

I N D E X

Chief Executive Officer's Report

8 MARCH 2005

ITEMS ON REPORT

CLAUSE 32 RESOLUTION FOR KELMSCOTT TOWN CENTRE 1

COUNCILLORS INFORMATION BULLETIN ISSUE 5/2005 5

ATTACHMENTS

NIL

CITY OF ARMADALE

Chief Executive Officer's Report

**Mayor and Councillors
City of Armadale**

Following is my Report for the period
ended 3 March 2005

1 CLAUSE 32 RESOLUTION FOR KELMSCOTT TOWN CENTRE

WARD : Kelmscott
FILE REF : PSC/38

DATE : 1 March 2005
REF : IM
RESPONSIBLE : CEO
MANAGER

In Brief:-

- Council's comments have been sought on the withdrawal of delegation relating to approvals under the Metropolitan Region Scheme within the ARA's Kelmscott precinct.
- Recommend that Council not object to the withdrawal of delegation.

Tabled Items

Nil.

Officers Interest Declaration

Nil

Strategic Implications

Development - "To balance the need of development with sustainable economic, social and environmental objectives".

Legislation Implications

Armadale Redevelopment Act 2001
Metropolitan Region Scheme 1963

Council Policy / Local Law Implications

Nil

Budget / Financial Implications

Nil

Budget / Financial Implications

The associated costs are in accordance with the adopted Council Budget.

Consultation

ARA

BACKGROUND

At its meeting on 15 November 2005 Council resolved to advise the Member for Armadale and Minister for Planning and Infrastructure that:

1. the City would support the involvement of the ARA in facilitating the achievement of the infrastructure works identified in the Kelmscott Enquiry by Design for the grade separated crossing of the railway and the improvements to Albany Highway, and the redevelopment of land between the Railway and the Highway north of Davis Road;
2. the new ARA area be confined to the area generally indicated on the location plan presented in this report; and
3. this support is subject to sufficient resources being allocated to the ARA to ensure that the nominated tasks can be actioned in the short term, and the duration of the arrangements being limited to three years.

DETAILS OF PROPOSAL

The ARA recently advised the Western Australian Planning Commission (WAPC) that preparation of a comprehensive concept plan for the Kelmscott centre was underway and was anticipated to be advertised for public comment in August/September and gazetted by the end of 2005. The ARA also expressed concern that opportunistic development applications in the interim could compromise redevelopment opportunities and public infrastructure investment and accordingly requested that development proposals be referred to the Commission for its determination under Clause 32 of the MRS.

COMMENT

For most development within the Metropolitan Region applications are approved by the local government under the district town planning scheme and the Metropolitan Region Scheme (under delegated authority) simultaneously. However, under Clause 32 of the MRS the delegated authority can be withdrawn with the result that development proposals require a dual approval by both the local government (under the town planning scheme) and the WAPC (under the Metropolitan Region Scheme).

It could be argued that as the City will refer all applications within the Kelmscott precinct to the ARA for comment in the period prior to the finalisation of the ARA Scheme, and will seriously consider its comments, there is no need to withdraw the delegation and it could be over cautious to do so. However, the necessary commitment and urgency desirable to deliver improvements in the Kelmscott town centre has been displayed by the ARA. The parties have been brought together and land has been purchased. Given this commitment the ARA has a legitimate concern that this effort should not be compromised by premature development. While the Council may be sympathetic to refusing an application where requested by the ARA, it would be bound by the provisions of its Scheme. Possibly the dual approval would provide an additional safeguard and in view of the fact that Council has already agreed to the ARA having complete planning control over the precinct, there should not be objection to the suggested interim measure particularly in view of control under TPS No. 2 being retained.

Council could:

1. Object to the proposed withdrawal of delegation under Clause 32 on the grounds that it is unnecessary as Council will take account of ARA concerns in determining applications.
2. Offer no objection to the withdrawal of delegation for the Kelmscott precinct.

CONCLUSION

Given the ARA's progress made in the Kelmscott precinct and Council's previous support for the extension of the ARA's boundaries to incorporate central Kelmscott And thereby assume planning control over the area, Option 2 would be appropriate.

RECOMMEND

That Council advise the Western Australian Planning Commission that it has no objection to the withdrawal of delegation under Clause 32 of the Metropolitan Region Scheme for the ARA's Kelmscott precinct.

Moved Cr _____

Carried/Lost ()

WARD All
FILE REF: CIB
DATE 2 Mar 2005
REF SDS
RESPONSIBLE CEO
MANAGER

In Brief:

- Councillors' Information Bulletin – Councillors are advised to take note of the information submitted in Issue No.5/2005 to be received by Council.

Strategic Implications

Corporate Services

- 2.1 Identify and implement mechanisms to improve communication and achieve common understanding of corporate issues and objectives.

COMMENT

The following general information and memorandums were circulated in Issue No. 5 on 2 March 2005.

Correspondence & Papers

- **Correspondence**
WALGA Info Page – State Election - Survey of Political Parties
- **Local Government News**
Issue No.06.05 – 18 February 2005
Issue No.07.05 – 25 February 2005
- **ALGA News**
18 February 2005
25 February 2005
- **Media Releases**
WA Local Government Portal Launched – 18 February 2005
Vehicle Registration About Face Affects Roads – 23 February 2005
Coalition Library Funding Commitment Welcomed – 24 February 2005

Information from Human Resources

- Employee Movements

Information from City Strategy

- **Progress Reports & Outstanding Matters**
Progress Report on Replacement of the City's IT Systems
Progress Report on Contingency, Operational & Strategic Projects
Report on Outstanding Matters – City Strategy Committee
- **Financial & Corporate**
Accounting Services Report
- **Minutes of Meetings**

South East Regional Energy Group

Information from Development Services

- Report on Outstanding Matters – Development Services Committee
- Health Services Manager's Report for January 2005
- Planning Services Manager's Report for January 2005
- Planning Department Monthly Admin Reports for January 2005
- Town Planning Scheme No.2 – Amendment Action Table
- PAW Closure Report – Significant Actions during January 2005
- Subdivision Applications – Recommendation Table (January / February 2005)
- Compliance Officer's Report for January 2005
- District Boundary Alteration with the City of Gosnells
- Minutes – Community Heritage Advisory Committee Meeting 16/12/04
- Building Services Manager's Report for January 2005

RECOMMEND

That Council acknowledge receipt of Issue No 5/2005 of the Information Bulletin



R S TAME
CHIEF EXECUTIVE OFFICER