CITY OF ARMADALE

A G E N D A

OF **DEVELOPMENT SERVICES COMMITTEE** TO BE HELD IN THE **COMMITTEE ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **MONDAY, 20 SEPTEMBER 2010** AT **7:00 PM.**

A meal will be served at 6:15 pm

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

DISCLAIMER

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

DECLARATION OF MEMBER'S INTERESTS

QUESTION TIME

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

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Development Services Committee Meeting held on 16 August 2010, to be confirmed.

Moved Cr _____
Carried/Lost ( )

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE No.16/2010

The following items were included for information in the "Development Services" section -

- **Outstanding Matters & Information Items**
  Report on Outstanding Matters - Development Services Committee
  Vacancy for WALGA Member – Urban Development Advisory Committee
  Vacancy for WALGA Member – Landgate Customer Service Council
- **Health**
  Health Services Manager's Report for the month of July 2010
- **Planning**
  Planning Services Report for the month of July 2010
  Planning Applications Report for the month of July 2010
  Planning & Building Applications Processing Times
  Reviews before the State Administrative Tribunal (SAT)
  Town Planning Scheme No.4 - Amendment Action Table
  Subdivision Applications - WAPC Approvals/Refusals – July 2010
  Subdivision Applications - Rpt on Lots Registered for 05/06, 06/07, 07/08 & 08/09
  PAW Closure Report - Significant Actions during July 2010
  Road Naming Report 2008/09 & consequential action of Council Recommendation
  Compliance Officer's Report for the month of July 2010
- **Building**
  Building Services Manager's Report for the month of July 2010
  Building Compliance Report for the month of July 2010
  Building Applications Monthly Statistics - July 2010

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

DEVELOPMENT SERVICES COMMITTEE

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20 SEPTEMBER 2010

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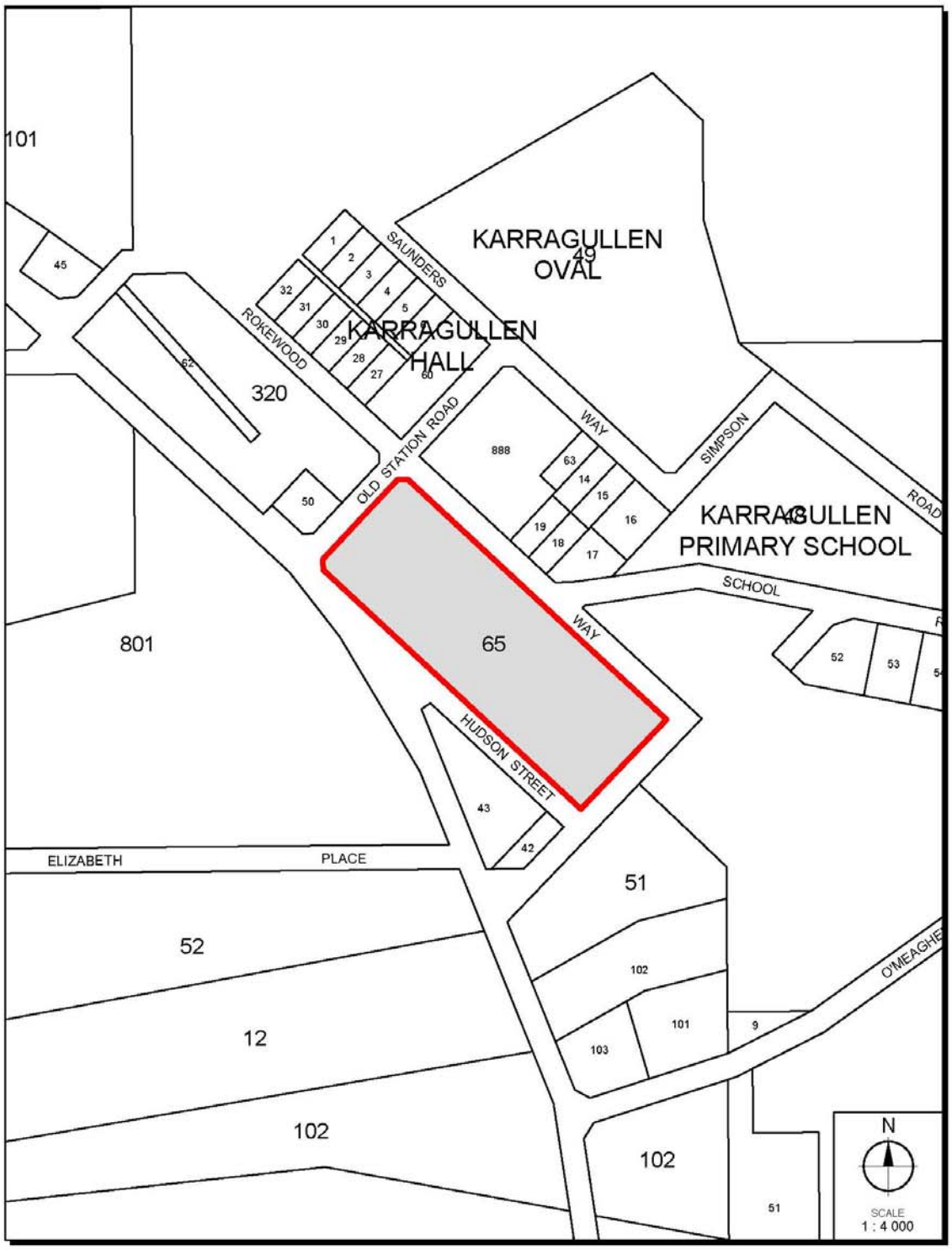
DEVELOPMENT SERVICES COMMITTEE

PLANNING



LOCATION PLAN
LOT 65 ROKEWOOD WAY, KARRAGULLEN

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PROPOSED WAREHOUSE (COLD STORAGE AND PACKING OF FRUIT), LOT 65 (7) ROKEWOOD WAY, KARRAGULLEN

WARD	:	JARRAH
APPLN NO.	:	10.2009.199.1
DATE	:	7 September 2010
REF	:	MAK
RESPONSIBLE MANAGER	:	EMPS
APPLICANT	:	Dykstra Planning on behalf of Karragullen Cool Stores
LANDOWNER	:	Crown (developer has entered into a conditional purchase lease agreement from the Crown)
SUBJECT LAND	:	Property size: 2.9356 hectares. Lot 65 (7) Rokewood Way cnr Old Station Road, Karragullen
ZONING		
MRS	:	Rural
TPS No.4	:	Rural Living 4 Additional Use No.39

In Brief:

- The City received an application for Planning Approval for a Warehouse, to be used for the cold storage and packing of fruit, on 27 May 2009.
- The application was advertised for a period of two weeks. A total of 8 submissions were received, all objecting to the proposal.
- Recommend that Council approve the application subject to appropriate conditions.

Tabled Items

Nil

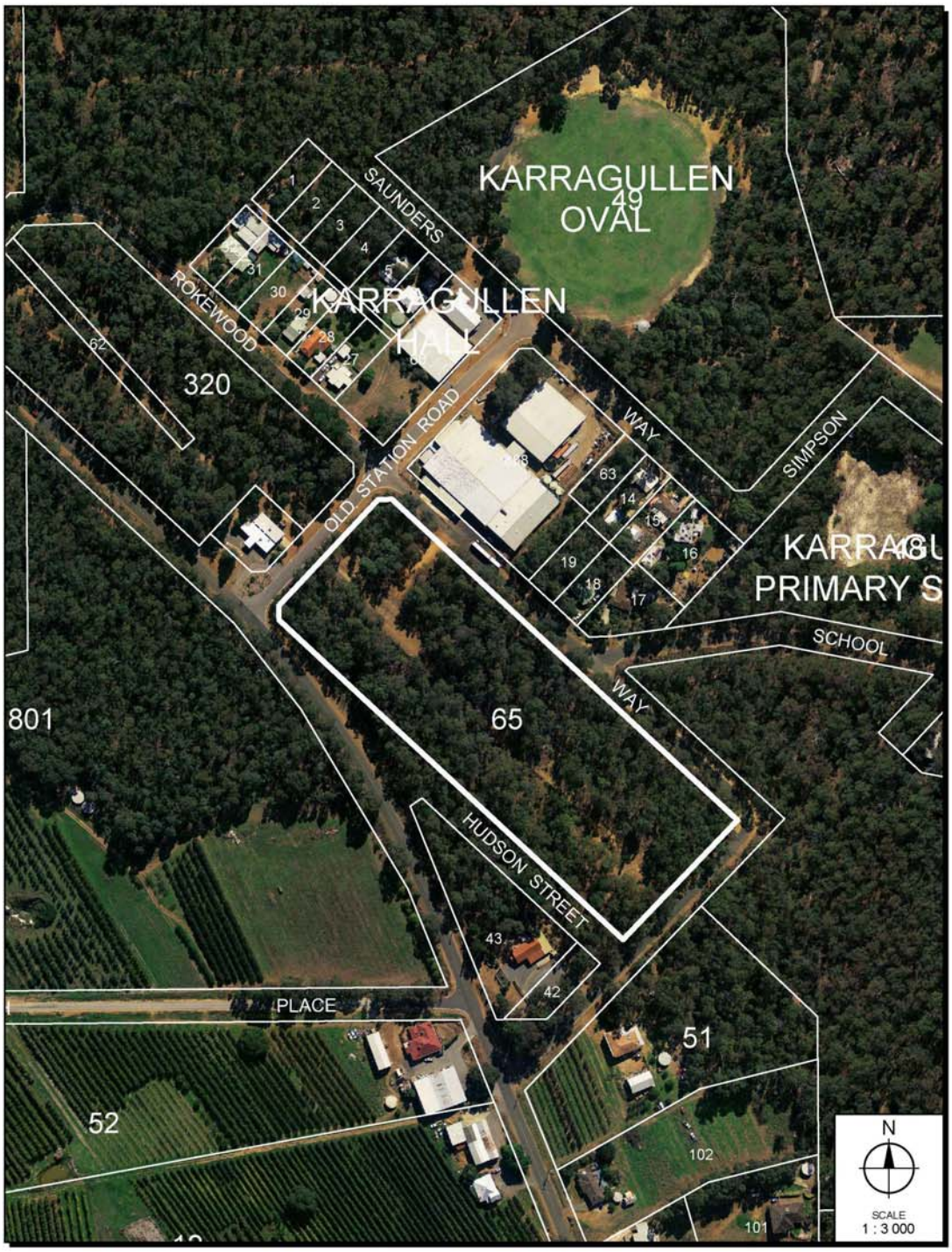
Officer Interest Declaration

Nil

Strategic Implications

2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
  2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.

2.5 Safe and efficient movement of goods, services and people.
  2.5.5 Provide appropriate on-road and off-street car parking.



AERIAL PHOTOGRAPH
LOT 65 ROKEWOOD WAY, KARRAGULLEN

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Legislation Implications

Planning and Development Act 2005
Environmental Protection (Noise) Regulations 1997
Town Planning Scheme (TPS) No.4
Local Planning Strategy 2003
Metropolitan Region Scheme

Council Policy / Local Law Implications

PLN 2.9 Landscaping
PLN 4.2 Signage (Advertisements)

Budget / Financial Implications

Nil.

Consultation

- Development Control Unit.
- Advertised for public comment for 14 days.

BACKGROUND

The subject land does not currently contain any structures and has significant vegetation coverage. The western portion of the lot contains a large cleared area and surrounding vegetation is predominantly coppiced regrowth, indicating that the land has been logged at some time in the past. The eastern portion of the lot is more densely vegetated and has a larger variety of understorey as well as trees.

A dirt track traverses the centre of the property, marking the location of a decommissioned railway track once located on the property. The railway line was extended to Karragullen from its previous terminus at Canning Mills in 1912. The line, known as the Upper Darling Range Railway, extended from Midland Junction to Karragullen. The main purpose of the railway line was to transport logs used to make railway sleepers to Midland Junction. The line was closed in 1949.

The property is gently sloping and grades downwards in a south-westerly direction away from its frontage with Rokewood Way (where elevations are approximately 303 metres AHD) to Canning Road (where elevations are approximately 295 metres AHD).

The proponent has operated the Karragullen Cool Stores from a property on the corner of Rokewood Way and Old Station Road (Lot 888) since the 1960's. For a number of years the existing facility has been inadequate to meet the requirements of the business due to increasing volumes of regional and local produce. The proponent has been negotiating for many years with the Department of Planning and Infrastructure to provide a suitable alternative location for the facility. In 2006 the proponent entered into a conditional purchase lease agreement for Lot 65 with the Department of Planning and Infrastructure. Completion of the purchase is dependent upon the land being rezoned (completed 2009) and the building being constructed to plate height.

Scheme Amendment

On 14 November 2008 Scheme Amendment No.36 was gazetted and this amendment involved Lot 65 (7) Rokewood Way being rezoned to Additional Use and added to Schedule 2 Additional Uses of Town Planning Scheme No.4 (TPS 4). This listing (Additional Use 39) enabled the following additional land uses (uses not normally permitted in a particular zone) to be permitted on the land subject to adherence to a number of provisions:

- Warehouse (Cool Storage/Packing Facility);
- Incidental car park, office and Exhibition Centre.

Petition

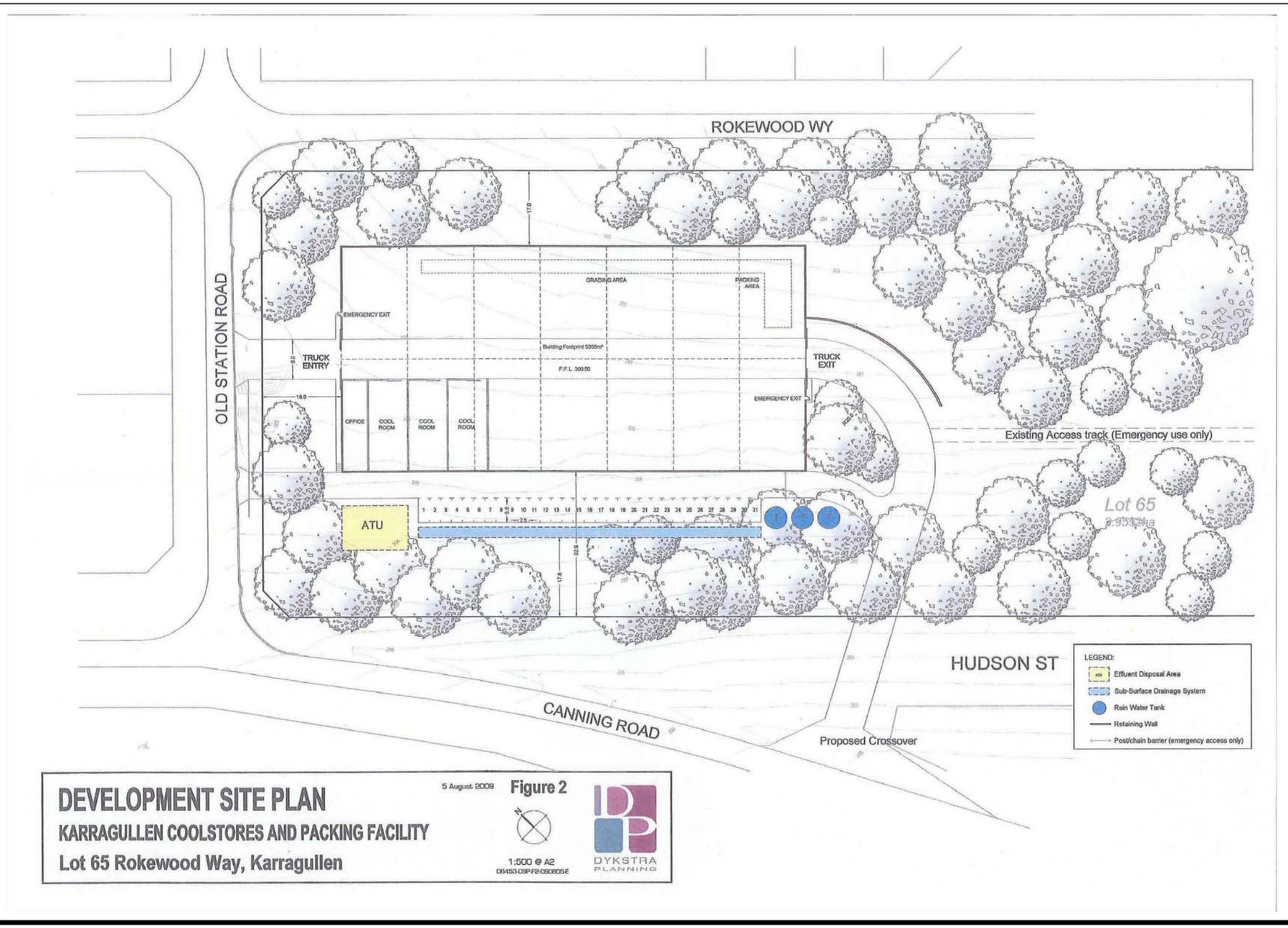
A petition was received by Council at its meeting on 22nd February 2010 signed by 17 residents of Karragullen opposing the proposed extensions of the Karragullen Packing and Cool Storage for seven reasons:

1. We, the residents of Karragullen, already suffer from an unusual level of rat activity due to the situation of the current fruit storage and barrels of rotten fruit left exposed to vermin both on the street verge and in the storage facility. We wish to propose a better vermin management system put into place that does not use rat bait. The reason for this is due to the fact that the rats die in our homes and roofs after being poisoned. We propose a catching system and disposal of the rats by humane methods.

2. We request that all rotten fruit be kept in covered storage not stored on the verge.

3. Our major concerns are that our already fragile water supply will be further undermined with the expansion of the shed and the use of an estimated extra three times of the current use of water by the Storage facility. Currently water used by the Storage Facility named above is not recycled and flows openly down both Station Street and Rokewood Roads. We propose the water usage be recycled in line with modern water saving procedures. We also propose that there be a limitation imposed on water usage current with modem restrictions placed on other industrial sites. We propose that legislation be enacted to make this a legal requirement for industrial or similar sites. If houses that currently have access to bore water find that their bores run dry, or levels drop considerably requiring redevelopment, as has been the case in two instances, then residents will not have area space available to build large enough tanks suitable for large water storage. Residents may also be in a place to sue government should protection not be initiated now as this proposal now requests and is recorded in council session. Residents would address this as council already being notified of a threat to our water supply.

4. As there will now be increased traffic flow on Rokewood Way, we proposed that a closure be made through gazette application to the Lands Department blocking trucks having access to Rokewood Way's residential area by putting in a block between the Shed on Rokewood Way and the first house, namely lot 18 Rokewood Way. We propose that all trucks only have entrance from Canning Road and Old Station Street only and not to use the continuation of Rokewood Way near the Church for the same reasons of children and people and parking at the Church, etc. Failure to do this may result in accidents due to people and young children living in the area.



SITE PLAN
LOT 65 ROKEWOOD WAY, KARRAGULLEN

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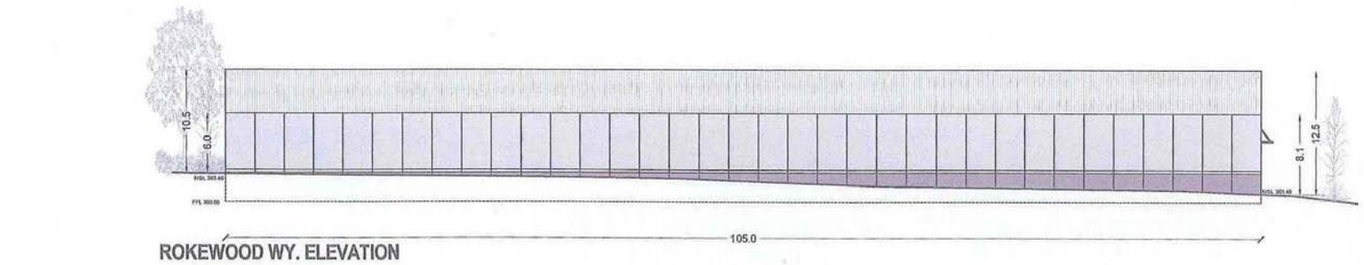
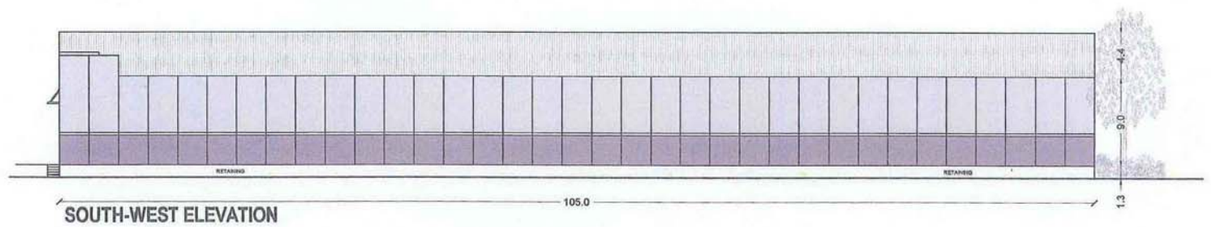


ROKEWOOD WY. ELEVATION

OLD STATION RD. ELEVATION

SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

ELEVATION PLAN

KARRAGULLEN COOLSTORES AND PACKING FACILITY

Lot 65 Rokewood Way, Karragullen

DYKSTRA PLANNING
Subdivision, Rezoning, Structure Planning, Development Planning, Design, Advocacy
2953 Albany Highway, Kelmscott WA 6111
T: 9495 1947
F: 9495 1946
admin@dykstra.com.au

14 May 2010

1:300 @ A2

Figure 4

Notes:
- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
- The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.

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ELEVATION PLAN
LOT 65 ROKEWOOD WAY, KARRAGULLEN

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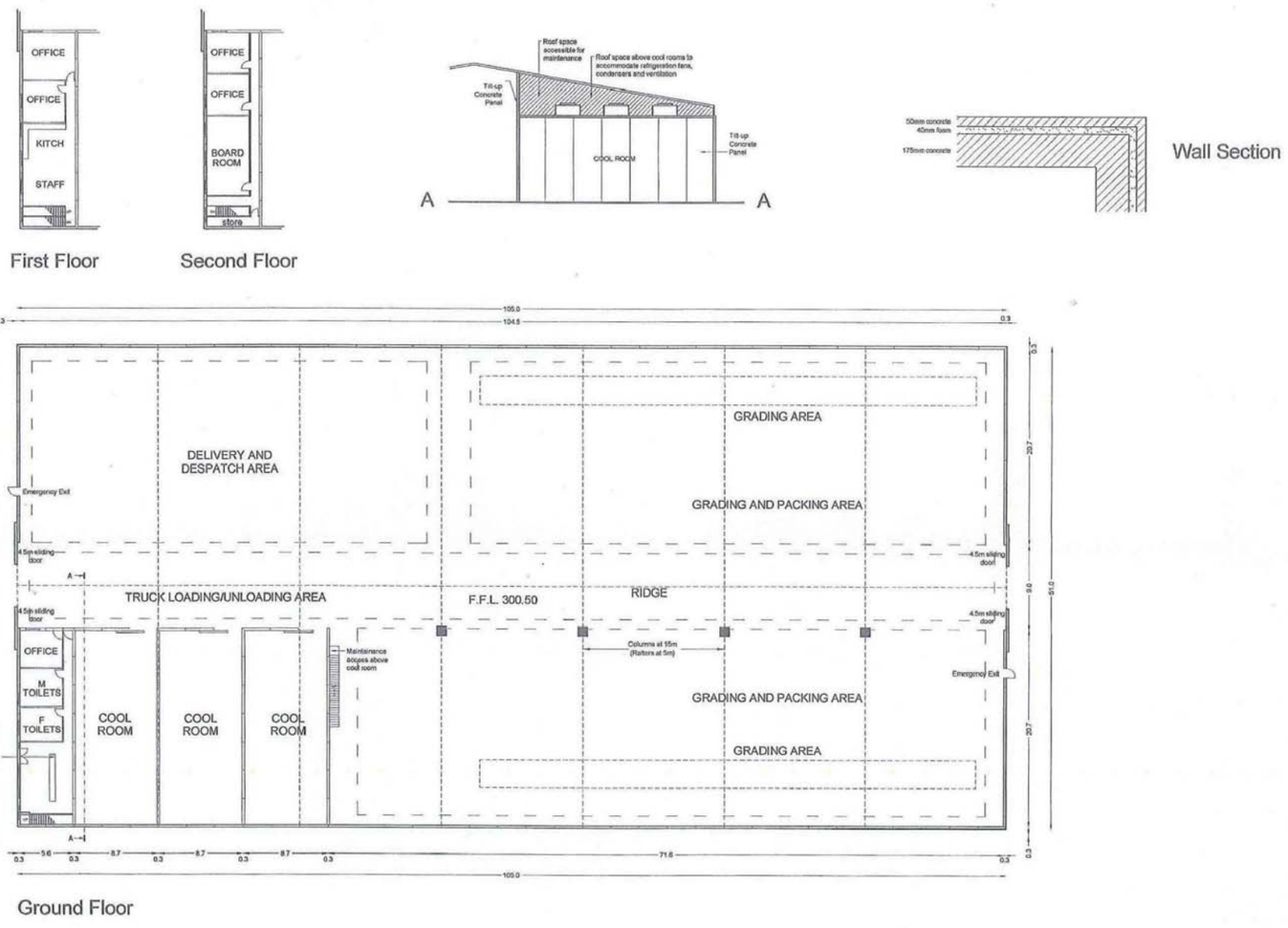

FLOOR PLAN
LOT 65 ROKEWOOD WAY, KARRAGULLEN

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5. We are also requesting that there be a limitation on noise from all traffic such as forklifts, working on trucks and trucks leaving and entering the facility after 7pm and not before 6am. At the moment, since there is no restriction at all, trucks and forklifts operate 24 hours a day waking residents in the vicinity. We understand that there is currently no legislation for noise control for the current facility and we, the residents and landowners of Karragullen do not approve the enlargement of the facility without noise control legislation put in place for the future use of the facility.

6. We also request that the trees on Rokewood Way be left untouched on the verge so that the visual impact of the new development will be minimal. This would act as a buffer zone and a green zone and is in compliance with all other Green Acts across the country to maintain as much vegetation as possible to prevent Greenhouse Warming.

7. As we are landowners in the area, we also feel that such uncontrolled expansion of the facility would only cause our property values to drop. Council should act responsibly on behalf of all rate payers and not just a small few to preserve their property valuations without any threat to values and sales.

The petition was considered by the Council at their ordinary meeting held on 22 March 2010. Council resolved as follows:

That Council receive the petition and consider the concerns of the petitioners in giving future consideration to the development application for the development of Lot 65 Rokewood Way, Karragullen (D19/3/10).

DETAILS OF PROPOSAL

The application was originally lodged with the City in May 2009. However, a number of necessary documents (Traffic Impact Assessment, Acoustic Assessment) were not submitted with the application or required significant revision. In addition, the proposed design significantly exceeded the height limit for buildings in the Rural Living Zone and the building floor area exceeded that originally depicted in the Concept Plans submitted with the earlier Scheme Amendment. Consequently, the applicant was requested to submit amended documentation in June 2009. However, it should be noted that the final acceptable versions of the documents were not received until May 2010.

The applicant proposes the construction of a 5355m² warehouse facility on Lot 65, which includes the following:

- The building is proposed to be constructed using a combination of painted tilt-up concrete panels and Colorbond sheeting.

- The warehouse is designed to incorporate unloading and loading of produce within the building.

- Vehicles crossovers providing access to the site for trucks and staff cars will only be located on Old Station Road (entry) and Canning Road (exit).

- The new building will include facilities for administration, staff amenities, cool storage, other storage and grading/packing of fruit.

- Car parking for 31 vehicles is proposed to be provided on site.

- A 15 metre minimum vegetation buffer (incorporating additional landscaping as required) is proposed to be maintained between the proposed facility/car parking areas and property boundaries.

- All drainage will occur on site using a combination of a bio-retention swale and water storage tanks. An alternative treatment system will be installed for effluent disposal.

- The eastern portion of Lot 65 is to remain undeveloped.

- *Water*
  The applicant advises that the existing packing facility currently uses bore water for washing fruit and this washing activity will simply be relocated to the new facility and will also use bore water. The applicant advises that the new facility will result in the more efficient use of water and therefore any future increase in activity will result in only a minimal increase in water usage. Three (3)100KL rain water tanks are also proposed on site to store rainwater runoff for additional use and emergency fire management purposes.

- *Effluent Disposal*
  As there is no reticulated sewerage system available to the site, effluent disposal will be treated on site using an appropriately designed Alternative Treatment Unit (ATU) system. Further details in relation to the system will be provided at the Building Licence Application stage.

- *Drainage*
  Drainage management advice was prepared by Belleng VDM in 2006 to accompany the original scheme amendment request. The advice was based on the original Concept Development Plan which in principle is not substantially different from the Development Site Plan forming part of this application.

  The drainage management measures address the need for the quantity and quality of pre-development discharges to be maintained through bio-retention and on-site detention.

- *Existing Cold Store Facility*
  The stated intention has been to move the primary operations from the existing cold storage and packing facility on Lot 888 (42) Rokewood Way. However, the applicant advises that the existing facility would still be used for storage.

COMMENT

Development Control Unit (DCU)

Environmental Health

The Acoustic Report, submitted by Herring Storer, advises that noise from the proposed cold stores will not exceed the level set by the *Environmental Protection (Noise) Regulations 1997.*

This conclusion has been calculated by assuming that the cool room condensers and compressors are placed within the roof structure. If they are placed outside of the roof structure it is likely that there will be a considerable increase in the noise levels.

It is recommended that the following condition be imposed:

- Cool room condensers and compressors are to be placed within the roof space of the cold store to the satisfaction of the Executive Director Development Services. Alternatively, if they are placed elsewhere an acoustic consultant is to be engaged to advise of any measures required to ensure that the noise from condensers and compressors does not exceed the allowable level set by the Regulations. Any such advice/recommendation made by the consultant is to be implemented by the cold store owner/occupier.

Technical Services

1. The traffic impact assessment (report) makes recommendations on modification of the proposed exit location for the site to provide a better turning movement allowance. The applicant should be instructed to amend the proposal to reflect this recommendation.

2. Appropriate signage is to be installed as part of this exit treatment to clearly indicate to vehicles that it is an exit only so as to deter incorrect traffic access movements.

3. All hard standing areas including car parking areas, crossovers and driveway vehicle manoeuvring spaces shall be designed, constructed, drained, sealed, kerbed, marked and continuously maintained in accordance with approved site plans to the satisfaction of the Executive Director Technical Services.

4. Although no access to this site is indicated from Rokewood Way, previous discussions referred to upgrading of the road and installation of kerbing adjacent to this site.

5. A stormwater drainage plan for car parking, internal driveways and buildings that reflects Water Sensitive Design Principles is to be submitted to the Executive Director Technical Services and such plan approved prior to the issue of a building licence. All drainage work to be constructed as per the approved plan.

With regard to points 1 to 5 above, conditions have been included in the recommendation addressing these matters.

Public Advertising

The application was advertised for two weeks in accordance with the requirements of Town Planning Scheme No.4. Advertising was carried out by way of letters to nearby landowners and the placement of signs on the development site.

Total No. of submissions received	:	8
No. of submissions of conditional support/no objection	:	0
No. of submissions of objection	:	8

As previously stated in this report, a petition, signed by 17 residents of the locality and containing seven (7) issues relating to the existing cold store and the proposed new facility, was submitted to Council at their meeting held on 22 February 2010. The petition was formally referred to Council for consideration at their meeting held on 22 March 2010. The Council resolved:

That Council receive the petition and consider the concerns of the petitioners in giving future consideration to the development application for the development of Lot 65 Rokewood Way, Karragullen.

Refer to Confidential Attachment "B1" of the Agenda for location plan of submitters.

The main issues raised in the submissions and the petition, together with a comment on each issue are outlined below.

Key Issues

Issue 1 - Potential impact on groundwater supplies in the locality.

The existing cool room facility uses bore water and there is significant wastage of water as bore operates 24 hours per day.

Comment

The bore at the existing cool storage/packing facility is proposed to be used for the new facility. The applicant advises that technological advances mean that the new facility can be designed to use water in a more efficient way.

In addition to the bore supply the proposal includes installation of three 100KL water storage tanks (total 300,000 litres) for capture of rainwater. Water from the tanks can be used for the watering of landscape areas, fire fighting purposes and possibly for toilet cisterns and basins in the staff amenities areas. The size of the site is such that these large water storage facilities can be accommodated on the new site.

An Alternative Treatment Unit (ATU) will be required for on-site sewage disposal and processing of waste water from fruit washing and sinks/basins within the building. Treated waste water from some types of ATU's can be used for watering of landscaping areas. This again reduces the need to use bore water for such purposes.

It is recommended that the following standard condition be imposed:

Submission and implementation of a stormwater management plan in accordance with water sensitive design principles to the satisfaction of the Executive Director Technical Services.

The objective of this condition is to achieve best practice in the management of stormwater runoff from hardstand areas and roofs through:

1. The capture of roof runoff for re-use in, for example, the operation of the business, fire fighting purposes, watering of landscaping areas and in toilets and sinks/basins; and
2. The filtering and retention of runoff from hardstand areas prior to it entering the groundwater supplies to enable maintenance of pre-development quality and quantity.

It should be noted that the City does not regulate water bore licences or extraction.

Recommendation

That the issue is supported in part

Issue 2 - Rodent problems

There is a significant existing rat problem in and around the existing facility due to inadequate storage of waste. There is also a concern that baiting used to resolve this issue may result in harm to domestic pets in the locality.

