on the left hand side from the adjoining residential landowner, on the right hand side is a vacant lot and an existing Water Corporation pumping station is to the rear. The 76sqm lot does not provide any pedestrian connectivity.

History of PAW

In circa 1979, a condition of subdivision depicted the subject lot as a PAW. Drainage for the subdivision was predominantly contained within the road reserves, however drainage also ran through the subject lot and the Water Corporation lot towards South Western Highway. It is unclear from the City’s historical files as to why the 76sqm land was not reserved for drainage.

Water Corporation Property

Lot 18 on Plan 4995, No.28 South Western Highway is owned by the Water Corporation and access is from South Western Highway. Retaining exists to the left and right hand sides of the lot and an access driveway runs through the centre. The existing pump station is fenced off by super six and chainmesh gates are present in the middle of the site, thereby fencing off the site for public access.

DETAILS OF PROPOSAL

Water Corporation have provided the following justification to their request:

1. Water Corporation own the land at the rear (Lot 18, No.28 South West Highway);
2. Lot 18 is an existing water pumping station and Water Corporation have advised that they need to install a concrete pad within Lot 18 to place a temporary emergency generator should it ever be required;
3. The frequency of using this entrance is estimated to be only for extended power outages and approximately once a year for access to an emergency access/generator pad, therefore limited negative impact on the Crystal Court neighbouring properties;
4. The generator cannot easily be brought onto the site via the front of the property due to raised areas with retaining walls;
5. This will enable a truck to reverse in and drop a generator inside the compound;
6. The access would be secured with colorbond fencing and the gate will be a locked garrison type;
7. The 76sqm lot does not provide any pedestrian connectivity;
8. Water Corporation have advised that they would be interested in acquiring the entire PAW lot;
9. Should any easements be required, Water Corporation have indicated they are willing to grant easements for existing infrastructure at nil consideration and at their cost.

COMMENT

Department of Planning, Lands and Heritage (DPLH)

The City referred Water Corporation's request to DPLH for comments and received a response in an email dated 14 June 2021;

"Given Lot 155 is vested under section 20A of the Town Planning and Development Act 1928 for the purpose of Pedestrian Accessway, the enquiry was referred to the Department's Land Use Planning (LUP) division. LUP advised that from a planning perspective, the PAW is not considered to be required for pedestrian connectivity in this circumstance. LUP raised no objection to the sale and amalgamation and/or reservation of the PAW and provided the following additional comments for consideration where relevant.

1. *Sale and amalgamation of the PAW into Lot 18:
If this option is selected, as per Lands' Policy, the Department is required to offer Lot 155 (portions) to all of the adjoining landowners which will create odd shape lots. Given the policy requirements and the risk of odd-shaped lots being created, we may consider whether the sale of the PAW would be practical, as there is a risk that the sale of the land would result in an outcome that would not resolve Water Corporation's access issues. Alternatively, should neighbouring owners not have an interest in acquiring portion of the PAW, then this approach may result in an outcome that suitably achieves the Water Corporation's objectives.*

2. *Reservation to Water Corporation for utility purpose:
This would appear to be the logical option, should full acquisition not be possible or desirable.”*

A Dial Before You Dig search was completed.

Water Corporation, ATCO and City of Armadale identified that assets may be affected. Further referrals may be required.

Environmental Services comments:

No issues, however should any construction work be undertaken and as a potential result of works undertaken on the access point, the two verge trees located within Crystal Court Cul-de-sac should be fenced to ensure protection.

Technical Services comments:

Stormwater drainage pipe is present in the PAW as well as through the existing Water Corporation lot. An easement will be required over both lots, not just the PAW. It is noted the pipe has a reasonably large catchment. Suitable investigation is to be undertaken to ensure stability of construction over the pipe. Typically the City would not allow construction of a permanent nature over any easements, further investigation and discussions will be required with Water Corporation.

ANALYSIS

Local Connectivity and Quality of Alternative Routes

The PAW provides no connectivity to residents and alternative routes are not applicable; the access way provides no use for pedestrian connectivity.

The local authority is responsible for the PAW under section 3.53 of the *Local Government Act 1995*. Two options are available for consideration:

- 1) PAW closure, where the land can be sold to an adjoining landowner by the State Government or;
- 2) Change of purpose and the reservation of the land as a Utilities reserve where the Water Corporation can accept a Management Order.

PAW Closure process

In order for a PAW closure to occur, in normal circumstances the adjoining landowners would be required to acquire either half and/or full width and will be responsible for all costs associated with the closure and acquisition of land. Water Corporation have indicated they would be interested in acquiring the entirety of the PAW. The proposal would need to be advertised and offered to all adjoining landowners.

Should Council resolve to support a PAW closure, the local authority is responsible for making the request to the Minister under Section 87 of the *Land Administration Act 1997* for the State owned land to be sold and disposed of. The City will be required to be advertise to surrounding landowners via letters, onsite signage, City's website and in the local newspaper for a period of 35 days as per the requirements of the *Land Administration Act 1997*. Upon the completion of advertising, the matter would be subject to future consideration by Council.

Reservation of Land

As the land is owned by the Crown, the reservation can be proposed and changed to a “Public Utilities Reserve” for the Water Corporation to manage. This will ensure the land is retained by the Crown and the PAW land together with the existing Water Corporation owned lot cannot be amalgamated and potentially sold in the future as a freehold lot, when the land is required for public purposes.

To request a Change of Purpose, a Crown Land Enquiry form is required to be submitted to the Department of Planning, Lands and Heritage. Water Corporation would be responsible for this process and would require Council’s support.

OPTIONS

- 1) Council could progress a PAW closure process and advertise the proposal to other adjoining landowners and the community.
- 2) Council could support Lot 155 Crystal Court, Mount Richon to be created as “Public Utilities” Reserve and Management Order being granted to the Water Corporation.

CONCLUSION

The PAW provides no pedestrian connectivity and contains numerous services including City’s stormwater drainage and Water Corporation water and sewer pipes. As the land contains a mix of City and Water Corporation infrastructure, it would be appropriate for the land to be created as a Reserve for “Public Utilities”, and a Management Order be granted to Water Corporation. This will ensure the land is retained by the Crown and provides access to the City should maintenance be required on the infrastructure located within the lot.

It is recommended that Council should adopt Option 2 and support Water Corporation’s request to change the reservation of the PAW to a “Public Utilities Reserve” and grant a Management Order to Water Corporation.

RECOMMEND

That Council:

- 1. Support the transfer of Lot 155 Crystal Court, Mount Richon to a Crown Reserve for the purpose of “Public Utilities” or similar and the Management Order being granted to Water Corporation, subject to Water Corporation being responsible for all costs and easements required by the City.**

ATTACHMENTS

1. [↓](#) Site Visit Photos - 22 Feb 2021 - PAW - Lot 155 Crystal Crt, Mt Richon

3.3 - PLANNING REFORM PHASE TWO CONSULTATION

WARD : ALL
FILE No. : M/437/21
DATE : 30 July 2021
REF : SW
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The Western Australian Planning Commission (WAPC) is seeking input from stakeholders on the next phase of its planning reform program.
- The advertising period closes on 31st August 2021.
- The City is generally supportive of the efforts being made, and where it has reservations/concerns those are noted in the attachment to this report.
- Recommend that Council endorse the submission contained in the attachment to this report for lodgement with the WAPC.

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

- 2.5.1 Ensure the City's planning framework is modern, flexible, responsive and aligned to achieving the outcomes of the Strategic Community Plan and Corporate Business Plan.

Legal Implications

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Town Planning Scheme No.4

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Nil at this stage.

Consultation

Internal consultation

BACKGROUND

2018 Modernising WA's Planning System Green Paper

In December 2017, the Minister for Transport, Planning & Lands commissioned an independent review of the planning system. The outcome of that review was summarised in a 2018 Green Paper which proposed five key reform areas (with 81 recommendations) under the headings of *Strategically-led, Legible, Transparent, Efficient* and *Delivering Smart Growth*.

Action Plan for Planning Reform

The following step in the State Government's reform process was the release of its *Action Plan for Planning Reform* in August 2019, which set out the State Government's vision for the planning system through a program of 19 reform initiatives, centred around three fundamental goals:

1. Planning creates great places
2. Planning is easier to understand and navigate
3. Planning systems are consistent and efficient

The Action Plan contained a number of Actions for each reform initiative.

Planning Reform Phase One

In 2020, the State Government approved a work plan that included some of the 19 initiatives from the Action Plan for Planning Reform, which it advised were being fast-tracked to support Western Australia's economic recovery from the COVID-19 pandemic. Some measures that were then delivered as part of Phase One included:

- a new assessment pathway for State-significant development proposals through the Western Australian Planning Commission (WAPC);
- the State Development Assessment Unit to support the WAPC in its new role;
- a reduction in the number of Development Assessment Panels from nine to five;
- a new State Planning Policy for infrastructure contributions (including Developer Contribution Plans);
- new guidelines for development around precincts including Metronet stations;
- online publication of applications and planning documents;
- electronic meeting options to provide more flexibility for public participation;
- new consultation requirements for complex development applications, including sign-on-site, advertising and notification to nearby landowners and residents;
- an increased consultation period for structure plans to 42 days;
- WAPC approval for local planning policy changes that vary the R-Codes;
- exemptions from planning approval for certain land uses;
- new provisions for car parking and cash in lieu;
- removing the option for continual extensions of time for referred applications; and
- improved transparency by publishing WAPC agendas and minutes online.

Draft Medium Density Code

At its meeting of 30 June 2021, the WAPC considered a post-advertising update on the Medium Density Code and resolved to endorse the Workshop Stakeholder Engagement Outcomes Report and Interim Submission Summary for public release. The Interim Submission Summary provides an interim high-level summary of the feedback received on the draft Medium Density Code and includes some community feedback that a ‘cookie-cutter’ approach appears to be applied to development, resulting in similar and bland suburbs.

DETAILS OF PROPOSAL

A second phase of reform drawing from upon the Action Plan for Planning Reform is planned and is now open for consultation. The WAPC has supplied a list of proposals for comment, which is contained in the first column of Attachment 1, and has also advised that is open to receiving other proposals that are consistent with the Action Plan for Planning Reform.

The WAPC proposals aim to create a planning system that is:

- more consistent across the State, yet maintains flexibility where required
- consistent and efficient, through greater coordination across Government and improved approvals processes
- easier to understand and navigate, making clearer information more easily available
- supports the opportunities presented through Metronet, city-changing and major infrastructure projects
- creates great places for people, with new guidelines for medium density development and liveable neighbourhoods.

COMMENT

The WAPC proposals would continue a trend toward increased WAPC oversight and management of the local planning framework which Local Government implements and a reduction in the scope for variations based on local circumstances or character. The abovementioned community feedback about the draft Medium Density Code was a timely reminder that the market’s preference to eliminate local variation and maximise economies of scale can have a perceived detrimental impact upon suburbs if taken too far.

The justification put forward for many of the proposals is to reduce “red tape” and make local planning frameworks easier for the public to navigate, which is a worthwhile objective but fails to recognise that:

- the majority of Local Governments do a good job of managing the planning functions which the State Government has delegated to them and are striving for best practice;
- the growing suite and complexity of documents which comprises a local planning framework is largely mandated by the State Government;
- the format and content of almost every component of the local planning framework is already controlled (and approved) by the State Government; and
- the best interests of the public will not be served by State Government reducing Local Government’s function to one of operating a generic planning framework.

The attached Submission Table contains an analysis and recommendations regarding the WAPC's Planning Reform Phase 2 proposals and includes some City-led recommended proposals which are consistent with objectives of the Action Plan for Planning Reform.

OPTIONS

Council can decide to choose one of three options:

1. Support the WAPC's Planning Reform Phase 2 proposals with or without feedback;
2. Provide further advice to improve the WAPC's Planning Reform Phase 2 proposals; or
3. Not support the WAPC's Planning Reform Phase 2 proposals and provide feedback.

CONCLUSION

As per previous reforms, there are many proposals which have the potential to improve the planning framework, while others have potential to add "red tape". Some recommendations have the potential to affect the City's Planning Services, while many are already being implemented by the City as a result of adhering to existing requirements and applying best practice. The City is generally supportive of the efforts being made, and where it has reservations/concerns those are specified in the attached draft Submission Table.

