

Directorate Overview	2
2009-2010 Financial Year in Review	3
Key Priorities for 2010-2011	8
Looking Forward - Development Services Directorate	8
Directorate Resources - Development Services Directorate	11
Proposed Funding Allocations for 2010-2011	15
Directorate Funding Allocations for 2010-2011	16
Directorate Funding Allocations for 2010-2011 - Additional Information	18
Proposed Fees and Charges for 2010-2011	20
Summary and Recommendation	28

Directorate Overview

The Development Services Directorate reports to the Development Services Committee. The Development Services Directorate's four functional areas are summarised below.

The Planning Services function of the Directorate comprises -

- ◆ Statutory Planning
- ◆ Strategic Planning
- ◆ Compliance
- ◆ Mapping / GIS
- ◆ Land Administration
- ◆ Developer Contribution Plans

The Building Services function of the Directorate comprises -

- ◆ Building approvals, advice and compliance activities
- ◆ Appraisal and approval of Residential Design Code 'Variations'
- ◆ Appraisal and approval of Development Consent applications for developments
- ◆ Inspection of Private Swimming Pools and Spas ensuring safe barriers exist
- ◆ Property enquiries and inspections at the time of settlement of land sales

The Health Services function of the Directorate comprises -

- ◆ Ensuring food and water quality and safety
- ◆ Ensuring public housing and accommodation safety
- ◆ Ensuring the responsible treatment of sewage and industrial waste
- ◆ Ensuring the prevention and control of pollution and nuisances
- ◆ Ensuring disease prevention and control, including immunisation

The Environmental Services function of the Directorate comprises -

- ◆ Environmental advice
- ◆ Environmental approvals for City projects
- ◆ Implementation of State of the Environment Report (2005) initiatives
- ◆ Landcare

2009-2010 Financial Year in Review

The Development Services Directorate achieved a number of goals during the 2009-2010 financial year, some of which are detailed below -

Planning Services*Town Planning Scheme No. 4*

Following the November 2005 gazettal of the City's town planning scheme and Amendment updates during the year, the Scheme has continued to provide new opportunities for land use and development. These are key factors in encouraging the wide range of structure plans, subdivision and developments that continue to improve lifestyle opportunities, new facilities and generally boost the catchment population underpinning the Armadale Strategic Regional and Kelmscott District Centres.

Management of planning appeals and prosecutions

The Directorate was involved in several appeals in 2009 - 2010. The Directorate was able to accommodate its appeal and general legal expenses within its Legal Budget allocation. The Compliance team has been proactive in resolving most issues without prosecution, although some cases did proceed ending in successful litigations.

Continuing support to the planning operations of the ARA

During the year the Armadale Redevelopment Authority (ARA) progressed further planning of its development areas in Armadale, Forrestdale, Wungong and Kelmscott. The City provided formal and informal comment on the plans, amendments and proposals. The City continued to work closely with the ARA through a number of technical committees and reference groups to assist in the facilitation of development within the City. In particular, officers provided assistance in the review of the planning of the Wungong Urban Water area and in preparing for the future gradual normalisation of some ARA areas.

Municipal Heritage Inventory (MHI) Review

The updated Municipal Heritage Inventory was finalised and published during the year following process of review and adoption in conjunction with a Heritage Management Incentives Policy. New sites added during year include the Convict Road on Albany Highway and establishing a historic precinct based on River Road was commenced by Expressions of Interest, formal Tender and appointment of consultant team.

Progress in the North Forrestdale development

A significant level of development has occurred in North Forrestdale with 2,437 lots now created. An estimated 3,977 lots remain to be developed within the North Forrestdale Development Contribution Area. Communities are being established in the estates of Arion, Heron Park, Vertu, Newhaven, Burtonia Gardens, Northerly, and Riva. Development Contribution Scheme No. 3, which arranges for developers to equitably contribute towards common infrastructure works, has been important in facilitating the above mentioned development. The associated Infrastructure Cost Schedule has been reviewed and now identifies over \$64 million of common infrastructure works. Revenue and expense in relation to the Scheme totals several million dollars, with expense focused on land acquisition for drainage, conservation category wetlands, roads and community facilities, and the completion of Wright Road and initiation of Warton Road upgrading works.

Public Open Space (POS) Strategy

The City embarked on a seven stage POS Strategy aimed to progressively analyse and rationalise open space in localities throughout the City following the completion of its POS Strategy in 2000. Considerable progress has continued through 2009-2010 to progress the stages. Stages 1 to 7 have completed the planning processes and Stages 1 to 6 have completed the reserve closure process. The Strategy has progressed to the stage where the sale of a number of former reserves have occurred. Park upgrades have been undertaken in Precincts G and D.

2009-2010 Financial Year in Review

Planning Services

Land Use Planning study for Lot 33 Connell Avenue (Pries Park)

Council's major study into the City's future active sporting needs and feasibility of current and required reserves and facilities identified the land at Lot 33 Connell Avenue (Pries Park) as of limited use and no longer required for recreational purposes (Active Sporting Reserves - A Balanced View Leisure Consultancy Services – December 2008).

The land, which is currently zoned for Rural Living, was earmarked for consideration of rationalisation. Following a formal tender process a consultant team headed by Burgess Design Group was appointed to undertake a planning study and investigation of the environmental, servicing and planning requirements to facilitate land use change from the current Rural MRS zone to the Urban MRS zone (and a suitable zoning and structure plan to facilitate subdivision and development under TPS No.4).

Environmental Assessment of Keane Road Construction

The assessment of the environmental sustainability of constructing the remaining unbuilt section of Keane Road in terms of its social, economic and environmental benefits and costs was progressed. The Keane Road link is adjacent to the environmentally sensitive Jandakot Regional Park and is proposed to be constructed on a gazetted road reservation previously set aside for that purpose, so as to directly link the new suburbs of Piara Waters and Harrisdale (North Forrestdale) with the existing Forrestdale townsite, in addition to the City's recreational facilities and the Armadale town centre. Following Environmental Protection Authority (EPA) approval of the scope of environmental studies the City's consultant Enviroworks Consulting completed a suite of studies and lodged the Public Environmental Review (PER) with the EPA for approval to advertise. Once advertised for public comment Council will consider any submissions and refer the PER to the EPA and Minister for the Environment to ensure that the environment is adequately protected with appropriate conditions attached to any road works.

The road construction works were also referred to the Commonwealth under its Environmental Protection and Biodiversity Conservation Act to ensure national environmental objectives are appropriately addressed and following receipt of submissions from the public the Commonwealth decide to identify it as a "Controlled Action" which the Commonwealth will assess (the EPBC and State EPA assessments are separate and independent processes).

Building Services

Building Approvals

Building approvals issued by the City during 2009-2010 have sustained peak levels set last financial year, despite a generally difficult economic climate.

The continued development of cost effective residential lots from quality subdivisions throughout the City of Armadale has ensured the continued large volume of residential building approvals being submitted to the City. Following this trend, minor structure applications such as Sheds, Patios, Swimming Pools / Spas and compliance issues have also remained at high levels.

Assessment of building approvals ensures the compliance of an application with current building regulations, including the Building Code of Australia and relevant Australian Standards. Where necessary, as a part of the building approval process for residential applications, less complex minor planning applications and Residential Design Code variations are also assessed by the Building Department. Smaller residential lots and increased housing density has seen an increase in the quantity of Residential Design Code variations being considered and it is a trend that is expected to continue.

This year has also seen quality commercial developments within the City of Armadale dramatically changing the streetscapes and outlook of the City, both in the Armadale and Kelmscott areas. Significant building approvals issued during the year have resulted in the Building Department continuing to sustain a high workload.

2009-2010 Financial Year in Review

Commercial and Industrial developments present significant challenges to the Building Department to ensure these developments comply with the Building Code of Australia. Once a building licence has been issued, subsequent building inspections are required to demonstrate compliance. Finally, Certificate of Classification inspections ensures a safe built environment for the public who utilise these buildings.