Comment

The City's Health Local Laws refer to effective measures to eradicate rodents by using a rodenticide bait or properly baited trap. The submitters are advocating a system that does not include rat baits. The premise currently meets the requirements of the City's Local Laws and the City can only require the owners to use a safe means to control rodent breeding and harbourage, not the method used to do so. The City has established that a licensed pest control company has been engaged by the owner to manage rodent activity and the City's officers are satisfied that they have adequate management systems in place. Alternatives could be considered such as trapping, but this would require regular monitoring, removal of trapped rats and resetting of traps on a regular basis.

It is recommended that a condition be imposed requiring a waste management plan, including measures to control rodents.

Recommendation

That the issue is supported in part.

Issue 3 - Heavy vehicles using Rokewood Way

Heavy vehicles should not be allowed to use Rokewood Way as a thoroughfare from the facility to Canning Road as it is a residential street. Only Old Station Road should be used by vehicles associated with the cold storage facility.

Comment

The initial plans submitted with the Planning Application showed the main truck access to the site being off Rokewood Way and virtually directly opposite the truck access to the existing cold storage facility. This was of concern to the City for two reasons:

- Large commercial vehicle use of Rokewood Way (which is essentially a rural-residential street except for the existing cold storage facility) increasing considerably; and
- The potential for numerous vehicle movements (mainly forklifts) crossing Rokewood Way between the existing and new facilities.

Accordingly, the City requested the applicant modify the plans to remove any vehicle access from the new site onto Rokewood Way. The revised plans now submitted by the applicant show both trucks and staff vehicles will enter the site from Old Station Road and exit via Canning Road. Accordingly, this concern raised by submitters has been addressed.

Recommendation

That the issue is supported.

Issue 4 - Building height and scale requires reduction

The proposed height of the building needs to be lowered to reduce the visual impact of the building. The scale of the building is also not in keeping with the character and existing visual amenity of the hills locality. The proposed variations to the City's Town Planning Scheme provisions are too significant to be approved particularly with regard to the height and floor area of the building.

Comment

Amended plans submitted for the development include a reduction in the floor area of the building from 6120m² to 5355m². This floor area is consistent with that depicted on the Concept Plan considered by Council during the Scheme Amendment process.

The revised plans submitted by the applicant have reduced the wall height of the building from 16 metres to 9 metres. This still exceeds the height specified in Clause 5B.2 of TPS 4 for buildings within the Rural Living Zone. However, this kind of facility needs a certain height within the warehouse to be functional. Also, this application is being made under the Additional Use zoning applicable to the land rather than the Rural Living zoning so it could be argued that the provisions normally apply to building within the Rural Living zone maybe varied in regard to this development. 9 metres is not considered inappropriate in this instance and will have minimal impact on amenity.

The pitched roof of the building will rise to a height of 4.4 metres at its peak. However, the visual impact of the roof height will be diminished by its low-pitched slope.

Recommendation

That the issue is supported.

Issue 5 - Verge requires revegetation

The road verges around the site need to be revegetated to reduce the visual impact of the building.

Comment

It is recommended that a condition be imposed requiring the submission and implementation of a comprehensive landscaping plan. There are also a number of provisions specifically relating to this development in TPS 4 as follows:

- *Additional landscaping to the satisfaction of the City to be provided between any new building / parking areas and the relevant street frontage of the site.*

- *A 15m minimum vegetation buffer / setback to be applied from all property boundaries to any new buildings and car parking areas.*

These provisions should also be reinforced through appropriate conditions.

Recommendation

That the issue is supported in part.

Issue 6 - Development site should be used for residential purposes.

The subject site was formerly Crown land and should not have been sold to a private company for use for an industrial development. The land should have been used for residential purposes.

Comment

Being Crown land, the sale of the land is outside the control of the City of Armadale. The land has undergone a rezoning process to allow the proposed use.

Recommendation

That the issue is not supported.

Issue 7. Traffic impact understated

The potential traffic impact related to vehicles travelling to and from the existing and proposed cold storage facilities has been grossly understated to be one vehicle per day. It is more likely that there will be more than 100 vehicles per day crossing the road between the two facilities – especially fork lifts.

Comment

The applicant's traffic impact assessment states that all transfers between the old and new cold storage facilities will be undertaken by a road licensed small truck and that there will likely be only one trip morning and afternoon.

It is recommended that the following condition be imposed:

- *Transfer of produce and other items associated with the business (eg pallets and crates) between the existing cold storage facility on the corner of Rokewood Way and Old Station Road and the new facility on Lot 65 is only permitted to be carried out by vehicles licensed to use public roads and is not to exceed 4 crossings or trips on the road reserve per day.*

Recommendation

That the issue is supported in part.

Issue 8 - Stormwater disposal

The stormwater plan for the development shows the use of a bio retention system prior to piped flow discharge. There isn't any drainage infrastructure on Canning Road to take this discharge. The stormwater should be disposed of on site to enable recharge of the local aquifer.

Comment

A number of conditions have been recommended with regard to the need for a stormwater management plan to be prepared using Water sensitive design principles, the disposal of all stormwater on site and the capture and re-use of storm water on site and the prevention of polluted or unfiltered waste/storm water entering external drains or water ways.

Recommendation

That the issue is supported

Issue 9 – Heritage

The development site was the site of the old Karragullen Railway Station and the development does not address this heritage issue.

Comment

The Upper Darling Range Railway, which ran from Midland Junction to Karragullen terminated on the subject site. A small passenger shelter was located adjacent to the intersection of Old Station Road and Rokewood Way. Whilst most of the infrastructure has been removed since the closure of the line in 1949, the alignment of the line is still visible in a cleared strip that runs through the middle of the site.

The eastern end of the site is not permitted to be developed. The portion of the railway alignment that runs through this end of the site will be retained as a cleared strip for the purpose of an emergency vehicle access.

As the station, rails and sleepers have been removed from the site the only possible way of recognising their previous existence is via the placement of a plaque/sign identifying the history of the site. At present the City is not involved in the erection of plaques/signs on heritage places except for buildings, structures and trees still physically existing and for parks to explain how they were named (if the park was named after a pioneer or other person significant to the history of Armadale).

It should be noted that the site is not contained in the City's current Municipal Heritage Inventory.

Recommendation

That the issue is not supported.

Issue 10 - Compliance issues related to existing Cool Storage Business

The existing cool storage business over the road from the development site continues to operate poorly with regard to noise, visual amenity, environment and safety. Rokewood Way is used as a loading zone, for wash-down of trucks and waste bins and for car parking by staff. Polluted waste waters run down the road and onto residential properties when these activities are carried out. The City has failed to make the existing business comply with the Town Planning Scheme.

Comment

The existing cold store facility on Lot 888 No.42 Rokewood Way has significantly outgrown its site. The impact of this is quite apparent in the extent of outdoor storage of crates and waste fruit bins occurring on the site. In addition, the lack of on-site car parking for staff and commercial vehicles is clearly apparent as vehicles currently park on road verges adjacent to the site. The outdoor storage and off-site car and truck parking has an adverse impact on visual amenity and noise and, potentially, traffic safety and odours.

With respect to the crates being stored on the verge, this matter was addressed early in 2010 by the Planning Compliance officers resulting in the crates being removed from the verge to within the property. A secondary issue has arisen from the possible risk associated with the storage of a large number of crates on top of each other which may present a workplace safety issue.

While there have been periodic complaints regarding fruit being discarded near the subject property, it should be noted that the City's officers have undertaken a large number of site inspections over recent months and have not identified rotten fruit during these visits.

It will be difficult for the business owner to address some of these problems on the current site given its level of development. Accordingly, the business owner has sought to obtain another site from the State Government to expand the business and to accommodate the overflow from the existing site. There is also a legal complexity associated with using an application for adjacent land to control an unrelated development.

Recommendation

That the issue is supported in part.

Issue 11 - Inadequate public consultation

It is not adequate that only adjacent land owners were invited to comment on the proposal as Karragullen is a small community and all will be affected by the proposed warehouse.

Comment

Letters were sent to the owners of 37 properties within the Karragullen town site **(*refer Confidential Attachment "B1" of the Agenda showing location of properties that the proposal was referred to for comment*).** It is considered that this covered all properties that should potentially be directly affected by the development by virtue of noise, appearance, traffic or other issues. Only approximately 25% of the land owners responded to the invitation for comment.

Recommendation

That the issue is not supported.

Issue 12 - Application report is inadequate / inaccurate

The consultant has either been misinformed or is playing down the true facts with regard to the development. For example most of the growers using this cold storage facility are located in Donnybrook and Manjimup.

The warehouse will not (as stated in the application report) enable the employment of additional local residents in the district.

Comment

The location of a large cold storage and packing facility for the fruit growing industry within the Karragullen town site provides the potential for minimal distance for transportation of produce from surrounding orchards if local growers choose to use the facility. There are approximately 30 growers in the surrounding district who could potentially benefit from the location of the proposed facility as they do with the existing facility.

The new larger operation has the potential to offer additional employment opportunities within the town site.

Recommendation

That the issue is not supported.

Issue 13 - Future development of the remainder of the site
The landowner is likely to seek approval to develop the balance of the lot at a later stage leading to further loss of the existing bush land.

Comment

When the land was rezoned to allow the additional use of Warehouse a specific provision was included in Schedule 2 – Additional Uses in Town Planning Scheme to prevent the remainder of the site from being developed for this purpose as follows:

39.2 The eastern portion of Lot 65 Rokewood Way (east of the driveway accessing Canning Road) shall not be developed or be used for the expansion of the facility. Native vegetation on the eastern portion of Lot 65 shall be retained and maintained to the satisfaction of the City.

Accordingly, development of the eastern portion of Lot 65 could not be approved by the Council without an amendment to TPS 4 first being carried out. A Scheme Amendment is a lengthy (12-18 months) and relatively expensive process. The Council has clearly identified through this clause of TPS 4 that it does not support development of the eastern portion of Lot 65.

The requirements of this Scheme provision should be reinforced through the inclusion of an appropriate condition.

Recommendation

That the issue is supported in part.

Issue 14 - Conditions required to reduce impact of business on church.

If the application is approved the church would like the following to be addressed:

- *Building set back as far from Canning Road as possible.*
- *Noise output from air conditioners and other plant managed so that it does not affect church.*
- *The colour of the building and roof to blend with its rural surroundings.*
- *Trees to be planted between the Warehouse and the church site to screen the view of the warehouse from Canning Road.*
- *The business not operating on Sunday mornings so that it does not interfere with services being held at the church.*
- *All trucks to exit via Old Station Road.*
- *The height of the walls not to exceed 6 metres and the roof not to exceed 9 metres.*

Comment

The points raised above are addressed separately below:

- The building will be set back approximately 33 metres from Canning Road and will be approximately 150 metres from the Church.
- The facility will be required to comply with the Environmental Protection (Noise) Regulations 1997. The Acoustic assessment carried out by a qualified Acoustic Engineer concludes that the modelling shows that the building will comply with the above regulations subject to compliance with certain elements of building design.
- A condition in the recommendation requires the submission of a schedule of colours and materials for approval by the Executive Director Development Services. Earthy and bushland tones may be required for all external materials to reduce the visual impact of the building.
- A condition in the recommendation requires the submission, approval and implementation of a landscaping plan. One of the main elements of the plan will be screening and softening the appearance of the building from adjacent properties.
- Whenever the business operates it will be required to comply with the Environmental Protection (Noise) Regulations 1997. The limits prescribed in those regulations for Sundays and Public Holidays are much lower than those permitted on weekdays.
- It is proposed that trucks will exit the site via Canning Road only to keep them away from more residential streets such as Rokewood Way. The applicant advises that even during peak times they only have 3-4 trucks arriving and departing each day.
- The revised plans submitted by the applicant have reduced the wall height of the building from 16 metres to 9 metres. This still exceeds the height specified in Clause 5B.2 of TPS 4 for buildings within the Rural Living Zone. However, this kind of facility needs a certain height within the warehouse to be functional. Also, this application is being made under the Additional Use zoning applicable to the land rather than the Rural Living zoning.

Recommendation

That the issue is supported in part.

ANALYSIS

Metropolitan Region Scheme

The subject land is zoned *Rural* under the Metropolitan Region Scheme (MRS). Cool storage and packing facilities associated with agriculture/horticulture can be accommodated within the MRS Rural zone.

Town Planning Scheme No.4

A number of special development conditions were included in Schedule 2 of TPS 4 and any development on the site involving the above uses requires adherence to those special conditions as follows:

39.1 Development of the site shall be generally in accordance with the adopted Concept Development Plan and shall address the following –

- *Minimisation of the visual impact of the development on adjacent residential properties by measures including the provision of high quality painted masonry walls and non-reflective roofing material.*
- *All loading and unloading activities to be carried out from inside the building.*
- *Additional landscaping to the satisfaction of the City to be provided between any new building / parking areas and the relevant street frontage of the site.*
- *A 15m minimum vegetation buffer / setback to be applied from all property boundaries to any new buildings and car parking areas.*
- *No storage outside the building or in car parking areas is permitted.*

39.2 The eastern portion of Lot 65 Rokewood Way (east of the driveway accessing Canning Road) shall not be developed or be used for the expansion of the facility. Native vegetation on the eastern portion of Lot 65 shall be retained and maintained to the satisfaction of the City.

39.3 All 'P' use classes listed for the base zone shall be 'D' (discretionary) uses notwithstanding they are 'P' in the zoning table.

39.4 A traffic study to be prepared to detail the number and direction of truck routes, driveway construction, acceptable sight lines on Canning Road and condition of road pavements to further assess the proposed traffic arrangements prior to approval of a development application for the site.

In addition to the specific provisions contained in Schedule 2 for Lot 65, TPS 4 contains provisions relating to boundary set backs, building height and floor area for development on land within the Rural Living Zone. The table below details all of the TPS requirements relating to this property and the development's compliance with them:

TPS 4 Development Requirements	Compliance/Non-Compliance/Conditions Required
Materials and Colours – high quality painted masonry walls and non-reflective roofing material	Walls are to be tilt up panels and colorbond. Conditions included in recommendation: • Schedule of colours and materials required • Materials to be earthy and/or bushland tones • Roofing material to be non-reflective
All loading and unloading activities to be carried out from inside the building	Plans do not show any external loading areas. Building is designed to allow trucks to drive-in/drive-out one-way through the shed and unload inside. Condition included in recommendation to reinforce the above.
Additional landscaping to the satisfaction of the City to be provided between any new building / parking areas and the relevant street frontage of the site	Condition included in recommendation requiring Landscaping Plan to be submitted, approved and implemented.
15m minimum vegetation buffer / setback to be applied from all property boundaries to any new buildings and car parking areas	Rokewood Way boundary – 17m setback Old Station Road boundary – 18m setback Canning Road boundary – 33m setback All comply
The eastern portion of Lot 65 Rokewood Way (east of the driveway accessing Canning Road) shall not be developed or be used for the expansion of the facility. Native vegetation on the eastern portion of Lot 65 shall be retained and maintained	TPS provision has adequate statutory power to enforce this requirement. However, condition included in recommendation in this regard in order to reinforce this requirement.
Building Height Rural Living Zone: Walls – max 6m Roof – max 9m Unless otherwise approved by Council.	The revised plans submitted by the applicant have reduced the wall height of the building from 16 metres to 9 metres. This still exceeds the height specified in Clause 5B.2 of TPS 4 for buildings within the Rural Living Zone. However, this kind of facility needs a certain height within the warehouse to be functional. Also, this application is being made under the Additional Use zoning applicable to the land rather than the Rural Living zoning so it could be argued that the provisions normally apply to building within the Rural Living zone do not apply to this development. 9 metres is not considered inappropriate in this instance and will have minimal impact on amenity. The pitched roof of the building will rise to a height of 4.4 metres at its peak. However, the visual impact of the roof height will be diminished by its low-pitched slope.

TPS 4 Development Requirements	Compliance/Non-Compliance/Conditions Required
Building coverage Rural Living Zone – Max 500m²	This application is being made under the Additional Use zoning applicable to the land rather than the Rural Living zoning so it could be argued that the provisions normally apply to building within the Rural Living zone do not apply to this development. It should be noted that the floor area is consistent with the Concept Plans lodged with the City in support of the Scheme Amendment to rezone the land to allow this development.
Remnant vegetation – retain except to accommodate approved development, vehicle access or fire protection.	Conditions relating to this provision are included in the recommendation.
Off-Site Buffers - Council to have due regard to any potential environmental impact (emissions, noise, odours) on adjacent properties.	The applicant was required to submit both an Acoustic Impact Assessment and a Traffic Impact Assessment. In addition, the applicant submitted a drainage proposal. All of these studies were carried out by Engineers qualified in the relevant disciplines. The City's Development Services and Technical Services staff have reviewed these documents, required revisions were necessary and are now satisfied with the final versions of the documents submitted. Development Services and Technical Services staff are also satisfied that the potential impacts can be maintained at an acceptable level that will not unduly impact on adjacent residences.
Car Parking 2 spaces per 100m² storage area or 1 space per person employed which is the greater.	Warehouse storage area = 2132m² = 43 bays required. Only 31 bays proposed. Condition included in recommendation requiring minimum 43 parking bays to be provided on site.

OPTIONS

That Council may:

1. Approve the application for Planning Approval subject to appropriate conditions; or

2. Refuse to approve the application for Planning Approval, specifying reasons.

CONCLUSION

The existing cold store facility on Lot 888 No.42 Rokewood Way has significantly outgrown its site. The impact of this is quite apparent in the extent of outdoor storage of crates and waste fruit bins occurring on the site. In addition, the lack of on-site car parking for staff and commercial vehicles is clearly apparent as vehicles currently park on road verges adjacent to the site. The outdoor storage and off-site car and truck parking is currently having an adverse impact on visual amenity and noise and, potentially, traffic safety and odours.

It will be difficult for the business owner to address some of these problems on the current site given its level of development. Accordingly, the business owner has sought to obtain another site from the State Government to expand the business and to accommodate the overflow from the existing site.

The new development will provide on-site car parking for staff, loading and unloading of vehicles within the cold store and space for all storage to be contained inside the building including crate storage, waste fruit bins and other waste.

Development conditions will address issues such as waste bin storage, waste bins required to be kept sealed to prevent insect and rodent problems, retention of existing vegetation, landscaping of car parking areas and planting of additional lower level screening vegetation within the vegetation buffer between the building and the street. More importantly, it will prevent over-development occurring due to strict conditions.

It is considered that the above will assist the clean-up of the existing facility and address many of the streetscape and other issues currently occurring. This should be of benefit to the amenity of Rokewood Way and Old Station Street and accordingly the amenity of nearby residential properties.

A new modern facility with significant vegetation buffers to the street, built using appropriate finishes and colours, paved on-site car parking, in-building loading and unloading facilities, engineered to not exceed legislated noise levels and designed to reduce traffic safety issues.

RECOMMEND

That Council:

A) Approves the application for Planning Approval for a Warehouse (Cold Storage and Packing of Fruit) on Lot 65 (7) Rokewood Way, Karragullen subject to the following conditions:

1. **Cool Room condensers and compressors are to be placed within the roof space of the cold store in accordance with the recommendation of the Acoustic Assessment Report prepared by Herring Storer Acoustics dated February 2010 to the satisfaction of the Executive Director Development Services. If the condensers and compressors are proposed to be placed elsewhere then a new acoustic report carried out by a qualified acoustic consultant is to be submitted to Council to the satisfaction of the Executive Director Development Services.**

2. **The design and location of the vehicle egress point onto Canning Road is to comply with the recommendation and Figure 3.2 of the Traffic Impact Assessment prepared by VDM Consulting May 2010 to the satisfaction of the Executive Director Technical Services.**

3. **The crossover to Canning Road is to be for egress from the site only and is to be clearly signposted "Exit Only" to the satisfaction of the Executive Director Technical Services.**

4. Crossovers, driveway, car parking and vehicle manoeuvring spaces shall be constructed, drained, sealed, kerbed, marked and continuously maintained in accordance with the approved site plan to the satisfaction of the Executive Director Technical Services.

5. No vehicle access or egress is permitted from Rokewood Way to Lot 65 or vice versa.

6. All loading and unloading of trucks is to occur within the warehouse to the satisfaction of the Executive Director Technical Services.

7. A minimum of 43 parking bays are required to be provided on site to the satisfaction of the Executive Director Technical Services.

8. Transfer of produce and other items associated with the business (eg pallets and crates) between the existing cold storage facility on the corner of Rokewood Way and Old Station Road and the new facility on Lot 65 is to be carried out by vehicles licensed to use public roads and shall not exceed 4 crossings or trips per day.

9. All trucks and staff vehicles associated with the warehouse are to park within designated on-site parking areas only to the satisfaction of the Executive Director Development Services. Parking on adjacent road verges or within areas of the subject site not comprising constructed, approved, hardstand parking areas is not permitted.

10. Lighting to be provided to all car parking areas and the exterior entrances to all buildings in accordance with Australian Standard AS 1158.3.1.

11. All external lighting to be hooded and oriented so that the light source is not directly visible to the travelling public or adjacent residences.

12. A schedule of external colours and materials shall be submitted to and approved by the Executive Director Development Services. Colours and materials to aid the minimisation of the visual impact of the development on adjacent residential properties by measures including the provision of high quality painted masonry walls and non-reflective roofing material. The development to be completed and maintained in accordance with the approved schedule to the satisfaction of the Executive Director Development Services.

13. Submission of a comprehensive landscape plan (including the verge) to the satisfaction of the Executive Director Technical Services. Such plan shall include:

a) Plant species (predominantly West Australian natives);

b) Numbers, location, container size;

c) Method of irrigation of the landscaped areas;

d) The provision of shade trees within the car park at the rates of 1 tree per 10 metre interval along any line of car parking;

e) Retention of existing trees as identified on the approved site plan;

f) Additional landscaping to the satisfaction of the City to be provided between any new building / parking areas and the relevant street frontage of the site; and

g) A 15m minimum vegetation buffer / setback to be applied from all property boundaries to any new buildings and car parking areas.

The landscape plan shall be approved and all landscaping installed and maintained, to the satisfaction of the Executive Director Development Services.

14. The eastern portion of Lot 65 Rokewood Way (east of the driveway accessing Canning Road) shall not be developed or be used for the expansion of the facility. Native vegetation on the eastern portion of Lot 65 shall be retained and maintained to the satisfaction of the Executive Director Development Services.

15. Only clean fill (as defined by the Department of Environment and Conservation) shall be used to the satisfaction of the Executive Director Development Services.

16. No storage is permitted outside the building or in car parking areas to the satisfaction of the Executive Director Development Services.

17. Submission and implementation of a stormwater management plan in accordance with water sensitive design principles to the satisfaction of the Executive Director Technical Services.

18. All stormwater is to be disposed of on site to the satisfaction of the Executive Director Technical Services.

19. No polluted waters, including but not limited to waste waters or turbid stormwater arising from the existing or proposed development or use of this land, shall be discharged into the stormwater drainage system, any water course or off-site.

20. Drainage easements as may be required by the City for drainage infrastructure being shown on the Certificate of Title in favour of the City to the satisfaction of Executive Director Technical Services.

21. Air conditioning units, compressors and other equipment related to utilities to be screened from public view and positioned so as to avoid any adverse effects, including noise, on the occupants of nearby residential properties to the satisfaction of the Executive Director Development Services.

22. A Waste Management Plan to be submitted to and approved by the Executive Director Technical Services and development to occur in accordance with those plans. Waste Management Plan to address issues including (but not limited to):

a) storage of waste bins;

b) The provision of sealed storage containers for putrescibles waste;

c) Cleaning of waste bins; and

d) Control of pests (rodents, insects).

23. The use of the office component is to be incidental to the warehouse use on site only.

24. The surface, kerbing, drainage and lighting of Rokewood Way is to be upgraded from Canning Road to Old Station Road (or part/parts thereof as deemed necessary), by or at the expense of the developer, to the satisfaction of the Executive Director Technical Services.

25. All conditions are to be complied with prior to exercising the right of this approval, to the satisfaction of the Executive Director Development Services.

Advice Notes -

A. It is recommended that the building be constructed in-accordance with Australian Standard 3959 – Construction of Buildings in Bush Fire Prone Areas.

B. With regard to Condition 16, please refer to the City's Landscaping Guidelines – Screening and Industrial and Commercial and the Landscaping Guidelines – Plants to Avoid, to assist you to formulate a satisfactory landscaping proposal. Copies of this document are available on the City's website at: www.armadale.wa.gov.au/publications/

C. With regard to Condition 15, the Department of Environment and Conservation defines clean fill as "Material that will have no harmful effects on the environment and which consists of rocks or soil arising from the excavation of undisturbed material." Soil from demolition sites is not considered clean fill, as such sites have been disturbed and can be contaminated with pesticides (e.g. the white ant control pesticides used under building pads in the 1960's) and hydrocarbons (e.g. waste oil inappropriately disposed of – 100ml of oil can contaminate 100,000 litres of water).

B) That the submitters be advised of the Council's decision in this regard.

Moved Cr _____
Carried/Lost ( )

* *DISPOSAL OF LOTS BY WAY OF PRIVATE TREATY – STAGE 1 (PRECINCT A) COASTAL PLAIN NORTH 1 - LOT 2906 SCOTIA PLC, ARMADALE AND STAGE 1 (PRECINCT B) COASTAL PLAIN NORTH 2 – LOT 2647 PINDARI CRT, KELMSCOTT*

WARD	:	PALOMINO & HERON
APPLN NO.	:	PLU/STU/2-02
DATE	:	9 September 2010
REF	:	JLQ
RESPONSIBLE MANAGER	:	EMPS
LANDOWNER	:	City of Armadale
SUBJECT LAND	:	Lot 2906 Scotia Place, Armadale - Property size 1022m² Lot 2647 Pindari Court, Kelmscott - Property size 1440m²
ZONING		
MRS	:	Urban
TPS No.4	:	Various

In Brief:

- Council at its meeting of 17 December 2007 (CS107/12/07) resolved to adopt a Business Plan, which sought to sell by Tender a number of properties in Stage 1 of the City's Public Open Space Strategy (POS) Strategy. The Business Plan included, but was not limited to, the sale of Lot 2647 Pindari Court, Kelmscott and 2906 Scotia Place, Armadale.
- The above lots remain to be sold.
- Recommend that Council dispose of Lot 2906 Scotia Place, Armadale and Lot 2647 Pindari Court, Kelmscott by way of Private Treaty, in accordance with Section 3.58(3) of the *Local Government Act, 1995*.
- Recommend that Council provide in-principle support for an expression of interest to purchase Lot 2906 Scotia Place, Armadale at an amount of $230,000 subject to a formal offer being received and this offer being advertised as per Section 3.58(3) of the *Local Government Act, 1995*, prior to acceptance.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.4.2 Maintain and improve where required the quality, amenity and accessibility of open spaces.
4.2.1 Develop, implement and report on Council's strategic and business plans.

Legislation Implications

Planning and Development Act, 2005
Guidelines for the Administration of Section 20A "Public Recreation" Reserves
Local Government Act, 1995 – Section 3.58 – Disposing of Land
Local Government Act, 1995 – Section 3.59 – Commercial Enterprises by Local Government
Local Government (Functions and General Regulations), 1996

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

The City purchased Lot 2906 Scotia Place, Armadale and Lot 2647 Pindari Court, Kelmscott in July 2006. The purchase price of the land (i.e 5% of the market value) is as per the State Government Guidelines for the administration of Section 20A Reserves. Funds required to purchase the lots were derived from previous budgets. These costs have been absorbed through the budgetary process. It is not necessary for this account to be reimbursed upon the sale of the lots.

The sale of properties located in the Public Open Space Strategy (POS Strategy) Stage 1, Precincts A and B, will provide funds for reserve improvements with 70% of funds being expended in the precinct from which they derived. Reserve expenditure proposals will be dealt with through separate Councillor Briefings and reports to Council and/or budgetary processes.

The City was granted permission from the Minister for Planning and Infrastructure to spend the remaining 30% of the funds from the POS Strategy on Capital Recreation Projects (Strategic Recreation Initiatives).

In addition, these parcels of land are likely to be used for residential purposes and will provide additional rate revenue for the City without the creation of any significant new assets and significant on-going expenditure.

Consultation

- Corporate Services Directorate.
- Public Open Space (POS) Strategy Working Group (Executive Director Development Services, Manager Parks, Executive Manager Community Services, Manager Recreation Services, Executive Manager Planning Services, Environmental Coordinator, Environmental Officer, Manager Property Services and Special Project Officer).
- Department of Regional Development and Lands – State Land Services.
- Public consultation consistent with State Government Guidelines for the administration of Section 20A Reserves.
- Public consultation via the rezoning of the land as part of the introduction to Town Planning Scheme (TPS) No.4 for each of the lots.
- Public consultation of Business Plans consistent with Section 3.59 of the *Local Government Act, 1995.*
- Herron Todd and White (member of the City's Valuers Panel).

BACKGROUND

The overarching purpose of the City's Public Open Space Strategy (POS Strategy) since 1999 has been to establish a *"strategic approach to Public Open Space rationalisation… as a matter of high priority"* (D253/99). The City has implemented the POS Strategy in a staged manner since 1999 and undertaken a number of administrative and planning processes to enable surplus Public Open Space to be sold. These processes include reserve cancellation, purchase of the former reserves from the Crown, rezoning, implementation of business plans and resolving site issues to enable the land to be sold.

Lot 2647 Pindari Court, Kelmscott & Lot 2906 Scotia Place, Armadale

Lot 2647 Pindari Court, Kelmscott is situated within Stage 1, Precinct "A" Coastal Plain North 1 of the City's POS Strategy. Lot 2906 Scotia Place, Armadale is situated within Stage 1, Precinct "B" Coastal Plain North 2 of the City's POS Strategy.

At its meeting of 18 February 2002 (CS10/2002) Council resolved to purchase both of the subject properties. Each of the lots were rezoned as part of Town Planning Scheme No.4, gazetted in November 2005. The land was rezoned to be consistent with adjacent residential land. Lot 2647 Pindari Court, Kelmscott is zoned "Residential R15/25" under TPS No.4. Lot 2906 Scotia Place, Armadale is zoned "Residential R15/25" and has the potential to be considered by the City, for grouped dwelling development at a density of "R40". This is given the lot adjoins a Pedestrian Access Way (PAW) as provided in Clause 5.2.4(d) of TPS No.4.

The City cancelled former Reserve 33151, now Lot 2647 Pindari Court, Kelmscott and former Reserve 34702, now Lot 2906 Scotia Place, Kelmscott and has purchased the properties from the Crown.

Council, at its meeting of 22 September 2008 (D101/9/08) resolved to close an existing Pedestrian Access Way (PAW) located adjacent to Lot 2647 Pindari Court, Kelmscott and Lot 57 Bundalla Court, Kelmscott. A number of easements were required to be created in conjunction with the PAW closure. State Land Services advised the City in their correspondence of 20 November 2009 that servicing easements would be registered via s.167 of the *Planning and Development Act, 2005* by way of subdivision.

Lot 2647 Pindari Court, Kelmscott and the adjoining PAW required infrastructure relocation including sewerage and drainage as well as resolution of a number of encroachments, prior to applying to the Western Australian Planning Commission (WAPC) to amalgamate two portions of the PAW, respectively with the City's lot and adjoining Lot 57. The City and landowner of Lot 57 Bundalla Court, Kelmscott have engaged an independent surveyor whom has lodged a Form 1A subdivision/amalgamation application with the WAPC. The WAPC has not yet determined the subdivision application to date. Until such time that the WAPC determines to approve the application, State Land Services are unable to finalise closure of the PAW. The City is subsequently presently unable to dispose of Lot 2647 Pindari Court, Kelmscott.