RECOMMEND

That Council make a submission on the WAPC's Planning Reform Phase Two as per the Submission Table attached.

ATTACHMENTS

1. [↓](#) Submissions Table - WAPC's Planning Reform Stage 2

4.1 - PLANNING INSTITUTE OF AUSTRALIA - STATE CONFERENCE - GROWING - 24 SEPTEMBER 2021

WARD : ALL
FILE No. : M/477/21
DATE : 12 August 2021
REF : SS
RESPONSIBLE MANAGER : EDDS

In Brief:

- The Planning Institute of Australia (PIA) Annual State Conference “Growing” will be held at “Mandoon Estate” in the Swan Valley on Friday, 24th September 2021.
- Matters to be covered are integral to metropolitan planning and the process of urban growth and development. An officer from Development Services will be attending.
- Recommend that consideration be given to nominating a Councillor to attend.

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

Relates to the aim for good governance and leadership to:

2.5 Quality development that enhances the amenity and liveability of the City.

2.5.1 Ensure the City's planning framework is modern, flexible, responsive and aligned to achieving the outcomes of the Strategic Community Plan and Corporate Business Plan.

4.1 Strategic Leadership and effective management

4.1.3 The City will develop organisational frameworks to achieve consistency, transparency and clarity of decision making processes.

Legal Implications

Nil.

Council Policy/Local Law Implications

Council Policy ADM3 – Conferences and Training

Council Policy EM1 – Reimbursement Councillor’s Expenses

Budget/Financial Implications

The PIA State Conference is on the City’s approved Conference List for both Officers and Elected Members. Officer attendance will be funded from the Planning Service’s Conference and Meeting budget. Sufficient funds are available in the Councillor/Member Development Budget should a Councillor be nominated to attend. The cost of the conference is estimated at \$535 per delegate.

BACKGROUND

The PIA State Conference will be held at “Mandoon Estate” in the Swan Valley on Friday 24th September 2021.

The PIA State Conference typically hosts a number of topics which are potentially applicable to the City and may provide valuable insight and information in a number of areas that impact the City.

DETAILS OF CONFERENCE

The 2021 State Conference is a chance for the planning community to get together and share experiences of the past year. This year’s conference is themed “GROWING” and focuses on Western Australia with sustained population growth, a changing climate and a more diversified economy - *“Naturally. Physically. Respectfully. A prism that places our environment, culture and people at the heart of our built environment and considers the opportunities ahead.”*

Committee is reminded of Policy and Management Plan *ADM 3 Conferences, Seminars and Training* in *Clause 2(d) of the Management Practice* states that:-

“2(d) - Where a member of Council at the date of the conference, seminar or training course has an electoral term of less than 6 months to complete, such member shall be ineligible to attend unless such is specifically authorised by Council.”

CONCLUSION

An Officer will be attending the Planning Institute of Australia - State Conference - Growing. The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

RECOMMEND

That Council:

- 1. Nominates Cr _____ to attend the Planning Institute of Australia State Conference to be held in Perth on 24th September 2021.**

or

- 2. If there is no nomination at the Development Services Committee or the Ordinary Meeting of Council on 23rd August 2021, then the recommendation be as follows:**

That no nomination be made for an Elected Member to attend the Planning Institute of Australia State Conference to be held in Perth on 24th September 2021.

ATTACHMENTS

There are no attachments for this report.

4.2 - REPORT TO SE METRO ZONE - LOBBY STATE FOR FUNDING FOR SECOND ACCESS TO DEVELOPMENTS IN BUSHFIRE PRONE AREAS (REFERRAL ITEM)

At the Council meeting held on 8 March 2021, Cr Butterfield referred the following matter to the Development Services Committee.

“That the matter of a short report to the South East Metropolitan Zone to request WALGA to lobby State Government to provide funding for second access to developments in Bushfire prone areas be referred to the Development Services Committee”.

Comment from Cr Butterfield

Changes to the WAPC’s State Planning Policy for Bushfire Planning and Guidelines do not retrospectively apply to existing developments, however many local governments are now facing the emerging issue of requests to provide additional access to areas that are in high fire bushfire prone areas. The State Government has not provided any grant or funding to assist Local Government with considering and providing additional access in these areas.

I am seeking a short summary from the City which can be presented to the South East Metropolitan Zone for action. The item would request that WALGA, as a representative of the local government sector, engage with State Government (and perhaps even Federal Government) to provide funding (similar to Black Spot funding) for second access to developments in Bushfire prone areas.

Officer Comment

The West Australian Planning Commission’s State Planning Policy (SPP 3.7) Planning for Bushfire Prone Areas and Guidelines provides the foundation for land use planning to address bushfire risk management in Western Australia. SPP 3.7 is to be used to inform and guide decision-makers, referral agencies and applicants/proponents to help achieve acceptable bushfire protection outcomes. SPP 3.7 only applies to *“higher order strategic planning documents, strategic planning proposals, subdivisions and development applications”*. SPP3.7 does not retrospectively apply to existing development and subdivision and there are limited opportunities for Local Governments to seek funding from the State Government to address Bushfire Prone areas.

RECOMMEND

That Council:

- 1. To be considered.**

ATTACHMENTS

There are no attachments for this report.

COUNCILLORS' ITEMS

Nil

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT _____

DEVELOPMENT SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
16 AUGUST 2021		
ATT NO.	SUBJECT	PAGE
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1.1.1	Community Health and Wellbeing Plan 2021-2021	40
2.1 ROAD NAMING - WATERWHEEL ROAD AND WATERWHEEL ROAD NORTH, BEDFORDALE		
2.1.1	Road Naming Plan - Waterwheel Road	94
3.1 EXCISION OF A PORTION OF RESERVE 27131 - LOT 451 WELD STREET FORRESTDAL		
3.1.1	MRWA Drawing - Lot 451 Weld Street, Forrestdale	95
3.2 LOT 155 CRYSTAL COURT, MOUNT RICHON - REQUEST FOR MANAGEMENT		
3.2.1	Site Visit Photos - 22 Feb 2021 - PAW - Lot 155 Crystal Crt, Mt Richon	96
3.3 PLANNING REFORM PHASE TWO CONSULTATION		
3.3.1	Submissions Table - WAPC's Planning Reform Stage 2	99

Community Health and Wellbeing Plan 2021 - 2024



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1.0 Message from the Mayor

To be inserted.

Acknowledgements

The City of Armadale would like to acknowledge all the input and support provided by internal and external individuals and organisations in the development of the Community Health and Wellbeing Plan 2021 – 2024.

2.0 Executive Summary

“Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity”¹.

The purpose of this Community Health and Wellbeing Plan (CHWP) is to contribute to improving health and wellbeing outcomes for City of Armadale residents to enable people to live well and experience the best possible quality of life.

An evidence based framework was used to develop the CHWP, supported by a sound understanding and acknowledgement of the many factors in our environments and suburbs that affect health and wellbeing.

The development of the CHWP involved an extensive consultation process which reached over 1,000 people, 147 staff and 19 stakeholder organisations. The process included strategic alignment to identify existing health priorities within the City, a review of resident’s demographics and health and wellbeing status, involvement of City of Armadale staff to identify local health risks, and advice from key stakeholder organisations on issues affecting their clients and communities. Additionally, when developing the CHWP, the State Public Health Plan was used as a guiding document to ensure this Plan aligned with the *Public Health Act 2016*.

This process identified the following strategies:

- Increase opportunities and support available for residents to incorporate healthier food choices into their lifestyles
- Increase opportunities and support available for residents to lead active lifestyles
- Assist in the minimisation of the harm associated with tobacco smoking and alcohol use to mitigate public health impacts
- Promote opportunities and initiatives that positively influence community mental health and wellbeing
- Provide an environment that supports injury prevention and promotes safer communities
- Protect and enhance human health by reducing exposure to environmental health risks
- Administer public health legislation to minimise potential environmental health risks
- Mitigate the impacts of public health emergencies through the management of environmental health risks that have the potential to affect the community
- Support and enhance communicable disease control measures, prevention and education within the community
- The Environmental Health Services Team continue to incorporate and promote health functions
- Promote and support initiatives that meet the cultural needs of Aboriginal and Torres Strait Islander people

¹ World Health Organization (1948). *World Health Organization Constitution*. Retrieved from: <https://www.who.int/about/who-we-are/constitution>

- Enhance the City's partnership with the local Aboriginal and Torres Strait Islander community
- Ensure programs and services offered in the City of Armadale are accessible, equitable and respond to community need

Given the breadth of the identified strategies, this Plan addresses them under three primary objectives being:

1. Prevent chronic disease through empowering and enabling people to live healthy lives
2. Provide environmental health protection for the community
3. Improve and maintain Aboriginal and Torres Strait Islander health and wellbeing

This Community Health and Wellbeing Plan includes an action plan that outlines 48 statements. Each action statement is linked to performance indicators to ensure ongoing monitoring and evaluation.

The City of Armadale is committed to providing a healthy, happy, safe and sustainable environment for all.

All City Directorates have assisted in the Plan's development and a whole City approach to implementation of the Community Health and Wellbeing Plan will be required over the next three years.

3.0 Introduction

The City of Armadale's Community Health and Wellbeing Plan 2021 – 2024 (CHWP) is a three year strategic document that provides a framework to improve public health and wellbeing.

The CHWP aims to identify strategies and their relevant actions to prevent and minimise public health risks as well as seek opportunities to promote and advance community health and wellbeing.

As a local government, the City contributes to community health and wellbeing in many ways including providing waste management, footpaths and cycle paths, smoke and alcohol free environments, recreational facilities, safe food and drinking water, and providing health information and education programs.

The City of Armadale has previously prepared a Public Health Plan 2014-17, in line with past recommendations from the *WA Public Health Bill 2008* to improve the health and wellbeing of the community. The City of Armadale was one of the first WA local governments to develop a Public Health Plan which produced many award winning projects and programs.

The CHWP acts as an informing strategy to the City of Armadale's Strategic Community Plan under the State Government's Local Government Integrated and Reporting Framework requirement and has been developed to align with the *Public Health Act 2016*.

In July 2019, the WA Department of Health released the State Public Health Plan for Western Australia: Objectives and Policy Priorities for 2019 – 2024 (WA Plan). This WA Plan provides guidance to State and Local Governments and other public health partners on how to work together and contribute towards influencing the health and wellbeing of all Western Australians. This WA Plan coincides with an amendment (Part 5) to the *Public Health Act 2016*, to make public health plans mandatory for every local government in WA. In the future, Part 5 of the *Public Health Act 2016* will be legislated and will support and drive ongoing improvements to the health and wellbeing of local communities.

During the development of the *Public Health Act 2016*, community health and wellbeing was recognised and endorsed as a core responsibility of local governments which needs to be viewed as an ongoing requirement. The public health planning process has been designed to complement the integrated process required under section 5.56 of the *Local Government Act 1995*².

The WA Plan outlines a number of potential priorities for local governments to consider when developing their Public Health Plans. Based on the community consultation and local data priorities, the City's Plan will focus on three areas within the WA Plan that are aligned with our local priorities. These include:

- Chronic disease prevention,
- Environmental health protection,
- Improving Aboriginal health and wellbeing.

² Department of Health (2010). *Pathway to a healthy community: A guide for councillors*. South Metropolitan Public Health Unit, Perth.

Figure 1: The social determinants of health and the role of local government⁵

In line with the City's previous Public Health and Wellbeing Plan, where possible, an annual budget will be used to support the objectives of the Community Health and Wellbeing Plan. Where appropriate, the City will use the Plan as a supporting document when applying for grants to present a stronger case for funding consideration from external agencies by aligning community activities, projects and programs with the relevant strategies. Service providers and community groups are encouraged to use the Plan, and its associated evidence, when planning and developing programs and/or projects to submit to the City for funding.

The City acknowledges that many factors affecting community health and wellbeing fall outside the scope of local government and that the City alone cannot be responsible for improving resident's health and wellbeing. Many local service providers, external agencies and community groups already provide invaluable services and support to the community that complement the objectives and strategies outlined in the Community Health and Wellbeing Plan. Where relevant, the City has identified potential partnerships with other government agencies, service providers, local organisations and non-government agencies to build relationships so we can address emerging public health risks in the community together.

