

CITY OF ARMADALE

MINUTES

OF CITY STRATEGY COMMITTEE HELD IN THE COMMITTEE ROOM,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 13
AUGUST 2002, AT 7.00 PM.

PRESENT: Cr G M Hodges Chair
Cr V L Clowes-Hollins
Cr D L Hopper JP
Cr J H Munn CMC JP
Cr L Reynolds JP
Cr J A Stewart
Cr H A Zelones JP

APOLOGIES: Nil

OBSERVERS: Nil

IN ATTENDANCE: Mr R S Tame - Chief Executive Officer
Mr AF Maxwell - Executive Director Community &
Corporate Services
Mr JHA Adderley - Executive Director Development Services
Mr WA Bruce - Executive Director Technical Services
Mrs Y Ward - Acting Executive Assistant

Public: Nil

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read by the Chairman, given no members of the public were present at the meeting.

DECLARATION OF MEMBERS' INTERESTS

Nil

QUESTION TIME

Nil

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the City Strategy Committee Meeting held on 9 July 2002, be confirmed.

Minutes of the Special City Strategy Committee Meeting held on 23 July 2002, be confirmed

ITEMS REFERRED FROM INFORMATION BULLETIN

INFORMATION BULLETIN – ISSUE NO.15/2002.

The following items were included for information in the City Strategy section:

Progress Reports & Outstanding Matters

- Progress Report on Contingency, Operational and Strategic Projects
- Report on Outstanding Matters – City Strategy Committee
- South East Metropolitan Councils Energy Group – 12 July 2002

Committee noted the information and no items were raised for further report.

I N D E X

CITY STRATEGY COMMITTEE

13 AUGUST 2002

COUNCILLORS' ITEMS

CR HOPPER – ELECTRONIC SET UP FOR AGENDAS/MINUTES	34
---	----

FINANCIAL & CORPORATE

**2003 ORDINARY COUNCIL ELECTION	3
STATE RECORDS ACT & ELECTED MEMBERS	5

MISCELLANEOUS

ARMADALE REDEVELOPMENT AUTHORITY	31
CITY OF ARMADALE WEBSITE	14
SUSTAINABILITY CONFERENCE (MANDURAH)	11
POLICY MANUAL REVIEW – PROGRESS REPORT.....	8

STRATEGIC PLANNING

CITIES FOR CLIMATE PROTECTION - SOURCING RENEWABLE ENERGY (ELECTRICITY).....	22
REGIONAL WEEDS STRATEGY - RELEASE OF DRAFT STRATEGY	28
STATE OF THE ENVIRONMENT REPORT - DRAFT 2002 AUDIT AND REVIEW REPORT ..	25
WIRRA WILLA GARDENS	17

****2003 ORDINARY COUNCIL ELECTION**

WARD : All
FILE REF : ELT/12
DATE : 26 July 2002
REF: AWD
RESPONSIBLE MANAGER : EDCCS

In Brief:-

- This report seeks a Council declaration that the Electoral Commissioner shall be responsible for the 2003 Ordinary Council Elections and that the Election will be a postal election.

Officer Interest Declaration

Nil

Strategic Implications

Maintains Council's commitment to ensuring that as many of the electors as possible actively participate in the political process at the local community level.

Legislation Implications

Part 4 of the Local Government Act 1995, together with associated Regulations, prescribes the manner in which elections must be conducted.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Provision has been made in the adopted 2002/2003 Budget to conduct the 2003 Ordinary Council Election as a Postal Election.

Consultation

Nil

BACKGROUND

Council has previously appointed the Electoral Commissioner to conduct postal elections for the City in the 1997, 1999 and 2001 Ordinary Council Elections and the 25th November 1999 Extraordinary Election in the Forrest Ward.

COMMENT

The Electoral Commissioner has written to Council, agreeing to be responsible for the conduct of the City of Armadale Local Government Postal Elections in May 2003.

In order for these arrangements to take place, should Council again wish to take advantage of the postal method of conducting its elections, Council will now need to pass a resolution by special majority to:

1. declare, in accordance with Section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the May 2003 elections;
2. decide, in accordance with Section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a postal election.

Note: The decision to conduct a postal election and declare the Electoral Commissioner responsible for the conduct of the 2003 Ordinary Council election must be made by 12 February 2003 and cannot be rescinded after that date.

Conclusion

Postal elections have provided a clear benefit for the City of Armadale with the high rate of voter participation in the 1997 (47%), 1999 (42%) and 2001 (35.7%) Council elections (the overall turnout performance for the last in-person election in 1996 was 11.75%). It is therefore recommended that the postal option be adopted for conduct of the 2003 Ordinary Council election.

CS67/02 RECOMMEND

That Council

- i. **pursuant to Section 4.20(4) of the Local Government Act 1995, declare the Western Australian Electoral Commissioner to be responsible for the conduct of the 2003 City of Armadale Ordinary Election.**

****SPECIAL MAJORITY RESOLUTION REQUIRED**

- ii. **pursuant to Section 4.61(2) of the Local Government Act 1995, determine that the 2003 City of Armadale Ordinary Election shall be conducted as a postal election.**

****SPECIAL MAJORITY RESOLUTION REQUIRED**

Moved Cr Clowes-Hollins
Motion Carried (7-0)

STATE RECORDS ACT & ELECTED MEMBERS

WARD : All
FILE REF RCM/14
DATE : 1 August 2002
REF: AWD
RESPONSIBLE MANAGER Manager
Administration &
Governance Services

In Brief:-

- The State Records Act 2000 states that all records received or generated by Councillors, whilst performing their official role as elected members, are records of the City and subject to the provisions of that Act.
- State Parliamentarians are 'exempted' from the provisions of the Act.
- WALGA is seeking comments from Councils with a view to lobbying the State Government to amend the legislation to preclude Councillors records from the Act's provisions.

Officer Interest Declaration

Nil

Strategic Implications

Nil

Legislation Implications

State Records Act 2000 – Part 1 s.3 refers.
Recommendation promotes a change to legislation.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Nil

Consultation

Manex

BACKGROUND

There is a requirement under the new State Records Act 2000 for all Local Governments to submit a draft Recordkeeping Plan to the State Records Office by 5 March 2004. The Recordkeeping Plan in respect of government records must, inter alia:-

- (a) Set out the matters about which records are to be created by the organization;
- (b) Set out how the organization is to keep its government records.
- (c) Comply with the principles and standards established by the Commission under section 61;
- (d) Ensure that the government records kept by the organization properly and adequately record the performance of the organization's functions; and
- (e) Be consistent with any written law to which the organization is subject when performing its functions.

Government records are defined under section 3 of the State Records Act 2000 to mean a record created or received by either a government organization or a government employee, and a record means “any record of information however recorded”.

Further, and following advice from the Crown Solicitors Office, elected members of Local Government are deemed to fall within the definition of the term “government organization employee”. Therefore records created or received by elected members constitute “government records” and are subject to the provisions of the State Records Act.

In effect, this means that all written, emailed or faxed communication generated or received by elected members whilst conducting any Council-related business must become part of the corporate record. A protocol will have to be developed to ensure that those communications are captured in a timely manner for inclusion in the ‘corporate records system’.

Interestingly, Schedule 2 of the *State Records Act 2000* lists organizations that are not considered to be “government organizations” and therefore not captured by the Act. This list includes “the Legislative Council, the Legislative Assembly and a committee of either or both of them; the offices of member of the Legislative Council and member of the Legislative Assembly; and a parliamentary Department”.

COMMENT

It is apparent that the State Records Act 2002 has created the situation where State Parliamentarians are not subject to the provisions of the Act and any record created or received by them would not be considered as State Records. In effect, this has created a degree of inequality between elected members of Local Government and elected members of State Government.