LOCATION PLAN
LOT 2647 PINDARI COURT, KELMSCOTT

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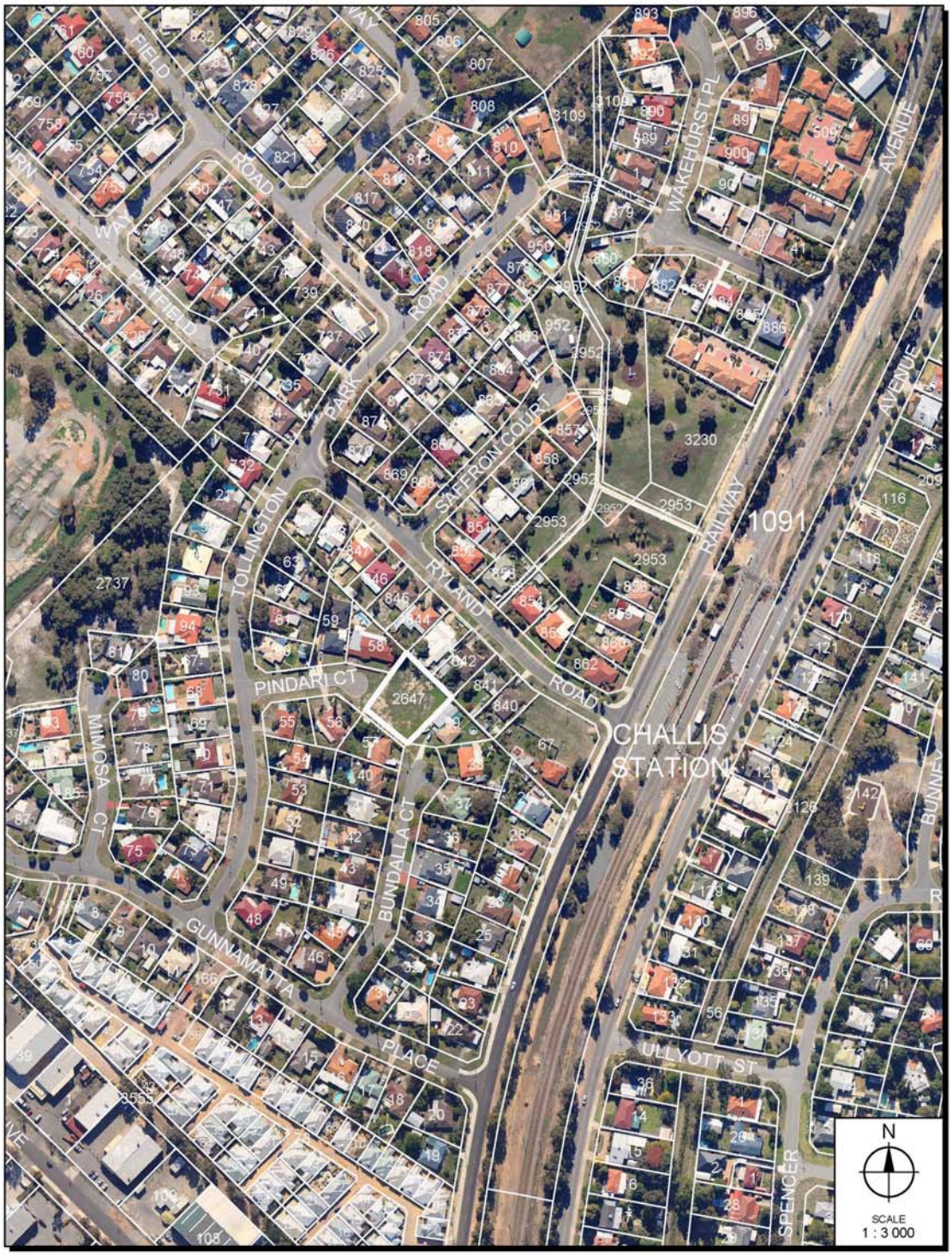

AERIAL PHOTOGRAPH
LOT 2647 PINDARI COURT, KELMSCOTT

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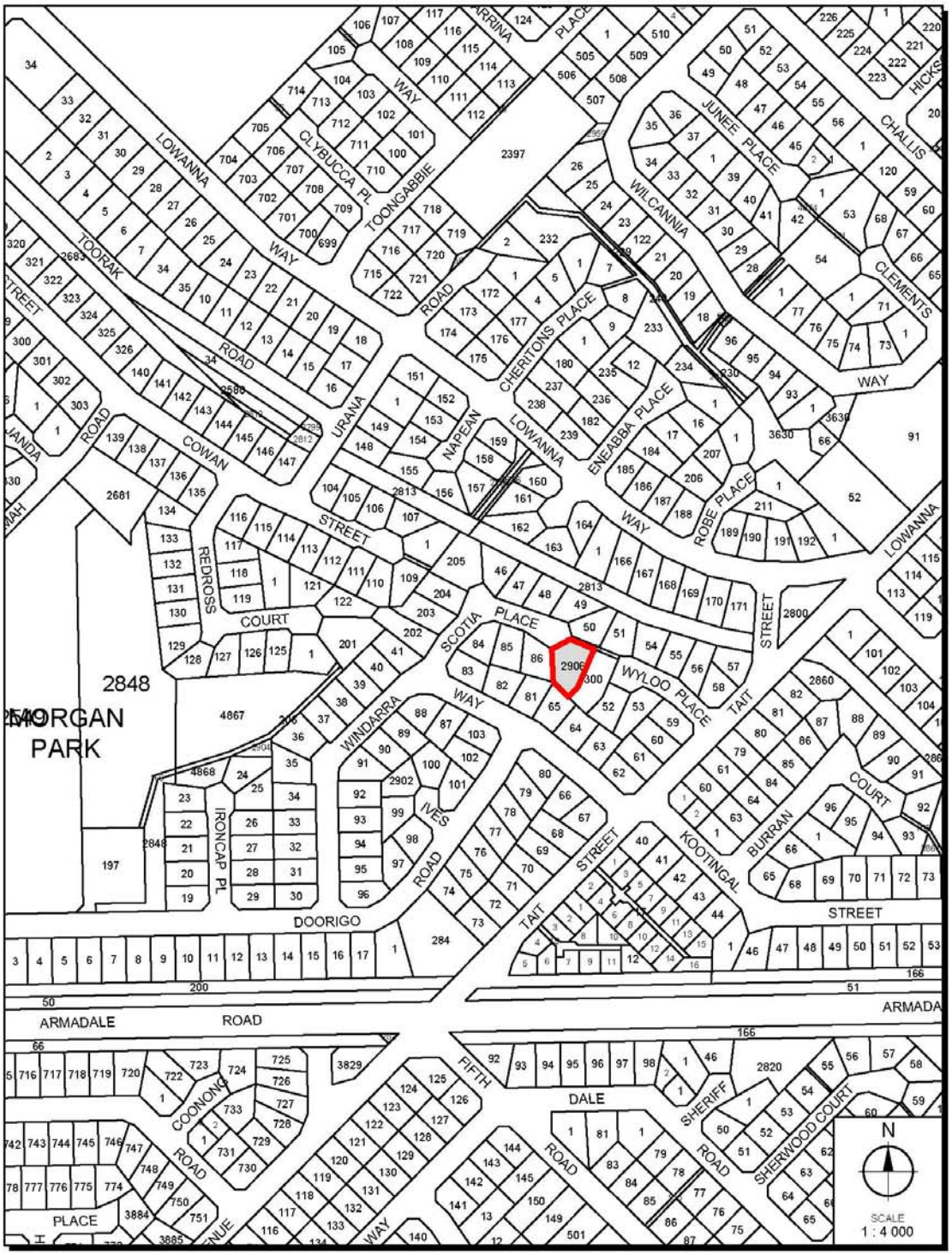

LOCATION PLAN
LOT 2906 SCOTIA PLACE, ARMADALE

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AERIAL PHOTOGRAPH
LOT 2906 SCOTIA PLACE, ARMADALE

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Lot 2906 Scotia Place, Armadale has an existing encroachment whereby the rear fence dividing the subject property and Lot 300 (No.8) Wyloo Place, Armadale has not been constructed in the correct location. This is a common occurrence in older suburbs and has been a common problem associated with the City's land disposals. However, the landowner of Lot 300 Wyloo Place, Armadale has made an expression of interest to the City on 29 May 2006 and on 29 August 2010 to purchase Lot 2906 Scotia Place, Armadale at market valuation. This would resolve the matter of the encroachment and be in keeping with the City's previous land sales, being based on market valuation.

DETAILS OF PROPOSAL

It is proposed to rescind Part 2(a) of Council's resolution from 17 December 2007 (CS107/12/07) to dispose of Lot 2906 Scotia Place, Armadale and Lot 2647 Pindari Court, Kelmscott by way of Public Tender. As an alternative, it is recommended Council attempt to dispose of the lots by Private Treaty in accordance with Section 3.58(3) of the *Local Government Act, 1995*.

It is recommended that Council provide in-principle support for an expression of interest made by the owner of Lot 300 (No.8) Wyloo Place, Armadale, to purchase Lot 2906 Scotia Place, Armadale on or above market valuation. Should the potential purchaser be in a position to make a formal offer that this offer be advertised as per Section 3.58(3) of the *Local Government Act, 1995* prior to acceptance.

COMMENT

Council, at its meeting of 17 December 2007 (CS107/12/07) adopted a Business Plan that proposed to sell the subject properties by one of the three methods permitted under Section 3.58 of the *Local Government Act, 1995*. This includes sale by way of Public Auction, Public Tender or Private Treaty. The Business Plan did not identify a particular method of disposal. Rather the Business Plan outlined what methods of disposal are provided for under Section 3.58 of the *Local Government Act, 1995*.

At its meeting of 17 December 2007 (CS107/12/07) Council resolved to dispose of Lot 2906 Scotia Place, Armadale and Lot 2647 Pindari Court, Kelmscott specifically by way of Public Tender. It is likely tendering was considered appropriate at this time, given Western Australia was experiencing a property market 'boom' associated with strong economic conditions at the time. The City's Real Estate Agents have more recently advised tendering can be beneficial in a strong and competitive market or appropriate for the sale of larger properties. However, first home owners or family purchasers generally find the tender process daunting. The property market in Perth appears to have stabilised. In recent years, the City has generally had more success disposing of land by way of Private Treaty. Alternating between sales methods that are appropriate to market conditions assists in the sale of land.

Section 3.58(3) of the *Local Government Act, 1995* allows Local Government to sell by Private Treaty after the details of the property and disposition have been advertised for a period of not less than two (2) weeks. Council is then required to consider all submissions and record its decision in the minutes of the meeting.

The proposition here within, is not significantly different from what was proposed in the relative Business Plan. Therefore, preparation, advertising and endorsement of a new Business Plan is not required.

Should Council resolve to dispose of the lots by way of Private Treaty, Part 2 of Council's resolution of 17 December 2007 (CS107/12/07) is required to be rescinded. This rescission only relates to Lot 2674 Pindari Court, Kelmscott and Lot 2906 Scotia Place, Armadale. This is given the other properties referred to in Part 2 of this resolution have either been sold or Council has previously resolved to dispose of specific properties by way of Private Treaty.

ANALYSIS

Disposal by way of Private Treaty

It is proposed to dispose of Lot 2647 Pindari Court, Kelmscott and Lot 2906 Scotia Place, Kelmscott by way of Private Treaty in accordance with Section 3.58(3) of the *Local Government, Act 1995*.

Pursuant to Section 3.58(4)(c) of the *Local Government Act, 1995* if Council were to sell by private treaty, a market valuation is to be obtained which will be no older than six (6) months at the date of disposition.

Recommended In-Principle Support of Informal Offer

It is recommended that Council provide in-principle support for the expression of interest made by the owner of Lot 300 (No.8) Wyloo Place, Armadale to purchase Lot 2906 Scotia Place, Armadale at or above market value.

Should the potential purchaser be in a position to make a formal offer that this offer be advertised as per Section 3.58(3) of the *Local Government Act, 1995* prior to acceptance.

Local public notice is to include the names of all parties concerned (buyer and seller), the consideration amount (offer amount), and market value of the property concerned. The offer must be advertised for comment for a period of not less than two weeks as per s.3.58(3) of the *Local Government Act, 1995*. Council must consider those submissions made prior to determining whether the offer is to be accepted or not accepted. The decision for acceptance or rejection of the offer is to be recorded in the minutes. Should Council resolve to not accept the offer as a result of the submissions received during advertising, the offer to purchase would be void and no contract would be entered into by the City.

Should no submissions be received during the advertising period, the City's Chief Executive Officer has delegation to accept an offer at or above market value.

Should Council resolve to decline the expression of interest made by landowner of Lot 300 (no.8) Wyloo Place, Armadale, the encroaching fence should be removed prior to disposal of the lot.

OPTIONS

1. Council can resolve to rescind that part of its prior resolution on 17 December 2007 (CS107/12/07) referring to the sale of the remaining lots by Public Tender and in lieu thereof resolve to dispose of Lot 2647 Pindari Court, Kelmscott and Lot 2906 Scotia Place, Armadale by way of Private Treaty and accept an expression of interest made by the owner of Lot 300 (No.8) Wyloo Place, Armadale to purchase Lot 2906 Scotia Place, Armadale at or above market value subject to the provision of s.3.58(3) of the *Local Government Act, 1995*.

2. Council can resolve to rescind that part of its prior resolution on 17 December 2007 (CS107/12/07) referring to the sale of the remaining lots by Public Tender and in lieu thereof resolve to dispose of Lot 2647 Pindari Court, Kelmscott and Lot 2906 Scotia Place, Armadale by way of Private Treaty but not accept the expression of interest made by the owner of Lot 300 (No.8) Wyloo Place, Armadale to purchase Lot 2906 Scotia Place, Armadale at or above market value subject to the provision of s.3.58(3) of the *Local Government Act, 1995*.

3. Council could resolve to proceed to dispose of Lot 2647 Pindari Court, Kelmscott and Lot 2906 Scotia Place, Armadale by an alternative method of disposal (auction) in accordance with Section 3.58 of the *Local Government Act, 1995*.

4. Council could retain the properties located at Lot 2647 Pindari Court, Kelmscott and Lot 2906 Scotia Place, Armadale.

CONCLUSION

The City has actively pursued sale of lots identified for disposal in the POS Strategy for a number of years. Reviewing processes appropriate to market conditions will assist in the success of the City's land sales.

Given the above, Option 1 is recommended.

RECOMMEND

That Council:

1. Rescind* that part of prior Council Resolution (CS107/12/07) of 17 December 2007 which read:

"That Council:

2. Pursuant to section 3.59(5) of the Local Government Act, 1995,

(a) agrees* to proceed with the sale of Lot 2647 Pindari Court, Kelmscott and Lot 2906 Scotia Place, Armadale by public tender utilising the services of DTZ (Australia), and noting that this course of action, is entirely consistent with the terms of the advertised Business Plan for the Sale of these properties".

2. Subject to (1) above being approved, agrees to dispose of Lot 2647 Pindari Court, Kelmscott and Lot 2906 Scotia Place, Armadale by way of Private Treaty as per s.358(3) of the *Local Government Act, 1995*.

3. Subject to (2) above being approved, agrees in-principle to dispose of Lot 2906 Scotia Place, Armadale to Mr and Mrs Broadbent of Lot 300 (No.8) Wyloo Place, Armadale, to an amount of $230,000 provided this sale amount is at or above a current market valuation subject to a formal offer being received and this offer being subject to:

i) Local public notice being given of Council's intent to sell the property by way of private treaty and inviting submissions from the public as per s.3.58(3)(iii) of the *Local Government Act, 1995*; and

ii) Council considering any submissions that are received as per s.3.58(3)(b) of the *Local Government Act, 1995;* or

iii) Subject to 3(i)and 3(ii) above, if no submissions are received during the advertising period that the City's Chief Executive Officer exercise authority to accept a formal offer as per Delegation No.22.

4. Request City officer's to advise any prospective purchasers of the legislative requirements involved in the sale process.

*** ABSOLUTE MAJORITY REQUIRED**

Moved Cr _____
Carried/Lost ( )

FINAL ADOPTION OF COUNCIL POLICY DEV 2 NAMING OF PARKS, PLACES AND BUILDINGS

WARD : ALL

DATE : 31 August 2010

REF : MAK

RESPONSIBLE MANAGER : EDDS

In Brief:

- In response to a request by Council a draft policy was prepared to guide the naming of parks, places and buildings owned or managed by the City.
- Council adopted draft Council Policy COMD 5 (now to be known as DEV 2) Naming of Parks, Places and Buildings, for the purpose of advertising, on 22 March 2010.
- The draft Policy was advertised for a period of 28 days.
- Submissions were also invited for possible future names for inclusion on a list to be maintained by the City.
- It is recommended that the Council finally adopt Policy DEV 2 Naming of Parks, Places and Buildings.
- The official naming of a number of parks within the City is also recommended.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.

Legislation Implications

Local Government Act 1995

Council Policy / Local Law Implications

Policies are determined by Council and may be amended or waived according to circumstances. This power is conveyed to Council in section 2.7(2) (b) of the Local Government Act 1995.

All policies are required to be reviewed at least once every three (3) years.

Budget / Financial Implications

There were minor budget implications related to advertising of both the draft policy and practice. Ongoing costs may be incurred in the carrying out of community consultation processes that may be required under the management practice. For the naming of individual parks or buildings the community consultation process may include newspaper advertisements, letters to nearby landowners and/or the erection of a sign on site for the duration of the consultation period. Consultation costs are likely to be in excess of $1000 per naming proposal. Therefore, if there are a number of proposals to rename a facility throughout a year then the advertising costs are likely to run into the several thousands.

There will also be costs related to the manufacture and erection of name signage at the newly named parks and facilities. Consideration needs to be given to how these budget implications will be accommodated with the Parks' Budget.

In addition, there could be staff and document search costs associated with the research required to validate proposed names or to determine the origin of and reasons why a previous name was chosen, in instances involving the renaming of a facility.

Various Departments have been involved in naming over the last few years and the costs involved have been recovered from general accounts for advertising and signage within the relevant Department's budget. However, given the potential for increases in costs with regard to this process, it may be necessary to allocate specific accounts for this purpose in subsequent budgets.

It is noted that some Councils charge an administration fee for naming requests submitted by external parties and this could be considered in the future in the Schedule of Fees and Charges adopted annually by Council.

Consultation

Prior to the Council adopting the draft policy for advertising, the draft Policy and Management Practice were reviewed by City staff from the Community Services, Planning, Technical Services and Parks and Gardens Departments. Comments made during that consultation from the various Departments were considered and changes incorporated into the draft documents as a result.

The draft documents were also reviewed by MANEX prior to the initial adoption of the policy by the Council.

Following adoption of the draft documents by the Council on 22 March 2010, the draft policy was advertised for public comment via newspaper advertisements, the City's website and letters to community and sporting groups within the City. The public consultation process also included a request for the public to nominate names for inclusion on the City's List of Potential Names for Naming of City Facilities. Councillors were also invited to submit names for inclusion on the List.

The community and sporting groups that were invited to comment on the policy and/or submit names for inclusion on the List were:

- Armadale Junior Football Club
- Armadale Kelmscott Lions Inc
- Armadale Kelmscott Senior Citizen's Club
- Armadale Kelmscott Swimming Club Inc
- Armadale Ladies Probus Club
- Armadale Masonic Lodge Nd 94 Wac (Freemasons)
- Armadale Police & Citizen's Youth Club
- Armadale RSL Sub Branch
- Armadale Soccer Club
- Armadale Sporting Club Inc
- Armadale Tennis Club Inc

- Armadale-Kelmscott Apex
- Bedfordale Volunteer Bushfire Brigade Inc
- Country Women's Association of Aust Inc – Armadale
- Forrestdale Community Association
- Forrestdale Cricket Club Inc
- Forrestdale Junior Cricket Club Inc
- Forrestdale Eagles Softball Club
- Forrestdale Junior Football Club Inc
- Forrestdale Senior Football Club Inc
- Forrestdale Sporting Association Inc
- Kelmscott Agricultural Society Inc
- Kelmscott Blues Softball Club
- Kelmscott BMX Club (Inc)
- Kelmscott Football & Sportsmen's Club Inc
- Kelmscott Junior Cricket Club Inc
- Kelmscott Junior Football Club Inc
- Kelmscott Junior Roos Soccer Club
- Kelmscott Roleystone RSL Sub Branch
- Kelmscott Senior Cricket Club Inc
- Kelmscott Tennis Club Inc
- Kelmscott Westfield Senior Citizens Club
- Roleystone Bowling Club
- Roleystone Karragullen Cricket Club
- Roleystone Karragullen Seniors Club Incorporated
- Roleystone Sporting Club
- Roleystone Squash & Sports Centre
- Roleystone Tennis Club Inc
- Roleystone Theatre Inc
- Rotary Club of Armadale
- Rotary Club of Armadale-Neerigen Brook
- Rotary Club of Kelmscott
- Roleystone Volunteer Fire Brigade
- Armadale State Emergency Service
- Kelmscott District Residents Group
- Bedfordale Residents Association
- Minnawarra Ward Progress Association Inc
- Kelmscott History Group
- Marmun Mia-Mia Indigenous Corporation
- Armadale Noongar Corporation
- Groper Aboriginal Corporation
- Ngunjiwirri Aboriginal Corporation
- Waminda Aboriginal Corporation
- Abodijari Aboriginal Corporation
- Armadale Redevelopment Authority
- Community Heritage Advisory Group

The City did not receive any external submissions during the community consultation process. Two submissions detailing potential names for use in naming or renaming of Council facilities were received from Councillors.

BACKGROUND

The City's rapidly developing new urban areas will produce in excess of 200 new parks and public buildings (such as sporting clubrooms and community centres) over the next 10-15 years. In addition, for various reasons sometimes a decision is made to re-name an existing facility. Accordingly, it is considered important to have a policy in place to identify the Council's objectives and provide guidance with regard to the naming of Parks, Places and Buildings.

The Council adopted a Draft Policy COMD 5 Naming of Parks Places and Buildings on 22 March 2010 (refer CS28/3/10) for the purpose of advertising the document for public comment. The public consultation period has now ended and consequently the policy is now referred back to Council for final adoption.

In addition, a Management Practice has been prepared to complement the policy and provide procedural guidance for staff engaged in implementing the Council's Policy and naming Council facilities/parks.

Concurrently with the advertising of the draft Policy, public consultation was undertaken to invite suggestions for names for future Council facilities for the purpose of compiling a list of potential names to be retained as a resource for the City when naming new facilities or renaming existing facilities.

The current list of potential names for parks and other Council facilities is included at Attachment "A3" of the Agenda, (refer Summary of Attachments - yellow page).

A number of suggestions for the naming of specific reserves were received from some Councillors and some park name proposals have previously been highlighted by the Council.

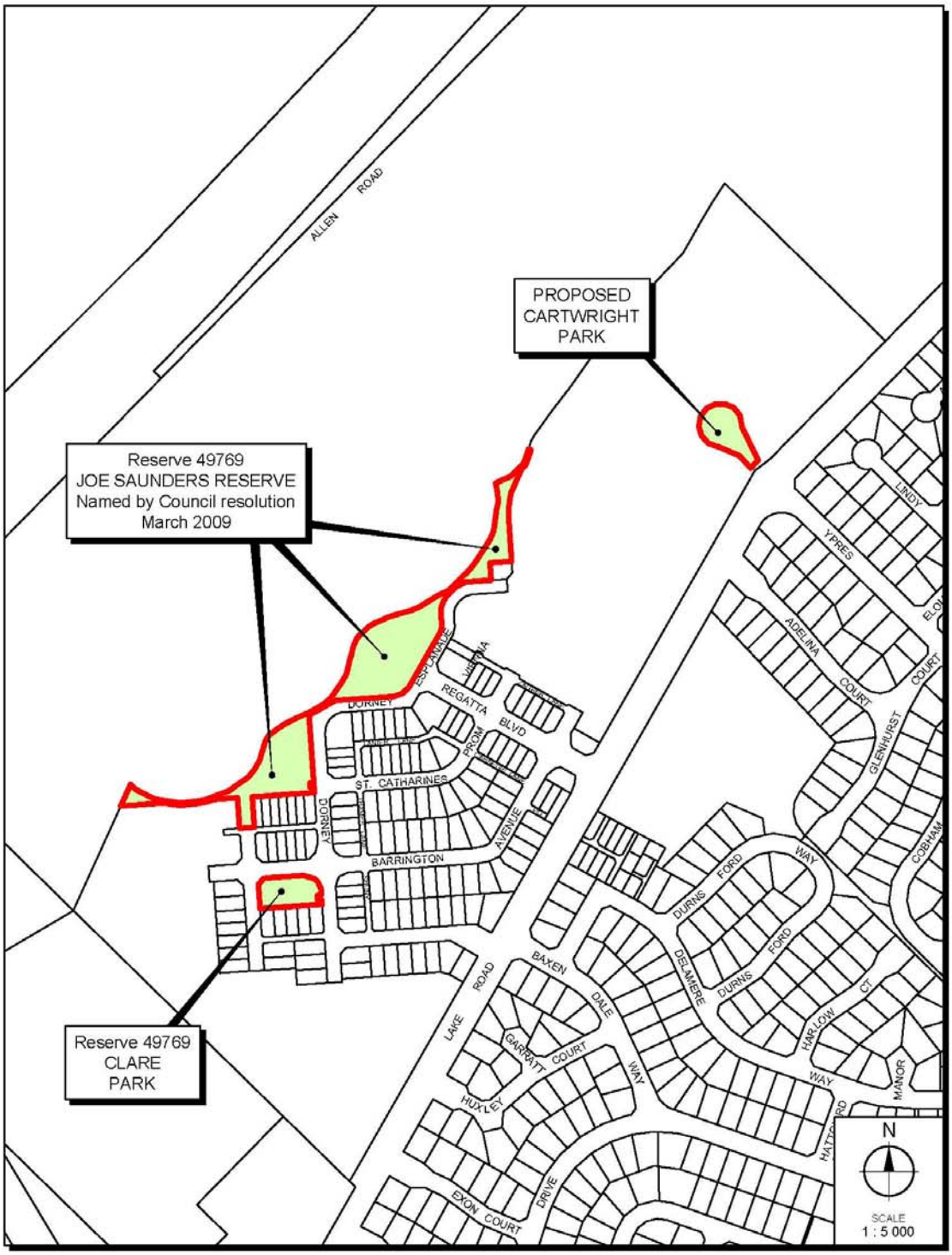
DETAILS OF PROPOSAL

The policy was prepared in accordance with the guidelines for such contained in the City's Policy Manual. The associated management practice sets out the strategies and actions by which the policy is to be implemented and details the steps and processes to be observed by staff.

The list of possible names will not form part of the policy or practice so that additions and deletions (of used names) can occur without having to amend the policy and practice documents. The policy and practice both include a requirement for names to be sourced from the list held by the City in the first instance.

The policy rationale/objective is to:

"… provide a consistent framework for the naming or renaming of Parks, Places and Buildings owned or managed by the City to enable the acknowledgement of local history, recognise the contribution of individuals to the community and facilitate the identification of parks, buildings and reserves in the City".



PROPOSED PARK NAMES
LOCALITY OF CHAMPION LAKES

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RESERVE 49769
PROPOSED CLARE PARK

RESERVE 49769
PROPOSED CLARE PARK

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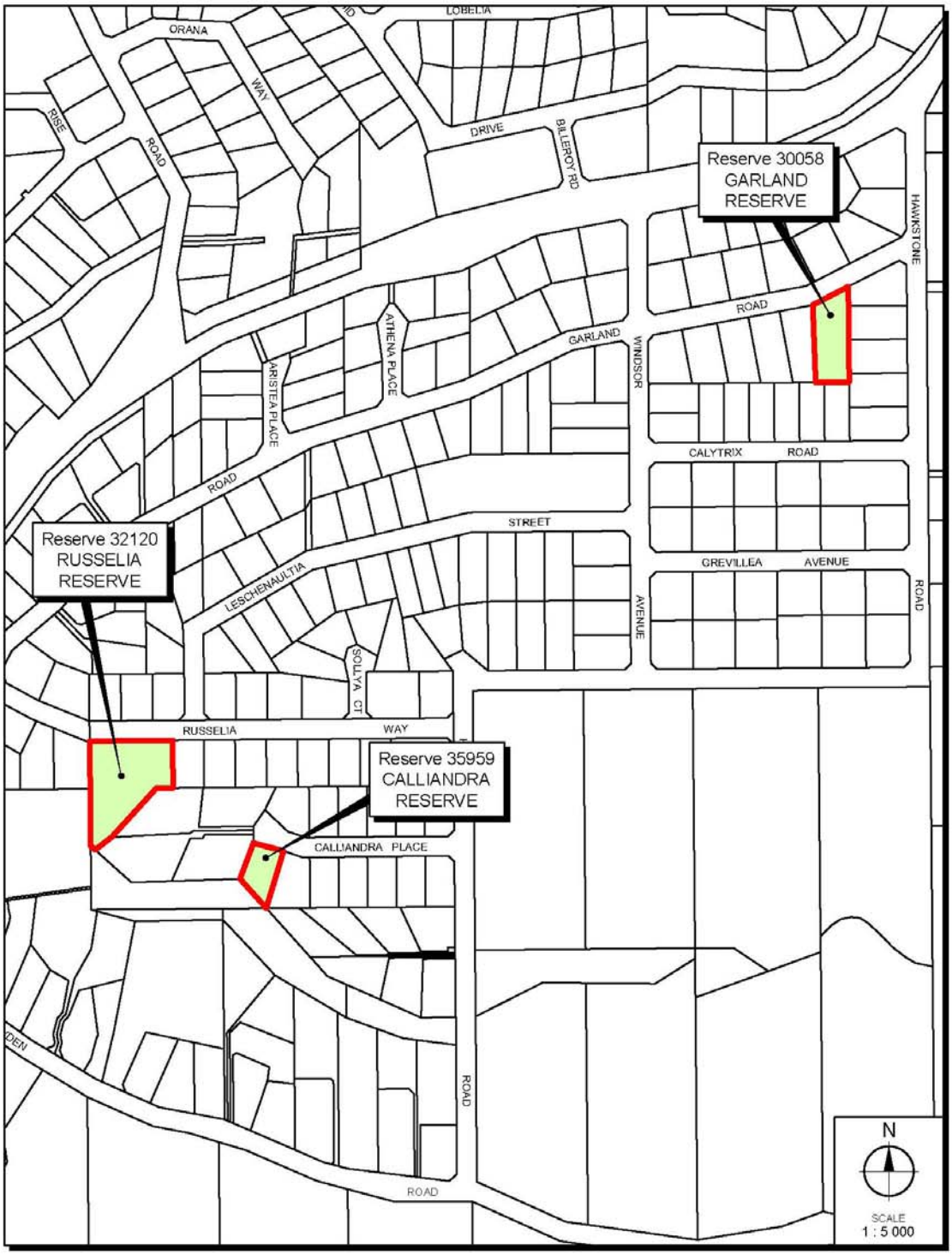

PROPOSED PARK NAMES
LOCALITY OF ROLEYSTONE

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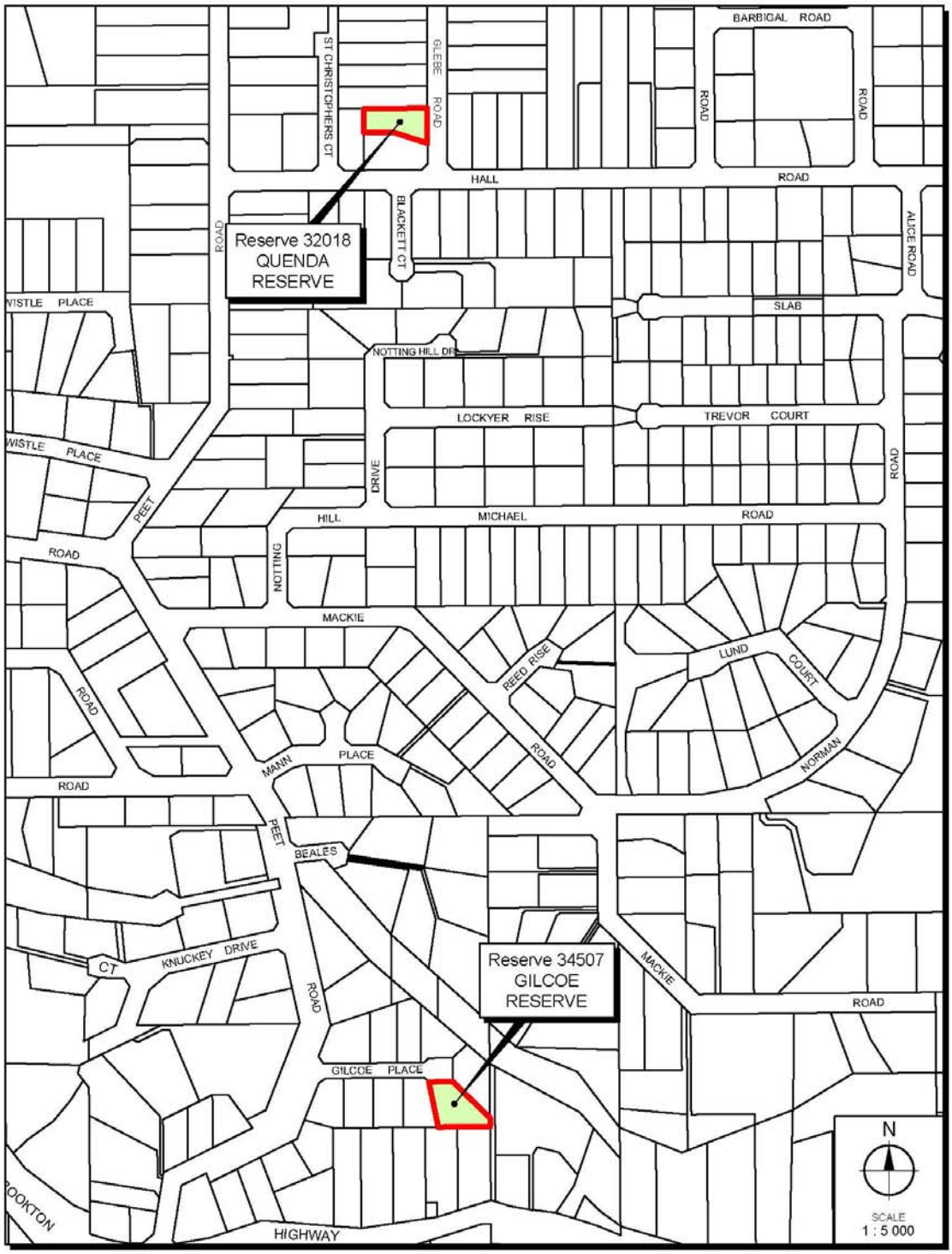