Building Compliance

The addition of a full time compliance officer in December 2008 has seen this position actively utilised within the Building and Health Departments to pursue a range of actions including unauthorised building works. Requests for Building and Health Compliance services have exceeded 200 over the year.

It is anticipated that with the growth of the City's population, increasing housing density, large volume of approvals and changing legislative requirements, the importance of the role of Building and Health Compliance Officer will be significantly increased over time.

Private Swimming Pool and Spa Inspections and Approvals

Ongoing inspections by the City of private swimming pools and spas ensures the safety of the public. All swimming pools and spas require a building approval and inspection to demonstrate safety compliance. These inspections ensure requirements have been met and maintained.

Built Strata (Form 24) Approvals and Clearances (Form 26 and 7) and Subdivision Clearances

In 2010, the Western Australian Planning Commission delegated Built Strata (Form 24 and 26) applications to all local authorities. The past year has also seen the development of a large number of the grouped dwelling planning approvals which has resulted in an influx of both built strata and clearance applications. Strata and Subdivision Clearances and Form 7 Approvals.

Administration

In many cases, the Building Department is the first point of contact over the counter and the telephone, for increasing numbers of new land owners when dealing with their local council. Acknowledging this, the Building Department is continually developing a high level of service and providing quality information relevant to the building process. Providing accurate information will aid the preparation and submission of building applications, in turn expediting the Building Approval process. Due to the increase in real estate activities, orders and requisitions, and building approval inquiries have made a greater demand on building administration.

Health Services*Legislation*

The new Food Act came into effect during the year. Under the new legislation, all food businesses are required to be registered by the City and a risk category was allocated to each premises, based on the nature of their food handling activities. This in turn determined risk assessment inspection frequencies and annual fees payable by all but certain exempt food businesses.

As required under the Local Government Act an 8 year review of the City's Health local law and Environment Animals and Nuisance local laws was completed.

Food and Water Safety

During the year the number of food businesses in the City increased substantially from 224 the previous year to 258, reflecting a strong growth in commercial activity in the City. A number of food business risk assessment inspections were conducted and food samples were collected under the Local Health Authorities Analytical Scheme.

There are 12 aquatic water bodies that are required to be sampled monthly to ensure the water is safe. The Health Service also collected monthly drinking water samples from 17 public facilities, including schools, food businesses, spring water sources and Council facilities not connected to scheme water.

2009-2010 Financial Year in Review

Health Services

Immunisation

The City continued to conduct weekly immunisation clinics to provide a free service for infants and two senior's clinics were held for adults eligible for vaccinations under the Immunisation Schedule. A new service was the provision of influenza vaccinations to at risk populations during April this year.

Compliance Management

The number of service requests requiring compliance action increased substantially over the past year. Of those, building site litter and noise pollution were the most common types of complaint. Compliance actions included the issue of infringements and notices, directives or orders. One legal action was initiated and is ongoing.

Chronic Disease Prevention

In conjunction with WALGA and South Metropolitan Public Health Unit a cross functional workgroup was formed to develop a whole of organisation Alcohol Risk Management Policy. Once endorsed by Council an action plan will be developed to identify and implement processes.

Implementation of the Tobacco Action Plan also progressed, with the installation of permanent signs at all playgrounds, buildings and outdoor dining areas on land owned by the City. The City's plan received a high commendation at the Heart Foundation Local Government Awards.

Environmental Services

The City of Armadale State of the Environment Report (2005) identified priority actions for environmental management from 2005 to 2010. Implementation of the State of the Environment Report and other highlights of activity during the year is reported in detail through the Information Bulletin. Highlights of this year's activity are provided below.

Awards

The Armadale Gosnells Landcare Group was one of three finalists for the Keep Australia Beautiful Awards 2009 and was the winner in their category of Protection of the Environment. The Switch your thinking! Program, which is supported by the City, was a finalist in the 2009 WA Environment Awards and the 2010 Sustainable Cities Awards.

Local Biodiversity Strategy

In early 2009 a consultant was engaged, with the help of grant funding, to prepare a Local Biodiversity Strategy. The final Strategy was adopted in November 2009. The Strategy aims to protect, retain and manage a network of viable local natural areas that support biodiversity and related processes by providing priorities, guidance and integration with land use planning and community involvement. The Strategy includes a number of targets and actions for implementation, which will commence during 2010.

Climate Change Adaptation Plan

Two workshops have been held by Environmental Services (one with staff, one with councillors) during the production of a draft Climate Change Adaptation Plan. This has brought together expertise from across the organisation to identify the risks associated with climate change in the area and potential controls to mitigate these. Additional work will be performed in the coming year to further refine this plan.

2009-2010 Financial Year in Review

Environmental Services

Implementing the City's Volunteer Strategy

The City's Volunteer Recruitment Strategy continues to encourage volunteer activity. Through the City's Bushcare and Environmental Advisory Committee, 784 environmental volunteers reported in excess of 8,153 volunteer hours in the 2009 calendar year, which is an increase of over 400 hours from 2008. A celebration to recognise environmental volunteer efforts was hosted by the City and Armadale Gosnells Landcare Group that was well attended by volunteers in late 2009.

Streamcare Project

The Waterways Restoration Project, 'Streamcare', commenced in 2002 and has been conducted through the autumn and winter of each year since. In the 2009 planting season, 57 residents showed an interest in the program and were offered personalised advice from the City's Streamcare Promoter in rehabilitating their waterway. 2,700 native seedlings were distributed to 23 landholders. 7 foreshore assessments were completed to help assess the success of the program and to help support the participants.

Management of Bushland Reserves

Bushland management continues to be a priority. Information gathered during surveys of all of the City's bushland reserves enables the prioritisation of works and budgets. The City's weed control, dieback control and capital works programs that seek to "Keep the good condition bushland good for areas of 1ha or more" were continued during the year.

The Bungendore Park Strategic Directions document was finalised and the Wungong River Management Plan was released for public comment in September 2009. Consultants were engaged to review and prepare the Fletcher Park Bushland Management Plan. The Lloyd Hughes Management Plan and a management plan for Bob Blackburn Flora Reserve, Kendal Court Bushland, Creyk Park Bushland, John Dunn Bushland, Depot Bushland, Eva and Bill Moore Heathland and Cammillo Road Bushland Reserves have been progressed.

In 2005 the City, in conjunction with Greening Australia, began a study into the impact of horse use on vegetation degradation and regeneration in Fletcher Park. A statistician was engaged in early 2010 to analyse the data collected since 2005. It was recommended that the monitoring be continued to ensure any long term impacts can be observed.

Catchment Management

The City continues to support the efforts of the Armadale-Gosnells Landcare Group (AGLG), who worked on 18 sites, with 1,142 volunteers, contributing 6,403 volunteer hours within the Cities of Armadale and Gosnells. The AGLG continued to implement the priority actions and objectives of their Strategic Plan. During 2009-2010 they received over \$177,000 worth of grant funding which benefits the City.

Cities for Climate Protection and Switch Your Thinking! Program

The Councils of Armadale, Gosnells and Serpentine-Jarrahdale constitute the South East Regional Energy Group which runs the Switch Your Thinking! program. Highlights include -

- ◆ Completion of the successful Federally funded Switched on Business & Industry project. Sustainability Assessments were conducted on a total of 154 small to medium enterprises in the Cities of Armadale and Gosnells to help them reduce their operating costs and environmental footprint. Businesses saved a combined total of \$86,000 and 440 tonnes of CO² over the first 12 months
- ◆ Successful implementation of Syt! rebate scheme (Rebates 4 Residents) covering a range of energy efficient and waterwise products. Rebates were also made available to City staff and local businesses in 2009-2010
- ◆ The Green Light Schools Fundraiser project was delivered across 32 schools across 7 participating Syt! Councils, including 7 schools in Armadale. A total of 550 showbags containing energy efficient and waterwise products and information were distributed through the project

Key Priorities for 2010-2011

Looking Forward - Development Services Directorate

The Development Services Directorate is committed to achieving the following goals during the 2010-2011 financial year -

Kelmscott Enquiry by Design Outcomes

Finalise with the WAPC an amendment to the MRS for a Canning River Foreshore Parks and Recreation Reservation and Urban infill zoning. Scope requirements for Urban Structure Planning for the Canning River Precinct (East) potentially adding 150 new dwellings and 400 people within easy walking distance and in support of the Kelmscott District Town Centre. The MRS is being progressed during 2010-2011 but there may be a need for budget consideration in 2011-2012 to progress Structure Plans / local Scheme Amendments / Infrastructure.

