

# CITY OF ARMADALE

## M I N U T E S

OF DEVELOPMENT SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 13<sup>TH</sup> JANUARY 2003, AT 7:00 PM.

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**PRESENT:** Cr H A Zelones JP Chairman  
Cr F R Green Deputy Chairman  
Cr G M Hodges  
Cr J Everts  
Cr J Knezevich  
Cr L Reynolds JP  
Cr R C Stubbs AM

**APOLOGIES:** Nil

**OBSERVERS:** Nil

**IN ATTENDANCE:** Mr W A Bruce A/Chief Executive Officer  
Mr I MacRae Executive Director Development Services  
Mr L Fouché Planning Services Manager  
Mr I Townson Building Services Manager  
Mr P Meyrick Health Services Manager  
Ms N Cranfield Minute Secretary

Public Nil

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***DISCLAIMER***

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As there were no public in attendance the Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read by the Chairman.

***DECLARATION OF MEMBER'S INTERESTS***

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***Cr Hodges***

Proposed Seven (7) Grouped Dwellings – Lot 102 Hobbs Dr, Armadale (Dale Cottages)----56

***Cr Green***

Proposed Seven (7) Grouped Dwellings – Lot 102 Hobbs Dr, Armadale (Dale Cottages)----56

***QUESTION TIME***

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Nil.

***CONFIRMATION OF MINUTES***

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**RESOLVED**

**Minutes of the Development Services Committee Meeting held on 9<sup>th</sup> December 2002, were confirmed.**

MOVED Cr Green  
MOTION CARRIED (7/0)

***ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE No.1/2003***

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The following items were included for information in the “Development Services Strategy section” –

- ✍ Report on Outstanding Matters – Development Services Committee
- ✍ Health Services Manager’s Report for November 2002
- ✍ Environmental Officer’s Report
- ✍ Planning Services Manager’s Report for November 2002
- ✍ PAW Closure Report – significant actions during November 2002
- ✍ Town Planning Scheme No.2 & No.3 – Amendment Table
- ✍ Subdivision Applications – Recommendation Table
- ✍ Building Services Manager’s Report for November 2002
- ✍ Financial Statements for the period ending 30<sup>th</sup> November 2002

*Cr Hodges queried the Environmental Officer’s Report and the inclusion of environmental matters involving the Brookdale Liquid Waste Treatment Plant.*

*Executive Director Development Services advised that this matter would be investigated for relevant action and/or report in the next Information Bulletin.*

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

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***MENINGOCOCCAL IMMUNISATION – SCHOOLS PROGRAM***

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WARD : All  
FILE REF : HLT/8  
DATE : 20 December 2002  
REF : PM  
RESPONSIBLE : HSM  
MANAGER

**In Brief:-**

- ✍ The Commonwealth, through the WA Department of Health, plans to fund a schools based meningococcal vaccination program during 2003 – 2005.
- ✍ Recommendation that:
  - Council, in partnership with Armadale Health Service, participate in the program; and
  - Disbursement of fees paid to be relative to the input of each agency.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

Strategic Plan seeks to “increase immunisation and preventative health care”.

**Legislation Implications**

Section 340 of the Health Act 1911 authorises local governments to provide immunisation services but there is no obligation to do so.

**Council Policy / Local Law Implications**

Nil

**Budget / Financial Implications**

This project is anticipated to provide around an additional \$2,000 per year for this year and each of the following two financial years.

**Consultation**

- ✍ Department of Health;
- ✍ Armadale Health Service; and
- ✍ Environmental Health Officers

**BACKGROUND**

At its meeting of 18<sup>th</sup> March last year, Council agreed:

- ✍ to participate, in partnership with Armadale Health Service, in a schools based Hepatitis B immunisation program sponsored by the Western Australian Department of Health (the Department); and

- ✍ in recognition of the significantly larger part of the workload assumed by the Armadale Health Service, that disbursement of fees paid by the Department (\$12 per dose of vaccine administered) would be on the basis of one third to the City and two thirds to the Health Service. (Parts 3 and 4 of Resolution 42/02).

The 2002 program has been completed and to date has delivered in excess of \$3,400 in vaccination payments from the Department, with the final figure likely to exceed \$6,000.

The Commonwealth, through the Department, now proposes to fund a similarly based meningococcal vaccination program, with the aim of achieving maximum possible coverage over the next three years (2003 – 2005) of young people in the 1 to 19 year age cohorts. Vaccine will be free, and there will be payments to the City and Health Service of:

- ✍ an additional \$6 per dose for meningococcal vaccination of Year 7 children at the same time as their first dose of Hepatitis B vaccine; and
- ✍ \$12 per dose of meningococcal vaccine administered to children in other eligible age groups.

Armadale Health Service has indicated its willingness to participate on the same basis as it has in the Hepatitis B program.

## COMMENT

### Analysis

The meningococcus bacterium can be found at the back of the throat or in the nose in about 10% of the community at any given time. Although most people who 'carry' the organism remain quite well, they may spread it to others through the fine droplets that are shed through coughing, sneezing and spluttering. Some of these may subsequently develop meningococcal disease and become very ill.

The disease is a severe infection occurring in two main forms, or as a combination of these two forms. Meningococcal septicaemia occurs when the organism invades the bloodstream and causes blood poisoning, while meningococcal meningitis follows infection of the outer lining around the brain and spinal cord. Both can be very serious and cause death after even a very short illness. In 2001, about 670 cases of meningococcal disease were reported to Australian health authorities. Every year there are about 35 deaths from meningococcal disease nationwide.

The national vaccination program is a pro-active approach to meningococcal disease management that will impact on the number of cases in Australia and will save lives. While resources have at times been stretched in delivering the Hepatitis B program, it is considered that broad based community vaccination programs such as this are of such significant public health value as to warrant some rationalisation of activity in other lower risk health program areas if necessary.

### **Options**

1. Take part in the proposed national meningococcal vaccination program and share the fee payable two thirds/one third in favour of Armadale Health Service.
2. Take part in the program conditional upon negotiation of a fee distribution ratio more favourable to the City.
3. Decline to take part in the program.

### **Conclusion**

There can be no doubt as to the community benefit to be derived from Council's participation in the program, and in view of the facts that:

- ✍ Armadale Health Service and the City will contribute approximately equally to clinic operations;
- ✍ preparatory work will be undertaken almost entirely by the Health Service;
- ✍ the Health Service contributes a nurse to routine scheduled clinics and does not share in the City's payment from the National Immunisation Registry; and
- ✍ on the basis of these facts, Council resolved that a two thirds/one third distribution ratio was equitable with respect to the Hepatitis B program

a payment to the City of one third of fees received is considered to be very fair.

*The Health Services Manager advised Committee that Armadale Health Service had now indicated that it would have difficulty taking on the very significant increase in workload which would be generated by this project. Without the Health Service, which has undertaken the bulk of the work in targeted immunisation programs to date, it would be difficult, if not impossible, for Council staff to proceed.*

*COMMITTEE indicated its keenness for the City's involvement in the Meningococcal Program if possible, and the Health Services Manager undertook to investigate further and report back to Committee.*

**D1/1/03**

### **RECOMMEND**

- 1. That, subject to availability of support by the Armadale Health Service or other agency, Council agree to participate in the school based meningococcal vaccination program to be funded by the Commonwealth through the WA Department of Health.**
- 2. That disbursement of the vaccination fee payable to participants be on the same basis as that for the Hepatitis B program, namely one third to Council and two thirds to Armadale Health Service.**

MOVED Cr Reynolds  
MOTION CARRIED (7/0)

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***BROOKDALE LIQUID WASTE TREATMENT FACILITY***

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WARD : FORREST  
FILE REF : A61266  
DATE : 13 January 2003  
REF : PM  
RESPONSIBLE : HSM  
MANAGER

**In Brief:-**

- ✍ Air quality monitoring conducted in the vicinity of the Brookdale LWTF last June by a consultant appointed by the DEP appears to indicate extremely high lead levels in the air in the vicinity of Forrestdale Primary School;
- ✍ The DEP failed to recognise this anomaly at the time of receipt of the report.
- ✍ Recommendation that Council:
  - form the view that it lacks confidence in the DEP
  - again call for complete closure of the facility; and
  - authorise expenditure of unbudgeted funds for an independent audit of air monitoring work and related matters.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Potential for impact upon land use planning and development as well as social amenity in the locality of the Facility.

**Legislation Implications**

Facility is licensed under the provisions of the *Environmental Protection Act 1986*.

**Council Policy / Local Law Implications**

Nil.

**Budget / Financial Implications**

Recommendation for unbudgeted funding of up to \$10,000 for desktop audit of air monitoring work undertaken by the Department of Environmental Protection (DEP), with the suggestion that this amount be transferred from A/c 1552720, although this may result in over expenditure of that account.

**Consultation**

- ✍ A/Chief Executive Officer
- ✍ Mayor and Ward Councillors
- ✍ Dept of Environmental Protection
- ✍ CSIRO

## BACKGROUND

Committee will be aware that the report on the air quality monitoring conducted in the vicinity of the Brookdale LWTF last June by a consultant appointed by the DEP appears to indicate extremely high lead levels in the air in the vicinity of Forrestdale Primary School and that DEP failed to recognise this anomaly at the time of receipt of the report.

The A/Chief Executive Officer and Health Services Manager have met twice with the DEP during the past week, and Cr Hodges and the Health Services Manager also attended an urgently convened meeting of the Brookdale Waste Management Stakeholder Reference Committee meeting on the evening of 8<sup>th</sup> January. In the course of these meetings the DEP has advised:

1. Prior to undertaking the air monitoring study, the consultant undertook an audit of the Facility in order to determine which substances should be targeted for monitoring.
2. As a result of that audit, the recommendation was that the monitoring should be aimed at volatile materials.
3. After discussion with the Stakeholders Group, a range of other materials was added, including chromium and mercury.
4. Following agreement from community representatives, it was agreed that "Low Volume" sample collection would be used, although it was recognised that this is not reliable for heavy metal detection.
5. When samples were submitted to the laboratory, although only chromium and mercury levels were requested, the laboratory took it upon itself to report on the full suite of heavy metals.
6. The levels reported are so high, and vary so much between sampling sites, that they are not regarded as credible, and even were they so an immediate source, rather than one as remote as the Facility, would be suspected.

The DEP has since distributed a letter of apology and "Frequently Asked Questions" sheet (*refer Attachment "A1" of the Late Items Agenda*) to households in the area and initiated high volume sampling of air near the school, which will continue over coming days. First results are expected this week. Action proposed by the DEP in the immediate future includes:

- ✍ a complete review by the Chemistry Centre of the GHD report, the method of sampling and the data within the report;
- ✍ an internal review of DEP processes in handling consultant's reports of this or similar nature;
- ✍ further soil and water sampling (over coming weeks);
- ✍ development of an appropriate public relations strategy, including acknowledgement of errors and an apology, production of an FAQ sheet, press briefings and possibly public meetings; and
- ✍ inspection of the surrounding area to determine whether alternative sources of lead pollution are evident.

In the meantime, the Minister for Health has directed that any parents worried about the health of their children may have them blood tested for lead levels free of charge at Armadale Hospital.

The Mayor, by memo to all Councillors last week, suggested in essence that Council:

- ✍ engage its own consultant to review the air monitoring work done to date and that now being undertaken and advise as to the appropriateness and reliability of the methodology and results;
- ✍ seek an urgent meeting with local Members of Parliament to impress upon them the urgency of action to rectify the damage already done to public perception of the Brookdale area;
- ✍ at that meeting, demand that, for the convenience of the local community, collection of blood samples for testing be undertaken at Forrestdale Primary School; and
- ✍ in view of this latest incident, adopt the position that:
  - Council has no confidence in the DEP's management of scientific process to date and is bitterly disappointed that it has been let down in such a fundamental matter as the gathering and analysis of data relating to community well being and public health; and
  - as a consequence, particularly given that it was indicated some years ago that the Facility would likely be phased out in 2002, and as far as is known there is nothing now received by it which cannot go elsewhere, it is only closure of the Facility which will begin the process of restoration of public confidence.