This Plan acknowledges the need for close and collaborative partnerships between key stakeholders to:

- Provide integrated approaches and holistic responses to emerging public health issues by developing local partnerships with service providers and organisations
- Maximise resources and partnerships internally to work towards addressing the objectives outlined in the Community Health and Wellbeing Plan
- Deliver activities, services, programs and amenities that support the objectives outlined in the Plan

⁵ Local Government Association (2020). *The social determinants of health and the role of local government*. Local Government House, London. Retrieved from: <https://www.local.gov.uk/publications/social-determinants-health-and-role-local-government>

4.0 Health and Wellbeing in the City of Armadale

Demographics

- The City of Armadale is growing at a rapid pace with the current estimated 2021 population at 97,705⁶. *ID Forecast* estimates the population will reach 151,896 by 2041.
- The City has a SEIFA index of 994 in 2016 (993 in 2011)*
- The average age is 33 years
- 18.7% speak a language other than English at home whilst 75.1% speak English only at home (6.3% did not specify what language they spoke at home)
- 2.6% of the population identify as Aboriginal and/or Torres Strait Islander
- 9.2% of the City of Armadale labour force is unemployed
- 34.5% of people living in the City were born overseas⁶

City of Armadale Community Health and Wellbeing profile

- The City of Armadale Community Health Profile 2019 (Community Health Profile), prepared by the East Metropolitan Health Service, supports the development of the City of Armadale's Community Health and Wellbeing Plan by providing an overall picture of the local health data and status of residents and the community. The Community Health Profile sources data from the Western Australian Health and Wellbeing Surveillance System, the Australian Childhood Immunisation Register, the Australian Bureau of Statistics, the Registry of Births, Deaths and Marriages and the Settlement Database⁷.

* The Socio-Economic Index for Areas (SEIFA) ranks areas in Australia according to the relative level of socio-economic disadvantage and/or advantage. The index is based off information received from the Census with a higher SEIFA index indicating a lower level of disadvantage and a lower SEIFA index indicating a higher level of disadvantage. Areas with SEIFA index scores of over 1,000 tend to have a lower level of disadvantage.

⁶ ID Forecast (2021). *City of Armadale population forecast*. Retrieved from: <https://forecast.id.com.au/armadale>

⁷ East Metropolitan Health Service (2019). *City of Armadale Community Health Profile 2019*. East Metropolitan Health Service, Department of Health, Perth WA.

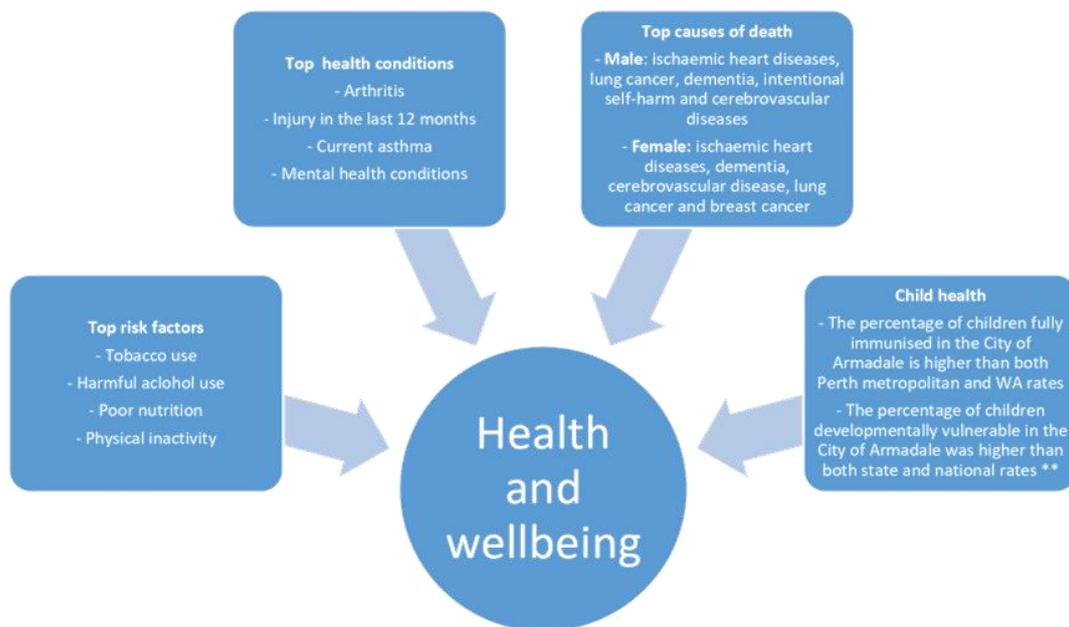


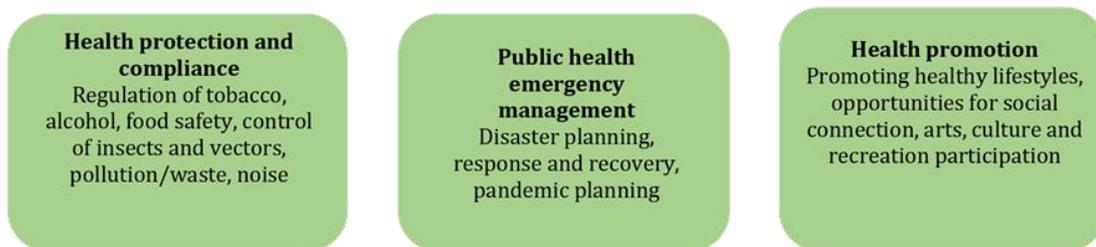
Figure 2: At a glance – Community health and wellbeing in the City of Armadale⁷.

**The Australian Early Development Census measures child development using five domains (Physical, Social, Emotional, Language and Communication). There are also two categories which measure how many domains children are vulnerable in which are titled Vulnerable 1 (vulnerable in one or more domain/s) and Vulnerable 2 (vulnerable in two or more domains). Children living in the City of Armadale were higher in these categories, Vulnerable 1 and Vulnerable 2, than both state and national averages.

5.0 The City's role in Community Health and Wellbeing

The City of Armadale provides services and advice for a diverse range of health and wellbeing needs within the community. These needs are addressed through a range of mechanisms, one of which is statutory responsibilities. The City has responsibilities under more than 40 different Western Australian Acts, including land use planning, building control, public health services, food, domestic animal control, litter control, parking, and roads and traffic.

The City's responsibilities for health and wellbeing fall under the following three areas:



Local governments play an integral role in improving community health and wellbeing.

Local governments undertake regulatory tasks that would be difficult for the WA government to administer because of their localised and varying nature. These tasks can include building inspection, planning and development approval, dog and cat management, parking, food and environmental health assessments. Local governments are also responsible for the delivery of many local services including roads and road maintenance, community facilities like swimming pools, public halls and libraries, waste management, natural resource management, public space provision and maintenance, and emergency and disaster response and recovery. These services all impact on health and wellbeing, in line with the World Health Organization definition of health which is defined as a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity¹.

Based on these roles, most City officers and departments contribute to improving community health and wellbeing through building strong, self-reliant and resilient communities whose current and future needs are met. The figure below illustrates some of local government's role in improving community health and wellbeing.



Figure 3: Local government's role in improving Community Health and Wellbeing³

6.0 Strategic Community Plan alignment

City's Vision: Where City meets Country

A place of natural beauty, rich in heritage and respectful of culture, with diverse landscapes and lifestyles, and a wealth of business and investment opportunities.

The City of Armadale's Strategic Community Plan 2020 – 2030 outlines the future direction of the City and its community by setting a vision, aspirations and objectives. These are built around four major goals that focus on Community, Environment, Economy and Leadership & Innovation. The Strategic Community Plan outlines how the City's priorities will be actioned to strengthen and build community values and achieve the City's vision.

The Strategic Community Plan is supported by a more detailed business planning processes called the Corporate Business Plan 2019 – 2024. Reviewed regularly, the Corporate Business Plan provides the framework within which funding and resource allocations are determined.

The Community Health and Wellbeing Plan 2021 – 2024 is an informing strategy that supports generating outcomes for both the Strategic Community Plan and Corporate Business Plan. The figure below illustrates how the Community Health and Wellbeing Plan aligns with these plans.



Figure 4: City of Armadale Integrated Planning Framework

The Community Health and Wellbeing Plan 2021 – 2024 is strongly linked to the City's Strategic Community Plan 2020 – 2030, aligning to all four major goals. Relevant outcomes are listed below.

- 1.1 Foster and strength community spirit.
- 1.2 Improve community wellbeing.
- 1.3 Community facilities meet community needs.

- 1.4 An inclusive and engaged community.
- 2.2 Attractive, inclusive and functional public places.
- 2.4 Sustainable waste management.
- 3.1 Increased economic growth, job creation and retention, as well as educational opportunities.
- 4.4 Effective community engagement and communications.

Another City plan that directly informs the Community Health and Wellbeing Plan 2021 – 2024 is the Health Services Business Area Plan 2019/20 – 2023/24 and subsequent quarterly business area plans. The Health Services Business Area Plan was developed in consultation with health staff to identify existing functions and programs with additional goals and objectives to work towards. This Health Services Business Area Plan demonstrates a shared vision for the Health Services department and the pathway to achieve that vision.

A Key Performance Indicator (KPI) of the Health Services Business Area Plan is to:

- Prepare a Public Health Plan for adoption by Council in accordance with the requirements of the new *Public Health Act 2016* by August 2021 (21/22 KPI)

Several other key City documents and strategies that work to support community health and wellbeing were reviewed during the development of the Community Health and Wellbeing Plan. These documents are listed below.

- Public Health and Wellbeing Plan 2014 – 2017.
- Corporate Business Plan 2019 – 2024.
- Community Engagement Strategy 2018 – 2023.
- Community Infrastructure Plan 2020 – 2036.
- Community Development Strategy 2021 - 2026
- Cities of Armadale and the Canning and Gosnells Alcohol Action Plan 2019 – 2022 (Revised edition).

7.0 Developing the City's Community Health and Wellbeing Plan

An internal working group was formed to assist with the development of the City's Community Health and Wellbeing Plan. With guidance from this working group, the Community Health and Wellbeing Plan 2021 – 2024 was developed through extensive engagement and consultation, data analysis and, strategic and state alignment. This process, including the extent of the consultation, is outlined below.