Facilitate the completion of the Public Open Space Strategy

A high priority will be given to implementing the recommendations of the Public Open Space Strategy and further the disposal of land within the first 5 stages of the Strategy. Close liaison with other Directorates will be required to ensure that maximum benefit is derived from the asset sales to improve local parks and recreation facilities from the funds released.

Extend Structure Planning in Harrisdale and Piara Waters

Assist with processing further stages of the urbanisation of North Forrestdale through rezoning, structure planning and coordination between landowners and servicing authorities.

Prepare for, and assist with, the normalisation of ARA areas

The ARA require assistance to implement the progressive normalisation of specific ARA areas into the City's jurisdiction including planning and heritage policy listings as appropriate.

Progressive ARA Normalisation requires consulting professional guidance and legal fees estimated at \$10,000 for the 50% City portion (50% contributed by the ARA) for each of the 3 normalisation "trains" anticipated for the year totalling \$30,000 for the City's portion.

Land Use Planning study for Lot 33 Connell Avenue (Pries Park)

Following Council's major study into the City's future active sporting needs a consultant team headed by Burgess Design Group has progressed environmental, servicing and planning studies of the land at Lot 33 Connell Avenue (Pries Park) which was identified as no longer required for recreational purposes. These investigations will confirm the highest and best land use for the land and facilitate land use change from the current Rural MRS zone to the Urban MRS zone (and a suitable zoning and structure plan to facilitate subdivision and development under TPS No.4). The MRS Amendment will be progressed during 2010-2011 and associated land value will assist the City's funding of priority upgrades of the City's recreational facilities by achieving a reasonable return on investment for Council's long term investment in this major landholding.

Municipal Heritage Inventory (MHI) Review

Investigations and studies will be initiated to progressively add potential new sites to MHI including Buckingham House Ruins and the old Fremantle Railway.

Historic precinct based on River Road Kelmscott

To complement the Municipal Heritage Inventory a team headed by the Heritage and Conservation Professionals were appointed to undertake the study for a historic precinct based on River Road Kelmscott, with a view to establishing design and landscape guidelines, interpretive materials and recommend other mechanisms that would enhance and preserve the historic importance of the nature of the River Road Heritage Precinct. The study will be completed during the year following public consultation and review of submissions on a draft policy and guidelines.

*Key Priorities for 2010-2011**Looking Forward - Development Services Directorate**Keane Road Strategic Link*

To ensure the construction of the last unmade section of Keane Road identified in State Government plans as a linking district distributor road connecting Harrisdale and Piara Waters and Forrestdale localities appropriately considers the environment, applications have been made to the State and Commonwealth Environment Protection agencies. A State Public Environmental Review level of assessment documentation and "Preliminary Documentation" level of assessment for a "Controlled Action" under the Commonwealth's Environmental Protection and Biodiversity Conservation Act will be prepared and finalised.

The Commonwealth requires additional targeted surveys to be undertaken for listed species which may potentially be in the area including a listed native bee (*Neopasiphe simplicior*), the Graceful Sunmoth (*Symenon grantiosa*) and a number of listed rare flora.

The following are budget estimates for the additional surveys required by the Commonwealth (these are additional to the State Public Environmental Review documentation) -

- ◆ Bee and Host Plant Survey (October 2010) - \$30,000
- ◆ Sunmoth Survey (March 2011) - \$30,000
- ◆ Orchid Survey (September 2010) - \$5,000

Review of appropriate controls on building design

Planning Services are undertaking a comprehensive review of all Planning Policies, including the Residential Density Development Policy PLN 3.1 and, in particular, the design of medium density development.

Development Contribution Plan No. 3

The City has expended the \$2 million grant that was successfully obtained for the dual carriageway upgrade of Warton Road. Funds from the North Forrestdale Development Contribution Scheme will be utilised this financial year, with the implementation of the project scheduled for finalisation early 2011. The upgrade of Nicholson Road, from Harrisdale Drive to Mason Road, is an important project and works are anticipated to commence this financial year. A review of the Capital Expenditure Plan, which looks at future income and expenditure, is underway to refine the timing of other important projects.

Response to ARA initiatives

It is expected that there will be a significant increase in development approvals issued for the Forrestdale Business Park and Wungong Urban Water during the year. This will require the City to respond quickly with advice to the ARA on development applications and assess and determine applications for building licences. Together this will place a considerable administrative burden on the Development Services Directorate.

Town Planning Scheme No.4 Review

A review of TPS No.4 under the Planning and Development Act is required after 5 years, this five yearly review of TPS No 4 (which was gazetted on 4th November 2005) will commence in the latter half of 2010 and proposed via a consolidation of the scheme to incorporate suitable amendments. It is proposed to review the Scheme by means of consolidation of the current Scheme with an Omnibus Amendment which is a time and cost efficient process compared to preparing a completely new Scheme.

The following are budget estimates for the studies required to inform the Scheme consolidation process -

- ◆ Mapping and policy consultancy for Bush Fire Prone Areas (WAPC requirement) - \$30,000
- ◆ Mapping and policy consultancy for Landscape Sensitive Rural Areas (D37/5/10) - \$30,000

Key Priorities for 2010-2011

Looking Forward - Development Services Directorate

Public Health Plan

The Public Health Plan 2008 - 2013, which was endorsed by Council in August 2008, provides the basis for determining the future direction of the City of Armadale with regard to public health and prioritising initiatives for the next financial year.

The Public Health Plan draws extensively from principles contained in the proposed new Public Health Act, which is expected to be promulgated during 2010-2011. It will provide appropriate and robust tools to tackle the traditional, as well as the new and emerging public health concerns of the 21st century, with a greater focus on a risk management approach to statutory roles so that resources can be targeted more effectively on health promotion and prevention strategies based on identified public health needs at a local level.

Implementation of the State of the Environment Report

The focus of the State of the Environment Report in 2010-2011 will be the finalisation of the review of the report to set environmental priorities for the next 5 years. It is anticipated that the Report will be released for public comment by the end of 2010. 2011 will be focused on implementing high priority actions identified in the new State of the Environment Report.

Cities for Climate Protection and Switch Your Thinking! Program

Syt! will continue to focus on the recruitment of new sponsors and partner Councils to help grow the program further in 2010-2011. Projects for delivery include -

- ◆ Switched on Staff – working with each Syt! Council to help educate staff on how to use their workplace more efficiently to help save energy, water, money and greenhouse gas emissions. This project will help the City implement many of the actions contained within its Corporate Greenhouse Action Plan (2009-2012)
- ◆ Rebates 4 Residents will be run again in 2010-2011 with an expanded range of sponsors and products
- ◆ Energy Efficiency, Photovoltaic and Waterwise Gardening Workshops

Landcare Program

Ongoing support will also be afforded to the Armadale-Gosnells Landcare Group in their efforts to implement their Strategic Plan 2008 to 2018. The preparation of the Armadale Gosnells Landcare Group Business Plan will continue during 2010.

Urban Waterways Renewal Projects

Over \$2 million of Federal and State Government funding will be used for water quality improvement projects within Armadale. Six sites will be enhanced through \$1.2 million of Federal funding, and \$900,000 from the Swan River Trust for one site identified through the Southern River Catchment Water Quality Improvement Plan. The projects will bring together expertise from across various directorates during the design and construction process, with the City supporting the project managers, the South East Regional Centre for Urban Landcare.

Sediment and Erosion Project

Through the Southern River Catchment Local Water Quality Improvement Plan, the Swan River Trust has funded a project within the Cities of Armadale and Gosnells to investigate controls and reduce the amount of sediment entering the local rivers during building and development. During 2010-2011, a Sediment and Erosion Project will work with departments across the organisation to enhance and build upon existing sediment and erosion controls.