The Mayor has since conveyed these views to local Members of Parliament, a press release summarising the forgoing has been issued and arrangements are underway for audit by the Atmospheric Research Division of the CSIRO of air monitoring work that has been undertaken.

## COMMENT

It is now necessary for Council to formalise its stance, as well as to authorise unbudgeted expenditure and determine an appropriate source of funds for the auditing work to be undertaken by CSIRO. While no estimated cost of the work is available at this time, it is not expected to exceed \$10,000. While no funds have been specifically set aside for this purpose, the Planning Services Manager advises that Account 1552720 (Town Planning Studies and Plans) within Schedule M31 contains approximately \$49,000 of funds unexpended to date, although it is expected that there will be significant expenditure against this account before the end of the year.

It is therefore suggested that Account 1545520 (Brookdale LWTF – General) be resurrected (no funds were budgeted against that account this year) and that an amount of \$10,000 be transferred into that account from Account 1552720 to meet expenses associated with this matter. It should be recognised, however, that this may result in over expenditure against the Town Planning Studies and Plans account before the year's end.

*The Health Services Manager briefly outlined the week's developments, and advised COMMITTEE that arrangements were in hand to station an Armadale Health Service nurse in a liaison capacity at the now disused Forrestdale Child Health Centre.*

*COMMITTEE deemed it appropriate to delete the words "Primary School" from dot point 3 of Part 1 of the Recommendation, as the objective was to provide a service in close proximity to residents rather than at a specific location.*

*COMMITTEE also sought clarification of the relationship between exposure to levels of air borne lead and blood lead levels. Health Services Manager to investigate.*

**D2/1/03                      RECOMMEND**

**1.     That Council ~~form the view~~ resolve that:**

*✍*     **it has no confidence in the DEP's management of scientific process to date and is bitterly disappointed that it has been let down in such a fundamental matter as the gathering and analysis of data relating to community well being and public health;**

*✍*     **as a consequence it believes that only total closure of the Facility can begin the process of restoration of public confidence; and**

*✍*     **for the convenience of the local community, collection of blood samples for testing be undertaken at Forrestdale.**

**2.     That the Ministers for the Environment and Health, as well as local members of Parliament, be advised accordingly.**

**3.     That \$10,000 be transferred from Account 1552720 (Town Planning Studies and Plans to Account 1545520 (Brookdale LWTF – General) to accommodate expenses associated with this matter.**

**ABSOLUTE MAJORITY REQUIRED**

MOVED Cr Reynolds  
MOTION CARRIED (7/0)

*Council resolved at its Ordinary Meeting on 20 January 2003 that Part (1) of Recommendation D2/1/03 be amended by replacing the words "form the view" with the word "resolve".*

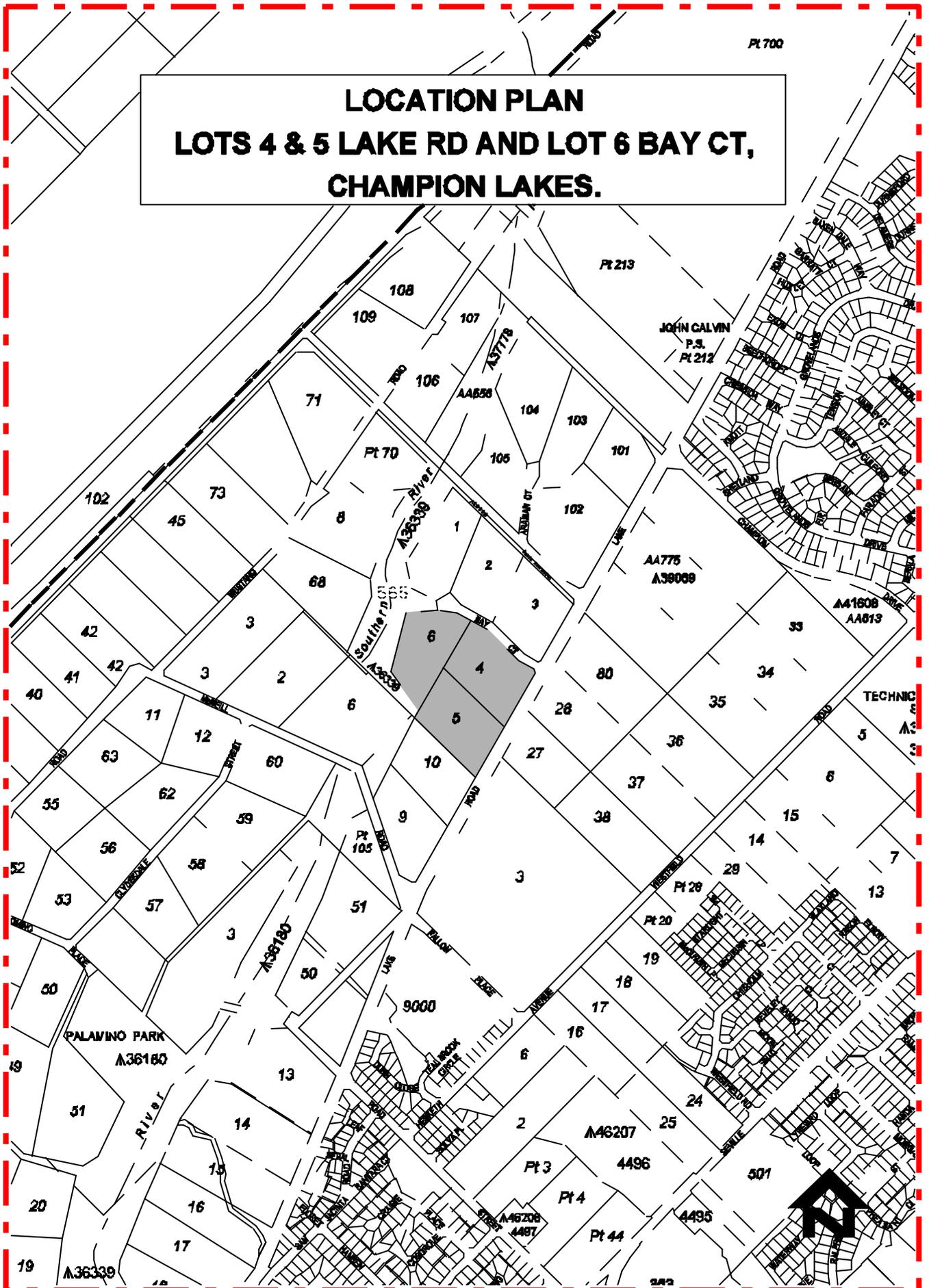
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**COUNCILLORS' ITEMS**

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Nil.

**LOCATION PLAN  
LOTS 4 & 5 LAKE RD AND LOT 6 BAY CT,  
CHAMPION LAKES.**



***PROPOSED SCHEME AMENDMENT –  
LOTS 4 AND 5 LAKE ROAD AND LOT 6 BAY COURT, CHAMPION LAKES***

WARD : Seville  
FILE REF : A061199  
DATE : 9 January 2003  
REF : PRR  
RESPONSIBLE MANAGER : PSM  
APPLICANT : Dykstra & Associates  
LAND OWNER : Mr K Henville  
SUBJECT LAND : Property size 7.641ha in total  
Maps 20.05, 20.06, 21.05,  
and 20.06  
ZONING : Rural / Rural 'D'  
MRS/TPS No.2

**In Brief:-**

- ✍ Proposal involves rezoning the subject lots from 'Rural D' to 'Special Use: Rural Retirement Retreat'.
- ✍ The proposal requires Council to consider the Metropolitan Region Scheme (MRS) as well as Town Planning Scheme No.2, with respect to the current zoning of the land.
- ✍ Recommend that Council decline to request the Western Australian Planning Commission initiate an amendment to the MRS to rezone the land bordered by Lake Road and the Regional Parks and Recreation Reserve abutting Southern River and the future extension of Champion Drive from 'Rural' to 'Urban'.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Long Term Strategic Planning – “Promote employment and residential growth, encouraging the economic well-being of the community”.

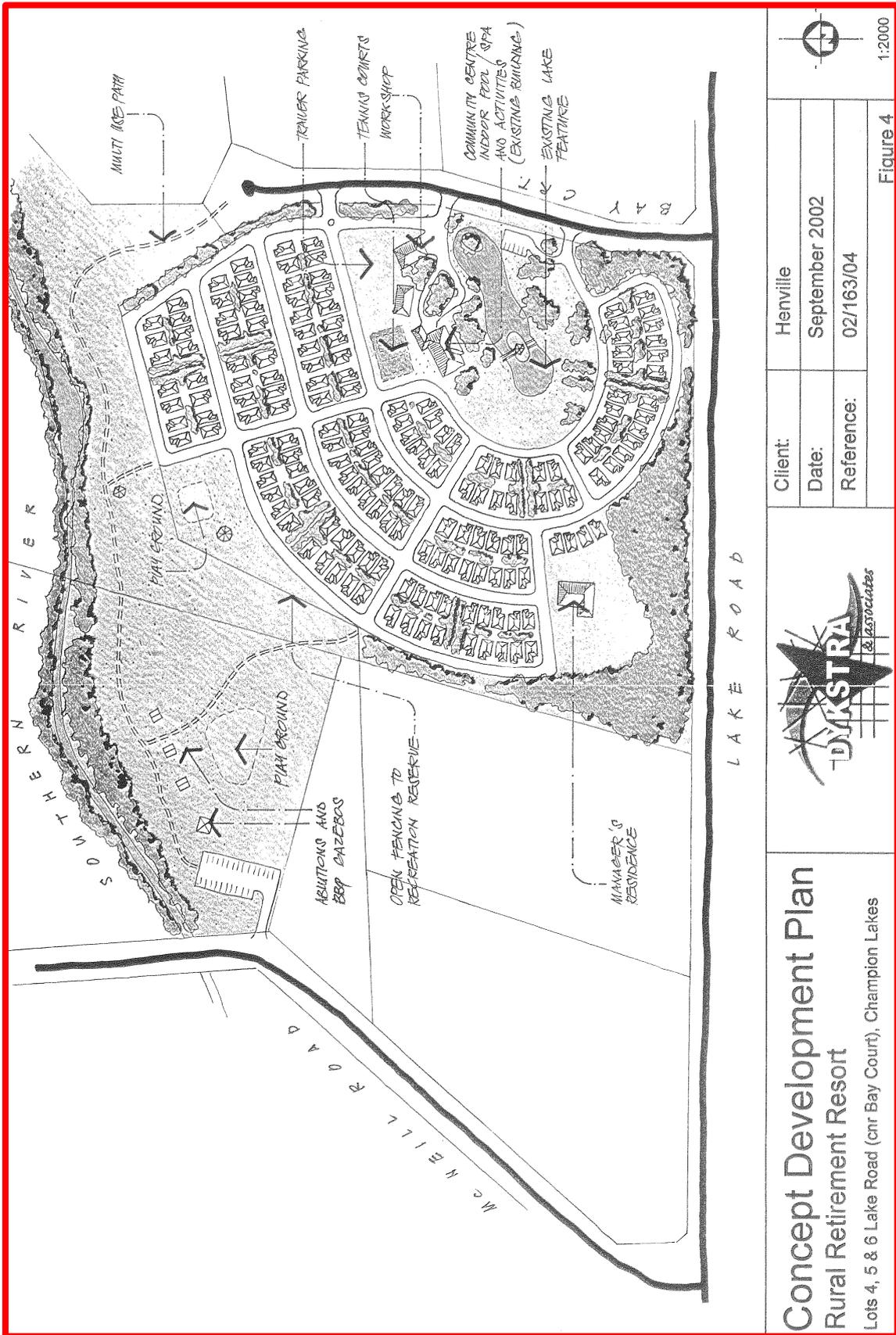
Development – “To balance the need of development with sustainable economic, social and environmental objectives”.

