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# **INFORMATION BULLETIN**

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**ISSUE NO. 03/2004**

**29 JANUARY 2004**

# Information Bulletin

**Issue No. 3/2004**

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As at 22 January 2004

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**  
**CONTINGENCY PROJECTS – As at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
C-2-01	Power Infrastructure Study	Andrew Bruce	H / 30	Jan 2001 – Ongoing	Review of Fault profile for City of Armadale being undertaken by Western Power with 6-monthly/12-monthly report regime. Anticipate Western Power presentation to Technical Services Committee by Feb-mar 04 to present 2 years comparisons.

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**  
**OPERATIONAL PROJECTS – As at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
Op-3-01	Recreation Centre, Review and Implementation	Carl Askew / Pat Quinlivan	H / 31	Stage 4 – Oct 2003 to Jun 2004 Stage 5 – awaiting funding	<ul style="list-style-type: none"> <li>▪ Stage 4 works have largely been completed.</li> <li>▪ CSRFF application submitted for stage 5 – outcome to be advised in February 2004.</li> </ul>
Op-8-01	Slab Gully – Drainage Assessment – Brookton Hwy	Glyn Davies / Juergen Gossmann	L / 23	<del>Jul-2001</del> – <del>Mar-2002</del> Jul 2001 – Oct 2002 Final Report <del>Feb-02</del> <del>Apr-02</del> <del>May</del> Oct 03	Public display January 2004. Works commence Jan / Feb 2004..
Op-9-01	Organisation/Executive Development	CEO / Marka Haasnoot			Not scoped as a project. Overall development program forms part of the HR strategy to be implemented in 2004

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**

**OPERATIONAL PROJECTS – As at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
Op-10-01	Staff Development	CEO / Marka Haasnoot		Ongoing	<i>Project Management and other Corporate Training put on hold for the next six months to allow for (training relating to) implementation business system. Only training to be held, is Frontline Management Course. Will start in February 04.</i>
Op-11-01	Review of Emergency Services Policies, Plans, Strategies and Procedures  Review of Urban Animal Management Strategy)	EMGS / Brian Watkins  Carl Askew/Brian Watkins	H / 35	<del>Dec 2001 – April 2002</del> August 2002 <del>Dec 2001 – May 2002</del> Dec 2001 – <del>June 2003</del>  Jun 2004	COMPLETED – August 2002. A report was submitted to the August 2002 Community Services Committee meeting.  The Urban Animal Management Strategy will be finalised following the review of the <i>Dog Act 1976</i> , which is currently being conducted by the Departments of Local Government. The Department have not been able to provide a completion date for this process however it is envisaged that a green paper will be forwarded to the Autumn sitting of Parliament. Community consultation on proposed changes to Dog Act 1976 by Dept. of Local Government now in progress with submissions to close on 8 September 2003.
Op-12-02	Administration Centre – Future Accommodation Options	Andrew Bruce/Glyn Davies	H / 35	July 2002 to <del>March</del> <del>June-July August</del> September 2003	An interim report advising staff projections and progress to date was presented to the November 2002 City Strategy Committee meeting. Meeting held with Manex in April 2003 and reported to Council in September 2003. Awaiting further advice on proposals for possible library relocation.

As at 22 January 2004

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**

**OPERATIONAL PROJECTS – As at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Minut Effort (6-60)	Timeframe	Comment
Op-13-03	Cultural Projects	Carl Askew / Yvonne Coyne		March 2004	Workshop to be held Wednesday 21 January 2004. Project Report and review of the Draft Cultural Plan to Community Services Committee Meeting 27 <sup>th</sup> February 2004.
Op-14-03	Disability Services Plan Review	Carl Askew / Yvonne Coyne		October 2003 – May 2004	<p><i>EQUAL</i> have been appointed as the Consultants.</p> <ul style="list-style-type: none"> <li>• Draft Plan – April 2004</li> <li>• CoS Meeting 28<sup>th</sup> April.</li> <li>• Public Comment May 2004.</li> <li>• Review and inclusion of comments. Disability Advisory Committee June 2004</li> <li>• CoS Meeting 28<sup>th</sup> June 2004.</li> <li>• Ordinary Council Meeting 5<sup>th</sup> July 2004.</li> </ul>
Op-15-03	Ward System Review	Tony Maxwell / Nathan Cain	H / 37	Nov 2003 – May 2004	A resolution to conduct a ward system review was made by Council on 17 Nov 2003. A subsequent briefing was then given by the Local Government Advisory Board to a Council workshop on 15 Dec 2003. The preparation of a public discussion paper is now occurring for consideration by Council in March 2004.

As at 22 January 2004

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**  
**OPERATIONAL PROJECTS – As at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Management Effort (6-60)	Timeframe	Comment
Op-16-03	Financial Planning & Annual Budget	Tony Maxwell / Nathan Cain	H / 45	Nov 2003 to Aug 2004	<i>A Council workshop to discuss/consider key strategic parameters will be scheduled for Feb 2004. Council officers, using previously set strategic parameters, have commenced preparing draft financial estimates for inclusion in the Five Year Financial Plan and Plan of Principal Activities. The Rating Review Working Party is to meet in late January 2004 to discuss different rating strategies for the coming financial year.</i>
Op-17-03	Plan & Review the future of City of Armadale Library Services	Carl Askew / Patricia Walker	H / 43	Sep 2003 – Dec 2004	<i>In October Council resolved to include for consideration on the 2004-05 Draft Budget the appointment of a Consultant to undertake the required research related to the future strategic direction for the City's Library Service. An amount of \$25,000 has been included in the 04/05 year of the Five Year Financial Plan. A Consultant's Brief has been prepared to action this matter if approved by Council when adopting its 04/05 Budget..</i>

As at 22 January 2004

<b>PROGRESS REPORT ON CONTINGENCY, OPERATIONAL &amp; STRATEGIC PROJECTS</b>					
<b>STRATEGIC PROJECTS – as at 22 January 2004</b>					
Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
S-1-01	Review of Strategic Plan 2001	CEO	H	Sep-2001 – Feb-2002 Aug – Oct-2002 Completed Jan-2003 August Oct-Nov-2003 Jan/Feb 2004	A report was submitted to Council in Jun 2003 to “recap” the volume of work done on the Strategic Plan. <i>As considerable time has passed since the Draft was completed it is intended that the new Plan be workshopped with councillors in January 2004.</i>
S-2-01	Southern Link Road	Andrew Bruce	H / 19	Sep 98 – May-2002 Dec-2003 Dec 2005	<i>Amended report provided for comment prior to working party steering group meeting March/April Visit the SMRC Bedminster organised for 29<sup>th</sup> January 2004.</i>
S-5-01	Transport Strategy	Glyn Davies / Project Engineer	H / 27	Stage-1 Jun 2001 – Jan 2002 Stage-2 Feb 2002 – Nov-2002 <del>Jan-2003</del> Dec 2005	Meeting between Mayor, ETD & Minister may result in amended approach from DPI. Awaiting confirmation of meeting outcomes.

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**

**STRATEGIC PROJECTS – as at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
S-7-01	Business Systems Implementation – Phase 1 of 3	Tony Maxwell / Nathan Cain	H / 36	Oct 2003 – Jun 2004 (all phases to be completed Jan 2005)	Following the finalisation of contract negotiations with Civica and the agreement on the Project Management Plan between the City and Civica, purchase orders have been raised for the new computer system. Initial studies/interviews have been conducted to evaluate outcome requirements from City officers with the first workshops evaluating system parameters now taking place. The official launch of the project will occur on 30 January 2004. The project timeframe is currently in the process of being finalised.
S-8-01	North Forrestdale Future Planning	Ian Macrae / James Robinson	H / 38	Aug 2001 – Dec 2002 <del>May-2003</del> Structure Plans – Dec 2003 MRS Rezoning – Feb 2004	Amendment No. 190 for the first stage of development of North Forrestdale adopted for advertising by Council on 20 <sup>th</sup> October 2003 and is pending WAPC approval.
S-10-01	Cities for Climate Protection (Local Government Incentive Program Project)	Ian Macrae / Ron Van Delft	H / 44	LGIP Sep 2001 – Mar 2003; Business Plan Apr 2003-Apr 2006.	Managed by SE Region CCP Steering Committee. Regional Energy Group's Business Plan endorsed to further progress greenhouse gas emissions reduction. Sponsorship obtained to continue project for the next 12 months.



**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**

**STRATEGIC PROJECTS – as at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
S-12-01	Kelmscott Enquiry By Design	Ian Macrae / Louis Fouche	H / 57	Aug-2001—May-2002 Jul 2002-Dee-2002 May-2003 Dec 2003	Enquiry-By-Design study Workshop held 5 <sup>th</sup> to 9 <sup>th</sup> October 2002. Council addressed the submissions on the Enquiry By Design Workshop Outcomes Report in December 2003. Some recommendations included in TPS No.4 to be advertised February to May 2004. A further report on new ideas raised by the submissions will be presented to Council in February 2004.
S-13-01	Tonkin Highway	Andrew Bruce	H / 60	Jan 2001 – Jun 2007	Work on Tonkin Hwy North between Mills Road, Wungong Brook and Champion Lakes excavation has commenced. A site visit for Councillors organised for 12 <sup>th</sup> February 2004
S-15-01	Public Open Space Strategy	Ian MacRae / Environmental Officer	M / 42	Sep 2001 – Dec 2006	A seven-stage implementation process approved in Sep 2001. Recommendations for Stages 1 to 5 agreed to by Council following public consultation. Second stage public consultation Stages 1 to 5 embedded in draft Town Planning Scheme No 4.

As at 22 January 2004

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**  
**STRATEGIC PROJECTS – as at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
S-16-01	Kuhl Park Redevelopment	Andrew Bruce / John Glassford	M / 53	June 2000 – Jun 2005	Concept plan adopted after public consultation process Oct 2002. Implementation of concept plan depends on sale of Lot 651. Council declined offer to purchase Lot 651 April 2003. Investigation into further sales strategies with view to finalisation in late 2003 commenced. Report on sale options anticipated by February 2004.
S-17-01	Government Partnerships – State and Federal	CEO			A joint delegation was made to Canberra in May 2003 seeking Federal support for Champion Lakes and other projects. <i>In December 2003 Council resolved to prepare a "Government Partnerships – State and Federal" strategy in anticipation of forthcoming State and Federal elections.. A report will be submitted to the February City Strategy Committee meeting.</i>
S-18-01	City Image and Marketing	CEO			Not scoped as project – PR Coordinator appointed for a 3 year period commencing 1 January 2004. The development of a Marketing/PR Strategy is currently being progressed with this officer.

As at 22 January 2004

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**

**STRATEGIC PROJECTS – as at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
<b>City Centre Projects (formerly Enquiry By Design)<sup>1</sup></b>					
(2)	Cinemas	Ian MacRae	H	<del>Completed – Mar 2003</del> Design Completed – Sep 2003 Cinemas Open – Jun 2005	<ul style="list-style-type: none"> <li>- Draft contract being reviewed by Grand and Westzone.</li> <li>- Development Application approved by Council in May 2003.</li> <li>- Cinema Project Group held first meeting on 21 August 2003. Last meeting held on 23 October 2003</li> <li>- <i>Agreement to lease signed between Westzone and Grand on 12/12/03.</i></li> <li>- <i>Building License issued December 2003.</i></li> </ul>
(3)	Gateway Project	Andrew Bruce	H	March – Nov 2002 (Concept Finalisation Phase) Dec 2003 – Completion First development phase	<ul style="list-style-type: none"> <li>- South west corner of Armadale Road/South Western Hwy intersection being landscaped to the Gateway Plan as part of the roadworks associated with the Harvey Norman development. Expected</li> <li>- <i>First joint meeting of ARA and Council steering committee to be held in January 2004, following this meeting the working party will be convened.</i></li> </ul>

<sup>1</sup> Subdivided into major projects as listed from (1) to (6) under City Centre Projects.

As at 22 January 2004

<b>PROGRESS REPORT ON CONTINGENCY, OPERATIONAL &amp; STRATEGIC PROJECTS</b> <b>STRATEGIC PROJECTS – as at 22 January 2004</b>					
Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (1-50)	Timeframe	Comment
(4)	Armadaile Brickworks Site	Ian MacRae/James Robinson	M	2004-05	<ul style="list-style-type: none"> <li>- Brickworks site rezoning (Amd. 178) Structure Plan policy provisions gazetted – Aug 2003.</li> <li>- Site is also subject to Armadale Redevelopment Scheme 2004 currently being advertised to 20 Feb 2004.</li> </ul>
(6)	Armadaile Redevelopment Authority	CEO	H	Ongoing	<ul style="list-style-type: none"> <li>- Issues arising from the monthly ARA Board meetings are being circulated to Councillors via a memo.</li> <li>- Interim Scheme gazetted on 29 August 2003.</li> <li>- <i>The next quarterly briefing by the ARA has been scheduled for 19 January 2004.</i></li> </ul>
S-23-01	Forrestdale Industrial Business Park	Ian MacRae / James Robinson Sponsor: ARA	H	Completed all planning and design work December 2002	<ul style="list-style-type: none"> <li>- Consultancy brief for review of infrastructure costing prepared by ARA. Landowners being involved through working group established by ARA.</li> <li>- Subdivision and development approval for AFC to locate within estate.</li> </ul>

As at 22 January 2004

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**  
**STRATEGIC PROJECTS – as at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
S-24-01	Neighbourhood Improvement Program	Ian MacRae / Yvonne Coyne	H	Ongoing – Funding from DHW and ARA Jun 2003 – Jun 2004	<ul style="list-style-type: none"> <li>- NIP meeting held 7 October 2003.</li> <li>- Steering Committee agreed approach 13 October 2003.</li> <li>- Survey of residents in regard to Stage-2 completed on 17<sup>th</sup> Nov and this was considered by the Working Group on 2 Dec 03..</li> </ul>
S-25-01	Town Planning Scheme No.4	Ian MacRae / Louis Fouche	H / 46	Complete Dec-2003 May 2004	Local Planning Strategy, Scheme Maps and Scheme Text and related Local Planning Policies approved for advertising by Minister in Jan 2004. Formal advertising to commence Feb to May 2004..
S-26-01	Champion Lakes Implementation	Ian MacRae / -WAPC Sponsor: ARA	H / 48	Feasibility and Government Agency coordination and commitment phase Jan – Dec 2002	<ul style="list-style-type: none"> <li>- Council agreed to transfer land holdings in Champion Lakes to ARA on 21 July 03;</li> <li>- Turning of the sod at Champion Lakes took place on 12 September 2003.</li> <li>- Declaration under s. 9 and 10 made by Nyungah Circle of Elders.</li> <li>- Council agreed to lease Wright Lake to ARA on 15/12/03.</li> </ul>

As at 22 January 2004

**PROGRESS REPORT ON CONTINGENCY, OPERATIONAL & STRATEGIC PROJECTS**

**STRATEGIC PROJECTS – as at 22 January 2004**

Project No.	Project	Project Sponsor/Manager	Importance Rating/Mgmt Effort (6-60)	Timeframe	Comment
S-28-01	Brookdale Residential Development	Ian MacRae / James Robinson	H / 38	Feb 2003 – Dec 2003	Landcorp workshop – 1 April 2003. ARA arranging seminar on water management issues in Brookdale in late October 2003. ARA briefing of Council regarding proposal to extend ARA planning controls over Brookdale on 21 August 2003. Water Symposium held on 30 <sup>th</sup> & 31 <sup>st</sup> October 2003. <i>Following the symposium a workshop was held for Technical officers at LandCorp in Dec 03.</i>

<b>CITY STRATEGY COMMITTEE                  REPORT ON OUTSTANDING MATTERS                  JANUARY 2004</b>		
ITEM	Directorate	ACTION / STATUS
<b><u>Strategic Promotional Opportunities [Visitor's Kit]</u></b> <i>[Refer CS32/00 of 9 May 2000]</i>	Development Services	This project needs to be re-scoped with other City Image & Marketing Initiatives.
<b><u>Vandalism of Council Buildings</u></b> <i>[Refer CS54/02 of 20 May 2002]</i>	Community Services	Report to be submitted to City Strategy Committee.
<b><u>Electronic set up for Agendas/Minutes</u></b> <i>[Refer CS77/02 of 13 Aug 2002]</i>	Corporate Services	This matter will be addressed as part of the computer core systems replacement project (implementation stage) which is scheduled to occur mid-late 2003-04.
<b><u>Reciprocal Gifts</u></b> <i>[Refer CS12/3/03 of 17 Mar 2003]</i>	CEO's Office	COMPLETED The matter was discussed by SOHAG at its meeting on 19 August 2003 and a range of gift ideas have been recommended. <ul style="list-style-type: none"> <li>- Ties - the sample produced has been approved and an order has been placed – approximate delivery end Feb 2004.</li> <li>- Tartan Scarves (red and green) have been delivered.</li> </ul>
<b><u>Promotion Opportunities at Events in the City</u></b> <i>[Refer CS13/3/03 of 17 Mar 2003]</i>	Community Services	To be investigated and a report to be submitted to Council.
<b><u>Review of City Strategy Committee responsibility</u></b> <i>[Refer CS26/5/03 of 13 May 03]</i>	CEO's Office	To be investigated and a report to be submitted to City Strategy Committee.
<b><u>Cost of repeated/multiple questions over last 12 months</u></b> <i>[Refer Council meeting of 19 May 03]</i>	Corporate Services	To be investigated and a report to be submitted to City Strategy Committee/Council.

<b>CITY STRATEGY COMMITTEE                  REPORT ON OUTSTANDING MATTERS                  JANUARY 2004</b>		
<b>ITEM</b>	<b>Directorate</b>	<b>ACTION / STATUS</b>
<b><u>Sale of Council Land – Public Notice</u></b> <i>[Refer CS86/5/03 of 27 May 03]</i>	Corporate Services	The matter will be referred to the next SOHAG meeting.
<b><u>Strategic Initiatives Allocation of \$140,000</u></b> <i>[Refer CS43/7/03 of 28 Jul 03]</i>	Corporate Services	To be considered and a report to be submitted to City Strategy Committee.
<b><u>Cost Savings – Five Year Plan</u></b> <i>[Refer CS32/6/03 of 10 Jun 03]</i>	Technical & Development Services	To be investigated and a report to be submitted to the respective Committees.
<b><u>Local Government Week Conference-Exhibitor Displays</u></b> <i>[Refer CS56/9/03 of 9 Sep 03]</i>	CEO's Office	The matter is being considered as part of the City's PR/Marketing Strategy and a report will be submitted to City Strategy Committee.
<b><u>Government Partnerships – State &amp; Federal</u></b> <i>[Refer CS74/12/03 of 9 Dec 03]</i>	CEO's Office	A strategy titled "Government Partnerships – State & Federal" will be submitted to February City Strategy Committee meeting.





I 76588

CITY OF ARMADALE	
REC'D	No.
24 DEC 2003	
TO: CEO	INIT
REFER/NOTE:	INIT
FILE/S	92C/38



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Dear Participant

**CATCHMENT TO CONSUMER SYMPOSIUM: BROOKDALE - WUNGONG DEMONSTRATION PROJECT**

Thank you for participating in the recent 'Catchment to Consumer Symposium' for the Brookdale - Wungong Demonstration Project. Feedback from participants indicates a high level of satisfaction and the view commonly expressed was that something could be done to put into practice ideas that have been talked about for a long time.

The Armadale Redevelopment Authority would like to keep you informed as to how we are going to maintain the momentum. In the near future, the Steering Committee is going to workshop options for integrating the research and planning components of the project. It is anticipated that early next year we will be in a position to circulate the selected approach and we will advise you at that time.

Copies of the presentations made during the Symposium are available on CD. If you would like a copy of this CD can you please contact Sue Shepherdson, Business Support Officer on 9399 9277.

Thank you once again for your interest and enthusiasm. The Summary Report from the Symposium is attached for your information.

Yours sincerely

John Ellis  
Executive Director

22 December 2003



**Catchment to Consumer Water Symposium**  
**Brookdale - Wungong Demonstration Project**  
Best Practice in Urban Water Management and Urban Development

**Summary**

**Thursday 30 & Friday 31 October 2003**  
Evelyn Gribble Community Centre  
Ninth Road, Brookdale

**Day 1 Thursday 30 October**

**Introduction to Day 1 - Objectives of the Symposium**  
Verity Allan, Armadale Redevelopment Authority (Master of Ceremonies)

The aims of the Symposium are to:

- raise awareness at all levels of government, industry and the community of the impediments and opportunities to developing a strategic framework for urban water management and urban development of particular issues relevant to Wungong-Brookdale;
- recognise the need for viable development and a timely supply of affordable land suitable for sustainable urban development in Wungong-Brookdale;
- facilitate a shared understanding by involved agencies, industry and the community of these issues; and
- identify learnings from Brookdale-Wungong which have relevance elsewhere in WA and Interstate.

The overall outcome of the project is to make Brookdale-Wungong a demonstration of viable urban forms and water management.

The Symposium is part of a broader project. The outcomes of the Symposium will feed into the Research and Development phase of the project to determine a best practice, water-sensitive affordable and sustainable urban form for Brookdale-Wungong.

**Nyungah Welcome**  
Mort Hansen

- A traditional Nyungah welcome to country was performed.
- If you take away the Walgal's whiskers (sedges and rushes), you will take away the clean fresh water.
- Too often people make mistakes and damage the environment, and then try to fix them, but it's too late.
- We need to protect our waterways, forests and people.
- A 50m buffer should be created and protected around all waterways.
- Waterways are one of the most precious commodities we have.
- Pollution from industries should be prevented.

**Welcome to the City of Armadale**  
Cr Linton Reynolds JP Mayor, City of Armadale

- Armadale is dominated by water, with major water supply dams, the headwaters of Wungong Brook, a Ramsar wetland and palusplain areas.

- The western plains were very wet, but are dryer now due to changes in climate and landform.
- Armadale currently has about 53,000 people.
- There is a strong history to the area as a center for transportation and agriculture.
- Armadale has a good transportation system and is ideally situated for industrial expansion and residential development.
- Armadale is one of Perth's strategic centers, but has stood still for 20 years.
- The role of the Armadale Redevelopment Authority is to develop land in Armadale and revitalize the area.
- Stormwater is major issue in developing the Brookdale-Wungong area.
- The challenge facing Symposium participants is to develop innovative approaches to developing the area and finding ways to make stormwater a resource.

**Symposium Opening and Address**

**Hon. Alannah MacTieman, Minister for Planning and Infrastructure**

- The south east corridor of Perth has not grown the way it should have.
- Infrastructure in the area is under utilised.
- There is a lack of opportunities for the local population.
- The role of the ARA is to provide a focus for strategic investment in the southeast corridor and encourage social and economic growth as well as confidence in the area.
- A change of image is required for Armadale.
- Development should not be the same as what has been done elsewhere, but provide a sense of local identity.
- Development should not just be "Greenwash", but provide real sustainability.
- There may be more expense involved in the short term, but this is outweighed by the long-term benefits of sustainable development.
- The involvement of the CSIRO, government and private sector is required to make the Brookdale-Wungong development possible.
- ARA wants to put the ideas produced during the Symposium into practice.

**CSIRO Healthy Country Announcement**

**Dr Steve Morton - Executive Chair, CSIRO Environment and Natural Resources**

- A year ago, CSIRO announced a series of 6 flagship projects.
- These projects would provide opportunity to bring together expertise throughout the organisation to address major research and development issues in Australia.
- One of the flagship projects is the "Healthy Country" program, which addresses issues such as climate variability and water resources.
- South west WA is one of the four significant nodes in Australia being addressed under the Healthy Country program.
- Partnerships are essential to delivering the application of science.
- CSIRO have partnered with ARA to deliver the Healthy Country project in WA.

**Brookdale-Wungong Redevelopment Area**

**Gerry Gauntlett - Chair, Armadale Redevelopment Authority**

- A year ago, John Ellis and Verity Allan suggested the Brookdale-Wungong demonstration project. This suggestion followed completion of the Southern River / Forrestdale / Brookdale / Wungong District Structure Plan and Urban Water Management Strategy for the area.
- The demonstration project covers an approximately 1000ha land parcel west of Armadale and provides an opportunity to best utilise the land and water resources of this area.
- The ARA was established under the Armadale Redevelopment Act 2001 and has the role to improve social and economic development in the area.
- Several land areas will be included under ARA's control, including 1000ha of urban and urban deferred land, the 200ha Forrestdale Business Park and the proposed Champlon Lakes international rowing course.
- The extension of Tonkin Highway and industrial and residential development areas will provide new opportunities and growth for Armadale.
- The advantage of ARA control of the development areas is greater flexibility in government regulation allowing development to occur faster by streamlining the approval process.
- A Concept Plan and Sustainability Strategy have been prepared by ARA.

- Other initiatives for social development include the recently held disability forum and the hosting of PIAF events this summer in Armadale.
- Water management is the major issue limiting development of the Brookdale-Wungong area. The area has high water tables and several wetlands.
- The aim of the Symposium is to bring together experts from a variety of fields and organisations to develop a clear, common approach that is required to address these issues.

**Panel Discussion – Vision for Integrating Water in the Urban Landscape**

Facilitated by Blair Nancarrow, Director, Australian Research Centre for Water in Society, CSIRO Land and Water

- It is important to form a vision for the area.

**Water Management and Urban Ecosystem Health**

Dr Steve Morton, Executive Chair, CSIRO Environment and Natural Resources

- The quarter acre block is a fundamental part of the Australian suburban lifestyle with its shed, lawn and vegetable patch. It has many benefits including psychological well being linked to gardening and sense of place.
- However, there are many costs including infrastructure, resources and environmental impacts.
- There is now a need to have a "different water future".
- Water Authorities are attempting to curb demand and reduce household water use and there have been modest declines in demand. But more of the same is not going to work.
- The issue facing all States is the need to promote water efficiency and minimise environmental damage in such a way that the social benefits of access to water in urban environments are maintained.
- The States are looking at how they can create a water cycle ethic and also considering what techniques are most applicable to them.
- Questions include rainwater tanks, acceptance of treated waste water, health risks, decentralised waste water treatment, cost and household conservation and aquifer recharge.
- The example of Western Sydney Regional Parklands area discussed – Allan Coombes at CSIRO was involved and the aim was to improve the urban amenity as well as the water supply improved.
- A key to ecosystem planning and design is the need for "systems understanding".
- There is a new area of "urban science and engineering" evolving for green developments.
- Ecological design is incorporating the role that ecosystem services can play in infrastructure design and development.
- Meta-design (Partnership design) is embedding stakeholders and consumers in the design and development of places and processes.
- There are a few design goals for including urban education, urban water and urban health. It is important to have clear social and economic objectives and not to continue to degrade the environment.

**Discussion**

- The participants provided some ideas on the use of rainwater tanks in Western Australia.
- One participant noted that at Brookdale the people who move to the area will bring their existing habits and lifestyles to the area and we need to take into account their existing behaviours.
- The Armadale Redevelopment Authority is in a wonderful position to make things happen.
- There is no formula on how things are done well.
- There is a fair element of climate variability. Need to assume that going to be dry or assume that high water levels design on both elements of the spectrum.

**Western Australian Vision – State Water Strategy**

Jos Mensink, Director State Water Strategy, Department of Premier and Cabinet

- WA has reached a critical point in the way we use and reuse our water resources.
- The Govt held Water forums and a Water Symposium in October.
- From these forums evolved the State Water strategy to ensure the future of water for all Western Australians by:
  - Improving water use efficiency in all sectors.
  - Achieving significant advances in water reuse.
  - Planning and developing new sources of water in a timely manner.
  - Protecting the value of our water resources.