PROPOSED PARK NAMES
LOCALITY OF ROLEYSTONE

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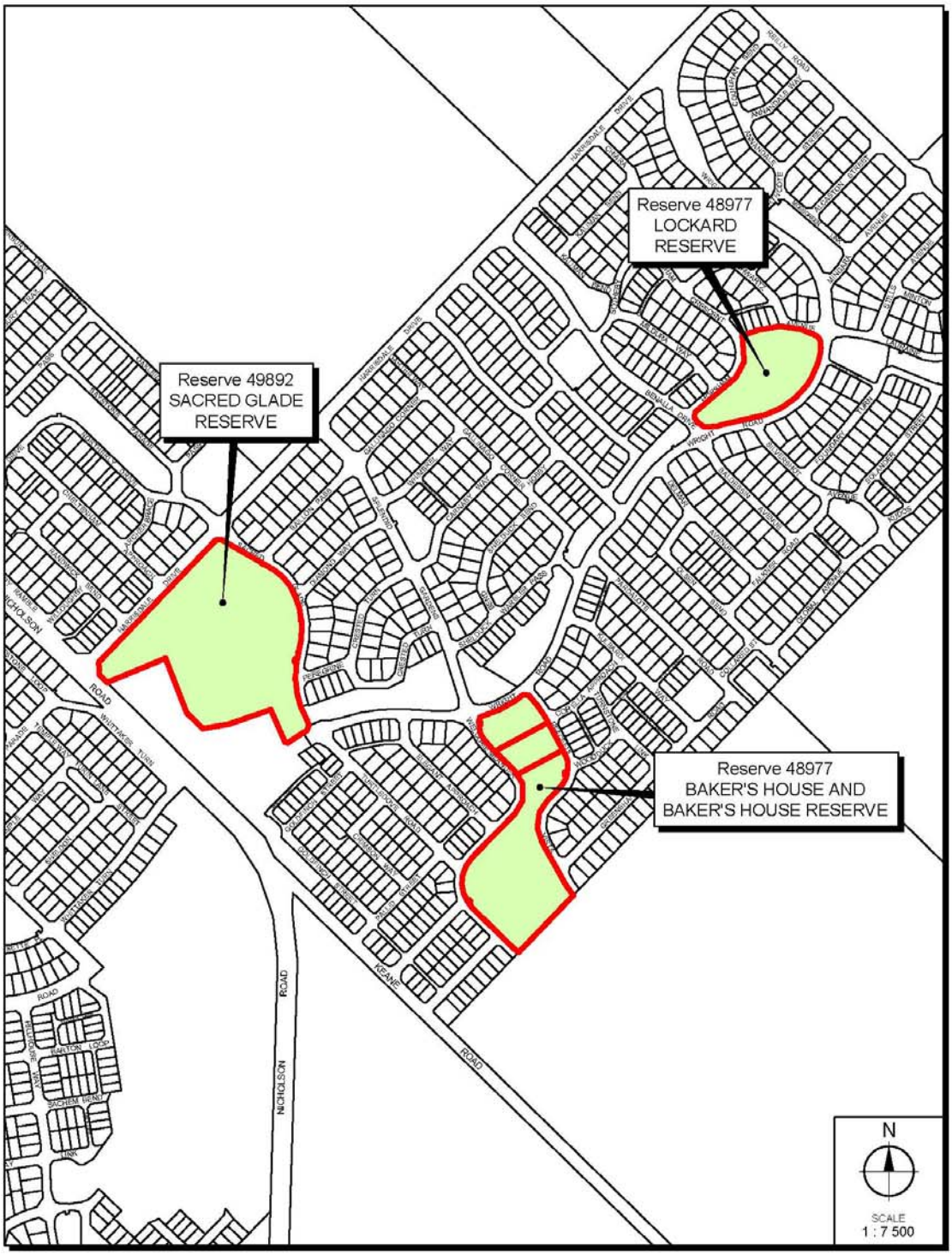

PROPOSED PARK NAMES
LOCALITY OF HARRISDALE

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RESERVE 49892
SACRED GLADE, HARRISDALE

RESERVE 49892
SACRED GLADE, HARRISDALE

RESERVE 49892
SACRED GLADE, HARRISDALE

RESERVE 48977
LOCKARD RESERVE WRIGHT ROAD, HARRISDALE

RESERVE 48977
LOCKARD RESERVE WRIGHT ROAD, HARRISDALE

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BAKER'S HOUSE

RESERVE 48977
BAKER'S HOUSE RESERVE

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RESERVE 48977
BAKER'S HOUSE RESERVE

RESERVE 48977
BAKER'S HOUSE RESERVE

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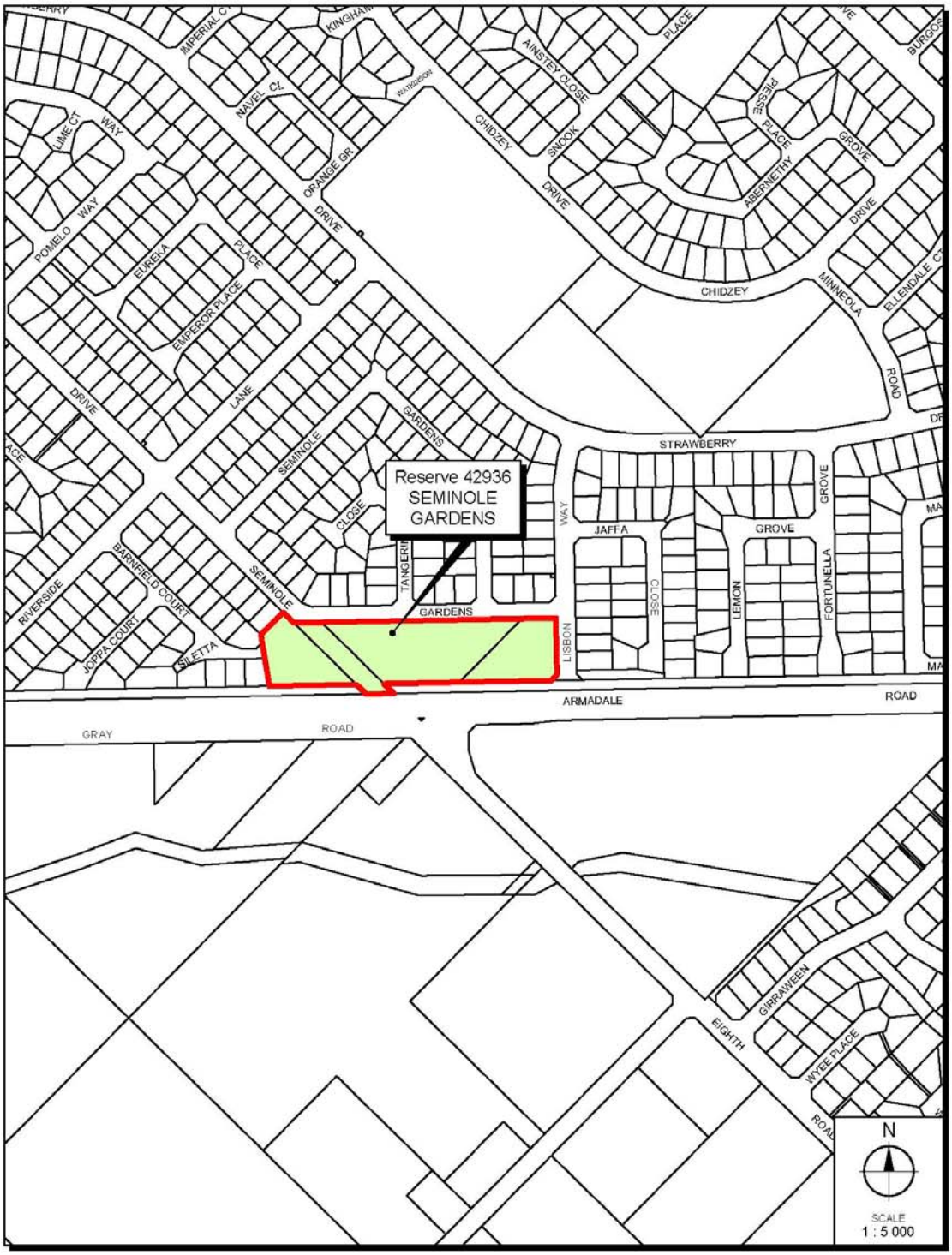

PROPOSED PARK NAME
LOCALITY OF SEVILLE GROVE

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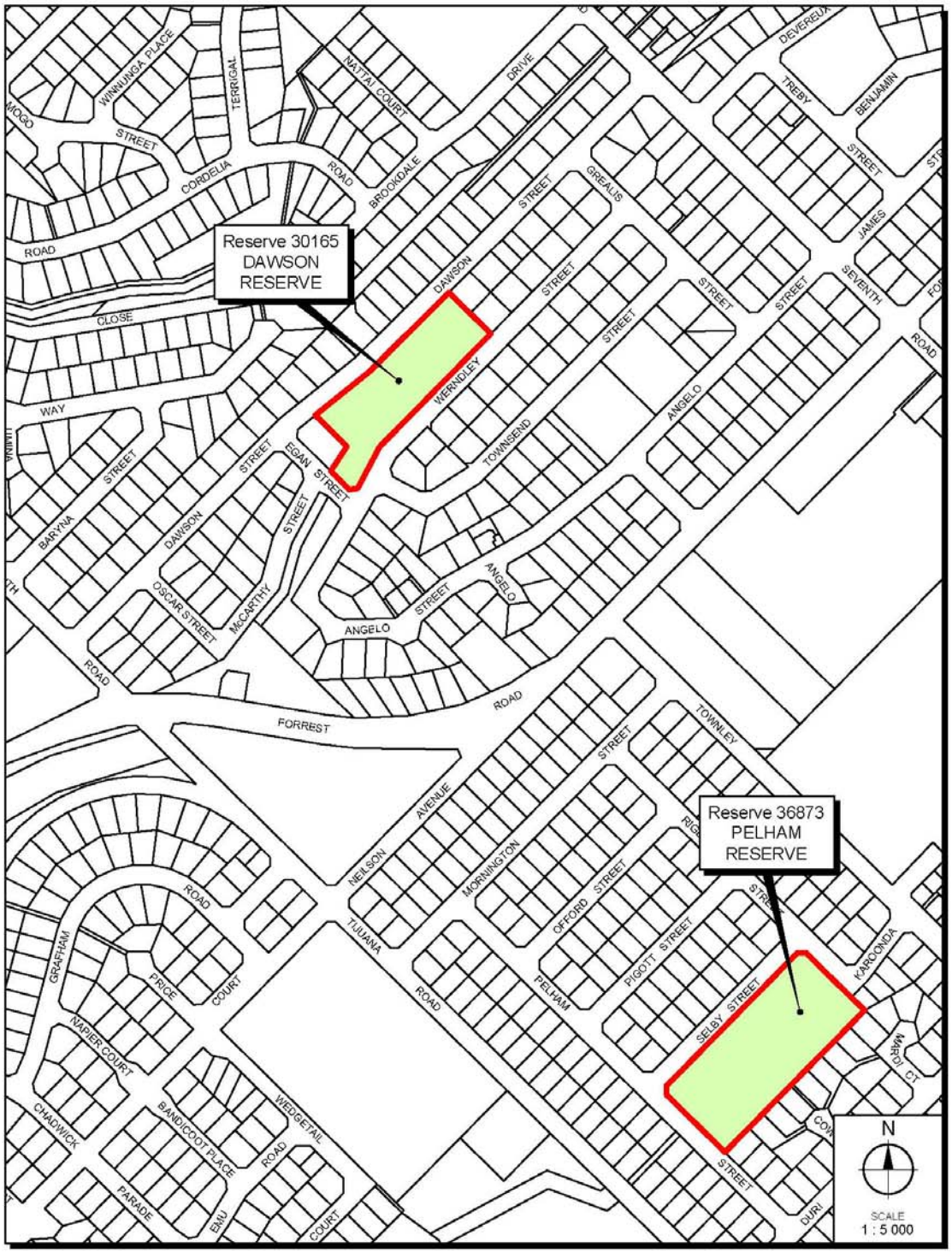

PROPOSED PARK NAMES
LOCALITY OF ARMADALE

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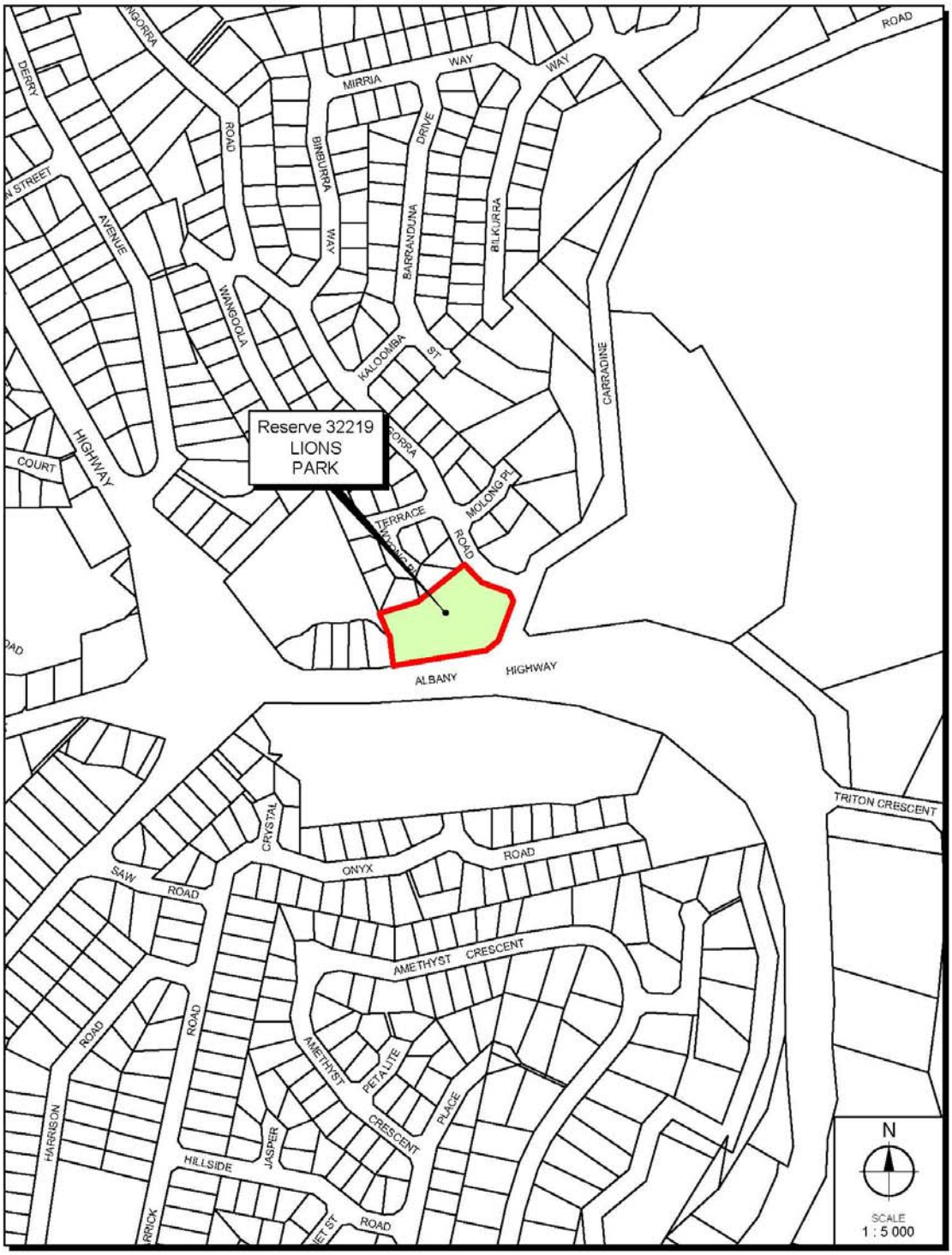

PROPOSED PARK NAME
LOCALITY OF ARMADALE

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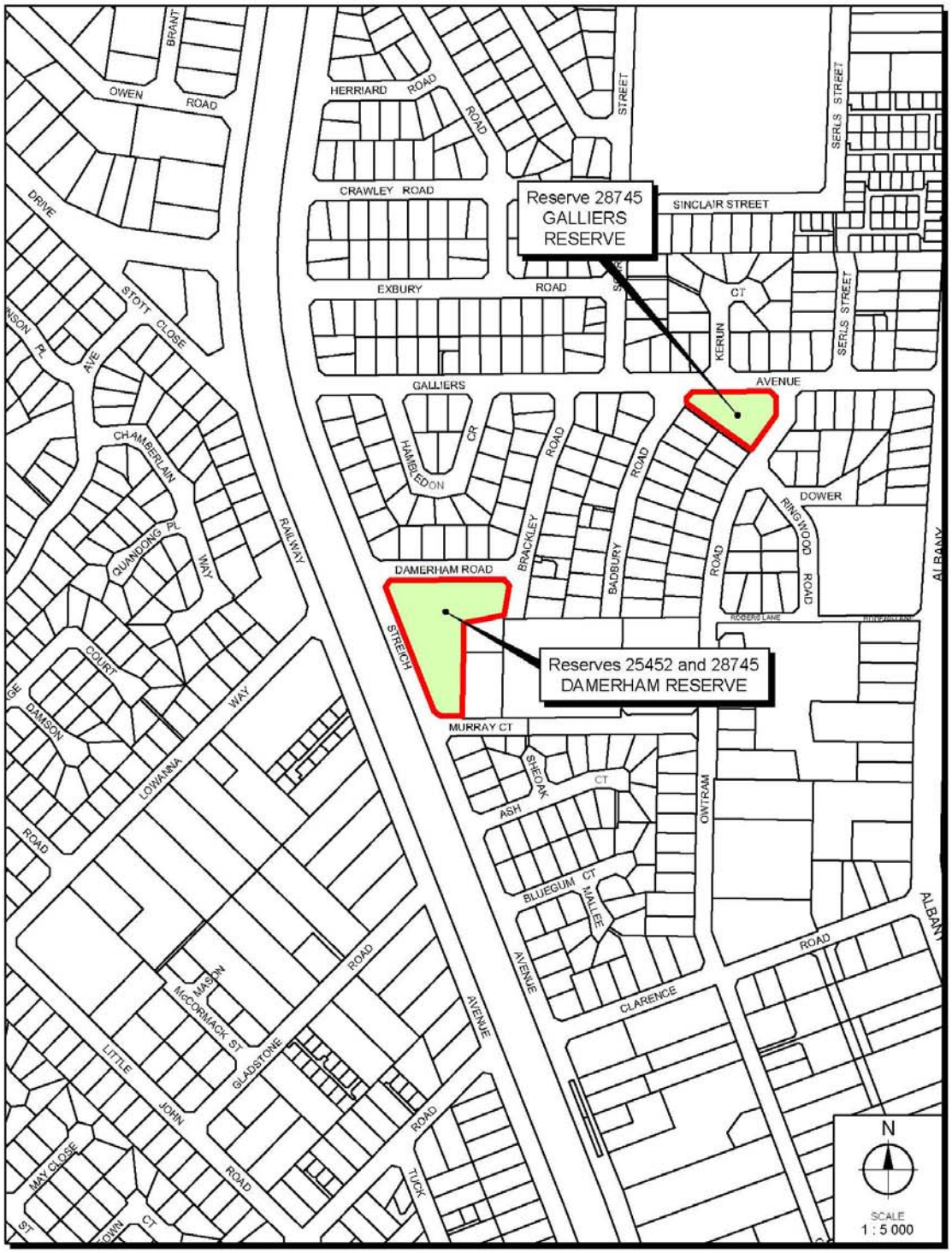

PROPOSED PARK NAMES
LOCALITY OF KELMSCOTT

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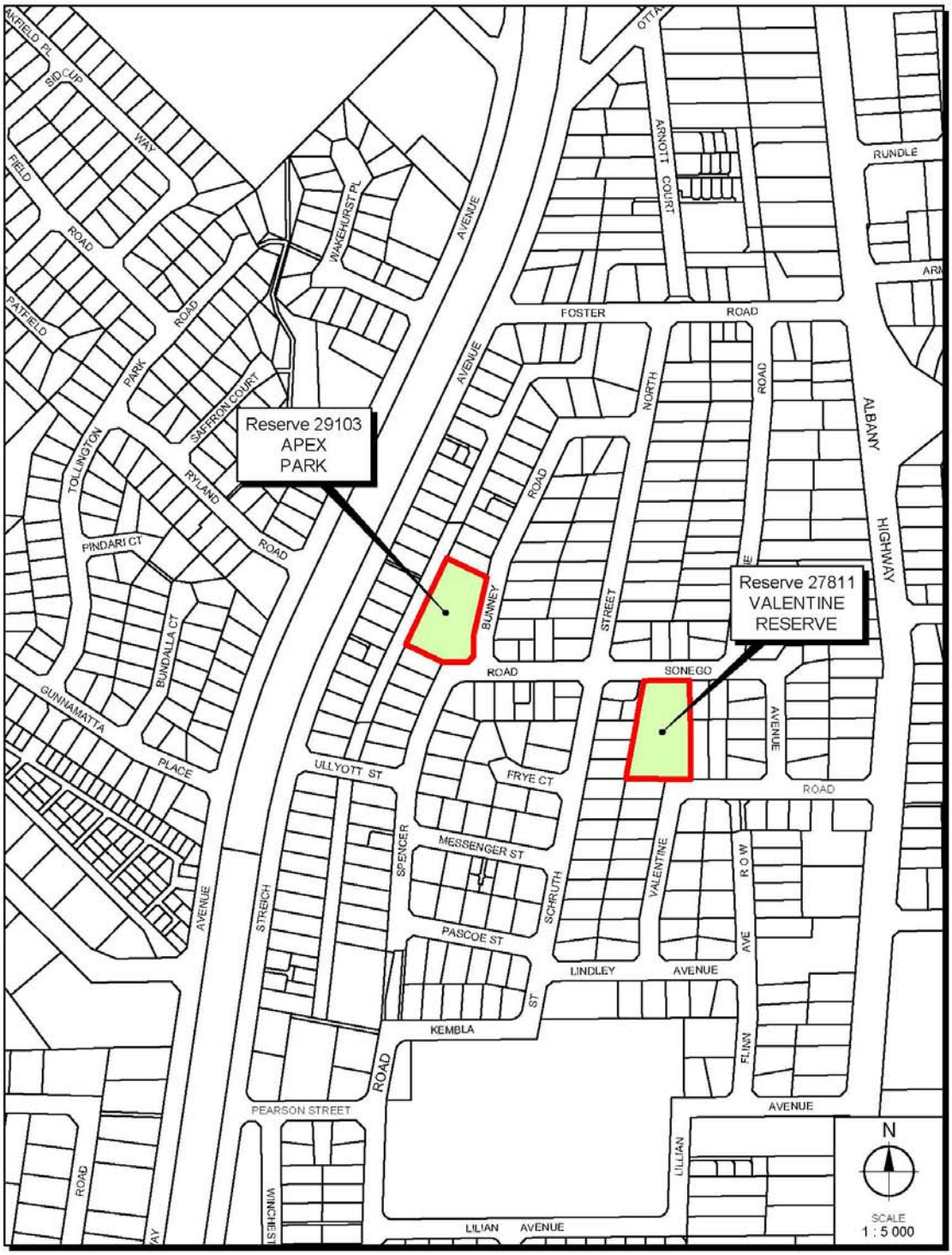

PROPOSED PARK NAMES
LOCALITY OF KELMSCOTT

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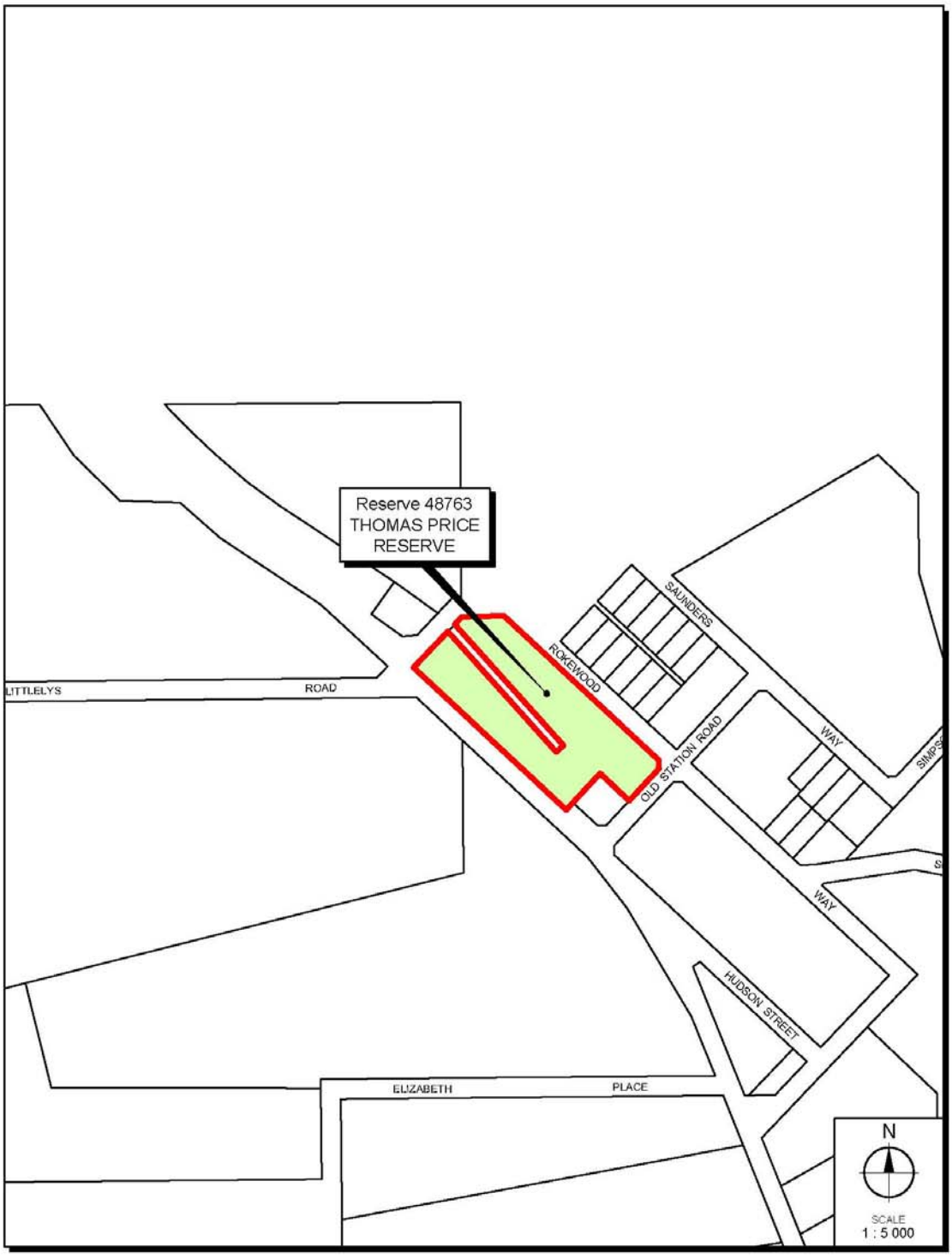

PROPOSED PARK NAME
LOCALITY OF KARRAGULLEN

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Street naming is not covered by this policy and the current processes for naming of streets will continue. Approval of street names is the responsibility of the Geographic Names Committee (Landgate) following recommendation from the Local Authority.

One Councillor submitted a comprehensive list of all past Councillors, Board Chairmen, Shire Presidents, Mayors, Shire/Town Clerks and CEO's. In accordance with the draft Management Practice, individuals who held one of the above offices for five or more years have been added to the list of potential names for future Council facilities/reserves.

Another Councillor submitted potential names for five park/recreation reserves in Roleystone and one reserve in Karragullen (refer Table 1 below).

The naming of parks within the Champion Lakes residential area and a number of parks within the Harrisdale area (including that containing Baker's House) have also been previously identified as requiring finalisation (refer Table 1 below).

In addition, there are a number of reserves in the City that have Name Sign Posts erected on them but have not been formally named by the Council (Refer Table 2 below).

All of the above naming proposals, including rationale for the names chosen, are dealt with in this report. The names have been chosen in consideration of the criteria for such contained in the Draft Policy DEV 2 and associated Management Practice as well as the Geographic Names Committees "Principles, Practices and Guidelines" relating to the naming of roads and reserves.

In accordance with the Geographic Names Committee's abovementioned document, it is necessary for the Council to seek the approval of the Minister for Lands for the naming of any reserve exceeding 1 hectare in area. These have been identified in the Tables below with an asterisk.

For reserves less than 1 hectare in area it is only necessary to notify Landgate of the Council's decision.

Table 1 - List of Reserves to be Named (Not Currently Sign Posted)
(refer also attached Location Plans, Aerial Photos and Photos of each reserve)

Reserve No.	Street Address	Proposed Name	Rationale
30058	Garland Road Roleystone	Garland Reserve	Named after street
34507	Gilcoe Place, Roleystone	Gilcoe Reserve	Named after street.
32018	Glebe Road Roleystone	Quenda Reserve	This reserve, like many bushland areas in the locality houses a colony of Quendas (Southern Brown Bandicoot).
32120	Russelia Way Roleystone	Russelia Reserve	Named after street.
35959	Calliandra Place Roleystone	Calliandra Reserve	Named after street.

Reserve No.	Street Address	Proposed Name	Rationale
49769	Barrington Ave Champion Lakes	Clare Park	William Albert Major Clare and Mary Clare occupied the land that now includes the reserve in Barrington Avenue for more than 50 years.
48763	Rokewood Way Karragullen	Thomas Price Reserve*	This reserve is to be named after the first Thomas Price. This reserve is the only remaining section of railway reserve in Karragullen that is in the control of the Council. Mr Price was the key person who had the railway line extended to Karragullen. Thomas Price was a managing partner in the establishment of Illawarra Orchard. Further information with regard to Thomas Price is contained in ***Attachment "A4" of the Agenda***.
48977	Wright Road Harrisdale	Lockard Reserve*	This is the main active/passive reserve within Vertu Estate and due to its size and location will likely be a community focus point. Accordingly, it is recommended that the reserve be formally named and signposted. W H Lockard was an elected member of the Armadale-Kelmscott Roads Board from 1917-1925. During that time he was also Board Chairman for two periods from 1920-22 and 1923-25. He was part of the working party who constructed the first war memorial in Armadale. Mr Lockard has not been recognised elsewhere in the City.
49892	Sacred Glade Harrisdale	Sacred Glade Reserve*	Named after street. This park may be extended in future.
48977	Peaceful Vista Harrisdale	Baker's House (Building) Baker's House Reserve*	The Baker Family constructed the house in the 1970's. The house was the homestead for the farm that existed on this land at that time. The house is currently used as a Land Sales Office but is intended, once handed over by Satterley, to be used as a Community Building. It is considered that naming the reserve after the house will provide a strong identity for the reserve. Council resolved to name the building Baker's House at their meeting held on 18 June 2007.
Not created yet	Karapiro Circuit, Champion Lakes	Cartwright Park	W. Cartwright is identified as an owner of Lot 91 (the original lot number for this part of Champion Lakes) on an official Government Survey Map dating back to 1888. This park will be developed as park of stage 3 of Champion Lakes Residential Estate

Table 2 - List of Reserves to be Named (Already Sign Posted)
(refer also attached Location Plans, Aerial Photos and Photos of each reserve)

Reserve No.	Street Address	Proposed Name	Rationale
28745	Galliers Avenue Armadale	Galliers Reserve	Named after street
29103	Spencer Road Kelmscott	Apex Park	Named after Community Organisation who assisted in the establishment of the park
32219	3265 Albany Highway Armadale	Lions Park	Named after Community Organisation who assisted in the establishment of the park
36873	Pelham Street Armadale	Pelham Reserve*	Named after street
27811	Valentine Road, Kelmscott	Valentine Reserve	Named after street
42936	Seminole Gardens, Seville Grove	Seminole Gardens*	Named after street
28745 and 25452	Damerham Road/Streich Rd, Armadale	Damerham Reserve*	Named after street
30165	Dawson Street and Werndley Street, Armadale	Dawson Reserve*	Named after street

COMMENT
As no objections were received during the consultation period it has been determined that the proposed policy should be adopted with minor modifications.

Initially, it was intended that the Policy and Management Practice would come under the mantle of Community Services. However, it has now been determined that the Policy and Management Practice will be the responsibility of Development Services along with the proposed Policy and Management Practice for Street Numbering. Accordingly, the policy is now identified as DEV 2 rather than COMD 5.

The policy and management practice are included at Attachment "A1" and "A2" of the Agenda, (refer Summary of Attachments - yellow page).

ANALYSIS

Policies are generally only developed if they will further the achievement of the City's strategic goals or contribute to the fulfilment of mandatory obligations. They are defined courses of action that should be followed in particular circumstances and are intended to give guidance to staff on what is permissible when dealing with certain matters. They guide the discretionary part of Council's decision making and form an essential step in the delegation of Council powers.

Council Policy DEV 2 has been drafted to provide guidance for Council and City Staff with regard to the naming of Council facilities and particularly to address the following matters:

1. Careful consideration should be given to the naming of the City's parks, places and buildings. The name of such a facility can have a significant influence on the future development and sense of community within an area.

2. To ensure new names meet Council's general requirements without each decision having to be made by Council.

3. To ensure that the naming of Council facilities is managed in a considered way according to an established set of criteria.

Policy DEV 2 will be required to be reviewed within three (3) years in accordance with the requirements of the Local Government Act 1995.

The reserve and building naming proposals contained in this report demonstrate the application of the new policy and management practice.

OPTIONS

Policy

1. Council could resolve to adopt Council Policy DEV 2 with or without modifications.
2. Council could resolve not to adopt Council Policy DEV 2 in respect to the Naming of Parks, Places and Buildings.

Naming Proposals

1. Council could resolve to name the reserves detailed in this report as set out in the table contained in the report with or without modification.
2. Council could resolve not to name the reserves as set out in this report because there are other more pertinent names that could be applied.

CONCLUSION

This policy will provide a clear and rational framework for the naming of Council owned or managed facilities, enable the acknowledgement of local history, recognise the contribution of individuals to the community and facilitate the identification of parks and reserves in the City.

In this regard, Option 1 is recommended for both the Policy and the Naming proposals.

RECOMMEND

That Council:

1. Adopts Council Policy DEV 2 as set out below:

RATIONALE

A policy is required to provide a consistent framework for the naming or renaming of Parks, Places and Buildings owned or managed by the City to enable the acknowledgement of local history, recognise the contribution of individuals to the community and facilitate the identification of parks, buildings and reserves in the City.