Key Priorities for 2010-2011

Looking Forward - Development Services Directorate

Settlers Common East Trail Development and Environmental Management

In March 2010, Council adopted the Armadale Settlers Common East Track, Upgrading, Rationalisation and Revegetation Plan. The Plan includes a wheelchair accessible trail, rationalisation of walk trails, construction of parking bays, improvements to fire management, new signage, environmental improvements and revegetation, dieback management, weed control and seating. The project is fully funded from existing City Reserve accounts for public open space and dieback management in this locality, with the exception of funding from a grant. The City is seeking a grant to fund a portion of the wheelchair accessible trail. The City has recently received approval from the Minister of Planning for the expenditure of public open space cash-in-lieu funds for part of the project.

Note: A total anticipated expenditure of \$458.5 thousand for Settlers Common development was adopted by Council on 23 March 2009. This includes an expected \$58,000 in grant funding for the disabled access trail due in August 2010. The balance of the funds are held in various Trust accounts for dieback, POS cash-in-lieu and POS cash-in-lieu from legal agreements.

Directorate Resources - Development Services Directorate

The Development Services Directorate primarily provides professional services to the Council and the public. As such, the single largest expense for the Directorate is that of the staff resources. The directorate staff resource, or employee, costs were allocated \$2.95m for the 2009-2010 financial year.

The following table illustrates the staff establishment numbers for the Directorate -

Management Area	Actual 2009	Actual 2010	Proposed 2011
Development Services Administration	2.7	3.0	3.0
Planning Services	18.8	18.8	19.8
Building Services	10.4	13.2	15.1
Health Services	8.0	8.2	8.3
Environmental Services	1.3	2.3	2.3
Total	41.2	45.5	48.5

Table includes contract positions but not temporary agency and consultant support.

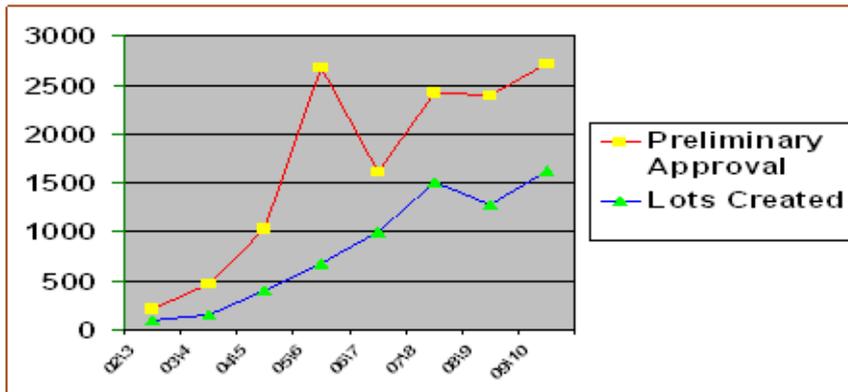
Consideration of additional positions is subject to the Chief Executive Officer's Staff Establishment Report.

The above table indicates the staffing levels within the Directorate for 2009 and 2010. Due to the high level of building activity in the City it has been necessary to engage additional staff on a short-term basis from agencies to respond to high workload. To a certain extent the proposed staff increases reflect the additional staffing brought on by necessity to deal with the work load. In the Building Department, 2.6 FTE additional staff (as shown in the Actual 2010 figure in the table) have been contracted over the year to deal with additional demand.

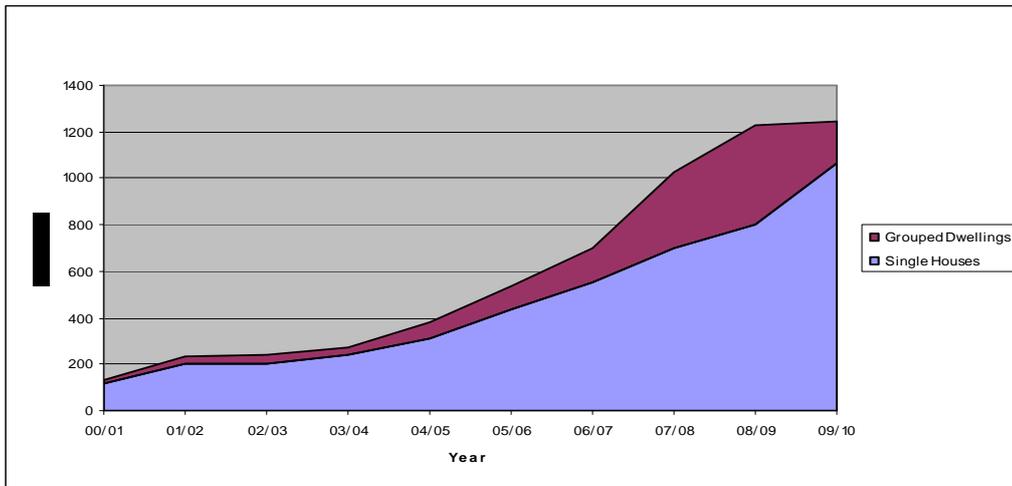
Key Priorities for 2010-2011

Directorate Resources - Development Services Directorate

Over the past five years the City has seen its statutory actions within the responsibility of the Development Directorate increase dramatically. As shown in the following graphs, (which only include data for 11 months in the 2009-2010 year) the number of subdivisions has increased from around 200 to over 2,000 per annum and the number of DAs from less than 500 to over 700, dwelling approvals from 200 to 1,200. The number of lots being created is also increasing, with several new estates commencing. In addition commercial developments have been running at a high rate – with a few highly complex applications have absorbing a disproportional amount of staff time. The ARA areas are now starting to move forward with lot creation increasing.