- Jos leads the Premier's Water Cabinet Sub Committee.
- The strategy aims to improve water conservation and efficiency through achieving a consumption level of 155 kL/person/yr and applying new regulations for improved water use efficiency in new buildings and renovations.
- It will also do this through the requirement of Water Allocation Plans and a 3 yr Local Government Water Campaign.
- 20% Water Reuse of treated wastewater by 2012 in industry, horticulture and public parks and gardens.
- New supplies and total water management will be implemented by incorporating Water Sensitive Urban Design into planning Schemes and also drainage review and reform.
- Innovation and education will be encouraged through the Premier's Water Foundation and a broad based community education campaign.
- Resource and protection and management will be supporting the Indian Ocean Climate Initiative and the CSIRO climatology studies.
- Further information can be gained through the [www.ouwaterfuture.com.au](http://www.ouwaterfuture.com.au) website.

**Neighbourhood Scale**

**Mike Hollett, Director Special Projects, Water Corporation**

- To ensure a secure and sustainable water future. It is proposed that a strategy for diversity would include; groundwater, surface water, catchment management, desalination, water efficiency, water recycling.
- The Water Corporation is implementing a special project which has a range of water efficiency approaches including pressure management, leakage management, regulation and labelling, and source substitution, retrofit appliances, water restrictions, water wise programs and community education.
- The challenge is to balance out regulatory pressure, community expectations, economic viability and environmental factors to achieve a sustainable urban form.
- Integrated Water Cycle management includes community, rain and stormwater, wetlands, ecology, aesthetic and cultural and recycled water, drainage and potable water influences.
- Water Corporation is undertaking a study on how to best balance these issues at Ranford Road, Southern River.
- After a water balance study was undertaken, there seems to be a number of options for source substitution and source control.
- Currently a single urban household uses 100% potable water for all of its needs including about 54% of this on watering the garden.
- At the opposite end of the scale if only potable water was used for drinking (7%) of total household water use then the rest could be supplied through alternative sources.
- Mike then presented a number of scenarios on the change in water use that could be done by source substitution in the areas of Kitchen, bathroom, laundry, toilet hot water supply and external irrigation.
- Scenarios included using groundwater to irrigate the garden, wastewater and greywater treatment, dual systems and rainwater tanks.
- Mike suggested we needed a shift and thinking and action.

**Discussion**

- It was noted that stormwater plays a very valuable role in maintaining the Southern-Wungong River as the river has been dammed upstream. The river is silting up and stormwater will need to continue to keep the river flowing.
- The sites groundwater levels will heavily influence the bias towards reuse.
- The issue of endocrine disruptors being in wastewater which could be potentially injected back into the groundwater was raised. Water Corp is working with Bill Mills. Also Singapore is doing a lot of research on treated wastewater being released back into a catchment.
- The issue of local wastewater plants and how much buffer was required. All plants would need about a 500 to 600 m buffer regardless on scale of treatment.

**Panel Discussion – Valuing Water**

Facilitated by Blair Nancarrow, Director, Australian Research Centre for Water in Society, CSIRO Land and Water

**Land Use Planning and Water Resource Management.**

Paul Frewer, Executive Director, Business Management, Department for Planning & Infrastructure

- Paul discussed the role of planning in facilitating and assessing appropriate development.
- The key initiative is the State Sustainability Strategy that has set the agenda for future development.
- In order to be sustainable the planning process needs to consider a range of matters (not just water) under the banners of economic, social and environment. It also needs to provide policy guidance and promote a whole of government approach.
- The State Government direction for stormwater management has been made clear through the State Sustainability Strategy, State Water Strategy and Drainage Reform Group.
- The WA Planning Committee (WAPC) is dealing with water resources through State Planning Strategy, the State Planning Policy (SPP) No 2 Environment and Natural Resources and a proposed Water Resources SPP which will promote protection of the water resources through land use planning.
- Liveable Neighbourhoods is an assessment tool for structure plans and subdivisions for urban development. Elements 4 and 5 are particularly important for urban water management.
- Planning Bulletin No 61 advises on the WAPC's current policy and practice regarding urban stormwater management and considerations the WAPC will take into account when dealing with USM for new residential subdivisions.
- It is important that there is the availability of accurate environmental baseline data to assist in planning and designing.
- It is also important to have coordinated and consistent advice from the government agencies and local government.
- Paul used the Southern River/Forrestdale/Brookdale/Wungong Structure Plan as a case study. The regional planning for the site includes a regional strategy and appropriate zonings. There is uncertainty in base line data. It was noted that WSUD principles should be applied at all components of development. The concept of trade offs needs to be considered.
- The Drainage Reform Group Discussion Paper notes a number of valuable lessons which Brookdale-Wungong Symposium Participants need to note:
  - No overarching statement of management objectives for water management to guide planning and actions.
  - Lack of confidence in the principles and application of WSUD.
  - Conflict between parties on how a project should proceed creates delays and uncertainty.
  - Conflict over the responsibilities for capital and maintenance of infrastructure.
  - Resources invested in strategic stormwater management at the whole catchment scale are inadequate.
  - Only 5-10% of the whole metropolitan area is where new development is going to occur and strategic planning in new land development is restricted to these areas.
  - New developments are dealing with the more difficult biophysical environments.
- Land use planning is becoming increasingly responsive to water resource issues.
- A holistic approach is required and there is room for improvement in stormwater and drainage areas.
- More innovative solutions need to be developed for new development in complex and environmentally constraining areas.

**People Sensitive Water Design**

Dr Geoff Syme, Director Water Security and Sustainable Communities, CSIRO Land and Water

- One of the aims of the Brookdale Wungong development is to increase the socio-economic diversity in the area.
- The major constraint is water management.
- Geoff questions how we manage water to attract a vibrant and diverse community.
- He asked whether "whole of water cycle management" (apart from water features such as lakes) going to attract the sorts of people who will be beneficial to Armadale.
- Evidence that such "water management" initiatives are unlikely to attract cashed up punters.
- The area needs around 12.5 surgeons, 13.5 dentists and lots of millionaires.
- Geoff suggests that one way to provide for long term community involvement is to identify with a unique water system.
- More of the same in terms of wetland management and a few tame ducks will not attract social diversity to the area.

- The ideas have to be attractive enough to overcome other factors in the person-environment fit which includes influences such as lifestyle, culture, community, safety and security, natural environment, natural resources, built environment, public services accessibility, economy health and person characteristics.
- Suggested that we need to cover the prosaic issues and make the "water feature" the icing on the cake.
- Geoff suggested some ideas to consider including
  - A small stream canal development.
  - A river based flora and fauna exhibit.
  - Wetlands designed as a maze.
  - Feng Shui design of lakes.
  - Subdivision as water sculpture.
  - Water based technology museum.
  - Education for volunteers in the community.
  - Health and water management exhibit.
  - Education faculty.
  - Water is life.
  - Microhydro- use water movement to create power for the community.

**A developer's perspective**

**Nick Perrignon, General Manager, WA Development Division, Stockland**

- It was noted that the time was right for developing Brookdale-Wungong due to changing perceptions and the Armadale Area gathering momentum.
- The site has unique challenges – marketing, drainage and diversity of ownership.
- Nick suggests that design must lead the process to implement WSUD.
- The area has unique heritage, great trees, close to the CBD and beaches.
- There will be incremental change in the socio-economic mix of the area, new schools and varied residential product mix.
- Employment, roads, rail and retail areas are all excellent and in place.
- Canning Vale is an example of where the socio-economic mix of the area was dramatically changed with the new development.
- Brookdale Wungong is more attractive setting and better infrastructure.
- Dawkins/Stockland have already a site north of Brookdale-Wungong where they are aiming for excellence in design and WSUD.
- It is essential that early on there are partnerships between local government, designers, engineers and environmental experts.
- Most resistance is at Local Government level, as they have to manage the system longterm.
- Capacity building is the key - enhance the ability and willingness of key stakeholders to better understand and promote sustainable water management practices in development projects.
- Integrated water management development objectives.
- The approach includes:
  - Balanced focus on economics, environment and sustainability.
  - Minimise import of potable water.
  - Minimise demand on regional infrastructure.
  - Restore natural water cycle – optimise use of rainwater.
  - Reclaimed water reuse.
  - Treat all water as resource.
- Things that need to be taken into account are education of consumers, green packages, cost must be reasonable for consumers, not greenwash and consider how to integrate alternative practices into the development.
- Developers take on enormous financial risk.
- That we do not leave this forum without a strong commitment at all levels for capacity building and working in partnership.

**Verity Allan**

- The earlier sessions have focused on creating a vision and valuing water. The remaining sessions will specifically focus on the Brookdale-Wungong site and potential approaches to resolving the urban water management issues.

**Site Description and Virtual Tour**

**Planning considerations**

**Bill Burrell, Director, Taylor Burrell Barnett**

- Zoning is not the way to resolve land development issues – partnerships are necessary.
- Innovative approaches are required, for example Ascott Waters brought the river into the development and created a living stream, rather than construct lakes which would eventually die.
- The concept plan for Brookdale-Wungong was developed using “walkable” centres. Development circles of 400m radius (5-minute walk) and 800m radius (10-minute walk) were sketched on the plan around services such as shopping.
- Many members of the community cannot drive so a walking based, high-density development, centred on facility nodes was proposed.
- Approximately 100,000 jobs would be required to support the community if 35 housing units per hectare were provided in the development area.
- A ‘transit’ city approach was taken to planning the development.
- An urban centre at the intersection of Eleventh and Forrest Roads, and connections to Armadale and Tonkin Highway along Forrest and Ranford Roads are proposed.
- Features such as the belts of mature trees along Forrest Road would be retained.
- A mix of R20 and R40 development is proposed.
- Soil would be cut from higher areas and used to fill low-lying sections.
- A north-south grid for solar orientation is proposed.
- The water issues must be recognised, however many requirements, including security, jobs, walkability, education, recreation and transit need to be brought together in the design.
- A variety of urban forms is required. A good example of high diversity and mixed use is Joondalup City North.
- The challenge is making the development economically viable as well as unique.

**Drainage issues**

**Sasha Martens, Principal Water Resources Engineer, JDA Consultant Hydrologists**

- The project area is located mainly within the Wungong Brook-Southern River catchment, however a southern section of the development area flows to the Birriga drain, flowing to the Serpentine River.
- The soils of the area are mainly Guildford clays with limited infiltration capacity.
- Most of the area is multiple use wetland.
- There is limited groundwater information for the area. 0.5m groundwater contours are available from the WRC Groundwater Atlas for the western half of the project area, however only 5m contours are available for the eastern area.
- A large area is below 1.2m clearance to the AAMGL and would require fill to allow development.
- The Urban Water Management Strategy proposed local seasonal lowering of the groundwater table.
- Historically, most of the natural drainage system was discontinuous. There have been significant changes to the hydrology of the area.
- Nerrigen Brook south intercepts the groundwater table even in summer.
- The existing surface drainage system typically consists of steep sided trapezoidal channels.
- The majority of the floodplain area is flood fringe, rather than floodway, therefore filling for development may be permitted.
- Much of the flow from upstream of the project area is uncompensated.
- The 100 year ARI estimates are 17m<sup>3</sup>/s entering Wungong Brook at the southern boundary of the project area and 64m<sup>3</sup>/s exiting the northern boundary of the project area to the Southern River.
- Further data is required to assess the area including groundwater levels, peak flows and water quality data.



**Traditional vs Sustainable approach to water management**  
Facilitator – Dr. Marnie Leybourne, Manager, Catchment Management Branch, Department of Environment

**Traditional drainage approach**  
Mike Best, Managing Director, Wood & Grieve Engineers

- Stormwater management is one of the most complicated issues of land development and management.
- The design must be prepared for a wet winter, even though there hasn't been one for a while.
- The primary guideline for stormwater management is the 1998 WRC Manual for Managing Stormwater Quality in Western Australia, which is currently under review. This Manual does not provide design guidelines for quantity or conveyance.
- The Local Government Guidelines for subdivision development provides 6 pages on drainage, primarily advising to use a piped system and traditional conveyance approach.
- There are many local government guidelines for development.
- The main concerns for local government engineers are to minimise the number of complaints from ratepayers, minimise the amount of ongoing maintenance and reduce their liability risks.
- The traditional approach conveys flood waters as fast as possible and does not provide flexibility for integration of stormwater management with public open space.
- Local governments have refused stormwater bubble ups onto parklands and porous sumps to allow infiltration.
- Fill is required to achieve 1.2m clearance from the AAMGL, even if there is no structural reason for this requirement.
- Consultant engineers often do not present and argue the case for innovative solutions as they take much longer to gain approvals and are higher risk than traditional approaches.

**Sustainable water management approach**  
Andre Taylor, Senior Environmental Scientist, Ecological Engineering

- Perth was at the forefront of WSUD in 1994. Two of the authors of the WSUD chapter of the recently released draft Australian Runoff Quality Manual are from WA.
- Why hasn't WSUD been largely implemented in WA? The problem is not technical, but the lack of political will to support WSUD.
- A recommendation from the Senate Inquiry into Water Resources (The Value of Water) was that the rate of change needs to be forced and increased to address the rate of ecological damage.
- What is WSUD? WSUD does not only address stormwater, but the three streams of urban water including wastewater and potable supply.
- The aims of WSUD are to achieve the triple bottom line.
- There are many options for water reuse. A process is required to determine the best choice.
- For example, "light" greywater (from the shower and basin) can be used for irrigation or toilet flushing.
- Water reuse options can be implemented at a variety of scales, from the household to the street or neighbourhood.
- Water efficient appliances and the use of rainwater tanks achieve an approximately 35-40% saving in potable water consumption.
- If greywater reuse is also implemented, up to 80% or more savings in potable water consumption can be achieved.
- Research has found a strong correlation between the % of impervious area and waterway health (Walsh paper).
- Stormwater management should 'disconnect' impervious areas from waterways and wetlands.
- The new 'BASIX' system in Sydney requires that developers must demonstrate a 40% water saving, but allows flexibility on how this is achieved.
- The Master Gardener Program in the US is very successful as it is local, intensive and interactive.
- Several structural and non-structural best management practices may be suitable for the Brookdale-Wungong site, including
  - An estate-based Stormwater Officer to undertake a wide variety of intensive educational roles during and post construction;
  - Xeriscaping (landscaping that requires little or no watering and fertiliser);
  - Soil amendment;
  - Bioretention systems (trench filled with specified filtration media);
  - Vegetated swales;
  - Porous paving;

- Rain gardens; and
- Greywater reuse for toilet flushing.
- Greywater reuse for garden irrigation may not be suitable for Brookdale-Wungong due to the shallow depth to groundwater and high nutrient loads already in the Southern River-Canning River system.
- WSUD can provide economic benefits, for example lots at the Lynbrook WSUD estate sold for a much higher price than lots at a neighbouring traditional development.

**Marnie Leybourne**

- Andre Taylor has recently drafted the 160 page non-structural stormwater quality best management practices chapter of the new WA Stormwater Manual.

***Bridging the gap between traditional and sustainable***

**Dr. Grace Mitchell, Research Scientist, CSIRO Urban Water**

- The pros and cons of the traditional and sustainable approaches were summarised (see overheads).
- The recommended decision making process requires plenty of big picture thinking and has four phases:
  - Planning phase
  - Conceptual design and analysis phase
  - Assessment
  - Detailed design
- The process is used to determine the best option for the site that will be somewhere between the traditional option and a high sustainability design.
- The tasks that need to be undertaken are:
  - Get to know site and regional context
  - Determine high level ESD objectives
  - Divergence and then convergence – ie, broad scope for potential options, then do a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) of each of the options to narrow down the selection.
  - Maximise the synergies between water supply, stormwater and sanitation services
- Consider the many dimensions, including technical, economic, social and institutional and environmental.
- Consult, communicate and incorporate feedback – there is a wide web of stakeholders.
- A checklist of questions (see overheads) can be used to screen each of the options and cost benefit analysis undertaken to determine the best solution.
- The cost should not just consider the financial cost, but the total resource cost.
- Undertaking cost-benefit analysis on the total water cycle, rather than assessing stormwater, wastewater and potable water supply separately, enables the capturing of offsets and synergies. For example, investment in rainwater tanks will reduce the cost of the stormwater system and reduce potable water consumption.
- The total lifecycle cost should be considered.
- Changing 150 years of practise not easy, however significant sustainability gains are possible by thinking broadly and challenging conventional barriers.

**Discussion - Traditional vs Sustainable approach to water management**

- Risk sharing would facilitate the adoption of new approaches. For example, Melbourne Water underwrote the Lynwood Estate WSUD development and would be responsible for fixing the system if it didn't work. The reluctance of engineers to trial new techniques is due to the risks and responsibilities often being borne by engineers.
- **QU:** What is the minimum size of a demonstration WSUD development project?  
**ANS:** The size of the project depends on what techniques you are aiming to demonstrate, for example, a demonstration bioretention system only needs to be at a street-scale. A demonstration of a 3-pipe system optimally requires 1,000 to 10,000 household connections.
- The environmental problems in the Brookdale-Wungong project area are caused by the current land use, and not the proposed development.  
**QU:** Why should the existing hydrological balance be maintained if the system is seriously modified?  
**ANS:** The environmental assets, such as the Resource Enhancement category wetlands need to be protected and the hydrological regime maintained, even if not the original natural system.
- **QU:** Shouldn't Andre Taylor require 50% of Mike Best?  
**ANS:** The best approach to urban water management in the project area lies somewhere between the traditional and cutting-edge approaches presented in this session.
- **QU:** Don't the WSUD techniques such as swales require more space? How will the loss in developable land be compensated for?  
**ANS:** Not all urban water management techniques require large land areas to implement. For example, a bioretention system can be installed below ground in the road reserve. Other techniques are non-structural source controls, such as managing water use at a household scale, which do not require any land to implement. Multiple use corridors make the best use of land by integrating stormwater management with recreational areas. The objectives need to be clear, then the management techniques required to meet these objectives determined. The total land take of the measures can then be assessed and decisions made about whether to trade-off water quality for land and where the balance lies.
- **QU:** At what level should the water quality objectives be set, for example, at sub-catchment level?  
**ANS:** For EPP lakes, the water quality criteria is already set.  
**ANS:** Water quality objectives need to be set at a lot or estate level for a development. The objectives must be clear for the project site. Ambient conditions in the estuary are not suitable targets. Best practice targets, for example setting an objective of 40% reduction in total phosphorus, are not suitable criteria as the targets do not relate to protecting ecosystems. Additionally, the targets can become outdated, for example, new stormwater treatment measures can achieve well beyond 40% reduction in TP.
- We need to challenge the paradigm that POS to kick around a football is required. This requirement is far restrictive of the form and use of POS.
- Traditional subdivisional requirements and practices do not need to apply to the Brookdale-Wungong project site as the area is under ARA control.
- **QU:** Are the techniques outlined in Andre Taylor's presentation in use around Australia?  
**ANS:** Yes, especially bioretention systems. All of the techniques have been used successfully either in Australia or overseas.

**Overview of days outcomes**

**Dr. David Batten, Senior Principal Research Scientist, CSIRO Manufacturing and Infrastructure Technology**

**People**

Who do we wish to attract?  
How to plan to attract them here?  
Novel ideas to help?

**Place**

Existing Attributes?  
How can we build on these attributes sustainably?  
Visualise these attributes – can we see some of these "images"?

Embrace a systems view of this area  
Possible scenarios eg WSUD show case or mix?  
Can science help?

**Partnerships**

Day 2 Friday 31 October

Workshop  
Facilitation by Mary Del Casale, Department of Planning and Infrastructure

The aim of this workshop is to:

- Explore innovative options highlighting what would make Brookdale-Wungong a demonstration of viable urban forms and water management.

Objectives of the workshop are to:

Propose concepts for urban form (s) which:

- Maximise the advantages that the Brookdale site offers.
- Is sensitive to the environment.
- Is innovative in its urban water management.
- Is attractive and desirable for buyers and residents.
- Is viable for the developers and the local government throughout its development and once it is established.

There will be three major streams of focus with each group given a theme to work on:

1. Environment Theme
2. Social and Community Theme
3. Development Theme

Questions asked of each group:

- 1) What are the desirable outcomes for your theme?
- 2) What urban pattern optimizes your desirable outcomes?
- 3) What are the impacts of your scenario on the other two themes?

Group A

- Maintain linkages between existing Armadale and the new area
- Sense of district for Brookdale
- Sense of local identity (badging)
- Retain aspects of this area's history
- Collect Oral Histories
- Accessibility to city/forest/farms
- Strong pedestrian links between old suburbs and new
- Multi use corridors for walking
- Intimate places to meet and attractions to invite other people who don't live in the district
- Continue the water theme – Wungong Rejuvenated
- Choose a theme and then the Developers Develop around that theme.

Group B

- Community needs to integrate with existing Armadale Community at the local and neighbourhood levels
- Diversity
- Look for Links
  - Recreation (Golf Course and Champion Lakes)
  - Open Space
  - Natural Environment
- Theme – What does Armadale need?
- Existing Community needs to be improved.
- Natural environment as a focus for community development
- Urban Village style of development as it will
  - Encourage healthy outcomes
  - Walking
  - Aligning streams to open space to provide links and access

- Tonkin Highway is a barrier
- Environmental constraints will require native planting – link people to the unique landscape
- Urban form reflects the water cycle
- Use natural elements to define the shape of the urban form – follow natural drainage lines
- Urban design to reflect crime prevention.
- People see themselves as part of the environment (? Insects and midges?)
- No cul de sacs (some debate)
- Inter-connective road network

*Impacts on other themes*

- In seeking water cycle urban design you will decrease developable area
- Diversity will keep people locally
- More Expensive
  - Social infrastructure in first
  - More green space required reduces developable land
- Incremental verses Radical change.

**Group C**

*Desirable Outcomes*

- Economically viable for developers and local government authorities – about \$90 000.
- Diverse socio-economic and age rangé mix (whole life cycle development)
- Diverse range of lot sizes and the opportunity to stay in the area for your whole life
- Capitalise on natural assets (waterways and trees)
- Vision, focus and commitment

*Urban Pattern*

- Follow drainage lines as Multiple Use Corridors (Byford, Ascot Waters as eggs)
- Use drainage corridors as “social place”
- Variety of lot sizes
- Local government authority maintenance costs
- Dual piping required

*Impacts on other themes*

- AAMGL not sacrosanct so less fill required and less financial cost
- Health Department Issues re dual systems
- Need to stabilise nutrient loads
- Will increase social diversity and skew towards middle income and assist current residents to scale upwards
- Social Infrastructure (eg small bus routes, shops etc) required up front
- Employ a facilitator to work with block purchases and lot builders
- Cultural impacts will need to be addressed
- Change region name!

**Group D**

*Desirable Outcomes*

1. Lift the value to \$75 000 to \$100 000.
2. Target second and third house buyer
3. Badge with unique identity
4. Promote unique location and close proximity to regional centre
5. Range of Densities and uses.
  - R80-R15
  - Mixed use
  - Home based work
  - Live work
  - Robust urban forms
6. Careful staging of development to optimise infrastructure provision start from Forrest and Eleventh Road Village Centre, get in buses and shops early
7. Unique locally sourced water cycle management to resource demand on regional infrastructure.
8. Integrated use of public and private open space
9. Challenge 10% POS requirement.

*Urban Pattern*

- 3 urban villages and local centre driven by the respect for the ecosystem
1. Linear Parks and multiple use corridors linked to the river
  2. Town Centre feature
  3. Conventional housing pattern to East
  4. Special residential close to river – South

5. Low density golf course character area – North West
6. Lake Village.

**Group E**

- Swan Canning Cleanup Program Water Quality Outcomes and environmental flows – on-site and offsite
  - Exciting image – Human interaction with water
  - Restore ecological function of waterways
  - Maintain hydrological regime off EPP/Conservation Category Wetlands
  - Community Awareness – Flagship – Icon
  - Small Ecological Footprint to A.L.A.R.D
  - Community participation and responsibility = ownership
  - Idea – environmental theme school – waterwise and biodiversity
  - Integrate public and private lands
  - Create passion – sense of place
  - Provide continuity of public and private space
  - Use sub-surface bioretention systems to drop AAMGL (Supplement wetland water with roof recharge)
  - Use rainfall to provide environmental flow to the Wungong – Brook (Storage Method?)
  - River to provide flood protection
  - Bioinfiltration systems to have double function – nutrient capture and overflow during peak wetland water level
  - Greywater for toilet flushing
  - Groundwater for irrigation of both private and public lands
  - Challenge double brick construction
  - Lake side housing – overlapping verandahs over waterbodies
  - Mixed social structure – retirees, young families etc
  - Transform drains to Multiple use corridors
  - Note Acid Sulfate soils issue
1. Maintaining high ground to provide landscape
  2. Minimise use of fill
  3. Maintain/restore catchment form
  4. Restore Connectivity between brook and wetland
  5. Protect natural water features and design urban form around those natural features
  6. Use water at Champion Lakes or Forrestdale Industrial area
  7. Flexibility is needed in both environmental and urban form outcomes (but only non core environmental objectives)

*Impacts on Economic*

- Area of land required for managing drainage issues
- Land take needs to be compensated – density offsets
- Maintenance of structures and assets
- Cost of employing community environmental liaison officer, special environmental level
- Who bears the cost of managing historical environmental degradation – government underwriting reduces risk and promote innovation.

*Impacts on Social*

- Revitalising surrounding existing urban – wedges of revitalisation
- Capacity building – environmental liaison officer

*Impacts on Environmental*

- Possible A.S.S
- Hydrological impacts on wetlands

**Group F**

*Desired Outcomes*

1. Identify, protect and enhance existing environmental assets eg focus on Wungong and wetlands
2. Total water cycle management
  - Water quality/nutrient management
  - Domestic reduce potable in and reduce waste water out
  - Major water feature (ultra deep/fill)
3. Local Environment Manager – linked to marketing
  - Funded by developer and specific area rating
  - Educate consumers
  - Shared/regional bores
  - Gardens/Lineal parkland corridors in management
4. Lineal corridor of habitat and water management.

- Link with Wungong and extended Environmental and Social Infrastructure
  - Flood management
  - Passive recreation/walking and cycling
  - Specific area rating
5. Showcase ESD principles.
- Urban Patterns**
1. Balance open space with higher density
  2. ESD principles to lead design eg solar orientation, recycling and water sensitive urban design.
  3. Series of urban villages with highly varied product mix. (residential, commercial, retail, entertainment and link to business park)
  4. Adopt liveable neighbourhood principles
- Environment Theme**
- Identify, maintain and improve maximum amount of environmental assets
  - Utilise existing topography
  - Create water features (will generate fill)
  - Utilise 'living streams' to lineal links – move/manage water to allow development.
  - Shared bore (shallow aquifer)
  - Major environmental asset is the Wungong
  - Local Environment maps to educate consumers and to be a platform of marketing
  - SAR for environmental management

**Review Panel**

**Mike Moloney, General Manager Urban Operations, LandCorp**

- The groups made a lot of references to the physical "attractors" of the area.
- Another attractor that has not been discussed is the goodwill attractor, particularly the ARA and City of Armadale's dedication to the project, but also the goodwill of all the organisations represented by the Symposium participants. This is an important element.
- The Symposium was also important in getting developers and regulators talking to each other and considering both the environmental and developmental aspects of the project.
- It can be done!
- There are other precedents of developments that were initially remote, for example Ellen Brook and Joondalup, but then became regional centres.
- Ongoing communication throughout government is important.
- An overall vision and master plan approach is required. This is possible by having a controlling authority to examine a development as a whole, rather than smaller disjointed developments.