**Legislation Implications**

Town Planning and Development Act 1928  
Metropolitan Region Town Planning Scheme Act 1959  
Metropolitan Region Scheme  
Town Planning Scheme No.2

**Council Policy / Local Law Implications**

Group Housing Policy.  
Council's Rural Strategy



	Client:	Henville
	Date:	September 2002
	Reference:	02/163/04
<b>Concept Development Plan</b> <b>Rural Retirement Resort</b> Lots 4, 5 & 6 Lake Road (cnr Bay Court), Champion Lakes		Figure 4

**CONCEPT DEVELOPMENT PLAN**  
**LOTS 4, 5 & 6 LAKE ROAD, (CNR BAY COURT), CHAMPION LAKES**

### **Budget / Financial Implications**

Nil.

### **Consultation**

✍ Development Control Unit

### **BACKGROUND**

At its meeting of 17 June 2002, Council considered a request to initiate a Scheme Amendment for a Rural Retirement Resort relative to Lot 4 on the corner of Lake Road and Bay Court. With respect to the request to rezone the subject lot from Rural 'D' to 'Special Use – Rural Retirement Retreat' Council resolved (D90/02):

*“That Council not initiate the proposed Scheme amendment to rezone Lot 4 Bay Court, Champion Lakes from “Rural D” to “Special Use: Rural Retirement Retreat” for the following reasons:*

- ✍ *The proposal is incompatible with the surrounding rural character and intent of the Rural Zone under Town Planning Scheme No.2.*
- ✍ *The subject site is not conveniently located within close proximity to local community facilities.*
- ✍ *The proposal is likely to establish an undesirable precedent for development intensification of lots within the locality”.*

Lot 4 contains an existing single residence, caretaker's residence, workshop and feature lake. Lots 5 and 6 both contain an existing residence and workshop.

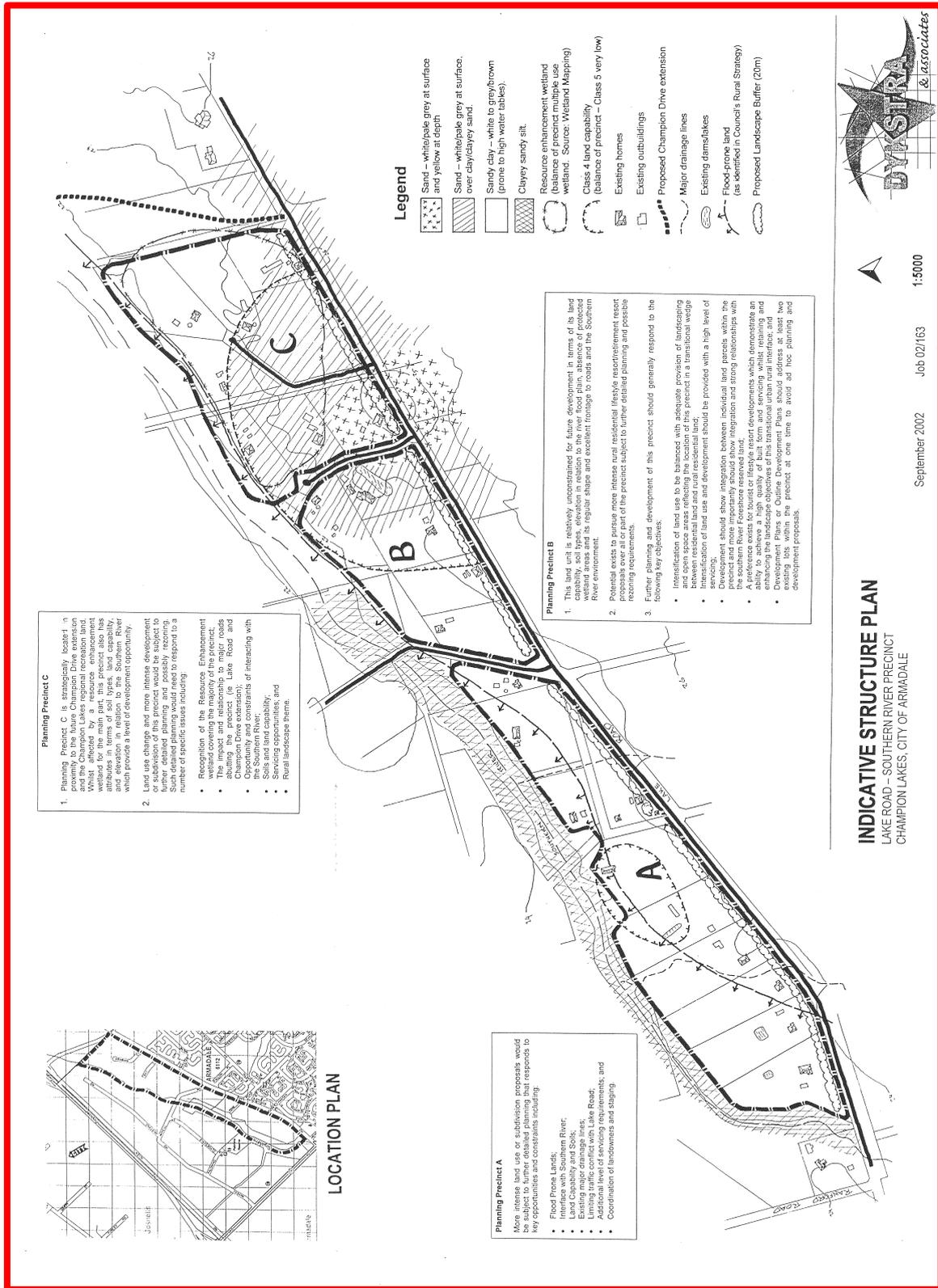
### **DETAILS OF PROPOSAL**

The applicant has revised the proposal and has submitted amended information and plans relative to three lots, one being Lot 4 as previously considered by Council, the remaining two being Lot 5 Lake Road and Lot 6 Bay Court, adjoining Lot 4 to the east and south. The proposal covers a total area of 7.641ha accommodating 175 home sites, which equates to a residential density of 'R23', or an equivalent minimum lot size of approximately 435m<sup>2</sup>.

### **COMMENT**

#### ***Development Control Unit (DCU)***

At its meeting held on 9 January 2003, DCU was of the view that the proposal could only be considered subject to an amendment to an 'Urban' zoning under the Metropolitan Region Scheme (MRS) and a 'Residential' zone with a suitable density under Town Planning Scheme (TPS) No.2. The Amendment is however seen as premature at this stage.



**INDICATIVE STRUCTURE PLAN**  
**LAND GENERALLY BOUNDED BY LAKE ROAD, CHAMPION DRIVE**  
**EXTENSION AND THE SOUTHERN RIVER, CHAMPION LAKES**

### *Environmental Officer*

Council's Environmental Officer advised that the subject site contains a Conservation Category Wetland towards the northwestern corner of the lot. Suitable development controls may need to be implemented should the Water & Rivers Commission or Environmental Protection Authority consider the wetland worthy of retention and or requiring management controls.

### *Amendment to the MRS*

While the applicant has sought an Amendment to TPS No.2, such an Amendment would be contrary to the 'Rural' zoning under the MRS. Accordingly, for the proposal to proceed an Amendment to the MRS would be necessary.

To avoid an ad-hoc approach to strategic planning in the locality, it would be appropriate to consider including all the land between Southern River and Lake Road extending from the Regional Parks and Recreation Reserve at its southern end and to the future extension of Champion Drive at its northern end.

## **ANALYSIS**

### *Council's Previous Resolution*

Council maintained that the original proposal was incompatible with the Rural zone, which remains a concern and is the primary reason for the suggestion of a rezoning of the precinct between Lake Road and Southern River, the subject of consideration in this report.

Council was also concerned that the subject site was not located in close proximity to local community facilities. This situation has not changed and is therefore still of concern.

Council's third reason was that the proposal is likely to establish an undesirable precedent for intensification in the surrounding area. This could be viewed differently in the event of an 'Urban' zoning. In addition, the applicant has attempted to address this matter through the production of an Indicative Structure Plan.

### *Urban Expansion*

The proposal cannot be dealt with in isolation. The subject land lies within a strategic break between Gosnells and Armadale which plays a part in the sense Armadale residents have of their "Country Lifestyle". The break adds to the sense of identity to the City and prevents the creation of uninterrupted urban sprawl so criticised elsewhere in the metropolitan region. Most would agree that it is desirable to retain this rural break.

However, the land between Lake Road and Southern River is less significant than that between Southern River and the Tonkin Highway and Southern River itself could serve as an equally logical boundary as Lake Road. Moreover, it can be anticipated that increasing demand for more intensive special uses will occur in this locality following the development of Champion Lakes and the existence of nearby services.

Nevertheless, the suggested expansion does raise questions, particularly with regard to the impact upon the surrounding environment and an increase in traffic along Bay Court and the associated intersection with Lake Road. Whilst further planning would be necessary should the planning processes allow the proposal to be considered in more depth, at this stage Council must consider its strategic view of the area in question. The area between Lake Road and the future Tonkin Highway is not covered by the Southern River / Forrestdale / Brookdale / Wungong Structure Plan, so there is no existing strategic planning to guide decision making in this regard.

### ***Contextual Analysis: Surrounding Zones***

The rural land situated directly northwest of the Armadale-Gosnells municipal boundary is zoned 'Urban Deferred' under the MRS and is earmarked for urban development under the Forrestdale / Wungong Structure Plan. The 'Rural D' precinct located between the subject land and the municipal boundary is not under consideration for any changes in the immediate future.

The land on the opposite side of Lake Road is zoned 'Urban' under the MRS and is relatively undeveloped. This area is included within Council's Urban Unit A14 Consolidated Outline Development Plan, in which densities of 'R15' and 'R17.5' have been applied and various sites have been identified for optional grouped housing.

As such, it may be appropriate to view any change to the zoning as the introduction of a transitional area between this residential land and the rural area on the opposite side of Southern River. The area is also adjacent to the Champion Lakes project within which some urban development is proposed.

### ***Council's Rural Strategy and Visual Amenity***

The subject site is situated within the West Armadale Rural Planning Area of Council's Rural Strategy. The principal policy statement outlines that the area should: "*protect water resources...whilst encouraging landscape enhancement and maintenance of rural character*". The boundary of the subject site abutting Lake Road is identified as possessing Secondary Landscape Quality which could be maintained as a condition of approval in relation to a development application, should the proposal progress that far.

### ***Indicative Structure Plan***

The applicant has provided an Indicative Structure Plan which incorporates the area between Lake Road and Southern River in three precincts. The structure plan also provides general information on some of the environmental constraints within the Structure Plan area in terms of soil types, land capability, wetlands and the Southern River flood plain. The result of plotting these elements presents Precinct B, in which the proposed development is located, as the most suitable location for intensification of development. Precinct A is predominantly covered by flood plain, and Precinct C by Conservation Category Wetlands.

### ***Concept Development Plan***

The Concept Development Plan prepared by the applicant identifies indicative building and internal road layout for 175 home sites; proposed revegetation, in particular along the Lake Road property boundary; proposed car parking; and existing vegetation and structures to be retained on site. The overall design of the concept plan is indicative (not to scale) and the applicant would be required to provide additional detail with regard to car parking provision for individual home sites, pedestrian access, public open space areas associated with the river foreshore and conservation / environmental initiatives to manage wetland areas on site in the form of a Development Application, should an Amendment to TPS No.2 be completed after an MRS Amendment has taken place.

### ***Matters Requiring Further Consideration***

Further consideration of the impacts of a retirement resort should be given should an Amendment to the MRS be finalised and an Amendment to TPS No.2 commenced. In particular, the applicant should demonstrate, through appropriate studies, the impacts of traffic generation on the local road network and the potential impact of the increased density on the river and its surrounding environment.