1. POLICY

When proposing names for facilities developed and owned by the City, the following will be taken into consideration:

a) The locality within which the facility is situated (eg – Kelmscott Hall);
b) Any historical events associated with or near the site (eg – Martin's Cairn, Cole's Shaft);
c) Indigenous and cultural heritage relevant to the site (eg Minnawarra Park, Migrant Park);
d) Marketing opportunities for the City (eg Armadale Arena);
e) Pioneering families (family names only) associated with the immediate area (5-10 kilometres radius) (eg Fancote Park);
f) Social or calendar events relevant to the place or building (eg – Kelmscott Agricultural Showgrounds); and
g) Individuals who have contributed substantially to the community (eg Harold King Community Centre).

A list will be maintained by the City of names suitable for the naming of Parks, Places and Buildings and preference shall be given to the application of names on this list. Compilation of the list of names shall follow the Geographic Names Committee of Western Australia's Principles, Guidelines and Procedures (as amended).

For the purposes of this policy a "Place" is a geographical location or a special feature within another facility (eg The Amphitheatre in Memorial Park or Picnic Rock in Roleystone).

Any approval by the City for the naming of a Park, Place or Building should be in accordance with the current Management Practice.

2. Names the following reserves and building as detailed below:

Table 1 – Reserves not currently sign posted

Reserve No.	Street Address	Proposed Name
30058	Garland Road Roleystone	Garland Reserve
34507	Gilcoe Place, Roleystone	Gilcoe Reserve
32018	Glebe Road Roleystone	Quenda Reserve
32120	Russelia Way Roleystone	Russelia Reserve
35959	Calliandra Place Roleystone	Calliandra Reserve
49769	Barrington Ave Champion Lakes	Clare Park
48763	Rokewood Way Karragullen	Thomas Price Reserve*
48977	Wright Road Harrisdale	Lockard Reserve*
49892	Sacred Glade Harrisdale (and any extension of the reserve)	Sacred Glade Reserve*
48977	Peaceful Vista Harrisdale	Baker's House (Building) Baker's House Reserve and any extension*
Not created yet	Karapiro Circuit, Champion Lakes	Cartwright Park

***** reserve is larger than 1 ha.

Table 2 – Reserves already sign posted

Reserve No.	Street Address	Proposed Name
28745	Galliers Avenue Armadale	Galliers Reserve
29103	Spencer Road Kelmscott	Apex Park
32219	3265 Albany Highway Armadale	Lions Park
36873	Pelham Street Armadale	Pelham Reserve*
27811	Valentine Road, Kelmscott	Valentine Reserve
42936	Seminole Gardens, Seville Grove	Seminole Gardens*
28745	Damerham Road, Armadale	Damerham Reserve*
30165	Dawson Street and Werndley Street, Armadale	Dawson Reserve*

***** reserve is larger than 1 ha.

3. Refers the proposed names for those reserves identified as exceeding one (1) hectare in area (refer tables above) to Landgate for approval by the Minister for Lands.

4. Notifies Landgate of the names approved for reserves less than (1) hectare in area.

5. Signs detailing the approved park and building names be erected on the reserves set out in Table 1 above, with the exception of Cartwright Park (which has not been developed yet), when sufficient funds are available in the relevant Department budgets and approval by the Minister for Lands has been obtained for those reserves exceeding one (1) hectare in area.

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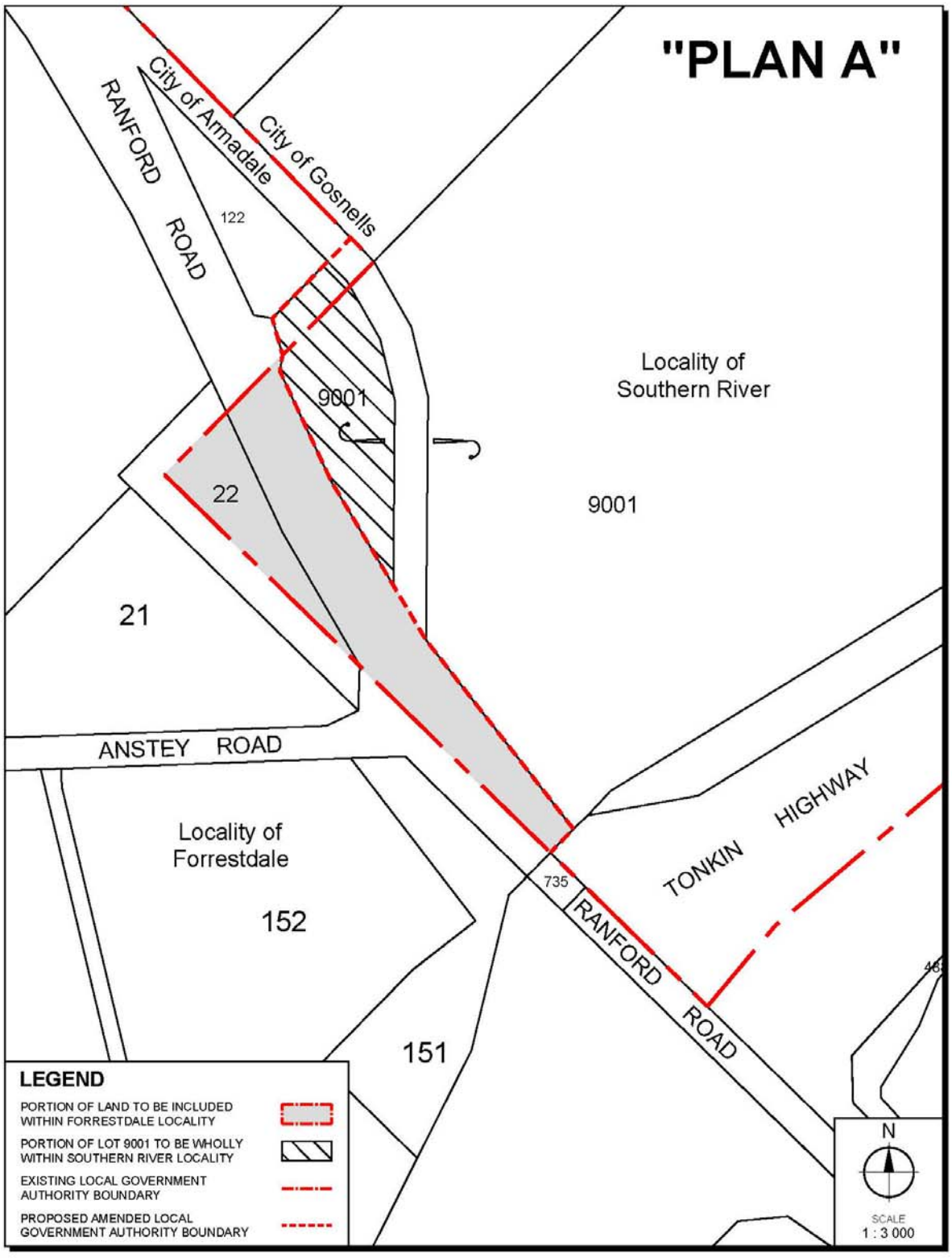

CITY OF Armadale

PROPOSED BOUNDARY REALIGNMENT

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MINOR MODIFICATION OF THE PROPOSED REALIGNMENT OF THE LOCAL GOVERNMENT BOUNDARIES BETWEEN THE CITIES OF ARMADALE AND GOSNELLS BY RELOCATING THE PORTION OF LOT 9001 WHICH ADJOINS RANFORD ROAD WHOLLY WITHIN THE LOCALITY OF SOUTHERN RIVER IN THE CITY OF GOSNELLS

WARD	:	Portion of Lot 9001 adjoining Ranford Road currently in Lake Ward but to be relocated in Gosnells Ward
FILE NO.	:	RDR/23
DATE	:	31 August 2010
REF	:	MF
RESPONSIBLE MANAGER	:	EMPS
APPLICANT	:	Armadale Redevelopment Authority
LANDOWNER	:	Della-Vedova
SUBJECT LAND	:	Approximately 621m² of portion of Lot 9001 adjoining Ranford Road, Southern River
ZONING		Currently unzoned within the
MRS	:	Armadale Redevelopment
TPS No.4	:	Scheme area but to be incorporated into the suburb of Southern River in the City of Gosnells.

In Brief:

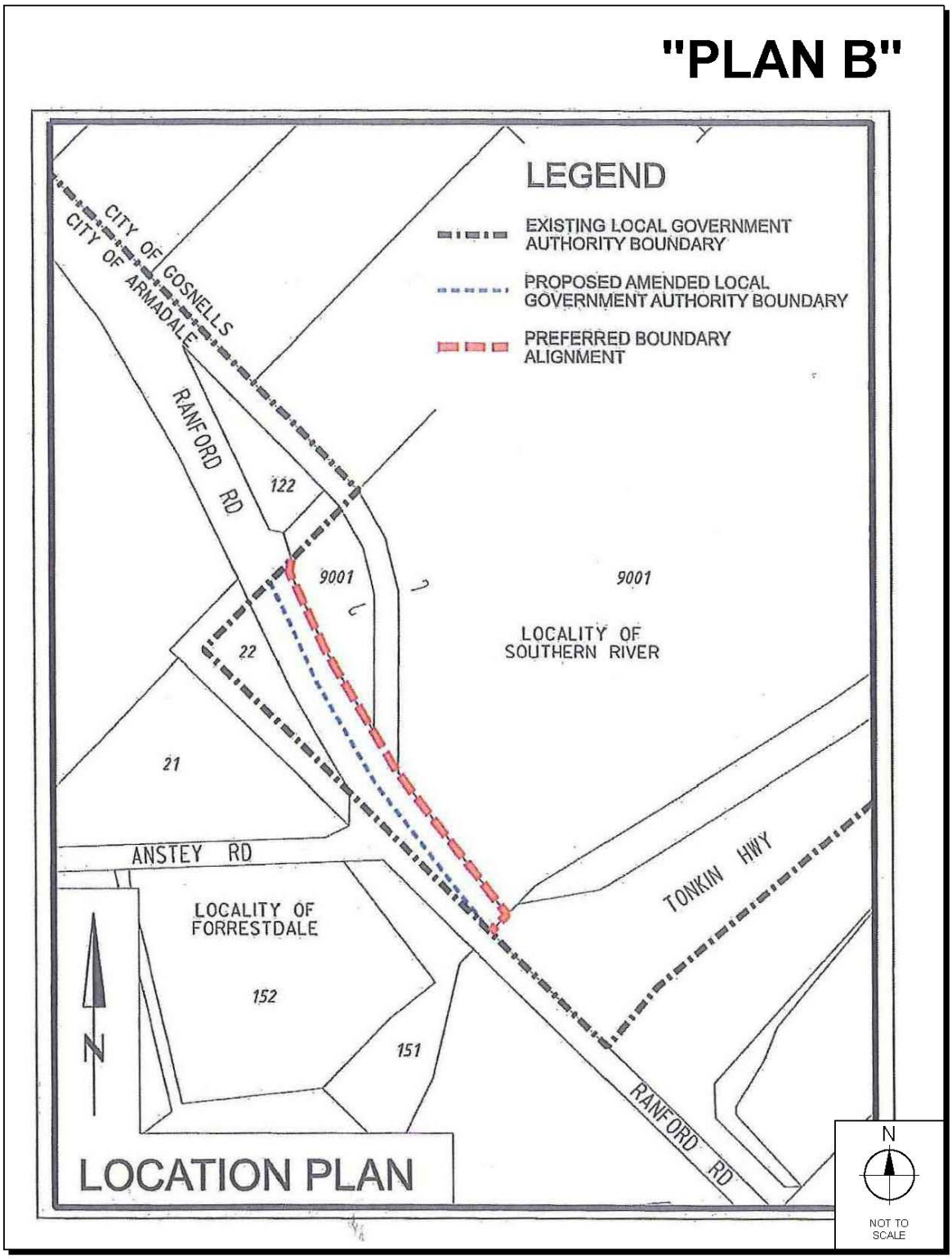
- Council, at its meeting on 27 January 2010, approved the modification of the local government boundary with the City of Gosnells to include a portion of Lot 22 Ranford Road Southern River within the City of Armadale with the boundary line being drawn along the centre line of Ranford Road.
- A request to this effect was sent to the Local Government Advisory Board for consideration and approval and at the same time a request for support of this proposal was sent to the City of Gosnells.
- The City of Gosnells supported the modification but indicated its preference for the boundary line to be drawn along the eastern perimeter of Ranford Road.
- Following advice from Landgate, the Department of Local Government wrote to the City suggesting the adoption of the City of Gosnells' preferred boundary realignment along the eastern perimeter of Ranford Road.
- Recommend that Council approve the City of Gosnells' preferred boundary realignment along the eastern perimeter of Ranford Road but with a proviso that the boundary realignment extends in a north easterly direction along the property boundaries of Lot 122 and the hatched portion of Lot 9001 shown and described on "PLAN A".

Tabled Items

Nil.

Officer Interest Declaration

Nil.



BOUNDARY REALIGNMENT AS PROPOSED BY THE CITY OF GOSNELLS

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Strategic Implications

Strategic Plan 2010-2014

2.2.1 Work with the Armadale Redevelopment Authority on the planning and design of key areas.

2.7.3 Maintain effective liaison with other levels of government and regional bodies to ensure coordinated provision of regional infrastructure.

Legislation Implications

Armadale Redevelopment Act 2001
Planning and Development Act 2005
Local Government Act 1995
Town Planning Scheme No.4

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Minor administrative costs of implementing the municipal boundary realignment along Ranford Road fall within current budget allocations.

Consultation

- Armadale Redevelopment Authority
- Adjoining Landowners

BACKGROUND

At its meeting on the 27 January 2009, Council resolved, among other things, to advise the Armadale Redevelopment Authority (ARA) that Council approves the proposed minor modification of the local government boundary with the City of Gosnells to effect the inclusion of a portion of Lot 22 Ranford Road, Southern River into the locality of Forrestdale in the City of Armadale as depicted by the broken line on the attached plan marked "PLAN B" with the boundary line being drawn along the centre of Ranford Road and described in the Legend on the aforementioned plan as "proposed amended local government authority boundary."

The City submitted a request to the Advisory Board of the Department of Local Government (DOLG) for consideration and recommendation to the Minister that an order be made to give effect to the proposed boundary realignment. At the same time, a request for support of the proposal was also sent to the City of Gosnells.

The City of Gosnells supported the proposal but indicated its preference for the boundary line to be drawn along the eastern perimeter of Ranford Road.

The Department of Local Government (DOLG) subsequently responded to the City, following advice from Landgate, suggesting the adoption of the boundary realignment proposed by the City of Gosnells along the eastern perimeter of Ranford Road as depicted on the attached plan marked "PLAN B" by the broken red line and described in the Legend of the aforementioned plan as "preferred boundary realignment".

DETAILS OF PROPOSAL

The first proposal seeks to adopt the City of Gosnells' suggested boundary realignment depicted by the broken red line on the attached plan marked "PLAN B" and described in the Legend as "preferred boundary realignment".

The second proposal seeks to extend the broken red line in a north easterly direction along the property boundaries of Lots 122 and 9001 as depicted on the attached plan marked "PLAN A". This will maintain logical property boundaries by ensuring that Lot 122 Ranford Road is wholly within the locality of Forrestdale in the City of Armadale and the hatched portion of Lot 9001 is wholly within the locality of Southern River in the City of Gosnells. The second proposal was also sent to the City of Gosnells for support.

COMMENT

The provisions relating to creating, changing boundaries and abolishing districts is contained in Schedule 2.1 of the Local Government Act 1995.

The City of Gosnells in its letter dated 12 August 2010 stated that Council resolved to support the proposed boundary realignment between the Cities of Armadale and Gosnells, as it relates to Lot 9001 Seaforth Avenue, Gosnells, as follows:

"Resolution 361

That Council, in accordance with Schedule 2.1 of the Local Government Act 1995, advise the Local Government Advisory Board that it supports the relocation of the local government boundary, as shown on the plan contained as Appendix 13.5.4A, so as to include a portion of road reserve and a portion of Lot 9001 Seaforth Avenue, Gosnells within the City of Gosnells."

In addition, as part of the consultation process, the Landowners of Lot 9001 were notified of the proposed boundary realignment but no response was received.

ANALYSIS

The two proposed modifications to the boundary realignment are of a minor nature and have the support of both the Local Government Advisory Board and the City of Gosnells. Logical property boundaries will be maintained by virtue of the fact that Lot 122 will be wholly within the locality of Forrestdale in the City of Armadale and Lot 9001 will be wholly within the locality of Southern River in the City of Gosnells.

Both these proposals will facilitate the planning by the ARA of the Forrestdale Industrial Business Park West precinct.

OPTIONS

1. Council could decline its support for the two proposed minor modifications to the boundary realignment as proposed.

2. Council could support the two proposed minor modifications to the boundary realignment. These modifications have the support of both the Local Government Advisory Board and the City of Gosnells. The latter proposal will have the effect of maintaining logical property boundaries by virtue of the fact that Lot 122 will be wholly within the locality of Forrestdale in the City of Armadale and Lot 9001 will be wholly within the locality of Southern River in the City of Gosnells.

CONCLUSION

It is recommended that Council resolve to adopt Option 2. This option will enable the ARA to proceed with the comprehensive planning of its Forrestdale Industrial Business Park West precinct.

RECOMMEND

That Council:

1. **Approves the proposed boundary realignment modification shown and described on the attached plan marked "PLAN A" so that Lot 122 Ranford Road is wholly within the locality of Forrestdale in the City of Armadale and the hatched portion of Lot 9001 is wholly within the locality of Southern River in the City of Gosnells.**

2. **Submits a request to the Advisory Board of the Department of Local Government for consideration and recommendation to the Minister that an order be made to give effect to the proposal.**

3. **Advises the Armadale Redevelopment Authority (ARA), the City of Gosnells and the adjoining Landowners of Council's determination.**

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PUBLIC OPEN SPACE STRATEGY – STAGE 5 AND 6 (PRECINCTS F AND H) CANNING RIVER & FOOTHILLS (1) AND CANNING RIVER AND FOOTHILLS (3) – SALE OF LOT 2259 WESTON TCE, KELMSCOTT AND LOT 501 HICKS RD, KELMSCOTT

WARD	:	RIVER
DATE	:	15 September 2010
REF	:	JLQ
RESPONSIBLE MANAGER	:	EMPS
LANDOWNER	:	City of Armadale
SUBJECT LAND	:	Lot 2259 Weston Tce, Kelmscott - Property size 1647m² Lot 501 Hicks Rd, Kelmscott - Property size 1856m²
ZONING		
MRS	:	Urban
TPS No.4	:	Various

In Brief:

- The City has been progressing the cancellation and purchase of Reserves 30173 (now Lot 2259 Weston Tce, Kelmscott) and 30253 (now Lot 501 Hicks Rd, Kelmscott) as per Stages 5 and 6 of the City's POS Strategy in accordance with Council's previous resolutions.
- A Business Plan has been prepared for the above two (2) lots currently owned by the City. The Business Plan is required to be advertised for comment for 42 days (six weeks).
- Submissions are to be considered prior to proceeding with the sale of the properties.
- Recommend that Council endorses the attached Business Plan and advertises the plan for comment.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

1.5.1 Provide and promote Council sport, recreation and leisure facilities.

2.4.2 Maintain and improve where required the quality, amenity and accessibility of open spaces.

2.6.2 Develop new buildings and facilities in accordance with asset management principles and based on a planned and prioritised approach.

4.2.1 Develop, implement and report on Council's strategic and business plans.

Legislation Implications

Planning and Development Act, 2005
Guidelines for the Administration of Section 20A "Public Recreation" Reserves
Local Government Act, 1995 – Section 3.58 – Disposing of Land
Local Government Act, 1995 – Section 3.59 – Commercial Enterprises by Local Government
Local Government (Functions & General) Regulations, 1996

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Each of the properties were acquired from the Crown at $500 or 5% of the unimproved market value as advised by the Valuer General (which ever is the greater). This is as per the State Governments Land Administration & Registration Practice Manual. Each of the properties was purchased from the Crown at 5% of the market value. The funds were drawn from the City's "Public Open Space Land Sale Expenses" account. These costs have been absorbed through the budgetary process and it is not necessary for the account to be reimbursed upon sale of the lots.

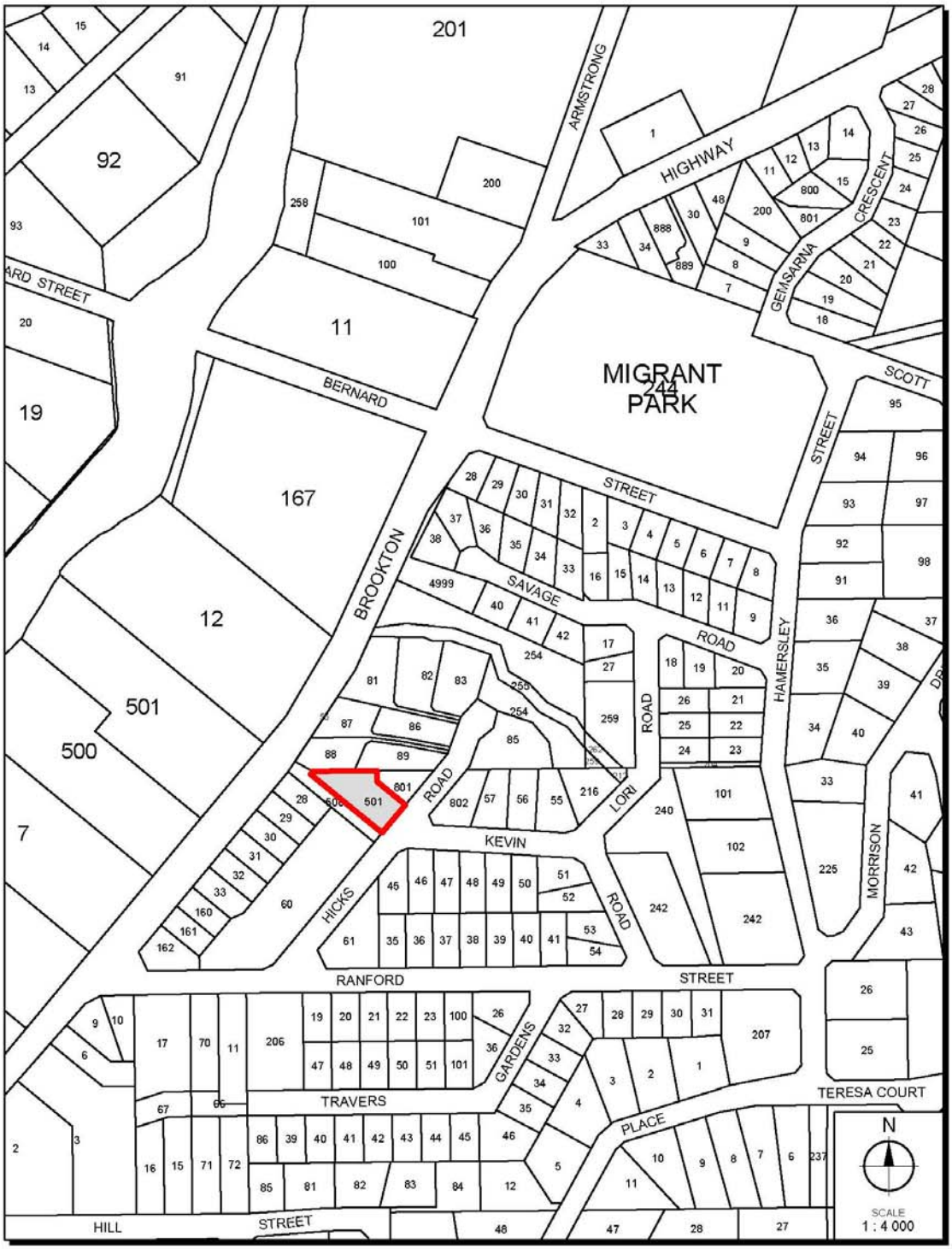
The sale of properties as identified within Stages 5 and 6 of the Public Open Space Strategy (POS Strategy) will provide funds for reserve improvements with 70% of funds being expended in the Precinct from which they derived. Reserve expenditure proposals will be dealt with through separate Councillor briefings and reports to Council and/or budgetary processes.

The City was granted permission from the Minister for Planning and Infrastructure to spend the remaining 30% of the funds from the POS Strategy on Capital Recreation Projects (Strategic Recreation Initiatives).

In addition, these parcels of land are likely to be used for residential purposes and will provide additional rate revenue for the City without the creation of any significant new assets and significant on-going expenditure.

Consultation

- Corporate Services Directorate.
- Public Open Space Strategy (POS Strategy) Working Group (Executive Director Development Services, Manager Parks, Executive Manager Community Services, Manager Recreation Services, Executive Manager Planning Services, Environmental Coordinator, Environmental Officer, Manager Property Services and Special Project Officer).
- Department of Regional Development and Lands – State Lands Services.
- Public consultation consistent with the State Government's Land Administration & Registration Practice Manual for the administration of Section 20A Reserves.
- Public consultation via the rezoning of the land as part of the introduction of Amendment No.13 and No.35 to Town Planning Scheme No.4.



LOCATION PLAN
LOT 501 HICKS ROAD, KELMSCOTT

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AERIAL PHOTOGRAPH
LOT 501 HICKS ROAD, KELMSCOTT

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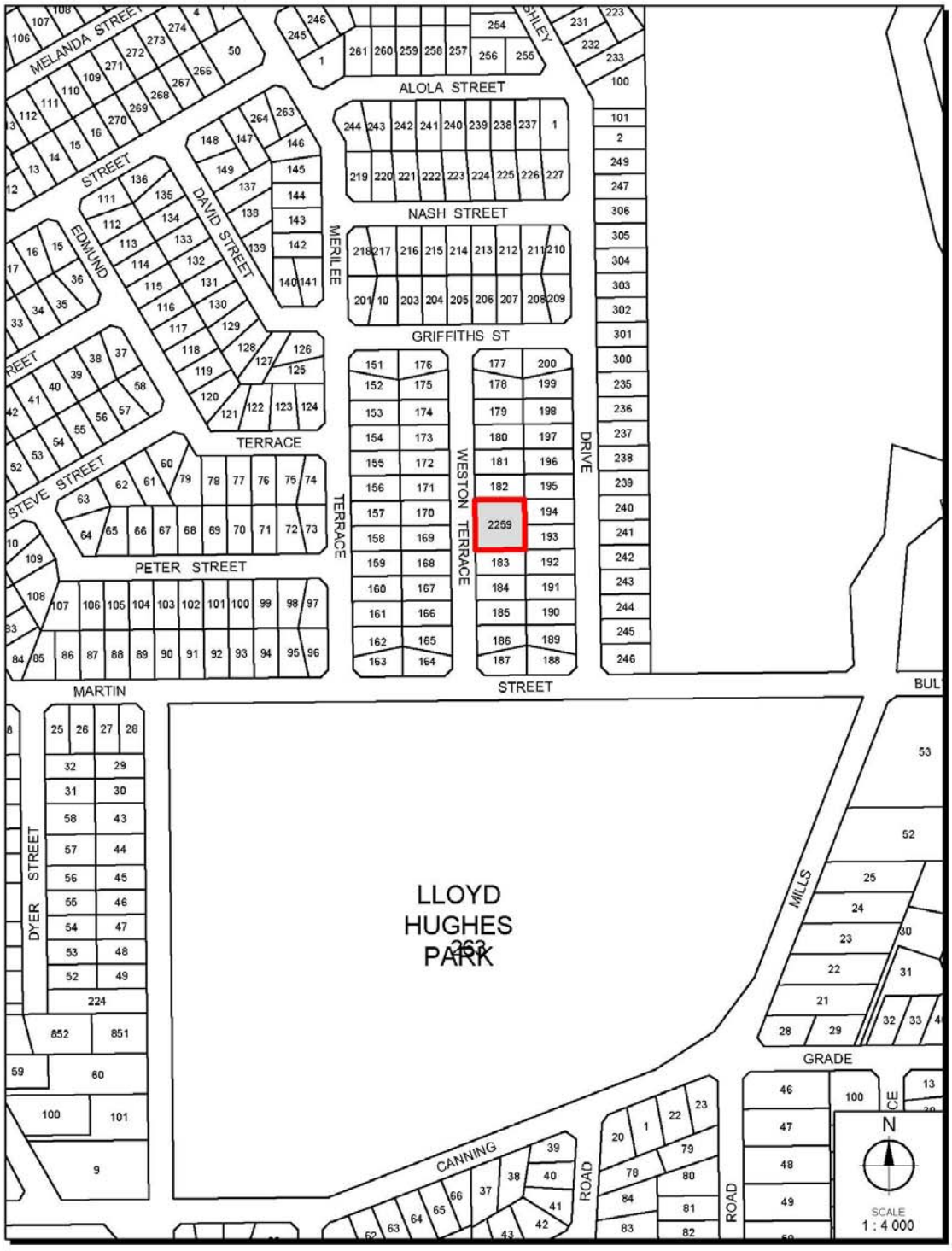

LOCATION PLAN
LOT 2259 WESTON TERRACE, KELMSCOTT

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AERIAL PHOTOGRAPH
LOT 2259 WESTON TERRACE, KELMSCOTT

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BACKGROUND

The overarching purpose of the City's Public Open Space Strategy (POS Strategy) since 1999 has been to establish a *"strategic approach to Public Open Space rationalisation…as matter of high priority"* (D253/99). The City has implemented the POS Strategy in a staged manner since 1999 and undertaken a number of administrative and planning processes to enable surplus Public Open Space (POS) to be sold. These processes include reserve cancellation, purchase of the former reserves from the Crown, rezoning, implementation of business plans and resolving site issues to enable the land to be sold on the property market.

In relation to Lot 2259 Weston Tce, Kelmscott and Lot 501 Hicks Rd, Kelmscott, the major processes that have occurred, are outlined in Table 1 below:

Table 1: Administrative and Planning Processes

Property	Finalise Reserve Cancellation & Purchase	Final Adoption Scheme Amendment	Gazettal Rezoning	Site Issue Resolution	Reserve Cancellation & Purchase Finalised
Lot 2259 Weston Tce, Kelmscott Approx. Size: 1647m² Zoning: "Residential R15/25"	19 January 2004 (D12/1/04)	Amdt. No.35: 25 March 2008 (D27/3/08)	28 Nov. 2008	2 Issues Resolved: 14 May 2009 & 23 July 2009	COA Requested: 29 July 2009 Settlement: 15 December 2009
Lot 501 Hicks Rd, Kelmscott Approx Size: 1856m² Zoning: "Residential R10/25" (*R40)	19 December 2005 (CS105/12/05)	Amdt. No.13: 19 June 2006 (D44/5/06)	20 Mar. 2007	Resolved May 2009	COA Requested: 18 March 2009 Settlement: 7 January 2010

DETAILS OF PROPOSAL

The proposed properties for sale have been rezoned in Town Planning Scheme No.4, reserves cancelled and the land subsequently purchased from the Department of Regional Development and Lands – State Lands Services.

It is proposed to commence the next phase of disposal. This entails the preparation and advertisement of a Business Plan for the sale of the properties. The attached Business Plan ***(Refer to Attachment "A5" of the Agenda)*** has been prepared to be advertised and made available to the public via state-wide notice inviting submissions on the proposals for a period of not less than 42 days (or six weeks).

COMMENT

The size and value of these properties allows for disposal via public tender or private treaty. Council can either negotiate a sale price directly with a prospective purchaser or through an agent. Section 3.58(3) of the *Local Government Act, 1995* allows Local Government to sell by private treaty after the details of the property and disposition have been advertised for a period not less than two (2) weeks. Council is then required to consider all submissions and record its decision in the minutes of the meeting.

Funds received from the sale of land will be held in a Trust Fund by the City pending future consideration for expenditure. The proceeds from the sale of cancelled reserves can only be applied to the acquisition of replacement public recreation land, the consolidation of existing smaller reserves or the construction of capital improvements on existing reserves within the general locality of the cancelled reserve. In this regard the funds from the sale of Lot 2259 Weston Tce, Kelmscott can only be invested into Precinct F of the City's POS Strategy. In the case of Lot 501 Hicks Rd, Kelmscott the sale proceeds can only be invested into Precinct H of the City's POS Strategy. However, 30% of the funds from the sale of these two lots will be invested into the City's Capital Recreation Projects (Strategic Recreation Initiatives) as per Council's decision on 17 July 2006 (CS75/7/06).

ANALYSIS

Implementation of the Strategy has significant benefits as additional funds become available to improve local recreation reserves.

Precinct F of the POS Strategy includes the sale of five (5) former reserves. The status of this Precinct is as follows:

1. Two (2) properties have been sold (Lot 219 Haimlee St, Kelmscott and Lot 203 Buckingham Rd, Kelmscott);
2. One (1) property is currently on the market for sale (Lot 210 Arbuthnot St, Kelmscott);
3. One (1) property is subject to the preparation of a plan of subdivision to be lodged to the Western Australian Planning Commission (Lot 209 Boondi Pl, Kelmscott); and
4. One (1) lot forms part of this subject Business Plan (Lot 2259 Weston Tce, Kelmscott).

Precinct H of the POS Strategy also includes the sale of five (5) former reserves. The status of this Precinct is as follows:

1. One (1) property is currently on the market for sale (Lot 211 Wandoo St, Mt Nasura);
2. Two (2) properties are subject to the preparation of subdivision applications to be lodged to the Western Australian Planning Commission (Lot 2032 Millen St, Mt Nasura and Lot 222 Glenfield Pl, Mt Nasura);
3. One (1) property will be placed on the market for sale during the 2010/11 financial year (Lot 226 Bromfield Dr, Kelmscott); and
4. One (1) lot forms part of this subject Business Plan (Lot 501 Hicks Rd, Kelmscott).

Staging of the POS Strategy program has historically been considered necessary in order to manage the administrative workload. Individual site constraints at a number of the properties in the POS Strategy have limited finalisation of stages. A number of lots in both Precincts F and H have had various encroachments that have taken considerable time to resolve. The matters have been resolved however, without pursuing legal action against landowners. The two (2) properties subject to the business plan have no outstanding site constraints and are able to be sold immediately, should the Business Plan be adopted following advertising.