**Dr Don McFarlane, Director, Resource Management, Department of Environment**

- Initially unsure whether development of the area could be possible. A lot of challenges - 70% palusplain wetlands, EPA required no net export of nutrients, low socioeconomic area. Should this area be zoned for urban development?
- During the Symposium - shifted to a optimistic view, particularly as ARA does not need to stick to all of the traditional rules. Challenge requirements such as 10% POS or not changing the AAMGL.
- Area could attract higher market sector that can afford higher development costs of the land.
- Project area can be used to test traditional assumptions and requirements.
- Moved beyond clearing and levelling land for development.
- The major environmental issue is to retain phosphorus. This may be achievable with techniques such as soil amendment.
- A before and after study of the project area will provide a show case development. For example, Wungong Brook now and rehabilitated in the future.
- Aim to enhance topography diversity by creating deeper wetland areas, rather than cut high sand areas to fill low areas as originally suggested.
- Aim for diversity in socioeconomic groups, community members age, residential density etc.
- Unique, diverse development - not more of the same.
- The ideas presented by the workshop groups can go forward into the next stage of the project and produce an exciting outcome for the development area.

**Mr Andrew Bruce, Executive Director Technical Services, City of Armadale**

- The workshop groups showed a commitment to an outcome of a vibrant satisfied community.
- Three areas:

- i. Commitment – organisational relationships and forming partnerships / joint ventures. Traditional approach is often adversarial. Risk identification and management – developers take the risk up front and local government takes the responsibility in the long term. Require a commitment to management of complexity – issues are complex and difficult. Require shared and agreed objectives. Goals must be set at the level that they can be managed.
- ii. Funding – need to deliver objectives at value-added level. Needs to be sustainable (not just financial, but more difficult social and environmental sustainability).
- iii. Approach - deal with concept, before detail. Blend and merger of stakeholders. Project management and lead times need to be considered.

**Dr Russel Perry, General Manager, LWP Property Group**

- Presentations were very comprehensive and well-balanced.
- Developers and regulators may produce a better outcome as a result of the shared experiences at the Symposium.
- Multitude of outcomes presented by the groups are rich fodder to produce an end result.
- The hard work is putting the ideas into practice. Many barriers.
- Issue of affordability.
- Water features are a fundamental issue in the project area.
- Challenging boundaries between public and private land and challenging the 10% POS requirement.

**Mr Mike Mouritz, Department for Planning and Infrastructure**

- The approach by workshops groups was an ecological design approach that incorporated many issues and considered total water cycle management.
- Need to enhance the micro-climate of the area as part of the design process – existing environment can be hot and dusty in summer.
- Change occurring in the broader environment.
- Need to link the project area to outside areas, particularly a revitalised Armadale centre. This could be a physical link, for example a living stream running out from the project area and linking through water features.
- Education and community capacity building are the keys to success.
- The cost is higher to develop the remaining areas around Perth.
- Re-badging suggestion – “Wungong Waters”.
- Ongoing service industry to manage the water and landscape.
- Focus on enhancing human interaction with water and restoring the waters of this environment.

**Mr Warrick Hemsley, Managing Director, Peet and Company Ltd**

- Symposium excellent in bringing people together at an early stage in the development process to focus on what is an outcome that is going to be the best for the common good.
- Symposium has also been important in questioning perceptions and making people think outside of their own square.
- There is already too much affordable housing in WA – challenge is to produce something for the middle market for new residents as well as provide a trade-up opportunity for existing residents and to develop a more heterogeneous society.
- Value the links and facilities of Armadale, for example, the train station.
- Interaction with water in a sustainable way is a key feature – both as a marketing tool and to achieve environmental benefits.
- The area will require local facilities of its own – new schools and shops as a priority to help the area forge its own identity.
- Recognising the history of the region, both Aboriginal and colonial. Armadale’s history is an attractor as it makes the area unique compared to other new developments.
- Mix of ages and therefore lot sizes should be encouraged and will be a component of the development’s success.
- Encouraging passive solar designed houses will build on the environment theme of the development.
- The area is close to nature, rural areas and the hills – unique, natural attractions that other new development areas of Perth do not offer.

**Closing comments**

- End of the Symposium, but the start of a journey.
- Important to get the concept/theme/badge for the project area right, then work on the detail later.



- Balance of local identity – the “sense of place” is a sense of open space and a sense of history of the area. Build on the local identity and links with the wider region.
- Create something clearly different that integrates with the broader area and ecologically sustainable development objectives.
- The Symposium showed we can all work together and are on the same page.
- There was a lot of goodwill shown during the Symposium.
- Commitment shown from the various represented agencies.
- The project will persevere.

**Next Steps – ARA**

- Consultation with the prospective community and the local community to determine what would bring them to the project area and what are the needs of the local area, ie. determining “attractors”.
- Consultation will be undertaken with a cross-section of the community, including various cultural groups.
- R&D phase – CSIRO / ARA partnership, building on the outcomes of the Symposium.





# Information Bulletin

**Issue No. 3/2004**

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## Local Government News-Issue No. 2.04

16 January 2004

### HEADLINES

- ◄ VALUATION OF LAND SUBSIDY
  - ◄ REVIEW OF LANDS ADMINISTRATION ACT
  - ◄ HAVE YOUR SAY ON DROUGHT POLICY
  - ◄ TRAINING AND DEVELOPMENT
  - ◄ TRAINING IN JAPAN
  - ◄ THE OPEN ROAD
  - ◄ WA WEEDS COMMITTEE
- MAILBAG

## ISSUES UPDATE

### VALUATION OF LAND SUBSIDY

The Association has been continuing its lobbying on the removal of the Valuation of Land subsidy and recently the President met with the CEO of the Department of Land Information to explore a number of issues that were still outstanding from the concerns that had been raised by the Association. The Minister for Land Information has now advised that the CEO has briefed him on the issues which include:

- Conduct a roundtable discussion with Fire and Emergency Services Authority, Office of State Revenue, Water Corporation and DLI to discuss cost sharing options of valuations.
- Allow Councils to spread, if they so require, revaluation costs over two financial years.
- Examine S25 of the Valuation of Land Act in terms of its effect on Local Government ability to engage valuers other than the Valuer General.

*Members will be kept informed of the progress on these matters. Further information can be obtained from Policy Manager Governance Bruce Wittber on 9213 2057 or email [bwittber@waiga.asn.au](mailto:bwittber@waiga.asn.au)*

### REVIEW OF LAND ADMINISTRATION ACT 1997

The State Government, through the Department for Planning and Infrastructure (DPI), is currently reviewing the *Land Administration Act 1997*.

The *Land Administration Act* is the fundamental law for the administration and disposition of the Crown Estate, which comprises around 93 per cent of the State's area.

Currently under Section 279 of the Act the Minister for Planning and Infrastructure is required to commence a review of its operation and effectiveness within five years and six months of it being proclaimed on 30 March 1998. A report will be tabled in Parliament in the latter part of 2004.

On 16 January 2004, DPI released a discussion paper to progress the review, with comments invited from Local Government, State Government agencies and other interested parties. Comments received in response to the discussion paper will be used in developing a report to Parliament containing recommendations on the extent to which existing legislation needs to be amended.

*Copies of the discussion paper may be obtained by contacting Kyro Nimmo at the Department for Planning and Infrastructure on 08 9347 5169 or by email*

*Kyra.Nimmo@dpi.wa.gov.au* or by accessing the DPI web site at [www.dpi.wa.gov.au](http://www.dpi.wa.gov.au) The closing date for submissions is Friday, 27 February 2004.

### **HAVE YOUR SAY ON DROUGHT POLICY**

Rural and regional communities are encouraged to have their say on drought preparedness and drought relief measures in the lead-up to the national drought roundtable in 2004. To have your say on the future of drought policy you can make a submission to the national drought review panel before 6 February 2004. Submissions can be emailed to [droughtpanel@daff.gov.au](mailto:droughtpanel@daff.gov.au) or mailed to Drought Review Panel Secretariat, Department of Agriculture, Fisheries and Forestry, PO Box 858, Canberra 2601.

*For more information visit [www.daff.gov.au/droughtassist](http://www.daff.gov.au/droughtassist) or call the Secretariat on 02 6272 4892. A Practical Guide for Submissions to the Drought Review Panel is available.*

The National Drought Review Panel is visiting WA 2-5 February to meet with stakeholders and collect information and ideas for possible changes to national drought policy. There is the opportunity for individual organizations to make verbal submission to the panel.

*For information on the Western Australian itinerary contact the Secretariat on (02) 6272 4892.*

### **TRAINING AND DEVELOPMENT**

#### **Managing Change for Officers**

The need to effectively manage and understand change is becoming increasingly prevalent in Local Government. This course, to be held on 2 February 2004 is designed for Officers to manage change by understanding the courses of change and identifying methods or types of coping with change.

The course will be held from 9am to 1.00pm and the cost is \$125 plus GST for WORKPLACE SOLUTIONS Members and \$140 plus GST for Non WORKPLACE SOLUTIONS Members.

#### **Complaints handling for officers**

As times change, Local Government continues to provide services beyond traditional areas. The need to provide exceptional customer service is paramount. This course, to be held on 3 February 2004, has been designed to provide a greater understanding of what constitutes excellent customer service delivery, and implementation of complaints handling procedures.

The course will be held from: 9.00am to 4.30pm and the cost is \$250 plus GST for WORKPLACE SOLUTIONS Members and \$275 plus GST for Non WORKPLACE SOLUTIONS Members

*Both courses are being held at Local Government House, 15 Altona Street West Perth. To register please contact Jodie Deacon, Training Coordinator on (08) 9213 2098 or email [ideacon@walga.asn.au](mailto:ideacon@walga.asn.au)*

### **TRAINING IN JAPAN**

CLAIR (Sydney) is currently accepting applications for the Local Government Officials Training Programme (LGOTP), whereby Local Government officials from around the world are invited by Japanese Local Governments to live in Japan for up to 10 months as trainees. The aim is the exchange of knowledge and technical skills, and the advancement of local-level internationalisation.

This year, the host institution for potential Oceania applicants is Niseko Town. Niseko is situated in Hokkaido, the northernmost island of Japan, and is known for its world-class fine powder snow and natural hot springs. Ostensibly, the host section within Niseko Town

Council would be the Planning Section, but training would be varied and they are happy to consider applicants from any field in Local Government with an interest in Japan and international exchange.

Under the LGOTP, the host institution covers the overall costs of the programme (including airfares, housing, a monthly allowance for necessities, training expenses, domestic travel, etc). In principle, an applicant (20 - 39 yrs old) with a little Japanese would be preferred. However, Niseko is offering to provide an interpreter for a half-day every day, so ability to speak Japanese is not an absolute requirement, as long as the applicant is willing to make an effort to study the Japanese language and culture.

*This original closing date (in December) has been extended to the end of January. More information about the Program can be obtained on the website, <http://www.ilgc.org.au/LGOTP%20WP/lgotp.htm> or by calling the CLAIR Sydney office to request a brochure.*

### **THE OPEN ROAD**

The Open Road is an initiative to assist public libraries and community organizations in exploring the potential of using the internet to provide services to their diverse communities. The Open Road conference will explore issues relating to the provision of accessible and multilingual internet access services, web accessibility and web internationalization. There will be coverage of the use of technology in the provision of library services to disadvantaged groups within our communities (e-diversity), and technology within the context of literacy and learning English programs. The conference will explore service provision issues for public, university, TAFE and school libraries.

*More information is available from: [www.openroad.net.au/conferences/2004](http://www.openroad.net.au/conferences/2004) If you have any problems with registration or have other enquiries, contact Beata Wacek, on (03) 8664 7046.*

### **WESTERN AUSTRALIAN WEEDS COMMITTEE**

The Natural Resource Management Council (NRMC) is seeking Expressions of Interest (EOIs) for appointment of up to seven community and industry representatives to the Western Australian Weeds Committee (WAWC). This is a new committee, formed as a recommendation of the State Weed Plan.

WAWC will be an advisory body that provides policy and planning advice to Government via the NRMC on significant weed issues and solutions, and will oversee the implementation of the State Weed Plan.

Expressions of Interest should be sent to Ms Desiree Leech, The Natural Resource Management Council, Locked Bag 4, BENTLEY DC WA 6983, and envelopes marked "EOI for WAWC". The closing date is 12 noon, Friday 27 February 2004.

An information package for WAWC and a copy of the State Weed Plan can be downloaded from [www.agric.wa.gov.au](http://www.agric.wa.gov.au)

The National Weeds Strategy can be downloaded from [www.weeds.org.au/nws.htm](http://www.weeds.org.au/nws.htm)

*For further information on these positions, contact Ms Sandy Lloyd at the Department of Agriculture Phone: (08) 9368 3760, E-mail: [slloyd@agric.wa.gov.au](mailto:slloyd@agric.wa.gov.au)*

### **DIARY DATES**

23 January	Esperance-Eastern Goldfields Zone (Esperance)
23 January	Avon Midland Zone (Wongan Hills)
23 January	Great Southern Zone (Mt Barker)

23 January	South West Zone (Harvey)
28 January	South East Metro Zone (Serpentine-Jarrahdale)
29 January	East Metro Zone (EMRC)
29 January	Central Metro Zone (Cambridge)
29 January	North Metro Zone (Joondalup)
29 January	Great Eastern Zone (Teleconference)
29 January	Peel Zone (Murray)
30 January	Pilbara Zone (Teleconference)
30 January	Central Country Zone (Teleconference)
2 February	South Metro Zone (Melville)
February	Gascoyne Zone
4 February	State Council
20 February	Great Southern Zone "Think tank" (Cranbrook)
March	Joint Kimberley/Pilbara Zones
4&5 March	Northern Zone Conference (Geraldton)
10 March	State Council Agenda Deadline
26 March	Avon Midland Zone (Gingin)
25 March	Esperance Eastern Goldfields Zone (Teleconference)
26 March	Great Southern Zone
26 March	South West Zone (Manjimup)
29 March	South Metro Zone (Rockingham)
31 March	South East Metro Zone (Victoria Park)
1 April	East Metro Zone (EMRC)
1 April	Central Metro Zone (Claremont)
1 April	North Metro Zone (Stirling)
1 April	Great Eastern Zone (Bencubbin)
1 April	Peel Zone (Murray)
2 April	Central Country Zone (Darkan)
7 April	State Council
5 May	State Council Agenda Deadline
7 May	Murchison Zone
21 May	Avon Midland Zone (Toodyay)
21 May	Great Southern Zone
24 May	Northern Zone
24 May	South Metro Zone (Cockburn)
26 May	South East Metro Zone (Armadale)
27 May	East Metro Zone (EMRC)
27 May	Central Metro Zone (Cottesloe)
27 May	North metro Zone (Wanneroo)
27 May	Esperance Eastern Goldfields Zone (Kalgoorlie-Boulder)
27 May	Great Eastern Zone (Teleconference)
27 May	Peel Zone (Murray)
28 May	Central Country Zone (Teleconference)
28 May	South West Zone (Nannup)
June	Gascoyne Zone
2 June	State Council
7 July	State Council Agenda Items
22 July	Esperance - Eastern Goldfields Zone (Teleconference)
23 July	Avon Midland Zone (Victoria Plains)
23 July	Great Southern Zone
23 July	South West Zone (Augusta-Margaret River)
26 July	Northern Country Zone
26 July	South Metro Zone (East Fremantle)
28 July	South East Metro Zone (Gosnells)
29 July	East Metro Zone (EMRC)
29 July	Central Metro Zone (Mosman Park)
29 July	North Metro Zone (Joondalup)
29 July	Peel Zone (Murray)
4 August	State Council
7-11 August	Local Government Week

6 August Central Country Zone (Burswood)  
8 August Great Eastern Zone (Burswood)  
10 August Kimberley Zone  
8 September State Council Agenda Deadline  
23 September Esperance-Eastern Goldfields Zone  
24 September Avon Midland Zone (Toodyay)  
24 September Great Southern Zone  
24 September South West Zone (Boyup Brook)  
27 September Northern Country Zone  
27 September South Metro Zone (Kwinana)  
29 September South East Metro Zone (Serpentine-Jarrahdale)  
30 September East Metro Zone (EMRC)  
30 September Central Metro Zone (Nedlands)  
30 September North Metro Zone (Stirling)  
30 September Great Eastern Zone (Mukinbudin)  
30 September Peel Zone (Murray)  
October Gascoyne Zone  
1 October Central Country Zone (Wickepin)  
6 October State Council  
November Murchison Zone  
3 November State Council Agenda Deadline  
19 November Avon Midland Zone (Gingin)  
19 November Great Southern Zone  
20 November Kimberley Zone (Halls Creek)  
22 November Northern Country Zone  
22 November South Metro Zone (Melville)  
24 November South East Metro Zone (Victoria Park)  
25 November East Metro Zone (EMRC)  
25 November Central Metro Zone (Peppermint Grove)  
25 November North Metro Zone (Wanneroo)  
25 November Esperance-Eastern Goldfields Zone (Teleconference)  
25 November Great Eastern Zone (Teleconference)  
25 November Peel Zone  
26 November South West Zone (Bridgetown)  
26 November Central Country Zone (Teleconference)  
1 December State Council



## Media Release

### **Federal Government Announcement on Road Funding Pending**

Dear All

Today there have been reports through various media including The Australian and Financial Review that a road funding announcement by the Federal Government is imminent. The article **below** is an extract from today's The Australian newspaper on Federal road funding.

Further details are expected to be announced towards the end of this week. Once the detail is known, information on the road funding proposed by the Federal Government will be made available to Councils. Included in the details will be an assessment on:

- Quantum of funding.
- The impact on Councils and the local road network.
- The mechanism for delivery of the funding (ie Roads to Recovery continuation and/or Auslink).
- Eligibility for funding.
- Other funding arrangements, including commitments from State Governments not to reduce as a result of Federal Government spending on transport and roads.

The Association is pleased with the announcement that the Federal Government will commit to increased funding for transport and roads infrastructure, particularly in view of the work undertaken by the Association and member Councils on Auslink and the Roads to Recovery Renewal. The detail of the funding will however need to be perused to ascertain the actual benefits to West Australian Councils.

More detail should be forthcoming in the next week, however please do not hesitate to contact me if you wish to discuss.

\$2bn for transport link-up  
Samantha Maiden  
January 19, 2004

AUSTRALIA'S roads, rail and ports will be upgraded in a \$2billion nation-building project to integrate transport systems across state borders.

John Howard confirmed the funding deal yesterday, pledging infrastructure upgrades, tax cuts and a budget in surplus as he prepares for an election year.

The four-year funding deal - the biggest injection of new funding for land transport infrastructure in the nation's history - will be announced this week by Acting Prime Minister John Anderson.

Aimed at integrating and upgrading Australia's rail, road and ports system, the new funding is regarded as a "downpayment" towards AusLink, the 10-year national land transport infrastructure planning blueprint.

Mr Howard said the project would build on the new \$1.3billion rail link between Adelaide and the Darwin ports - a "great bridge into Asia". "Roads are a very important issue in a big country," Mr Howard said.

"It's an announcement that will relate to roads and infrastructure over a number of years into the future. It's more than \$700 million.

"There will be a very heavy rural and regional emphasis. We've made a lot of progress with the rail link, to have this seamless freight-rail link all around Australia."

Road freight is expected to double by 2020, placing additional pressure on the nation's highways. Mr Anderson secured the \$2billion funding deal after a protracted battle to convince cabinet colleagues to invest more of the budget surplus in infrastructure.

It follows his repeated warnings that Government and the private sector must spend more on infrastructure or risk lost jobs and a "funding catch-up nightmare" for the next generation.

The new funding deal will outstrip the Roads to Recovery program, which distributed funds directly to local government for local road construction and repair. Roads to Recovery, which expires in 2005, created 11,000 projects and offered \$1.2billion to local councils. National highways and roads of national importance also secured an additional \$400million.

Debbie Terelinck  
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Website: <http://www.walga.asn.au>

## **MEDIA RELEASE**

22 January 2004

### **New Federal Funding a Major Boost for Roads**

Today's announcement by Deputy Prime Minister John Anderson that the Roads to Recovery Program will be continued for another four years is a major win for Local Governments across Western Australia.

Against a backdrop of State road funding cuts, this Federal funding announcement, of \$300 million a year, or \$1.2 billion over four years, will be a relief to many Local Governments that had been forced to review road projects because of a lack of long term funds.

WA Local Government Association President Cr Clive Robartson said Local Governments had been lobbying the Federal Government for many months to see a continuation of the successful Roads to Recovery Program, and today's allocation of \$1.2 billion post 2005 was a welcome injection of funds.

"Roads are the backbone of Australia's economy, and this is extremely evident in a State like Western Australia where we have many thousands of kilometres of roads to maintain," said Cr Robartson.

"We congratulate the Federal Government for committing essential funding to this key Australian asset," he said.

"However, a recent study has shown that \$2.4 billion was needed over the next four years just to maintain the road asset at its current level, so it is a little disappointing that the funding we will receive is nowhere near this level.

"Nevertheless, we welcome today's announcement, which we understand includes the maintenance of the allocation formula on the basis of road length, not just population, to ensure Western Australia's significant road network is adequately serviced," said Cr Robartson.

"Western Australian Local Governments are well placed to access any funding allocated on a regional basis because of the strength of our existing network of regional road groups," he said.

Cr Robartson said the Association also welcomed the \$265 million for the regional pool under the Auslink (Integrated Land Transport) Program.

"Since the release of the Auslink Green Paper the Association has maintained that additional funding is required for Auslink to be successful, and this is a welcome start," he said.

"We look forward to the release of the white paper in May this year which will hopefully provide clarification on issues such as funding amounts to other transport infrastructure, the necessity to attract private sector investment, the transfer of responsibility for the National Highway to the State Government, and the strong reliance in Western Australia on the road network.

"Now that the Federal Government has put its cards on the table, its time for the State Government to commit to restoring funds to Local Government through the State Road Funds to Local Government Agreement," said Cr Robartson.

Ends

**FOR FURTHER INFORMATION CONTACT:**

**Clive Robartson on 0419 048 556, or Jo Fulwood, Media Manager on 9213 2051, or 0419 831 576**

Jo Fulwood  
Media and Communications Manager  
Western Australian Local Government Association  
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Website: <http://www.walga.asn.au>



MINISTER FOR PLANNING AND INFRASTRUCTURE

HON ALANNAH MacTIERNAN  
BA LLB BJuris JP MLA

Our Ref: 2-40493

22 JAN 2004

Cr Linton Reynolds JP  
Mayor  
City of Armadale  
Locked Bag 2  
ARMADALE WA 6992

*Info Bulletin please.*  
*Eds.*  
*Nothing more than your people deserve!*

Dear Linton

**PROPOSED CITY OF ARMADALE TOWN PLANNING SCHEME No 4**

I refer to the above town planning scheme which was recently forwarded to me by the Western Australian Planning Commission to consider for consent to advertise. I am pleased to advise that I granted consent to advertise the proposed scheme on 6 January 2003.

I congratulate Council and its staff on the commendable outcome to date. The Department for Planning and Infrastructure advises that the City engaged in a high level of consultation with the Department during the preparation of the scheme. Consequently, this has enabled the draft scheme to progress to advertising without difficulty.

Please convey my appreciation to the City's planning staff and I encourage further liaison between the City and Department when considering the scheme for final approval.

Yours sincerely

ALANNAH MacTIERNAN MLA  
MINISTER FOR PLANNING AND INFRASTRUCTURE

I 77120

CITY OF ARMADALE	
REC'D	INC
27 JAN 2004	
TO: MAYOR	
REFER/NOTE: 3DS	INIT
FILE/S	PS-1/34

# Information Bulletin

**Issue No. 3/2004**

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<p>➤ <b>Information from City Strategy</b></p> <p>Lilac Divider</p>	<p><b><u>Progress Reports &amp; Outstanding Matters</u></b></p> <ul style="list-style-type: none"> <li>▪ Progress Report on Contingency, Operational and Strategic Projects ..... CS-1</li> <li>▪ Report on Outstanding Matters – City Strategy Committee..... CS-13</li> <li>▪ Catchment to Consumer Symposium: Brookdale –Wungong Demonstration Project....CS-15</li> </ul>
<p>➤ <b>Information from Human Resources</b></p> <p>Blue Divider</p>	<p>Nil</p>
<p>➤ <b>Correspondence &amp; Papers</b></p> <p>Pink Divider</p>	<ul style="list-style-type: none"> <li>▪ Local Government News – Issue No.02.04 – 16 January 2004 .....COR-1</li> <li>▪ Media Releases.....COR-6</li> <li>▪ Letter from Alannah MacTiernan – Proposed Town Planning Scheme No. 4.....COR-10</li> </ul>
<p>➤ <b>Information from Development Services</b></p> <p>Yellow Divider</p>	<ul style="list-style-type: none"> <li>▪ Report on Outstanding Matters – Development Services Committee.....D-1</li> <li>▪ Health Services Manager’s Report for December 2003.....D-2</li> <li>▪ Planning Services Manager’s Report for December 2003 .....D-8</li> <li>▪ WALGA Submission – Public Accounts Committee Inquiry.....D-12</li> <li>▪ ARA – Brookdale / Wungong Demonstration Project – Workshop.....D-20</li> <li>▪ Town Planning Scheme No.2 - Amendment Action Table.....D-27</li> <li>▪ PAW Closure Report - significant actions during December 2003.....D-29</li> <li>▪ Subdivision Applications - Recommendation Table (Dec 2003 / Jan 2004).....D-30</li> <li>▪ Compliance Officer’s Report for December 2003 .....D-31</li> <li>▪ Planning Dept Monthly Admin Reports for December 2003.....D-33</li> <li>▪ Building Services Manager’s Report for December 2003.....D-40</li> <li>▪ Financial Statements for the period ending 31<sup>st</sup> December 2003 .....D-52</li> </ul>
<p>➤ <b>Information from Technical Services</b></p> <p>Green Divider</p>	<p>Nil</p>
<p>➤ <b>Information from Community Services</b></p> <p>Beige Divider</p>	<p>Nil</p>

<b>REPORT ON OUTSTANDING MATTERS</b>		
<b>DEVELOPMENT SERVICES COMMITTEE</b>		
ITEM	DEPT.	ACTION / STATUS
1. Need to “devest” superfluous reserves within Forrestdale Business Park in readiness for land assembly and subdivision. <i>(July 2001)</i>	Planning	Technical Services Dept have been requested to undertake divesting (subject to structure plan finalisation). Advertising of one reserve in February 2003. Resolution to cancel Reserve 34252 passed by Council on 28/4/03. Request to DOLA to cancel Reserve on 8/5/03. DOLA advises Council can purchase for \$550 and associated fees. Report to Council in January 2004.
2. PAW Policy <i>(Jan 2003)</i>	Planning & Tech Services	Review being undertaken jointly between officers from Technical Services and Planning Dept. Report to October 2003 DSC Meeting, referred back to DSC for further consideration. Matter referred to Technical Services Directorate for consideration and report to Technical Services Committee.
3. Incomplete building on Eleventh Road, Brookdale <i>(June 2003)</i>	Building	The City's solicitor's have been requested to prepare notices under Section 408 of the Local Government (Miscellaneous Provisions) Act 1960, requiring that the incomplete residence on the lot be demolished and removed from the site.
4. Naming of Reserve 45968 (Mr Gerald William Russell)	Planning	Council resolved (15/09/03) that Reserve 45768 was appropriate to name after Mr Gerald William Russell. GNC advise advertising to be undertaken to gauge public support prior to approaching GNC for approval. Advertised for public comment in local papers 16 <sup>th</sup> and 18 <sup>th</sup> December 2003. Results to be collated Jan / Feb 2004.
5. Water Corporation's proposal to locate a main trunk-line through Forrestdale. <i>(November 2003)</i>	Technical Services	Landowners have been advised to continue consultation with Water Corp and DPI.
6. Reassessment of Speed Limit – Armadale Road – January 2004	Technical Services	Referred to Technical Services Directorate.