### ***Synopsis***

In summary, the applicant has proposed to rezone the subject lots from 'Rural D' to 'Special Use: Rural Retirement Resort', but the density and nature of the proposal is not suited to the MRS zoning of 'Rural'. Therefore, in order for Council to initiate a rezoning under TPS No.2, it should be preceded by an appropriate amendment to the MRS. In order for a more strategic approach to be taken with regard to the rezoning, it would be necessary to rezone the entire 'Rural' precinct between Lake Road and Southern River to 'Urban' to facilitate further residential development in this locality.

It will be necessary to consider the retention of the 'Rural' zoning of this locality as more intensive development occurs in Gosnells and at Champion Lakes. While there may be some merit in considering the future zoning of the area at this time and thereby be able to exercise greater influence on the nature of development proposed, in advance of approval of development at Champion Lakes, the rezoning could be premature. Further consultation and planning, particularly with regard to environmental issues and traffic, will however be necessary and should be undertaken as part of the amendment process.

### **OPTIONS**

1. Council may decline to support an Amendment to the MRS with regard to the land bordered by Lake Road and the Regional Parks and Recreation Reserve abutting Southern River and the future extension of Champion Drive, on the grounds that it seeks to retain the rural break between the City of Gosnells and the City of Armadale and such rezoning would be premature prior to the finalisation of the plans for Champion Lakes.
2. Council may request the WAPC to consider rezoning the land bordered by Lake Road and the Regional Parks and Recreation Reserve abutting Southern River and the future extension of Champion Drive, from 'Rural' to 'Urban'.

3. Council may resolve to support the rezoning of Lots 4 and 5 Lake Road and Lot 6 Bay Court under Town Planning Scheme No.2 from 'Rural D' to 'Special Use: Rural Retirement Resort' and seek the Commission's consent to advertise the Amendment.

## CONCLUSION

Council's previous concerns with the proposal still remain relevant to this new proposal, but need to be seen in a wider context. If the zoning of the 'Rural D' precinct changed from 'Rural' to 'Urban' under the MRS, the proposal could be considered in a different and more appropriate context. However, the strategic importance to the City of the rural break between Gosnells and Armadale and the unresolved future of Champion Lakes suggest that an Amendment to the MRS at this stage would be inappropriate and that Option 1 is preferred.

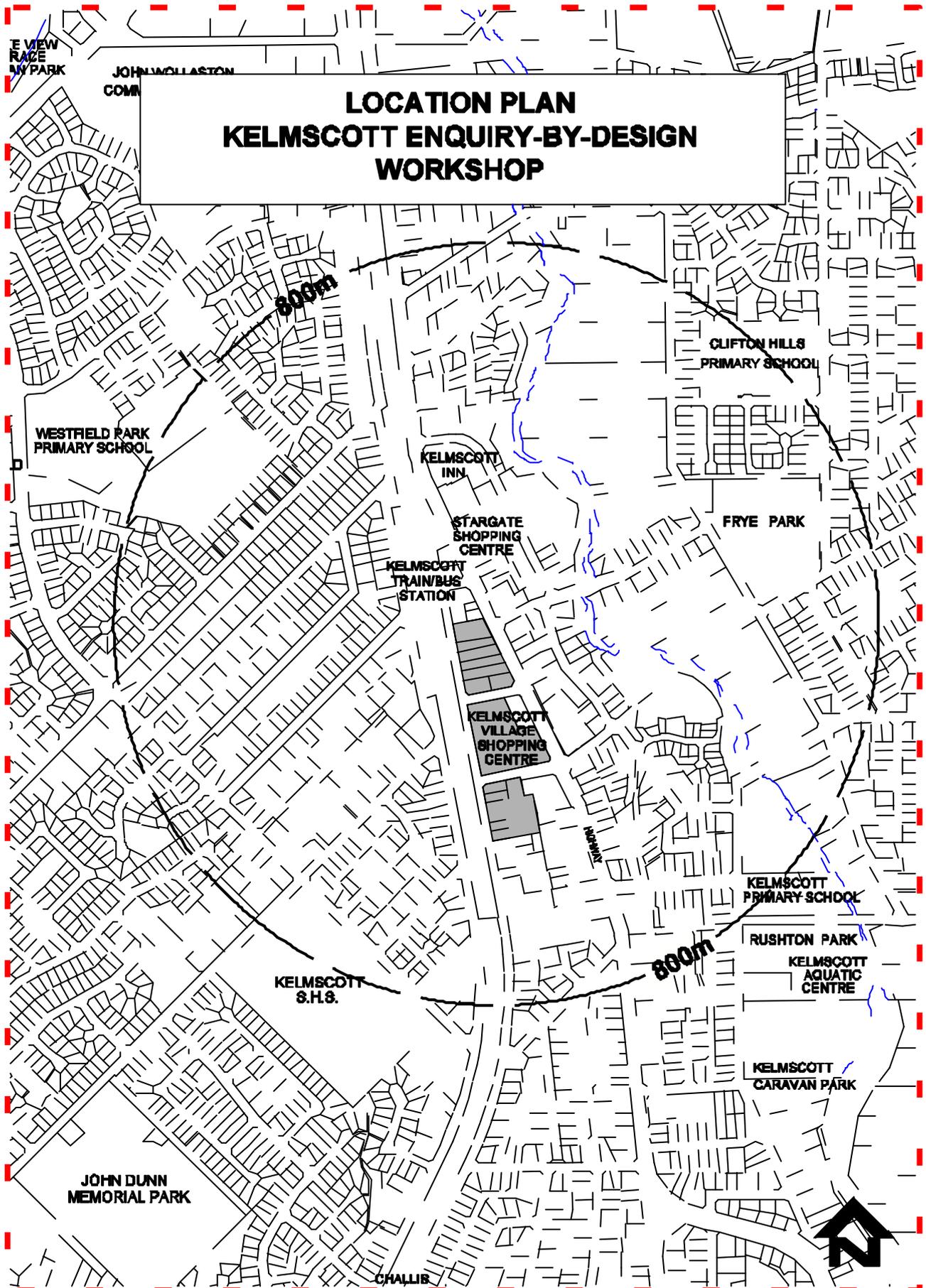
D3/1/03

## RECOMMEND

**That Council decline to request that the Western Australian Planning Commission initiate an Amendment to the Metropolitan Region Scheme to rezone the land bordered by Lake Road and the Regional Parks and Recreation Reserve abutting Southern River and the future extension of Champion Drive from 'Rural' to 'Urban', on the following grounds:-**

- ✍ **It is considered to be appropriate to retain the rural break between the City of Gosnells and the City of Armadale.**
- ✍ **The rezoning is considered premature prior to the finalisation of the plans for Champion Lakes.**

MOVED Cr Stubbs  
MOTION CARRIED (7/0)



**KELMSCOTT ENQUIRY BY DESIGN WORKSHOP – INTERIM OUTCOMES REPORT**

WARD : KELMSCOTT  
FILE REF : PSC/32  
DATE : 3 January 2003  
REF : JR  
RESPONSIBLE : PSM  
MANAGER  
LANDOWNER : Various  
SUBJECT LAND : Various properties within an 800m  
radius of the Kelmscott Town  
Centre and Kelmscott sub-region  
ZONING  
MRS/TPS No.2 : MRS – Urban, Reservation for  
Parks and Recreation  
TPS No.2 - Various Zones including  
Shopping Zone & Residential Zone

**In Brief:-**

- ✍ The DPI have provided an interim outcomes report as a record of the October EBD Workshop's key findings.
- ✍ A final Outcomes Report is expected to be available in March for presentation to Council for approval to seek wider comment from the community during April.
- ✍ Recommendation to receive the interim summary report from the DPI.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

*Strategic Plan – Physical Infrastructure*

3. Develop an integrated transport system, including road safety aspects.
  - 3.3 Work with the Department of Transport to:
    - a) Achieve a more flexible and accessible public transport system.
    - b) Develop plans for -
      - ✍ Armadale bus/rail transfer station, and
      - ✍ Kelmscott station precinct

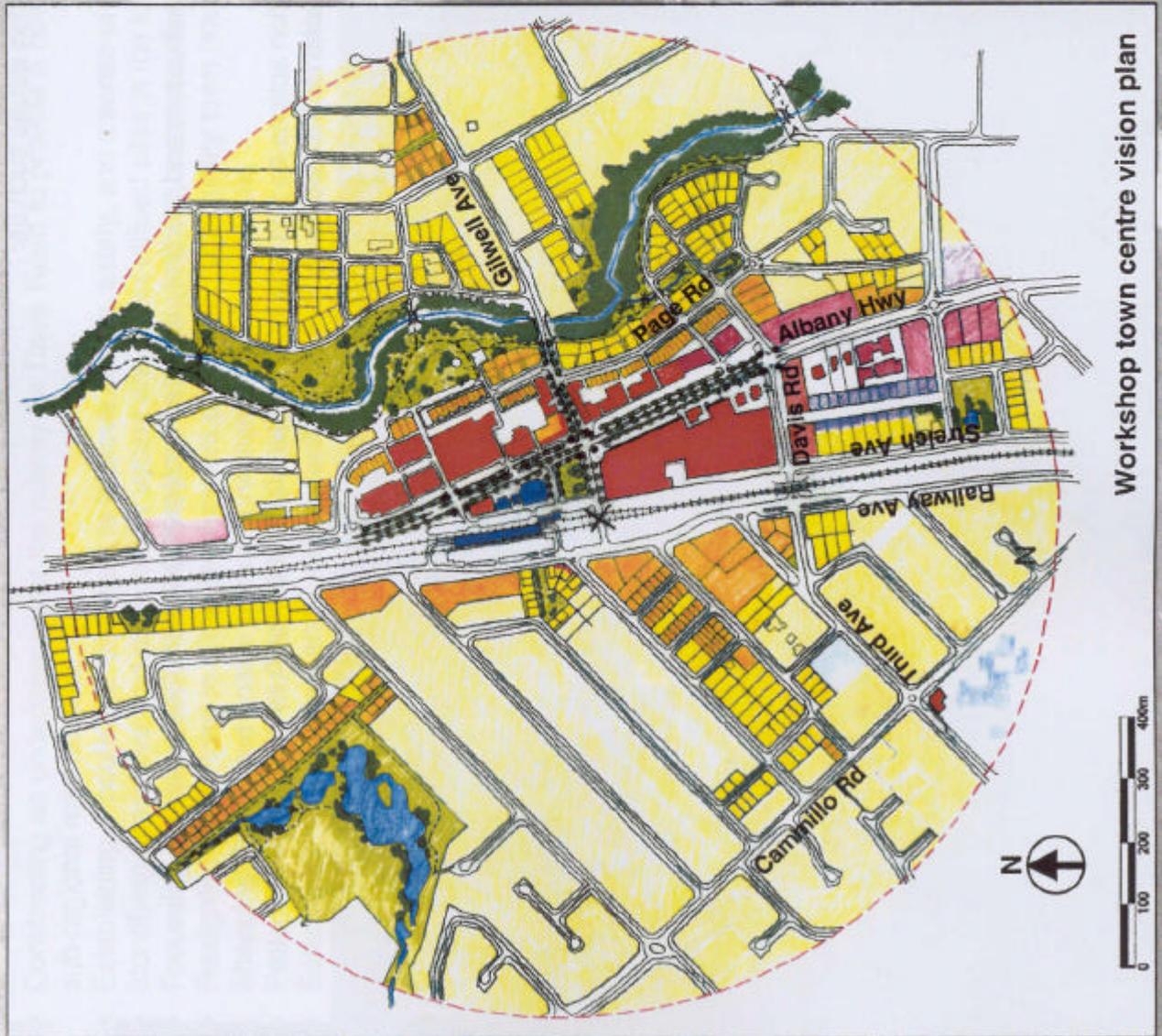
**Legislation Implications**

Town Planning and Development Act 1928 (as amended)

**Council Policy / Local Law Implications**

- ✍ Draft TPS No.4 (in preparation) provides a means of implementing the Enquiry by Design (EBD) recommendations relating to statutory planning.
- ✍ Review the City's Local Commercial Strategy/Retail Hierarchy by Shrapnel Urban Planning (March 2003).