Council is required to consider any submissions received during the advertising period for the Business Plan prior to determining whether to continue with the sale of lots in Precincts F and H of the POS Strategy. At this time, Council can resolve to proceed to dispose of the land in accordance with Section 3.58(2) and (3) of the *Local Government Act, 1995*.

Subdivision / Development Options

Each of the lots subject to the Business Plan has development potential for residential purposes. The lots are dual coded with Lot 2259 Weston Tce, Kelmscott having a density of "R15/25" and Lot 501 Hicks Rd, Kelmscott being zoned "R10/25". Under Clause 5.2.4 of TPS No.4 an application for grouped dwellings at the higher density can be made to the City. It should be noted that the lot must be able to connect to sewerage services in order to be considered suitable for development at the higher density code. Additionally, a grouped dwelling application is a discretionary use in the "Residential" zone. To achieve the higher density code the application must comply with the requirements of the *City's Residential Development Policy PLN 3.1* and *Residential Design Codes, 2008*.

Lot 2259 Weston Terrace, Kelmscott has potential to be developed as a green title subdivision at the lower density code of "R15". Should the City grant development approval for grouped dwellings at the higher density of "R25" an applicant may make an application to the Western Australian Planning Commission (WAPC) to undertake a survey strata subdivision.

Lot 501 Hicks Rd, Kelmscott does not have any green title subdivision potential at the lower density code of "R10". The property does however, have survey strata subdivision potential at the higher density code of "R25". A further density bonus is afforded by Clause 5.2.4(d) of TPS No.4, which states "*in the case of properties abutting a public access way (PAW), grouped dwellings up to R40*" may be considered by the City. The property adjoins a newly created pedestrian access way and an application may be made to the City to undertake a grouped dwelling development at a density of up to "R40". This approval is discretionary and assessed on its merits in compliance with the City's Residential *Density Development Policy PLN 3.1*. On the provision the City grants an approval for grouped dwellings at the higher density code of "R40" an applicant may make an application to the WAPC to undertake a survey strata subdivision.

To maximise the City's return on such lots, the City should co-ordinate the relevant approvals where appropriate. The City's valuers have previously advised that the City should obtain development and/or subdivision approvals for some of the larger lots to increase the marketability of the lots. The City will investigate this potential further.

OPTIONS

1. Council could resolve to proceed with the proposal to advertise the Business Plan to sell Lot 2259 Weston Tce, Kelmscott and Lot 501 Hicks Rd, Kelmscott in accordance with the provisions of the *Local Government Act, 1995*.

2. Council could retain the properties located at Lot 2259 Weston Tce, Kelmscott and Lot 501 Hicks Rd, Kelmscott for sale at a later date.

3. Any combination of 1 and 2 above.

CONCLUSION

The City and Council have pursued finalisation of the POS Strategy for a number of years. Approval to advertise the Business Plan will assist in progressing Stage 5 - Precinct F and Stage 6 - Precinct G of the POS Strategy.

The State Government has consented to 70% of the funds from these land sales, being invested in recreation reserve improvements within the precinct that the land sale occurred. The remaining 30% of funds will be invested into the City's Capital Recreation Projects (Strategic Recreation Initiatives).

Given the history of the proposals and Council's previous resolutions on rezoning, purchase and disposal of these properties, Option 1 is recommended.

RECOMMEND

That Council:

1. **Endorse the Land Transaction Business Plan for the sale of Lot 2259 Weston Terrace, Kelmscott and Lot 501 Hicks Road, Kelmscott as presented in *Attachment "A5" of the Agenda.***

2. **Give Statewide notice of the endorsed Business Plan in accordance with Section 3.59(4) of the *Local Government Act, 1995.***

3. **Be provided with a further report on the proposed disposal of land referred to above, following the closure date for receipt of public submissions to the advertised Business Plan.**

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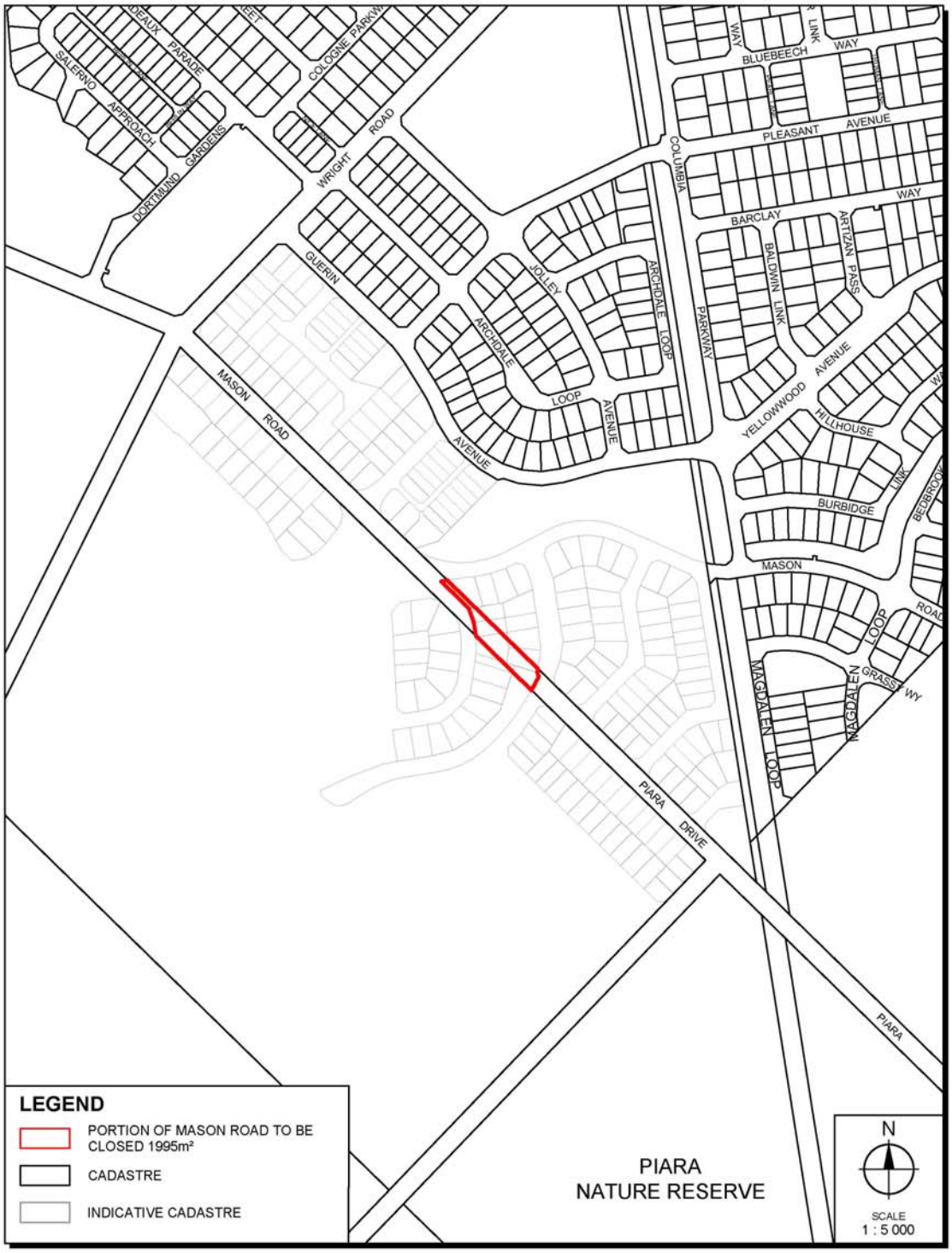

CLOSURE OF PORTION MASON ROAD, PIARA WATERS

PROPOSED CLOSURE OF A PORTION OF MASON ROAD, PIARA WATERS

WARD	:	LAKE
FILE NO.	:	WAY/5/10
DATE	:	3 September 2010
REF	:	MF
RESPONSIBLE MANAGER	:	PSM
APPLICANT	:	Whelans (WA) Pty Ltd on behalf of Stockland WA
LAND OWNER	:	CROWN
SUBJECT LAND	:	Portion of Mason Road having an area of approximately 1995m²
ZONING		
MRS	:	Urban
TPS No.4	:	Urban Development

In Brief:-

- An application has been received to close a portion of Mason Road, Piara Waters to facilitate the subdivision of the Newhaven residential estate.
- The portion of Mason Road to be closed will form part of the residential lots to be created as part of precinct 6 of the Newhaven residential estate.
- The subject portion of Mason Road is unconstructed and is not required by the City for road purposes and therefore its permanent closure should be supported.
- Recommend that Council authorise a request being made to the Minister for Lands for the permanent closure of a portion of Mason Road, subject to the land being incorporated into the adjoining Newhaven residential estate.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.5.1. Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.

Legislation Implications

Land Administration Act 1997.

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Nil.

Consultation

- Technical Services Directorate.
- Newspaper Advertising.
- State Government Servicing Authorities.

BACKGROUND

The Western Australian Planning Commission (WAPC) approved a plan of subdivision for the Newhaven residential estate in accordance with the North Forrestdale Stage 1 Structure Plan. The subdivision layout identifies a portion of Mason Road that will be affected.

DETAILS OF PROPOSAL

The applicant proposes the permanent closure of a portion of Mason Road, Piara Waters in accordance with the North Forrestdale Stage 1 Structure Plan. The portion to be closed is shown edged in red on the attached Location Plan and is proposed to be incorporated into land forming part of the subdivision layout of the Newhaven residential estate. The remainder of the portion of the existing Mason Road from the proposed subject closure extending in a south easterly direction is being retained as part of the new road network for the estate. This portion has been renamed "Piara Drive."

COMMENT

The proposal was advertised in the 'Comment News' on 4 May 2010. No submissions were received.

The State Government servicing authorities were also contacted under the "DIAL BEFORE YOU DIG" utility notification request. The information obtained revealed that there are no utility assets within the subject road closure proposal.

The Technical Services Directorate has no objection to the proposal on the grounds that a structure plan and subdivision for this area have already been approved.

The renaming of a portion of Mason Road to "Piara Drive" was supported by Council at its meeting on 25 March 2008 (Item D34/3/08) and has been approved by the Geographic Names Committee.

The closure of the subject portion of Mason Road and its subsequent incorporation into the adjoining land will facilitate the subdivision of the Newhaven residential estate in accordance with the North Forrestdale Stage 1 Structure Plan adopted by Council and the subdivision approval issued by the WAPC. The subject portion of Mason Road is unconstructed and the land is not required by the City for road purposes given that the road network at this location has been amended to accommodate the subdivision layout. Therefore its permanent closure should be supported.

The proposed road closure has been processed in-accordance with the requirements of the Land Administration Act 1997. The State Land Services of the Department of Regional Development and Lands is responsible for the disposal of the subject portion of the road closure.

OPTIONS

1. Council could authorise a request being made to the Minister for Lands for the permanent closure of a portion of Mason Road, subject to the land being incorporated into the Newhaven residential estate.

2. Council could resolve not to support the request to close the subject portion of Mason Road and advise the applicant and the State Land Services of the Department of Regional Development and Lands of its decision.

CONCLUSION

The closure of the subject portion of Mason Road and its incorporation into the adjoining land will facilitate residential subdivision in accordance with the approved North Forrestdale Structure Plan and the subdivision approval for the Newhaven residential estate. It is recommended that Council support the road closure in accordance with Option 1.

RECOMMEND

That Council:

1. Authorises a request being made to the Minister for Lands pursuant to Section 58 of the Land Administration Act 1997 for the permanent closure of a portion of Mason Road, Piara Waters as shown edged in red on the attached Location Plan, subject to the land being incorporated into the adjoining landholding and any costs incurred by the City being met by the applicant.

2. Advises the applicant of its decision.

Moved Cr _____
Carried/Lost ( )

REFERRAL ITEM – THE REVIEW OF CONDITIONS FOR THE PLACEMENT OF SHEDS ON PROPERTIES ABUTTING BATTLE-AXE LOTS

At Council's meeting on 13 September 2010, Cr Hart referred to the following –

"That the review of conditions for the placement of sheds on properties abutting battle-axe lots be referred to the Development Services Committee".

The following comments have been provided by Cr Hart for consideration by Committee:

"It has been brought to my attention the impact of large sheds on adjoining lots to battle-axe blocks in Roleystone. As you would be aware owners of battle-axe blocks viewscapes are sides and backs of surrounding properties (which I know they obviously are aware of when they purchased the property. When neighbours lodge an application for a shed they are allowed to place it next to the battle-axe blocks with only 1 metre clearance from the fence. The visual impact on the battle-axe blocks is severe and there is no opportunity to request vegetative screening due to the policy or the 1 metre distance. The impact of larger than normal sheds is even more severe".

(Photographs will be tabled as evidence at the Development Services Committee meeting to support this review).

RECOMMEND

That the item regarding the review of conditions for the placement of sheds on properties abutting battle-axe lots be referred to the appropriate Directorate for action and / or report back to Committee.

Moved Cr _____
Carried/Lost ( )

LATE ITEMS

COUNCILLORS' ITEMS

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORTS

- **Heritage Council of Western Australia – Consideration of Armadale Senior High School for the State Register of Heritage Places**

  The Heritage Council of Western Australia (HCWA) has written to the City to advise that the HCWA's Register Committee is to consider the Armadale Senior High School for possible entry into the State Register of Heritage Place. The HCWA invites the City to nominate a person to attend the Register Committee meeting who, for purposes of consideration of entry into the Register, will become a voting member for discussion and decision making purposes. ***A copy of the letter and heritage assessment is at Attachment "A6" of the Agenda, (refer Summary of Attachments - yellow page).***

  Whether or not a representative is nominated, The HCWA welcomes any comments Council may care to make about the place. Comments are sought by Tuesday 5 October 2010 to enable them to be incorporated in the agenda papers. Comments are also being sought by the HCWA from the Department of Education & Training and the State Lands Service.

  The conclusions drawn in the HCWA's heritage assessment documentation are:

  > "*Armadale Senior High School* is representative of the post World War II high schools and of the design output of the architectural division of the Public Works Department of Western Australia. It makes use a standard language (sic) and adapts it to suit a sloping site. The subsequent stages of development are representative of demographic change and changes to Federal and State education policy.
  >
  > "The place is a representative example of the Post World War Two International style, adapted for a more domestic appearance than many examples of this style. The substantially intact original landscaping is a rare feature and a good example of the work of John Oldham."

  It could be noted that the property is not listed in the Armadale Redevelopment Authority's (ARA) Cultural Heritage Strategy list.

Armadale Senior High School was one of the properties in the original foundation list of properties to be considered prior to the compilation of the City's 1995 Municipal Heritage Inventory (MHI) but was not ultimately listed. It was not considered during the review of the MHI as it was by then in the Armadale Redevelopment Authority (ARA) area. It is noted in the 2008 MHI that this and many other properties that came within the ARA area were therefore not considered at the time but could be reviewed when the redevelopment areas are handed back under the normalisation process.

At its meeting on 26 July 2010 (D59/7/10 refers), Council resolved to advise the ARA and relevant Ministers that Council supports the normalisation of the South Armadale Precinct by subtraction from the planning jurisdiction of the ARA and supports the intent, zonings and provisions proposed in the draft Armadale Redevelopment (Subtraction of Land from Redevelopment Area) Regulations 2010.

- **Completion of Keane Road Forrestdale / Harrisdale – Environmental Impact Assessment (Public Environmental Review)**

  The City submitted a draft PER in May and received feedback from the Office of the EPA in September with collated agency comments including from the Department of Environment and Conservation.

  DEC have raised a number of technical queries and requested further information in a number of topic areas including regional flora and fauna values, hydrological processes, flora and fauna surveys, threatened ecological communities and threatened and priority fauna. Some editorial and technical modifications have also been advised.

  The City is currently reviewing the queries to determine how the matters can be addressed from existing resources and whether additional field work is warranted. Addressing these will require further liaison with EPA and DEC and it is anticipated that this task will extend to the end of 2010.

  The public release of the PER is therefore not likely until into 2011 as the EPA processes tend to close down over the Christmas period. An EIA Process Update – September 2010 containing the current timeline estimate has been posted on the City's website.

MEETING DECLARED CLOSED AT _____

DEVELOPMENT SERVICES COMMITTEE

SUMMARY OF "A" ATTACHMENTS

20 SEPTEMBER 2010

ATT NO.	SUBJECT	PAGE
BUILDING		
HEALTH		
PLANNING		
A1	Copy of Policy re Naming of Parks, Places & Buildings.	94
A2	Copy of Management Practice re Naming of Parks, Places & Buildings.	95
A3	Copy of current list of potential names for parks and other Council facilities.	97
A4	Copy of information with regard to Thomas Price (Naming of Parks, Places & Buildings).	100
A5	Copy of Business Plan re POS Strategy & sale of COA properties.	102
A6	Copy of correspondence from Heritage Council re draft assessment of Armadale SHS, 169 South Western Hwy, Armadale.	110

POLICY
DEV 2
NAMING OF PARKS, PLACES AND BUILDINGS

Procedure
DEV 2

Relevant Delegation
N/A

Rationale

A policy is required to provide a consistent framework for the naming or renaming of Parks, Places and Buildings owned or managed by the City to enable the acknowledgement of local history, recognise the contribution of individuals to the community and facilitate the identification of parks and reserves in the City.

Policy

When proposing names for facilities developed and owned by the City, the following will be taken into consideration:

a) The locality within which the facility is situated (eg – Kelmscott Hall);
b) Any historical events associated with or near the site (eg – Martin's Cairn, Cole's Shaft);
c) Indigenous and cultural heritage relevant to the site (Minnawarra Park, Migrant Park);
d) Marketing opportunities for the City (eg Armadale Arena);
e) Pioneering families (family names only) associated with the immediate area (5-10 kilometres radius) (eg Fancote Park);
f) Social or calendar events relevant to the place or building (eg – Kelmscott Agricultural Showgrounds); and
g) Individuals who have contributed substantially to the community (eg Harold King Community Centre).

A list will be maintained by the City of names suitable for the naming of Parks, Places and Buildings and preference shall be given to the application of names on this list. Compilation of the list of names shall follow the Geographic Names Committee of Western Australia's Principles, Guidelines and Procedures (as amended).

For the purposes of this policy a "Place" is a geographical location such as a town or area.

Any approval by the City for the naming of a Park, Place or Building is to be in accordance with the current Management Practice.

Related Local Law	N/A
Related Policies	N/A
Related Budget Schedule	N/A
Last Reviewed	N/A
Next Review Date	28 September 2013
Authority	Council Meeting of ……. (resolution number)

MANAGEMENT PRACTICE	
DEV 2	**Naming of Parks, Places and Buildings**

1. List of Possible Names to Be Kept and Updated by the City of Armadale

A list of possible names for Parks, Places and Buildings within the City shall be maintained and updated as required by the Executive Director Development Services. Such list may be broken up into localities and types of facilities proposed within that locality with appropriate names based on the criteria set out below listed under each locality and type of facility. Other names may be deemed suitable for any part of the City. Names may be included on the list if they meet the one or more of the criteria set out in the Policy.

2. Selection of Names for Parks, Places or Buildings

The selection of names for a park, place or building should be made from the list maintained by the City entitled *List of Possible Names for Parks, Places and Buildings.*

3. Naming of Parks and Sporting Reserves

Parks and Sporting Reserves should be named with the intention of ease of location for users such as the name of the street or suburb on which the park/reserve is located.

4. Naming of Places

Naming of Places within the City of Armadale should relate to one of the following:

i An event which historically occurred or occurs regularly on the site;
ii A geographical and/or environmental/landscape feature of the place;
ii A Nyoongar language name for the place; or
iv A person who resided on the site who is of historical significance.

5. Naming of Buildings

Naming of buildings on Parks and Sporting Reserves (eg the club room/changerooms on Frye Park) shall preferably be named after an individual meeting the criteria set out in 6. below. Naming of stand alone buildings shall preferably be named after the suburb within which they are located (ie Karragullen Hall) although in larger buildings with multiple rooms particular rooms (ie the Bob Smith auditorium) or associated outdoor areas may be named after individuals.

6. Criteria for Assessment of Name (Not currently on List)

A request to name a City Asset after a person should be assessed against the following criteria:

a) Whether the person being honoured has been instrumental in the development of the City Asset or contributed in a significant way to the City Asset or the City.
b) The views of the community with respect to honouring the person or event after which the City Asset is proposed to be named.
c) The length of the residency of the person proposed. For the purposes of guidance, residency of ten (10) years or more in a relevant location and/or area is likely to be favourably looked upon.
d) The contribution made by the person to the local community through education, representation on Council/State Government, voluntary input, association with a local group, sporting or service club or through business development or the like. A significant contribution could include:
    i Five (5) or more years in office on Council.
    ii Twenty (20) or more years association with a local community or sporting group, such as Scouts, Apex, Rotary, Chamber of Commerce, School P & C etc.
    iii Actions by an individual to protect, restore, enhance, or maintain an area that produces substantial long-term improvements for the community or area.
    iv Evidence of works undertaken being of a pioneering nature for the benefit of the community.

All requests to name a City Asset in acknowledgement of events of historical, environmental or cultural significance or a collective community action shall be assessed against the following criteria:

i Date and details of the event or activities of historical or environmental significance.
ii Historical and/or media records of the event.
iii Evidence of community involvement and/or community significance and spirit, if relevant.

7. Geographical Names Committee Principles, Guidelines and Procedures to be used

The suitability of a chosen name is also to be assessed using the Geographic Names Committees Principles, Guidelines and Procedures (refer www.landgate.wa.gov.au/corporate.nsf/web/Geographic+Names+Committee) or any document that supersedes this document, where it is applicable.

8. Renaming of Parks, Places and Buildings

Names chosen for parks and reserves are expected to be permanent, and renaming is discouraged. If renaming is proposed because of exceptional circumstance, the following general guideline will apply:

a) Evidence of substantial community support for a change of name to be provided by the party making the renaming request; and
b) The relevance and history of the existing name.

9. Community Consultation

In accordance with the intent of Council's Community Consultation Policy, community consultation may be undertaken with regard to the assignment or change of name of a public place/reserve prior to final adoption by the Council. The following methods may be used, where appropriate:

i Placement of a sign on site;
ii letters to adjacent residents;
iii letters to relevant government agencies (ie Dept Indigenous Affairs if Nyoongar language word to be used);
iv letters to potentially affected community groups (ie sporting groups using reserve, organisations using building, local indigenous groups if Nyoongar name chosen);
v Advertisement in a local paper circulating in the City; and
vi Consideration by Community Heritage Advisory Group and/or History Reference Group or other group, where appropriate.

In newly developing urban areas (ie areas that do not have a longstanding resident population) or where a small park or reserve is involved, community consultation prior to the assignment of a name to a new park or facility will not generally be considered necessary.

10. Approval Process

Naming or re-naming a park, place or building will only require a resolution of Council if the name chosen has not been chosen from the list maintained by the City.

The Geographical Names Committee should be advised of any name adopted for a park, place or facility so that mapping can be updated. However, this is not a legal necessity for buildings or for reserves with an area less than 1 hectare.

POTENTIAL NAMES FOR PARKS PLACES AND BUILDINGS IN THE CITY OF ARMADALE (TRIM REF. PR/A/2)

Name	History/Explanation
Elected Members	
Hand, W R	Elected Member 1914-1921
Lockard W H	Elected Member 1917-1925 (Board Chairman 1920-22 & 1923-25)
Morris, J	Elected Member 1941-1946
Murray, J E	Elected Member 1949-1961 (Board Chairman 1961-1964) (recognised in JE Murray Homes at Dale Cottages)
Riddout, R D	Elected Member 1952-1958 (Board Chairman 1956-1958)
McPhail, A W	Elected Member 1956-1959 (Board Chairman 1958-1959)
Briety, R J	Elected Member 1959-1967
Pratt IG	1969 - 1975 and 1990 - 1991
Read-Brain L	1971 - 1972 and 1973 - 1976
Bentley A	1972 - 1978
Baxter WT	1974 - 1977 and 1978 - 1981
Munn JH	1975 - 1979 and 1981 - 1990 and 1995 -
O'Brien JB	1976 - 1981
Fokkema SC	1979 - 1986 and 1993 – 1999 (Mayor 1996 – 1997)
Richardson RA	1981 - 1993
Faulkner PG	1981 - 1987
Holton TJ	1981 - 1997 and 1997 - 1999
Longstaff T	1981 - 1988
Ashby KW	1981 - 1983 and 1984 - 1988

Name	History/Explanation
Elected Members continued	
Jones BL	1981 – 1986
Lowe JV	1983 - 1989
Stubbs RC	1984 – 2003 (Mayor 1992 - 1996 and 1997 – 2001)
Cutri A	1986 - 1990 and 1992 - 1995
Cumming JD	1987 - 1990 and 1995 - 1997 and 1999 – 2003
Lohoar DJ	1988 – 1993
Zelones HA	1989 - 1997 and 1999 -
Reynolds L	1989 - (Mayor 2001 – present)
Stewart JA	1989 - 2009
Knezevich J	1991 - 2009
Hleyn A	1991 - 1999
Hart PJ	1992 - 1996 and 2003 -
Everts J	1992 - 1995 2001 – 2009
Clowes-Hollins V	1993 – 2005
Spaanderman HC	1994 – 2001
Green FR	1996 - 2005
Cominelli AL	1997 – 2007
Hodges GM	1997 - 1999 and 1999 – 2005
Hopper DL	1997 - 2005
O'Donoghue JO	1997 -
Tizard RJ	2003 -
MacDonald J	2005 -
Best G	2005 -
Butterfield R	2005 -

Name	**History/Explanation**
Town Clerks, CEO's	
Rasmussen AE	1970 - 1982
Bone A B	1928 - 1937
Flatow JW (Jeff)	1982 – 1998
Early Land Owners – Harrisdale and Piara Waters area	
W E Cousens	Original owner of the land now comprising Lots 54 and 800 Skeet Road – as per 1888 map – former Lots 53 and 54
E Hardy	Owner from 1888 - owner of Land now comprising Harrisdale Green Landcorp/Cedar Woods joint venture estate – Lots 803 and 804 Ranford Road Harrisdale (former lots 177 and 408)
J A & M A Irvine	From 1889 on Map – owners of former Lots 144 and 149 Warton Road – now part of Newhaven, Cy O'Connor Village and Burtonia Gardens
J M Gordon	From 1889 on Map – Lot 143 Warton Road – still has same lot number – street number 765 Warton Rd Piara Waters
F Andinach	From 1888-1889 on Map – Lots 45 and 46 (2385) Wright Road Piara Waters – still same lot numbers
H Ambuhl	From 1888 on Map - - Lots 47, 48 Wright Road and 55 and 56 Keane Road - now Lot 13 Mason Rd, Lot 2 Skeet Road (was Hale Road), Lot 16 Nicholson Road (District Centre site) and part of Newhaven Estate.
W Forward	From 1888 on Map – Lot 62 (now Lot 22 (293) Nicholson Road)
C R Leggatt	From 1888 on Map – Lot 59 corner of what is now Nicholson and Armadale Roads (was known as Keane and Forrest Roads on 1888 map) – now multiple lots including service station and local shops site.
W H and J M Farrell	From 1888 on Map – Lot 58 Forrest Road (now Armadale Road) – still Lot 58
Early Land Owners – Champion Lakes area	
William Albert Major CLARE & Mary CLARE	Owned Lot 90 from circa 1950 – 2000+
William & Grace Margaret TAYLOR	Owned Lot 91 from 1949 – 1987 (William died 1953)
William HALL	Owned Lot 383 from 1922 – 1953
Frederick John ASPLIN	Owned Lot 383 from 1954-1964
Wladyslaw and Irena PLICH	Owned part Loc 194 from 1958 -1985 (Wladyslaw died 26/3/1975)
Alois LENK	Owned part Loc 194 from 1963 - 1990

Nyoongar Bird Names - Perth and South West region dialects see Note 1.	
Gudjelan	Australian Goshawk
Warrajudong	Australian Pipit
Malyi	Black Swan (South West dialect)
Kargyne	Brown Hawk
Jillijilli	Collared Sparrow Hawk
Wadge	Emu (Perth dialect)
Pidilmidang	Golden Whistler
Gulyidi	Mapgpie Lark, mudlark, peewit (south west dialects)
Dilabit	Mapgpie Lark, mudlark, peewit (south west dialects)
Goojuk	Musk Duck (South West dialect)
Guraga	Mountain Duck/Chestnut breasted sheldrake (Perth dialect)
Kooracha	Mountain Duck/Chestnut breasted sheldrake (Perth dialect)
Wimbin	Pink-eared duck
Kanyinnak	Sacred Kingfisher
Warraja	Crake
Girgal	Spotted scrub wren
Gullima	Swamphen
Kannamit	Welcome swallow
Bambun	Western yellow robin

Nyoongar Plant Names - Perth and South West region dialects ***See Note 2.***	
Watti	tree (acacia species)
Wurdo	fungus, edible, red, sweet
Wurnert	mallet tree
Wunditch	Banksias
Wida	kernel of zamia tree

Name	**History/Explanation**
Nyoongar animal names - Perth and South West region dialects ***See Note 2.***	
Ulart	blue tongued lizard
Yoondok	Iguana
Yoorda	Kangaroo
Wonga	Crow
Weirro	Galah
Wulbulgi	Barking owl
Woolga	Eaglehawk
Pingaring	Bull frog
Other Aboriginal words – Perth and South West dialects ***See Note 2.***	
Pono	Wood
Ponominci	Pieces of wood

1. Aboriginal language bird names sourced from book *"Birds of Western Australia"* 3rd Edition, D L Serventy & H M Whittell, Paterson Brokensha Pty Ltd Perth WA 1962 - Perth and South West region dialectical variations only.
2. Other Nyoongar language names sourced from *"A Nyoongar Wordlist from the South-West of Western Australia"* compiled and edited by Peter Bindon and Ross Chadwick, Anthropology Department, Western Australian Museum 1992.

THE FIRST THOMAS PRICE OF ILLAWARRA ORCHARD KARRAGULLEN

Thomas Price was a pioneer in the fruit growing industry in Western Australia, whose influence was legendry. He also exhibited outstanding leadership in the establishment of Karragullen and had a major influence on the lives of many pioneering families in the Karragullen area. His influence is still seen today with
Illawarra Orchard owned and operated by third generation Tom Price and still well known for its innovative and outstanding orcharding practices and its support in the local community.

Thomas Price was born and educated in England in 1864. He studied and worked for over two decades in England gaining considerable knowledge and experience in horticulture then added further to his knowledge after arriving in W.A with employment at "Woodbridge Orchard" Guildford.

In 1899 Thomas became a managing financial partner with Messrs.Smith and White in Illawarra Orchard in Karragullen.(It is worth noting that Illawarra Orchard has after many, many years finally come under the total ownership by the third generation Tom Price who has successfully bought out all previous partners.)

The role as Manager of Illawarra saw Thomas Price faced with many obstacles both with the land and fruit management and the industry itself. His broad knowledge, ability to be very lateral in his thinking, his approach to issues, and his determination and drive to achieve positive outcomes was outstanding.

It was noted in an article titled 'Illawarra Orchard'1903 by journalist G.Buchanan –

> *"The way in which land is prepared before planting is a model which might well be set up as a standard for those who intend planting, to copy"*.

He also noted amongst many other things the substantial and serviceable building on the property and the neat and comfortable cottages and plots of land that were supplied to employees.

Thomas Price's role with Karragullen community,

Orchard Illawarra

Created employment for many pioneering families of the district, many of whom went on to have their own orchards.

A considerable number of the employees lived within the orchard and their families were ensured of many benefits.

Numerous employees went onto employment with the Department of Agriculture.

The first State Government Primary school at Karragullen was at Illawarra Orchard.

The first Church services and Sunday school were held at Karragullen.

Lobbied over many years through his role on Darling Range Railway Group to have the privately owned Canning Jarrah Timber Company Railway taken over by the State Government to ensure the community had fair access to transport both for private and business use.

This was achieved and then a few years on, through his and others intense lobbying had the line extended an additional 2km towards Illawarra Orchard. This created a siding that evolved into the township of Karragullen.

In 1914 he was elected unopposed as the first Councillor for newly formed ward of Karragullen and was very successful in ensuring sufficient funds were allocated to assist with local road construction and management.

He was also involved with fund raising for the original Karragullen Hall.

A few very brief roles and achievements with the fruit industry –

- 1895 member of Darling Range Vine and Fruit Growing Industry – played a key role and influence with many aspects of this Organisation over many years. At one stage grew largest crops of Granny Smith apples in WA.

- 1907 pioneered the first shipment of locally grown apples to England. Won gold medals and other awards at International fruit exhibitions in London.

- In 1915 had the first cold storage facility for orchards in WA built at Illawarra. Went overseas regularly to keep up to date with international fruit growing trends to use himself and to pass onto the Fruit Growing Industry.

- 1930 established the Canning Hills Fruit Growers Association and was inaugural president. Within this role he achieved many significant outcomes.

Thomas Price died 8 February 1955 and an excerpt from one of many obituaries – this one from the President of the WA Fruit Growers Association –

> *"he had the unique experience of his name and personality becoming a 'legend' during his lifetime and this cannot be said of many men in any walk of life. To most fruit growers in this State, 'Tom Price's name stood, amongst other things, for 'thoroughness and efficiency'."*

To the community of Karragullen, the role Thomas Price played in all aspects of the establishment of their community is also legendary and should never be forgotten.