**HEALTH SERVICES MANAGER'S REPORT TO THE CITY'S ENVIRONMENTAL HEALTH PLAN FOR THE MONTH OF DECEMBER 2003**

**1. PROGRAM – HEALTH PROMOTION**

No. of lectures/talks to schools etc.  
 No. of editions of Food Hygiene Newsletter issued

**2. PROGRAM – FOOD**

**2.1 FOOD PREMISES INSPECTIONS & FOOD HANDLER EDUCATION**

No. of inspections  
 No. of premises overdue for inspection  
 No. of premises exceeding Target RFS (7 or less)  
 Average RFS of all premises  
 No of Improvement Notices  
 No. of rectification directives (smoking) issued  
 No. of Staff Training accreditations  
 No of Food Safety Plans implemented (High Risk)

**2.2 FOOD VEHICLE INSPECTIONS**

No. of inspections  
 No. of vehicles exceeding Target RFS (7 or less)  
 No. of rectification directives issued

**2.3 COMMUNITY EVENTS PLANNING AND APPROVAL**

Event Name: N/A  
 Date N/A  
 No. of stalls exceeding Target RFS (7 or less)  
 No. of stallholders operating without a SEP  
 No. of stalls required to cease operation due to poor hygiene

**2.4 FOOD QUALITY CONTROL**

Number of Category 1 & 2 food recalls  
 Prepaid analytical unit entitlement  
 No of units used  
 Percentage of units used  
 No of samples taken  
 No of results received  
 No failing to meet prescribed standards  
 No of failures to meet labelling standards  
 No of prosecutions instituted  
 No of prosecutions concluded  
 No of prosecutions successful

**2.5 WATER SAMPLING – FOOD PREMISES, SPRINGWATER & OTHER SOURCED USED FOR PUBLIC CONSUMPTION**

No of sites sampled  
 No of sites overdue for sampling  
 No of samples failing to meet prescribed standards  
 Response time (max. days) to re-sample in cases of failure

Current Year		Last Year	
Month	YTD	Month	YTD
0	1	N/A	N/A
1	3	0	3
24	391	40	432
0	0	3	3
0	5	1	3
1.62	1.52	1.65	1.65
7	108	16	171
0	1	N/A	N/A
0	1	0	5
0	2	N/A	N/A
0	0	0	5
0	0	0	0
0	0	0	0
0	3	0	0
0	4	0	0
0	0	0	0
2	26	N/A	N/A
-	825	-	795
0	295	240	400
0	33.7	30.2	50.3
25	63	28	53
0	11	22	38
0	3	1	1
0	0	0	0
1	1	0	0
0	0	0	0
0	0	0	0
7	54	11	56
0	0	0	0
0	1	0	1
N/A	1	N/A	2



**HEALTH SERVICES MANAGER'S REPORT TO THE CITY'S ENVIRONMENTAL  
 HEALTH PLAN FOR THE MONTH OF DECEMBER 2003**

**3. PROGRAM – DISEASE CONTROL**

**3.1 IMMUNISATION AND CHILD HEALTH**

*Armadales Clinic*

- Adult Diphtheria – Tetanus
- Comvax (Hib and Hep B)
- Diphtheria – Tetanus – Pertussis
- Influenza
- Hepatitis B
- Meningococcal Disease
- Measles – Mumps – Rubella
- Poliomyelitis
- Pneumococcal Disease

*Kelmscott Clinic*

- Adult Diphtheria – Tetanus
- Comvax (Hib and Hep B)
- Diphtheria – Tetanus – Pertussis
- Influenza
- Hepatitis B
- Meningococcal Disease
- Measles – Mumps – Rubella
- Poliomyelitis
- Pneumococcal Disease

*Westfield Clinic*

- Adult Diphtheria – Tetanus
- Comvax (Hib and Hep B)
- Diphtheria – Tetanus – Pertussis
- Influenza
- Hepatitis B
- Meningococcal Disease
- Measles – Mumps – Rubella
- Poliomyelitis
- Pneumococcal Disease

*Brookdale Clinic*

- Adult Diphtheria – Tetanus
- Comvax (Hib and Hep B)
- Diphtheria – Tetanus – Pertussis
- Influenza
- Hepatitis B
- Meningococcal Disease
- Measles – Mumps – Rubella
- Poliomyelitis
- Pneumococcal Disease

*Other Clinics*

- Adult Diphtheria – Tetanus
- Comvax (Hib and Hep B)
- Diphtheria – Tetanus – Pertussis
- Influenza
- Hepatitis B
- Meningococcal Disease
- Measles – Mumps – Rubella
- Poliomyelitis
- Pneumococcal Disease

**TOTAL**

Current Year		Last Year	
Month	YTD	Month	YTD
0	2	0	2
5	45	7	53
8	61	10	85
0	0	N/A	N/A
0	5	N/A	N/A
4	27	N/A	N/A
5	27	3	31
8	59	10	75
2	4	N/A	N/A
0	4	0	5
0	39	0	36
0	54	0	49
0	0	N/A	N/A
0	13	N/A	N/A
0	23	N/A	N/A
0	15	0	22
0	45	0	39
0	1	N/A	N/A
0	3	0	2
6	50	6	46
6	71	14	78
0	0	N/A	N/A
0	5	N/A	N/A
2	35	N/A	N/A
2	24	8	21
6	65	11	64
0	4	N/A	N/A
0	4	1	6
12	44	6	47
13	70	6	63
0	0	N/A	N/A
0	5	N/A	N/A
3	25	N/A	N/A
3	23	1	26
13	65	5	48
0	5	N/A	N/A
0	10	0	0
0	3	0	0
0	10	0	0
0	0	0	7
0	575	0	534
0	15	0	0
0	10	0	0
0	12	0	0
0	0	N/A	N/A
94	1553	88	1332

**HEALTH SERVICES MANAGER'S REPORT TO THE CITY'S ENVIRONMENTAL HEALTH PLAN FOR THE MONTH OF DECEMBER 2003**

	Current Year		Last Year	
	Month	YTD	Month	YTD
<b>3.2 NOTIFIABLE INFECTIOUS DISEASE INVESTIGATIONS</b>				
<i>No. of completed investigations -</i>				
• Campylobacter	0	2	0	11
• Cryptosporidiosis	0	0	0	0
• Giardia	0	0	0	0
• Hepatitis A	0	0	0	0
• Ross River Virus	1	1	0	0
• Salmonella	0	1	1	4
• Shigella	0	0	0	0
• Other	0	1	0	0
<i>Response time (maximum in days) for cases HDWA recommends for immediate follow up</i>	1	1	1	3
<b>3.3 HAIRDRESSING &amp; SKIN PENETRATION PREMISES INSPECTIONS</b>				
No of premises inspected	3	20	1	33
No of premises overdue for inspection	0	0	0	0
No of premises exceeding Target RFS (6 or less)	0	1	0	0
No of rectification directives issued	0	4	0	3
<b>3.4 SECOND HAND CLOTHING/FURNISHING PREMISES INSPECTIONS</b>				
No of premises inspections	0	6	0	8
No of premises overdue for inspection	0	0	0	0
No of premises exceeding Target RFS (5 or less)	0	0	0	0
No of rectification directives issued	0	0	0	0
<b>4. PROGRAM – PUBLIC SWIMMING POOLS</b>				
<b>4.1 WATER SURVEILLANCE</b>				
No of samples taken	7	24	14	42
No of pools overdue for sampling	0	0	0	0
No of unsatisfactory sample results	0	0	0	0
No of results necessitating closure of pool	0	0	0	0
<b>4.2 PUBLIC SWIMMING POOL INSPECTIONS</b>				
No of inspections	0	13	1	11
No of pools exceeding Target RFS (5 or less)	0	0	0	0
No of pools overdue for inspection	0	0	0	0
No of rectification directives issued	0	2	0	3
<b>5. PROGRAM – ACCOMMODATION</b>				
<b>5.1 PUBLIC BUILDINGS</b>				
No of inspections	19	83	2	49
No of buildings overdue inspection	0	0	1	1
No of public buildings exceeding Target RFS (5 or less)	6	19	0	5
No of rectification directives issued (P/B)	13	45	1	30
No of notices/warnings re smoking encl pub places	0	0	N/A	N/A
<b>5.2 CARAVAN PARKS</b>				
No of inspections	0	5	0	4
No of parks overdue for inspection	0	0	0	0
No of caravan parks exceeding Target RFS (7 or less)	0	0	0	0
No of rectification directives/infringement notices issued	0	1	0	3

**HEALTH SERVICES MANAGER'S REPORT TO THE CITY'S ENVIRONMENTAL HEALTH PLAN FOR THE MONTH OF DECEMBER 2003**

	Current Year		Last Year	
	Month	YTD	Month	YTD
<b>5.3 LODGING HOUSES</b>				
No of inspections	1	5	1	7
No of premises overdue for inspection	0	0	0	0
No of lodging houses exceeding Target RFS (5 or less)	0	0	0	0
No of rectification directives issued	0	1	0	0
<b>6. WASTE DISPOSAL</b>				
<b>6.1 SEWAGE TREATMENT &amp; EFFLUENT DISPOSAL</b>				
No of new systems approved	2	25	3	27
Max. time taken to process applications (target 2 days)	1	3	3	7
Max time taken between final inspection & issue of certificate (target 2 days)	4	4	1	4
No of re-inspections due to unsatisfactory work	1	16	6	11
No of ATUs audited (target for the year - 9)	4	8	0	1
No of ATUs found not to be maintained to required standard	1	2	0	0
<b>6.2 INDUSTRIAL WASTE MANAGEMENT</b>				
No of inspections	0	0	N/A	N/A
No of premises overdue for inspection	0	0	N/A	N/A
No of premises exceeding Target RFS (5 or less)	0	0	N/A	N/A
No of rectification directives issued	0	0	N/A	N/A
<b>7. PROGRAM : NUISANCES/COMPLAINTS</b>				
<b>7.1 OFFENSIVE TRADES</b>				
No. of premises inspected	6	9	5	21
No. of premises overdue for inspection	0	0	0	0
No. of premises exceeding Target RFS (7 or less)	0	0	0	0
No. of rectification directives issued	3	3	0	1
<b>7.2 INTENSIVE HOUSING OF ANIMALS INSPECTIONS</b>				
No of premises inspected	0	19	0	17
No of premises overdue for inspection	0	0	0	0
No of premises exceeding Target RFS (5 or less)	0	0	0	0
No of rectification directives issued	0	2	0	2
<b>7.3 NOISE</b>				
No of complaints	5	24	3	19
No resolved	2	20	4	19
No recurring	3	13	0	5
Maximum response time (target 5 days)	2	2	2	2
No of directives issued	1	13	2	12
<b>7.4 PIGEONS/POULTRY</b>				
No of complaints	0	7	3	12
No resolved	0	5	0	10
No recurring	0	2	0	1
Maximum response time (target 5 days)	N/A	2	3	3
No of directives issued	0	4	1	7

**HEALTH SERVICES MANAGER'S REPORT TO THE CITY'S ENVIRONMENTAL  
 HEALTH PLAN FOR THE MONTH OF DECEMBER 2003**

	Current Year		Last Year	
	Month	YTD	Month	YTD
<b>7.6 KEEPING OF ANIMALS</b>				
No of complaints	2	7	0	3
No resolved	2	6	1	2
No recurring	0	1	0	1
Maximum response time (target 5 days)	1	2	N/A	1
No of directives issued	2	6	0	1
<b>7.7 PEST CONTROL</b>				
No of complaints	0	5	0	3
No resolved	1	5	0	3
No recurring	1	1	0	0
Maximum response time (target 5 days)	1	2	N/A	2
No of directives issued	1	3	0	3
<b>7.8 HOUSING</b>				
No of complaints	0	6	0	9
No resolved	1	6	2	9
No recurring	0	0	0	0
Maximum response time (target 5 days)	N/A	3	N/A	2
No of directives issued	0	2	0	6
<b>7.9 EFFLUENT DISCHARGE</b>				
No of complaints	0	2	0	2
No resolved	0	2	1	2
No recurring	0	0	0	0
Maximum response time (target 5 days)	N/A	1	N/A	3
No of directives issued	0	1	0	0
<b>7.10 DUST</b>				
No of complaints	0	0	1	1
No resolved	0	0	1	1
No recurring	0	0	0	0
Maximum response time (target 5 days)	N/A	0	2	2
No of directives issued	0	0	0	0
<b>7.11 SMOKE</b>				
No of complaints	1	12	0	9
No resolved	3	12	1	9
No recurring	0	4	0	2
Maximum response time (target 5 days)	1	2	N/A	2
No of directives issued	0	2	0	7
<b>7.12 ODOUR</b>				
No of complaints	1	4	0	7
No resolved	1	4	1	7
No recurring	0	0	0	2
Maximum response time (target 5 days)	1	1	N/A	2
No of directives issued	0	2	0	4
<b>7.13 OTHER</b>				
No of complaints	1	15	1	16
No resolved	3	12	3	16
No recurring	0	3	0	1
Maximum response time (target 5 days)	1	1	1	2
No of directives issued	0	2	0	14

***HEALTH SERVICES MANAGER'S REPORT TO THE CITY'S ENVIRONMENTAL HEALTH PLAN FOR THE MONTH OF DECEMBER 2003***

**8 ADMINISTRATIVE TASKS**

Local law review (due July)  
 Procedure Manual reviewed (due November)  
 Pamphlet stocks audited (due monthly)  
     Head Lice  
     Needle & Syringe Disposal  
     Alcohol & Health  
     Tobacco & Health  
     Drug & solvent Abuse  
 Other (as per Department of Health catalogue)  
 Sharps Register maintenance checked (due monthly)  
 Sharps containers checked (due monthly)

Current Year		Last Year	
Month	YTD	Month	YTD
0	1	N/A	N/A
0	1	N/A	N/A
1	4	N/A	N/A
1	4	N/A	N/A
1	4	N/A	N/A
1	4	N/A	N/A
1	4	N/A	N/A
1	4	N/A	N/A
1	5	N/A	N/A
1	4	N/A	N/A

**9. ACTION TAKEN UNDER DELEGATED AUTHORITY (PARTS IV, V, VII or VIII of the Health Act)**

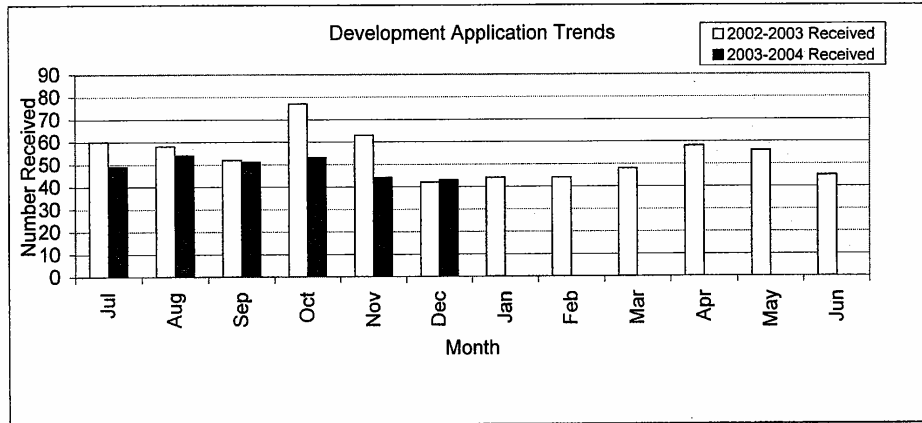
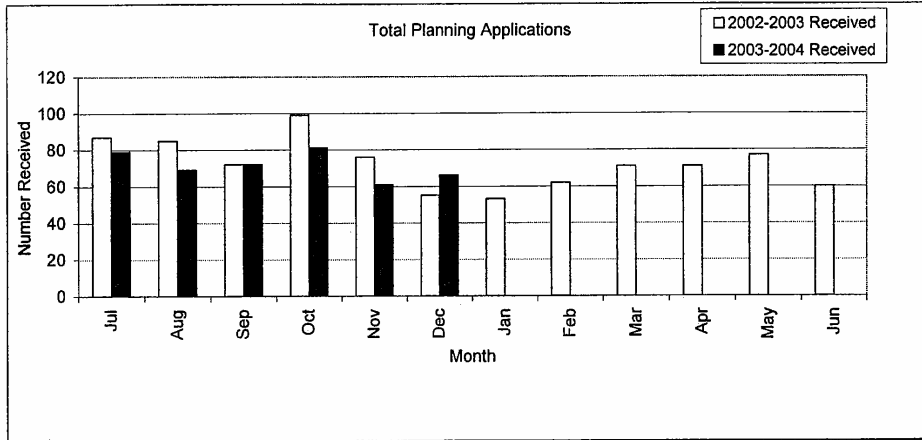
Direction of an officer to enter premises being Lot 110, HN 13, Bradbury Rd, Armadale, for the purpose of examination of drains pursuant to Section 108 of the *Health Act 1911*.

**10. LEGAL ACTION**

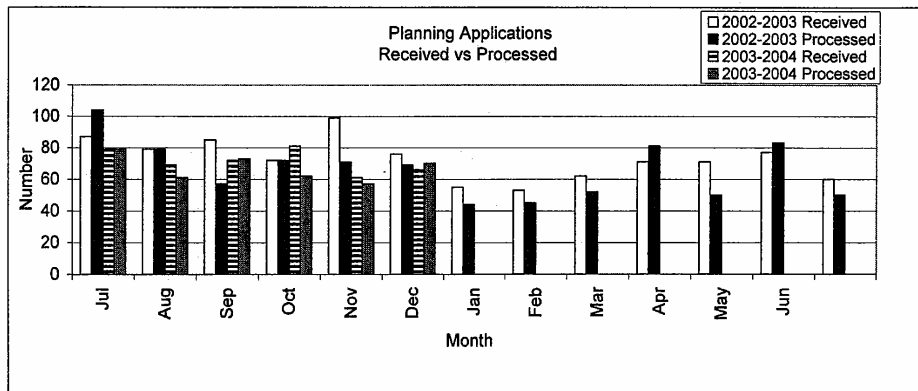
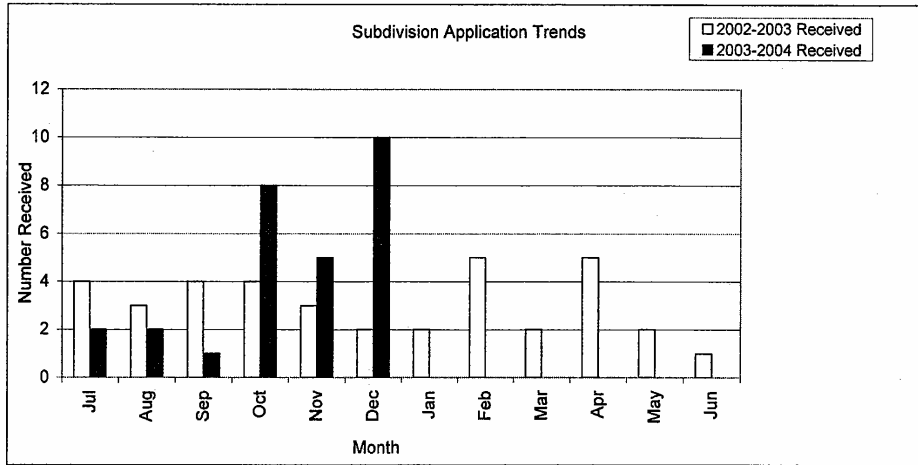
Name	Address	Asst N°	Offence	Status
Farmer Jack's, West Armadale	32 Girraween St, Armadale	A31215	Sale of food that is unfit for consumption, contrary to the provisions of Section 246L of the <i>Health Act 1911</i> (2 counts).	Referred to solicitors for action on 16 <sup>th</sup> December 2003.



***PLANNING SERVICES MANAGER'S REPORT FOR THE MONTH OF DECEMBER 2003***

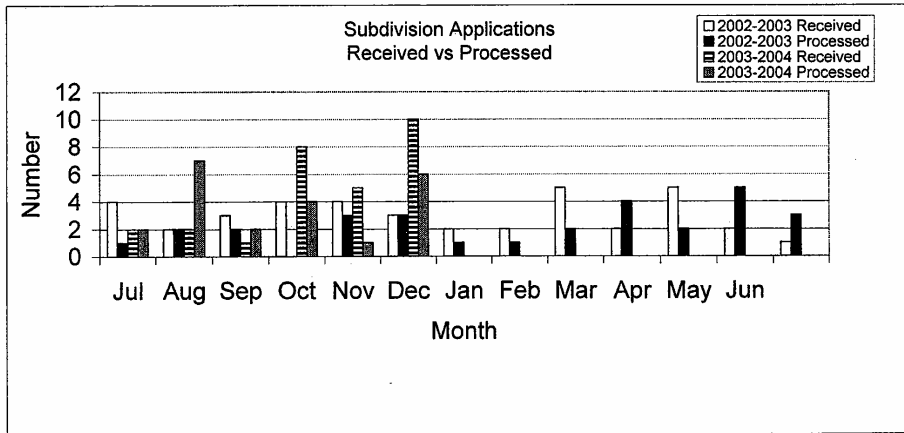
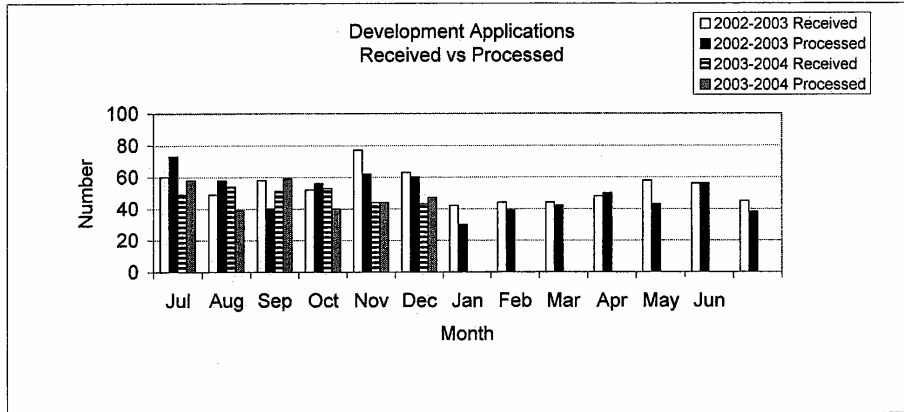


***PLANNING SERVICES MANAGER'S REPORT FOR THE MONTH OF DECEMBER 2003***





***PLANNING SERVICES MANAGER'S REPORT FOR THE MONTH OF DECEMBER 2003***



***WA LOCAL GOVERNMENT ASSOCIATION SUBMISSION - PUBLIC ACCOUNTS COMMITTEE INQUIRY INTO DEVELOPER CONTRIBUTIONS FOR INFRASTRUCTURE COSTS ASSOCIATED WITH LAND DEVELOPMENT***

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The Public Accounts Committee has established an inquiry and has written to the City inviting submissions. (*Attachment 1*)

The Executive Director, Development Services has prepared a submission (*Attachment 2*).

In addition the Western Australian Local Government Association has advised that it is preparing a representative submission based on Councils' established positions and the current views of member Local Governments regarding issues covered by the Inquiry. Preparation of the Association's submission is currently underway and following further consultation with members the Association will be disseminating copies of its draft submission electronically by Friday, 30th January 2004. The intention is that members will have an opportunity to comment on the draft submission before it is finalised and that the information contained therein will assist member Local Governments in the development of their individual submissions, if appropriate.

***WA LOCAL GOVERNMENT ASSOCIATION SUBMISSION - PUBLIC ACCOUNTS COMMITTEE INQUIRY INTO DEVELOPER CONTRIBUTIONS FOR INFRASTRUCTURE COSTS ASSOCIATED WITH LAND DEVELOPMENT cont'd...***

**Attachment "1"**

As you may be aware, on 29 November 2003, the Public Accounts Committee of WA Parliament publicised its decision to undertake an Inquiry into Developer Contributions for Infrastructure Costs Associated with Land Development along with the Seven Terms of Reference.

These Terms of Reference are:

- “1. To inquire into the current formulae applied to developer contributions, State and local government taxes, levies and other contributions to infrastructure and service costs to both public and private sectors for new frontal (green field) development;
2. It is generally accepted that as densities increase, the average infrastructure costs per dwelling decrease. In terms of new frontal development, at what density is the greatest financial efficiency in infrastructure costs obtained, while recognising that most frontal development will be at relatively low density;
3. What factors relating to new frontal developments contribute to disproportionately high increases in infrastructure, and may otherwise be avoided;
4. To inquire into the current formulae applied to developer contributions, State and local government levies and other contributions made to infrastructure;
5. To compare relative contributions in Western Australia to those in other jurisdictions in Australia;
6. To provide a comparative analysis between Terms of Reference 1 and 4 and to formulate recommendations to address inequities and strengthen efficiency in relation to private and public infrastructure contributions; and
7. To determine any patterns emerging where densities for in-fill development can be calculated and having regard to capacities of existing infrastructure and in the effort to maximise cost efficiencies in infrastructure and service providers”.

The Association acknowledges that the current requirements regarding provision of private and public infrastructure within residential subdivisions and administration of guidelines/methodology for apportionment of associated costs have been and continue to exist as significant issues for member Local Governments.

This concern is due to factors such as a broadening of State Government policy objectives within the planning, environmental management and sustainability domains, coupled with the increasing demands exerted upon Local Government as the mechanism by which implementation is sought at the local community level.

Further, competitive commercial strategies pursued by the development industry and heightened community expectations have combined to create an environment within which Local Government is required to invest considerable effort and resources in negotiating arrangements regarding the scope, standard and cost of infrastructure.

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***WA LOCAL GOVERNMENT ASSOCIATION SUBMISSION - PUBLIC ACCOUNTS COMMITTEE INQUIRY INTO DEVELOPER CONTRIBUTIONS FOR INFRASTRUCTURE COSTS ASSOCIATED WITH LAND DEVELOPMENT cont'd...***

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As such, the Association is preparing a representative submission based on Councils' established positions and the current views of member Local Governments regarding issues covered by the Inquiry.

Preparation of the Association's submission is currently underway and following further consultation with members the Association will be disseminating copies of its draft submission electronically by Friday 30th January 2004. The intention is that members will have an opportunity to comment on the draft submission before it is finalised and that the information contained therein will assist member Local Governments in the development of their individual submissions, if appropriate.

The Association would also appreciate copies of any submissions lodged by individual Local Governments so that they may be incorporated into the representative submission as appropriate.

Regards

Allison Hailes  
Executive Manager – Development  
Western Australian Local Government Association  
Telephone: 9213 2018  
Facsimile: 9322 2611  
Website: <http://www.walga.asn.au>

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***WA LOCAL GOVERNMENT ASSOCIATION SUBMISSION - PUBLIC ACCOUNTS COMMITTEE INQUIRY INTO DEVELOPER CONTRIBUTIONS FOR INFRASTRUCTURE COSTS ASSOCIATED WITH LAND DEVELOPMENT cont'd...***

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**ATTACHMENT "2"**

**Principal Research Officer  
Inquiry into Developer Contributions for Infrastructure Costs  
Public Accounts Committee  
Parliament House  
Perth WA 6000**

**PUBLIC ACCOUNTS COMMITTEE  
INQUIRY INTO DEVELOPER CONTRIBUTIONS FOR INFRASTRUCTURE COSTS**

Submission from Ian MacRae, Executive Director, City of Armadale

Please find set out below comments on the terms of reference relating to your Inquiry. While I do not seek an opportunity to make an oral presentation I would be happy to appear to answer questions of the Committee if requested. Should you require further information on the submission do not hesitate to contact the author on 93990136.