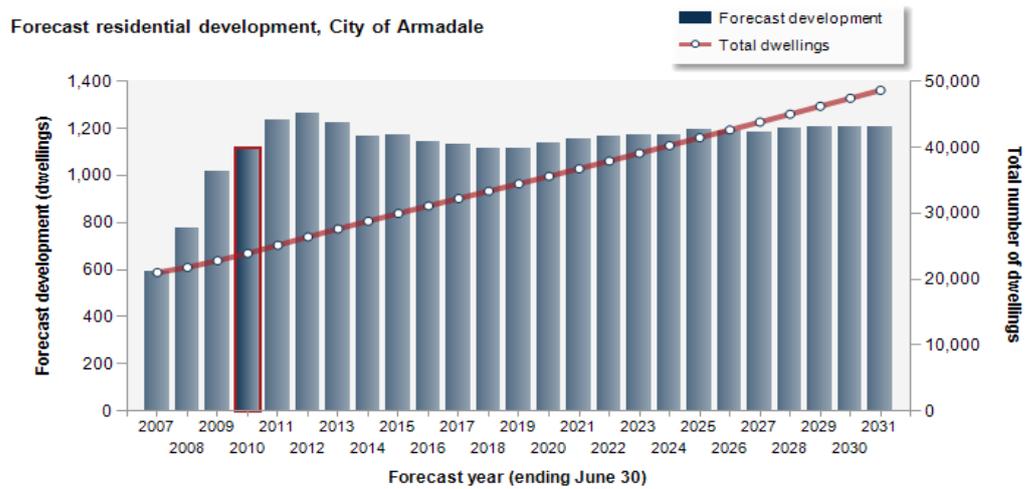
New Lots 2002-2010



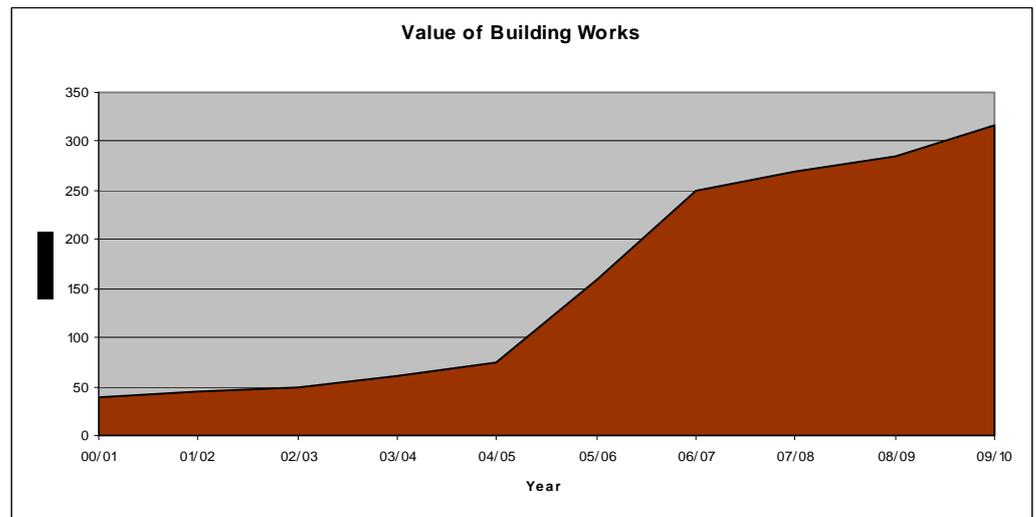
It is expected that the current level of applications will be sustained for a number of years. The magnitude of resource development in the State and the emphasis on Perth servicing this development leads to the conclusion that areas such as Armadale will be looked to for significant new housing development. As indicated in the Id forecasts (the basis for which are tabulated over the page) – an annual increase of 1,200 dwellings per annum is a reasonable assumption.

Key Priorities for 2010-2011

Directorate Resources - Development Services Directorate



The growth in activity is reflected in the revenue received in the building area in particular (see graph below) but is also reflected in the planning area largely due to actions other than DAs. The City has obtained through subdivision conditions over \$1.5 million in POS cash-in-lieu contributions in recent years and over \$8 million in the North Forrestdale Developer Contribution Plan over the last two years.



It is proposed that consideration be given within the 2010-2011 budget for an increase in staffing to enable Development Services to respond to the growing and predicted workload demands. The request is for the following -

- ◆ An additional Planning / Building Liaison Officer to respond to developers and builders who need assistance in achieving development / building approval.
- ◆ An additional compliance officer (Building / Health) – the need for this officer is demonstrated by the fact that over the past year a building surveyor has been allocated full time to dealing with unauthorised building works. The workload of the compliance officer has increased dramatically over the past 12 months resulting in a growing caseload of building matters with the result that the officer has been unable to dedicate the time necessary to resolve development site dust and litter management issues effectively.
- ◆ An additional front counter officer for Building / Health – this position has been created on a temporary contract basis over the past year.

Key Priorities for 2010-2011

Directorate Resources - Development Services Directorate

- ◆ An additional administration officer (Health / Building) – this position, which supports the Health administration functions, has also been created on a temporary contract basis over the past year. The position is necessary to support the Senior Building / Health Administration Officer who was promoted to that position in June 2009, from a fulltime Health administration role. This position is critical to Health, which would be severely disadvantaged without adequate administration support.
- ◆ The conversion of a 0.4 administration officer (Building) to 1.0 FTE – the demand of the role has resulted in the part-time appointment being engaged full time in recent months.
- ◆ An additional planning administration officer – this is an additional FTE required in response to the growing demands relating to house numbering, enquiries, various naming (recently reserve naming being added to the Directorate's duties), enquiries relating to the ARA areas that will be progressively handed back to the City starting in July 2010, increased checking of development applications administratively to improve the quality of applications for assessment by technical officers, increased requirement to provide info sheets and checklists for planning matters, etc.

As noted above, fees from the Building area and, to a lesser degree, the Planning area have been accruing in parallel with growing demands on staff time. One of the above listed FTEs would, in part, be funded by these fees.

In summary, an additional staff resource of 5.6 is requested for consideration in the 2010-2011 Annual Budget.

Proposed Funding Allocations for 2010-2011

The following tables detail the information previously provided to Council in relation to the City's *Plan for the Future* as it relates to the Development Services Directorate.

Directorate Funding Allocations for 2010-2011

Provides a more detailed summary of the Directorate Revenues and Expenses.

Directorate Funding Allocations for 2010-2011 - Additional Information

Provides additional detailed in relation to the Directorate Budget.

Proposed Fees and Charges 2010-2011

Lists those fees and charges to be considered and endorsed as part of the budget process.

Where appropriate, Council resolutions are cited for ease of reference and explanation in relation to specific proposals.

All quoted dollar values are stated in 2009-2010 dollars and have not yet undergone any inflationary adjustments.

Proposed Funding Allocations for 2010-2011

Directorate Funding Allocations for 2010-2011

Particulars	Development Services and Project Co-ordination		Building		Environment Planning	
	Original Budget 2010	Original Budget 2011	Original Budget 2010	Original Budget 2011	Original Budget 2010	Original Budget 2011
Operating Revenue						
Rates	0	0	0	0	0	0
Operating Grants	0	(1,750,000)	(17,100)	(17,100)	(156,500)	(614,800)
Capital Grants	(1,743,300)	(1,743,200)	0	0	0	0
Fees and Charges	0	0	(1,088,800)	(1,216,900)	0	0
Earnings from Interest	0	0	0	0	0	0
Profit	0	0	0	0	0	0
Revenue Other	0	0	0	0	0	0
	(1,743,300)	(3,493,200)	(1,105,900)	(1,234,000)	(156,500)	(614,800)
Expense						
Employment	363,000	422,800	842,200	819,000	286,300	306,800
Office	5,600	6,200	21,800	27,900	1,000	600
Services	47,600	47,600	79,800	99,700	0	0
Vehicles	15,500	15,500	37,300	37,300	29,000	29,000
Facilities	0	0	0	0	0	0
Projects / Works	0	0	0	0	68,600	560,400
Other Expense	52,100	1,752,100	4,100	4,100	0	0
Interest Expense	0	0	0	0	0	0
Loss	0	0	0	0	0	0
Depreciation	0	0	0	0	0	0
Accounting	0	0	0	0	0	0
	483,800	2,244,200	985,200	988,000	384,900	896,800
Capital Expense						
Land / Buildings	1,582,800	1,582,800	0	0	0	0
Plant / Machinery	0	0	0	0	0	0
Furniture / Equipment	0	0	0	0	0	0
Roads	0	0	0	0	0	0
Drainage	0	0	0	0	0	0
Pathways	0	0	0	0	0	0
Parks	0	0	0	0	0	0
	1,582,800	1,582,800	0	0	0	0
Non-Operating Revenue						
From Reserves	0	0	0	0	0	0
Loan Proceeds	0	0	0	0	0	0
SSL Principal	0	0	0	0	0	0
Sale Proceeds	0	0	0	0	0	0
	0	0	0	0	0	0
Non Operating Expense						
To Reserves	0	0	0	0	0	0
Principal Repayments	0	0	0	0	0	0
	0	0	0	0	0	0
Total	323,300	333,800	(120,700)	(246,000)	228,400	282,000

Note Original Budget 2010 and 2011 refers to the 2009-2010 and 2010-2011 Annual Budget respectively