This has created an unjust situation which is compounded in consideration of the fact that local government elected members should not have any greater burden placed on them than paid State Parliamentarians. In recognition of the above described situation and, in response to approaches from several Councils, the Western Australian Local Government Association (WALGA) is seeking comments from Councils in relation to the possibility of lobbying the State Government to make amendments to the legislation so that all records received or generated by Councillors at their private residences are precluded from the provisions of the Act.

The suggested WALGA approach to the situation is supported.

Officer Recommendation:

That Council write to the Western Australian Local Government Association offering its support for the proposed action of lobbying the State Government to amend the State Records Act 2000 to preclude from its provisions all records received or generated by Councillors at their private residence.

Committee was of the view that the requirement that all communication generated by Elected Members whilst conducting any Council-related business become part of the corporate record was onerous and that an inequity existed whereby Elected Members would have to meet the requirement unlike State & Federal Government Parliamentarians who would be

exempt. The inequity is further compounded by the fact that Elected Members have no clerical support compared with State & Federal Government Parliamentarians who have office support. Further, that it could act as an impediment to people Standing for Council. Committee resolved to bring the inequity to the attention of local State Members of Parliament hence the addition of part (2) to the officer recommendation.

CS68/02 RECOMMEND

Amended
Full Council
19 August 2002

- ~~1. That Council write to the Western Australian Local Government Association offering its support for the proposed action of lobbying the State Government to amend the State Records Act 2000 to preclude from its provisions all records received or generated by Councillors at their private residence.~~
- ~~2. That Council write to local State Members of Parliament pointing out the inequity of this requirement in the Act, given the essentially voluntary nature of Local Government Elected Members who have no clerical support compared with State Members of Parliament~~
1. That Council write to the Western Australian Local Government Association offering its support for the proposed action of lobbying the State Government to amend the State Records Act 2000 to preclude from its provisions all records received or generated by Councillors at their private residence and to further inform the Western Australian Local Government Association of additional action initiated by the City of Armadale as per part 2 of this recommendation.
2. That Council write to local State Members of Parliament pointing out the following:
 - a. The inequity of this requirement in the Act, given the essentially voluntary nature of the role of Local Government Elected Members who have no clerical support compared with State Members of Parliament (who have electoral office support yet are exempt under the Act).
 - b. The inevitable invasion of privacy that would result should data be removed from Councillor(s) personal computer(s) where data or records will most likely be generated.
 - c. The possible disruption of commercial operations where the Councillor uses his employer's equipment to carry out some of his duties as a Councillor.
 - d. The possible disruption to private enterprise where a Councillor running a business operation uses equipment at his office to carry out his duties as a Councillor.
 - e. The financial implications of (c) and (d) above.
 - f. The possible loss of trust and confidentiality between ratepayer and Councillor as a result of this requirement under the Act.
3. That a report be submitted to the City Strategy Committee advising Council of the response and progress being made by the Western Australian Local Government Association with regard the State Records Act 2000 so that further action may be considered.

Moved Cr Hopper
Motion Carried (7-0)

POLICY MANUAL REVIEW – PROGRESS REPORT

WARD All
FILE REF: PCY/1
DATE 2 AUGUST 2002
REF NP
RESPONSIBLE Manager
MANAGER Administration &
Governance

In Brief:

- This report is a brief outline on the progress of the Policy Manual review.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

To foster an effective professional environment for the governance and administration of the City's services.

Legislation Implications

Local Government Act 1995
Litter Act 1979
Control of Vehicles (Off Road) Act 1978
Bush Fires Act 1954
Local Government (Miscellaneous Provisions) Act 1960
Strata Titles Act 1985
Health Act 1911
Liquor Licensing Act 1988
Town Planning Schemes 2 and 3

Council Policy/Local Law Implications

Policy Manual
Activities and Trading in Thoroughfares and Public Places Local Law
Property Local Law

Budget/Financial Implications

Nil

Consultation

MANEX
All Directorates
Standing Order Review Working Party

BACKGROUND

Council at its meeting on 23 April 2001 (CS28/01) resolved that the Standing Order Review Working Party undertake the task of reviewing the Policy Manual.

DETAILS OF PROPOSAL

Details of the progress to date of the Policy Manual review are brought to Committee's attention.

COMMENT

Analysis

Listed below is a brief outline of the actions to date in regards to the Policy Manual review.

- The Standing Order Review Working Party (SORWP), consisting of Councillors Reynolds, Munn, Stubbs and Hodges, took responsibility for overseeing the development and review of the Policy Manual.
- The SORWP endorsed the Victoria Park model as the basis on which the City's Policy Manual was to be formatted, with the following additional requirements: -
 - A clear definition of "Policy" and "Procedure" was to be included;
 - The inclusion of a rationale for each policy;
 - Where necessary, reference to budget schedules to be included;
 - An additional descriptor titled "Next Review Date" to be included.
- Operational Managers were supplied a list of all policies which were their responsibility to determine whether or not they should be retained or deleted.
- Following their advice, a consolidated list was prepared detailing all those policies to be retained or deleted and presented to the SORWP for endorsement, which was subsequently given.
- The SORWP also recommended that: -
 - An overarching policy be developed delineating the course of action required for adopting, amending and reviewing a policy;
 - A procedure to monitor the review of policies be developed;
 - Due to their nature and complexity, all Town Planning policies need not be rewritten in the new format, however they were still to be included in the manual as a separate section.
- Operational Managers were requested to review and rewrite those policies and procedures, which were under their responsibility, in the new format. They were also requested to review their delegations and where appropriate include new delegations and amalgamate policies. This has been completed.
- During this process, further policies were identified as needing to be deleted. Where it was seen that policies could be amalgamated, they were.
- As a consequence of this, Council's 248 policies were reduced to 136.
- The first draft document was presented to MANEX on 24 July 2002.
- MANEX determined that each Director critically analyse each of their respective policies and procedures in line with the definition of policy and procedure.

- The project team has reviewed the draft and has recommended that further deletions occur.
- The project team has also developed an overarching policy delineating the course of action required for adopting, amending and reviewing a policy.
- A special meeting of MANEX to finalise their input will be arranged for mid August whereafter a further draft will be presented to the SORWP.

CS69/02 RECOMMEND

That Council receive the progress report on the Policy Manual Review project.

Moved Cr Zelones
Motion Carried (7-0)

SUSTAINABILITY CONFERENCE (MANDURAH)

WARD : ALL
FILE REF : CRS/4
DATE : 16 July 2002
REF : AWD
RESPONSIBLE : Manager Administration &
MANAGER : Governance

In Brief:-

- City of Mandurah is hosting a Sustainability Conference (with Conference Dinner on 3 September) on 4 and 5 September 2002.
- Topics include many that should be of interest and value to the City.
- Two officers will be attending the Conference.
- Recommend that Councillor/s be nominated to attend.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

To foster an effective professional environment and administration of the City's services and encourage innovation and creativity in meeting the needs of the community.

Legislation Implications

Nil

Council Policy / Local Law Implications

Council Policy 1.2.5 – Conferences, Seminars and Training.

Budget / Financial Implications

Conference registration fees of \$440 per person (or incentive fee of \$302.50 per person for three or more delegates from one organization registering together by 16 August 2002). Conference dinner is an extra \$55 per person.

Sufficient funds exist within the Members' Administration – 'Member Training' budget to cover all costs associated with adoption of the recommendation.

Consultation

Manex

BACKGROUND

The City of Mandurah advises that it is holding a two-day conference (with a special Conference dinner on the Tuesday evening, 3 September, prior to the start of the conference proper) entitled “*Beyond the Boundaries – Solutions for Success*”.