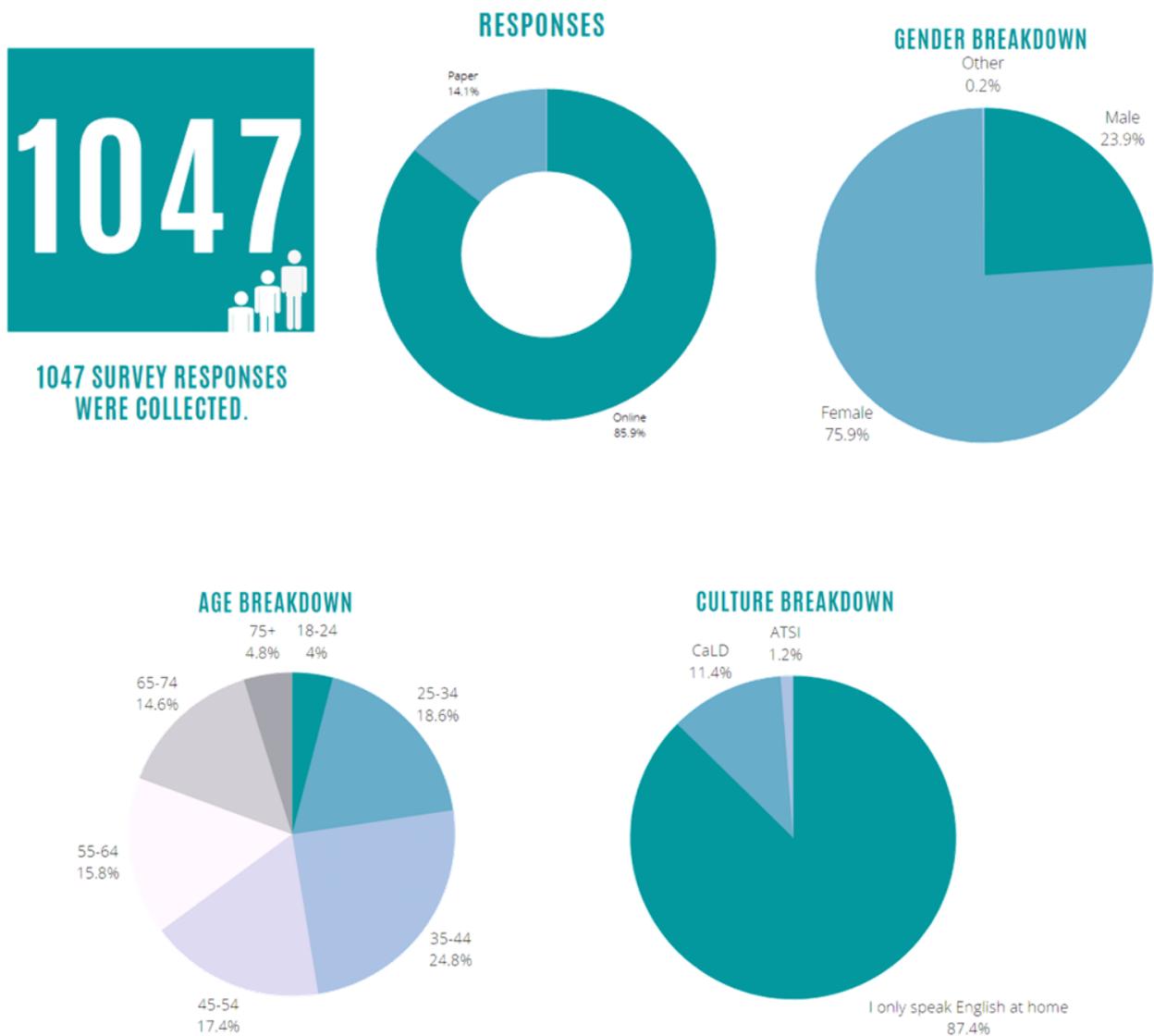


8.0 What did the community say?

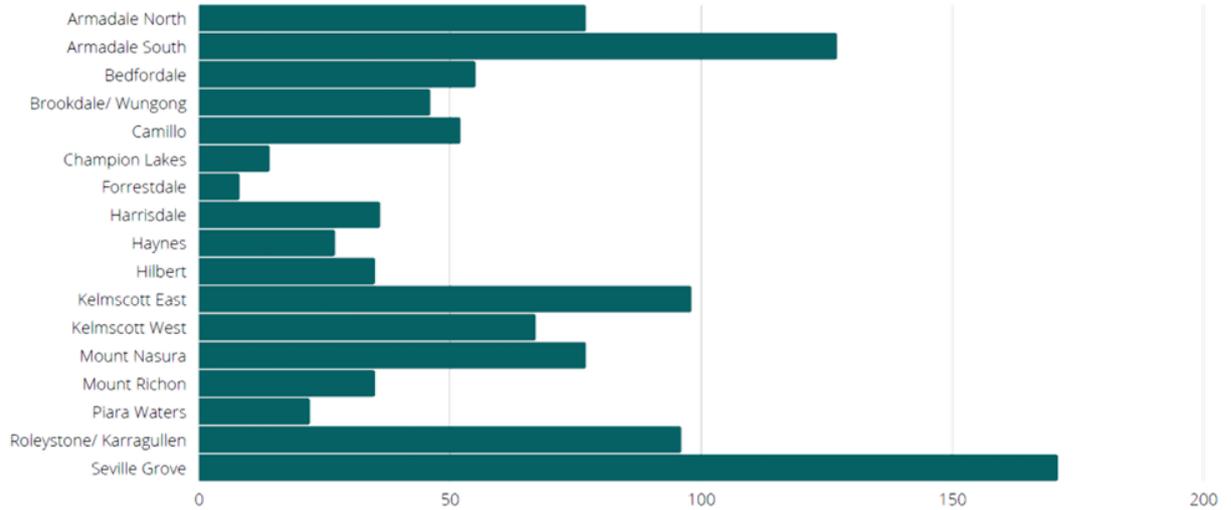
Community engagement for the Community Health and Wellbeing Survey 2020 ran from the 1 October – 30 November 2020.

- 1,047 valid survey responses were collected either online or by hard copy surveys. Collection boxes were located at major City facilities.
- Consultation was undertaken with local Aboriginal Elders through a yarning session.
- Young children were consulted at a Children’s Week event and at a local school event.

The infographic below reflects the community feedback.



SUBURB BREAKDOWN



THINKING ABOUT THE CITY OF ARMADALE, HOW IMPORTANT ARE THE FOLLOWING AREAS TO THE HEALTH OF YOU AND YOUR COMMUNITY?

TOP AREAS:



WITHIN THE CITY OF ARMADALE, WHAT DO YOU SEE AS THE KEY HEALTH CONCERNS FOR YOU AND YOUR COMMUNITY?

TOP AREAS:



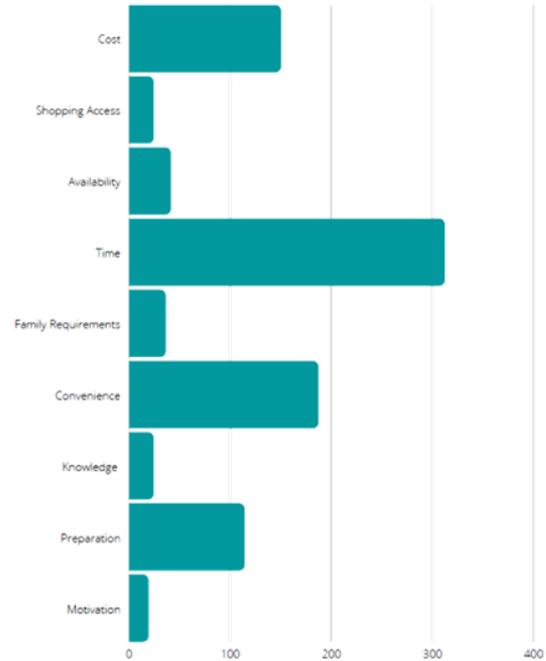
WHAT COULD HELP YOU TO MAKE HEALTHIER FOOD CHOICES?

More affordable healthy food	52.0%
Knowledge of quick ways to prepare healthy meals	41.0%
More availability of healthy foods	29.6%
I already eat enough healthy foods	29.0%
Less unhealthy food advertising	26.6%
Healthier food options at sporting and community clubs	26.1%
Information on how to cook healthy meals	24.2%
Knowledge on how to understand food labels	23.8%
Information to help me decide which foods are healthy	16.4%

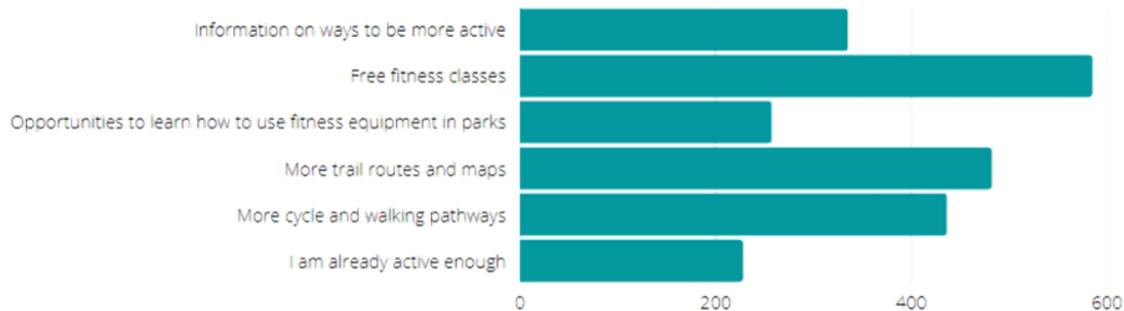
HOW DO YOU THINK THE CITY OF ARMADALE CAN SUPPORT THE COMMUNITY TO REDUCE HARMFUL DRINKING AND SMOKING?

More smoke free City owned spaces and facilities	65.3%
More alcohol free City owned spaces and facilities	52.0%
Less alcohol advertising	49.0%
Provide information about alcohol drinking and your health	37.8%
Provide information about smoking and your health	34.8%

WHAT STOPS YOU FROM EATING HEALTHIER FOODS?



WHAT COULD ENCOURAGE YOU TO BE MORE ACTIVE?



WHAT STOPS YOU FROM BEING MORE ACTIVE?

The most common answers included:

- Lack of time
- Cost of gym membership/activities
- Lack of motivation
- Feel unsafe in public areas
- Lack of footpaths and cycle paths
- Lack of facilities
- Personal illness/injury
- Family requirements
- Unsure of what to do/how to use equipment
- Limited hours of operation

9.0 Community Health and Wellbeing Plan Framework

The City of Armadale has identified three health and wellbeing objectives:

1. Prevent chronic disease through empowering and enabling people to live healthy lives
2. Provide environmental health protection for the community
3. Improve and maintain Aboriginal and Torres Strait Islander Health and Wellbeing

The City of Armadale's role will vary in relation to each of the three objectives. The key role/s that the City will play are categorised into the following approaches:

- Policy and planning
- Advocacy and leadership
- Organisational development
- Service provision
- Information, engagement and awareness

Goal: To contribute to improving health and wellbeing outcomes for City of Armadale residents, to enable people to live well and experience the best possible quality of life.

Prevent chronic disease through empowering and enabling people to live healthy lives

Strategy 1: Increase opportunities and support available for residents to incorporate healthier food choices into their lifestyles.

Strategy 2: Increase opportunities and support available for residents to lead active lifestyles.

Strategy 3: Assist in the minimisation of the harm associated with tobacco smoking and alcohol use to mitigate public health impacts.

Strategy 4: Promote opportunities and initiatives that positively influence community mental health and wellbeing.

Strategy 5: Provide an environment that supports injury prevention and promotes safer communities.

Provide environmental health protection for the community

Strategy 1: Protect and enhance human health by reducing exposure to environmental health risks.

Strategy 2: Administer public health legislation to minimise potential environmental health risks.

Strategy 3: Mitigate the impacts of public health emergencies through the management of environmental health risks that have the potential to affect the community.

Strategy 4: Support and enhance communicable disease control measures, prevention and education within the community.

Strategy 5: Expand the Environmental Health Officer's primary role to incorporate health promotion functions.

Improve and maintain Aboriginal and Torres Strait Islander health and wellbeing

Strategy 1: Promote and support initiatives that meet the cultural needs of Aboriginal and Torres Strait Islander people.

Strategy 2: Enhance the City's partnership with the local Aboriginal and Torres Strait Islander community.

Strategy 3: Ensure programs and services offered in the City of Armadale are accessible, equitable and respond to community need.

10.0 Implementation, Evaluation and Review

Implementation and monitoring of the Community Health and Wellbeing Plan 2021 -2024 will be overseen by the City of Armadale's Health Services Department and will be supported by the execution of actions by relevant departments and senior management across the City of Armadale.

A twelve month reporting framework will provide detailed information relating to the actions outlined in this plan and will be submitted to the City's Executive.

The current City of Armadale Public Health Plan Internal Working Group will continue to meet, to ensure the continued commitment to the actions outlined in this document.

Reporting to the Department of Health, in line with the recommendations in the WA Plan, will be carried out as required under Part 5 of the *Public Health Act 2016*.

An annual review will be scheduled to monitor the implementation of the Plan to ensure:

- Implementation is progressing to schedule
- Actions are producing the anticipated outcomes
- Needs and demographics of the City are contemporary
- Required adjustments and amendments to the Community Health and Wellbeing Plan 2021 - 2024 to meet any change in community need, budgeting and resourcing

The progress of the Community Health and Wellbeing Plan 2021 – 2024 will be reported on every twelve months and included in the Health Services Annual Report that is provided to the Development Services Committee.