Executive Summary



**LEGEND**

Low Density Residential	Community Facilities/Schools/Recreation
Medium Density Residential	Vegetation
Home-Based Business	Parks and Recreation
Business/Commercial	Bulky Goods Commercial
Pedestrian Based Retail	Light Industry
Road Pavement	

Area with potential for further investigation into the provision of greater choice in housing type and density.

### **Budget / Financial Implications**

At its meeting on 15 October 2001, Council resolved that funds (\$30,000) currently held and earmarked for the Kelmscott Enquiry by Design Workshop be carried forward to the 2002/3 financial year. These funds comprise \$10,000 Council contribution and \$20,000 Department of Transport (DOT) contribution.

The Government of Western Australian has approximately two (2) million dollars budgeted for an upgrade of the Kelmscott Rail – Bus Transfer Station, which will both implement and be guided by the outcomes of the Kelmscott Enquiry by Design Workshop.

Following public consultation, actions recommended to implement the EBD will require consideration of costings and funding opportunities.

### **Consultation**

The EBD Workshop project was structured to provide representation to broad sections of the community. Several Focus Group sessions were held for community and stakeholder representatives prior to the October Workshop.

This interim outcomes report has been provided to all persons attending the workshop and is part of an ongoing programme of community consultation.

Continuous liaison has been maintained between the Department of Planning & Infrastructure (DPI) and the City's Development Services, Technical Services and Community Development directorates prior to and during the workshop. Directorate representatives made up the Technical Workshop Group together with Urban Designers of the DPI and the consultants providing specialist technical input at the Workshop. The preliminary comments from officers in the Technical Workshop have been incorporated into this interim report.

A broad public consultation strategy will be undertaken during April. After consideration of public responses to the Workshop Report, key agencies including DPI and City of Armadale, will need to prepare a programme of implementation actions.

### **BACKGROUND**

Elected members, staff and a range of stakeholders participated in the Kelmscott EBD Workshop held over 4 days in October 2002.

### **DETAILS OF PROPOSAL**

The Post-Workshop phase of the Kelmscott EBD Workshop project is now commencing with an interim outcomes report being provided by the DPI after initial comments provided by City Staff who were members the Technical Workshop Group.

The bones of this summary document will be fleshed out by consultant Sheryl Chaffer and elaborated into a final Workshop Outcomes Report, which is suitable for publication and public comment during April.

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## PLANNING DEPARTMENT COMMENTS

The October 2002 Kelmscott EBD Workshop was a non-binding and consensus-building process in which a multidisciplinary range of technical and community expertise was brought together in a design workshop held over several days.

The interim outcomes report provides the participants with a record and an *aide memoire* of the plans and options developed during the workshop. It was an investigative process, which fundamentally explored how best to plan for the future development of the Kelmscott Town site and its surrounding urban area.

This interim summary is subsequently augmented by the full workshop outcomes report later in the new year. A special presentation of the workshop findings will be provided for Council by the DPI during March.

### *Kelmscott EBD Workshop Interim Outcomes Report*

The suggestions in the Report are organised as outcomes for either the Town Centre or for sites within the Town Centre's hinterland. The outcomes are summarised on the Town Centre Vision Plan, which is attached.

At this stage Council needs to be aware of how the following matters are dealt with in the Outcomes report:

- ✍ Station precinct - scenarios are presented for the precinct with the station remaining in its current location or the rail line being elevated and the station relocated adjacent to the proposed shopping centre with associated changes to Gilwell Avenue. Cost estimates for the scenarios range from \$2 million for simple upgrade of the existing station to \$20 million for an elevated station adjacent to the shopping centre with underpasses for Gilwell Avenue and Davis Road. No preference is indicated in the report.
- ✍ AustAsia Land - the report emphasises the importance of improved access to western areas and for there to be active frontage to the Gilwell Avenue extension and Albany Highway, which should have service road access. The Outcomes Report raises the issue (without making any conclusion) of whether the retail floorspace for the Kelmscott centre could be increased to 36,000m<sup>2</sup> (with emphasis on the western side of the highway) without detriment to other centres and concludes any such proposal would need to be carefully assessed.
- ✍ Uses adjacent to Albany Highway - the report aims to restrict car-oriented uses such as fast-foods, service stations and bulky goods retailing to south of Davis Road, to encourage redevelopment of the service station on Gilwell Avenue, and to restrict car-orientated drive-thru uses from the northern approaches to the centre.
- ✍ Land adjacent to the Canning River - the aim is to realign Page Road in the vicinity of Fancote Park and provide townhouse development between the shopping centre and the open space. Provision of opportunities for residential development on the eastern side of the river along Clifton street are also recommended.

- ✍ Railway Avenue - it is proposed that higher density residential development and a new street network be provided in the Cammillo Road/ Merrifield Avenue/ Railway Ave/ Third Ave precinct be designed. A planning incentive for development of low-lying land north of Westfield Road is also recommended.
- ✍ Westfield White Heron Reserve – the report proposes enhancement of the parts of the existing reserve and offset by development of other parts to create a significant recreational asset the western area of Kelmscott.

A number of the outcomes can be incorporated into the proposed Scheme 4 - in particular, those suggesting increasing residential densities and relating to land use adjacent to Albany Highway.

The interim report's Executive Summary and Workshop Town Centre Vision Plan are *at Attachment "A1" of the Agenda.*

### ***Retail Hierarchy Review***

Shrapnel Urban Planning have recently been appointed to review the City's Local Commercial Strategy and retail hierarchy. The Shrapnel report, which is to be completed in March 2003, will have direct relevance to any recommendations related to the functions and size of commercial land uses in the Kelmscott Town Centre and has relevance to development applications recently received for sites within the Kelmscott Town Centre and for TPS No.4.

A final Kelmscott EBD Workshop Outcomes Report is expected to be available in March and will be presented to Council for approval to seek wider comment from the community.

### ***Public Consultation Phase***

The Public Consultation strategy will include the following actions by the City of Armadale:

- ✍ Presentation of the Enquiry-by-Design Outcomes to Council members and officers;
- ✍ Preparation of a concise brochure that summarises the Enquiry-by-Design issues, objectives, and outcomes together with the rationale, project specific recommendations, and guidance on implementation;
- ✍ Display of the workshop outcomes and invitations for the public to comment via newspaper advertisements, public displays and letters and web page ;
- ✍ Assessment of submissions ;
- ✍ Council endorsement of appropriate outcomes.

Following the comprehensive public consultation phase and endorsement of final recommendations an implementation phase will have to be undertaken.

An Implementation Plan will need to address the roles and responsibilities of various stakeholders, timing and staging of actions and monitoring of outcomes to ensure the benefits to Kelmscott are enduring. Specific action initiatives to implement the recommendations can be sorted into categories of:

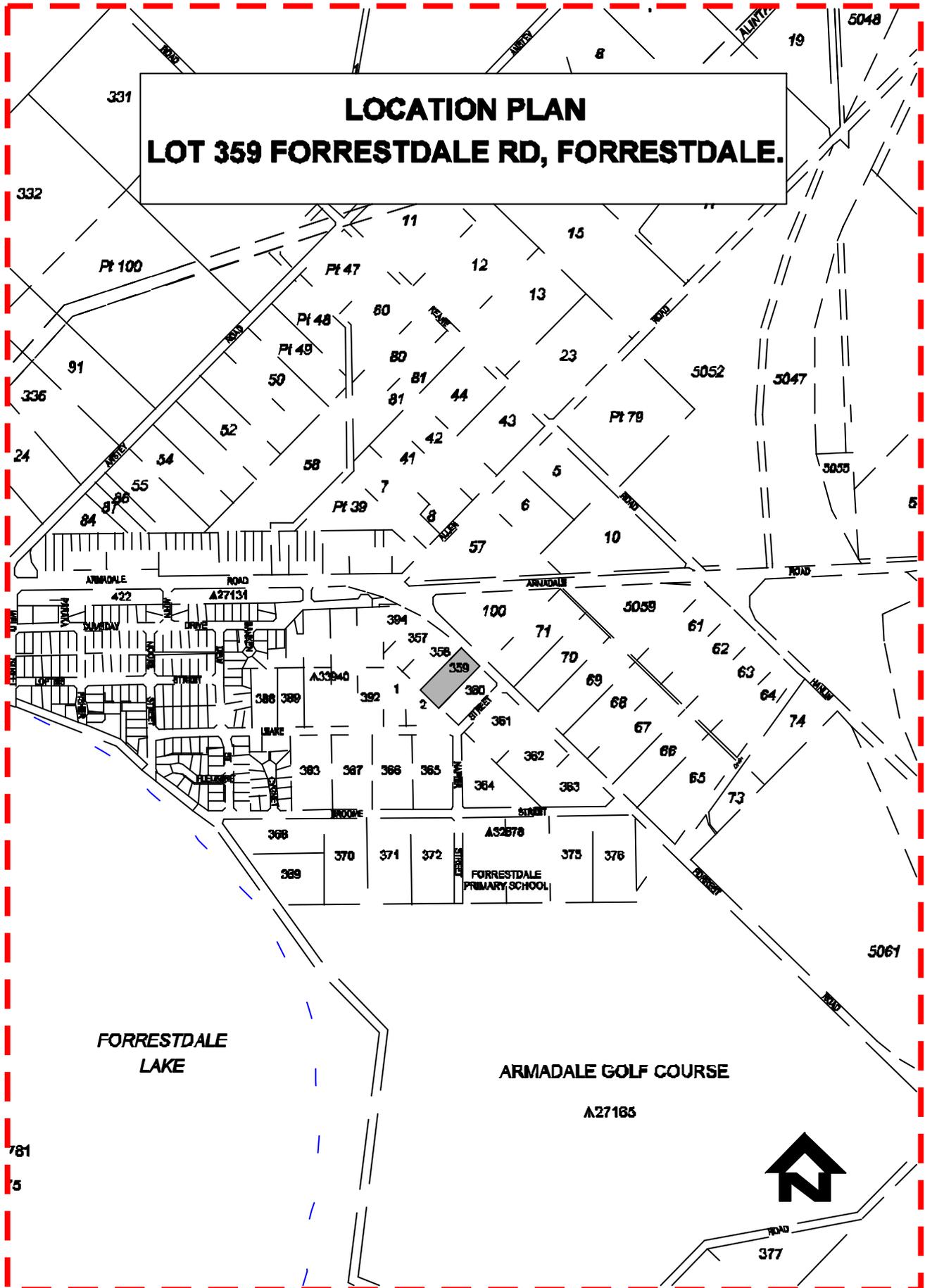
- ✍ “log-jam” breakers (major initiatives that can unlock other opportunities);
- ✍ “quick-wins” (can be implemented in 1 to 2 years at modest costs);
- ✍ medium term initiatives (more costly or complex actions achievable within 3 to 5 years);
- ✍ long term projects (unfunded, un-programmed, new or initiatives which require earlier actions by others).