The Conference, to be held in Mandurah on 4 and 5 September 2002, is an event showcasing projects that have taken a step beyond traditional boundaries and ignited communities through innovative sustainable practices. It is suggested that those Councils, organizations, businesses and individuals which, in a period facing rapid change and increasing economic, social and environmental pressures, have taken fresh approaches which have not only built up their communities but have placed them at the forefront in the new millennium.

COMMENT

Analysis

The keynote address – “*Sustainable Local Government in a World Without Borders*” – will be delivered by Dr Keith Suter. Dr Suter, who holds various key positions in associations concerned with humanitarian law, peace and conflict, has a PhD in the international law of guerrilla warfare and a PhD in the economic and social consequences of the arms race. He will also speak at the Conference dinner in the evening of Tuesday 3 September 2002 on “September 11 – A Year On”.

Other speakers are drawn from Western Australia and Australia wide Local Governments and other agencies. The Conference program is at times divided into streams considering environmental, economic and social issues. A copy of the Conference timetable is presented as an attachment. **(Refer to Attachment “A-1” – as circulated with the Agenda.)**

Some of the topics for presentations and discussion include:

- Triple Bottom Line as a Vehicle for a Sustainable Future;
- Don't Talk About It – Do It;
- Making a Difference: Some Good News Global Shifts;
- The City of Albany's Practical Integration of Sustainability;
- Piney Lakes Environmental Education Centre;
- Integrating Ecologically Sustainable Development into Decision Making and Reporting for Local Government;
- Turning Environmentally Damaged Land into a Sustainable Pot of Gold;
- Local and State Government Partnership Agreements;
- Telecommuting – Wake Up the Future is With Us;
- Telecommunication Infrastructure;
- Busselton Biodiversity Incentive Strategy;
- Ord Land and Water Management Plan;
- Mandurah International Opera Festival;
- MELT. Midvale Empowerment Leadership Trust;
- Branding the Avon Valley Products and Services;
- Relocating People and Plants;
- Pathways for Learning;

- Home Alone;
- Waste – Measuring Up;
- Preparing Greece for the Olympics – A Cultural Perspective.

Manex, having considered its merits, proposed that two officers and where interest is expressed, up to several Councillors might attend the Conference, it is suggested that four (4) registrations be secured by 16 August 2002 to take advantage of the early ‘Incentive Fee’ discount.

In accordance with Policy 1.2.5, Council approval is required for registration of Elected Members to attend the conference.

CONCLUSION

This item is raised for information for any Councillors who may wish to nominate to attend. The “Beyond the Boundaries - Solution For Success” Conference should be an interesting and informative forum which deals with issues, many of which have relevance to the City.

CS70/02 RECOMMEND

That Council:

Amended Full
Council
19 August 2002

1. **Nominate Councillor Fletcher to attend the “Beyond the Boundaries Solutions for Success” Conference to be held between 3 and 5 September 2002.**

~~**OR, if there is no Councillor nomination at the Council Meeting of 19 August 2002, then the resolution be as follows:**~~

~~**That no Councillor nomination be made.**~~

2. **Endorse the administrative action taken to secure four (4) early “Incentive Fee” registrations (2 Councillors & 2 Officers).**

Councillors to note that the matter is open to full Council to further consider in the event that any other Elected Member wishes to be nominated. It was also noted that the early registration can be cancelled at no cost.

Moved Cr Hopper
Motion Carried (7-0)

CITY OF ARMADALE WEBSITE

WARD ALL
FILE REF: CPS/9 Vol 2
DATE 23 August
2002
REF MR
RESPONSIBLE EDC&CS
MANAGER

In Brief:

- Status report on website development and maintenance
- Report for information purposes.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Communication – To achieve dialogue with the community in order to have a clear understanding of the community’s needs and expectations; To promote and market the City, its opportunities and potential – outside the City and within.

Corporate Services – Make Maximum use of available technology to improve administration, governance and service delivery. 5.5 Enhance Council’s Internet Home Page to facilitate two-way communication.

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Nil

Consultation

- Staff
- Manex

BACKGROUND

Following the endorsement of recommendation CS25/02, the City of Armadale’s Website went live in April 2002. Over the four month period since the website has been alive the Website Working Group, which is managed directly by Manex, has been analysing the number of “hits” on each page to determine its relevance, obtaining issues associated with the original design and developing the site to include all endorsed services (Agendas and Minutes, Tenders, Employment and On-line payment of Rates).

COMMENT

1. All endorsed services (Agendas and Minutes, Tenders, Employment and On-line payment of Rates) have now been added to the website. The new Rate Notices will include the online payment option.
2. Over the last four months a number of issues associated with the original website design have been brought to the attention of the Website Working Group, these included download speed, small web pages, confusion over the enhanced and standard versions of our website and navigation problems. The objective of creating accessible web content is to reduce the barriers faced by a large and varied numbers of audiences trying to access information and services on our website. These included people with slow connections and using older computers. The World Wide Web Consortium's Web Content Accessibility Guidelines provide guidelines to assist organisation to make websites that are accessible to a wide an audience as possible. In June 2000 the Online Council of Commonwealth, States and Territory Governments agreed that these guidelines were best practice standard for all Australian Governments. By adopting these standards the issues with Council's website have disappeared.
 - To improve download speed and remove the confusion over the enhanced (flash) and standard (non flash) versions of the website, the flash components have been removed. Although flash can be an effective means for drawing attention to key aspects of a website, when it distracts or irritates users or leads to unacceptable load times, it is not recommended. The removal of the flash means that the website can be maintained in-house so reducing maintenance costs.
 - The removal of the extensive use of frames has allowed the enlargement of all web pages
 - To remove navigational problems the Home page has been modified to include both the City Services and About Armadale.
3. As the data on the City of Armadale's website is now over a year old the Website Working Group has requested that the owners of each page supply new content material or certify that the current content is up to date. This task will be completed over the next two months. The Website Working Group has also been requested to include the On-line Library catalogue and a News section.
4. Over the last three months the City of Armadale has received around 50,000 hits (every time you look at a page this is a hit), averaging 600 hits per day. Table 1 shows the top ten pages, all other pages received between 0 and 50 hits. The Agendas and Minutes was the highest with 8,259 hits, followed by Employments with 7,817 hits and Events with 3,217 hits.

Table 1 Top ten "hits" on Website pages over a three month period.

WEBSITE HITS (13 May to 2 August 2002)		
Area / Page	Hits	Rank
Agendas and Minutes	8,259	1
Employment	7,817	2
Events	3,256	3
Public Documents	2,147	4
FAQ	1,613	5
Waste	827	6
Investing in the City	818	7
Tourism	691	8
Building	675	9
Living in Armadale	612	10

Officer Recommendation:

That Council receives the report on website development and maintenance.

Cr Hopper suggested and Committee agreed, that it would be appropriate for Council to recognise the efforts of staff at the City of Armadale and WALGA in achieving the on-line payment system that now operates and resolved to add a further part (2) to the Officer recommendation as follows:

CS71/02 RECOMMEND

- 1. That Council receives the report on website development and maintenance.**
- 2. That Council recognise the efforts of staff at the City of Armadale and WALGA for their work in achieving the on-line payments system.**

Moved Cr Hopper
Motion Carried (7-0)

WIRRA WILLA GARDENS

WARD : ARMADALE
FILE REF : A3402
DATE : 30 July 2002
REF : HC
RESPONSIBLE : EDDS
MANAGER
APPLICANT : Armadale Redevelopment
Authority
LAND OWNER : Chatham Nominees Pty Ltd
SUBJECT LAND : Property size 1.3633ha
Map 23.03
ZONING : Urban / Res R15
MRS/TPS No.2

In Brief:-

- The Armadale Redevelopment Authority (ARA) has requested Council to review its position on purchasing Wirra Willa Gardens and present a business case to the ARA for assistance in the purchase
- Wirra Willa Gardens is a nationally recognised botanical garden of strategic locational relevance to the Armadale City Centre. The Strategic Plan includes seeking external financial assistance to purchase Wirra Willa Gardens
- Recommend that Council accept the Armadale Redevelopment Authority's offer of assistance to consider the purchase Wirra Willa Gardens and prepare an appropriate business plan and concept outline development in liaison with Armadale Redevelopment Authority Officers.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure 6.4 – Seek External Funding for ...Wirra Willa Gardens

Legislation Implications

Local Government Act 1995.