In 2024, in line with the *Public Health Act 2016*, a full outcome evaluation will be undertaken and a new three year plan established, or prior to if required, when Part 5 of the *Public Health Act 2016* is enacted.

This Plan serves as a working and reference document for each City Department included in the action list. Strategies and actions link to business unit work plans wherever possible, making ongoing monitoring a high priority.

Findings from the annual review of the Community Health and Wellbeing Plan 2021 – 2024 will be circulated across the City to the internal departments, community and key stakeholder organisations at the conclusion of each reporting period.

11.0 Action Plan/Action List

11.1 Prevent chronic disease through empowering and enabling people to live healthy lives

Strategy 11.1.1 Increase opportunities and support available for residents to incorporate healthier food choices into their lifestyles									
Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility
				2021/2022	2022/2023	2023/2024			
11.1.1.1	Link with appropriate local, state and federal health promotion bodies/campaigns to increase community awareness of health risks and opportunities to adopt healthy lifestyles.	<ul style="list-style-type: none"> Partnerships established with key organisations to locally administer campaigns/initiatives. Initiatives implemented to meet identified community need and messages promoted through appropriate City mechanisms. 	<ul style="list-style-type: none"> Number of partnerships established. Number of initiatives implemented Campaign reach of materials. 				Contingent on external funding	Objective 1.2.4	City of Armadale, Cancer Council WA and other relevant agencies.
11.1.1.2	Support local schools to implement initiatives that promote healthy	<ul style="list-style-type: none"> Assist public schools Parents' & Citizens' Associations servicing 	<ul style="list-style-type: none"> Number of school Parents' & Citizens' Associations 					Objective 1.4.4	City of Armadale, Foodbank WA and other

	<p>eating and physical activity.</p>	<p>vulnerable populations to provide children with a healthy meal to support their learning and education.</p> <ul style="list-style-type: none"> • Aim to reduce traffic related issues at new schools within the City and encourage incorporating daily physical activity by supporting schools to sign up to the Department of Transport's Your Move program. • Local schools linked with WA School Canteen Association (WASCA) and providing healthy food options to young children. • Work with external providers to implement food access and literacy activities and 	<p>receiving assistance.</p> <ul style="list-style-type: none"> • Number of schools signed up to Your Move program and relevant active transport events and projects undertaken at each identified school. • Number of schools linked with WASCA. • Number of food literacy and access activities and programs being offered and delivered to local schools, including feedback received and the number of participants. • Number of schools with co-located POS. 					<p>relevant agencies.</p>
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11.1.1.3	Support and encourage residents to incorporate healthier food choices into their diet.	<p>programs, as requested (e.g. school breakfast programs/crunch and sip in identified schools).</p> <ul style="list-style-type: none"> • Prioritise co-locating new schools with Public Open Space (POS) to encourage physical activity in children and shared use. 	<ul style="list-style-type: none"> • External funding secured through grants and partnership development to deliver nutritional literacy activities and programs. • External funding sources secured. • Number of activities and/or programs delivered and relevant participation data and feedback received. • Number of vulnerable people reached with the programs. 			Contingent on external funding	Objective 1.2.4	City of Armadale, Foodbank WA and relevant grant bodies.
11.1.1.4	Investigate the feasibility of conducting an audit of local food business menus	<ul style="list-style-type: none"> • Contingent on external funding, provide opportunities for residents, staff and 	<ul style="list-style-type: none"> • External funding sources secured. • Number of audits conducted. 		Contingent on external funding	Objective 1.2.4 and 3.3.2	City of Armadale and East Metropolitan Health Service.	

Strategy 11.1.2 Increase opportunities and support available for residents to lead active lifestyles										
Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility	
				2021/2022	2022/2023	2023/2024				
11.1.2.1	Support and encourage residents to participate in physical activity.	<ul style="list-style-type: none"> External funding secured through grants and partnership development to deliver physical activity events and programs. Investigate feasibility of designing maps of parks and reserves facilities, outdoor fitness equipment, cycle paths and trails within the City to assist in promoting physical activity. Coordinate use of facilities and establish partnerships with key organisations to offer low cost 	<ul style="list-style-type: none"> External funding sources secured. Number of activities and programs delivered. Number of maps developed. Uptake of maps. Number of program partnerships delivered. Participation data and feedback received. 				Contingent on external funding	Objective 1.2.3 and 1.2.4	City of Armadale	

	<p>11.1.2.2</p> <p>Develop the Integrated Transport Strategy with inclusions to support active transport in the community through upgrading and connecting footpaths and cycle paths and encouraging public transport.</p>	<p>and/or free physical activity programs to encourage residents to live active lifestyles.</p> <ul style="list-style-type: none"> External funding secured through grants and partnership development to support upgrades to infrastructure and initiatives that encourage active transport through the use of local footpaths and cycle paths. 	<ul style="list-style-type: none"> External funding sources secured. Number of infrastructure upgrades. Number of initiatives implemented. Participation data and feedback received. Community Perceptions Survey data. 	<p>Contingent on external funding</p>	<p>Objective 1.2.3, 1.2.4 and 2.5.8</p>	<p>City of Armadale</p>
	<p>11.1.2.3</p> <p>Integrate health and wellbeing components into the designing of new and upgraded facilities.</p>	<p>New and upgraded facilities are designed to include features that support and promote active transport arrival, shade provision and have an inclusive and accessible design.</p>	<ul style="list-style-type: none"> Number of upgraded and new facilities with designs that include health and wellbeing components. Community Perceptions Survey data. 	<p>Objective 1.3.1, 1.4.2 and 1.4.4</p>	<p>City of Armadale</p>	

11.1.2.4	Deliver key community and sporting projects throughout the City to encourage spaces and places where community meet, share resources and are able to build proud, strong and healthy local communities.	<ul style="list-style-type: none"> Deliver the upgrades and developments to provide sporting and community facilities in line with community need. 	<ul style="list-style-type: none"> Number of project upgrades and redevelopments delivered. Community Perceptions Survey data. 						Objective 1.3.1, 1.4.2, 1.4.4 and 2.2.4	City of Armadale
Strategy 11.1.3 Manage the harm associated with tobacco smoking and alcohol use to mitigate public health impacts										
Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility	
				2021/2022	2022/2023	2023/2024				
11.1.3.1	Promote smoking cessation initiatives locally to encourage residents to give up smoking.	<ul style="list-style-type: none"> Establish partnerships with local stakeholders to offer smoking cessation initiatives and programs. 	<ul style="list-style-type: none"> Number of initiatives and programs promoted through City mechanisms. Participation data and feedback received. 					Objective 1.2.4	City of Armadale, East Metropolitan Health Service and other relevant agencies.	
11.1.3.2	Advocate for appropriate management of liquor outlets to influence the decisions of these outlets and the accessibility and	<ul style="list-style-type: none"> Assess liquor licensing applications (Section 39 and 40) and other applications to include potential public health 	<ul style="list-style-type: none"> Assessment checklist with specific consideration to public health impacts developed. 					Objective 4.1.5	City of Armadale and other relevant agencies.	

	reduce the impacts of alcohol related harm.	Group Armadale Canning and Gosnells Alcohol Action Plan 2019 - 2022 (Revised edition) to raise awareness of the effects of drinking alcohol and secondary supply.	<ul style="list-style-type: none"> Number of resources disseminated. Outcome of actions achieved. 																			
11.1.3.5	Develop an advertising policy to restrict alcohol, tobacco and fast food advertising on City of Armadale owned infrastructure and assets.	<ul style="list-style-type: none"> Policy developed and endorsed to reduce the availability of alcohol advertising on the City of Armadale owned infrastructure and assets. 	<ul style="list-style-type: none"> Policy developed, endorsed by Council and implemented. 																		Objective 1.2.4 and 1.2.5	City of Armadale
Strategy 11.1.4 Promote opportunities and initiatives that positively influence community mental health and wellbeing																						
Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility													
				2021/2022	2022/2023	2023/2024																
11.1.4.1	Maintain a schedule of affordable community events and initiatives to promote and celebrate community cohesion and improve	<ul style="list-style-type: none"> Continue to provide residents with local and major events that are free, accessible, activate spaces and focus on community arts. 	<ul style="list-style-type: none"> Number of affordable/free events per annum. Number of health promotion initiatives offered at these events. Number of complaints in 																		Objective 1.1.1 and 1.2.5	City of Armadale

		<ul style="list-style-type: none"> Partner with Mentally Healthy WA to promote positive mental health through City of Armadale activities using the Act Belong Commit messaging at local activities and events. 	<ul style="list-style-type: none"> Number of City events and activities promoting the Act Belong Commit messaging. 			
11.1.4.4	<p>Provide a range of opportunities to develop a strong community spirit, create an active community life that is healthy and safe, respond to community need and listen and engage with community.</p>	<ul style="list-style-type: none"> Implement the actions outlined in the Community Development Strategy 2021 – 2026 to ensure: <ul style="list-style-type: none"> Community grants are advertised, assessed and awarded to community groups Service agreements are advertised, assessed and awarded to various service providers operating in the City of Armadale to address identified social priorities 	<ul style="list-style-type: none"> Number of community grants and service agreements awarded. <ul style="list-style-type: none"> Participant data, feedback and outcomes from community grants and service agreements. Number of network groups operating. Number of meetings held per annum including attendance and capacity building opportunities 		Objective 1.1.3, 1.2.2, 1.2.5 and 1.4.4	City of Armadale

11.1.4.5	Support and build capacity with target populations in the City focusing on social priorities through inclusive practices.	<ul style="list-style-type: none"> Current network groups are coordinated to ensure information is shared, service gaps are identified, advocate to state and federal government departments, capacity building is available for members and that community and clients receive the best care and support available to them Implement the actions outlined in the Social Priority Action Plan 2021 – 2023 to address community concerns through exploring project/services in areas of concern. Implement the actions outlined in the Access and Inclusion Plan to assist in ensuring that those living 	<ul style="list-style-type: none"> Number of projects and services implemented. Participant data, feedback received and outcomes achieved. Number of actions achieved. 				Objective 1.1.3, 1.2.2, 1.2.5, 1.4.2, 1.4.3 and 1.4.4	City of Armadale
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	City of Armadale	Objective 1.4.4 and 4.4.4					<p>with disability have equal access to improve and maintain their health and wellbeing.</p> <ul style="list-style-type: none"> Complaints regarding people experiencing homelessness are effectively coordinated and managed by adhering to the City's Homelessness Policy. Develop mechanism to collect referrals. Organisations providing support services to people experiencing homelessness are supported to operate in appropriate locations in the City. 	<p>Respond to complaints regarding community members experiencing primary homelessness to assist in referring to a relevant agency or organisation for additional support and/or assistance.</p>	11.1.4.6
						<ul style="list-style-type: none"> Number of customer complaints regarding homelessness. Number of support organisations operating within the City of Armadale. Number of referrals to support organisations completed. 			

11.1.4.7	Respond to hoarding complaints to ensure environmental health issues are investigated and where appropriate people needing additional support (e.g. mental health support) are referred to the relevant agency.	<ul style="list-style-type: none"> Requests managed effectively and in a timely manner. Community members are referred to appropriate support agencies and services, where relevant. 	<ul style="list-style-type: none"> Number of requests regarding abandoned houses and unfit for habitation complaints. Number of referrals to relevant agencies. 						Objective 1.4.4 and 4.4.4	City of Armadale
Strategy 11.1.5 Provide an environment that supports injury prevention and promotes safer communities										
Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility	
				2021/2022	2022/2023	2023/2024				
11.1.5.1	Enhance the appeal of the Armadale City Centre as a healthy place to shop, to access services, to enjoy recreation, leisure and entertainment services and facilities and business.	<ul style="list-style-type: none"> Encourage and attract new investment and development opportunities to the Armadale City Centre. Police presence maintained in the City Centre to create a safe and inviting pedestrian space. 	<ul style="list-style-type: none"> New investment and development opportunities. Community Perceptions Survey data. 				Contingent on external funding and investment	Objective 3.1.2, 3.1.3 and 3.1.7	City of Armadale and Western Australian Police – Armadale District.	