This submission is made in accordance with the Committee's seven terms of reference which are addressed in sequence:

- 1. To inquire into the current formulae applied to developer contributions, State and local government taxes, levies and other contributions to infrastructure and service costs to both public and private sectors for new frontal (green field) development;*

While new development is rateable upon subdivision, local government taxes, levies and contributions are minor compared with, for instance, Water Corporation headworks charges. Local government charges include subdivision clearances, planning application fees, and building application fees. The latter fees are based on fee for service and revenue is not used to fund other local government services. Additional pre-planning charges may apply in arranging for rezoning and structure planning – again this is based on a fee for service and is prescribed under the *Town Planning (Local Government Planning Fees) Regulations 2000*.

Infrastructure provision by the local government generally occurs post development whereby community facilities are provided (libraries, recreation and community facilities) and funded from rate revenue or grants. Developers do not generally pay for these facilities, certainly they may voluntarily contribute but they are not obliged to.

The Western Australian Planning Commission's Planning Bulletin No 18 (Developer Contributions for Infrastructure) 1997, generally prescribes which infrastructure can be required from developers and which generally provided by local government.

Prior to development, land is given up by the developer for open space based upon the long-standing Western Australian Planning Commission policy (DC2.3 Public open space in residential areas) that 10% of the gross subdivisible area be given up free of cost as a reserve for recreation. This is generally appropriate and does not require review provided there is sufficient flexibility in application to take account of density and local circumstances. Occasionally land is unsuitable as open space, often because the subdivided area is too small to contribute a useable open space.

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***WA LOCAL GOVERNMENT ASSOCIATION SUBMISSION - PUBLIC ACCOUNTS COMMITTEE INQUIRY INTO DEVELOPER CONTRIBUTIONS FOR INFRASTRUCTURE COSTS ASSOCIATED WITH LAND DEVELOPMENT cont'd...***

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**ATTACHMENT "2"**

The deficiencies in Section 20C of the *Town Planning and Development Act* mean that in many instances the City is obliged to accept vesting of unusable and inappropriate open space. An amendment to S20C to state that cash-in-lieu of open space should be payable where the Commission and the local government agree, without giving the landowner the discretion in the matter, is recommended. This amendment would facilitate a better open space network while providing some resources for the improvement of existing reserves or the purchase of more appropriate reserves in the locality of the subdivision.

Roads are provided by the subdivider on the basis that the subdivision creates the need for the road rather than the wider community. In the case of regional roads it has been the practice for the subdivider to give up the land and to construct one or the two carriageways.

Footpaths are frequently not provided by the subdivider creating a legacy of suburbs with inadequate facilities for the pedestrian and a backlog of unbuilt footpaths that a City with limited resources may take many years to complete. The original subdivider should be required to build a footpath at least on one side of all streets except for short culs-de-sac and on both sides of local and district distributors. Calculations made by the City of Armadale indicate that the City requires the construction of 46.21km of residential footpaths that should have been provided at subdivision. These will now require the expenditure by the City of \$2,493,700 to construct over ten years. Similarly it is estimated that 36.68km of cycle paths are required at a cost of \$1,050,000 over ten years.

- 2. It is generally accepted that as densities increase, the average infrastructure costs per dwelling decrease. In terms of new frontal development, at what density is the greatest financial efficiency in infrastructure costs obtained, while recognizing that most frontal development will be at a relatively low density.*

It will be for the development industry to provide the calculations for the most efficient lot size in respect to infrastructure costs. Clearly the higher the density the lesser the cost of linear services. There does come a point, however, where additional services are required in higher density than in lower density (for instance more open space may be required in higher density suburbs in view of the lesser private open space and increased pressure on the standard 10% provision). Evidence gathered over previous years has indicated that the declining lot sizes and rise in medium density development has generally been matched by falling household size with a net result that the population density per hectare has remained stable. Accordingly the only areas within the metropolitan region where there is a demonstrated shortage of open space are those areas developed prior to the 1950s when the 10% open space policy was first applied.

It can be anticipated that as subdivision increasingly occurs in small parcels as land is increasingly fragmented amongst numerous landowners, there will be an increase in the avoidance of POS contributions in that these are not applied to subdivisions creating less than five lots. The reason for this is that the WAPC does not apply its 10% POS policy to subdivision applications of five lots or less as it cannot count on cash-in-lieu provisions being applied. The amendments to S20C of the Act, recommended above, would address this anomaly.

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***WA LOCAL GOVERNMENT ASSOCIATION SUBMISSION - PUBLIC ACCOUNTS COMMITTEE INQUIRY INTO DEVELOPER CONTRIBUTIONS FOR INFRASTRUCTURE COSTS ASSOCIATED WITH LAND DEVELOPMENT cont'd...***

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**ATTACHMENT "2"**

A significant factor may be the tenure of the residential development. Development of grouped dwellings under strata titling arrangements could generally provide servicing economies compared with single house development on individual titles. Economies would accrue from lesser road infrastructure, lesser standards relating to water and sewerage and possibly power. The encouragement of development with such lower standards may not always be desirable and may not be manifest in the long term.

3. *What factors relating to new frontal developments contribute to disproportionately high increases in infrastructure, and may otherwise be avoided.*

The City of Armadale is shortly to experience a large amount of frontal development with the subdivision of land at North Forrestdale and Brookdale. In recent years there has been reliance on accommodating the demands of new communities from existing community infrastructure. The frontal development at Forrestdale and Brookdale, due to its isolation from existing infrastructure, will require the City to consider providing new community infrastructure rather than building on that existing. This will present a difficulty in the provision of new community services. It is possible that alternative approaches, such as the provision of services in association with local schools and developers in shopping centres, will ameliorate the difficulties to the City, at least in the short-term.

A particular issue of concern in the new developments of Brookdale and North Forrestdale relates to the increasing community demand for environmental management and quality environmental outcomes reflected in the promotion by some State agencies of significant reform of the way urban water management is addressed through the land development process. The changing ground rules, and inconsistent approach between individual agencies, concerning this type of development presents difficulties to the development industry and local government in being able to establish what the State government requirements are.

Public statements are increasingly made regarding the savings in public infrastructure derived from encouraging greater infill development compared with frontal development. Such statements should be viewed with caution. Studies undertaken elsewhere in Australia have not been conclusive in demonstrating that savings would necessarily accrue. As noted in the Commonwealth's Report of the house of Representatives Standing Committee for long term strategies (1992, p142) "It is vital that any urban consolidation that does occur is located in areas where there is spare capacity; otherwise it may result in increased costs, not savings". That Committee was drawn to the conclusion that from the evidence, designated sub-centres were the optimum means of reducing trip lengths, congestion and pollution. The City of Armadale is strongly of the view that a greater emphasis on the development of sub-regional centres would be the optimum planning strategy for accommodating and servicing metropolitan growth.

Clearly transport is a key factor associated with frontal development regarding which two points should be made. Firstly, it cannot be ignored that individual purchasers are often prepared to trade the increasing travel demands associated with frontal development for the greater spaciousness and affordability of fringe housing, and why should they be discouraged from making this choice? Secondly, frontal development should not be immediately seen as "sprawl" or even "fringe" development.

***WA LOCAL GOVERNMENT ASSOCIATION SUBMISSION - PUBLIC ACCOUNTS COMMITTEE INQUIRY INTO DEVELOPER CONTRIBUTIONS FOR INFRASTRUCTURE COSTS ASSOCIATED WITH LAND DEVELOPMENT cont'd...***

**ATTACHMENT "2"**

Often the housing densities achieved in new suburbs are greater than in established suburbs and no way do they reflect the common understanding of sprawling suburbs. Normally lot sizes of less than 600m<sup>2</sup> with group dwelling sites and a pattern of walkable centres can be achieved. More importantly, greater emphasis on lateral access to sub-regional centres for retail, community and employment activities rather than the traditional emphasis on access to the CBD (where only 18% of employment now resides) would substantially negate some of the arguments currently posed against frontal development.

4. *To inquire into the current formulae applied to developer contributions, State and local government levies and other contributions made to infrastructure.*

This term of reference relates particularly to State government charges. Other than application fees the main contributions made by developers towards infrastructure provided by the local government are made in areas where a guided scheme prevails. These contributions are necessary in recognition of the fact that areas with fragmented land ownership there is a need to contribute land for community uses on an equitable basis.

5. *To compare relative contributions in Western Australia to those in other jurisdictions in Australia.*

Western Australia has been fortunate to this point in time in being able to secure adequate infrastructure from the initial subdivision and development. On occasions there have been lapses creating a long-term legacy which future generations have had to address – such as the subsequent need to underground power lines in suburbs developed pre-1980, the failure in many suburban developments to provide footpaths, and the lack of open space in pre-1950 suburbs due to no clear policy of the Town Planning Board until that time. However, these are relatively small matters compared with the difficulties posed in cities such as Sydney where local governments have legitimately required the power to impose infrastructure agreements upon developers. The Western Australian planning system has had greater experience and legislative power in the area of guided town planning schemes than other States, possibly other States would not have resorted to power to impose infrastructure contributions if town planning scheme powers had been available to use.

6. *To provide a comparative analysis between Terms of Reference 1 and 4 and to formulate recommendations to address inequities and strengthen efficiency in relation to private and public infrastructure contributions.*

It is not apparent that there are inequities in current infrastructure provision in terms of the provision of local government infrastructure.



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***WA LOCAL GOVERNMENT ASSOCIATION SUBMISSION - PUBLIC ACCOUNTS  
COMMITTEE INQUIRY INTO DEVELOPER CONTRIBUTIONS FOR INFRASTRUCTURE  
COSTS ASSOCIATED WITH LAND DEVELOPMENT cont'd...***

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**ATTACHMENT "2"**

7. *To determine any patterns emerging for in-fill development can be calculated having regard to capacities of existing infrastructure and in the effort to maximize cost efficiencies in infrastructure and service providers.*

The objective of this term of reference is not entirely clear. It is assumed that the objective is to promote infill development to the maximum allowed from infrastructure capacities. One can agree that such an objective is desirable as one would expect that savings would accrue particularly in terms of transport and social infrastructure. However, this is subject to (as cautioned above) not forcing individuals to make what may be an undesirable choice in trading a desirable spacious family orientated residential environment for lesser travel costs.

Planning for the housing of the future population should not be over-simplified with an over-emphasis on the desire to minimize travel while social and psychological well-being is ignored. One could envisage that too much attention to infill could result in greater congestion, loss of environmental quality and life experience if not handled with care. The task of planners should be to optimize the choices people can make, not to prematurely limit these choices, unless there is sufficient evidence that there is community benefit in so doing.

Thank you for the opportunity to make a submission.

IAN MACRAE  
EXECUTIVE DIRECTOR  
DEVELOPMENT SERVICES

**Armadale Redevelopment Authority**  
**BROOKDALE – WUNGONG DEMONSTRATION PROJECT**  
**WORKSHOP**

held at the offices of LandCorp

5 December 2003

**Notes**

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**Attendees:**

Verity Allen	- ARA Board Member
John Ellis	- Executive Director, ARA
Jos Mensink	- Department of Premier and Cabinet
Mike Hollett	- Water Corporation
Geoff Syme	- CSIRO
Blair Nancarrow	- CSIRO
Matt Taylor	- CSIRO
Bill Burrell	- Taylor Burrell Barnett
Ray Tame	- City of Armadale
Don McFarlane	- Water and Rivers Commission
Mike Moloney	- LandCorp
Jamie Douglas	- ARA
Richard Hammond	- Architect Urban Designer
Debra Shorter	- Marketforce (Facilitator)

**Apologies:**

Bruce Low - LandCorp

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**1. Summary of early discussion**

John Ellis (Executive Director ARA)

The redevelopment scheme will guide the Brookdale development. It is a 15-20+ year development, with the decisions on below ground infrastructure needed within the next 12 months. We need to know what the complexities and the innovations are and lock them into the Redevelopment Scheme Policies i.e. water reuse, urban design, sustainability etc.

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***ARA – BROOKDALE/WUNGONG DEMONSTATION PROJECT cont'd...***

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Spoke also of needing a scheme that dictates what the built form will be. It is very exciting and a great opportunity to go forward, but also has a great opportunity to 'fold'. We need to address the complexities of the project and kick start after Christmas.

**Bill Burrell (Taylor Burrell Barnett)**

The project is centered on having "great" infrastructure. If we fail in providing this, it will be detrimental to its viability. With the various projects happening around Armadale, there is an opportunity for a transit city approach. Water becomes the key issue as we move further west. Our development plan cannot be too complex as we risk scaring developers. The built form, the density and the public domain need to be safe and create a sense of 'place' for the residents.

**Don McFarlane (Water and Rivers Commission)**

In terms of the Southern River and Canning Estuary, EPA will not approve any runoff of nutrients. It was noted that in its current rural form, it is exporting a lot of nutrients, if not more than what urban development produces. Issues to look at include water sensitive urban design, i.e. what nutrients might drain into the aquifer. Also need to look at nutrient flow and the high water tables. Opportunity for the CSIRO to monitor water under the different forms of urban development, i.e. increase knowledge of the impact development has on high water tables

**2. Key issues for the Brookdale-Wungong Demonstration Project**

- How to keep profile high when there is a lot going on in Government
- Can we do waste water management or do we need to develop another supply?
- Must create something that appeals to the purchasers ultimately. Important to create a population that makes a social difference to the area.
- The current poor image of the area and the need to create a new vision for future viability – poor image at a local level also
- Possible changes to the urban growth boundary
- Need for one major developer in the project with muscle-one with vision and commitment
- The right cut and fill propositions (the need to import a big question) – import or cut out of landscape and thus changing the natural topography
- Do we want to change the natural topography? (what mix of change)
- What will the competition be by the time we go to market (LWP/Futuris Project. Canning Vale end?)
- What will differentiate this project? Want to create a new market for the area
- Product definition. What mix of social, economic, environmental attributes? Low/high density – to appealing to

***ARA – BROOKDALE/WUNGONG DEMONSTATION PROJECT cont'd...***

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- Population is essential to sustain Armadale for the future. Especially the C.B.D
- The need to eliminate Homeswest 'NIP' style projects and take a major overview
- High need for the Business Park to be done well because of employment and social consequences.
- Closely examine Ellenbrook and other developments – learn from their mistakes

***ARA – BROOKDALE/WUNGONG DEMONSTATION PROJECT cont'd...***

**SWOT ANALYSIS**

**Brookdale – Wungong Demonstration Project 5.12.03**

<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Poor current image – both by locals and abroad</li> <li>• Not on the coast – largest pop coastal dwelling</li> <li>• High cost of development blocks – low price of land</li> <li>• Disparate ownership</li> <li>• Long way from Perth (perception)</li> <li>• No superficial aquifer (no bores possible)</li> <li>• Removed from employment centres</li> <li>• High water table</li> <li>• Demographic issues – low socio, low density</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Future competitors</li> <li>• Rising interest rates</li> <li>• Low land prices in the area</li> <li>• Possible change in Government</li> <li>• Development standards required might be too high</li> <li>• State government housing</li> </ul>
<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Will be an identifiable, traditional town</li> <li>• Proximity to infrastructure</li> <li>• The will to do it exists</li> <li>• ARA having control over a large area</li> <li>• Attractive features – hills backdrop and good natural elements – great landscape that can be greatly improved</li> <li>• Transport link</li> <li>• Frontal</li> <li>• Has a strong cultural history</li> <li>• Large landmass – create an identifiable town</li> </ul>	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Community embracing environmental issues</li> <li>• To improve the link between water resources management and social sustainability</li> <li>• Reverse a whole way of thinking</li> <li>• Reduce long term infrastructure costs</li> <li>• Create a brilliant landscape</li> <li>• Change the image of Armadale</li> <li>• Create a national icon</li> <li>• Water consciousness</li> <li>• Work from home</li> <li>• Can be innovative</li> <li>• Wungong Brook can become a major living stream</li> <li>• Cultural heritage</li> <li>• Bring development east</li> <li>• Marketing – innovative marketing for innovative product</li> </ul>

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***ARA – BROOKDALE/WUNGONG DEMONSTATION PROJECT cont'd...***

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**3. Business Implications of the Weaknesses and Threats**

- Might need more intervention for special features
- Can't go down a traditional development path – must create something special (This is also the opportunity)
- Marketing the project will be very tricky – need an early start.
- Partnering is essential for a project of this size and complexity.
- Might need to engineer the social heart

**4. The key leverage points from the Strengths and Opportunities**

- Already has surrounding infrastructure
- Will cater for a group of people not catered for now
- An attractor is needed – something iconic for the SE corridor
- E.g. Education facility
- The business park – employment
- Improvements that will be made to surrounding amenities
- Environmental features of the site enhanced
- Eg. Creation of a nature corridor
- Innovative form of housing
- E.g. An eco village
- Safety and security addressed as an integrated community strategy
- Engagement of the community in all aspects of the development

**5. Research Streams required**

- What are the community aspirations – taking the widest possible look
- How to combine environmental management with cultural considerations
- Need to investigate historical connections
- The name – its suitability
- Waste Treatment Plant
- Water and nutrient balance including contaminated sites (must look beyond just the Brookdale site to particularly the Hills, the source of water origination)
- Geology of the area
- Benchmarking – local, national, overseas examples. (Review those who have really done it but continue to think outside of the box)
- The key attractor/s – what could it or they be?
- Population – in/out/who? What are the detractors. How important are the issues of security, unemployment, technology, environmental sensitivity? What could we create for the retiring baby boomers?
- Transportation – including EW links to take people to the coast

***ARA – BROOKDALE/WUNGONG DEMONSTATION PROJECT cont'd...***

*There is a high need to do it differently – not just in the infrastructure and built-form but in all aspects of the development process.*

**6. Future work streams**

ARA and The City of Armadale would need to be involved in all work streams.

<b>Work Streams</b>	<b>Possible groups who should be considered for involvement</b>
<u>Environmental</u> Specifically water management Other areas	WaterCorp, WRC, CSIRO, Dept of the Premier and Cabinet, Dept of Environmental Protection, SEDO, Sustainability Directorate, Federal agencies, (Water and Green) Landscape experts
<u>Urban Form</u> Looking at alternative structures and infrastructure models	DPI, LandCorp, CSIRO (Melbourne) WaterCorp, ULI, CNU, Curtin University
<u>Transport</u>	DPI, PTA, Murdoch University
<u>Social</u> Security, jobs, education, recreation	CSIRO, Dept of Sport and Recreation, DIA, Dept for Community Development, Curtin University, Health Dept, Police, Education and Training, UWA
<u>Economic planning</u> Financial modelling and employment	LandCorp (project feasibility), Treasury, DOIR, Private Sector, Dept of Education and Training
<u>Land use management</u> The overall scheme itself	WAPC, DHW, DPI, LandCorp, Community Groups e.g. Armadale/Gosnells LandCare, Landscape Institute
<u>Cultural</u>	Community groups, CSIRO, DIA, Tourism Commission, Dept of Culture and the Arts, Stakeholder groups

***ARA – BROOKDALE/WUNGONG DEMONSTATION PROJECT cont'd...***

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**7. Where to next?**

- Create a planning programme
- Water Management research critical  
(will impact significantly on infrastructure development)
- Research community aspiration
  - Culture
  - History
  - What do people like about the area now?
  - What are the detractors?
  - Etc.



**TOWN PLANNING SCHEME NO.2 & NO.3 – SCHEME AMENDMENT ACTION TABLE**

No.	Street & Proposal	Initiation	Documentation & Costs	Environmental Review Required 28 days	Submissions Open	Submissions Closed	Environmental Conditions set by Minister	Adoption	Referred to DPI for action	Minister's Final Approval	Execution of Amendment Documents	Govt. Gazette
143	Lots 6, 7 & 8 Wolfe Rd, Lots 421 & 449 Taylor Rd & Lots 27 & 501 Oxley Rd - "General Rural" to "Special Use - Rural/ Residential"	21/7/97 & 23/4/01	2/12/97	Environmental review submitted to Council in June 2000.	22/8/01	2/10/01	Revised Conditions received 15/12/03					
168	Text Amendment for Development Contributions for Infrastructure Forrestdale Ind Park <i>Note - site is also subject to Armadale Redevelopment Scheme 2004 - submissions period opened 1/7/12/03 to 20/2/04.</i>	16/10/00	N/A	N/A	13/10/00	16/2/01	N/A	18/3/02	18/4/02			
170	Rezoning Lots 420 & 450 Taylor Rd, Forrestdale from "General Rural" and "Rural-Groundwater Protection" to "Special Use-Rural Residential"	19/6/00	9/8/00	Not Assessed	5/2/01	19/3/01	N/A	21/5/01 & 20/5/02	3/7/02			
175	Rezone Lot 250 Stone Rd, Armadale from "Special Use - Service Station" to "General Industry"	19/3/01	10/5/01	DEP - 11/6/01	27/6/01	8/8/01	N/A	17/9/01	Awaiting EPA Approval			
180	Rezone Part of Lots 102 & 103 Brookton Hwy, Karragullen from "General Rural" to "Special Use - Rural Residential"	17/9/01		N/A	30/1/02	13/3/02	N/A	21/7/03	25/7/03			
183	Rezone portion of Pt Lot 29 Taylor Rd, Forrestdale from "General Rural" to "Special Use - Rural Residential"	18/2/02	12/4/02	Referred 2/7/02	28/8/02	9/10/02	N/A	17/2/03				
185	Rezone Pt Lot 114 Warton Rd & Pt Lot 3 Nicholson Rd from "General Rural" to "Special Use and Residential Development Area"	16/9/02	16/10/02	N/A	29/1/03	12/3/03		16/6/03				2/12/03



**PEDESTRIAN ACCESS WAY (PAW) CLOSURES –  
 SIGNIFICANT ACTIONS DURING DECEMBER 2003**

<b>PEDESTRIAN ACCESS WAY (PAW) CLOSURES SIGNIFICANT ACTIONS DURING DECEMBER 2003</b>						
<b>CLOSURE NUMBER</b>	<b>LOCATION</b>	<b>REQUEST RECEIVED</b>	<b>AGREEMENT OF ABUTTING LANDOWNERS RECEIVED</b>	<b>ADVERTISED FOR PUBLIC COMMENT</b>	<b>CLOSING DATE OF ADVERTISEMENTS</b>	<b>COMMENTS</b>
WAY/7/97	PAW between Lots 201(12) and 202(10) Jarrah Close, Westfield	12/10/01	Yes	Yes	14/3/03	Awaiting approval from Dept for Planning & Infrastructure. Reminder letter sent. Further reminder letter sent 19/01/04.
WAY/1/93	PAW between Lots 114 & 35 Fifth Road and Lot 174 Sexty Street, Armadale	31/10/03	No	No	—	Awaiting responses from abutting landowners.
WAY/13/91	Public Utilities Reserve (formerly PAW) between Lot 79 & 80 Brookside Avenue and Lots 93 & 94 Meyer Close, Kelmscott	12/03	Yes	No	—	Advice being obtained from DPI, Land Asset Management Services re status of land and whether advertising is required.

***SUBDIVISION APPLICATIONS – DECEMBER 2003 / JANUARY 2004  
 REPORT ON CONSEQUENTIAL ACTION OF COUNCIL RECOMMENDATION***

SUB NO.	OWNER & LOCATION	PROPOSAL	COA REC	COMMENTS
123333	Westzone Enterprises Pty Ltd, RMB 820 Jennacubbine <b>PT 8 &amp; 54 JULL ST, ARMADALE</b>	Amalgamation of 2 Lots	APPROVAL	WAPC Approval 16 December 2003
123402	H Newell & MP Plummer 4 Robin Road Roleystone <b>LOT 10 BROOKS RD, ROLEYSTONE</b>	Create 8 Lots	APPROVAL	WAPC Approval 22 December 2003
123576	Peet & Co <b>LOT 27 HILBERT RD, BROOKDALE</b>	Create 15 Lots	APPROVAL	WAPC Approval 30 December 2003
123528	M Alteri Lot 27 Williams Road Armadale <b>LOT 27 BRAEMORE ST, ARMADALE</b>	Create 2 Lots	APPROVAL	WAPC Approval 5 January 2004
123584	Computer Accounting & Tax Pty Ltd, Applecross <b>LOT 12 SOUTH WESTERN HWY, ARMADALE</b>	Create 2 Lots	APPROVAL	WAPC Approval 7 <sup>th</sup> January 2004
123784	Whittaker & CT & JH Doherty 17 Turo Close Willetton <b>LOT 3 ALBANY HWY ARMADALE</b>	Create 2 Lots	APPROVAL	WAPC Approval 15 January 2004

**COMPLIANCE OFFICER'S REPORT FOR THE MONTH OF DECEMBER 2003**

REF : SA

<b>1 FORM 2 CONDITIONS OF APPROVAL</b>		<b>No. of inspections</b>	<b>No. not complying</b>	<b>No. rectified</b>	<b>No. prosecutions instituted</b>	<b>No. prosecutions successful</b>
<b>1.1 INDUSTRIAL</b>						
Current Year - Month to Date		0	0	0	0	0
Current Year - Year to Date		0	0	0	0	0
<b>1.2 COMMERCIAL</b>						
Current Year - Month to Date		0	0	0	0	0
Current Year - Year to Date		1	0	1	0	0
<b>1.3 RESIDENTIAL</b>						
Current Year - Month to Date		68	0	0	0	0
Current Year - Year to Date		80	0	0	0	0
<b>1.4 RURAL</b>						
Current Year - Month to Date		23	0	1	0	0
Current Year - Year to Date		26	2	1	0	0
<b>SUB TOTAL YEAR TO DATE</b>		<b>127</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>2 CAR WRECKS AND RELATED ISSUES</b>						
<b>2.1 INDUSTRIAL</b>						
Current Year - Month to Date		0	0	0	0	0
Current Year - Year to Date		86	0	0	0	0
<b>2.2 COMMERCIAL</b>						
Current Year - Month to Date		0	0	0	0	0
Current Year - Year to Date		0	0	0	0	0
<b>2.3 RESIDENTIAL</b>						
Current Year - Month to Date		6	2	1	0	0
Current Year - Year to Date		30	12	8	0	0
<b>2.4 RURAL</b>						
Current Year - Month to Date		2	1	1	0	0
Current Year - Year to Date		9	5	4	0	0
<b>SUB TOTAL YEAR TO DATE</b>		<b>125</b>	<b>17</b>	<b>12</b>	<b>0</b>	<b>0</b>

**COMPLIANCE OFFICER'S REPORT FOR THE MONTH OF DECEMBER 2003**

3 TRUCK PARKING		No. of inspections	No. not complying	No. rectified	No. prosecutions instituted	No. prosecutions successful
3.1 COMMERCIAL						
Current Year - Month to Date		0	0	0	0	0
Current Year - Year to Date		0	0	0	0	0
3.2 RESIDENTIAL						
Current Year - Month to Date		0	0	0	0	0
Current Year - Year to Date		22	13	6	0	0
3.3 RURAL						
Current Year - Month to Date		3	0	3	0	0
Current Year - Year to Date		12	5	5	0	0
<b>SUB TOTAL YEAR TO DATE</b>		<b>31</b>	<b>18</b>	<b>10</b>	<b>0</b>	<b>0</b>
4 OTHER TPS BREACHES						
4.1 INDUSTRIAL						
Current Year - Month to Date		2	1	0	0	0
Current Year - Year to Date		10	7	1	0	0
4.2 COMMERCIAL						
Current Year - Month to Date		0	0	0	0	0
Current Year - Year to Date		7	5	1	0	0
4.3 RESIDENTIAL						
Current Year - Month to Date		1	10	0	0	0
Current Year - Year to Date		54	25	14	0	0
4.4 RURAL						
Current Year - Month to Date		1	0	1	0	0
Current Year - Year to Date		62	36	16	0	0
<b>SUB TOTAL YEAR TO DATE</b>		<b>133</b>	<b>73</b>	<b>32</b>	<b>0</b>	<b>0</b>
5 TOTALS - MONTH TO DATE		<b>105</b>	<b>5</b>	<b>7</b>	<b>0</b>	<b>0</b>
TOTALS - YEAR TO DATE		<b>415</b>	<b>110</b>	<b>55</b>	<b>0</b>	<b>0</b>