**D4/1/03 RECOMMEND**

**That Council receive and note the information that:**

- 1. The Department for Planning and Infrastructure has provided an interim outcomes report as an initial *aide memoire* of the Workshop’s principal findings.**
- 2. A comprehensive report will be presented to Council for consideration of endorsing a community comment period to commence in April 2003.**

MOVED Cr Stubbs  
MOTION CARRIED (7/0)



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***PROPOSED GARAGE / SHED – LOT 359 FORREST ROAD, FORRESTDALE***

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WARD : FORREST  
FILE REF : A29642  
DATE : 7 January 2003  
REF : JEH  
RESPONSIBLE MANAGER : PSM  
APPLICANT : G Eldershaw  
LAND OWNER : G & J Eldershaw  
SUBJECT LAND : Property size 8094m<sup>2</sup>  
Map 18-03  
ZONING : Rural D  
MRS/TPS No.2

**In Brief:-**

- ✍ Application for the construction of a 96m<sup>2</sup> 'Colorbond' garage/shed at rear of property.
- ✍ The applicant is seeking a variation to the 15m side and rear setback requirements in the 'Rural' zone.
- ✍ The application is not considered to detract from the existing rural character and amenity of the area.
- ✍ Recommended for approval subject to appropriate conditions.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

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

**Legislation Implications**

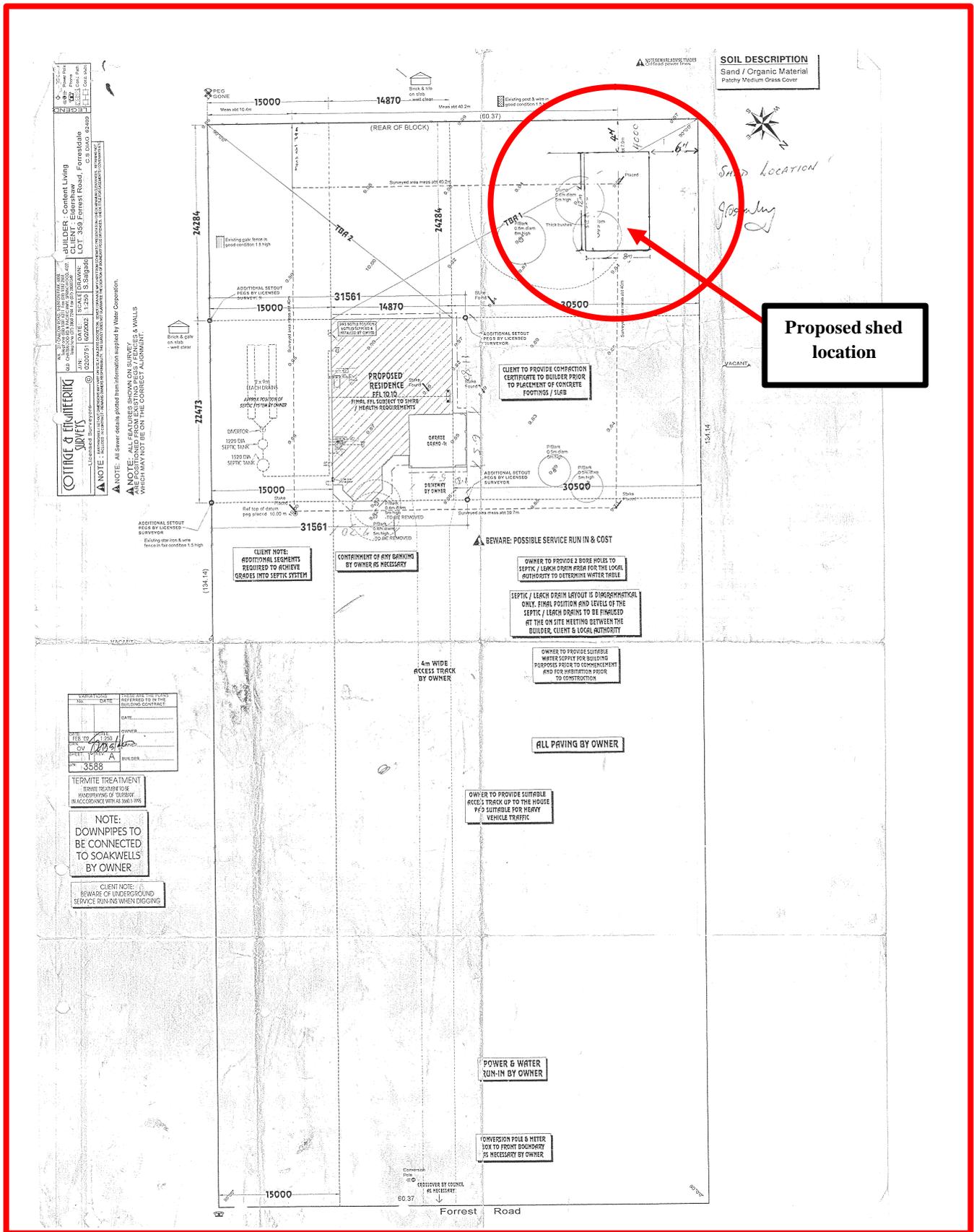
Town Planning & Development Act 1928  
Town Planning Scheme No.2

**Council Policy / Local Law Implications**

4.3.7 Setback Variations Rural and General Rural zone  
4.5.20 Outbuildings in Residential and Rural Areas

**Budget / Financial Implications**

Nil.



**SITE PLAN**  
**LOT 359 FORREST ROAD, FORRESTDALE**

## **Consultation**

- ✍ Surrounding Landowners
- ✍ Development Control Unit (DCU)

## **BACKGROUND**

Council received the application on 4 December 2002 to erect a garage / shed at the subject property.

Since the proposal does not comply with Council's Policy 4.3.7- Setback Variations Rural and General Rural zone, the application has been referred to Council for determination.

## **EXISTING SITUATION**

The property is generally level, and existing improvements include an almost completed brick and 'Colorbond' house set back 24m from the rear property boundary. There are no other structures on the property. The rear portion of the lot behind the building line of the house is generally clear of vegetation whilst forward of the house the lot is characterised by low-lying bushland and paperbark trees.

## **DETAILS OF PROPOSAL**

Details pertaining to the application include the following:

- ✍ Erection of a 'Colorbond' garage/shed 12m in length, and 8m in width, with a total floor area of 96m<sup>2</sup>. The structure is to have a 3m wall height and 4.05m ridge height.
- ✍ The shed will be set back 4m from the rear property boundary and 6m from the side boundary with Lot 358 Forrest Road.
- ✍ The proposed garage / shed is steel framed and clad in green 'Colorbond' sheeting.

## **COMMENT**

### ***Surrounding Landowners***

The application was advertised to three surrounding landowners for a period of two (2) weeks. During this period, no submissions were received.

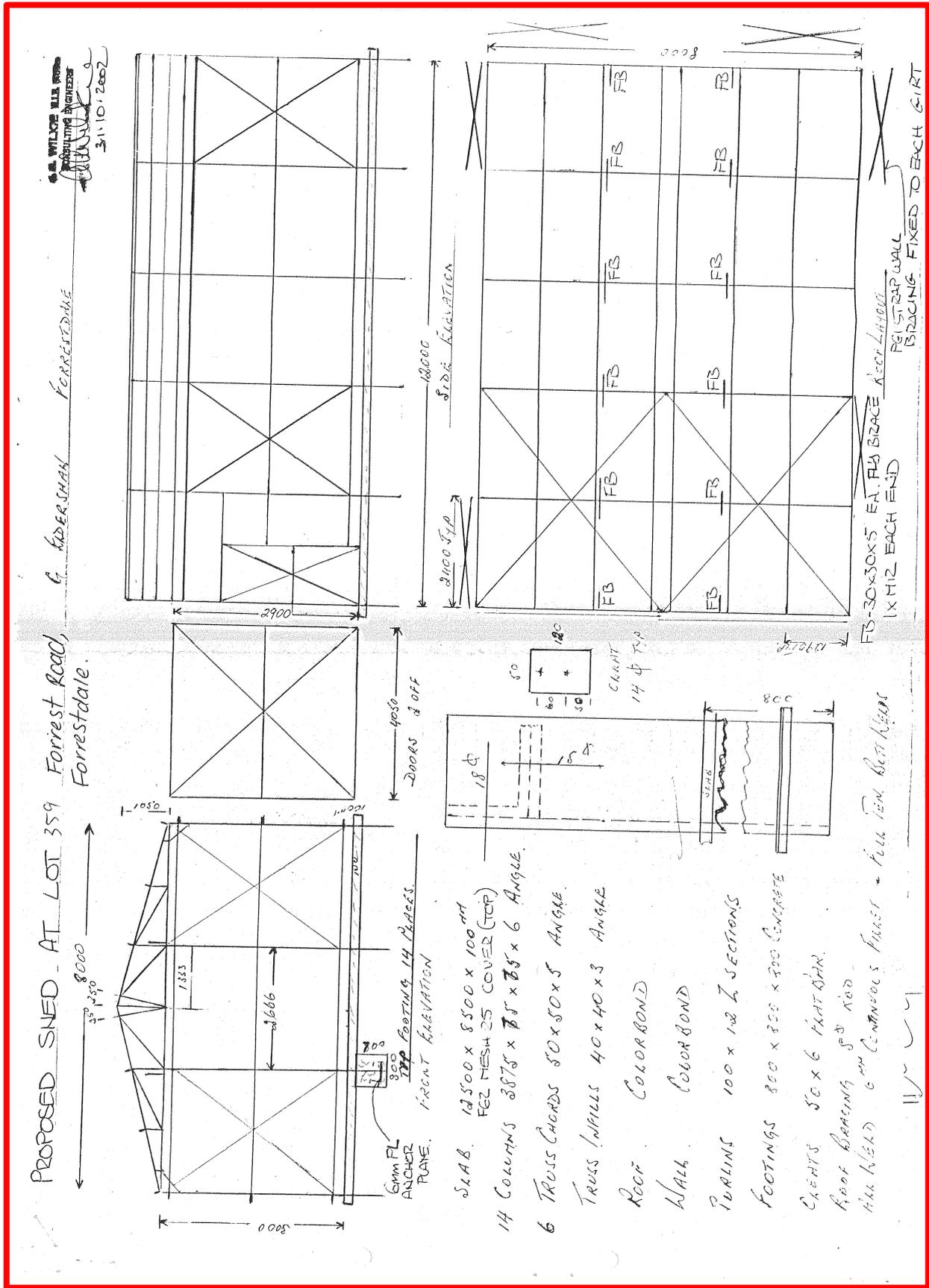
### ***Development Control Unit (DCU)***

At its meeting held on 7 January 2003, DCU recommended that the application be referred to Council for approval, subject to appropriate conditions.

## **Analysis**

### ***Town Planning Scheme No. 2***

Within the Rural zone of Council's Town Planning Scheme No.2 the required boundary setback for all development is 15 metres to all boundaries. The proposal does not meet this requirement, as the proposal requires a side setback of 6m and a rear setback of 4m.



**SITE PLAN**  
**LOT 359 FORREST ROAD, FORRESTDALÉ**

***Policy on ‘Setback Variation- Rural and General Rural Zone’***

Council’s ‘Setback Variation Policy’ allows side setback variations down to those of the R Codes where the subject lot has an effective width of less than 50m. Where the subject lot has an effective depth of less than 50m, the Policy allows rear setbacks to be varied to a minimum of 9m. The subject lot is 60.37 metres in width and 134.14 metres in depth. In the instance where lots have a width and depth greater than 50m, the proposal is to be determined by Council.

The applicant is seeking to locate the proposed shed/garage in the western corner of the property with a rear setback of 4m and a side setback of 6m. The location of the proposed shed is a cleared, level portion of the lot, behind the building line of the existing house and set well back from the street. This location allows the shed to be partially screened by vegetation and prevents the need for further clearing of the lot. It is desirable that the shed be located behind the building line of the house. However, the location of the house prevents this from being achieved with 15m setbacks without encroaching into areas more suitable for private open space, or future patios etc. The proposed location of the shed allows it to be set back behind the building line of the house without compromising the efficient use of available space.

***Council’s Outbuilding Policy***

The floor area of the proposed shed/garage is 96m<sup>2</sup>. There are no existing outbuildings on the property and so the proposal is well within the 235m<sup>2</sup> maximum aggregate floor area allowable for the site under Council’s ‘Outbuilding Policy’. The Outbuilding policy does not stipulate maximum heights for outbuildings in the Rural Zone, however the height of the proposed garage/storage shed is generally consistent with the maximum wall height of 3m, and the maximum overall height of 4m as prescribed within the ‘Residential’ zone.

The objective of the ‘Outbuilding Policy’ is to ensure that outbuildings are designed, sited and constructed in a manner to be sympathetic in scale and construction with the streetscape and not detract from the amenity of the area. There are sheds and outbuildings on nearby and adjacent properties. It is also considered that the location of the proposed shed in relation to the existing house, Forrest Road and adjoining properties is acceptable and would not detract from the amenity of the area.