11.1.5.2	Identify and support community safety projects and community capacity and resilience.	<ul style="list-style-type: none"> • Continue to support Neighbourhood Watch initiatives to build community capacity. • Support and facilitate community cohesion and community safety initiatives in the community. • Foster community connection and promote personal and community safety through the delivery of the Growing our Neighbours program. • Offer workshops, safety audits and a safety incentives scheme to assist in reducing crime incidents and to improve perceptions of the City as a safe place to live. 	<ul style="list-style-type: none"> • Number of initiatives, activities and events delivered • Participant data and feedback received. • Review of WA Police crime statistics for targeted hotspot areas. • Number of incentives claimed. • Number of safety audits conducted. • Project evaluated and report available. • Community Perceptions Survey data. • Number of development applications submitted with CPTED checklist. • Number of policies CPTED principles are incorporated into. 			Contingent on external funding	Objective 1.1.1, 1.2.1 and 1.2.5	City of Armadale, Neighbourhood Watch and other relevant agencies.
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11.2.1.2	<p>Minimise the impact of mosquito borne disease in the community through: educating residents and visitors to the City of the risks posed by local mosquito populations and the steps they can take to protect themselves, educating residents on ways they can prevent breeding around their home and provide an emergency response in the event of an outbreak of mosquito borne disease in the region.</p>	<ul style="list-style-type: none"> • Continue to implement Mosquito Management Plan, maintenance and management of mosquito populations within the City through relevant trapping, interventions (e.g. treatment with larvicide) and community education. • Continue to require mosquito management plans with new structure plans and/or subdivision applications in appropriate areas. 	<ul style="list-style-type: none"> • Annual Mosquito Management report. • Number of interventions implemented. • Intervention evaluation data (e.g. reach and number of mosquito complaints). • Number of new development approvals with mosquito management plans. 		Objective 1.2.4 and 1.4.4	City of Armadale
11.2.1.3	<p>Discourage the illegal dumping of rubbish and encourage residents to keep</p>	<ul style="list-style-type: none"> • Implement the actions outlined in the Waste Plan 2021 – 2025. • Investigate alternative solutions for verge 	<ul style="list-style-type: none"> • Number of actions implemented and outcomes achieved. 		Objective 2.4.1	City of Armadale

	<p>their City clean to reduce potential accumulation of pests and the spread of disease.</p>	<ul style="list-style-type: none"> collections prior to the next verge collection tender to assist in reducing illegally dumped litter. Advocate on behalf of the community to State Government departments to provide support with clean ups and maintenance of natural bushland and reserves. Encourage community pride in taking care of their places and spaces through community campaigns (e.g. Keep Australia Beautiful/Adopt a Spot). Develop an anti-litter strategy and illegal dumping strategy with the inclusion for adopting the WALGA process for illegal dumping. 	<ul style="list-style-type: none"> Number of behaviour change initiatives implemented. Number of activities and/or events held. Reported increase/decrease in illegal dumping notifications. Undertake community engagement to determine feedback regarding verge collection bookings. Participant data and feedback received. Number of advocacy submissions and feedback received/action taken as a result. Social media campaigns and engagement. 				
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Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility
				2021/2022	2022/2023	2023/2024			
Strategy 11.2.2 Administer public health legislation to minimise potential environmental health risks.									
			<ul style="list-style-type: none"> Campaign reach of materials. Strategy developed and endorsed. 						
11.2.2.1	Actively contribute by way of public submission to the Department of Health's Regulatory Review Program involving a review of all regulations adopted under <i>Health (Miscellaneous Provisions) Act 1911</i> and <i>Public Health Act 2016</i> .	<ul style="list-style-type: none"> Advocate for relevant regulation review and increase the advocacy profile of City of Armadale. 	<ul style="list-style-type: none"> Number of submissions to Department of Health. 				NA	City of Armadale	
11.2.2.2	Implement the City's statutory responsibilities for providing health protection for the community, as legislated by the	<ul style="list-style-type: none"> Provide health protection for the community including - assessing and processing applications (such as food businesses, 	<ul style="list-style-type: none"> Health Services Manager reports provided to Council detailing resolved and unresolved 				Objective 1.2.4 and 1.4.4	City of Armadale	

	<i>Public Health Act 2016, Food Act 2008, Tobacco Products Control Act 2006, Environmental Protection Act 1986 and the Health (Miscellaneous Provisions) Act 1911</i> , subsidiary legislation and local laws.	public buildings and effluent disposal), - risk assessment inspections (such as aquatic facilities, caravan parks and offensive trades), - samples collected for analysis (such as food and drinking water) and, - complaint investigations (such as noise and air quality).	complaints, inspections, investigations, sampling and assessments.													
Strategy 11.2.3 Mitigate the impacts of public health emergencies through the management of environmental health risks that have the potential to affect the community.																
Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility							
				2021/2022	2022/2023	2023/2024										
11.2.3.1	Provide support for the development and implementation of public health emergency management arrangements.	<ul style="list-style-type: none"> Environmental Health Emergency Management Support Plan developed. Health Service Department to support the formalisation of the City's Local Emergency Management Arrangements. Continue to comply with the State 	<ul style="list-style-type: none"> Plan developed and endorsed. Formal arrangements. Disseminate up to date and relevant COVID-19 information, where appropriate, to the community. 				Objective 1.4.4	City of Armadale								

	11.2.3.2	<p>Reduce urban heat island effects to minimise the associated health impacts that occur as a result of extreme weather patterns.</p>	<p>Government Pandemic Plan, inclusive of COVID-19.</p> <ul style="list-style-type: none"> Increase tree canopy cover within the City to provide shade and, to absorb heat to minimise the risk of heat related death and illnesses such as heat stroke, heat exhaustion and respiratory difficulties. Implement the actions outlined in the Switch Your Thinking Business Plan in relation to community education and adaptation. Implement the Landscape Feature and Tree Preservation Local Planning Policy to ensure preservation of trees in the City. 	<ul style="list-style-type: none"> Demonstrated achievements of objectives through periodic reporting of heat island effect to Council. Number of trees planted. Switch Your Thinking Business Plan actions implemented and outcomes achieved. 				<p>Objective 1.4.4, 2.1.1 and 2.2.2</p>	City of Armadale
Strategy 11.2.4 Support and enhance communicable disease control measures, prevention and education within the community.									
Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility
				2021/2022	2022/2023	2023/2024			

11.2.4.1	Assist with minimising the harm associated with inappropriately discarded sharps (e.g. needles/syringes) in public places and spaces.	<ul style="list-style-type: none"> Monitor and report on number of call outs to dispose of sharps. Monitor and report on the use of the Needle Syringe Disposal Unit program. Implement initiatives to expand the Needle Syringe Disposal Unit program, where relevant. 	<ul style="list-style-type: none"> Number of needle/syringe pickups. Number of inserts exchanged and number of units needing replacing for the Needle Syringe Disposal Unit program Initiatives implemented. 		Objective 1.2.4	City of Armadale
11.2.4.2	City to continue to support the WA AIDS Council Needle Syringe Exchange Program to minimise the risk of blood-borne virus (e.g. hepatitis/HIV) transmission in the community.	<ul style="list-style-type: none"> Support a harm reduction approach to minimising the risk of blood-borne virus transmission in the community along with reducing the number of inappropriately discarded sharps. Continue to build relationships with clients to support better informed decisions, practices and health outcomes. Continue partnership with WA AIDS Council to promote a harm reduction 	<ul style="list-style-type: none"> WA AIDS Council annual report provided to the City outlining the number of people who have accessed service, rate of needle syringe exchange, and number of education/information provided to clients. 		Objective 1.2.4	City of Armadale and WA AIDS Council

11.2.4.3	Encourage and promote childhood, influenza and COVID-19 vaccinations through City's socials and through community activities, projects and vaccination clinics.	<p>approach to minimise public health impacts.</p> <ul style="list-style-type: none"> Conduct immunisation campaigns in line with Department of Health messaging through City's socials and through community projects, programs and activities to increase community education and awareness regarding the importance of immunisations and vaccinations. Increased community education and awareness regarding the importance of immunisations and vaccinations. Increase vaccination uptake within the City. 	<ul style="list-style-type: none"> Social media campaigns and engagement. Campaign reach of materials. Review of immunisation data from East Metropolitan Health Service. Number of influenza and childhood vaccinations provided. Number of clinics undertaken. 				Objective 1.2.4	City of Armadale and Aboriginal Medical Care 360	
Strategy 11.2.5 Expand the Environmental Health Officer's primary role to incorporate health promotion functions									
Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility
11.2.5.1	Increase the profile and external funding to the City of	<ul style="list-style-type: none"> Identify appropriate awards programs and develop submissions. 	<ul style="list-style-type: none"> Number of submissions. 	2021/2022	2022/2023	2023/2024	Contingent on external funding	Objective 3.2.1	City of Armadale

11.2.5.2	<p>Armadales, promoting health and wellbeing as part of the City's core business.</p>	<ul style="list-style-type: none"> Disseminate good news stories associated with the Community Health and Wellbeing Plan. Coordinate data collection for annual reporting for the Community Health and Wellbeing Plan against the Health Services Business Plan and in accordance with the requirements of the <i>Public Health Act 2016</i>. Promote the report across all City directorates and encourage them to contribute relevant activities. 	<ul style="list-style-type: none"> Number of successful submissions. Media coverage. Community Health and Wellbeing Plan report developed and included in annual Health Services report. Health Services annual report provided to Executive. Reporting submitted to Department of Health, as and when required. 		Objective 1.2.5	City of Armadale
<p>Establish a Public Health Stakeholder network with the purpose of encouraging organisations to work together, reduce duplication and share information to</p>		<ul style="list-style-type: none"> Identify and engage appropriate health stakeholders. Facilitate quarterly meetings. 	<ul style="list-style-type: none"> Representation on the group. Number of meetings held per years. Capacity building opportunities offered. 			

11.2.5.5	Regularly consult and engage with community about City of Armadale health and wellbeing priorities at the end of each Public Health Plan.	<ul style="list-style-type: none"> City engagement is run efficiently, and engagement is done in a planned and coordinated approach. Projects are run more efficiently through an engagement platform. Data is collected more efficiently 	<ul style="list-style-type: none"> Engagement toolkit and strategy is reviewed. Digital engagement platform endorsed and implemented. Number of staff trained in use of digital engagement platform. 					Objective 4.4.1	City of Armadale
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11.3 Improve and maintain Aboriginal and Torres Strait Islander Health and Wellbeing

Strategy 11.3.1 Promote and support initiatives that meet the cultural needs of Aboriginal and Torres Strait Islander people									
Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility
				2021/2022	2022/2023	2023/2024			
11.3.1.1	Consider developing a Reconciliation Action Plan for the City of Armadale	<ul style="list-style-type: none"> Improve health and wellbeing outcomes for the local Aboriginal and Torres Strait Islander community. 	<ul style="list-style-type: none"> A Workshop with Councillors be held to discuss the development of a Reconciliation Action Plan. 					Objective 1.4.3	City of Armadale

11.3.2.4	health services and programs at the Champion Centre.	<ul style="list-style-type: none"> where ethically possible. <ul style="list-style-type: none"> Strengthen the Champion Centre's community hub model by coordinating external organisations to deliver primary health services at the Champion Centre. Provide opportunities to learn new skills and build capacity in the community (e.g. cooking classes, family programs and workshops). 	<ul style="list-style-type: none"> Number of clinics delivered per annum. Number of programs and activities held per annum. Participant data and feedback received. 				
	Develop and implement the Trails Master Plan to promote and enhance the natural assets of the City to encourage tourism opportunities for visitors, physical activity opportunities for local	<ul style="list-style-type: none"> Promoting the new and existing trails for visitors and local residents as both an opportunity for physical activity, increased cultural understanding and tourism. Tourists and wider community are aware of sacred and significant sites and 	<ul style="list-style-type: none"> Trails Master Plan endorsed. Engagement and consultation with Aboriginal and Torres Strait Islander community completed in the development of the trails master plan. 		Contingent on internal funding	Objective 3.4.2 and 3.4.3	City of Armadale

Action Number	Action	Expected outcome	Measure	Timeframe			Resource Implication	Corporate Business Plan Alignment	Responsibility
				2021/2022	2022/2023	2023/2024			
	residents and incorporate inclusions to support further educational opportunities for Aboriginal and Torres Strait Islander people.	their importance to Aboriginal and Torres Strait Islander peoples to reduce damage to sites and increase awareness of local culture.	<ul style="list-style-type: none"> Feedback received from community. 						
Strategy 11.3.3 Ensure programs and services offered in the City of Armadale are accessible, equitable and respond to community need									
11.3.3.1	Coordinate the South East Metro Emergency Relief Forum.	<ul style="list-style-type: none"> Identify and deliver initiatives to meet community need. 	<ul style="list-style-type: none"> Number of initiatives implemented. Evaluation data. Number of meetings held per year. Representation on group. 				Objective 1.2.4 and 1.2.5	Community Development	
11.3.3.2	City of Armadale to continue to support and deliver initiatives that ensure healthy food is accessible, affordable and	<ul style="list-style-type: none"> Continue to coordinate and deliver the Food Security Program at the Champion Centre. Maintain the partnership with Foodbank WA to 	<ul style="list-style-type: none"> Weekly average number of people accessing food security program. Weekly average of produce and bread provided to the community. 				Objective 1.2.4 and 1.4.4	City of Armadale and Foodbank WA.	