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

No funds allocated in budget or 5 Year Plan. Current and proposed use of the land could preclude use of Cash in lieu of Public Open Space Trust Funds.

Preparation of Business Plan \$10,000.

Consultation

EDDS, EDTS, Executive Manager Community Services, Manager Parks, Manager Property Services, Landowners.

BACKGROUND

The Armadale Redevelopment Authority (ARA) is aware of the proposed sale of Wirra Willa Gardens and understands Council has for some time considered its acquisition as a municipal project (Strategic Plan - Physical Infrastructure 6.4 – Seek External Funding for ...Wirra Willa Gardens).

DETAILS OF PROPOSAL

The ARA requests that Council reviews its position on possible acquisition, contacting the current owners and bringing forward a proposal for the assistance of the ARA in the acquisition of the property. In a letter, it states that “whilst outside the current area under the responsibility of the Authority, the Authority can operate in areas which complement its objectives”. It says further that “while there may be a compatible commercial use for Wirra Willa, a full business case needs to be developed to justify acquisition and any assistance by the Authority”.

DISCUSSION

Wirra Willa Gardens is a nationally recognised garden of strategic locational relevance to the Armadale City Centre. It is on Council’s Municipal Heritage Inventory and on the database of the Canberra based Australian Heritage Commission. It is a mature established garden with many exotic trees not usually seen in Western Australia. It is well recognised for its horticultural diversity and has great potential as a regional botanical garden. As such it is a property worthy of acquisition and maintenance in the public domain.

Capital Requirements

The property is 1.3633 ha and close to the City Centre area, so it should realise a premium price at sale.

It is estimated there would be a requirement in the vicinity of \$308,000 for capital redevelopment, machinery and plant updating to attain an optimum standard as a botanic garden and cater for ancillary uses. **(Refer to Attachment “B-1” – as circulated with the Agenda.)**

Operating Costs

Maintenance costs in the vicinity of \$171,000 per annum can be expected to meet the City’s highest benchmark standard of park management (e.g. Minnawarra Park). **(Refer to Attachment “B-2” – as circulated with the Agenda.)** Ongoing management and maintenance of the property will therefore require significant resourcing.

Whilst Council has the managerial competence to oversee the ongoing maintenance and cultural significance to its highest standard, it would be desirable to form a partnership with a specialist botanic/horticultural body to maintain the garden to a national horticultural

standard. The Botanic Gardens and Park Authority (Kings Park management) or the Horticultural Society may have the required specialist knowledge to assist in this role.

Potential Commercial Use

The property lends itself to a level of commercial use complementary to its horticultural character. Tourism, hospitality, function centre, venue hire and social museum are all avenues for further exploration. The property is contiguous to the Gateway Project and can be integrated with Public Open Space encompassing Lions Park and the Neerigen Brook.

Maintenance of Wirra Willa Gardens to a national standard could foster a major tourist destination in Armadale. It could also be a focus of horticultural and botanical education, research and study in partnership with a university.

Funding Sources

Funding of the purchase is beyond the scope of the City's 5-Year Plan and is unlikely to be within the City's financial capacity. State and/or Federal funding are required to purchase and maintain the property on an ongoing basis to a national heritage standard.

Management of the specialised botanical environment would require that access to the site would need to be restricted by fencing etc to ensure security of vulnerable elements of the proposed public asset. This may inhibit using trust funds held as cash in lieu of public open space contributions to assist in the purchase or capital improvement of Wirra Willa Gardens as the property would not be able to be freely open to the public as a park.

It may be possible that certain freehold land assets surplus to Council needs (e.g. Portion Lot 60 Carawatha Avenue, Mt Nasura) could be disposed of and funds derived contributed to capital investment in Wirra Willa Gardens

Management Structure

Further consideration will be required regarding a suitable management structure and Council's continuing role. The Araluen Botanical Park management model may be suitable.

Options

There appear to be two main options:

1. Do nothing. Council may determine that it is not timely to progress a possible purchase of the Wirra Willa Gardens and its ongoing maintenance at present. This may effectively preclude the further possibility of acquiring Wirra Willa Gardens for the public domain, or if it is purchased under State Government auspices, preclude Council having a meaningful role in its public administration.
2. Seek the ARA's involvement to purchase and develop Wirra Willa Gardens and indicate Council's willingness to contribute to the ongoing maintenance to the highest levels of our own operations (e.g. Minnowarra Park). To this end Council should contribute to the preparation of a Business Plan and explore potential management arrangements, partnerships and the most appropriate and economic utilisation of the site for the benefit of the public.

CONCLUSION

The purchase of Wirra Willa Gardens is well beyond the scope of the City's 5-Year Plan and is unlikely to be within the City's financial capacity. The request by the ARA for Council's consideration of assistance offers an opportunity to realise an objective of the Strategic Plan for the purchasing of Wirra Willa Gardens as a public property. The request is worthy of a positive response and serious study of potential partnership opportunities and preparation of a full business plan to justify the acquisition.

CS72/02 RECOMMEND

1. **That the Armadale Redevelopment Authority be advised that the City considers:**
 - a. **Wirra Willa is a property worthy of acquisition and maintenance in the public domain because of its nationally recognised importance and its strategic locational relevance to the Armadale City Centre.**
 - b. **Funding of the acquisition and operation of Wirra Willa Gardens from municipal sources is beyond the scope of Council's budget, the 5-Year Financial Plan and Council's financial capacity.**
2. **That in view of the City's lack of financial resources, the City would welcome the Armadale Redevelopment Authority's involvement in the purchase of Wirra Willa Gardens.**
3. **That Council seek the Armadale Redevelopment Authority's action to purchase Wirra Willa Gardens, set up an appropriate management structure, prepare and implement a development plan and seek appropriate sources of funds for acquisition, restoration and ongoing maintenance. To this end Council will:**
 - a. **Indicate its willingness to contribute to the preparation of an appropriate business and capital improvement development plan;**
 - b. **Investigate possible sources of Council funding which might be committed to investment in Wirra Willa including:**
 - **POS Trust Funds allowable in accord with Section 20A of the Town Planning & Development Act.**
 - **Revenue from sale of freehold land e.g. Portion Lot 60 Carawatha Avenue, Mt Nasura.**

- c. **Investigate and participate in an appropriate management structure for the administration of Wirra Willa Gardens and pursue partnership arrangements with specialist botanical agencies such as the Horticultural Society or the Botanic Gardens and Park Authority (Kings Park management); and**
- d. **Indicate its willingness to contribute to the ongoing maintenance of Wirra Willa Gardens.**

Moved Cr Hopper
Motion Carried (7-0)

CITIES FOR CLIMATE PROTECTION - SOURCING RENEWABLE ENERGY (ELECTRICITY)

WARD : All
FILE REF : PSC/031
DATE : 12 July 2002
REF : RVD, MH, JGI
RESPONSIBLE : EDTS
MANAGER

In Brief:-

- The current pricing of Western Power's "NaturalPower" and current regulatory regime mean that options to source renewable energy are too costly or present unacceptable risks.
- Recommend that Council write to the Minister for Energy expressing concern that the current pricing and regulatory regimes are inhibiting the City's ability to obtain renewable energy to reduce its greenhouse gas emissions.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

The City's vision is to be "*Clean, green and prosperous*"

Long Term Strategic Planning New Initiative 2.2 is to "*Develop and maintain environmental management strategies focussing on the organisations' impact on pollution, recycling and conservation of resources*".