**Options**

1. Approve the application as proposed, given the impact of the proposal is considered to be minimal.
2. Refuse the application as the proposal does not comply with the required side and rear setbacks prescribed under Council’s Town Planning Scheme No.2.

**CONCLUSION**

Given the location of the existing house, and the limited opportunity to situate the shed elsewhere on the property except forward of the house, the proposed shed is considered to be in the most appropriate location without compromising the efficient use of land. In addition, there were no objections to the proposal raised by adjoining landowners. It is recommended that option No.1 be adopted.

**D5/1/03**

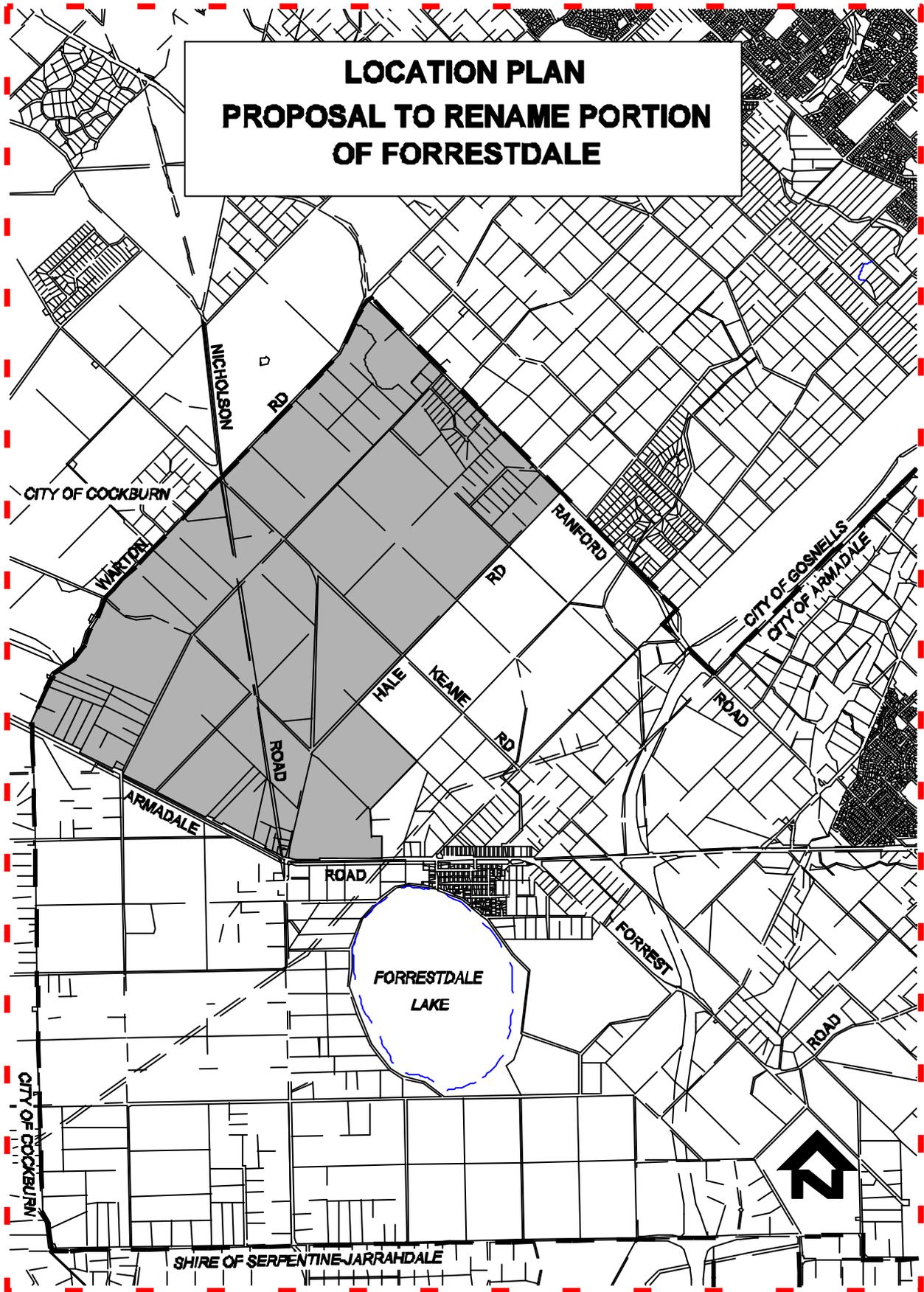
**RECOMMEND**

**That Council approve the application to erect a shed/garage at Lot 359 Forrest Road, Forrestdale subject to the following condition:**

- ✍ Details of the colour scheme and building materials relative to the external appearance of the residence to be submitted and approved by Council. The development to be completed and maintained in accordance with the approved schedule.**

MOVED Cr Zelones  
MOTION CARRIED (7/0)

**LOCATION PLAN  
PROPOSAL TO RENAME PORTION  
OF FORRESDALE**



***REQUEST TO RENAME A PORTION OF THE FORRESTDAL LOCALITY***

WARD : FORREST

FILE REF : NAM/2

DATE : 7 January 2003

REF : CCB

RESPONSIBLE MANAGER : PSM

APPLICANT : Development Planning Strategies

LANDOWNER : Various

ZONING MRS / TPS No.2 : Urban, Rural, Parks & Recreation and Rural – Water Protection / Rural Kennels, General Rural, Rural – Groundwater Protection and Parks & Recreation (Region)

**In Brief:-**

- ⌘ Proposal received to create a new locality in North Forrestdale in the area proposed for the ERADE Village and surrounding future urban development.
- ⌘ The proposal was advertised for public comment and 41 submissions were received.
- ⌘ Recommend that residents in the area bounded by Armadale, Warton, Ranford and Hale Road Forrestdale be advised that the preferred name “Princeton” does not meet the GNC criteria and the residents’ comments be sought on the renaming of the locality to “Balannup”.
- ⌘ *COMMITTEE recommended that officers liaise with the proponents to establish a case for the naming of the area bounded by Armadale, Warton, Ranford and Hale Roads, Forrestdale to be named “Princeton” and that the proposal be submitted to GNC for approval*

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

To foster ownership, pride and a supportive and caring community.

**Legislation Implications**

Land Administration Act 1997.

**Council Policy / Local Law Implications**

Nil

**Budget / Financial Implications**

Minor expenditure for postage.

**Consultation**

Geographic Names Committee

## BACKGROUND

A request was received on behalf of Stockland (WA) and other major landowners in the area of to rename a portion of the Forrestdale locality north of Armadale Road.

Council considered this matter at its meeting of 17 June 2002 and resolved under resolution D105/02 that Council support the proposal to consider a new locality to be established in the area bounded by Armadale, Warton, Ranford, Hale and Keane Roads and Regional Reserves as outlined on the map contained in the Officer's report and proceed with public consultation in the following manner:

1. That letters be sent to all landowners within the proposed new locality, Forrestdale Progress Association and Armadale Kelmscott Historical Society canvassing for suitable names which will reflect the character and quality of the area proposed as a major new residential estate as identified in recent urban structure planning for the area.
2. That advertisements be placed in the local newspapers (in terms of 2 above) seeking wider public comment.

## COMMENT

Stockland (WA) Pty Ltd suggests a strong preference for the subject portion of Forrestdale to be renamed to Princeton. The Princeton University is located in the United States and is presented as a tangible link directly associated with the principal land use catalyst for the development of this area, the proposed ERADE village. This village will also have a strong academic link with the University of WA.

### Analysis

Of the 41 submissions received, 36 supported a change to Princeton. 5 opposed any name change and 8 suggested an alternative name.

Suggested alternative names :

- ✍ Lake Balannup (lake in North West corner of area)
- ✍ Kwanda (Aboriginal for snake)
- ✍ Kalari (Aboriginal for lizard)
- ✍ Harrisdale (one of the first settlers in 1898 and family still reside in area)
- ✍ Melaleuca (tree in the area)
- ✍ Harris Park (as for Harrisdale)
- ✍ Buchanan (pioneer - opening Settlers Hall 1914)
- ✍ Forrestdale Hill or Forrest Hill
- ✍ The Reserve
- ✍ Banksia Park

Another suggested name is:

- ✍ 'Seddon Park '(Seddon was the author of 'Sense of Place', a seminal work on the environmental and Historical influences of Perth).

The Geographic Names Committee (GNC) criteria indicates, “Preferred sources of names should include names from Aboriginal languages, pioneers of the State or area, or citizens who have made a significant community contribution”.

The GNC criteria also state that similar sounding and duplicated of names are not usually accepted.

Alternative names suggested :

- ✍ ‘Kwanda’ is similar in tone to Kwinana and Kalari Drive already has 2 duplications. Maleleuca has 6 duplications. Banksia also has been duplicated several times throughout the metropolitan area.
- ✍ Although the Harris family who were one of the first settlers in the area (1898) with 240 acres bounded by Warton & Wright Roads, the name ‘Harris’ has been used as Harrisdale for another project in the area of Forrestdale, and Harris Park in Swanbourne.

A name for consideration that utilises both an aboriginal connotation and a feature of the area is **Balannup**. Lake Balannup is located in the North West Corner of locality at Ranford Road and is shared by the Cities of Armadale and Gosnells.

A surveyor known as William Rowley, in consultation with local aboriginals and settlers, sought to record the name of Lake Balannup in 1889. (Source from GNC notes).

Whilst **Princeton** is strongly proposed by the applicants and indeed supported by 36 respondents, it does not carry such high credentials for a local indigenous West Australian or Australian content in terms of the GNC locality naming guidelines. Princeton is also not recommended by GNC officers and is already being used for a Satterley development in the City of Stirling.

**Buchanan** is considered a strong locality name on the grounds that the Buchanan's were one of the pioneer families named in connection with the opening of the Settlers’ Hall erected in 1914 opposite the East Jandakot (later Forrestdale) Station. However in consultation with the GNC officers, the name was not recommend as it has been duplicated in other States in Australia.

### Options

1. Decline to support the proposal to create a new locality.
2. Support the proposal to create a new locality to be renamed Princeton.
3. Support the proposal to create a new locality in Forrestdale to be renamed Balannup and seek further community comment.

### **CONCLUSION**

It is suggested that Option 3 is the most suitable, based on GNC criteria. **Balannup** is suggested as a locality name because of its strong aboriginal connotation and feature of the area. Whilst **Princeton** is strongly suggested by the applicants and indeed supported by the 36 submissions, it does not have any local or Australian connection as previously outlined. Also Princeton is being used in a project within the City of Stirling.

*Officer's report recommends –*

1. That residents in the area bounded by Armadale, Warton, Ranford and Hale Road, Forrestdale be advised that the preferred name "Princeton" does not meet the Geographic Names Committee criteria and that the residents' comments be sought on the renaming of the area to "Balannup".
2. That the Geographic Names Committee be informed of Council's proposal and actions.