**PLANNING DEPT'S MONTHLY ADMINISTRATIVE REPORTS FOR DECEMBER 2003**

Applic. Number	Description	Assess No.	Name and Address	Date of Applic.	Date Stage Occurred	Memo
P000254 2/0	GARAGE	A233275	CONSTLINE SHEDS 10 PRIMDRE PL BEDFORDALE 6112	30.10.00	09.12.03	CONDITIONALLY APPROVED BY DELEGATION
P030162 2/0	MISC DEVELOPMENT	A28046	Value \$50.00			
P030162 2/0	CHANGE OF USE	A28046	Value \$100.00			
P030249 2/0	RURAL INDUSTRY	A3812	DYKSTRA & ASSOCIATES 250 FOREST RD BROOKDALE WA 6112	25.08.03	24.12.03	CONDITIONALLY APPROVED BY COUNCIL
P030249 2/0	EARTH DAM AND POND FOR ORNAMENTAL PURPOSES AND FIRE FIGHTING	A3812	CHEYNE MP 132 ALBANY HWY BEDFORDALE 6112	01.10.03	29.12.03	CONDITIONALLY APPROVED BY COUNCIL
P030275 2/0	RURAL INDUSTRY	A86747	CONSTLINE SHEDS 35 LAKE RD CHAMPION LAKES 6111	10.10.03	19.12.03	CONDITIONALLY APPROVED BY DELEGATION
P030284 2/0	ERECT A FULL COLOUR BOND SHED	A12146	MARINE JG 8 KEATES RD ARMADALE 6112	08.10.03	22.12.03	CONDITIONALLY APPROVED BY DELEGATION
P030291 2/0	MISC DEVELOPMENT	A163969	Value \$690.00			
P030291 2/0	ERECT C/BOND PATIO	A163969	Value \$50.00			
P030305 2/0	MISC DEVELOPMENT	A238423	Value \$100.00			
P030305 2/0	MODIFY BUILDING ENVELOPE	A238423	Value \$100.00			
P030315 2/0	GROUPED DWELLING	A238504	Value \$100.00			
P030315 2/0	GROUPED HOUSING	A238504	Value \$100.00			
P030316 2/0	MODIFY BUILDING ENVELOPE	A229400	Value \$100.00			
P030352 2/0	MISC DEVELOPMENT	A240721	Value \$			
P030352 2/0	PROPOSED SINGLE DWELLING	A240721	Value \$			
P030352 2/0	SINGLE RESIDENTIAL	A240721	Value \$			
P030353 2/0	ERECT GARAGE	A205953	Value \$50.00			
P030353 2/0	MISC DEVELOPMENT	A205953	Value \$50.00			
P030358 2/0	PROPOSED GARZEBO	A89987	Value \$50.00			
P030358 2/0	MISC DEVELOPMENT	A89987	Value \$50.00			

CITY OF ARMADALE  
(BFS20)

TOWN PLANNING SYSTEM  
 Applications Passed The Stage Of : CONCLUDED Between 01.12.03 and 31.12.03

Application Type : DEVELOPMENT  
 For Period Ending : 31.01.04

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**PLANNING DEPT'S MONTHLY ADMINISTRATIVE REPORTS FOR DECEMBER 2003**

Applic. Number	Applic. Description	Assess No.	Name and Address	Date of Applic.	Date Stage Occurred	Memo
P030360	PROPOSED SINGLE DWELLING & GAZEBO	A241200	M HARFIELD 6/25 CANNIS RD BEDFORDALE 6112	05.11.03	22.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030362	SINGLE RESIDENTIAL	Value \$391.00	S ADAMS CHAMPION DR KELMSCOTT 6111	05.11.03	24.12.03	CONDITIONALLY APPROV ED BY COUNCIL
P030365	PROPOSED SHOWROOM & SERVICE BAYS	A166668	H & E DESIGN & DRAFTING SER11.11.03	29.12.03	29.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030365	EXTENSION OF APPROVAL FOR MEDICAL CNTR	A233077	2 BROOKS RD ROLEYSTONE WA 6111	12.11.03	05.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030368	COMMERCIAL	Value \$115.00	COMMODORE HOMES 12 GERTRUDE AVE CHAMPION LAKES 6111	19.11.03	10.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030368	PROPOSED SINGLE DWELLING	A81652	BANZIC DD LOT 406 EQUESTRIAN AVE BEDFORDALE WA 6112	02.12.03	08.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030369	SINGLE RESIDENTIAL	Value \$288.42	PERTH HOME IMP 16 BISHOP CL SEVILLE GROVE WA 6112	28.11.03	08.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030394	PROPOSED SINGLE DWELLING	A238473	ANDREW DONALDSON ARCHITECT LOT 51 BRIGADE RD ARMADALE WA 6112	05.12.03	16.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030394	C/BOND PATIO	Value \$322.00	HIGHLINE BLD CONST 12 JARRAH CL WESTFIELD WA 6111	03.12.03	16.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030394	SINGLE RESIDENTIAL	Value \$50.00	LOBO IMM 3A WATKINSON CT SEVILLE GROVE WA 6112	03.12.03	17.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030402	MISC DEVELOPMENT	A204541	WALLACE B 5/19 LATHWELL ST ARMADALE WA 6112	02.12.03	08.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030402	FINE CHINA MANUFACTURING & RETAIL FACILI	A276	GOUCHER CJ 9 CROWLIN GNS SEVILLE GROVE 6112	02.12.03	24.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030403	MISC DEVELOPMENT	Value \$5500.00	BLUSTERSOCH AN 3 CARLTON CT BEDFORDALE WA 6112	28.11.03	15.12.03	CONDITIONALLY APPROV
P030403	C/BOND GARAGE WITH ZINC ROOF	A111938	ARMADALE PARTNERSHIP			
P030412	MISC DEVELOPMENT	Value \$50.00				
P030415	PATIO	A197300				
P030415	MISC DEVELOPMENT	Value \$50.00				
P030415	PATIO	A175550				
P030416	GARAGE	A227852				
P030416	SINGLE RESIDENTIAL	Value \$				
P030417	RESIDENTIAL DWELLING	A241494				
P030418	SINGLE RESIDENTIAL	Value \$409.95				
P030418	PROPOSED PATIO	A236992				

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TOWN PLANNING SYSTEM  
 Applications Passed The Stage Of : CONCLUDED Between 01.12.03 and 31.12.03

CITY OF ARMADALE  
 (BTR920)



**PLANNING DEPT'S MONTHLY ADMINISTRATIVE REPORTS FOR DECEMBER 2003**

Application Type	Applic. Number	Description	Value	Assess No.	Name and Address	Date of Applic.	Date Stage Occurred	Memo
MISC DEVELOPMENT	3/0				6/91 SEVENTH RD ARMADALE WA 6112			ED BY DELEGATION
PROPOSED PATIO	P030421 2/0		\$50.00	A4913	CASIS PATIO'S 9 SERENA GR MT NASURA WA 6112	12.12.03	22.12.03	CONDITIONALLY APPROV ED BY DELEGATION
PROPOSED SINGLE DWELLING	P030424 2/0		\$50.00	A235625	ASHBY 9 DOMAS DR BEDFORDALE WA 6112	11.12.03	22.12.03	CONDITIONALLY APPROV ED BY DELEGATION
PROPOSED SHED	P030426 2/0		\$415.50	A136225	GABLE CONSTRUCTIONS 13 ARBOUR PL KELMSCOTT WA 6111	09.12.03	22.12.03	CONDITIONALLY APPROV ED BY DELEGATION
MISC DEVELOPMENT	P030427 2/0		\$	A232651	S YORKE 2 ONEILL PL BEDFORDALE WA 6112	11.12.03	16.12.03	CONDITIONALLY APPROV ED BY DELEGATION
ZINC SHED	P030431 2/0		\$50.00	A63549	TOTALBEST CONSTRUCTIONS 3 SHEPHERD FORRESTDALE 6110	15.12.03	22.12.03	CONDITIONALLY APPROV ED BY DELEGATION
MISC DEVELOPMENT	P030434 2/0		\$50.00	A179184	J CORP 8 WEDGETAIL CT BROOKDALE WA 6112	27.08.03	22.12.03	CONDITIONALLY APPROV ED BY DELEGATION
PROPOSED DWELLING WITH ZINC ROOF	P030436 2/0		\$50.00	A233716	CONCEPT STEEL CONSTRUCTIONS 5 VERTILION BLVD BROOKDALE 6112	15.12.03	24.12.03	CONDITIONALLY APPROV ED BY DELEGATION
GABLE & FLAT ROOF PATIO	P030437 2/0		\$50.00	A233293	THOMAS PJ 6 PRIDMORE PL BEDFORDALE 6112	16.12.03	22.12.03	CONDITIONALLY APPROV ED BY DELEGATION
VERANDAH EXTENSION	P030438 2/0		\$50.00	A191970	HERITAGE OUTDOOR 2 WATTLEBIRD PL BROOKDALE WA 6112	10.12.03	24.12.03	CONDITIONALLY APPROV ED BY DELEGATION
GARAGE WITH ZINC ROOF	P030439 2/0		\$50.00	A229937	OUTDOOR WORLD 44 RICHON HTS MT RICHON WA 6112	17.12.03	19.12.03	CONDITIONALLY APPROV ED BY DELEGATION
MISC DEVELOPMENT	P030445 2/0		\$50.00	A145559	WESTCOURT LIMITED 31A WESTFIELD RD WESTFIELD WA 6111	22.12.03	24.12.03	CONDITIONALLY APPROV ED BY DELEGATION
PROPOSED DEMOLITION	P030446 2/0		\$50.00	A233310	JOHNSON DJ 2 PRIDMORE PL	17.12.03	24.12.03	CONDITIONALLY APPROV ED BY DELEGATION

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TOWN PLANNING SYSTEM

Applications Passed The Stage Of : CONCLUDED Between 01.12.03 and 31.12.03

CITY OF ARMADALE  
 (BTS20)

Application Type : DEVELOPMENT

For Period Ending : 31.01.04

**PLANNING DEPT'S MONTHLY ADMINISTRATIVE REPORTS FOR DECEMBER 2003**

Application Number	Description	Value	Assess No.	Name and Address	Date of Applic.	Date Stage Occurred	Memo
P030448 2/0	MISC DEVELOPMENT PROPOSED PATIO	\$50.00	A206298	BEDFORDALE 6112 JIM KILLEY 3/45 THIRD AVE KELMSCOTT WA 6111	23.12.03	24.12.03	CONDITIONALLY APPROVED BY DELEGATION
P030453 2/0	MISC DEVELOPMENT PROPOSED PATIO & VERANDAH	\$50.00	A232039	NH ENTERPRISES 5 ALWOOD AVE BROOKDALE 6112	22.12.03	24.12.03	CONDITIONALLY APPROVED BY DELEGATION
P030457 2/0	MISC DEVELOPMENT PROPOSED GARAGE	\$50.00	A231956	WA SHED CO L315 (#15) MADDINGTON	18.12.03	23.12.03	CONDITIONALLY APPROVED BY DELEGATION
P030458 2/0	MISC DEVELOPMENT PROPOSED WATER TANK	\$50.00	A142319	CLARK V 5 MCNEILL RD CHAMPION LAKES WA 6111	24.12.03	22.12.03	CONDITIONALLY APPROVED BY DELEGATION
P030461 2/0	MISC DEVELOPMENT SHOPPING CENTRE RE-DEVELOPMENT COMMERCIAL	\$0.00	A134334	DORPEL & ASSOC ARCHITECTS L65 (#21) JARRAH ROAD ROLEYSTONE 6111	17.12.03	19.12.03	CONDITIONALLY APPROVED BY DELEGATION
P030462 2/0	MISC DEVELOPMENT PROPOSED SCHOOL ADDITION	\$460.00	A27654	ANNA SHEEHAN 150 FORREST RD ARMADALE 6112	18.12.03	18.12.03	CONDITIONALLY APPROVED BY DELEGATION
P030466 2/0	MISC DEVELOPMENT PROPOSED PATIO	\$50.00	A72053	EDEN HOME IMPROVEMENTS L20 (#57) BUCHANAN ROAD ROLEYSTONE 6111	18.12.03	24.12.03	CONDITIONALLY APPROVED BY DELEGATION
P20413 2/0	MISC DEVELOPMENT ALTERATIONS TO EXISTING BUILDING	\$100.00	A163446	NETPOINT HOLDING 72 HOLDEN RD ROLEYSTONE 6111	18.11.02	17.12.03	CONDITIONALLY APPROVED ON APPEAL
P30386 2/0	MISC DEVELOPMENT ERECT PATIO	\$50.00	A235427	CONCEPT STEEL CONSTRUCTIONS 5 WATERS PL BEDFORDALE WA 6112	24.11.03	08.12.03	CONDITIONALLY APPROVED BY DELEGATION
P30390 2/0	MISC DEVELOPMENT PROPOSED PATIO	\$50.00	A91875	MR PATIO 44 MCKENZIE GR KELMSCOTT WA 6111	24.11.03	17.12.03	CONDITIONALLY APPROVED BY DELEGATION

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TOWN PLANNING SYSTEM

CITY OF ARMADALE  
 (BT820)

Applications Passed The Stage Of : CONCLUDED Between 01.12.03 and 31.12.03

Application Type : DEVELOPMENT  
 For Period Ending : 31.01.04  
 Applic. Description

**PLANNING DEPT'S MONTHLY ADMINISTRATIVE REPORTS FOR DECEMBER 2003**

Applic. Number	Applic. Description	Assess No.	Name and Address	Date of Applic.	Date Stage Occurred	Memo
P030252	HOP - BEAUTY THERAPY	A15746	JANET STEVENS 5 CHAMBERLAIN WY ARMADALE 6112	30.09.03	04.12.03	APPROVED BY DELEGATI ON
P030279	MISC DEVELOPMENT	A104068	S MOWLAN 2 FAIS CT KELMSCOTT 6111	15.10.03	08.12.03	APPROVED BY DELEGATI ON
P030337	HOP - IMAGE COPIERS	A76772	HODGES GC 6 COPE PL KELMSCOTT WA 6111	05.11.03	09.12.03	APPROVED BY DELEGATI ON
P030367	MISC DEVELOPMENT	A132605	TRAINER JD 14 URCH RD ROLEYSTONE WA 6111	12.11.03	30.12.03	APPROVED BY DELEGATI ON
P030399	HOP	A169254	RYAN HWR 16 CHADONWAY GR MT NASURA 6112	27.11.03	09.12.03	APPROVED BY DELEGATI ON
P030407	MISC DEVELOPMENT	A124422	HOPPER PB 113 HOLDEN RD ROLEYSTONE 6111	10.12.03	12.12.03	APPROVED BY DELEGATI ON
P030408	HOP	A122856	HEMLY DA 3 SOLIYA CT ROLEYSTONE 6111	10.12.03	15.12.03	APPROVED BY DELEGATI ON
P030435	HOP- RENEWAL LOT 62 (3) SOLLIVA COURT SINGLE RESIDENTIAL	A13693	BETTRIDGE L 22 CANNIS RD MT NASURA 6112	15.12.03	22.12.03	APPROVED BY DELEGATI ON
P030442	MISC DEVELOPMENT	A72017	WALKER DH 19 BUCHANAN RD ROLEYSTONE WA 6111	16.12.03	22.12.03	APPROVED BY DELEGATI ON
P030463	HOP RENEWAL	A9486	P WHITELEY L/246 (#13) BARYNA ST ARMADALE 6112	21.12.03	23.12.03	CONDITIONALLY APPROV ED BY DELEGATION
P030463	MISC DEVELOPMENT	A9486	P WHITELEY L/246 (#13) BARYNA ST ARMADALE 6112	21.12.03	30.12.03	APPROVED BY DELEGATI ON
P030464	HOP RENEWAL	A135205	M JACOBS L/246 (#13) NETLEY PLACE ARMADALE 6112	22.12.03	22.12.03	CONDITIONALLY APPROV ED BY DELEGATION

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TOWN PLANNING SYSTEM  
 Applications Passed The Stage Of : CONCLUDED Between 01.12.03 and 31.12.03

Application Type : HOME OCCUPATION PERMIT  
 For Period Ending : 31.01.04

CITY OF ARMADALE  
 (B7820)

**PLANNING DEPT'S MONTHLY ADMINISTRATIVE REPORTS FOR DECEMBER 2003**

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 TOWN PLANNING SYSTEM  
 Applications Passed The Stage Of : CONCLUDED Between 01.12.03 and 31.12.03  
 Application Type : HOME OCCUPATION PERMIT  
 For Period Ending : 31.01.04  
 Applic. Description  
 Number

Assess No.	Name and Address	Value	Assess No.	Name and Address	Value	Date of Applic.	Date Stage Memo Occurred	APPROVED BY
P030467 2/0	HOP RENEWAL BRO FOR LAWNMOWING MISC DEVELOPMENT	\$50.00	A220448	COOPER D 7 WATERWAY CE SEVILLE GROVE 6112		29.12.03	30.12.03	DELEGATI ON
P030391 2/0	HOP - INTERIOR DESIGN MISC DEVELOPMENT	\$150.00	A146781	LANE BE 63 AWEHAYST CR MT RICHON 6112		26.11.03	08.12.03	DELEGATI ON

(BTS20)  
 CITY OF ARMADALE

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 TOWN PLANNING SYSTEM  
 Applications Passed The Stage Of : CONCLUDED Between 01.12.03 and 31.12.03  
 Application Type : TRUCK PARKING PERMIT  
 For Period Ending : 31.01.04  
 Applic. Description  
 Number

Assess No.	Name and Address	Value	Assess No.	Name and Address	Value	Date of Applic.	Date Stage Memo Occurred	APPROVED BY
P030060 2/0	TRUCK PARKING PERMIT MISC DEVELOPMENT	\$150.00	A171601	CLARK DJ 3 CHADWICK PDE BROOKDALE WA 6112		18.07.03	23.12.03	DELEGATI ON
P030409 2/0	TRUCK PARKING RURAL INDUSTRY	\$50.00	A11635	MULGHTY CD 70 BIRNIE ST FORRESTDALE 6112		09.12.03	18.12.03	DELEGATI ON

(BFS20)  
 CITY OF ARMADALE

**PLANNING DEPT'S MONTHLY ADMINISTRATIVE REPORTS FOR DECEMBER 2003**

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 CITY OF ARMADALE  
 (BFB20)

Applications Passed The Stage Of : CONCLUDED Between 01.12.03 and 31.12.03

For Period Ending : 31.01.04  
 Application Type : SUBDIVISION

Applic. Number	Description	Assess No.	Name and Address	Date of Applic.	Date Stage Memo Occured
P030465 2/O	CREATE 3 LOTS MISC SUBDIVISION	A239669	BROOK & MARSH P/L L901 (O) MCNEILL RD ARMADALE 6112	24.12.03	24.12.03

Value \$

CONDITIONALLY APPROVED BY DELEGATION

***BUILDING SERVICES MANAGER'S REPORT FOR DECEMBER 2003***

**BUILDING LICENCES ISSUED**

The Building Services Manager has approved Building Licence Nos.1030633 to 1030753 inclusive for the month of December 2003.

Building Licences Issued		Residences	Multiple residential development	Factories	Commercial	Shops & Showrooms	Additions & Alterations	Shed, carport & minor structures	Swimming pools	Earthworks & Retaining Walls	No. of Building Licences Issued	Approximate Value of Building Works approved during the month
July	02	22	1	0	0	0	5	62	8	7	105	\$4,972,158
	03	16	0	1	0	0	7	90	8	6	128	\$3,433,979
Aug	02	22	0	0	1	0	5	47	7	4	86	\$3,217,777
	03	29	0	0	0	0	14	63	9	7	122	\$4,956,127
Sept	02	13	0	0	0	0	3	46	7	2	71	\$2,182,505
	03	18	1	0	2	0	7	81	6	5	120	\$6,595,329
Oct	02	21	0	0	0	0	11	94	17	2	145	\$3,547,324
	03	32	0	0	1	0	8	83	13	4	141	\$5,741,644
Nov	02	21	1	0	1	0	16	83	21	7	150	\$7,291,853
	03	21	0	0	3	0	12	66	14	5	121	\$4,757,172
Dec	02	22	1	0	0	0	7	70	14	4	118	\$5,186,950
	03	19	1	0	2	0	8	75	15	1	121	\$8,979,245
Jan	03	19	0	0	1	0	8	53	7	4	92	\$4,147,314
	04											
Feb	03	10	1	0	1	0	2	78	12	7	111	\$2,887,449
	04											
Mar	03	13	0	1	2	0	7	52	6	4	85	\$3,551,803
	04											
Apr	03	8	1	0	1	0	2	45	8	2	67	\$3,992,343
	04											
May	03	15	2	0	4	0	4	100	6	7	138	\$7,136,353
	04											
Jun	03	15	0	0	1	1	8	67	3	4	99	\$2,759,702
	04											
<b>2002/2003 Full year Total</b>		<b>201</b>	<b>7</b>	<b>1</b>	<b>12</b>	<b>1</b>	<b>78</b>	<b>797</b>	<b>116</b>	<b>54</b>	<b>1267</b>	<b>\$50,873,531</b>
<b>2003/2004 Progressive Total</b>		<b>135</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>0</b>	<b>56</b>	<b>458</b>	<b>65</b>	<b>28</b>	<b>753</b>	<b>\$34,463,496</b>

BUILDING SERVICES MANAGER'S REPORT FOR DECEMBER 2003

CITY OF ARMADALE  
 BUILDING PERMITS ISSUED (NEW BUILDING) FOR THE PERIOD 01.12.03 TO 31.12.03

Public Licence No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Lot	Site Address	FL* FR* WL* RP*	Description of work	Area sq.m	Value \$	Fees \$	CD \$ 507	Block Area sq.m
030721	1030653	01.12.03	MA WEBB 7 WELCH RD ROLESTONE 6111	0776 241	7 WELCH RD ROLESTONE 6111	ST CB	PATIO	48	4450	40.00		
030697	1030654	01.12.03	VB & SJ WALKER 52 EXCALIBUR CI WESTFIELD WA 6111	01 51	52 EXCALIBUR CI WESTFIELD WA 6111	ST CB CB	WORKSHOP	30	3000	40.00		
030701	1030655	01.12.03	CA FINCH 2 SEASONS RD WESTFIELD WA 6111	01 321	2 SEASONS RD WESTFIELD WA 6111	ST CB CB	SHED	42	3000	40.00		
030720	1030656	01.12.03	DJ BELL 10 JOHNSON LP ARMADALE WA 6112	01 54	10 JOHNSON LP ARMADALE WA 6112	ST CB CB	SHED	29	5000	40.00		
030722	1030657	01.12.03	AT WILGUS 5 HERBERT CT ARMADALE 6112	0432 21	5 HERBERT CT ARMADALE 6112	ST CB	PATIO	43	2500	40.00		
030572	1030658	02.12.03	A VERNBERG 3 GLADSTONE ST ST JAMES WA 6102	8370 82	4 MERRY RD SEVILLE GROVE WA 6111	CO ER CB	RESIDENCE	196	107640	342.49	0001002	563
030408	1030659	02.12.03	DA FRICK 5 HERBERA CT KELMSCOTT WA 6111	232 23	5 HERBERA CT KELMSCOTT WA 6111	FG	SWIMMING POOL	46	18736	59.60		
030530	1030660	02.12.03	DEPT OF HOUSING & PG 3RD FLOOR - FINANCE LOCKED BAG 22 ARMADALE 6157	5297 2	1 GALONG PLACE ARMADALE 6112	BR TI	BEDROOM PLUS 7 CARPORTS	141	29500	93.86		
030591	1030661	02.12.03	J & MJ SELLERS 47 RUSHTON TCE MT NASURA 6112	01 666	47 RUSHTON TCE MT NASURA 6112	CO ST ST CB	PATIO	42	4000	40.00		
030692	1030662	02.12.03	BM & RA LINDER 25 MORSELL BY ARMADALE 6112	0714 220	25 MORSELL BY ARMADALE	ST CB	PATIO	80	8000	40.00		
030728	1030663	02.12.03	HA & W PLOG 179 SEVILLE DR SEVILLE GROVE WA 6111	01 356	178 SEVILLE DR SEVILLE GROVE WA 6111	TF CB	PATIO	35	4000	40.00		
030467	1030664	02.12.03	RR & AK VAN DUYN 13 WATERWAY CE ARMADALE 6112	01 238	23 WATERWAY CE SEVILLE GROVE 6112	FG	POOL	43	18000	57.27		
030466	1030665	02.12.03	RR & AK VAN DUYN 13 WATERWAY CE ARMADALE 6112	01 238	23 WATERWAY CE SEVILLE GROVE 6112	CO TF BR TI	SHED	42	11000	40.00		