Proposed Funding Allocations for 2010-2011

Directorate Funding Allocations for 2010-2011

Particulars	Health		Planning		Total	
	Original Budget 2010	Original Budget 2011	Original Budget 2010	Original Budget 2011	Original Budget 2010	Original Budget 2011
Operating Revenue						
Rates	0	0	0	0	0	0
Operating Grants	(6,700)	(6,700)	0	0	(180,300)	(2,388,600)
Capital Grants	0	0	0	0	(1,743,300)	(1,743,200)
Fees and Charges	(98,000)	(113,000)	(604,200)	(561,100)	(1,791,000)	(1,891,000)
Earnings from Interest	0	0	0	0	0	0
Profit	0	0	0	0	0	0
Revenue Other	0	0	0	0	0	0
	(104,700)	(119,700)	(604,200)	(561,100)	(3,714,600)	(6,022,800)
Expense						
Employment	620,000	679,000	1,548,600	1,488,900	3,660,100	3,716,500
Office	12,400	12,300	49,300	44,900	90,100	91,900
Services	12,400	12,400	266,100	206,100	405,900	365,800
Vehicles	26,900	26,900	43,700	43,700	152,400	152,400
Facilities	0	0	0	0	0	0
Projects / Works	0	0	0	0	68,600	560,400
Other Expense	19,700	19,700	216,100	76,000	292,000	1,851,900
Interest Expense	0	0	0	0	0	0
Loss	0	0	0	0	0	0
Depreciation	0	0	0	0	0	0
Accounting	0	0	0	0	0	0
	691,400	750,300	2,123,800	1,859,600	4,669,100	6,738,900
Capital Expense						
Land / Buildings	0	0	0	0	1,582,800	1,582,800
Plant / Machinery	0	0	0	0	0	0
Furniture / Equipment	1,200	29,200	0	0	1,200	29,200
Roads	0	0	0	0	0	0
Drainage	0	0	0	0	0	0
Pathways	0	0	0	0	0	0
Parks	0	0	0	0	0	0
	1,200	29,200	0	0	1,584,000	1,612,000
Non-Operating Revenue						
From Reserves	0	0	0	0	0	0
Loan Proceeds	0	0	0	0	0	0
SSL Principal	0	0	0	0	0	0
Sale Proceeds	0	0	0	0	0	0
	0	0	0	0	0	0
Non Operating Expense						
To Reserves	0	0	0	0	0	0
Principal Repayments	0	0	0	0	0	0
	0	0	0	0	0	0
Total	587,900	659,800	1,519,600	1,298,500	2,538,500	2,328,100

Note

Original Budget 2010 and 2011 refers to the 2009-2010 and 2010-2011 Annual Budget respectively

Proposed Funding Allocations for 2010-2011

Directorate Funding Allocations for 2010-2011 - Additional Information

A number of areas of additional expenditure have been identified for the Directorate in the 2010-2011 financial year that are not directly reflective of the Directorate's 'normal' services. These allocations have been accommodated within the appropriate allocations or are funded from alternative sources and are presented here for information purposes. These are -

Settlers Common East Trail Development and Environmental Management

In March 2010, Council adopted the Armadale Settlers Common East Track, Upgrading, Rationalisation and Revegetation Plan. The Plan includes a wheelchair accessible trail, rationalisation of walk trails, construction of parking bays, improvements to fire management, new signage, environmental improvements and revegetation, dieback management, weed control and seating.

The project is fully funded from Trust Funds for public open space and dieback management in this locality, with the exception of funding from a grant. The City is seeking a grant to fund a portion of the wheelchair accessible trail. The City has recently received approval from the Minister of Planning for the expenditure of public open space cash-in-lieu funds for part of the project.

The total anticipated expenditure of \$458,500 was adopted by Council on 23 March 2009. This includes an expected \$58,000 in grant funding for the disabled access trail due in August. The balance of the funds are held in various Trust Funds for dieback, POS Cash-In-Lieu and POS Cash-In-Lieu from legal agreements.

Newhaven Town Centre Affordability Housing Project

In January 2010, the City and Stockland WA Development submitted an application to the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) under the Housing Affordability Fund Program. The Minister for Housing has approved funding of \$1.75 million for the Newhaven Town Centre Affordability Housing Project. The funding is to assist in the relocation of future Newhaven Town Centre in Harrisdale. This is a joint initiative between the City and the landowner's Stockland WA Development. The program aims to -

- ◆ Provide affordable lots near public transport, shops, schools and community services
- ◆ Identify affordable built form outcomes
- ◆ Increase the density of housing near the Newhaven Town Centre in Harrisdale
- and
- ◆ Assist with providing home ownership for low and moderate income groups.

New Health Department sound level meter

The sound level meter currently available to the Health Department is more than 10 years old and is used extensively for analysing the impact of noise complaints, usually by placing it in the house of the complainant, who will activate it whenever the offending noise is heard. This is necessary as most complaints occur after hours. Greater efficiencies can be employed by the acquisition of a new sound level meter through greater automation, greater accuracy in analysis and a more robust meter. During the 2009-2010 summer in particular, the demand for noise measurements increased substantially with complainants often having to wait several weeks for the meter to become available. For the first 8 months of the 2009-2010 financial year 61 noise complaints were received, compared to 55 for all of 2008-2009. Having two meters will enable two complaints to be dealt with concurrently.

It is recommended the 2010-2011 Annual Budget make a \$27,000 provision for the equipment.

*Proposed Funding Allocations for 2010-2011**Directorate Funding Allocations for 2010-2011 - Additional Information*

Individual Departments have indicated that the majority of expenditure will be constrained within the net estimates formerly provided in the Plan for the Future, however a number of unfunded proposals exist that are outside the capacity of the Directorate and are as listed below -

Town Planning Scheme No. 4 Review

It is recommended the 2010-2011 Annual Budget make a \$60,000 provision for preliminary studies and preparation for the required review.

ARA Normalisation

It is recommended the 2010-2011 Annual Budget make a \$30,000 provision towards the necessary legal arrangements to facilitate the transfer back of ARA areas.

Keane Road Assessment

An additional provision should be made within the 2010-2011 Annual Budget for a \$70,000 provision for the Commonwealth EPBC environmental impact assessment costs.

It is requested that Council give consideration to these expenditure items should any additional funding become available.

*Proposed Funding Allocations for 2010-2011**Proposed Fees and Charges for 2010-2011*

Presented is the Proposed Schedule of Fees and Charges as relevant to the operations and responsibilities of the Development Services Directorate to apply for the 2010-2011 financial year.

It is to be noted that some fees and charges cannot be varied by Council on account of being set in accordance with legislation - these are denoted in the Schedule with an asterisk (*).

For the majority of other fees and charges, an inflationary increase factor is proposed. This factor has been applied having regard for -

- ◆ The requirements of Section 6.17 of the Local Government Act 1995 *
- ◆ The fact that one of the main primary cost drivers, the cost of labour, is likely to increase
- ◆ The fact that the primary cost driver for local government, the Local Government Cost Index (an inflationary measure that identifies the major components of a Council's activities), has increased
- ◆ The cost of utilities having increased

The recommended fees aim to maintain affordable access to Council facilities and services. Fees and charges will need to increase each year in order to recover the increased cost of doing business - as per those points identified above. Further reviews of management practices and service levels provided may have an impact on fees and charges in the future.

* Section 6.17 of the Local Government Act 1995 - Setting the level of fees and charges

- (1) In determining the amount of a fee or charge for a service or for goods, a local government is required to take into consideration the following factors -
 - (a) the cost to the local government of providing the service or goods;
 - (b) the importance of the service or goods to the community;
 - and
 - (c) the price at which the service or goods could be provided by an alternative provider.

Much of the City's current schedule of Planning fees and charges have been established under the Town Planning (Local Government Planning Fees) Amendment Regulations 2007 and Planning and Development Regulations 2009.

In accordance with this legislation quoted fees may be subject to variation by the City where additional work is required to be undertaken by the City that was not outlined and included in the original fee. These fees are denoted with a hash (#) symbol.