Legislation Implications

Electricity Distribution Access Order 2001
Electricity Distribution Regulations 1997
Electricity Transmission Regulations 1996
Local Government Act 1995 and Local Government Tender Regulations

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Nil.

Consultation

- ♦ Office of Energy
- ♦ Perth Energy

BACKGROUND

At its meeting of 18 September 2000 Council resolved (CS55/00):

- A) That Council adopt the City of Armadale Corporate Greenhouse Action Plan, including the goal of trying to reduce corporate greenhouse gas emissions by 20% from 1998-99 levels by 2010-11.

The Corporate Greenhouse Action Plan notes that significant emissions reductions can be achieved in the building sector by using renewable energy, and refers to Western Power's NaturalPower that is sold at a premium of 3cents/ kilowatt hour. The Greenhouse Action Plan notes:

The City of Armadale has considered NaturalPower but considers that until a healthy Revolving Energy Fund is established (see Section 9.1 below), that energy savings are best re-directed towards funding further energy savings. The use of NaturalPower should be re-considered in about five years time.

A premium of 3 cents/ kilowatt hour would add thousands of dollars to the City's electricity bill (over \$65,000 for buildings and \$89,000 for streetlights).

Under the *Electricity Distribution Access Order 2001* Western Power is required to transport electricity generated from a renewable source if that provider is able to demonstrate, to the reasonable satisfaction of a distribution employee¹, that the amount of electricity to be transported to each distribution exit point in a 12 month period will be at least 50 megawatt hours. This means the City is able to source electricity from alternative renewable energy suppliers for facilities that use more than 50 megawatt hours per annum, and the tender regulations mean this needs to be achieved through a competitive process.

It is understood that there is currently only one alternative renewable energy provider, Perth Energy, who acts as an agent to sell power produced from landfill gas (i.e. green power).

Perth Energy has indicated that it can supply green power to the nine City facilities that use more than 50 megawatt hours per annum at the same price as power produced by Western Power from non renewable sources. By using green power in these facilities, the City would reduce its corporate greenhouse emissions by about 17% (i.e. 1160 tonnes of eCO₂) and qualify for Milestone 4 of the Cities for Climate Protection Program.

Officers have been investigating whether Western Power would be obliged to offer reasonable tariffs to the City should the City choose to return to Western Power at some time in the future. It appears that Western Power would be under no obligation to offer the City tariffs similar to those currently charged or offered to other local government authorities. In a letter to the Chairman of the Renewable Energy Access Working Group, Western Power's General Manager Retail advises:

"I can confirm that Western Power generally supports the view that where the renewable energy contestability threshold is less than the contestability threshold for non-renewable energy, and the renewable energy customer consumes less than the non-renewable threshold, then that customer may revert to a gazetted tariff of their choice."

This advice is qualified, and the non-renewable contestability threshold has been gradually reduced over the last few years. The non-renewable contestability threshold is proposed to be 300 megawatt hours per annum in January 2003, significantly less than the City's total electricity usage.

¹ A "distribution employee" means an employee or officer of Western Power who is engaged wholly or partly in those parts of Western Power's business involving the granting of access to electricity distribution capacity or the planning, operation, maintenance, development or augmentation of the electricity distribution network.

This means that the City could be penalised through higher charges for electricity by Western Power if the City needed to revert to Western Power as its electricity supplier. This could occur if Perth Energy decided it was no longer in the market to supply power to the City at the end of a contract period or if they went bankrupt.

DETAILS OF PROPOSAL

It is proposed that Council write to the Minister for Energy expressing concern that the risks in utilising an alternative renewable energy supplier and the additional costs for NaturalPower are currently unacceptable and are hindering the City's progress in reducing greenhouse gas emissions. In particular, the City could be penalised if it uses an alternative supplier and then there is a need for the City to revert to Western Power where it is a monopoly supplier, because there is no obligation on Western Power to provide electricity at rates similar to those on the tariff schedule.

CONCLUSION

The current regulatory regime and the premium on Western Power's NaturalPower are significantly inhibiting the City's progress in achieving its greenhouse gas reduction targets, and the Minister for Energy should be made aware of the City's concerns.

CS73/02 RECOMMEND

That Council advise the Western Australian Minister for Energy of its concern that the currently regulatory regime and additional charges for NaturalPower are inhibiting the City's progress in reducing Greenhouse Gas emissions.

Moved Cr Munn
Motion Carried (7-0)

STATE OF THE ENVIRONMENT REPORT - DRAFT 2002 AUDIT AND REVIEW REPORT

WARD : All
FILE REF : CON/3
DATE : 29 July 2002
REF : RVD
RESPONSIBLE : EDDS
MANAGER

In Brief:-

- A draft 2002 Audit and Review report has been prepared of the State of the Environment Report which demonstrates significant progress and recommends changes to some Actions and their timing, and two new Actions.
- The Bushcare and Environmental Advisory Committee considered the report and supported the recommended changes.
- Recommend Council adopt Audit and Review report and the changes recommended within it, and that the report and key achievements be publicised.

Tabled Items

Audit table for 2001 showing changes to State of the Environment Report action items agreed to by Council in September 2001.

Officer Interest Declaration

Nil

Strategic Implications

Council's vision that the City of Armadale be "*Clean, green and prosperous*" and "*A place with the advantages of City living AND the natural beauty of the bushland setting*". The Actions in the State of the Environment Report can all be related to different parts of the Strategic Plan.

Legislation Implications

Nil

Council Policy / Local Law Implications

Some actions seek to develop new Council Policy/ Local Law.

Budget / Financial Implications

The State of the Environment Report Actions have been costed into five-year plans and the "Desirable timeline/ start dates" shown in the draft 2002 Audit and Review report reflect current programming.

Consultation

Managers of departments identified as having some responsibility for Actions have been consulted.

BACKGROUND

At its meeting of 23 April 2000 Council resolved that “*Council adopt and publish the Environmental Position Paper, as amended, as its five year plan to improve the City’s environmental performance, subject to normal budget and funding considerations.*” (CS21/2000).

The Environmental Position Paper was written using a State of the Environment Reporting framework, a framework understood and in common use by the environmental community. Adoption of the State of the Environment Report was preceded by a public consultation phase.

A draft 2002 Audit and Review report was presented to Council in June 2002 and it was resolved “*That Council transmit the State of the Environment audit and review report and proposed additional actions 8.1 & 8.2 identified in this agenda to the Bushcare and Environmental Advisory Committee for comment, prior to considering the recommendations in the report.*”

The Bushcare and Environmental Advisory Committee considered the report at its meeting of 2 July 2002 and resolved to inform Council that “*the Bushcare and Environmental Advisory Committee supports the proposed changes outlined in the draft 2002 Audit and Review report*”.

DETAILS OF PROPOSAL

This is the second annual audit and review of the State of the Environment Report, and focuses on the implementation of Actions.

The draft 2002 Audit and Review report is presented at the end of this item. Actions identified as completed, deleted or ongoing in the 2001 Audit and Review report have not been reproduced in the 2002 progress report. For each Action in the draft 2002 Audit and Review report, the Status summary/ Recommendation column records:

- whether the Action is completed or commenced, and if commenced the approximate percent complete;
- whether the Desirable timeline/ start date appears achievable or should be changed to a later date. Where a later date is shown this coincides (if necessary) with the timing proposed for the Action in the City’s five year plans; and
- where considered necessary there is a recommendation that the Action be changed, amalgamated with another action, or deleted.

The following actions are proposed to be added to the State of the Environment Report.