11.3.3.3	available to the community.	enable the Mobile Foodbank van to visit the Champion Centre and Armadale Arena locations weekly to ensure healthy and affordable food is available to the community.	<ul style="list-style-type: none"> Number of people accessing the Mobile Foodbank van. 				
	Identify Aboriginal and Torres Strait Islander controlled services that offer support to clients located within the City of Armadale.	<ul style="list-style-type: none"> Develop a digital resource directory to link community to relevant support services. 	<ul style="list-style-type: none"> Resource directory developed and maintained. 			Objective 1.2.5 and 1.4.3	City of Armadale

12.0 References

- ¹ World Health Organization (1948). *World Health Organization Constitution*. Retrieved from: <https://www.who.int/about/who-we-are/constitution>
- ² Department of Health (2010). *Pathway to a healthy community: A guide for councillors*. South Metropolitan Public Health Unit, Perth.
- ³ Department of Health (2019). *State Public Health Plan for Western Australia: Objectives and Policy Priorities for 2019 – 2024*. Public and Aboriginal Health Division, Department of Health Western Australia.
- ⁴ World Health Organization (2021). *Social determinants*. Retrieved from: euro.who.int/en/health-topics/health-determinants/social-determinants/social-determinants
- ⁵ Local Government Association (2020). *The social determinants of health and the role of local government*. Local Government House, London. Retrieved from: <https://www.local.gov.uk/publications/social-determinants-health-and-role-local-government>
- ⁶ ID Forecast (2021). *City of Armadale population forecast*. Retrieved from: <https://forecast.id.com.au/armadale>
- ⁷ East Metropolitan Health Service (2019). *City of Armadale Community Health Profile 2019*. East Metropolitan Health Service, Department of Health, Perth WA.

www.armadale.wa.gov.au





ROAD NAMING PLAN
Waterwheel Road, Bedfordale

75 0 75 150m
SCALE 1 : 7500



Based on information provided by and with the permission of the Western Australian Land Information Authority (LIDAR) (2012). Aerial photographs supplied by Landgate, Perth/Armadale to Heidelberg.

DATE: 11 January 2018. REVISION: 1802
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ARMADALE ROAD

EASEMENT

WELD STREET

ARMADALE ROAD

WELD STREET

LOCATION PLAN

C/T: LR3032/507
 STSUS: RESERVE UNDER MANAGEMENT ORDER
 PRIMARY INTEREST HOLDER: CITY OF ARMADALE
 PURPOSE: RECREATION
 MANAGEMENT ORDER: H881354
 EASEMENT: M203753
 AREA REQUIRED = 36 m²

LEGEND

-  LAND REQUIRED FOR ROAD PURPOSES
-  BOUNDARY TO BE SURVEYED.

NOTES

- 1 DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.
- 2 S.L.K. IS A M.R. STRAIGHT LINE KILOMETRE AND IS APPROXIMATE ONLY
- 3 HORIZONTAL DATUM IS MGA 94.

METROPOLITAN REGION

Telephone 0811 6333 Fax 0811 6363

APPROVED FOR IMPLEMENTATION

FILE NUMBER	FOLIO	DATE	APPROVAL NUMBER

AUTHORISED

APPROVED



FINANCE AND SERVICES
PROPERTY MANAGEMENT

Telephone 0823 4800 Fax 0823 4800

FILE No. 16/1506
 DRAWN/DESIGNED W.M. ROLLINGS 18/3/20
 AUDITED IN ACCORDANCE WITH STANDARD 67-89-48 IN THE ROAD AND TRAFFIC ENGINEERING MANUAL

ARMADALE RD H23

LAND DEALINGS

A 27131 (LOT 451), 8.03 SLK

LOCAL AUTHORITY (100) CITY OF ARMADALE

DRAWING TYPE	DRAWING NUMBER	AMEND.
7200	2060-083	



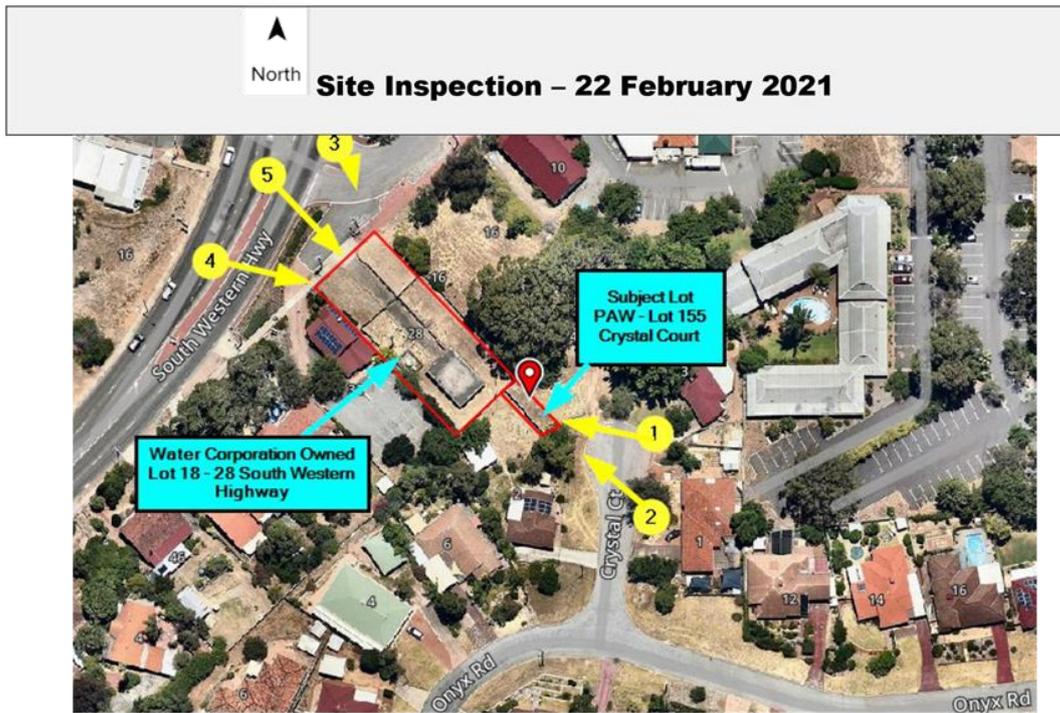
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NOT TO SCALE

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DATE: 22 July 2020 - 09:09:00
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Reference Map
NOTE: Approximate Locations



Photo 1 –
Looking North West from Crystal Court, Mt Richon towards the PAW



**Photo 2 –
Looking North from Crystal Court, Mt Richon towards the PAW**



**Photo 3 –
Looking South East from South Western Highway towards Water
Corporation Property**



Photo 3 – Looking North East from South Western Highway towards Water Corporation Property



Photo 3 – Looking South East from South Western Highway towards Water Corporation Property

SUBMISSION TABLE – WAPC’s PLANNING REFORM STAGE 2		
WAPC Proposals - Planning creates great places for people	CoA Recommendation	CoA Comment
<p>Government led structure planning for areas of key strategic importance with fragmented land ownership. Consider and test legislative or regulatory amendments required.</p>	<p>Further information required.</p>	<p>It is acknowledged that there may be areas which are heavily constrained and of such fragmented landownership that the market would not produce a structure plan. Government can play a role in coordinating structure planning of such areas, adding confidence to the development vision and reducing private disincentives and risks.</p> <p>However, the State Government already has a range of regulatory tools to manage the comprehensive planning of strategic and/or complex sites. This includes Improvement Plans and Schemes, Planning Control Areas, Special Control Areas, identification of land as a Redevelopment Area under the <i>Metropolitan Redevelopment Authority Act 2011</i>, and through the establishment of specific legislation such as the <i>Swan Valley Planning Act 2020</i>.</p> <p>The City’s experience with State Government redevelopment areas is mixed.</p> <p>The proposal could potentially be supported but before finalising an opinion it would be necessary to see more detail and a clear focus on engagement with the community and Local Government.</p>
<p>Introduce statutory and regulatory amendments to reduce duplication in decision-making and better balance land use, transport and road planning outcomes for key urban roads and highways. Finalise new Movement and Place Framework.</p>	<p>Support.</p>	<p>There appears to be 2 concepts involved in this reform, which it would be better to separate and expand upon.</p> <p>Cultural change within Main Roads WA (MRWA) should be part of this ambition at a high level of government. MRWA should not have power of crossover veto (under non-planning legislation) once a proposal has gained a valid approval as it undermines the entire system.</p>
<p>Review and reform developer contribution plans, specifically to streamline the assessment and approvals process.</p>	<p>Conditional Support.</p>	<p>The City supports the need for efficiency, accuracy and consistency, but the WAPC should avoid a one-size fits all approach developing, and recognise the importance for DCPs to operate within an agile framework that can effectively allow industry and government to collaboratively respond to the unique infrastructure needs of individual areas.</p> <p>State Planning Policy 3.6 (SPP 3.6) has only recently been finalised and approved and as such, the new policy provisions have yet to be fully established and tested.</p>

SUBMISSION TABLE – WAPC’s PLANNING REFORM STAGE 2	
	<p>The City provided significant input into SPP 3.6 and a number of its proposals were included in the finalised version.</p> <p>Enabling provisions in the LPS Regulations have yet to be drafted and implemented. Having regard to this, the introduction of any new measures as part of Phase 2 planning reforms should maybe be delayed until the regulations are finalised and SPP 3.6 tested in practice.</p> <p>Notwithstanding the above, SPP 3.6 in itself goes a significant way to reforming the DCP system by outlining standards and principles that should help deliver streamlined and consistent outcomes. In order to see these reforms materialise it is important that the standards and principles of SPP 3.6 are applied consistently and accurately by DPLH/WAPC. It is also important that LGAs and other stakeholders are provided with consistent and accurate advice from DPLH when drafting DCPs. Resourcing DPLH with the appropriately experienced and staff qualified in DCP management is therefore key and recruiting new staff or upskilling existing staff to ensure this happens should be a focus.</p> <p>DPLH may also want to consider the establishment of a DCP Working Group made up of industry and government professionals to provide advice on DCP matters and provide independent advice/assistance.</p>
Reduce duplication and conflict in decision making across State and local Government through regulatory and statutory amendments.	<p>Conditional Support.</p> <p>Removing duplication of decision making is a fairly blunt method of resolving conflicts. It may be better to align the strategic intent and/or statutory frameworks of the relevant agencies so that they make complementary rather than conflicting decisions.</p>
Finalise new State Planning Policy to guide medium density development.	<p>Supported.</p> <p>The expectation is that the Medium Density Code will lead to higher quality outcomes, which will need to be determined in practice once it has been finalised and is being implemented.</p>
Develop and consult on a new Neighbourhood Design Policy to modernise and replace existing policy guidance.	<p>Supported.</p> <p>Active space shortfalls due to large areas of POS required for urban drainage needs to be reviewed.</p> <p>Road hierarchy/widths also need to be reconsidered to provide greater scope for the provision of street trees.</p>

SUBMISSION TABLE – WAPC’s PLANNING REFORM STAGE 2		
		The retention of remnant trees and other environmental assets within POS and road reserves needs to be given greater emphasis.
Planning is easier to understand and navigate		
Elevate status of local planning strategies to ensure all local governments have a clear development vision for their communities. Develop clear and consistent guidance for structure plans, planning schemes and scheme amendments.	Conditional Support.	LPS guidelines about manner and form would be useful, but they should provide scope for local issues/variance to be addressed. The WAPC is already moving to make LPS’s consistent so it is unclear what more will be achieved by this proposal. While local planning strategies can be used in decision making such as by WAPC or Tribunal they are not sufficiently referenced in regulations/statutory planning schemes, and doing so would help their acceptance and promote wider use of local planning strategies.
Introduce a new simplified and efficient system for review of State planning policies, including new Regulations.	Supported.	State planning policies are high level direction-setting documents and should be regularly reviewed and revised to keep up to date. Establishing a process through Regulations that allows for a contemporary approach to SPP review is supported. The City supports the retention of the current wording of Cl. 28(1) of the Act, that mandates consultation with impacted Local Governments and/or WALGA during the preparations of a SPP, with detail on how this should occur being placed in Regulation. Adding further State Planning Policies and Regulations into the system has created greater complexity and increased application processing times with some SPP’s.
Launch online planning portal to track applications and facilitate improved community engagement.	Not supported.	It is understood that the proposal is for DPLH to facilitate and host a central online planning portal that would be used to track applications and facilitate improved community engagement. Many Local Governments, including the City of Armadale, are moving to provide this information and functionality on their own websites. Duplicating that information and functionality on the DPLH website, which the City doesn’t control or maintain, would be inefficient and undesirable. DPLH reviewed such a proposal a few years ago and wasn’t able to development such an efficient system.