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BUILDING SERVICES MANAGER'S REPORT FOR DECEMBER 2003

CITY OF ARMADALE  
 BUILDING PERMITS ISSUED (NEW BUILDING) FOR THE PERIOD 01.12.03 TO 31.12.03

Applc No.	Licence No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Loc	Site Address	FL*	FR*	WL*	RF*	Description of work	Area sq m	Value \$	Fees \$	CD 507	Block Area sqm	
030601	1030646	02.12.03	C & JA MATHERON 23 ELIUNI AVE KELMSCOTT WA 6111	SEE OWNERS ADDRESS	01	22	23	ELIUNI AVE	CB	OPEN PATIO	46	4200	40.00				
030687	1030647	02.12.03	JK & ED BOWLING 26 HICES RD KELMSCOTT WA 6111	GP ROOF PLUMBING 71 HEATH ROAD ROLEYSTONE 6111	0552	88	26	HICES RD	CB	CARPORT & PATIO	81	3000	40.00				
030688	1030648	02.12.03	RF SINCLAIR, SK FRAN 7 MERRISON DR KELMSCOTT WA 6111	GP ROOF PLUMBING 71 HEATH ROAD ROLEYSTONE 6111	0552	49	7	MERRISON DR	CB	CARPORT & PATIO	145	10500	40.00				
030702	1030649	03.12.03	RM & PA REICHMANN 43 REICHMANN RD ROLEYSTONE WA 6111	SEE OWNERS ADDRESS	01	23	43	REICHMANN RD	TF	FERROLA & SWIMMING POOL	36	9500	40.00				
030710	1030650	04.12.03	H RANGER 1/36 EGAN ST ARMADALE WA 6112	OUTPOST PATIOS 4 CARRADINE ROAD MT NASURA WA 6112	0219	134	1/2	EGAN ST	ST	PATIO & SHED	16	1150	40.00				
030679	1030651	04.12.03	DJ & M SCOTT 5 WATERS PL BEDFORDALE WA 6112	CONCRETE STEEL CONSTR 630 ARMADALE ROAD FORESTDALE WA	0714	152	5	WATERS PL	CO	ST ME SHED	24	6000	40.00				
030437	1030652	04.12.03	D & C ROUGHTON ALLEN AVE BEDFORDALE WA 6112	HIGHLINE BUILDING 145 CARRADINE RD WELLSHOP DC 6986	7165	334	6	ALLEN AVE	ST	CB	GARAGE	54	7535	40.00			
030719	1030653	04.12.03	WHJ & TC BERGSMAN 3 TREECREST GNS MT RICHON 6112	FREEDOM POOLS 1763 ALBANY HWY KENWICK 6107	026	156	3	TREECREST GNS	FG	BELOW GROUND POOL	19	11885	40.00				
030470	1030654	04.12.03	Y HU, Y XUE 44/46 TAYLOR RD FORESTDALE 6112	FRED NEWTON 10 FERGUSON STREET FALCON MANDURAH WA 6	9995	2	44 & 46	TAYLOR RD	CO	ST	CB	STORAGE OFFICE, LUNCHEON & TOILETS	288	19900	126.95		
030732	1030655	04.12.03	CS & JM HEMMERY 145 CARRADINE HWY MT NASURA 6112	FREEDOM POOLS 1763 ALBANY HWY KENWICK 6107	253	59	5	PARKER AVE	FG	STORMING POOL	26	12500	40.00				
030706	1030656	04.12.03	GH & SL VERHAAR 1 SPRES CL SEVILLE GROVE 6112	T & T CONSTRUCTION UNIT 5/6, 9 ERANT RD KELMSCOTT 6111	0595	300	1	SPRES CL	ST	CB	PATIO	74	7000	40.00			
030696	1030657	04.12.03	F & M SWADA 34 RUBIDA RI ROLEYSTONE WA 6111	KILLEY J UT 1 TINGA PL KELMSCOTT 6111	019	121	34	RUBIDA RI	CO	ST	CB	PATIO	57	4686	40.00		
030737	1030658	04.12.03	EG & KM MARTEN 22 CARRADINE CT SEVILLE GROVE 6112	EGS PATIOS 39 GILLIAM DVE KELMSCOTT 6111	011	654	22	CARRADINE CT	ST	CB	PATIO	24	2111	40.00			
030730	1030659	04.12.03	N WILLIAMS, AM CHINN 16 TRAVERS GNS KELMSCOTT WA 6111	SUPREME ROOFING 122 WATERHEEL ROAD BEDFORDALE WA 6111	0777	44	16	TRAVERS GNS	ST	CB	PATIO	66	6000	40.00			



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Applc. No.	Licence No.	Date Issued	Owner Name/Address	Build/Contractor	Regn	Site Address	EL* ST	FR* ST	WL* ST	RP* ST	Description of work	Area sq m	Value \$	Fees \$	CD \$ 507	Block Area sqm
030704	1030660	04.12.03	RT & GY HALL 300 GAMBRIE WY ARMADALE 6112	SELF SEE OWNERS ADDRESS	01	716 3 TOONGABIE RT ARMADALE 6112				FG	SPA	8	1500	40.00		
030726	1030661	04.12.03	DEPT HOUSING & WORKS 28 SEXBY ROAD ARMADALE WA 6112	NEW KVINANNA PO BOX 278 SPINNA	0778	14 28 SEXBY ST ARMADALE 6112	CO	ST	ME	ST	PATIO & CARPORT	78	11000	40.00		
030750	1030662	04.12.03	NO & EM CHANTOR 5 MORRA PL KELMSCOTT WA 6111	HIGHLAND BUILDING LOCKED BAG 25 WELSHPOOL DC 6986	7165	534 12 ENSICH DL KELMSCOTT WA 6111				ST	CB	21	2310	40.00		
030753	1030663	04.12.03	JM DOP 16 MCCREBIN LP SEVILLE GROVE 6112	CASIS PATIOS 16 MCCREBIN LP GOSNELLS WA 6990	0722	297 16 MCCREBIN LP SEVILLE GROVE 6112				ST	CB	14	3275	40.00		
030693	1030664	05.12.03	WJ HEWEN 5 WATERWAY CE SEVILLE GROVE WA 611	CONCEPT STEEL CONSTR 630 ARMADALE ROAD FORESTDALE WA	0714	221 5 WATERWAY CE SEVILLE GROVE WA 611				ST	CB	38	4000	40.00		
030208	1030665	05.12.03	DV & RJ JONES, RN & 52 BOOMERANG CR SORRENTO	IMPERIAL POOLS 3/8 DERRINUP WAY MALAGA 6090	0601	15 84 WESFIELD RD KELMSCOTT WA 6111	CO			CO	WADING POOL AT CHILD CAR	50	16800	57.75		
030655	1030666	05.12.03	RY DANAS 50 MILLERSHILL LP ARMADALE WA 6112	DAVON CONSTRUCTIONS GOSNELL WA 6190	1544	214 1 MERRISON FHE SEVILLE GROVE WA 611	CO			ER	TI	149	93000	295.90	0001014	923
030685	1030667	05.12.03	FR & GY TONGIE 1000 WESFIELD SHOPPING C MADDINGTON 6109	THE RURAL BUILDING C WESFIELD SHOPPING C HII CO. ROYAL & SUN ALLIANCE INSURANCE Policy No. 172490	11421	664 8 MORDANUP CL KELMSCOTT 6111	CO			ER	ZI	278	237815	756.68	0000715	903
030754	1030668	08.12.03	MR TONKIN 4 FOWLER PL SEVILLE GROVE WA 611	OUTDOORWORLD-WANGARA WANGARA 6065	0328	185 4 FOWLER PL SEVILLE GROVE WA 611					CB	42	5000	40.00		
030727	1030669	08.12.03	HL & PM HERBERT 1A MERRISON DR KELMSCOTT WA 6111	SELF SEE OWNERS ADDRESS	01	26 1A MERRISON DR KELMSCOTT WA 6111	OT			ST	CB	47	2000	40.00		
030741	1030670	08.12.03	P & JC CURRIE 51 MACKIE RD ROLETSTONE WA 6111	SELF SEE OWNERS ADDRESS	01	502 51 MACKIE RD ROLETSTONE WA 6111				ST	ER	39	9000	40.00		
030556	1030671	09.12.03	HL & I MERVIN 51 ANGELO ST ARMADALE WA 6112	SELF SEE OWNERS ADDRESS	01	64 51 ANGELO ST ARMADALE WA 6112				VI	A/GROUND S/POOL	21	4000	40.00		
030644	1030672	09.12.03	RG BARREIS 20 ROUNTREE WY MARRICON WA 6020	BCC RESIDENTIAL PTY PO BOX 7196 CLOISTERS SQUARE WA HII CO. ROYAL & SUN ALLIANCE INSURANCE Policy No. 172897	9769	40 19 JOHNSON LP BROOKDALE WA 6112	CO			ER	TI	142	80524	256.22	0001116	450

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Applic License No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Loc	Site Address	Pl*	FR*	WL*	RF*	Description of work	Area sq m	Value \$	Fees \$ 507	Block Area sqm	
030763	1030673	09.12.03	KA ABU-BAKAR, DEPT O 30 WEDGEHILL CT BROOKDALE WA 6112	HALF PRICE PATIO'S 1/1830 ALBANY HIGHWAY MADDINGTON WA 6109	0746 100 30	WEDGEHILL CT	ST	CB	PATIO	15	1708	40.00			
030675	1030674	09.12.03	EM KENSURU, SJ KING 12 JARBAH CL WESTFIELD WA 6111	HIGHLAND BUILDING LOCKED BAG 25 WESTFIELD WA 6111	7165 201 12	JARBAH CL	ST	CB	ZI	GARAGE	54	5426	40.00		
030668	1030675	09.12.03	DJ & M SCOTT 5 BAYLESS PL BEDFORDALE WA 6112	CONCEPT STRUK CONSTR 630 ANNANDALE ROAD FORRESTDALE WA	0714 152 5	WATERS PL	ST	CB	PATIO	97	11900	40.00			
030653	1030676	09.12.03	E & M BERNETT 38 BLACKWOOD DR MT NASURA WA 6112	MYVAL BURNETT 38 BLACKWOOD DRIVE 7/03 MT NASURA 6112	2562 327 38	BLACKWOOD DR	TM	TF	TI	ADDITION - GAMES ROOM/BBQ RETREAT & BALCONY	45	50000	159.09		
030725	1030677	09.12.03	PACARD NOMINEES PTY 358 TAYLOR RD FORRESTDALE WA 6112	SEE OWNERS ADDRESS	01 434 358	TAYLOR RD	CO	ST	CB	CHICKEN SHED	2832	292919	532.58		
030724	1030678	09.12.03	MO NICHOLSON 16 BISHOP CL SEVILLE GROVE WA 6111	OUTDOOR CENTRE HOLDI 49 WINTON ROAD JONDALUP WA 6027	11308 404 16	BISHOP CL	ST	CB	PATIO	73	5537	40.00			
030220	1030679	09.12.03	G NAUMER, SM WADE 4 BURNETT ST WILSON 6107	THE ROYAL BUILDING C RESIDENTIAL SHOPPING C HII CO. ROYAL & SUN ALLIANCE INSURANCE Policy No. 175422	11421 262 3	KEAST WAY BEDFORDALE 6112	CO	ER	CB	RESIDENCE	255	175905	559.69	0000819	4604
030592	1030680	09.12.03	PC WHITE 8 PARKFIELD RD KEILSCOTT WA 6111	ASHEY ROSS PO BOX 105 KEILSCOTT WA 6111 HII CO. VERO INSURANCE LTD Policy No. 175422	10260 779 8	PARKFIELD RD KEILSCOTT WA 6111	TF	ER	TI	FAMILY ROOM ADDITION	35	31000	98.63		
030658	1030681	10.12.03	MJ & KA WHEELER UNIT 14/5157 BULLER NTH PARAGMATA NSW 2	C MORGAN CONSTRUCTIO 4 CLARET PLACE WARRONG WA 6112 HII CO. VERO INSURANCE LTD Policy No. 71290183	11216 185 1	ANETHYF CR MT RICHMON WA 6112	CO	ER	TI	EXT - RUMPAS ROOM	29	44500	141.59		736
030344	1030682	10.12.03	FDD & MJ BAKER 50 CLIFTON ST KEILSCOTT WA 6111	SCOTT PARK HOMES 11 DELAWARE STREET BALCETTA WA 6021 HII CO. VERO INSURANCE LTD Policy No. 176248	10564 544 19	ENGLISH DL KEILSCOTT WA 6111	CO	ER	TI	RESIDENCE	278	133066	423.39	0000709	653
030317	1030683	10.12.03	JM & PA SHARP 31 ELLIS RD MT NASURA WA 6112	TANGENT NOMINEES PO BOX 4028 MAREE BC 6960 HII CO. ROYAL & SUN ALLIANCE INSURANCE Policy No. 175489	10689 130 19	ROBUS HTS ROLEYSTONE 6111	CO	ER	CB	RESIDENCE	300	168966	537.30	0000702	2567
030775	1030684	11.12.03	MJ CHARLTON, KL BONS 73 POAD ST SEVILLE GROVE WA 6111	KILLEY J UT 1 KINGA PL SEVILLE GROVE WA 6111	019 5 73	POAD ST SEVILLE GROVE WA 6111	ST	CB	PATIO	69	3000	40.00			

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Applc Licence No.	Date Issued	Owner Name/Address	Build/Contractor	Regn. Sits Address	Fr*	Fm*	Wl*	Rf*	Description of work	Area sq m	Value \$	Fees \$	CD 507	Block Area sqm
030621	1030685 11.12.03	JH & LP MCKENZIE 21 HIGH RD ROLEYSTONE WA 6111	DARDEN DEVELOPMENTS PO BOX 1444 SHEPP LANE 6965 HII CO. VERO INSURANCE LTD Policy No. 176734	6641 23 21 HIGH RD ROLEYSTONE WA 6111	TF		CB		FAMILY ROOM & VERANDAH	80	25000	79.55		
030774	1030686 11.12.03	FN AUSTIN, ER WALSH 2945 ALBANY HWY KELMSCOTT 6111	SELF SEE OWNERS ADDRESS	01 4 2945 ALBANY HWY KELMSCOTT 6111	ST		CB		PATIO	54	3000	40.00		
030605	1030687 11.12.03	AM & PEE LANE 10 FRIDMORE PL BEDFORDALE WA 6112	KILLEY J UT 1 KINGA PL KELMSCOTT 6111	019 144 10 FRIDMORE PL BEDFORDALE WA 6112	ST		CB		PATIO	41	4400	40.00		
030126	1030688 11.12.03	EL TURNER 20 WINDYBUSH RD MADNINGTON WA 6109	SPRINGOWER PTY LTD 20 WINDYBUSH RD MADNINGTON WA 6109	11232 614 E/195 CHAMPION DR WESTFIELD 6111	CO	ST	CB		PATIO	25	1650	40.00		
030656	1030689 11.12.03	CA FLEGGENS 63 WILLIAMS RD SEVILLE GROVE 6112	CA FLEGGENS 63 WILLIAMS RD 703 ARADALE	2567 315 83 WILLIAMS RD SEVILLE GROVE 6112	CO		ER	TI	EXT - GAMES ROOM AND BED	56	28200	89.73		
030409	1030690 11.12.03	GN & J STANNARD 3A CONE PL MENOORA 6050	THE RURAL BUILDING C PO BOX 55 WESTFIELD SHOPPING C HII CO. ROYAL & SUN ALLIANCE INSURANCE Policy No. 174865	11421 2 0 WYAND RD ROLEYSTONE 6111	CO		ER	CB	RESIDENCE	206	107122	340.84	0000819	34515
030398	1030691 11.12.03	CI BARTELS 25 SKI CO SMITHS LAKE NSW 2428	THE RURAL BUILDING C PO BOX 55 WESTFIELD SHOPPING C HII CO. ROYAL & SUN ALLIANCE INSURANCE Policy No. 171092	11421 28 4 RISE CT MT RICHON WA 6112	CO		ER	CB	RESIDENCE	197	122288	389.09	0000812	2006
030773	1030692 11.12.03	NS ELONCKI 30 CHAMBERLAIN WY ARADALE WA 6112	KILLEY J UT 1 KINGA PL KELMSCOTT 6111	019 218 30 CHAMBERLAIN WY ARADALE WA 6112	ST		CB		PATIO	46	2892	40.00		
030757	1030693 11.12.03	R SANSTROM & T BROWN GALAHAD PLACE WESTFIELD	OWNER BUILDER SEE OWNERS ADDRESS	02 42 32 RISE CT MT RICHON WA 6112	OT	TF	CB		CARPORT	36	5300	40.00		
030751	1030694 11.12.03	FN AUSTIN, ER WALSH 2945 ALBANY HWY KELMSCOTT 6111	FREEDOM POOLS 1763 ALBANY HWY KENWICK 6107	253 4 2945 ALBANY HWY KELMSCOTT 6111			FG		SWIMMING POOL	32	14500	46.14		
030798	1030695 11.12.03	HA & AE SCHORER 4 KINGFISHER WY BROCKDALE 6112	SELF SEE OWNERS ADDRESS	01 377 4 KINGFISHER WY BROCKDALE 6112			VI		SPA	5	7000	40.00		
030767	1030696 11.12.03	MR & MRS RIGBY 63 WINDYBUSH RD ROLEYSTONE 6111	GUARDIAN INDUSTRIES 63 WINDYBUSH RD REGLIFFE 6104	0409 64 35 GARLAND RD ROLEYSTONE 6111			FG		SWIMMING POOL-BELOW GROUND	39	14645	46.60		
030597	1030697 12.12.03	I & AM GREY 10 BROOK PL KELMSCOTT WA 6111	J-CORE PTY LTD MT LAWYERS 6915 HII CO. VERO INSURANCE LTD Policy No. 176031	6415 43 36 BESSETH AVE SEVILLE GROVE WA 6111	CO		ER	TI	RESIDENCE	147	85937	273.43	0001002	540

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CITY OF ARCADE  
 BUILDING PERMITS ISSUED (NEW BUILDINGS) FOR THE PERIOD 01.12.03 TO 31.12.03

Applc No.	Licence No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Site Address	FL* FR* WL* RE*	Description of work	Area sq.m	Value \$	Fees \$	CD \$ 507	Block Area sqm
030784	1030688	12.12.03	RC & SA THOMPSON 25 NORTHWARD RD ROLEYSTONE 6111	STORMPOWER PTY LTD 25 DAVISON STREET MADDINGTON WA 6109	11232 201	ST CB	PATIO	61	6750	40.00		
030785	1030689	12.12.03	AM & D FULLGRAVE 22 EUREKA PL SEVILLE GROVE WA 6111	WA PATIOS PO BOX 813 ROCKINGHAM 6168	0459 81	ST CB	PATIO	15	2141	40.00		
030783	1030700	12.12.03	DS & SM FITZGERALD 90 JUVENESS CT WESTFIELD 6112	STORMPOWER PTY LTD 25 DAVISON STREET MADDINGTON WA 6109	11232 311	ST CB	CARPORT	26	2000	40.00		
030777	1030701	12.12.03	MR ALLWOOD 6 WENDOLEY ST ARCADE 6112	ROGERS PATIO SUPPLIE 4/19 OWEN ROAD, KELM ARCADE WA 6112	0773 55	ST CB	PATIO	22	1900	40.00		
030139	1030702	15.12.03	D & WA EARNSHAW 6 SNACCO CL WILLETTON WA 6155	DON RUSSELL CST. 290 SCARBOROUGH BRAC OSBORNE PARK WA HII Co. ROYAL & SUN ALLIANCE INSURANCE Policy No. 164566	7376 293	CO BR	TI RESIDENCE	396	181157	576.40	0000821	2316
030714	1030703	15.12.03	ARCADE PARTNERSHIP PO BOX 351 APPLECROSS WA 6963	MR PATIO 290 FRASER ROAD CANNING VALE WA 6155	0775 516	ST CB	PATIO	7	500	40.00		
030786	1030704	15.12.03	MR & WA WILLIAMS 12 HILL RD ROLEYSTONE 6111	SELF SEE OWNERS ADDRESS	01 7	VI	ABOVE GROUND SWIMMING PO	33	7000	40.00		
030781	1030705	15.12.03	RD & EN CHAYTOR 5 HOWRA PL KELMSCOTT WA 6111	PRECISION PATIOS 13 FROGS ST HORNLEE 6108	0667 534	CB	PATIO	46	5000	40.00		
030787	1030706	15.12.03	LJH & WD WEBB 3 WESTVIEW CL MT NASURA WA 6112	SELF SEE OWNERS ADDRESS	01 246	TF	PERGOLA	32	1200	40.00		
030782	1030707	15.12.03	RD STEVENS, MR ELVER 44 SEMINOLE GNS ARCADE 6112	KILLEY J UL 1 TINGA PL KELMSCOTT 6111	019 551	ST CB	PATIO	58	3831	40.00		
030784	1030708	15.12.03	MR BEGLEY 17 SPYGLASS RD NORTH FOUNDERUP WA 62	DONS OUTDOOR LEISURE 2000 WILSON RD NORTH FOUNDERUP WA 60	089 374	ST CB	PATIO	36	3400	40.00		
030723	1030709	15.12.03	MG & BT BUSHELL 1 GELL CT KELMSCOTT 6111	RIVERGUM OUTDOOR 15 SPYGLASS ROAD KALAMANDA 6076	0432 68	ST CB	GARAGE & PATIOS	58	11080	40.00		
030339	1030710	16.12.03	DJ & AN GATLEY 16 ANEMBO PL KELMSCOTT WA 6111	CONTENT LIVING PO BOX 1101 OSBORNE PARK 6917 HII Co. ROYAL & SUN ALLIANCE INSURANCE Policy No. 169320	8867 280	CO BR	RESIDENCE	259	108971	346.73	0000819	3000
030519	1030711	17.12.03	DL & TN SCOTT 8 BELTH ST LANGFORD WA 6147	TRUDY SCOTT 8 BELTH ST KENNICK WA	2498 200	TF BR	RESIDENCE	571	180000	572.73	0000819	3156

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Applic. No.	License No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Loc	Site Address	FL*	FR*	WL*	WF*	Description of work	Area sq m	Value \$	Fees \$	CD	Block Area sqm
030788	1030712	17.12.03	D & SA YORKE 2 O'NEILL PL BEDFORDALE WA 6112	SELF SEE OWNERS ADDRESS	01	157 2 O'NEILL PL BEDFORDALE WA 6112	ST	CB			PATIO	100	4000	40.00		
030695	1030713	17.12.03	MR FLINT, AP DISOZZA 290 FRASER ROAD 44 MCKENZIE CR KELMSCOTT WA 6111	MR PATIO CANNING VALE WA 6155	0775	6 44 MCKENZIE CR KELMSCOTT WA 6111	CO	ST	CB		PATIO	29	2200	40.00		
030768	1030714	17.12.03	MT CHEONG, R HALDEN 5 DENNING CT SEVILLE GROVE 6112	SELF SEE OWNERS ADDRESS	01	682 5 DENNING CT SEVILLE GROVE 6112	FG				SPA	6	2000	40.00		
030734	1030715	17.12.03	CJ & T COCHRER 9 CROWLIN GNS SEVILLE GROVE 6112	HIGHLINE BUILDING LOCKED BAG 25 WELSHPOOL DC 6986	7165	428 9 CROWLIN GNS SEVILLE GROVE 6112	ST	CB	Z1		GARAGE	33	5742	40.00		
030800	1030716	17.12.03	AN & JM SMITH 41 MORGAN RD SEVILLE GROVE 6112	G DRIVER - ALLMEST ME 17 CROWLIN GARDENS SEVILLE GROVE 6112	0483	105 41 MORGAN RD SEVILLE GROVE 6112	ST	CB			CARPORT	26	2629	40.00		
030739	1030717	17.12.03	B & VA WALLACE UNIT 5/18 LATHERELL S ARMA DALE WA 6112	ESP PATIOS 39 GILLIAM DVE KELMSCOTT 6111	011	PM47 5/18 LATHERELL ST ARMA DALE WA 6112	ST	CB			PATIO	20	1790	40.00		
030760	1030718	17.12.03	IM4 & SNC LORO CANNING DRIVE 864 CANNING HPT	SELF OWNERS ADDRESS	01	733 3A WATKINSON CT SEVILLE GROVE WA 611	CO	ST	CB		PATIO	30	1600	40.00		
030712	1030719	17.12.03	K & SF ROWLAND 27 HARRISON RD MT RICHON WA 6112	HALLIGAN'S BUILDING 12 WAGSULLI WAY ARMA DALE 6112	9365	136 27 HARRISON RD MT RICHON WA 6112	TM				DECKING	30	4200	40.00		
030633	1030720	17.12.03	BL PARKER & C HEADER 142 SPURNS DR CANTORFORD WA 6121	J-COPE PTY LTD PO BOX 115 MT HAWTHORN 6915 HII CO. VERO INSURANCE LTD Policy No. 175797	6415	2 55 NINTH RD BROCKDALE WA 6112	CO	ER	TI		RESIDENCE	190	106840	339.94	000117	517
030636	1030721	17.12.03	CG MEYERWITZ 15 WATKINS RD DALKEITH WA 6009	TANGENT WORKMENS PO BOX 4029 MAREE BC 6960 HII CO. ROYAL & SUN ALLIANCE INSURANCE Policy No. 175106-10	10689	239 21 WATERWAY CT SEVILLE GROVE WA 611	CO	ER	TI		5 X UNITS	736	52928	1685.82	000104	1802
030552	1030722	18.12.03	BR & PG SAVAGE 3 BENTONVILLE PL ROLENSTONE 6111	SELF SEE OWNERS ADDRESS	01	40 3 BENTONVILLE PL ROLENSTONE 6111	TF				PATIO	32	6000	40.00		
030691	1030723	19.12.03	BJ FROUDLOVE 13 ARBOUR PL KELMSCOTT WA 6111	GABLE CONST. 517A BICKLEY ROAD MADDINGTON 6109	078	87 13 ARBOUR PL KELMSCOTT WA 6111	CO	ST	CB		SHED/GARAGE	32	4700	40.00		
030186	1030724	19.12.03	WESTONE ENTERPRISES PO BOX 272 NARROGIN 6312	UNIFINE PTY LTD 22 MOUNT ST PERTH	8395	54 193 JULLI ST ARMA DALE 6112	CO	ST	CO	ME	REDEVELOPMENT OF ARMA DALE SHOPPING CENTRE TO INCORP CINEMA	5800	5000000	0000.00		

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Applc No.	Licence No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Loc	Site Address	FL*	FR*	WL*	EP*	Description of work	Area sq m	Value \$	Fees \$	CD \$ 507	Block Area sq m	
030473	1030725	22.12.03	PJ FORSTER 35 LAKE RD CHAMPION LAKES 6111	COASTLINE SHED 23 RYON RD ARADALE 6112	0470 33	35 LAKE RD CHAMPION LAKES 6111	ST	CB	CB	SHED	91	7340	40.00				
030817	1030726	22.12.03	SFD CHURCHILL/ESTATE 11 ANSELL CL WESTFIELD 6111	TCS PATIOS 31 SAVER CRESCENT GOSNELLS 6110	0710 346	11 ANSELL CL WESTFIELD 6111	CO	ST	CB	PATIO	16	1100	40.00				
030801	1030727	22.12.03	BJ & JA THOMAS PO BOX 429 ARADALE 6992	SELF SEE OWNERS ADDRESS	01 146	6 FRINGE PL BEDFORDALE 6112	TF	CB	VERANDAH	42	5000	40.00					
030755	1030728	22.12.03	IE & BJ LAWILL 7/12 LAKE RD MT NASIRA WA 6112	OUTDOOR WORLD ROCKIN TIDYMAN ROCKINGHAM 6967	0651 206	44 RICHON HTS MT RICHON WA 6112	CB	CB	CB	ENTERTAINING AREA	44	4100	40.00				
030608	1030729	23.12.03	EG & M. HARFIELD UNIT 9/25 CANNIS RD BEDFORDALE WA 6112	ML HARFIELD 6/25 CANNIS RD BEDFORDALE	2357 /03	S124 24/25 CANNIS RD BEDFORDALE 6112	CO	OT	ER	TI	RESIDENCE	210	17000	540.90	0000819	463	
030802	1030730	23.12.03	M. K & P. ROBINS 3 SHEPHERD CT FORRESTDALE 6112	TOTALWEST CONSTRUCTI 18A CHURCH ROAD MADDINGTON 6109	0527 107	3 SHEPHERD CT FORRESTDALE 6110	ST	ZI	ZI	ZI	STORAGE	59	3510	40.00			
030680	1030731	23.12.03	GR & KJ ZERNANN 12/12 LAKE RD MT NASIRA WA 6112	GASES PATIOS 12/12 LAKE RD GOSNELLS WA 6990	0722 226	9 SERENA GR MT NASIRA WA 6112	CO	ST	CB	PATIO	37	5426	40.00				
030596	1030732	23.12.03	V GRECH 12B BRIGGS PL ARADALE WA 6112	WESTRAL OUTDOOR PO BOX 1477 CANNING VALE 6970	9205 117	12B BRIGGS PL ARADALE WA 6112	CB	CB	CB	ENCLOSED CARPORT	55	11670	40.00				
030772	1030733	23.12.03	S & LJ RUGBY 5 CALYTRIX RD ROLEYSTONE 6111	SELF SEE OWNERS ADDRESS	01 4	5 CALYTRIX RD ROLEYSTONE 6111	CO	ER	TI	TOILET AND ENSUITE	5	9000	40.00				
030778	1030734	23.12.03	OS COLSONE, LA MCBU 13 MATFSON ST SOUTHERN RIVER 6110	CONCRETE STEEL CONSTR 630 ARADALE ROAD FORRESTDALE WA	0714 248	9 VINCIGLION BLVD BEDFORDALE 6112	ST			PATIO	123	10700	40.00				
030604	1030735	23.12.03	CT & JH DOHERTY, ML 3077 ALBANY HWY GOSNELLS WA 6112	HOMESTYLE P/L PO BOX 156 GOSNELLS WA 6112	3930 3	3077 ALBANY HWY ARADALE WA 6112	CO	ER	CB	RESIDENCE	288	115592	367.80	0000814	2023		
030252	1030736	23.12.03	WJ WARRY & GR FREEMA UNIT 10/53 ROCHSTER ROCKINGHAM WA 6107	J-CORP PTY LTD PO BOX 115 ROCKINGHAM 6915	6415 43	8 WEDGETAIL CT BROOKDALE WA 6112	CO	ER	ZI	RESIDENCE	119	80186	248.39	0001114	748		
030782	1030737	24.12.03	BS GIBB & TM ELLIOTT 25 WATTLEBIRD PL BROOKDALE WA 6112	STORMPOWER PTY LTD 25 DAVISON STREET MADDINGTON WA 6109	11232 466	2 WATTLEBIRD PL BROOKDALE WA 6112	ST	CB	ZI	GARAGE	43	5167	40.00				