	Action	Responsibility (Department)	Desirable timeline/ start date
8.1	Develop and implement an audit and compliance process that reflects ISO 14000 for key environmental policies.	Environment & other relevant departments	2002/2003
8.2	Update the State of the Environment Report in a manner that embodies a sustainability perspective and an assessment of human settlement indicators.	Environment & other relevant departments	2003/2004

COMMENT

It is important that Council continues to review progress of actions under the Report.

Analysis

Of the 57 recommended actions in the State of the Environment Report 2000:

- 20 have been completed, of which 10 had been completed in 2001 and one had the Desirable timeline/ Start date changed in 2001;
- 15 are in-progress, of which three had their Desirable timeline/ Start date changed in 2001;
- six have been identified as ongoing;
- 10 items are proposed to be started in the future, of which four had their Desirable timeline/ start date changed in 2001 and five are recommended to be changed in this audit and review;
- three have been amalgamated into other actions; and
- two actions have been deleted.

It is proposed that Council adopt or amend the draft 2002 Audit and Review report and the recommendations embodied in it. It is also proposed that the 2002 Audit and Review report be released and key achievements publicised.

Conclusion

There has been significant progress in implementing the actions detailed in the State of the Environment Report, and this should be publicised. Where changes are proposed to the implementation of the action items clear justification has been provided, and the changes have the support of the Bushcare and Environmental Advisory Committee.

CS74/02 RECOMMEND

That Council adopt the State of the Environment 2002 Audit and Review report as presented at Attachment “A-1” to this report.

Moved Cr Munn
Motion Carried (7-0)

REGIONAL WEEDS STRATEGY - RELEASE OF DRAFT STRATEGY

WARD : All
FILE REF : CON/1
DATE : 12 June 2002
REF : RVD/PL
RESPONSIBLE : EDTS
MANAGER

In Brief:-

- A Draft Regional Weeds Strategy for the Cities of Armadale and Gosnells has been prepared.
- Recommended that the Draft Plan be released for a six-week public comment period, and then be recommitted to City Strategy Committee.

Tabled Items

Draft Regional Weeds Strategy

Officer Interest Declaration

Nil.

Strategic Implications

The City's Long Term Strategic Planning aim includes "*to enhance the qualities and benefits of our natural and built environment.*"

Legislation Implications

Nil. The Regional Weeds Strategy recommends that no weed species be declared as 'pest plants' under the *Agriculture and Related Resources Protection Act* and *Local Government Act* in the first instance.

Council Policy / Local Law Implications

The Regional Weeds Strategy recommends that the City adopts a policy on weed management.

Budget / Financial Implications

There are no immediate financial implications associated with release of the Draft Regional Weeds Strategy. However, following the public comment period, financial implications will need to be considered as noted below.

The Strategy calls on the Cities of Gosnells and Armadale to undertake weed control in priority areas (Recommendation 2) and to employ a Weed Management Officer (Recommendation 4). It is expected that a Weed Management Officer's duties would encompass many of the tasks required to implement the Report's recommendations such as coordination and promotion of weed control activities (Recommendations 3 & 7), weed mapping (Recommendation 17), works procedure development and staff training (Recommendations 12 & 13), and development and measurement of performance criteria (Recommendation 18). Feedback from the public comment period is expected to help Council determine the priority accorded to each recommendation, and the associated costs.

Expenditure by other outer urban local authorities on weed control and weed control staff will be researched during the public comment period.

The State Weed Strategy estimates the cost of weed control in agriculture is 20% of production costs in Western Australian agricultural systems. A key focus of the Regional Weeds Strategy is integration and coordination of weed control effort to minimise future weed control costs in the City's agricultural and bushland areas.

Preliminary costing suggest that costs for the City for some aspects of the Strategy could be as follows:

- **Weed Management Officer:** Staff resources required would depend on factors such as the number of priority weeds to be tackled and the extent of control sought. As noted above some Council's effectively employ several staff that focus on weed control. A full time officer would cost about \$80,000 per annum. The City of Gosnells has suggested they could be willing to share an officer.
- **On-ground works:** The City currently spends about \$120,000 per annum on weed control measures including public access way maintenance, open drain maintenance, kerb spraying, active and passive reserve maintenance and mowing rural road verges (about \$30,000). Mowing rural road verges is done primarily for fire hazard reduction and road safety, with weed control being a secondary benefit. It is expected that best practice weed management for these areas could result in an initial increase in annual maintenance expenditure, which would then reduce as weed management strategies take effect.

The City's Five Year Forward Plan does not identify funds for any of the initiatives identified in the Regional Weeds Strategy.

Consultation

Community workshops to identify:

- The weed issues of concern to residents in the Cities of Armadale and Gosnells;
- What are the problem weeds that need to be controlled;
- Where are weeds causing a problem;

were held at the City of Armadale on Saturday 13 April 2002 and at the City of Gosnells on Thursday 17 April 2002. Input from these workshops has helped formulate the draft Regional Weeds Strategy. Further consultation on the Draft Strategy is planned.

BACKGROUND

The City's State of the Environment Report Action 2.12 states "*Prepare a weed strategy for the City that is cognisant of the National and State Weed Strategies, considers weed assessments and bushland condition mapping for all of Council's native vegetation areas, identifies priorities for weed removal, and considers the need to raise landholder awareness about weed management.*" The City of Gosnells Environmental Management Plan indicated that Gosnells was also going to prepare a weed strategy in 2002-03.

Following a meeting with the City of Gosnells, it was decided that there would be benefits in jointly preparing a Regional Strategy and a Working Group consisting of the Environmental Officers and Manager Parks of each City was established. Consultants were chosen and a draft Strategy agreed to by the Working Group as suitable for public comment has now been prepared.

The Regional Weed Strategy is intended to address weeds in agricultural areas, riparian lands and bushland areas.

DETAILS OF PROPOSAL

A copy of the Executive Summary of the Draft Regional Weeds Strategy, which contains 21 recommendations is attached to this Agenda. **(Refer to Attachment "A-3" – as circulated with the Agenda.)**

It is proposed to make the Draft Regional Weeds Strategy available for public comment for a six week period and:

- advertise the availability of the Draft Management Plan in local papers at the commencement of the public comment period and one week before close of submissions;
- issue a press release and seek a segment on Heritage FM;
- send letters seeking comment on the Regional Weeds Strategy to agricultural/horticultural groups, bushcare groups, community groups in rural areas (e.g. Riverside Pony Club), past property management course participants and relevant government agencies for comment; and
- distribute posters advertising availability of the strategy to stock feed merchants.

A summary of submissions and a response to the summary will be prepared for Council's consideration, along with a more detailed analysis of the Report recommendations and implications.

COMMENT

By combining the resources and expertise of the Cities of Armadale, City of Gosnells and appropriately qualified consultants, it is considered that a sound draft Regional Weeds Strategy has been produced for public comment. The draft document needs to be distributed widely with adequate time for individuals and groups to respond. Council will then be able to give due consideration to the submissions and to the Report's recommendations and its implementation.

Officer Recommendation:

That Council release the Draft Regional Weed Strategy for a six week comment period and the Strategy then be recommitted to the City Strategy Committee for finalisation with due consideration of submissions.

Committee was of the view that the release of the Draft Regional Weed Strategy for public comment should be deferred to allow discussions with the City of Gosnells and National Heritage Trust regarding funding opportunities and resolved to amend the officer recommendation as follows:

CS75/02 RECOMMEND

That Council defer release of the Draft Regional Weed Strategy pending discussion with the City of Gosnells regarding funding opportunities and clarification on National Heritage Trust funding for related environmental projects.