SUBMISSION TABLE – WAPC’s PLANNING REFORM STAGE 2		
<p>Further improve consistency of consultation on development applications.</p>	<p>Supported.</p>	<p>It is noted that Cl. 64 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> already provides for a level of consistency in consultation on development applications. When finalised, the draft Planning Engagement toolkit will provide useful guidance about exercising discretion <i>within</i> the framework provided by Cl. 64. It is not clear what else is proposed.</p>
<p>Introduce new requirements for plain English, one-page community focused summaries of proposed local and regional planning scheme amendments.</p>	<p>Supported.</p>	<p>This would be a useful reform and the format could be standardised to make the public familiar with format. Summaries of proposed local and regional planning scheme amendments can help the public understand the intent of proposals and therefore promote engagement in the process. The City has been attempting to simplify its planning consultation documents.</p>
<p>Clarify use and function of local planning policies and identify an appropriate lifespan for their operation.</p>	<p>Supported.</p>	<p>This would be a useful reform and a conscious effort should be made to review policies regularly (3 – 5 years) and help reduce the complexity of the planning system.</p>
<p>Develop standard manner and form for local planning policies to ensure consistency across all local governments.</p>	<p>Supported.</p>	<p>A consistent format would be an appropriate target. It is noted that the City already has a logical and sound format for its Planning Policies.</p>
<p>Finalise new Planning Engagement Toolkit.</p>	<p>Supported.</p>	
<p>Planning systems are consistent and efficient</p>		
<p>Scope and implement a new, streamlined pre-lodgement model for development applications, and progressively implement a similar model for other planning processes.</p>	<p>Conditional Support.</p>	<p>The City already does this pre-lodgement process informally. Formalising and/or mandating the pre-lodgement process will place additional demand upon resources, however, which needs to be funded. Time spent in the pre-lodgement should attract a fee, similar to seeking written planning advice.</p> <p>The pre-lodgement process should account for policies/procedures like the City’s Design Review Panel.</p> <p>Because pre-lodgement advice is provided on the basis of limited information and without having conducted a formal assessment it should be non-binding upon decision makers.</p>

SUBMISSION TABLE – WAPC’s PLANNING REFORM STAGE 2	
<p>Review land use classifications across local planning schemes.</p>	<p>Conditional Support.</p> <p>Schemes are periodically reviewed whereby land use classifications are compared to the Model text in the regulations. Where advantages are provided by a variation to the Model text this should be allowed and consideration given to changing the Model text. Reducing the number of land use classifications will result in more applications for ‘uses not listed’, which is not considered a desirable outcome.</p> <p>As an example, a Scheme would typically have had a minimum of three industrial land use classifications each corresponding to a different intensity/scale of operation and potential for amenity impacts. The Model text has reduced the number of those classifications, making it more difficult to keep industrial uses operating in locations where they are less likely to conflict with other uses. The Rural zones have a similar issue with the Model Scheme Text.</p>
<p>Rationalising the number of land use classifications.</p>	<p>Not supported.</p> <p>It is acknowledged that there would be some advantages to having a consistent set of land use classifications however the rationalisation of 3 or more existing land use classifications into one is not necessarily a desirable outcome. Having a range of land use classifications provides a degree of control over the intensity of uses which go into zones and land classification uses often directly correspond to the zoning where they are most suitable – for example a Light Industry use being permitted as of right in the Light Industry zone. If the Light Industry zone were amalgamated with another industrial use classification the degree of control would be reduced.</p>
<p>Establishing a more consistent approach to permissible uses.</p>	<p>Not supported.</p> <p>Variations between Local Authority areas mean that it is not desirable to apply a predetermined list of land use permissibilities to corresponding land use classifications and zones within the Scheme Text. The character, constraints and conditions of a rural zone, for example, varies widely across Local Governments and land use permissibility needs to be flexible so that it can take account of those variations.</p>
<p>Developing a suite of consistent car parking requirements.</p>	<p>Conditionally supported.</p> <p>Conditionally supported. Traffic and car parking needs can vary widely between different local areas and while a central point of reference would be useful, local variations should still be allowed. Different standards for inner city and outer metro growth areas would be required.</p>

SUBMISSION TABLE – WAPC’s PLANNING REFORM STAGE 2		
<p>Working with the local government sector, define timeframes and establish consistent approaches for crossovers (connecting driveway to street).</p>	<p>Not supported.</p>	<p>The proposal to ‘absorb’ the control of crossovers into the planning process would add red-tape, rather than reduce it. The rationale and methodology for using the planning process to control ‘development’ of the public realm is also unclear and may have unforeseen consequences.</p>
<p>Investigate a central referral process across State Government agencies to improve consistency in consideration of related development matters such as heritage, environment and traffic.</p>	<p>Supported.</p>	<p>Referrals could certainly be better managed, so can see benefits from a single electronic hub where a LG has a profile, and applications are uploaded then distributed to relevant authorities. Would be easy to log in and track responses with clear timeframes.</p> <p>The WAPC could monitor the response rates of State Government agencies to development application referrals from Local Government and assist with improving the timeliness and quality of State Government responses.</p>
<p>Reduce red tape in assessment and decision-making for region schemes, structure plans and amendments.</p>	<p>Supported.</p>	<p>The processes of assessment and decision-making for region schemes, structure plans and amendments have evolved to bring about proper and orderly planning with the necessary degree of scrutiny. While a continued focus on refinement to shorten timeframes is important, that needs to be balanced against maintaining a ‘proper’ process that leads to good decision making.</p> <p>The <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> lay out every step and timeframe applicable to those portions of the structure plan and scheme amendment process which is overseen by Local Government. Those regulations also break scheme amendments down into 3 different categories which has already reduced red tape for scheme amendments deemed to be either ‘basic’ or ‘standard’. There seems to be few significant opportunities left to further streamline the Local Government-led portions of these two processes, other than re-delegating the approval of minor Structure Plan amendments to Local Government. This will result in reduced decision timeframes and allow DPLH to focus on larger more complex structure plans and matter of strategic importance.</p> <p>There should be an emphasis upon WAPC improving its processing times for MRS and LPS amendments, Local Planning Strategies/New Local Planning Schemes and structure plan determinations.</p>

SUBMISSION TABLE – WAPC’s PLANNING REFORM STAGE 2		
Review advertising timeframes for schemes and local planning strategies.	Supported.	Local Government engagement is required on this proposal.
Continue collaboration with local government and key stakeholders to identify data and collection method for mandatory reporting of planning activity.	Supported.	The City is satisfied that the performance monitoring which it conducts internally and externally via WALGA’s Performance Monitoring project are sufficient for its needs. The WAPC should produce its model using this format. Data collection/mandatory reporting of planning activity should be applied to all decision makers, not only Local Government.
Development Assessment Panel (DAP):		
Further reduce the number of panels to three (3).	Supported.	Supported as it is intended to improve decision making consistency.
Appoint permanent panel members.	Conditional Support.	The existing arrangement for Councillor membership should be retained.
Create new Special Matters DAP to deal with development proposals of State significance.	Conditional Support.	The criteria needs to be developed with Local Government engagement to ensure this DAP deals only with special matters.
Improve public access to clear explanatory materials and greater transparency of DAP decisions.	Supported.	Agreed, this has been raised by WALGA and a number of Local Governments as being an improvement that needs urgent attention.
Western Australian Planning Commission (WAPC):		
Consider WAPC composition to reframe it as a more flexible and independent board.	Conditional Support.	The City does not support any reduction in the current level of Local Government representation on the WAPC or its committees. This proposal appears to contradict another proposal to appoint permanent DAP members to improve decision making consistency.
Clarify WAPC functions and powers of the WAPC to ensure focus remains on strategic planning, oversight of the planning system and policy framework, and it will also inform emerging trends and challenges.	Conditional Support.	Local Government should be engaged in the discussion about WAPC functions and powers.

SUBMISSION TABLE – WAPC’s PLANNING REFORM STAGE 2	
<i>City of Armadale Proposals:</i>	
	<p>Structure Plans should (once again) be a statutory rather than ‘due regard’ document, given the extent to which they are relied upon to guide subdivision, development and landuse planning in greenfields areas.</p> <p>The process and timeframes for minor amendments to structure plans should be reviewed because the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> provides the WAPC with an unreasonably long timeframe up to 120 days to determine those applications. Prior to introduction of the Deemed Provisions, the City’s TPS4 required the Local Government to forward a copy of a minor amendment to the WAPC within 10 days from the date of adoption, and the WAPC then had 10 days to notify the Local Government if it considered that the proposal materially altered the intent of the Structure Plan and the Structure Plan could be determined by Local Government or “called in” by the WAPC.</p>
	<p>The model scheme text needs to identify a clear, streamlined method of merging a local TPS and Deemed Provisions into a single document.</p>
	<p>The EPA/DPLH should have a more efficient and strategically-led method of dealing with such issues at the MRS stage. Some MRS Amendments contain land with environmental values of regional significance and the WAPC and EPA often defers addressing those values until the subsequent Local Government Town Planning Scheme Amendment, where there are less management options available. This approach unfairly places the burden of protecting environmental values of regional significance upon Local Government and impedes the delivery of a LPS rezoning consistent with the MRS.</p>
	<p>The WAPC’s Precinct Design Guidelines and Liveable Neighbourhood’s documents advocate for the retention of trees and increasing the extent of the urban tree canopy, because those trees perform important environmental and ecological functions and mitigate urban heat island effects. In order to maximise the urban tree canopy, the City recommends that the WAPC mandate requiring subdividers</p>

		<p>and developers who create or abut a public road to install street trees, either upfront if the trees can be suitably protected during the construction phase, or following construction if a satisfactory bond is established with the Local Government. The City requests this to happen however greater statutory mechanisms are required for this to occur.</p>
		<p>Requiring both a 7 day initial comment period and formal referral for very minor public works (e.g. demolition) seems unnecessary, with timeframes and comments essentially being duplicated. Refer s.6(3) of the <i>Planning and Development Act 2005</i></p>
		<p>The WAPC could monitor the response rates of State Government agencies to development application referrals from Local Government and assist with improving the timeliness and quality of State Government responses.</p>
		<p>Local Government should have delegated authority to determine development applications for state schools to ensure that the schools are appropriately developed and consider traffic management.</p>
		<p>WAPC needs to provide greater transparency behind its decision making by having fewer confidential reports in its agenda and particularly those reports about MRS and LPS amendments.</p>