Proposed Funding Allocations for 2010-2011

Schedule of Fees and Charges for 2010-2011

Particulars	Previous Year \$	Fees Excluding GST \$	GST \$	Fees Including GST \$
<u>Offensive Trade Licences *</u>				
Poultry farming per annum	272.00	278.00	-	278.00
Poultry processing per annum	272.00	278.00	-	278.00
<u>Environment, Animals and Nuisance Local Law Permits</u>				
Keeping farm animals	65.00	180.00	-	180.00
Keeping bees	65.00	180.00	-	180.00
Keeping certain birds	65.00	180.00	-	180.00
<u>Food Business Notification / Registration</u>				
Food business notification / registration		200.00	-	200.00
Change of ownership		50.00	-	50.00
<u>Food Business Risk Assessment Inspections</u>				
Medium and high risk - paid before 30 June		345.00	-	345.00
Low risk - paid before 30 June		175.00	-	175.00
Medium and high risk - paid after 30 June		379.50	-	379.50
Low risk - paid after 30 June		192.50	-	192.50
<u>Lodging House Licences - Health Local Laws 2002</u>				
Premises registration - paid before 30 June	234.00	234.00	-	234.00
Premises registration - paid after 30 June	256.00	256.00	-	256.00
<u>Treatment Systems - Health Act *</u>				
Application fee	104.00	110.00	-	110.00
Issuing of permit fee	108.00	110.00	-	110.00
<u>Caravan Park Licences - Caravan Parks and Camping Grounds Act *</u>				
Licence fees - minimum	200.00	200.00	-	200.00
Fee per long stay site	6.00	6.00	-	6.00
Fee per short stay site	6.00	6.00	-	6.00
Fee per campsite	3.00	3.00	-	3.00
Fee per overflow site	1.50	1.50	-	1.50
Transfer fee	100.00	100.00	-	100.00
Late payment of licence renewal	20.00	20.00	-	20.00

Proposed Funding Allocations for 2010-2011

Schedule of Fees and Charges for 2010-2011

Particulars	Previous Year \$	Fees Excluding GST \$	GST \$	Fees Including GST \$
<u>Inspections and / or Reports on Request</u>				
Service request - inspection on request (work hours)	65.00	118.18	11.82	130.00
Service request - inspection on request (after hours)	96.00	177.27	17.73	195.00
Service request - re-inspection due to unsatisfactory work	65.00	136.36	13.64	150.00
Sampling - food / water (excludes analytical costs)	65.00	72.73	7.27	80.00
Sampling - routine, non-scheme drinking water (per sample)	65.00	72.73	7.27	80.00
Sampling - one-off samples for residents (non-scheme)	0.00	0.00	0.00	0.00
Section 39 Liquor Control Act certificate (no inspection)	n/a	72.73	7.27	80.00
Section 39 Liquor Control Act certificate (with inspection)	129.00	118.18	11.82	130.00
Section 55 Gaming and Wagering Commission Act certificate	129.00	118.18	11.82	130.00
Reg 18 noise monitoring - hourly (includes equipment)	96.00	118.18	11.82	130.00
Local Government report - onsite effluent disposal	129.00	118.18	11.82	130.00
Written report to settlement agency (> 5 days notice)	65.00	118.18	11.82	130.00
Written report to settlement agency (< 5 days notice)	129.00	177.27	17.73	195.00
Written confirmation of food spoilage	65.00	72.73	7.27	80.00
Copy of analyst report	42.00	72.73	7.27	80.00
Food condemnation - on request (for insurance)	65.00	118.18	11.82	130.00
<u>Application Processing Fees</u>				
Public buildings application	129.00	118.18	11.82	130.00
Public buildings maximum certification *	766.00	696.36	69.64	766.00
Temporary food stall	65.00	45.45	4.55	50.00
Temporary food stall - non-profit community group	0.00	0.00	0.00	0.00
Offensive trade application	129.00	118.18	11.82	130.00
Construction site noise management plan	65.00	118.18	11.82	130.00
Reg 18 non-complying event noise exemption *	500.00	454.55	45.45	500.00
Dust management plan	65.00	72.73	7.27	80.00
Hairdressing, skin penetration premises		118.18	11.82	130.00
Temporary accommodation of a caravan during construction		118.18	11.82	130.00
All other applications for approval	65.00	118.18	11.82	130.00
<u>Fines and Penalties - Health</u>				
As per the Health Act 1911				
As per court prosecutions				

Proposed Funding Allocations for 2010-2011

Schedule of Fees and Charges for 2010-2011

Particulars	Previous Year \$	Fees Excluding GST \$	GST \$	Fees Including GST \$
<u>Home Occupation Permit *</u>				
Initial application If the home occupation has commenced, an additional amount of \$406 by way of penalty is required, in addition to the \$203 application fee above	199.00	203.00	-	203.00
Renewal - per annum If the home occupation approval to be renewed has expired, an additional amount of \$134 by way of penalty is required, in addition to the \$67 application renewal fee above	66.00	67.00	-	67.00
<u>Town Planning Scheme Amendments # *</u>				
Standard Town Planning Scheme amendment	8,943.00	8,300.00	830.00	9,130.00
Major Town Planning Scheme amendment	9,856.00	9,150.00	915.00	10,065.00
<u>Adoption of Structure Plans and Amendments to Structure Plans # *</u>				
Standard Structure Plan	8,602.00	7,990.00	799.00	8,789.00
Major Structure Plan	9,449.00	8,770.00	877.00	9,647.00
Standard Structure Plan amendment	7,348.00	6,820.00	682.00	7,502.00
Major Structure Plan amendment	8,195.00	7,610.00	761.00	8,371.00
<u>Detailed Area Plans and Amendments</u>				
1 lot	600.00	610.00	-	610.00
2 - 10 lots	950.00	970.00	-	970.00
11 - 20 lots	1,000.00	1,021.00	-	1,021.00
21 - 100 lots	1,500.00	1,530.00	-	1,530.00
101 lots and over - per lot	20.00	21.00	-	21.00
<u>Change of Use *</u>				
Change of use If the change of use has commenced, an additional amount of \$540 by way of penalty is required, in addition to the \$270 application fee above	265.00	270.00	-	270.00
Non-Conforming Use Alteration / Extension / Change If the non-conforming use alteration / extension / change has commenced, an additional amount of \$540 by way of penalty is required, in addition to the \$270 application fee above	265.00	270.00	-	270.00
<u>Zoning Certificates *</u>				
Per certificate	66.00	67.00	6.70	73.70
Reply to property settlement questionnaire	72.60	67.00	6.70	73.70

Proposed Funding Allocations for 2010-2011

Schedule of Fees and Charges for 2010-2011

Particulars	Previous Year \$	Fees Excluding GST \$	GST \$	Fees Including GST \$
<u>Written Planning Advice *</u>				
Per hour - minimum 1 hour	72.60	67.00	6.70	73.70
Unrelated research per hour - minimum 1 hour	72.60	67.00	6.70	73.70
<u>Fines and Penalties - Town Planning * #</u>				
As per Planning and Development Act 2005 and Regulations				
As per the Town Planning Scheme				
As per court prosecutions				
<u>Land Matters, Roads and Right of Ways</u>				
Road and right of way closures (plus costs)	365.00	375.00	-	375.00
Caveat withdrawals, easements and title notices (plus costs)	55.00	57.00	-	57.00
<u>Truck Parking Permits *</u>				
Initial application	265.00	270.00	-	270.00
Permit per annum	90.00	90.00	-	90.00
If the truck parking has commenced, an additional amount of \$540 by way of penalty is required, in addition to the \$270 application fee above				
<u>Sale of Maps, Publications etc</u>				
Scheme text, maps, statistics books, plans				
A1 Plans	6.00	6.36	0.64	7.00
Colour computer plots A0	60.00	59.09	5.91	65.00
Colour computer plots A1	50.00	45.45	4.55	50.00
Colour computer plots A2	30.00	27.27	2.73	30.00
Colour computer plots A3	20.00	18.18	1.82	20.00
Colour computer plots A4	12.00	10.91	1.09	12.00
Town planning scheme set of plans	350.00	318.18	31.82	350.00
Digital datasets	75.00	68.18	6.82	75.00
Valuation cash-in-lieu or other valuation	At cost			At cost
Heritage inventory	165.00	150.00	15.00	165.00
Photocopying / printing - per page A4 (black and white)	0.20	0.18	0.02	0.20
Photocopying / printing - per page A3 (black and white)	0.40	0.36	0.04	0.40
Photocopying / printing - per page A4 (colour)	1.00	0.36	0.04	0.40
Photocopying / printing - per page A3 (colour)	2.00	0.73	0.07	0.80
<u>Subdivision Clearances *</u>				
< 5 lots - fee per lot *	66.00	67.00	-	67.00
6 - 195 lots - 1st 5 lots fee per lot *	66.00	67.00	-	67.00
6 - 195 lots - subsequent lots fee per lot *	33.00	34.00	-	34.00
> 195 lots *	6,617.00	6,756.00	-	6,756.00
Subdivision re-inspection fee - where a subdivider lodged a clearance request or has advised that subdivision works are complete but, following inspection, the works are found to be incomplete and subsequent re-inspection is required	150.00	155.00	-	155.00