Moved Cr Reynolds
Motion Carried (7-0)

ARMADALE REDEVELOPMENT AUTHORITY - PROGRESS

WARD : Armadale
FILE REF : PSC/30
DATE : 13 August 2002
REF : RST
RESPONSIBLE : Chief Executive Officer
MANAGER

In Brief:-

- The Armadale Redevelopment Authority is now holding monthly meetings at its recently-opened Armadale Office.
- The Board has considered a number of Council issues since last reporting in July.
- Report provided on matters discussed at Armadale Redevelopment Authority's August Meeting.
- Recommendation that report be received.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Strategic Plan objective to create an integrated Regional Centre with a full range of services.

Legislation Implications

Town Planning Scheme No.2 and No.3
Armadale Redevelopment Bill 2001

Council Policy / Local Law Implications

N/A

Budget / Financial Implications

Potential to broaden rate base and resultant income as a consequence of accelerated investment and development.

Consultation

- ♦ Armadale Redevelopment Authority
- ♦ Landcorp

BACKGROUND

It is intended to report progress on matters related to the Armadale Redevelopment Authority via the City Strategy Committee.

An item on the Interim Armadale Redevelopment Scheme was presented to the August meeting of the Development Services Committee.

The ARA Board last met on Wednesday, 7 August from which the following matters arose:

- The City of Armadale is invited to make a presentation on Community Development Needs to the Board at its meeting scheduled for 2 October 2002.

- The Board reconfirmed its interest in working with the City to bring Wirra Willa gardens into public ownership.
- The possible relocation of a Government Department to Armadale is being progressed with the likelihood of a senior Government Committee being established to consider all aspects of the relocation.
- The extent of any direct ARA involvement in the Brookdale residential precinct will become clearer following a meeting with the Minister for Planning and Infrastructure and Minister for Housing and Works to be held on 23 August.
- The Board discussed planning alternatives for the area to the west of the rail station. (To be discussed further at briefing.)
- The Kelmscott Enquiry by Design timing was noted and Board members will attempt to attend, especially the opening forum and concluding session.
- Precinct groups were discussed and it was proposed a mechanism be developed for the City Centre Liaison Group and Forrestdale Business Park committees to be re-constituted under the ARA with the City to nominate new members to replace ARA Board members currently representing the City.
- It is proposed to hold a Rail Station Design workshop on 16 August to determine parameters for the design brief for architects. The City's CEO and EDDS have been invited to participate.
- The Technical Reference Group minutes of 18 July 2002 were received by the Board. The Board has requested additional information on the capacity of existing urban areas in the City to provide infill housing and the capacity of vacant and unsubdivided land.
- The Board also noted the need to advance discussions with the City on the Cinema Complex support package.

COMMENT

At the time of compiling this report, the proposed briefing by the Chair of the ARA Board is not finalised, but is scheduled tentatively to be held prior to the Council Meeting of 2 September 2002.

The Board has also proposed modifications to the City Centre Liaison Group and Forrestdale Business Park Precinct Committee. These are chaired by Cr Zelones and Mayor Reynolds, respectively (in their role as ARA Board members) and it may be open to Council to nominate new delegates to those groups. (This will be the subject of a further report.)

The proposal for the Brookdale residential precinct will be developed in the briefing session as Council will need to consider recommendation on the area involved.

With regard to the Cinema project, it is expected that Council's Cinema Working Party will meet in the next few weeks to consider the state of discussions with Council's preferred tenderer.

The ARA has indicated its willingness to discuss involvement in the Cinema project once financial details are clarified.

CS76/02 RECOMMEND

That the Chief Executive Officer's progress report on matters relating to the Armadale Redevelopment Authority be received.

Moved Cr Hopper
Motion Carried (7-0)

COUNCILLORS' ITEMS

Cr Hopper - Electronic set up for Agendas/Minutes

Cr Hopper requested that officers investigate whether Agendas/Minutes can be provided with a hyper-link for attachments.

CS77/02 RECOMMEND

That the Councillor's item as follows:

- **Cr Hopper – Electronic set up for Agendas/Minutes**

be referred to the appropriate Directorate for action and/or report back to Committee and/or Council.

**Moved Cr Hopper
Motion Carried (7-0)**

MEETING DECLARED CLOSED AT 8.36 PM

CITY STRATEGY COMMITTEE

SUMMARY OF "A" ATTACHMENTS

13 AUGUST 2002

Attachment No.	Subject	Page
A-1	STATE OF THE ENVIRONMENT 2002 AUDIT AND REVIEW REPORT	35 - 41

CITY OF ARMADALE
State of the Environment Report - Short report on progress to May 2002

	Action summary	Desirable timelines/ start date/ start date	Action to date/ Notes	Status summary/ Recommendation
2.02	Map vegetation of the Leake Reserve, Gibbs Road Reserve, Shepherd Court and natural reserves in the Darling Plateau (particularly Armadale Settlers Common).	2000/2001	All City bushland areas greater than 1ha mapped.	Completed.
2.04a	Prepare and implement Management Plan for Southern River (Bush Forever site 260) as part of Wright Lake redevelopment.	When Champion Lakes re- development implemented	Providing input to Public Environmental Review document.	Future items.
2.04b	Prepare and implement Management Plan for Gibbs Road (Bush Forever site 344).	Following completion of CALM Jandakot Regional Park Management Plan	Internal document prepared, which will be used for input to Interim Natural Area Management Guidelines (Action 2.20).	40% Complete.
2.04c	Prepare and implement Management Plan for Forrestdale Lake Bushland Reserve 27165 (Bush Forever site 345).	2001/2002	CALM have started preparation of a Management Plan that will include Reserve 27165, excluding the Golf Course. Pursuing a \$16 agreement for management of non-golf course portion of Reserve.	10% Complete.
2.04d	Prepare and implement Management Plan for Canning River (Bush Forever site 246).	2002/2003	City's landholdings are fragmented and resources to manage this generally degraded area probably beyond resources identified in 5 year plans.	Change Desirable timelines/ start date to 2004/05.
2.05	Ensure adequate environmental input to Town Planning Scheme No 4 to ensure biodiversity is protected.	2000/2001	Environmental Officer is a member of the TPS No 4 Working Group.	60% Complete.

CITY OF ARMADALE
State of the Environment Report - Short report on progress to May 2002

Action summary	Desirable timeline/ start date/ start date	Action to date/ Notes	Status summary/ Recommendation
2.07 Encourage landowners, agencies and Councils to repair degraded areas such as borrow pits and disturbed areas (UCSWCMP Action 5.15)	2000/2001	All areas identified in Agriculture Western Australia reports inspected. Most severe areas fixed in 2000/2001. No further work considered necessary.	Completed.
2.08a Prepare and implement Management Plan for Kendall Ct Flora Reserve Threatened Ecological Community.	1999/2000	Management Plan adopted by Council March 2002.	Completed.
2.08b Prepare and implement Management Plan for Fletcher Park Threatened Ecological Community.	2000/2001	Draft plan out for public comment-February 2002. Expect to finalise plan July 2002.	80% Complete.
2.08c Prepare and implement Management Plan for Creyk Park Threatened Ecological Community.	Reconsider following outcome of NHT application	Will form part of Forrestfield Vegetation Complex management plan. Draft undergoing internal review and expected to be presented to Council in November/ December 2002.	15% Complete.
2.10 Prepare and implement a management plan for Armadale Settlers Common to replace the plan that expires in 2000.	2000/2001	Defer till Armadale Settlers Common Advisory Committee re-established and funds available for management plan preparation.	Change Desirable timeline/ start date to 2003/04.
2.12 Prepare a weed strategy for the City.	2001/2002	Consultants commissioned. Draft Strategy expected to go to Council June 2002.	30% Complete.
2.15 Consider the need to prepare and adopt a Local Law and/ or Planning Policy to control cats near natural reserves.	2001/2002	Propose to do research funded by Perth Biodiversity Project before embarking on preparation of policy or Local laws.	5% Complete.