Pat Hart

CITY OF Armadale

Land Transaction Business Plan

Covering the Land Parcels of:

CANNING RIVER & FOOTHILLS (1) – Precinct F
Lot 2259 Weston Tce, Kelmscott WA 6111

CANNING RIVER & FOOTHILLS (3) – Precinct H
Lot 501 Hicks Road, Kelmscott WA 6111

Proposal to Sell

Prepared pursuant to sections 3.58 and 3.59 of the Local Government Act 1995

Proposal

The City holds the freehold ownership of the following land parcels:

Details

	Lot No	Street Address	Approx. Land Area	Certificate of Title Details	Zoning / Code	Sewer
STAGE 5 CANNING RIVER AND FOOTHILLS (1) – Precinct F						
1	2259	Weston Tce, Kelmscott WA 6111	1647m^2	Volume: 2726 Folio: 375	Residential R15/25	Yes
STAGE 6 CANNING RIVER AND FOOTHILLS (3) – Precinct H						
2	501	Hicks Rd, Kelmscott WA 6111	1856m^2	Volume: 2734 Folio: 318	Residential R10/25 *R40	Yes

In 1999 Council resolved to implement its Public Open Space Strategy with the aim of establishing a policy framework to provide a mix of open space types to meet the social and recreational needs of the community, protect significant natural vegetation, protect landscape and cultural features, and assist in achieving environmental management objectives in an economically efficient manner.

As part of the Public Open Space Strategy any surplus public open space may be sold to fund open space improvements or acquisitions. Funds generated must be used for parks and recreation facilities within the precinct. The City has been granted approval to use 30% of the funds on Capital Recreation Projects (Strategic Recreation Initiatives).

Lot 2259 Weston Tce, Kelmscott
Council, at its meeting on 19 January 2004 (12/1/04), resolved to cancel and purchase former Reserve 30173, now Lot 2259 Weston Terrace, Kelmscott as part of Stage 5 of the POS Strategy. Public consultation regarding the proposed reserve cancellation and the site's potential disposal occurred between the 16th May 2003 and 27th June 2003. Consultation procedures were consistent with State Government Guidelines for the administration of Section 20A Reserves.

The property was rezoned through Amendment No. 35 to be consistent with adjacent land as part of Town Planning Scheme No. 4. The property was rezoned from "Parks and Recreation (Local)" and rezoned to "Residential R15/25". It should also be noted that the land was mistakenly rezoned from "Residential" under Town Planning Scheme No. 2 to "Parks and Recreation (Local)" as part of the gazettal of the City's Town Planning Scheme No. 4. Amendment No. 35 sought to rectify this mapping error. The amendment was advertised for a period of 42 days and adopted by Council 25 March 2008 (D27/3/08). The amendment was gazetted on 28 November 2008.

The City cancelled the reservation for Reserve 30173 (now Lot 2259 Weston Tce, Kelmscott) and purchased the property from the Crown on 15 December 2009.

Lot 501 Hicks Rd, Kelmscott

Lot 501 Hicks Rd, Kelmscott consists of three former lots, being Lot 213, 245 and 257 (previously Lot 90) Hicks Rd, Kelmscott, which previously formed Reserve 30253.

Council, at its meeting on 19 December 2005 (CS105/12/05), resolved to cancel, purchase and rezone Lots 213, 245 and 90 Hicks Rd, Kelmscott as part of Stage 6 of the POS Strategy. Consultation procedures were consistent with State Government Guidelines for the administration of Section 20A Reserves. In consideration of the public submissions received during the advertising period of the proposed reserve cancellation, Council resolved to create a 10m wide Public Access Way (PAW) between Hicks Rd and Brookton Highway.

The properties were rezoned through Amendment No. 13 to be consistent with adjacent land as part of Town Planning Scheme No. 4. Amendment No. 13 rezoned Lots 213, 245 and 257 Hicks Rd, Kelmscott from "Parks and Recreation (Local)" to "Residential R10/25" under Town Planning Scheme No. 4. The amendment was advertised for 42 days between 16 March 2006 and 26 April 2006 and adopted by Council, at its meeting 19 June 2006 (D44/5/06). Amendment No. 13 was gazetted on 20 March 2007.

The City cancelled the reservation for Reserve 30253, amalgamated Lots 213, 245 and 257, created a 10m wide PAW and purchased the property from the Crown on 7 January 2009.

Properties

CANNING RIVER & FOOTHILLS (1) – Precinct F

Lot 2259 Weston Terrace, Kelmscott

The property is located within Kelmscott, approximately 25 kilometres south east of the Perth CBD. More specifically, the property is situated on the eastern side of Weston Terrace, approximately 130 metres south from its intersection with Griffiths Street and approximately 130m from Martin Street, Kelmscott. The subject property comprises a vacant residential site.

The subject property is zoned "Residential R15/25". Where land is dual coded, under Clause 5.2.4 of Town Planning Scheme No. 4 an application for grouped dwellings at the higher residential density up to "R25", can be made to the City.

A grouped dwelling application is a discretionary use in the "Residential" zone. An application is required to comply with the requirements of the City's *Residential Development Policy PLN 3.1* and the Western Australian Planning Commission's *Residential Design Codes (2008),* to achieve the higher density code up to "R25".

A property must be able to connect to sewerage infrastructure for either a grouped dwelling, green title subdivision or survey strata subdivision application to be considered. Lot 2259 Weston Tce, Kelmscott has a dual code and is able to be connected to sewerage infrastructure. Potentially a green title subdivision application based on the lower density code of "R15" or survey strata subdivision based on the higher density code of "R25" could be considered by the Western Australian Planning Commission. A survey strata application can only be made upon the City granting approval of a grouped dwelling development application.

CANNING RIVER & FOOTHILLS (3) – Precinct H

Lot 501 Hicks Road, Kelmscott

The property is located within Kelmscott, approximately 26 kilometres south east of the Perth CBD. More specifically, the property is situated to the north western side of Hicks Road, Kelmscott, directly opposite the intersection of Hicks Road and Kevin Road. An unsealed pedestrian access way is located adjacent to the south western side boundary.

The subject property comprises a vacant residential site and is zoned "Residential R10/25". Where land is dual coded and the property adjoins a pedestrian access way (PAW) under the provisions of Clause 5.2.4(d) of Town Planning Scheme No. 4, an application for grouped dwellings at a density of "R40" can be made to the City.

A grouped dwelling application is a discretionary use in the "Residential" zone. An application is required to comply with the requirements of the City's *Residential Development Policy PLN 3.1* and the Western Australian Planning Commission's *Residential Design Codes (2008),* to achieve the higher density code of up to "R40".

A property must be able to connect to sewerage infrastructure for a grouped dwelling, green title subdivision or survey strata subdivision application to be considered. Lot 501 Hicks Road has a dual code, adjoins a PAW and is able to be connected to sewerage infrastructure.

Potentially a green title subdivision application based on the lower density code of "R10" or survey strata subdivision based on the higher density code of "R40" could be considered by the Western Australian Planning Commission. A survey strata application can only be made upon the City granting approval of a grouped dwelling development application.

Considerations

Expected effect on the provision of facilities and services by the City (section 3.59(3)(a))

The subject sites are owned in fee simple by the City of Armadale. The sale of the land will provide funds for the improvement and enhancement of other Public Open Space within the area and the City. As such the disposal of these sites will not negatively impact on the current provision of Council services and facilities. In fact it will provide opportunities for the City to improve some of the assets and services it currently provides.

Expected effect on other persons providing facilities and services in the district (section 3.59(3)(b))

The subject sites are vacant land owned by the City of Armadale. In their current state the land provides minimal services or facilities to the district's citizens and as such there is minimal if any impact, either positively or negatively on other persons providing like services in the district.

The cancellation of these former Reserves and subsequent disposal of the land will generate income to be invested in the community on alternate recreation reserves and the City's capital projects.

Expected Financial effect on the City of Armadale (section 3.59(3)(c))

Valuations will be received for each of the properties. Expenditure will be incurred as part of the land disposal process.

Funds received from the sale of the land will be held in a trust/reserve account by the City pending future consideration for expenditure. The proceeds from the sale of cancelled reserves are planned to be applied to the construction of capital improvements on other existing reserves within the general district of the lots (Precincts). The City has been granted approval to spend 30% of the sale funds for Capital Recreation Projects (Strategic Recreation Initiatives).

In addition, there is a likelihood that the parcels of land will be developed for residential purposes and hence provide additional rate revenue for the City without creation of any new assets, such as roads, and hence additional on-going expenditure.

Expected effect on matters contained in the City's Plan For The Future (section 3.59(3)(d))

The City's Strategic Plan 2010-2014 contains the following initiatives:

1.5.1 Provide and promote Council sport, recreation and leisure facilities.

2.4.2 Maintain and improve where required the quality, amenity and accessibility of open spaces.

2.6.2 Develop new buildings and facilities in accordance with asset management principles and based on a planned and prioritised approach.

4.2.1 Develop, implement and report on Council's strategic and business plans.

This proposal to dispose of surplus Public Open Space complements the above initiatives. The adopted strategy reduces Council's maintenance costs while ensuring the long term sustainability and growth of the City's remaining public open space through capital improvements which ultimately will help the viability and usability of existing public open space facilities.

The ability of the City to manage the transaction (section 3.59(3)(e))

The City will also ensure that appropriately qualified companies provide Market Valuations, Real Estate and Settlement services, and in so doing that the disposal is executed correctly and effectively.

Other matters (section 3.59(3)(f))

The parcels of land are currently under-utilised and their disposal will provide an opportunity to develop the land in accordance with the surrounding lots, thereby improving the areas amenity.

Method of Disposal

The disposal/sale of the subject sites comprising this transaction and the subject of the Business Plan will be in accordance with Section 3.58 (2) and (3) of the *Local Government Act 1995*.

These sections [3.58 (2) and (3)] provide the following options for disposal of property:

3.58 (2) a. to the highest bidder at public auction; or
b. to the person who at public tender makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender; or

3.58 (3) c. by local public notice of the proposed disposition:
- i. describing the property concerned;
- ii. giving details of the proposed disposition; and
- iii. inviting submission to be made to the local government before the date specified.

Comments on this Business Plan

This business plan is being advertised for a period of six (6) weeks from the date of notification in The West Australian newspaper on.

The Business Plan can be inspected:

- at the Administration Centre of the City of Armadale between the hours of 8.15am to 4.45pm Monday to Friday, and;
- At the City's Public Libraries located in Armadale, Kelmscott and Westfield between the following hours;

Library Opening Hours					
Armadale		**Kelmscott**		**Seville Grove**	
Monday	9am-8pm	Monday	9am-6pm	Monday	9am-6pm
Tuesday	9am-8pm	Tuesday	9am-6pm	Tuesday	9am-6pm
Wednesday	9am-8pm	Wednesday	9am-6pm	Wednesday	9am-6pm
Thursday	9am-8pm	Thursday	9am-6pm	Thursday	9am-6pm
Friday	9am-8pm	Friday	9am-6pm	Friday	9am-6pm
Saturday	9am-4pm	Saturday	9am-12 noon	Saturday	9am-12 noon

Copies of the Business Plan can be obtained by;

- contacting the City's Special Projects Officer, Julie Quartermaine on 08 9399 0628, or;
- by downloading the documents from the City's website at www.armadale.wa.gov.au

Submissions on the business plan are to be made in writing and to be received no later than **4.00pm Monday *** 2010.**

Submissions are to be addressed to:

Chief Executive Officer
City of Armadale
Locked Bag 2
Armadale WA 6992
Attention: Julie Quartermaine (Special Projects Officer)

Process Following Public Advertising

Following the public advertising period the Council will consider all submissions and may decide (by absolute majority) to proceed with the Land Transaction as described in this plan in accordance with the provisions of the *Local Government Act 1995*.

Your ref:
Our ref: P1435
Enquiries: Karmen Grzetic / 9221 4177

HERITAGE COUNCIL OF WESTERN AUSTRALIA

24 August 2010

Mr Ray Tame
Chief Executive Officer
City of Armadale
Locked Bag No. 2
ARMADALE WA 6992

CITY OF ARMADALE RECEIVED 27 AUG 2010 RECORDS SERVICES

Dear Mr Tame

DRAFT ASSESSMENT DOCUMENTATION:

P1435 Armadale SHS, 169 South Western Hwy, Armadale
Lot 2150 Diagram 37650 being Part Reserve 22613 and Lot 1187 Diagram 8029 being Part Reserve 22613

The Register Committee of the Heritage Council of Western Australia (HCWA) has recently considered the heritage assessment undertaken for the above place. The documentation concerning the place is scheduled for presentation to a meeting of the Register Committee of the Heritage Council in the near future, for consideration for possible entry in the State Register of Heritage Places. I enclose a copy for your perusal. The Heritage Council would welcome any comments you may have on the content of the documentation, as well as further information you feel we should be aware of. This includes any information you can provide that demonstrates how important the school is to the local area.

The *Heritage of Western Australia Act 1990* requires that a local government be invited to nominate a person to attend the meeting at which the proposed registration of a place within a council area will be considered. Please note that you have the discretion whether or not to nominate an attendee.

If you choose to attend, for the purposes of consideration of entry in the Register of Heritage Places, you become a voting member for discussion and decision making purposes. Any recommendations of the meeting are confidential until such time as a decision has been made public on the matters discussed and your Council officially notified. It should be noted that failure to provide a response would be taken to mean that you have no comments to make in respect of the proposed registration.

If you do decide to nominate a representative, please notify us so that the meeting details can be provided to you; however, should you decide not to do so on this occasion, I would be grateful of your written confirmation on the attached form. In either event, the Heritage Council welcomes any comments your Council may care to make about the place. A response by **Tuesday 5 October 2010** will enable your comments to be incorporated in the agenda papers.

108 Adelaide Terrace, East Perth WA 6004 PO Box 6201, East Perth WA 6892
Tel (08) 9221 4177 **Fax** (08) 9221 4151 **Freecall** 1800 644 177 **Email** heritage@hc.wa.gov.au **Web** www.heritage.wa.gov.au

Please note that we have also requested the agencies listed on page one of the assessment documentation to provide comment on the proposed registration.

If you would like to discuss the proposed interim registration, please contact Karmen Grzetic, Register Liaison Officer on (08) 9221 4177.

Yours sincerely

Penny O'Connor

MANAGER ASSESSMENTS AND REGISTRATION

Enc.

HERITAGE COUNCIL OF WESTERN AUSTRALIA

108 Adelaide Terrace, East Perth WA 6004
Tel (08) 9221 4177
Fax (08) 9221 4151
heritage@hc.wa.gov.au

TO: HERITAGE COUNCIL OF WESTERN AUSTRALIA

FROM: CITY OF ARMADALE

RE: REGISTER OF HERITAGE PLACES

DATE:

I/We refer to your letter of 24 August 2010, advising that the following place is to be considered for entry into the Register of Heritage Places on an interim basis:

P1435 Armadale SHS

As the relevant Municipal Council for the above place, I/We_____

(✓ applicable box)

❑ *support the proposed registration.*

❑ *do not support the proposed registration for the following reasons:*

_____

_____

_____

_____

(attach separate submission if necessary)

This municipal Council ***does/does not**** wish to attend the Heritage Council meeting during which the interim registration of the above place will be considered.
**delete whichever is not applicable*

Signed: _____

Position: _____

HERITAGE COUNCIL

LOCAL GOVERNMENT REPRESENTATIVE PARTICIPATION
IN A MEETING OF THE REGISTER COMMITTEE
OF THE HERITAGE COUNCIL OF WESTERN AUSTRALIA

The Register Committee of the Heritage Council of WA is pleased to invite you to participate in its deliberations about and determination on a place under consideration for entry in the State Register of Heritage Places. This invitation is extended under Sections 23 (4) and (5) of the *Heritage of Western Australia Act 1990*.

Being invited to participate means that you

- become a member of the Register Committee of the Heritage Council for the discussion including the decision as to whether or not this place should be entered in the Register.
- will be asked as part of the discussion to present the views of your local government on the value of entering the place in the Register.
- are invited to participate fully in the discussion about the entry of the place in the Register of Heritage Places.
- are entitled to vote on whether or not the place in question should be entered in the Register.

Please note that the decision on whether or not to enter a place in the Register is made solely on the basis of whether or not the place has sufficient cultural heritage to warrant the protection of the *Heritage of Western Australia Act 1990*.

Confidentiality agreement: as an invited participant we ask you to remember that all discussions and decisions of the Register Committee of the Heritage Council remain confidential to the meeting until such time as the Minister has had the opportunity to consider any recommendation from the Council. Should you have any queries relating to these confidentiality provisions, please speak to one of the Heritage Council officers at the meeting or call the Manager, Assessment & Registration on 9220 4145.

DOCUMENTATION OF PLACES FOR ENTRY IN THE REGISTER OF HERITAGE PLACES

1. **DATA BASE No.** 1435
2. **NAME** *Armadale Senior High School* (1954 – 1957; 1961-1963; 1966; 1969; 1973; 1980s; c. 1991; c. 1993; c. 1998
3. **LOCATION** 169 South Western Highway, Armadale
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
   Lot 2150 Diagram 37650 being Part Reserve 22613 and Lot 1187 Diagram 8029 being Part Reserve 22613.
5. **LOCAL GOVERNMENT AREA** City of Armadale
6. **OWNER** Department of Education and Training as vestee (care, control & management), Department for Regional Development and Lands – State Lands Service (State Govt. agency in control – unregistered).
7. **HERITAGE LISTINGS**
   - Register of Heritage Places: ----------
   - National Trust Classification: ----------
   - Town Planning Scheme: ----------
   - Municipal Inventory: ----------
   - Register of the National Estate: ----------
8. **CONSERVATION ORDER**
   ----
9. **HERITAGE AGREEMENT**
   ----
10. **STATEMENT OF SIGNIFICANCE**
    Armadale Senior High School, a predominantly single storey linear plan brick and concrete construction and steel roof high school complex in the Post World War International style in an urban residential setting, principally developed between 1954–1957 in three main stages, with numerous additions in matching and contrasting styles, has cultural heritage significance for the following reasons:

    the place was one of the first four high schools in the State established after World War Two in 1954-55 to cater for the wave of children born after World War Two who began reaching high school age in the late 1950s;

    the place is representative of the secondary schools built in Western Australia during the early post World War Two period following the introduction of the Education Department's 'Co-educational Comprehensive Community High Schools' policy and subsequent changes in response to Education Department policy;

the place has a fine landscape setting created by internationally recognised landscape architect John Oldham, characterised by fine mature trees, and is a good representative and relatively intact example of his work; and,

the place is an example of Post War International style architecture, similar in its architectural resolution to the majority of government architect designed high schools of the Post War period.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 6.2 Establishing schools
- 6.4 Building a system of higher education

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 402 Education & science

11. 1 AESTHETIC VALUE*

Armadale Senior High School is an example of Post War International style architecture, albeit with a domestic flavour with its use of pitched roofs. It is very similar in its architectural resolution to the majority of government architect designed high schools of the Post War period. (Criterion 1.1)

Armadale Senior High School, with its Post War International style buildings in an undulating urban setting, has some fine landscape elements that contrast with the buildings in a pleasing manner. It shares these qualities with a number of high schools developed at the same period, but it is set apart by a unique landscape plan designed by John Oldham. It contains many fine mature trees. (Criterion 1.3)

11. 2. HISTORIC VALUE

Armadale Senior High School has associations with the massive suburbanisation of the district in the post World War Two period, which coincided with the State Government decision to develop Armadale as the administrative, commercial and community centre for the surrounding area. (Criteria 2.1 & 2.2)

Armadale Senior High School was established after World War Two in 1954-55 to cater for the wave of children born after World War Two who began reaching high school age in the late 1950s. (Criterion 2.2)

Armadale Senior High School was one of the first four post World War Two secondary schools built in Western Australia as a result of the reorganisation of the existing secondary education system following the introduction of the Education Department's 'Co-educational Comprehensive Community High Schools' policy. The other high schools constructed at this time included Governor Stirling, John Curtin and Mount Lawley. (Criterion 2.2)

Armadale Senior High School has continued to offer secondary courses to high school aged students from its opening in 1956 up to the present day (December 2009). (Criterion 2.2)

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* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present,* Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate,* Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

The original landscaping at *Armadale Senior High School* was designed by internationally recognised landscape architect John Oldham. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

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11. 4. SOCIAL VALUE

Armadale Senior High School has social value to the teachers, students and individuals who have either worked at, attended or have associations with the school from the time of its opening in 1956 up to the present (December 2009), and is valued by the local community as the main secondary school for generations of local families. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Armadale Senior High School is unusual in that in response to its location on an undulating site the land was benched, resulting in a building format that is single storey on the east end, with the western section being two storey. (Criterion 5.1)

Armadale Senior High School is rare as a Post World War Two government high school that substantially retains an original detailed landscape design. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

The landscaping at *Armadale Senior High School* is a good and relatively intact example of the landscape design work of John Oldham. (Criterion 6.1)

Armadale Senior High School is representative of the secondary schools built in Western Australia during the early post World War Two period following the introduction of the Education Department's 'Co-educational Comprehensive Community High Schools' policy. Since this time, the development of the site has continued to reflect changes and patterns in Education Department policy. Some of these have included: the construction of the science blocks in 1969 as part of the Commonwealth Laboratories grants program; the provision of a more specialised library complex in 1969 due to the developing role of library services as part of the general curriculum; and, the establishment of the prevocational centre in 1966 and in 1973 following the introduction of a streamed educational program. (Criterion 6.2)

12. 3 CONDITION

Armadale Senior High School has had regular care and maintenance at a high level in recent times. Overall the place is in good condition.

12. 4 INTEGRITY

The place continues to serve its original function. There have been changes in teaching methods and in the available subject range, and the school has adapted to provide spaces for these changes. It retains a high degree of integrity.

12. 5 AUTHENTICITY

Armadale Senior High School has continued to evolve through time with a series of cumulative changes. Most of the changes involved further development of the site and the construction of new buildings, either to provide entirely new facilities, or to replace or upgrade previous ones. The existing buildings have been adapted though in an endeavour to meet with changing standards and courses. Typical changes include the introduction of carpets, improved lighting and ceiling mounted sweep fans, introduction of air conditioning, removal of metal lockers, and softening the landscaping in the quadrangles. Many of the changes have had little impact on the original fabric so that overall the place retains a high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Philip Griffiths Architects with Kristy Bizzaca, historian, in December 2009, with amendments and/or additions by Office of Heritage staff and the Register Committee.

13. 1 DOCUMENTARY EVIDENCE

Armadale Senior High School is predominantly a single storey linear plan brick and concrete construction and steel roof high school complex, set on undulating open grounds in an urban residential setting, principally developed between 1954-1957 in three main stages in the Post World War International style, with numerous additions in matching and contrasting styles. The additions include the Library and Science block (1969), Prevocational Centre (1973), the Music Centre (1983), the Administration and Staff blocks (1991), the Sports Hall (1993), and the Educational Support Centre (2003). Other elements include the fmr caretaker's cottage, transportable classrooms, the cadet store and a bus shed.

When Inspector General of Education Cyril Jackson was brought out from England in 1896, part of his duties for the Education Department was to develop a technical education system for post primary aged (secondary) children.[1] Jackson's, and later Inspector General Cecil Andrews', work resulted in the establishment and provision of a progressive education system from infants schools through to university.[2] In the 1900s, Andrews developed the central school system to enable the children of upper level classes to gain the level of junior certificate. Eight of the largest metropolitan schools and two of the Goldfields schools were made Central Schools circa 1909 and the three-year junior certificate courses were introduced.[3] As part of the newly established post primary/secondary education system, in 1911 Western Australia's first high school, Perth Modern School, was constructed and offered all the modern facilities available to private school students as well as technical education.[4] In 1918, five-year classes were offered at Perth Modern School.[5]

Up to the construction of the high school at Kent Street in 1939/1940 and its subsequent reclassification to a five-year high school in 1946, Perth Modern School was the only government senior high school in the Perth metropolitan area. The remaining secondary schools in the metropolitan area were 'central schools' with the other senior high schools located in rural Western Australia. Secondary education was substantially provided by private schools.[6]

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1 Palassis Architects, 'Conservation Plan for Perth Modern School', prepared for CAMS, March 1998, Vol. 1, p. 95.

2 Centre for WA History (Gregory, J. & Smith, L.), 'A Thematic History of Public Education in Western Australia', prepared for the Building Management Authority, 1995, pp. xi, 19 – 23.

3 Ibid, pp. 19 – 20.

4 'Conservation Plan for Perth Modern School', op. cit., Vol. 1, pp. 20 – 21.

5 Heritage & Conservation Professionals, 'John Curtin College of the Arts', 28/8/2001, HCWA assessment documentation, p. 15.

6 Heritage & Conservation Professionals, op. cit., p. 15; Education Department Annual Report, 1947, p. 6; Education Department Annual Report, 1951, p. 10.

In the early years of the post World War Two period, Western Australia's secondary education policy was considerably changed and, in the eyes of the administration of the time, in so doing became a more non-selective, comprehensive, co-educational system.[7] The reorganisation of this area of the state's education system was due to various factors, which included the implementation of a new Education Act in 1944 that allowed for free secondary education, increased economic prosperity, changing educational techniques, and also an awareness within the community of the benefits of education.[8] In July 1946, the central schools, with the exception of Boulder and Kalgoorlie, were reclassified as high schools resulting in the establishment of 6 five-year senior high schools and 11 three-year high schools; 17 high schools in total.[9] This was followed by the reorganisation of all high schools and staff in order to meet the new requirements and the introduction of 'Co-educational Comprehensive Community High Schools', thus allowing children from the age of thirteen to attend the comprehensive high schools without them having to sit the Secondary School examination.[10]

In the late 1940s and throughout the 1950s, there were many reports of over accommodation in the existing high schools primarily because of the increase in population in the post war period and the higher numbers of students staying on to secondary education.[11] At the same time, yet another change in education policy saw the reduction in class sizes leaving the existing buildings unable to accommodate the larger number of classes.[12] By 1949, it was recognised that at least two new high schools would have to be provided in the Perth metropolitan area[13]; however, in 1951, the Education Department reported that no money for building works had been allocated for high schools since the construction of Kent Street in 1939.[14]

Western Australia's population was increasing rapidly as a result of the post-war baby boom. The wave of baby boomer children began reaching high school age in the 1950s and put tremendous pressure on the existing school facilities.[15] In addition, the Federal Government had vigorously pursued an immigration policy to boost the numbers of Australian workers, including supporting over 19,000 displaced persons to come to Western Australia between 1947 and 1952. Those migrants that best fit the immigration department's criteria were young adult

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7 Education Department Annual Report, 1965, pp. 9 – 10; see also Centre for WA History (Gregory, J. & Smith, L.), 'A Thematic History of Public Education in Western Australia', prepared for the Building Management Authority, 1995, pp. 41 – 42, 43 – 44.

8 Education Department Annual Report, 1948, p. 9; Education Department Annual Report, 1965, pp. 9 – 10; Gregory & Smith, op. cit., pp. 41 – 42.

9 Education Department Annual Report, 1947, p. 6. The five-year senior high schools provided for the education of students towards the awarding of the 'leaving' certificate, and the three-year high schools for the earning of the 'junior' certificate.

10 Gregory & Smith, op. cit., p. 44; & p. 43.

11 For example: Education Department Annual Report, 1948, p. 5; Education Department Annual Report, 1949, p. 5; Education Department Annual Report, 1950, p. 5; Education Department Annual Report, 1951, p. 10; see also Education Department Annual Report, 1965, p. 12.

12 Education Department Annual Report, 1965, p. 12.

13 Education Department Annual Report, 1949, p. 5.

14 Education Department Annual Report, 1951, p. 10.

15 Gregory & Smith, op. cit., p.37.

workers, many of whom had young families.[16] By the late 1950s, these children were swelling the already increasing number of Australian children reaching the age for secondary education.

Recognition of the need to accelerate the Department's high school building program was reinforced by figures released in 1953 recording an increase from 57,000 high school enrolments in 1946 to 87,000 in 1954 and estimates that this would grow approximately 1,200 to 1,500 students per annum in the years to come.[17] Consequently, the Education Department announced that 'unless some buildings for High Schools can be provided during 1954, working the schools in shifts will become common practice'.[18] In this same year, the Director of Education, T. L. Robertson, recommended that construction immediately commence on high schools at Armadale, Midland Junction (later known as Governor Stirling), Mount Lawley and Fremantle (later known as John Curtin) with the first sections to be opened in 1955. He went on to suggest that work also soon begin on high schools at Tuart Hill, Hollywood and Applecross.[19]

Like other areas throughout the state, the 1950s saw massive changes to the rural character of the Armadale district due to post World War Two reconstruction, in particular to an economic and population boom, the influx of massive numbers of immigrants as well as suburbanisation.[20] Its importance was confirmed in the 1955 'Plan for Metropolitan Region, Perth and Fremantle' by J. A. Hepburn and Professor G. Stephenson, which proposed the development of Armadale as a sub-regional centre. This meant that Armadale was to be the administrative, commercial and community centre for the surrounding area. One of the first steps towards this was on 1 July 1961 when the existing Roads Board became the Shire of Armadale-Kelmscott.[21]

During the 1950s and 1960s and the decades following, the population of the Shire dramatically increased. A new civic centre was erected at Armadale, a community and retirement village built, public buildings established, and suburbanisation in the form of the erection of large numbers of houses and the development of housing estates occurred. The cultural make-up of the local government changed with various groups of migrants arriving in the area, although many were of British origin as the earlier settlers of the area had been.[22]

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16 Peters, Nonia, *Milk and Honey – but no Gold: Postwar Immigration to Western Australia 1945-1964*, UWA Press, Nedlands, 2001, pp.1-23.

17 Education Department Annual Report, 1953, p. 6. These figures come directly from Education Department Annual Reports. It is not known whether they include the number of pupils attending private schools.

18 Ibid, p. 6.

19 Ibid, pp. 6 & 7. It should be noted that concurrent to these recommendations was the preparation of a report of inquiry into secondary education under V. Box, Superintendent of Secondary Education, in 1952 to 1954. A majority of the issues raised in the report echo those in the annual reports of the time with the Box Report recommending the establishment of large, efficient, comprehensive high schools in the outer suburbs of the metropolitan region. (Gregory & Smith, op. cit., pp. 43 – 44.)

20 Popham, D., *First Stage South – A History of the Armadale-Kelmscott District, Western Australia*, Town of Armadale, 1980, Chs. 17 & 18.

21 Stephenson, G. & Hepburn, J.A., 'Plan for the Metropolitan Region, Perth and Fremantle, 1955 Report', Government Printing Office, Perth, Western Australia, 1955; Popham, op. cit., pp. 147 – 155.

22 Popham, op. cit., Chs. 18 & 19.

Work on the construction of the first of Western Australia's post World War Two high schools, *Armadale Senior High School*, Mount Lawley, Governor Stirling and John Curtin, commenced in 1954/1955.[23] Built on vacant land adjoining the Armadale State Brickworks[24], plans indicate that the first stage of construction of *Armadale Senior High School* comprised the single storey Wing A incorporating four classrooms and a ladies and men's cloak rooms.[25] By July 1955, the single storey classroom Wings B and C, the two storey domestic science block (Wing E) and the majority of the central core consisting of the administrative, services, library and stage (Wing D) had been erected. Wings A, B and C ran off the east from the central core, which was orientated north-south, and Wing D to the west.[26]

Site plans drawn up in October that same year indicate that Wing F; a two storey building incorporating facilities for arts and music as well as biology, physics and chemistry, and a Trades Block complete with double height gymnasiums for boys and for girls at the northern and southern ends.[27] A football oval, a hockey field, tennis courts and caretakers quarters were also developed as part of the high school site.[28] Landscape architect John Oldham also drew up a scheme for the school which proposed the establishment of gardens appropriate to the flora of the various states, Britain and a space dedicated to international plantings.[29]

In February 1956, classes began in the first stages of the high schools, with *Armadale Senior High School* and Mount Lawley offering three-year courses and Governor Stirling and John Curtin offering five-year courses.[30] Yet, this was only the first stage of each of the individual high schools and work still continued on the construction of second and third stages of the schools up to approximately 1958.[31] The final stages at Armadale were undertaken in 1957.[32] Extensive additions were also carried out at the pre-World War Two secondary school buildings to bring them in line with current standards and education techniques.[33]

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23 Education Department Annual Report, 1955, p. 11.

24 'Armadale State Brickworks Dustroom & Machinery Shed (fmr)', HCWA assessment documentation, 20/4/2007, pp. 5 – 6.

25 Armadale High School, Earth Works, Drwg No. 1, 29/9/1954, BMW E-CADD; Armadale High School, Wing A, Plans, Elevations & Sections, Drwg No. 3, 20/10/1954, BMW E-CADD.

26 Armadale High School, Earthworks to Playing Fields, Drwg No. 53, 27/7/1955, BMW E-CADD; Armadale High School, Elevations & Sections, Drwg No. 22, April 1955, BMW E-CADD.

27 Armadale High School, Water Supply & Ground Reticulation, Drwg No. 65, 18/10/1955, BMW E-CADD; Armadale High School, Ground Floor Plan, Drwg No. 2B, 29/7/1955, BMW E-CADD; Armadale High School, Basement Plan, Drwg No. 3B, 29/7/1955, BMW E-CADD; Armadale High School, Trades Block, Elevations, Drwg No. 93, 23/8/1956, BMW E-CADD.

28 Armadale High School, Water Supply & Ground Reticulation, Drwg No. 65, 18/10/1955, BMW E-CADD; Armadale High School, Caretaker's Cottage, Drwg No. 130, 10/12/1936, BMW E-CADD.

29 John Oldham, Landscape Scheme, Armadale High School, 1956, BMW E-CADD; John Oldham, Proposed Landscape Garden Scheme for the Armadale High School Western Australia, Drwg No. PWD 001, n.d. [c. 1956], BMW E-CADD. It is not known whether Oldham was commissioned privately or if this was undertaken as part of his work as Government Landscape Architect, a position he took up formally c.1959, although he had undertaken work for the PWD prior to this appointment.