BUILDING SERVICES MANAGER'S REPORT FOR DECEMBER 2003

CITY OF ARMADALE  
 BUILDING PERMITS ISSUED (NEW BUILDING) FOR THE PERIOD 01.12.03 TO 31.12.03

Printed on : 06.01.04 at 11:43  
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 FB465D

Applc No.	Exemptions No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Lot	Site Address	PL*	FR*	WL*	RF*	Description of work	Area sq m	Value \$	Fees \$	CD 507	Block Area sqm
030694	1030738	24.12.03	DJ & DAL JOHNSON 2 PRIMROSE PL ARMADALE WA 6112	SOUTH PAT PATIO 24 HARBAM STREET GOSNELLS WA 6110	0539 148	2 PRIMROSE PL ARMADALE WA 6112	CO	ST	CB	CB	PATIO	40	4400	40.00		
030810	1030739	24.12.03	KL & P BIDDLEPH 6 NOTTINGHILL DR ROLEYSTONE 6111	SELF SEE OWNERS ADDRESS	01 52	6 NOTTINGHILL DR ROLEYSTONE 6111	DM	TF			DECKING	32	4000	40.00		
030662	1030740	24.12.03	DD & M BANVIC 20 KOOBARLEN VALLEY JANDAROT WA 6164	D. E. M. BANVIC 10 DISNEY ST BRENTWOOD	2409 703	LOT 606 KIRSTEIN A ARMADALE WA 6112	CO	TF	ER	ZI	RESIDENCE	360	140000	445.45	0000819	20922
030761	1030741	24.12.03	JDT & IM ETTIA 1000 WEST RD KELMSCOTT WA 6111	LIMESTONE REPAIRING FRANBROG	0779 535	16 ENSIGN DL KELMSCOTT WA 6111	LI				REPAIRING WALL	37	6680	40.00		
030625	1030742	24.12.03	FG & RK JAMIESON 56 CHALLIS RD ARMADALE WA 6112	OUTDOORWORLD-WANGARA 4 ACTION PL WANGARA 6065	0328 300	56 CHALLIS RD ARMADALE WA 6112	ST	CB	CB	CB	WORKSHOP	14	2200	40.00		
030599	1030743	24.12.03	CA & SA CONNORS 9 ASHLEY DR KELMSCOTT WA 6111	KILLEY J U1 1 TINGA PL KELMSCOTT 6111	019 28	3/45 THIRD AVE KELMSCOTT WA 6111	ST	CB	CB	CB	PATIO	15	1208	40.00		
030729	1030744	29.12.03	MO AJRIBO 5 ALFREDO RIVINE BROOKDALE WA 6112	NH ENTERPRISES PTY L PO BOX 451 MUNDULUNG WA	0713 323	5 ALWOOD AVE BROOKDALE WA 6112	ST	ST	CB	CB	NEW PATIO	49	3000	40.00		
030635	1030745	29.12.03	PA PETERSON 19 SCOTT RD KELMSCOTT 6111	CASIS PATIOS PO BOX 271 GOSNELLS WA 6990	0722 6	19 SCOTT RD KELMSCOTT 6111	ST	CB	CB	CB	GABLE PATIOS	47	6583	40.00		
030634	1030746	29.12.03	MJ & WA BOYD 12 TOORAK RD ARMADALE 6112	COASTLINE SHED 23 BYRON RD ARMADALE 6112	0470 3	12 TOORAK RD ARMADALE 6112	ST	CB	CB	CB	GARAGE	56	5630	40.00		
030632	1030747	29.12.03	I & VA STREINGALL 5 SHEAK PL ARMADALE 6112	HIGHLINE BUILDING LOCKED BAG 25 WELSHPOOL 6986	0546 64	5 SHEAK PL ARMADALE 6112	ST	ST	CB	CB	PATIO	52	6963	40.00		
030633	1030748	29.12.03	GO & BEA STUART 60 HENRIETTA AVE MT NASURA WA 6112	HIGHLINE BUILDING LOCKED BAG 25 WELSHPOOL 6986	0546 111	60 HENRIETTA AVE MT NASURA WA 6112	ST	ST	CB	CB	PATIO	24	2552	40.00		
030637	1030749	29.12.03	T HULME 78 BROWN CR SEVILLE GROVE WA 611	HIGHLINE BUILDING LOCKED BAG 25 WELSHPOOL 6986	0546 363	78 BROWN CR SEVILLE GROVE WA 611	ST	CB	CB	CB	GARAGE	36	5401	40.00		
030620	1030750	29.12.03	RS WILLIAMS 18 ASTLEY ST GOSNELLS WA 6110	C. FREDERICKSON & RE 18 ASTLEY ST GOSNELLS	1947 609	LOT 609 KIRSTEIN A ARMADALE WA 6112	ST	CB	CB	CB	RESIDENCE	46	20000	63.64	0000819	29261

**BUILDING SERVICES MANAGER'S REPORT FOR DECEMBER 2003**

Printed on : 06.01.04 at 11:43  
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 PB485D

CITY OF ARMOUDALE  
 BUILDING PERMITS ISSUED (NEW BUILDING) FOR THE PERIOD 01.12.03 TO 31.12.03

Applic. Licence No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Site Address Lot	FL* FR* WL* RF*	Description of work	Area sq.m	Value \$	Fees \$	CD	Block Area sqm
030267	10/30/03	AL & R & J.L PATON 46 VIEW ST PEPPERHART CR WA 601	THE RURAL BUILDING C PO BOX 55 WESTFIELD SHOPPING C HILL CO. WERO INSURANCE LTD	11421 9010 0 DEVONLEIGH ST BRODFORDALE 6112	CO BR CB	NEIGHBOURHOOD CENTRE COMMUNITY HALL	259	150000	595.20	0000819	4085
030811	10/30/03	H.L BATTINGSON 8 SILVER WALLEE CL WESTFIELD WA 6111	FREEDOM POOLS 1763 ALBANY HWY KENNICK 6107	253 147 8 SILVERWALLEE CL WESTFIELD WA 6111	FG	SWIMMING POOL	22	14500	46.14		
030626	10/30/03	G.T.E & P.G BICKUP 138 BOLDAN RD ROLEYSTONE 6111	SEE OWNERS ADDRESS	01 102 138 BOLDAN RD ROLEYSTONE 6111	VI	N/G SWIMMING POOL	12	3000	40.00		

Fees Paid \$64,118.30  
 Total Value \$8,979,245.00  
 Total YTD \$24,463,496.00  
 \*\*\* END OF REPORT \*\*\*

\* Structure : FL = Floor FR = Frame WL = Wall RF = Roof  
 Material Codes : AG Aluminium/Glass BR Brick CB Colobond CO Concrete CT Concrete Tilt Pane EB Fibro EG Fibreglass IR Iron KTI Kit home-TF KZ2 Kit home-ST LI Limestone  
 MA Masonry Block MB Mudbrick ME Metal OF Other Type RE Ramped Earth ST Steel TF Timber (frame) TI Tilt TM Timber (walls) VI Vinyl ZI Zincalume

Printed on : 06.01.04 at 12:43  
 Page No. : 1  
 PB485D

CITY OF ARMOUDALE  
 STRATA TITLE PERMITS ISSUED FOR THE PERIOD 01.12.03 TO 31.12.03

Applic. Licence No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Site Address Lot	FL* FR* WL* RF*	Description of work	Area sq.m	Value \$	Fees \$	CD	Block Area sqm
---------------------	-------------	--------------------	------------------	-----------------------	-----------------	---------------------	-----------	----------	---------	----	----------------

0 records  
 Fees Paid \$0.00  
 Total Value \$2,632.00  
 Total YTD \$2,632.00  
 \*\*\* END OF REPORT \*\*\*

\* Structure : FL = Floor FR = Frame WL = Wall RF = Roof  
 Material Codes : AG Aluminium/Glass BR Brick CB Colobond CO Concrete CT Concrete Tilt Pane EB Fibro EG Fibreglass IR Iron KTI Kit home-TF KZ2 Kit home-ST LI Limestone  
 MA Masonry Block MB Mudbrick ME Metal OF Other Type RE Ramped Earth ST Steel TF Timber (frame) TI Tilt TM Timber (walls) VI Vinyl ZI Zincalume



BUILDING SERVICES MANAGER'S REPORT FOR DECEMBER 2003

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 PE485D

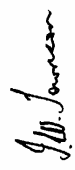
CITY OF ABERDALE  
 BUILDING PERMITS ISSUED (DEMOLITION) FOR THE PERIOD 01.12.03 TO 31.12.03

Applc No.	Licence No.	Date Issued	Owner Name/Address	Build/Contractor	Regn Lot	Site Address	FL*	FR*	WL*	RP*	Description of work	Area sq m	Value \$	Fees \$	CD	Block Area sqm
030771	3030008	29.12.03	WESTCOURT LIMITED 915 ALBANY HWY EAST VICTORIA PARK 6	DIGGERS & TRUCKERS P 212 STONES TERRACE, WESTFIELD WA 6111	0780 394	31A WESTFIELD RD WESTFIELD WA 6111	CO	TF	ER	TI	DEMOLITION OF HOUSE			50.00		

Fees Paid \$50.00  
 Total Value \$0.00  
 Total YTD \$0.00  
 \*\*\* END OF REPORT \*\*\*

\* Structure : FL = Floor ER = Frame WL = Wall RF = Roof  
 Material Codes : AG Aluminium/Glass BR Brick CB Colobond CO Concrete Tilt Panel FB Fibre FG Fibreglass IR Iron RTI Rct homety RTZ Rct homety LI Limestone  
 MA Masonry Block MB Masonry Block MS Metal OF Other type RE Ramped Slabch ST Steel TF Timber (Frame) TI Tile EN Timber (Wall) VI Vinyl ZI Zincalume

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PARTICULARS GIVEN IN THIS RETURN (DECEMBER 2003) ARE A TRUE AND COMPLETE RECORD OF PROPOSED BUILDING OPERATIONS KNOWN TO THIS LOCAL AUTHORITY.



I W TOWNSON  
 BUILDING SERVICES MANAGER

**FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31<sup>ST</sup> DECEMBER 2003**

SCHEDULE M31 Printed at 08:39 on 05 JAN 2004  
 CITY OF ARMADALE  
 TOWN PLANNING  
 FINANCIAL STATEMENT FOR THE PERIOD ENDED 31 DEC 2004

A/C	PARTICULARS	BUDGET 2003/04		ACTUAL 2003/04	
		INCOME	EXPEND	INCOME	EXPEND
TOWN PLANNING					
OPERATING INCOME					
01633	HOME OCCUPATION PERMITS	-10000.00		-5900.00	
04393	T/PLANNING SCHEME AMENDMT	-15000.00		-6003.32	
04673	ADOPTION OF STRUCT. PLANS	-5000.00		-2787.27	
04693	CHANGE OF USE	-2000.00			
04703	ZONING CERTIFICATES			-430.00	
04713	WRITTEN PLANNING ADVICE			-45.45	
04723	SIGN RENTAL	-2500.00		-2400.00	
06563	FINES/PENALTIES PLANNING	-10000.00		-725.00	
06813	DEVELOPMENT APPLICATIONS	-125000.00		-85947.65	
07005	TRUCK PARKING PERMITS T.P	-2000.00		-1636.28	
07813	SALE OF T.P. MAPS ETC.	-2000.00		-516.28	
07853	DEV STUD-F'DALE BUS PARK	-25000.00			
10463	CONTRIBUTION - ARA	-40000.00		-39027.27	
11313	SUBDIVISION CLEARANCES	-5200.00		-2750.00	
11323	DRAFTING/CONSULTING SVCE	-9000.00		-379.74	
11333	PAW-MORGAN PK/WILCANNIA	-13700.00		-1521.36	
11353	LIQUOR LICENSING	-500.00			
11363	DEV.APPLICATIONS (SIGNS)	-2000.00		-200.00	
OPERATING EXPENDITURE					
30062	SALARIES PLANNING		827800.00		409630.20
32062	VOL SUPER PLANNING		16900.00		8659.19
32612	SGC SUPER PLANNING		76700.00		34551.77
33062	COMP PREMIUM PLANNING		28900.00		9246.00
35112	STAFF TELEPHONE - T.PLAN		3400.00		1756.71
38222	LEGAL EXPENSES PLANNING		55000.00		43160.54
38412	SUNDRY OFFICE EXP T.P.		16000.00		2012.77
38822	CAD PLOTTING CONSUMABLES		5500.00		1668.32
38892	CONFERENCES-TOWN PLANNING		5500.00		1022.73
42432	F/DALE BUSINESS PK STUDY		38939.00		
42442	DISTRICT SCHEME REVIEW		20000.00		21.83
44652	COALAs LANDSCAPE AWARDS		700.00		
44742	PAW-MORGAN PK/WILCANNIA		6366.00		3571.67
46062	VEHICLE OP. PLANNING		35200.00		14941.54
46162	ABOR MGMT PLAN - CHAMP LK		34600.00		34301.82
46172	KELMSCOTT CENTRAL APPEAL				81952.44
50052	INSURANCE TOWN PLANNING		7100.00		3456.00
51002	T P & AMEND'T ADVERTISING		14000.00		5791.83
54452	PASS VEHICLE REPLACE-PLAN		36000.00		23782.00
54462	STATIONERY/PAPER-PLANNING		4800.00		3433.47
54472	MOBILE PHONE-PLANNING		1200.00		313.91
55212	HERITAGE COMM ADMIN SUPP		1200.00		100.00
55222	TOWN PLANNING SIGNS		2500.00		312.55
55272	TOWN PLAN STUDIES & PLANS		49809.00		3850.49

***FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31<sup>ST</sup> DECEMBER 2003***

SCHEDULE M31 Printed at 08:39 on 05 JAN 2004  
 CITY OF ARMADALE  
 TOWN PLANNING  
 FINANCIAL STATEMENT FOR THE PERIOD ENDED 31 DEC 2004

A/C	PARTICULARS	BUDGET 2003/04		ACTUAL 2003/04	
		INCOME	EXPEND	INCOME	EXPEND
55392	STAFF TRAINING & DEVELOP		5500.00		1558.19
55442	HERITAGE PLAQUES		3000.00		
	<b>SUB TOTAL OPERATING</b>	<b>-268900.00</b>	<b>1296614.00</b>	<b>-150269.62</b>	<b>689095.97</b>
	<b>CAPITAL INCOME</b>				
	<b>CAPITAL EXPENDITURE</b>				
71184	W/STATIONS/OFF EQUIP-PLAN		4500.00		
71814	VIDEO CAMERA/EQUIP-PLAN		2587.00		1708.86
	<b>SUB TOTAL CAPITAL</b>		<b>7087.00</b>		<b>1708.86</b>
	<b>TOTAL TOWN PLANNING</b>	<b>-268900.00</b>	<b>1303701.00</b>	<b>-150269.62</b>	<b>690804.83</b>

***FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31<sup>ST</sup> DECEMBER 2003***

SCHEDULE M32 Printed at 08:39 on 05 JAN 2004  
 CITY OF ARMADALE  
 BUILDING CONTROL SERVICES  
 FINANCIAL STATEMENT FOR THE PERIOD ENDED 31 DEC 2004

A/C	PARTICULARS	BUDGET 2003/04		ACTUAL 2003/04	
		INCOME	EXPEND	INCOME	EXPEND
=====					
BUILDING CONTROL SERVICES					
=====					
OPERATING INCOME					
-----					
01513	BUILDING LICENCES	-172000.00		-131250.59	
06153	BLG SPECIFICATION FEES	-600.00		-265.46	
06513	FINES/PENALTIES BUILDING	-200.00			
06923	COPYING OF PLANS	-4700.00		-2692.77	
06933	PROP. INSPECTION CHARGE	-12000.00		-4370.00	
07803	PLAN MODIFICATION FEES	-3000.00		-1480.00	
06943	BLDG APPROVAL ENQUIRIES	-10300.00		-5642.27	
08573	COMMISSION B.C.I.T.F.	-1500.00		-640.00	
09143	BRB LIC. LEVY COMMISSION	-5100.00		-2650.00	
OPERATING EXPENDITURE					
-----					
30132	SALARIES BUILDING		315200.00		151556.74
32132	VOL SUPER BUILDING		9900.00		3842.54
32682	SGC SUPER BUILDING		27800.00		13958.02
33132	COMP PREMIUM BUILDING		10600.00		3492.00
35152	STAFF TELEPHONE BLDG CONT		700.00		458.63
38242	LEGAL EXPENSES BUILDING		8000.00		225.00
38432	SUNDRY OFFICE EXP BLDG		9000.00		3438.14
46092	VEHICLE OP. BUILDING		19700.00		11588.74
50112	INSURANCE BUILDING		7500.00		3228.00
50462	HEALTH & SAFETY-BLDG		600.00		617.25
50542	ENGINEERING CONSULTANT		4100.00		800.00
50662	BLG SPECIFICATION COSTS		400.00		
53302	SUBS - AUST STANDARDS		2000.00		
54482	CONFERENCES-BUILDING SVCE		3100.00		
55452	STAFF TRAINING & SEMINARS		1600.00		177.27
55462	MOBILE PHONE - BLDG		3900.00		
55472	STATIONERY & PAPER		5400.00		1168.85
55482	PASSENGER VEH REPLACEMENT		12000.00		9080.00
SUB TOTAL OPERATING		-209400.00	441500.00	-148991.09	203631.18
TOTAL BUILDING CONTROL SERVICE		-209400.00	441500.00	-148991.09	203631.18

***FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31<sup>ST</sup> DECEMBER 2003***

SCHEDULE M33 Printed at 08:39 on 05 JAN 2004  
 CITY OF ARMADALE  
 SWIMMING POOL INSPECTIONS  
 FINANCIAL STATEMENT FOR THE PERIOD ENDED 31 DEC 2004

A/C	PARTICULARS	BUDGET 2003/04		ACTUAL 2003/04	
		INCOME	EXPEND	INCOME	EXPEND
SWIMMING POOL INSPECTIONS					
OPERATING INCOME					
06613	FINES/PENALTIES SP INSPC	-600.00			
07083	S/POOL INSPECTION FEES	-31500.00		-31873.36	
OPERATING EXPENDITURE					
30312	SALARIES S/POOL INSPECT'S		16900.00		7460.60
32762	VOL SUPER POOL INSPECTION		800.00		318.01
32772	SGC SUPER POOL INSPECTION		1500.00		665.68
33282	COMP PREMIUM SP INSPECT'S		600.00		186.00
38642	GENERAL ADMIN SP INSPECT		500.00		115.23
46902	CONTRACT POOL INSPECTION		25000.00		4492.58
SUB TOTAL OPERATING		-32100.00	45300.00	-31873.36	13238.10
TOTAL SWIMMING POOL INSPECTION		-32100.00	45300.00	-31873.36	13238.10

**FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31<sup>ST</sup> DECEMBER 2003**

SCHEDULE M34 Printed at 08:39 on 05 JAN 2004  
 CITY OF ARMADALE  
 HEALTH SERVICES  
 FINANCIAL STATEMENT FOR THE PERIOD ENDED 31 DEC 2004

A/C	PARTICULARS	BUDGET 2003/04		ACTUAL 2003/04	
		INCOME	EXPEND	INCOME	EXPEND
<b>HEALTH SERVICES</b>					
<b>OPERATING INCOME</b>					
01603	ITINERANT FOOD LICENCES	-900.00		-580.00	
01613	OFFENSIVE TRADE LICENCES	-1200.00		-1360.00	
01623	EATING HOUSE LICENCES	-32000.00		-31993.35	
01643	HEAD LICE PROGRAM	-100.00		-58.04	
03463	LODGING HOUSE LICENCES	-800.00		-780.00	
04623	IMMUNISATION REBATE	-10000.00		-14804.00	
06273	SEPTIC TANK APPLIC. FEES	-8800.00		-6211.40	
06323	SEPTIC TANK INSPECT. FEES	-5500.00		-3813.18	
06333	WATER SAMPLING FEES	-1800.00		-405.00	
06523	FINES/PENALTIES HEALTH	-6000.00		-100.00	
07053	CARAVAN PARK LICENCES	-1800.00		-1806.00	
10363	CONTRIB'N MIDGE SPRAYING	-6000.00			
12643	REQUESTED FOOD CONDEMNED	-200.00			
12653	APPLICATION PROCESS FEES	-3600.00		-2231.40	
12663	REPORTS ON REQUEST	-100.00			
12673	RE-INSPECTION FEES	-600.00		-500.00	
<b>OPERATING EXPENDITURE</b>					
30072	SALARIES HEALTH		344500.00		149907.14
32072	VOL SUPER HEALTH		7700.00		3937.00
32622	SGC SUPER HEALTH		30200.00		13556.57
33072	COMP PREMIUM HEALTH		11500.00		3858.00
38232	LEGAL EXPENSES HEALTH		9500.00		
38422	SUNDRY OFFICE EXP HEALTH		6000.00		2564.61
46072	VEHICLE OP. HEALTH		23000.00		10284.42
50062	INSURANCE HEALTH		6300.00		3228.00
50892	IMMUNISATION EXPENSES		9000.00		2357.99
50902	ANALYTICAL EXPENSES		10700.00		9638.82
50972	PEST CONTROL-MIDGE		9000.00		
50982	PEST CONTROL-OTHER		300.00		25.00
52702	PURCH/INSTALL SHARP BINS		500.00		169.92
52752	ADVERTISING-BY LAWS		1000.00		130.25
52792	WORKS IN DEFAULT		1000.00		
54502	CONFERENCES-HEALTH SVCS		3500.00		2890.15
54692	TRAINING & SEMINARS		1500.00		866.37
54782	PASSENGER VEH REPLACEMENT		12000.00		
55122	STATIONERY/PAPER		1100.00		192.91
55132	MOBILE PHONE		400.00		35.02
	<b>SUB TOTAL OPERATING</b>	<b>-79400.00</b>	<b>488700.00</b>	<b>-64642.37</b>	<b>203642.17</b>
<b>CAPITAL EXPENDITURE</b>					
71284	OFFICE FURNITURE-HEALTH		5000.00		
71324	CALIB. SOUND LEVEL METER		1100.00		970.00

***FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31<sup>ST</sup> DECEMBER 2003***

SCHEDULE M34 Printed at 08:39 on 05 JAN 2004  
CITY OF ARMADALE  
HEALTH SERVICES  
FINANCIAL STATEMENT FOR THE PERIOD ENDED 31 DEC 2004

A/C	PARTICULARS	BUDGET 2003/04		ACTUAL 2003/04	
		INCOME	EXPEND	INCOME	EXPEND
	SUB TOTAL CAPITAL		6100.00		970.00
	TOTAL HEALTH SERVICES	-79400.00	494800.00	-64642.37	204612.17

**FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31<sup>ST</sup> DECEMBER 2003**

SCHEDULE M35 Printed at 08:39 on 05 JAN 2004  
 CITY OF ARMADALE  
 ENVIRONMENTAL SERVICES  
 FINANCIAL STATEMENT FOR THE PERIOD ENDED 31 DEC 2004

A/C	PARTICULARS	BUDGET 2003/04		ACTUAL 2003/04	
		INCOME	EXPEND	INCOME	EXPEND
ENVIRONMENTAL SERVICES					
OPERATING INCOME					
06383	SG GRANT CCP AEDB			4275.00	
06403	CLIMATE CLEARANCE			-2963.64	
06413	CONT-STREAMCARE LANDCARE	-1800.00		-1818.18	
OPERATING EXPENDITURE					
30622	SALARIES ENVIRONMENTAL		53700.00		33788.25
32452	VOL SUPER ENVIRON SERVICE		2100.00		1061.67
32992	SGC SUPER ENVIRON SERVICE		4800.00		3009.47
33292	COMP PREMIUM ENVIRON SVCE		1800.00		612.00
42852	VEHICLE OP. ENVIRONMENTAL		1500.00		1202.94
42862	INSURANCE ENVIRON SVCS		1900.00		780.00
42882	SOE REPORT PREPARATION		4200.00		
44892	CONFERENCES-ENVIRON SVCS		1100.00		330.00
44482	ENV AWARE & INVOLVE STRAT		9339.00		
44612	WATER REVEG & MANAGEMENT		3800.00		1039.83
44732	CITIES CLIMATE CHANGE 2/3		11800.00		16433.73
54022	SWITCHED ON LIVING		6400.00		
54512	CONSULT ON CAP LOCAL LAWS		1980.00		
54522	ORG. ENV MGT INITIATIVES		4900.00		
58382	RESERVE MANAGEMENT PLANS		9500.00		-3845.00
58722	SG GRANT CCP AEDB		30000.00		17541.65
58752	FLETCHER PARK GRANT		2000.00		
SUB TOTAL OPERATING		-1800.00	150819.00	-506.82	71954.54
CAPITAL EXPENDITURE					
SUB TOTAL CAPITAL					
TOTAL ENVIRONMENTAL SERVICES		-1800.00	150819.00	-506.82	71954.54



**FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31<sup>ST</sup> DECEMBER 2003**

SCHEDULES M31 TO M35 Printed at 08:39 on 05 JAN 2004  
 CITY OF ARMADALE  
 SUMMARY - DEVELOPMENT SERVICES DIRECTORATE  
 FINANCIAL STATEMENT FOR THE PERIOD ENDED 31 DEC 2004

PARTICULARS	BUDGET 2003/04		ACTUAL 2003/04	
	INCOME	EXPEND	INCOME	EXPEND
<b>OPERATING</b>				
TOWN PLANNING ADMIN	-268900.00	1296614.00	-150269.62	689095.97
BUILDING CONTROL AND ADMINISTR	-209400.00	441500.00	-148991.09	203631.18
PRIVATE SWIMMING POOL INSPECTI	-32100.00	45300.00	-31873.36	13238.10
HEALTH SERVICES	-79400.00	488700.00	-64642.37	203642.17
ENVIRONMENTAL SERVICES	-1800.00	150819.00	-506.82	71954.54
<b>SUB TOTAL OPERATING</b>	<b>-591600.00</b>	<b>2422933.00</b>	<b>-396283.26</b>	<b>1181561.96</b>
<b>CAPITAL</b>				
TOWN PLANNING ADMIN		7087.00		1708.86
HEALTH SERVICES		6100.00		970.00
<b>SUB TOTAL CAPITAL</b>		<b>13187.00</b>		<b>2678.86</b>
<b>TOTAL</b>	<b>-591600.00</b>	<b>2436120.00</b>	<b>-396283.26</b>	<b>1184240.82</b>