Proposed Funding Allocations for 2010-2011

Schedule of Fees and Charges for 2010-2011

Particulars	Previous Year \$	Fees Excluding GST \$	GST \$	Fees Including GST \$
<u>Development Applications *</u>				
Development cost < \$50k *		135.00	-	135.00
Development cost \$50k - \$500k *				0.31% of cost
Development cost \$500k - \$2.5m *				\$1,550 plus 0.25% per \$ > \$500k
Development cost \$2.5m - \$5m *				\$6,550 plus 0.20% per \$ > \$2.5m
Development cost \$5m - \$21.5m *				\$11,550 plus 0.12% per \$ > \$5m
Development cost > \$21.5m *		31,350.00	-	31,350.00
RD code variation fee		135.00	-	135.00
Variation of development envelope locations		225.00	-	225.00
If any development has commenced or has been carried out prior to a permit issuance an additional amount, by way of penalty, that is twice the amount of the maximum fee payable for determination of the application specified above is required, in addition to the relevant application fee above				
Revised plan - standard (minimum \$135)				50% of application fee
Revised plan - major				75% of application fee
Extension of planning approval term - minimum		200.00	-	200.00
Extension of planning approval term - minimum				50% of application fee (per annum)
Newspaper advertising relating to application or sign				At cost
Costs and expenses of any specific assessment, advice, title searches, technical resources or equipment that is required in relation to the assessment of a planning application (e.g. environmental assessment, legal advice, heritage advice, urban design, acoustic assessments, retail assessments, traffic assessment or modelling etc)				
Billed once costs and expenses are incurred and payable prior to determination of the proposal				
<u>Development Applications (Signs)</u>				
Signage cost < \$3,000	160.00	165.00	-	165.00
Signage cost \$3,000 to \$10,000	210.00	215.00	-	215.00
Signage cost > \$10,000	260.00	265.00	-	265.00
OR				
1% of cost (whichever is the greater)				
If the signage has been commenced or has been carried out prior to approval, an additional amount by way of penalty that is twice (2x) the amount of the maximum fee payable for determination of the application specified above is required, in addition to the application fee above.				
<u>Liquor Licensing</u>				
Certificate of Local Planning Authority (Section 40)	160.00	165.00	-	165.00
<u>Illuminated Direction Signs</u>				
Application fee per site	315.00	321.00	-	321.00
Per annum sign and site fee	627.00	580.00	58.00	638.00

Proposed Funding Allocations for 2010-2011

Schedule of Fees and Charges for 2010-2011

Particulars	Previous Year \$	Fees Excluding GST \$	GST \$	Fees Including GST \$
<u>Built Strata Applications *</u>				
1 - 5 lots	625.00	637.00	-	637.00
1 - 5 lots - PLUS per lot	62.50	64.00	-	64.00
6 - 99 lots	937.50	957.00	-	957.00
6 - 99 lots - PLUS per lot (excluding first 1 - 5 lots)	41.50	42.40	-	42.40
> 100 lots	4,880.00	4,985.00	-	4,985.00
<u>Building Licences *</u>				
Classes 1 and 10 (residences / minor structures) - minimum	85.00	85.00	-	85.00
Classes 1 and 10 (residences / minor structures)	0.35% of value		0.35% of construction value	
Classes 2 - 9 (commercial / industrial) - minimum	85.00	85.00	-	85.00
Classes 2 - 9 (commercial / industrial)	0.20% of value		0.20% of construction value	
<u>Building Approval Certificates</u>				
If unauthorised building work has commenced or has been carried out, an application for a building approval certificate shall be made and an additional amount, by way of penalty, that is twice the amount of the standard scale of fees charged for a building licence for determination of the application is required in relation to -				
<i>Buildings of Classes 1 and 10 (Residences / Minor Structures)</i>				
0.7% of the estimated value of unauthorised building work (minimum \$170) *				
<i>Buildings of Classes 2 - 9 (Commercial / Industrial)</i>				
0.4% of the estimated value of unauthorised building work (minimum \$170) *				
<u>Revised Assessments Classes 1 and 10 (Residences / Minor Structures)</u>				
Minimum	85.00	135.00	-	135.00
Minor	25% of fee		25% of application fee	
Standard	50% of fee		50% of application fee	
Major	75% of fee		75% of application fee	
<u>Revised Assessments Classes 2 - 9 (Commercial / Industrial)</u>				
Minimum	85.00	135.00	-	135.00
Minor	25% of fee		25% of application fee	
Standard	50% of fee		50% of application fee	
Major	75% of fee		75% of application fee	

Proposed Funding Allocations for 2010-2011

Schedule of Fees and Charges for 2010-2011

Particulars	Previous Year \$	Fees Excluding GST \$	GST \$	Fees Including GST \$
<u>Re-inspection fees</u>				
Re-inspection fees due to incomplete / unsatisfactory work where an applicant has advised that works are complete but, following inspection, the works are found to be incomplete / unsatisfactory and subsequent re-inspection required	125.00	140.91	14.09	155.00
<u>Building Miscellaneous Fees and Charges</u>				
Building specification fees per copy	44.00	40.00	4.00	44.00
Non-refundable search and plan copying - per licence (m'film)	35.00	38.18	3.82	42.00
Non-refundable search and plan copying - per licence (scans)	45.00	49.09	4.91	54.00
Building approval enquiries - per approval (plus costs)	75.00	81.82	8.18	90.00
Property inspection charges per written report	170.00	185.45	18.55	204.00
Swimming pool inspections annual charge *	12.00	12.50	1.25	13.75
Large computer plots as per Planning fees and charges				
<u>Fines and Penalties - Building and Swimming Pools *</u>				
As per the Local Government (Miscellaneous Provisions) Act 1960				
As per court prosecutions				
As per Building Regulations 1989				
As per the Local Government Act 1995				

Summary and Recommendation

Summary

There has been strong growth in activity in the City over the 2010 - 2011 year and this growth is expected to continue in future years having a direct impact on the tasks of the Directorate. A range of strategic projects and important initiatives have been identified as deserving priority for the next year.

The Draft Budget, as proposed, outlines the resource allocation for 2010-2011 that will enable the Development Services Directorate to continue to serve the City of Armadale community in an environment of strong growth within the context of the City's *Strategic Plan* and the *Plan for the Future*.

Recommendation

- (1) That the Development Services Directorate Draft 2010 - 2011 Budget Report, as presented, be approved, noting that this Report will be referred to a meeting of the City Strategy Committee for consideration and inclusion in the City of Armadale Draft Annual Budget 2010 - 2011.
- (2) Approve the Schedule of Fees and Charges set out within this Report for 2010-2011 and note that, where fees are amended by Regulations, these fees will be adjusted accordingly.
- (3) Additional considerations, contained within the estimates provided, for the 2010-2011 Annual Budget include the following -
 - ◆ Settlers Common East Trail Development and Environmental Management - \$458,500
 - ◆ Newhaven Town Centre Affordable Housing Precinct Project - \$1,750,000
 - ◆ Health noise monitoring equipment - \$27,000
- (4) Additional unfunded considerations not contained within the estimates provided for the 2010-2011 Annual Budget include the following -
 - ◆ Commonwealth EPBC Environmental Assessment - Keane Road - \$70,000
 - ◆ Commencement of Town Planning Scheme No. 4 preparation - \$60,000
 - ◆ Armadale Redevelopment Authority normalisation - \$30,000
- (5) Approve, subject to consideration of the Chief Executive Officer's Staff Establishment Report, the following additional positions -
 - ◆ Planning / Building Liaison Officer - 1.0 FTE
 - ◆ Planning Administration Officer - 1.0 FTE
 - ◆ Building / Health Administration Officer - 1.6 FTE
 - ◆ Health Administration Officer - 1.0 FTE
 - ◆ Health / Building Compliance Officer - 1.0 FTE