30 Education Department Annual Report, 1955, p. 11; Heritage & Conservation Professionals, 'John Curtin College of the Arts', HCWA assessment documentation, 28/8/2001, p. 15.

31 See Education Department Annual Report, 1955, p. 1.

32 Education Department Annual Report, 1957, pp. 12 & 18.

33 Education Department Annual Report, 1958, p. 9.

The overall design plan for the post World War Two high schools was based on the lineal classroom block design around a central quadrangle ('H' design); a design which had been used by the Public Works Department for school buildings for much of the twentieth century. The lineal classroom block design allowed for staged growth of schools in order to meet accommodation needs and for extensions beyond the confines of the quadrangle to be accommodated. This was an ideal in the post World War Two situation as it allowed high schools to take students as soon as the first stages of the classroom blocks had been completed thus alleviating the over accommodation problems of the secondary system in the immediate period.[34] The Public Works Department Architectural Division had one of its three drawing offices dedicated to the design of education buildings. The entire oeuvre of the drawing office of this period produce high schools on the same aesthetic principles.

Not long after the completion of various new high schools, increased demands on accommodation resulted in building extensions as early as 1960.[35] At *Armadale Senior High School*, these took the form of classroom extensions to Wings A, B and C in c. 1961[36] and in c. 1963[37] and a new canteen to the west of the stage in c. 1962.[38] This appears to have coincided with the place achieving senior school status in c. 1961.[39]

By 1962 there were 37 high and senior high schools in Western Australia, 26 of which had been built since 1952.[40] Secondary school enrolments in the State increased almost fourfold between 1950 and 1968, with the portion in government schools increasing from 68% to 75%.[41]

The year 1962 marked the closing of the last single sex high schools as part of the establishment of the Education Department's 'Co-educational Comprehensive Community High Schools'.[42] As part of this process, the curriculum itself was under review and new courses were developed and implemented. This is turn led to the changes in the design of facilities for various subjects. In the Manual Training subject area, the use of the original manual training centres[43] in the grounds of primary schools was stopped 'in favour of grouped rooms within the respective high schools'.[44] Similarly, the old accommodation for Home Science classes was gradually being replaced with rooms with modern equipment and

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34 Kelsall Binet Architects in association with Kris Bizzaca, 'A Pictorial Guide to Standard Terminology for Government School Buildings (1890-1945)', prepared for the CAMS, 2002; See Education Department Annual Report, 1955, p. 1; Education Department Annual Report, 1956, p. 14.

35 Education Department Annual Report, 1960, p. 10.

36 Armadale High School Additions 1961, Drwg No. 1, 28/9/1961, BMW E-CADD.

37 Armadale High School, Additional Three Classrooms, 1963, Drwg No. 1, July 1963, BMW E-CADD.

38 Armadale High School, New Canteen, Drwg No. 1, 5/4/1962, BMW E-CADD. The canteen was extended in c. 1970. (Armadale High School, Canteen Additions, 1970, Sheet No. 1, 13/5/1970, BMW E-CADD.)

39 Armadale Senior High School, Alterations and Additions, Cons. 6781, Item No. 1961/1615, SROWA.

40 Education Department Annual Report, 1961, p. 7.

41 Helm, M.H. 'The Democratization of State Secondary Education' in *Education in Western Australia*, ed. W.D. Neal, UWA Press, Nedlands, 1979, p.225.

42 Education Department Annual Report, 1962, p. 17.

43 Manual training centres and household management centres were constructed as part of the establishment of the technical education system by Inspector Generals' of Education Cyril Jackson and later Cecil Andrews in the early 1900s. (Gregory & Smith, op. cit., op. cit., pp. xi, 19 – 23.)

44 Education Department Annual Report, 1961, p. 18.

fittings. The 1962 Annual Report indicated that 11 new centres had been opened during the year.[45]

The next year, in 1963, the compulsory school aged for children was raised to the year ending a child's fourteenth birthday.[46]

The early 1960s saw much criticism about the large size of the comprehensive high schools and in particular about the level of individual principal or teacher/student contact.[47] Director-General of Education T. L. Robertson instigated a review of the secondary education system in 1963 with the main results being the abolition of the scholarship system and raising of the compulsory school age to fifteen years in 1965.[48] Subsequent to this, the secondary curriculum was changed so as to accommodate the now 'much wider range of academic abilities'.[49] In 1965, concurrent to its discussion of the objectives of its secondary school system, the Education Department began designing new syllabuses to meet its, and perceived future, requirements. This included the recent establishment of a modernised science curriculum[50] and the reorganisation of the role of the library as a teaching and resource centre.[51] These and other changes to the secondary school curriculum resulted in either the redevelopment or construction of new facilities for specialist teaching rooms/blocks.[52]

One of the ways different academic abilities were addressed was through the introduction of prevocational courses for students not proceeding to external examinations in 1966. Purpose built, specialist centres were constructed for the practical courses; the first of which was built at Belmont in 1966 and followed by centres at John Forrest and Bentley in 1967.[53] Following this trend, in 1966, plans were drawn up for a prevocational centre at *Armadale Senior High School*.[54] In 1973 a second prevocational centre was erected to the east of the existing building. [55]

There was also increasing recognition in the 1960s of the role of library services in the education of students and, as a result, libraries at high schools were reorganised to accommodate the appointment of teacher-librarians, the integration of library activities and student learning, and to provide a central resource centre.[56] The first of the specialised library blocks comprising reading rooms, bookstores, classrooms and workspaces were funded by the

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45 Ibid; Education Department Annual Report, 1962, p. 18.

46 Ibid, p. 9.

47 Education Department Annual Report, 1960, p. 7; Gregory & Smith, op. cit., p. 51.

48 Gregory & Smith, op. cit., p. 51; Education Department Annual Report, 1964, p. 7.

49 Gregory & Smith, op. cit., p. 51.

50 Education Department Annual Report, 1964, p. 17.

51 Education Department Annual Report, 1965, p. 30.

52 Education Department Annual Report, 1966, p. 7.

53 Education Department Annual Report, 1966, p. 21.

54 Armadale High School, New Prevocational Centre, Drwg No. 1, 22/6/1966, BMW E-CADD. This was located to the north of the Trades Block.

55 Henderson & Thompson Architects, Proposed Prevocational Centre at the Armdale High School for the Hon. Minister for Works, June 1973, BMW E-CADD.

56 Education Department Annual Report, 1963, p. 38; Education Department Annual Report, 1964, p. 18; Education Department Annual Report, 1965, pp. 30 – 31.

Commonwealth and State Governments as part of a national program. These were built at John Curtin and Mount Lawley in 1968.[57] The new library blocks tended to break the pattern of the existing high school plans and were based on the 'cluster block' or 'faculty' model.[58] In 1969, a two storey wing (Wing G) containing a library; located to the south-west of the central core, was finished at *Armadale Senior High School*.[59]

The lower floor of the 1969 Wing G comprised science laboratories. Similar to the scheme of building specialist libraries, this science block was completed under the auspices of a national program by a Commonwealth Government grant system, and later jointly by the Commonwealth and State[60] and followed the construction of three-room units at *Mount Lawley Senior High School*, Tuart Hill and Applecross in 1965.[61]

Throughout the 1960s and 1970s works continued to be carried out at *Armadale Senior High School*. These included: a two storey, classroom and technical drawing block linked to Wing E[62]; the relocation of demountable classrooms on the site[63]; store additions to the stage[64]; a toilet block constructed to the 1973 prevocational centre[65]; and, extensions to the administration centre and science classrooms.[66]

Armadale Senior High School was again the subject of a program of alterations during the 1980s. Undertaken at this time was a music centre[67], offices and a waiting room[68] and various upgrades to the building including to electrical services.[69] Interestingly, a 1983 site plan describes the caretaker's cottage as being a medical centre by this time.[70] A specialist music program was offered at the school from the 1980s into the 1990s.[71]

In 1989/1990, the Education Department Annual Report announced that major extensions had been undertaken at several schools.[72] At Armadale, these largely

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57 Education Department Annual Report, 1968, p. 21; Education Department Annual Report, 1969, p. 13; Gregory & Smith, op. cit., p. 54.
58 Information provided by Phil Griffiths, March 2004.
59 Education Department Annual Report, 1971, p. 4; Armadale High School Additions, 1969, BMW E-CADD.
60 The program was later jointly funded by the Commonwealth and State.
61 Ibid; Education Department Annual Report, 1965, p. 30; Education Department Annual Report, 1966, p. 18; Educational Department Annual Report, 1969, p. 13.
62 Armadale High School, Additions, 1966, Drwg No. 1, September 1966, BMW E-CADD.
63 Armadale High School, Block Plan, 1968, Drwg No. 1, 2/5/1968, BMW E-CADD; Armadale High School, Repairs & Renovations 75/76, Drwg No. A1, May 1975, BMW E-CADD.
64 Armadale Senior High School, Proposed Store Additions, Drwg No. E1, May 1974, BMW E-CADD.
65 Armadale High School, New Toilet Block, Drwg No. P1, April 1977, BMW E-CADD.
66 Armadale High School, Extensions, Drwg No. A1, June 1978, BMW E-CADD.
67 Armadale Senior High School, Upgrade 1983, New Music Centre, Drwg No. A3, August 1982, BMW E-CADD.
68 Armadale Senior High School, New Offices and Waiting Room, Drwg No. A1, 1985, BMW E-CADD.
69 Armadale Senior High School, Site Plan, Drwg No. E 1, 14/2/1983, BMW E-CADD.
70 Armadale Senior High School, Site Plan, Drwg No. E 1, 14/2/1983, BMW E-CADD.
71 Ben Noonan, former Armadale Senior High School student, email to Clare Menck, 6 August 2010, on HCWA file P01435.
72 Education Department Annual Report, 1989/1990, p. 34.

comprised the reconfiguration and modernisation of the home economics wing (Wing E).[73]

Subsequent to this campaign, the most significant works which appear to have been completed at *Armadale Senior High School* were the construction of separate Administration and Staff blocks to the north of the site in c. 1991[74], a new sports hall designed by Montague Grant Architects in c. 1993[75] and a whole school upgrade undertaken under the supervision of Spowers Architects in c. 1998.[76] It is not known when the original corrugate asbestos cement roofs were replaced, but it may have been as part of this upgrade, as complaints and industrial action relating to asbestos at the school are remembered from the early 1990s.[77]

The Design and Technology Centre has been upgraded to be state of the art in 2002, and an Education Support Centre, designed by Finlay & Rumble Architects, was constructed in 2003. The Education Support Centre provides secondary education for students with an intellectual disability. ESC students attend core subject classes in the ESC and while integrating into *Armadale Senior High School* year groups for elective classes.[78]

The school is understood to have strong links to Armadale Rotary and the local Chamber of Commerce. The Administration and Staff also encourage wider ranging partnerships and friendships for its students via their extracurricular activities. A recent example of this involves 2010 Certificate 1 Building and Construction Course students building a wall at Nerrigan Brook Primary School.[79]

Former students of *Armadale Senior High School* include international cricketer Rodney Marsh, international golfer Graham Marsh, jockey Damien Oliver, Australia's first Indigenous magistrate Dr Sue Gordon, and current Lord Mayor of the City of Armadale Linton Reynolds.[80]

Students attending *Armadale Senior High School* have been largely from lower socio-economic backgrounds. A large number of students have also come from semi-rural areas south of Armadale such as Mundijong, Serpentine and Jarrahdale. On the whole, graduates have tended towards trades and 'unskilled' occupations rather than tertiary education, with only a small percentage of those completing year twelve going on to university, and many leaving school prior to

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73 Armadale Senior High School, Home Economics Department Alterations and Upgrading, Lower Floor Plan & Site Plan, Drwg No. E2, August 1989, BMW E-CADD; Armadale Senior High School, Home Economics Department Alterations and Upgrading, Upper & Lower Demolition Plans, 4/8/1989, BMW E-CADD.

74 Armadale Senior High School, Alterations and Additions, 1991, Site Plan, Drwg No. A1, April 1991, BMW E-CADD.

75 Armadale Senior High School, New Sports Hall, Site Plan, Drwg No. A1, March 1993, BMW E-CADD.

76 Information from various plans held at BMW E-CADD.

77 Ben Noonan, former Armadale Senior High School student, email to Clare Menck, 6 August 2010, on HCWA file P01435.

78 Armadale Senior High School website http://www.ashs.wa.edu.au/ accessed 6 August 2010.

79 Information from Mrs Sue Jackson, Deputy Principal & Ms Rebecca Ford, Year 12 Coordinator, Aramdale Senior High School, 15/3/2010; http://ideas.usq.edu.au/, 25/3/2010; http://www.ashs.wa.edu.au/, 24/3/2010.

80 Information from Mrs Sue Jackson, Deputy Principal & Ms Rebecca Ford, Year 12 Coordinator, Armadale Senior High School, 15/3/2010; http://ideas.usq.edu.au/, 25/3/2010; http://www.ashs.wa.edu.au/, 24/3/2010.

year twelve to take up apprenticeships or 'unskilled' work. The TAFE centre based at the school particularly caters for these students. In addition to the general benefits of secondary education for all students, *Armadale Senior High School* has prepared students with a more academic bent for university, allowing many to gain education at much higher levels than their parents.[81] Multiple generations of many local families have attended *Armadale Senior High School* and the place is valued be the local community as 'the school of Armadale'.[82]

With announcement of the Australian Government's $64 million plan for rebuilding schools in May 2008, came the news that *Armadale Senior High School* would be earmarked for major works as part of the Building the Education Revolution program. As part of this process, it was determined that a heritage assessment of *Armadale Senior High School* was required as a matter of priority.

In 2010, *Armadale Senior High School* continues to operate to the purpose for which it was constructed. It specialises in Vocational Educational Training and Structures Workplace Learning programs for its students, and offers as specialist art program.

13. 2 PHYSICAL EVIDENCE

Armadale Senior High School is predominantly a single storey linear plan brick and concrete construction and steel roof high school complex, set on undulating open grounds in an urban residential setting, principally developed between 1954-1957 in three main stages in the Post World War International style, with numerous additions in matching and contrasting styles. The additions include the Library and Science block (1969), Prevocational Centre (1973), the Music Centre (1983), the Administration and Staff blocks (1991), the Sports Hall (1993), and the Educational Support Centre (2003). Other elements include the fmr caretaker's cottage, transportable classrooms, the cadet store and a bus shed.

Armadale Senior High School is located to the south of the Armadale town centre. The site is bounded by the South Western Highway to the east, and Hobbs Drive (fmr Eleventh Avenue) to the south and to the west. The site is surrounded by residential developments to the west, north and east, and light industrial developments to the south. Immediately to the south is the Armadale No. 2 Pressed Brickworks (fmr), still in operation as Austral Bricks. The Armadale State Brickworks Dustroom Machinery Shed (fmr) is located on this site.

Site and setting

The main building group is set on the east-west axis, normal to the eastern section of Hobbs Drive, with the main orientation being to the north and south. The buildings are predominantly located on the eastern section of the undulating site, on two benched levels. The land falls away towards two ovals, tennis courts and basketball courts to the west.

The landscape setting include a narrow grassed area to the east of the buildings, with mature plantings of Eucalypts, and two ovals to the west of the school, surrounded by mature Eucalypts. Access to the school comprises two driveways

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81 Ben Noonan, former Armadale Senior High School student, email to Clare Menck, 6 August 2010, on HCWA file P01435.

82 Armadale Senior High School website http://www.ashs.wa.edu.au/ accessed 6 August 2010.

off the South Western Highway at the north-east, and two driveways off Hobbs Drive at the north-west and north-east corners of the site. There are lawns and tree plantings in the quadrangles. The landscape design by John Oldham sets Armadale apart from other school sites, with plantings arranged in groups native to the Australian states, the British Commonwealth and the rest of the world. Much of the plantings of this scheme are extant.

Fences are generally chain link.

Hard surfaces are generally bitumen with concrete kerbs or concrete.

The site plan indicates the general disposition of the built and landscape environment, together with building names and dates of construction where these are known.

Principal Stages of Development 1954-1957 (three phases)

The main elements of the school, which realised the majority of the extant fabric, were established over a short period and these elements were planned to develop sequentially as demand justified the provision of further accommodation, gradually completing an overall master plan. The first three phases of development, designed by the Public Works Department, were laid out in linear form, comprising a centrally located administration wing, with the front office at the north end, the library at the south end, three classroom wings to the east, and two classroom wings to the west. The linear form was designed to promote cross ventilation and allow light from two sides. The final stage included a trades wing and boys' and girls' gymnasia, located to the west of the earlier buildings. In response to the site topography the east wings are single storey, while the administration wing and west wings are two-storey.

A particular feature of the planning in high schools of this period is the creation of the quadrangle as an assembly area. At Armadale the planning resulted in two open-ended quadrangles to the east of the administration wing, and a third, main quadrangle to the west of the administration wing. The quadrangles feature perimeter verandahs to the south, unit paving, lawn and tree plantings. The main quadrangle has a stage to the east, and is enclosed by the canteen to the west.

The group of buildings that make up the first three major phases is treated in a common style that was loosely based on the Post-War International style. Its key external features are long rectilinear wall planes, constructed in stretcher bond red brick, with steel columns along the verandahs. The verandah floors are concrete. The walls facing onto verandahs are generally constructed of red brickwork with highlight hopper windows and metal construction lockers which have been removed and replaced with fibro cement paneling. The brick windowsills have been painted to match the fibro cement paneling. The outward facing walls generally have full width steel framed windows, arranged in two panels with nine panes, separated by a brick pillar, each panel comprising three sash windows at the top, and three inward opening hopper windows below. Asbestos (?) panels below the windows extend to the ground. Generally access into the rooms is via sliding timber doors. All of these elements have low-pitched roofs, originally clad with corrugated asbestos cement, which has been replaced with Colorbond finish custom orb profile steel. Linking staircases are constructed of concrete, finished with granolithic, with steel handrails and balusters. The pitched roofs and detailing give the International style something of a domestic flavour as opposed to the

strict tenets of the style where flat roofs would be the norm.

The interior of the main block stages1-3 is planned in a linear form with corridor or verandah access to all rooms. A typical classroom originally had a rectangular room with a blackboard at the front of the classroom with timber construction cupboards under it, a pinup board along the length of the internal walls with hopper windows above and student lockers outside, and wide glass windows to allow good lighting and ventilation along the external wall of the classroom. Internal walls are generally rendered painted brick, and ceilings are compressed strawboard that was marketed by Stramit. Floors are carpeted or vinyl covered. Many details such as floor finishes, lighting, chalkboards, laboratory benches and pinup boards have been removed and replaced, though some rooms retain original elements.

Most rooms have loose benches, tables and furniture, but the science rooms have built in benches with sinks and gas outlets, all of which are replacements.

The boys' and girls' gymnasia are stand-alone single storey buildings with stretcher bond red brick exterior walls and salmon brick interior walls, with low-pitched gabled roofs, highlight windows, timber floors and timber ceilings. The boys' gymnasium now serves as the performing arts centre, with a new entrance (1998) on the north side.

Toilet and change room areas have been extensively refurbished.

The interiors, fittings and finishes are typical of high schools of the period. There are many minor modifications including the installation of carpets and ceiling fans, but the basic planning and main features remain much as built. All additions have been linked to the original buildings by covered verandahs, giving the school a homogenous appearance.

To the north-east of the site there is a simple standard pattern State Housing Commission style brick and tiled construction caretaker's residence with timber framed windows and doors. It now serves as the school's uniform shop and youth resources centre.

All of the buildings in stages 1-3 are in fair condition. Though much of the fabric is sound, there is some general wear and tear.

Science Block & Library (1969)

The science block with the library above was constructed in a style and materials that complement the original buildings. The addition of the science block and library has resulted in an intimate courtyard space, with sculptural brick seating and landscaping.

Pre-vocational Training (1973)

The stand alone purpose built pre-vocational training centre, constructed in stretcher bond red brick, is located to the north of the main buildings, and to the east of the original pre-vocational workshop (1966).

Music Centre (1983)

The music centre was constructed on the site of the original stage in stretcher bond red brick.

Administration and Staff Room (1991)

The administration block and staff room is constructed in stretcher bond red brick; in a style that complements the original buildings. The administration block is located to the north-east of the original administration wing, resulting in an intimate courtyard space to the north of the mathematics wing, treated with hard landscaping and plantings of Tallow trees. The staff block is a stand-alone building, located to the north of the new administration building, and linked to it by a covered walkway which forms the main entrance to the school.

Sports Hall (1993)

The sports hall is a stand-alone building that is a combined hall and gymnasium, designed by Montague Grant Architects. It is a single storey building, with stretcher bond red brick exterior walls and salmon brick interior walls, a low-pitched gabled roof, highlight windows and skylights. It has entrances at the southern and northern ends.

Education Support Centre (2003)

The education support centre, designed by Finlay & Rumble Architects, is constructed in a combination of salmon and red brick, reflecting the materials of the original buildings, but has a curved roof and a prominent diagonal interior walkway. The building is linked to the east end of the northernmost classroom wing, resulting in the enclosure of the north-east quadrangle, with a similar solution proposed for the south-east quadrangle.

Miscellaneous Structures

Two transportable classrooms are located to the south of the main buildings, a large workshop is located to the north-east of the main buildings, a sports store is located to the east of the oval, a bus shed is located to the south-west corner of the site, and a cadet store is located to the east of the staff car park. A commemorative pavilion is located at the west end of the main quadrangle.

13. 3 COMPARATIVE INFORMATION

Post World War Two High Schools

Over accommodation in the existing high schools in the post war period resulted in the acceleration of the Department's high school building program commencing in 1954.[83] The first four of Western Australia's post World War Two high schools, Governor Stirling, Mount Lawley, Armadale, and John Curtin, opened in 1956,[84] with later stages added until approximately 1958.[85] Other high schools that were opened in the metropolitan area in the years following 1956 were: Tuart Hill and Belmont in 1957; Applecross, Hollywood, Kwinana and Scarborough in 1958/1959; Bentley and Kalamunda in 1959; John Forrest and Swanbourne in 1961; and, Cyril Jackson, Churchlands and Hamilton Hill in 1963.[86] By 1962 there

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83 Education Department Annual Report, 1953, pp. 6 & 7.

84 Education Department Annual Report, 1955, p. 11; Heritage & Conservation Professionals, op. cit., p. 15. **Note:** John Curtin has elements of an earlier education building campaign on the site. This is the two storey brick Manual Trades Block, which was constructed circa 1943 after the existing manual arts building in South Terrace was taken over for defence purposes in 1941 and in view of the then proposals for the erection of a new Fremantle Technical High School. (Heritage & Conservation Professionals, op. cit., pp. 4 & 5.)

85 See Education Department Annual Report, 1955, p. 1.

86 Education Department Annual Reports, 1955 – 1963.

were 37 government high and senior high schools in Western Australia, 26 of which had been built since 1952.[87] Extensive additions were also carried out at the pre-World War Two secondary school buildings to bring them in line with current standards and education techniques.[88]

The overall design plan for the post World War Two high schools was based on the lineal classroom block design around a central quadrangle ('H' design). This plan dominated high school design until the late 1960s, especially those designed by the PWD. Not only were the plans common, varying only to cater for site size and slopes, but the same aesthetic model was adapted to suit, with low pitched tiled or asbestos cement roofs, steel widows, concrete frames and brick infill being the dominant materials. Internal courtyards were simple grassed areas with few tree plantings, surrounded by the classroom ranges, with lockers, seats and high level louvred windows to provide cross ventilation. Verandahs were granolithic finished, with steel columns and steel balustrades, with extruded plastic handrails. When private architects were commissioned to design high schools from the mid 1960s, the PWD's standard planning was adopted by them and adapted marginally to suit their respective design aesthetic predilections as exemplified at Cyril Jackson, Hampton and Balcatta Senior High Schools. Many of the high schools also have a short wing (usually comprising a toilet block or canteen on the ground level with classrooms above) within the enclosed 'u' space that serves as a division between two quadrangles/courtyard areas. The high schools vary from one storey, two-storey and three-storey construction; however, the majority have lineal wings in some form with some type of open verandah area ventilation.

There are 84 Secondary Schools on the HCWA database, 46 of which are located in the metropolitan area. Of these 46 places, 13 are on the State Register of Heritage Places. The following metropolitan high schools are predominantly two storey and are designed in the Post World War Two International style:

- P06366 Tuart Hill Senior High School (1957, PWD designed);
- P04240 Mount Lawler Senior High School (1954,PWD designed, below threshold in 2001)
- P08710 Melville Senior High School (1961, PWD designed)
- P08828 John Forrest Senior High School (1961, PWD designed)
- P08829 Hamilton Hill Senior High School (1963)
- P08921 Kalamunda Senior High School (1962, PWD designed)
- P09013 Mirrabooka Senior High School (1965, PWD designed)
- P06464 Applecross Senior High School (1957, PWD designed) In the current assessment program.

Other high schools that were opened in the metropolitan area in the years following 1956 and vary from the two-storey Post World War Two International style include:

87 Education Department Annual Report, 1961, p. 7.
88 Education Department Annual Report, 1958, p. 9.

- P1654 Governor Stirling Senior High School (1956, Post War Two International style, predominantly three storey) There are plans to demolish the school in 2010.
- P08254 Bentley Senior High School (1960, Post War International style, single storey buildings) The pattern of development differs from other schools by way of the four wings extending from the quadrangle system.
- P08954 Cyril Jackson Senior High School (1962, Silver Fairbrother and Associates, Post War International style, single storey) In the current assessment program.
- P08253 Kwinana Senior High School (1959, Post World War Two International style) The original building format is single storey with separate two storey additions.
- P09995 South Fremantle Senior High School (1967, predominantly single storey, Post War Perth Regional style)
- P09823 Hampton Senior High School (1966, Forbes & Fitzhardinge, Brutalist style) In the current assessment program.
- P09011 Eastern Hills Senior High School (1962, PWD designed, predominantly single adaptation of the California Bungalow style, with elements of the Post War International style) In the current assessment program.
- P10516 Como Senior High School (1968, Post War Perth regional style)
- P09812 Balcatta (1966, Post World War Two Mediterranean style predominantly single storey) In the current assessment program.

Kewdale, which opened in 1966 as a three-year secondary school and was reclassified a senior high school in 1972, was designed by architectural firm Forbes and Fitzhardinge. It is no longer a government high school, having been sold to the Australian Islamic College in 2000 for use as a K-12 school.

The following Post War period metropolitan schools have been demolished: Hollywood Senior High School (1958), Scarborough Senior High School (1958/1959); Swanbourne Senior High School (1961), and City Beach Senior High School (1966).

Four high schools, which still operate to their original purpose, have been entered into the Register of Heritage Places. These are *Perth Modern School* (1910), *Northam Senior High School* (1921), *Kent Street Senior High School* (1939) and *John Curtin College of Performing Arts* (1943).[89] Both Perth Modern and John Curtin include substantial 1950s additions in the Post War International style along similar design to the Post World War Two schools.

The selection of a site with steep falls lead to manipulation of the standard plan to accommodate the differences created by site benching. Though not unique, benched sites and adaptation of the built form is unusual in the metropolitan area.

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89 Information from HCWA Database, 20/9/2009.

The implementation of elaborate landscaping is unusual amongst the 1950s and 1960s high schools described above.

Post World War Two International style

There are 72 places in the Office of Heritage database noted as being in Post World War Two International style. Twenty of these are registered, including high schools John Curtin and Perth Modern, which have teaching blocks in the style as described above. Other registered places in this style are generally public buildings, including hospitals, halls and civic offices.

John Oldham

John Oldham practiced landscape architecture in Perth from the early 1950s, before it was a formerly recognised profession. He undertook several private commissions for the Public Works Department, including landscaping at Hollywood and Applecross Senior High Schools, before joining the PWD in 1959 as their first landscape architect. He continued working for the PWD until his retirement in 1972. Much of his early work for the PWD was on schools and hospitals. Although Oldham landscape plans have not been located for other Post World War Two high schools for which heritage assessments have been undertaken to date, it is likely that Oldham was involved in design for those schools built while he was Government Landscape Architect (1959-1972), as he was chiefly responsible for the landscaping of all government buildings in this period. Notable examples of Oldham's work include Wellington and Serpentine Dams, Narrows Interchange Park, Kings Park Botanic Gardens and Parliament House.[90]

Oldham characteristically used a mix of native and exotic plants, and encouraged retention of as many native trees on site as possible rather than building from a cleared block.[91] Many places have not retained the original plantings or design intent of Oldham's plans.

The Office of Heritage database includes eight other places with landscapes designed by John Oldham, of which six are registered and the other two have been assessed for the Register. One of these is a school: P02396 *Administration Building and Chapel, Aquinas College*, Salter Point, in which the surrounds of the Chapel and Administration buildings at the school were landscaped by John Oldham in 1967 to create a picturesque main drive entry to the school.

Conclusions

Armadale Senior High School is representative of the post World War II high schools and of the design output of the architectural division of the Public Works Department of Western Australia. It makes use a standard language and adapts it to suit a sloping site. The subsequent stages of development are representative of demographic change and changes to Federal and Stage education policy.

The place is a representative example of the Post World War Two International style, adapted for a more domestic appearance than many examples of this

90 Erickson & Taylor, '11 Saladin Street, Swanbourne: The Oldham House: Conservation Plan', 2008, pp,82-93.
91 Erickson & Taylor, '11 Saladin Street, Swanbourne: The Oldham House: Conservation Plan', 2008, pp,82-93.

style. The substantially intact original landscaping is a rare feature and a good example of the work of John Oldham.

13. 4 KEY REFERENCES

No key references.

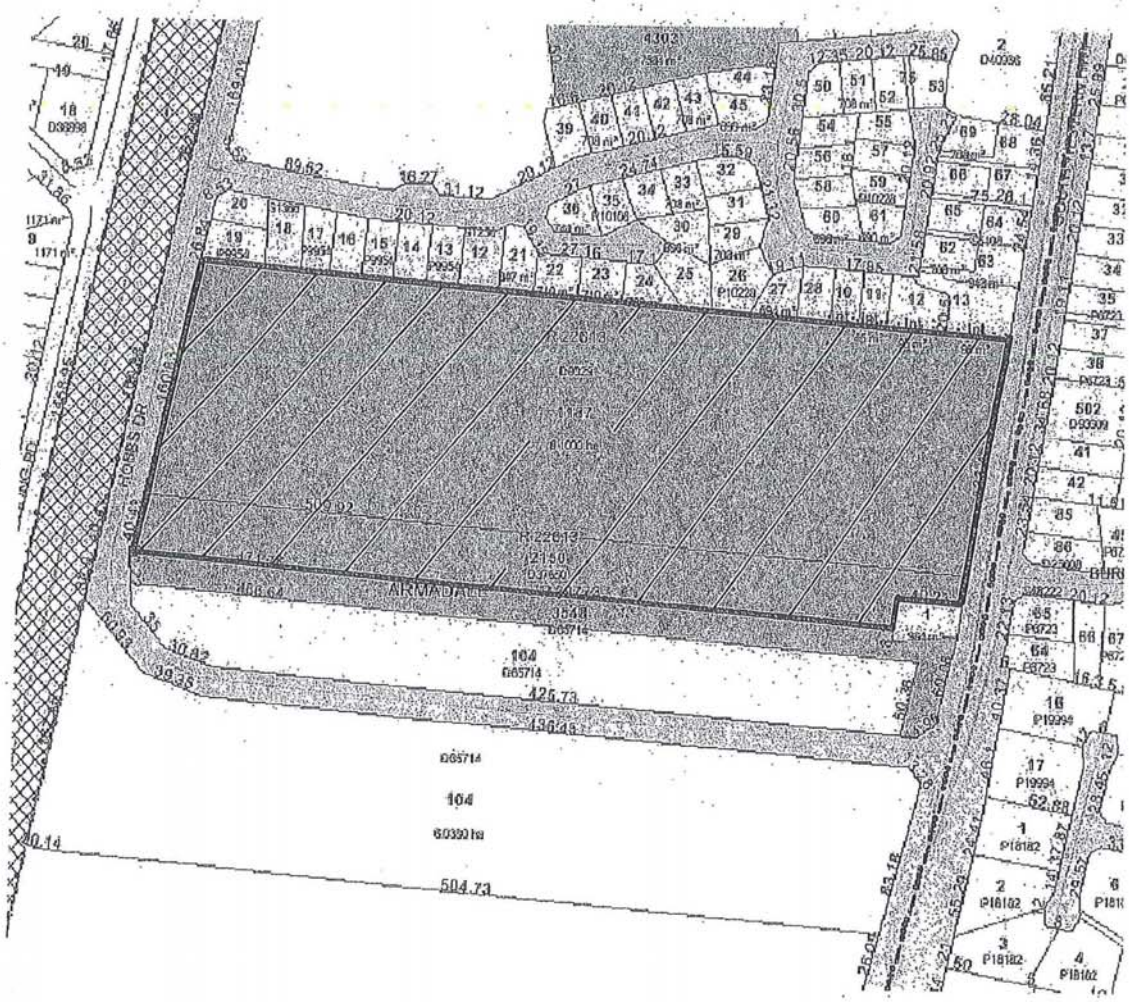
13. 5 FURTHER RESEARCH

The possible use of bricks from Armadale No. 2 Pressed Brickworks (located immediately to the south of the school) to construct the school could be a subject for further research.

Little is yet known about the social history of *Armadale Senior High School*. The information contained within this heritage assessment comes from sources at the school and relevant information found readily available. A detailed search of the school's *Girrawheen* (later *Anamag*) newsletter published from 1961 may reveal further information; however, this is beyond the scope of this project.

OFFICE OF HERITAGE

P01435 – ARMADALE SENIOR HIGH SCHOOL



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