CITY OF ARMADALE
State of the Environment Report - Short report on progress to May 2002

Action summary	Desirable timeline/ start date/ start date	Action to date/ Notes	Status summary/ Recommendation
2.16 Prepare and/ or review fire management plans for all of the City's reserves with threatened ecological communities or rare flora/ fauna in consultation with CALM when the FESA guidelines are published.	2000/2001	Consultants commissioned. Plans expected to be ready for public consultation June 2002.	30% Complete.
2.18 Prepare a program to enhance community appreciation of the natural environment and enhance community and individual involvement in biodiversity protection.	2000/2001	Friends Group Manual adopted September 2002. Marketing consultant prepared an Action Plan in May 2002. BEAC, UCSWCT and Environmental Officer preparing an implementation strategy based on Action Plan.	20% Complete.
2.20 Prepare Interim Management Guidelines that are to apply to all natural reserve areas until management plans are in place.	2000/2001	BEAC has considered. This is a major task creating a maintenance program for all natural areas without Management Plans. Reserve surveys proposed for October 2002, with qualified botanist funded by Perth Biodiversity Project. Software for data entry analysis trailed January 2002. Capital works necessary to address threatening processes can be identified during reserve surveys.	20% Complete. Amend to "Prepare a maintenance program for all bushland areas without existing or proposed management plans and develop a long-term capital works program for all bushland reserves".
2.22 Prepare and implement a management plan for Leake Reserve & Shepherds Ct Reserve.	2002/2003	Action 2.20 above will include these reserves.	Amalgamate with action 2.20.

CITY OF ARMADALE
State of the Environment Report - Short report on progress to May 2002

	Action summary	Desirable timeline/ start date/ start date	Action to date/ Notes	Status summary/ Recommendation
2.23	Amend Council's <i>Landscaping guide for developers</i> to encourage use of local species and develop a policy to increase the use of local species in the City's works.	2000/2001	First draft of landscape guidelines undergoing internal review. Council planning policy to be considered after landscaping guidelines completed.	40% Complete.
3.01	Lobby the State Government to monitor air quality in the Armadale region.	1999/2000	Letter sent to Minister for the Environment June 2000. Decided not to re-visit letter to new government.	Completed.
3.02	Amend policy 1.3.2 to require the volunteer bush fire brigade to have regard to the likelihood of adverse air quality impacts from burn-offs.	2001/2002	Will be addressed during re-write of Council policies that is currently underway. As City's Local Law prevents burning when air dispersion alerts are issued this is a procedural rather than policy matter.	5% Complete
3.03	Amend the City's <i>Local Laws</i> to require compliance with Environmental Protection Authority Guidelines on smoke and dust for development sites.	2001/2002	City's Environment, Animals and Nuisance Local Laws adopted January 2002 embodies Environmental Protection Authority Guidelines.	Completed.
3.06	Appraise and as appropriate implement suitable aspects of the WAPC's Liveable Neighbourhoods Code as Council's preferred planning framework.	1999/2000	City's Local Planning Strategy for Town Planning Scheme No 4 adopts WAPC's Liveable Neighbourhoods Code.	Completed.
4.01	Amend the Local Law and Council Policy 1.3.4 to encourage the use of strategic firebreaks and remove administrative barriers.	2000/2001	Bush Fire Control Local Law adopted by Council March 2002 repealed Firebreak Local Law. Policy to be amended as part of Council's policy review.	60% Complete.
4.02	Develop an appropriate regulatory framework, such as Local Laws for erosion control on development sites.	2001/2002 Following Erosion Manual)	Council adopted Erosion Policy in December 2001.	Completed.

CITY OF ARMSDALE
State of the Environment Report - Short report on progress to May 2002

	Action summary	Desirable timeline/ start date/ start date	Action to date/ Notes	Status summary/ Recommendation
4.03	Audit all permanent improvements on public land to identify erosion sources and maintenance needs in accordance with best practice (UCSWCMP Action 5.17, 5.18 & 5.08)	2001/2002 Commence- ment	City's five-year forward plan budget provides \$50,000 for Action 5.15 and this action in 2003/2004.	Change Desirable timeline/ start date to 2003/04.
4.05	Extend industrial area survey program to Armasdale (UCSWCMP Action 2.10)	1999/2000	Council considered Industrial Area Survey Report March 2002.	Completed.
5.02	Communicate information about wetland management to private wetland owners on the Swan Coastal Plain.	2002/2003	Priority for this action has been re-assessed as low because few Conservation Category wetlands not in public ownership, and need to focus on watercourses.	Change Desirable timeline/ start date to 2004/05.
5.03	Prepare a Town Planning Scheme Policy on foreshores following finalisation of the Water and Rivers Commission foreshore policy.	When Water and Rivers Commission Statewide Foreshore Policy finalised.	Water and Rivers Commission Statewide foreshore policy has not progressed beyond a discussion document since October 2000.	Future item.
5.04	Prepare and/or communicate watercourse revegetation guidelines to landholders and initiate an awareness program targeting owners of land on watercourses to end clearing and encourage a native vegetation landscaping style (UCSWCMP Action 6.12) and encourage streamlining of drains with native species (UCSWCMP Action 4.11)	2000/2001	Streamcare brochure printed. Personal contact made with first 100 of 500 landholders with watercourses on their property by Streamcare Promoter.	25% complete.

CITY OF ARMADALE
State of the Environment Report - Short report on progress to May 2002

Action summary	Desirable timeline/ start date	Action to date/ Notes	Status summary/ Recommendation
5.06 Raise awareness of the importance of watercourses by naming all creeks and drains, and then signpost with their name at selected road crossings (UCSWCMP Action 4.08).	2005/2006		Future item.
5.07 Develop policies or provisions to achieve revegetation of watercourses on private property during preparation of Town Planning Scheme No 4.	2001/2002	Implementation of this recommendation should occur after Action 5.04 significantly implemented to ensure community support.	Change Desirable timelines/ start date to 2003/2004.
5.08a Plan and implement revegetation works along: Southern River/ Wungong Brook	Ongoing.	Palomino Reserve Catchment Group have "adopted" 3km of river, and are preparing a Management Plan. Preliminary draft prepared for Group by UCSWCT River Restoration Officer.	30% Complete.
5.08c Plan and implement revegetation works along: Cooliaheera Dr & Brickworks	2003/2004		Future item.
5.09 Expand the scope of offensive trades and intensive housing of animals inspection checklists to more adequately check pollution prevention.	2001/2002	Local Laws now require compliance with Environmental Protection Authority Codes of Practice. No change needed to inspection checklists.	Completed.
5.12 Undertake a land-use survey to identify land uses which could be contributing to poor water quality and provide those land owners with information about nutrient and irrigation management.	2001/2002	BEAC and UCSWCT consulted on methodology and results and both agreed action now completed.	Completed.
5.15 Identify opportunities to retrofit existing drainage systems to meet Water Sensitive Design Policy standards (UCSWCMP Actions 4.01, 4.02 & 7.10).	2003/2004	City's five-year forward plan budget provides \$50,000 for this action and Action 4.03 in 2003/2004.	Future item.

CITY OF ARMAIDALE
State of the Environment Report - Short report on progress to May 2002

Action summary	Desirable timeline/ start date/ start date	Action to date/ Notes	Status summary/ Recommendation
6.01 South East Regional Waste Council to consider development of a strategy to increase diversion of waste from landfill	Following State Government adoption of State strategy and legislative changes		

Draft Only

Additional recommendations added in 2002.

Action	Responsibility (Department)	Desirable timeline/ start date
8.1 Develop and implement an audit and compliance process that reflects ISO 14000 for key environmental policies.	Environment & other relevant departments	2002/2003
8.2 Update the State of the Environment Report in a manner that embodies a sustainability perspective and an assessment of human settlement indicators.	Environment & other relevant departments	2003/2004