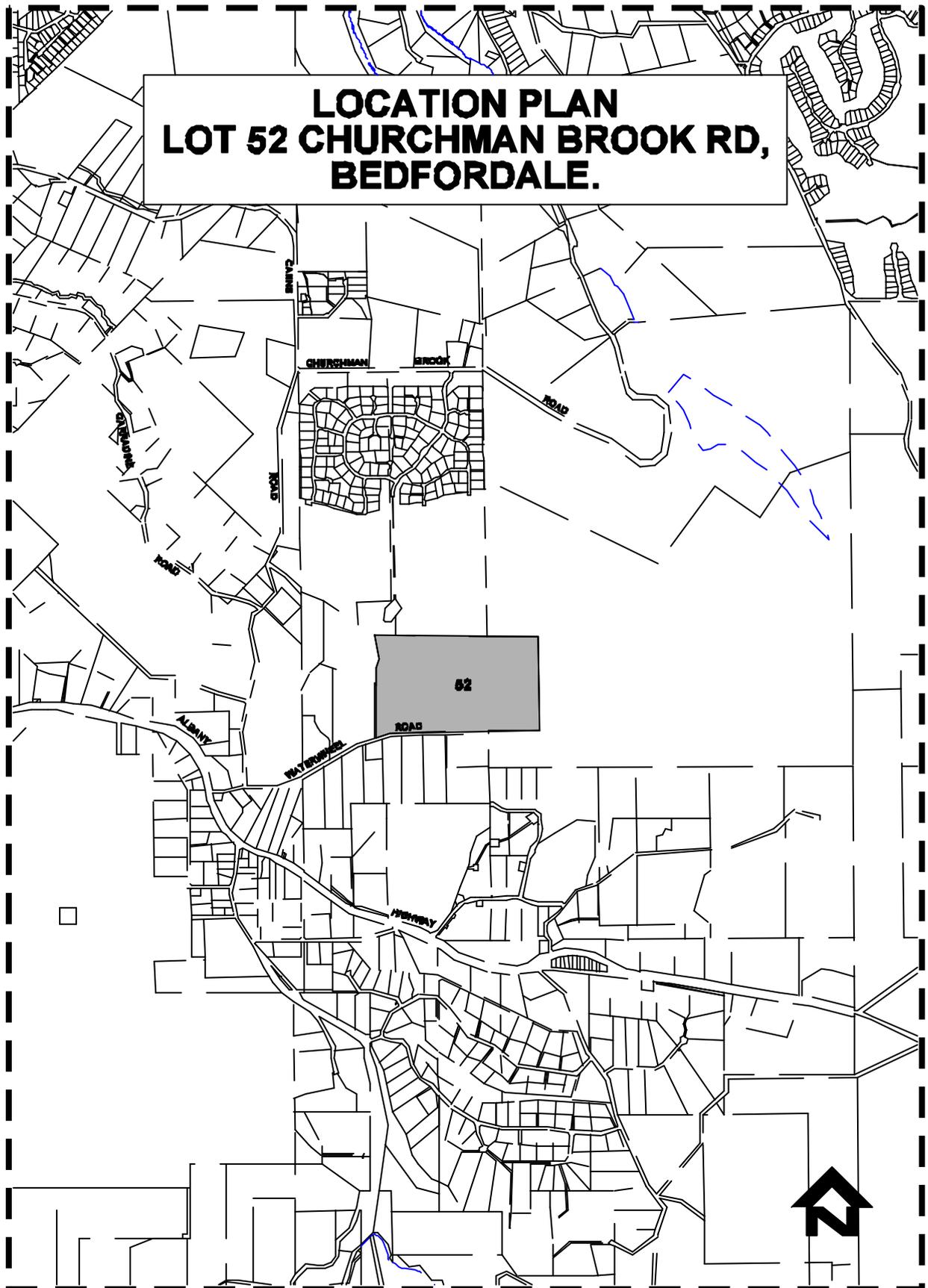
*COMMITTEE discussed the locality renaming proposal and supported Option 2 to rename a portion of the Forrestdale locality north of Armadale Road to "Princeton".*

*COMMITTEE requested that officers liaise with the proponents to establish a case for the naming of the proposed new area "Princeton" to be submitted to the Geographic Names Committee for approval.*

**D6/1/03            RECOMMEND**

- 1. That officers liaise with the proponents to establish a case for the naming of the area bounded by Armadale, Warton, Ranford and Hale Roads, Forrestdale to be named as "Princeton" and that the proposal be submitted to the Geographic Names Committee for approval.**
- 2. That residents and landowners within the bounds of the new locality be advised by letter and local newspaper advertisement of the results, following Geographic Names Committee consideration and approval of the matter.**

MOVED Cr Knezevich  
MOTION CARRIED (7/0)



***REQUEST FOR ENDORSEMENT OF LEGAL AGREEMENT FOR THE EXTENSION  
OF WATERWHEEL ROAD NORTH – LOT 52 WATERWHEEL ROAD, BEDFORDALE***

WARD : ARMADALE

FILE REF : SCH/2/172

DATE : 2 January 2003

REF : JRH

RESPONSIBLE : PSM  
MANAGER

APPLICANT : City Of Armadale  
F. Lancee

LAND OWNER : F. Lancee

SUBJECT : Lot 52 Waterwheel Road,  
LAND Bedfordale  
Property size 52.3081 ha  
Map 25.02

ZONING: MRS : Rural  
TPS No.2 Special Use No.73 –  
Rural Residential

**In Brief:-**

- ✍ Amendment Nos.161 and 172, and the associated Subdivision Guide Plans (SGP's), provide statutory controls for the majority of Rural Residential zoned land within the Bedfordale locality. The SGP's incorporate a north-south road, known as Waterwheel Road North, between Churchman Brook Road and Waterwheel Road.
- ✍ A legal agreement is required to facilitate the creation of the road reserve for Waterwheel Road North, prior to the subdivision and release of lots as proposed within the SGP for Lot 52.
- ✍ Recommend that Council endorse the legal agreement for the creation of the road reserve for the extension of Waterwheel Road North, through Lot 52 Waterwheel Road, subject to minor modifications.

**Tabled Items**

Nil.

**Officer Interest Declaration**

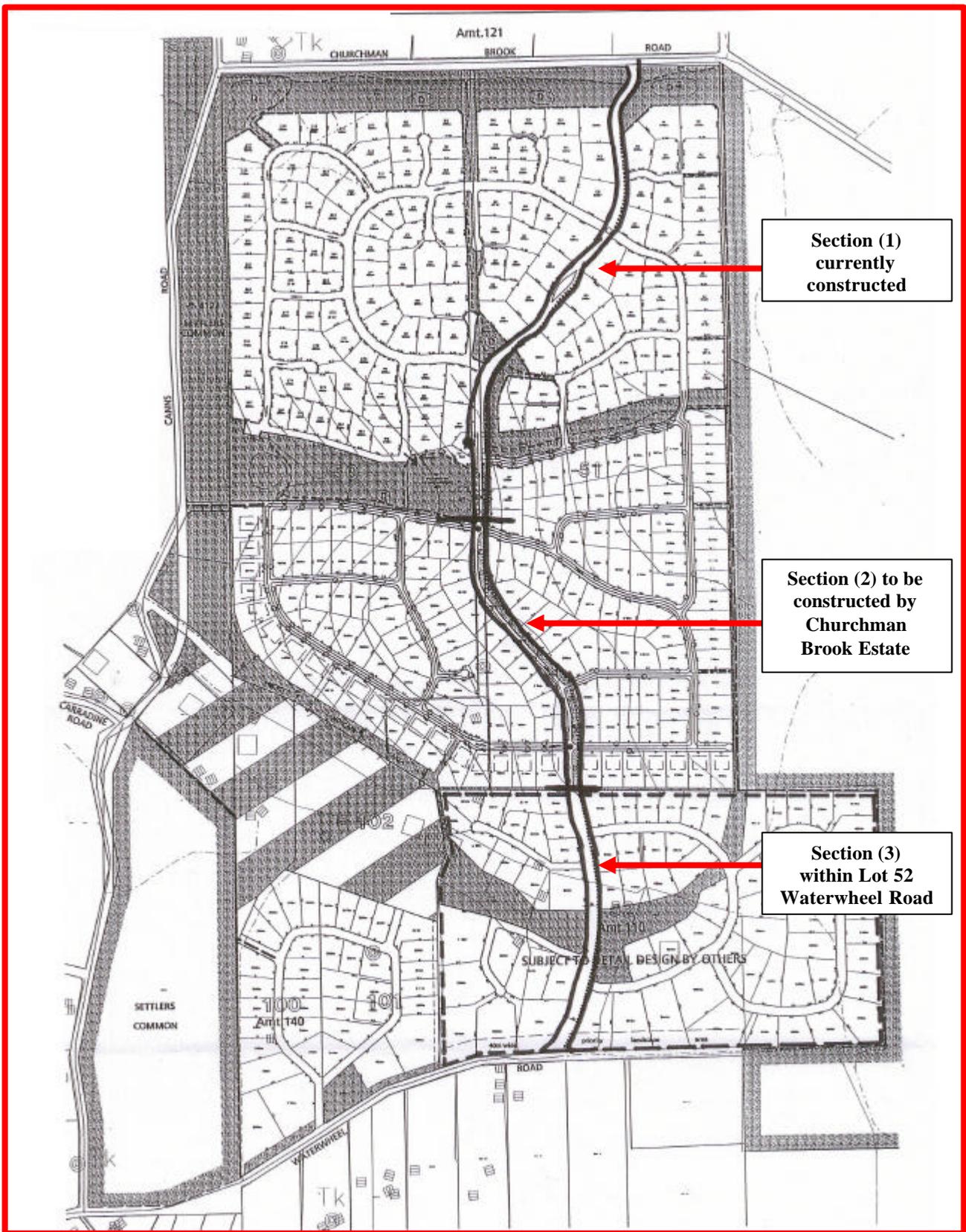
Nil.

**Strategic Implications**

Development – “To balance the needs of development with suitable economic, social and environmental objectives.”

**Legislation Implications**

Town Planning Scheme No.2.  
Town Planning and Development Act 1928  
Local Government Act 1995



**Lot 52 Waterwheel Road, Bedfordale**

**PREFERRED ALIGNMENT FOR  
WATERWHEEL ROAD NORTH, BEDFORDALE**

### **Council Policy / Local Law Implications**

Nil.

### **Budget / Financial Implications**

Cost for Council's solicitors to prepare the legal agreement.

### **Consultation**

- ✍ Owners of Lot 52 Waterwheel Road, Bedfordale
- ✍ Council's Technical Services Directorate

### **BACKGROUND**

Council has previously considered Amendment No.92 to its Town Planning Scheme No.2 (TPS No.2), to facilitate the subdivision and development of Churchman Brook Estate. The Subdivision Guide Plan associated with this rezoning incorporated a road linkage between Churchman Brook Road and Waterwheel Road, on an alignment through the estate and Lots 101 and 102 Waterwheel Road. This road is named Waterwheel Road North, but is also commonly referred to as the 'spine road'. This alignment deviated to the west of Lot 52 Waterwheel Road, as agreement could not be reached between the affected landowners. The owner of Lot 52 subsequently sought rezoning and subdivision approval to establish a rural residential estate, but the land currently remains undeveloped for this purpose.

In March 2000 the proponents of Churchman Brook Estate submitted a Scheme Amendment request, being Amendment No.161 to TPS No.2, to modify the Special Use Zoning table to increase the overall lot yield within the estate. A revised Subdivision Guide Plan was submitted in association with the proposal, which proposed several modifications such as the increased yield and the realignment of the spine road through Lot 52 Waterwheel Road. At its meeting of August 2000, Council considered the proposed alternative alignment for the spine road (Recommendation D228/00), and resolved as follows:

1. *That Council note and receive information regarding the realignment of the spine road for Churchman Brook Estate, Bedfordale.*
2. *That Council accepts that the proposed road alignment through Lot 52 should be the preferred alignment for the spine road south of Churchman Brook Estate, subject to the agreement of the owner of Lot 52 Waterwheel Road, Bedfordale.*

Following the above resolution, officers from the City's Technical Services and Planning Services Departments have been liaising with the City's solicitors and with the Town Planning Consultant representing the owners of Lot 52, to determine the arrangements for the establishment of the road alignment through the lot. In addition, Amendment No.161 and the associated Subdivision Guide Plan were adopted by Council at its October 2000 round of meetings, and were approved by the Hon. Minister for Planning & Infrastructure in February 2002.

As part of their agreement to consider incorporating the spine road within the lot, the landowners submitted a Scheme Amendment and Subdivision Guide Plan application, to modify the Special Use Zoning table for Lot 52 to increase the lot yield within the application area. This proposal, being Amendment No.172, was finally adopted by Council at its October 2001 round of meetings, and will be forwarded to the Western Australian Planning Commission following the submission of a revised Subdivision Guide Plan. The revision is to incorporate minor modifications as resolved by Council, and the City has been advised that this will be completed once the legal agreement has been finalised.

The draft legal agreement has been formulated and is acceptable to the landowner and the City's officers. Council is requested to consider endorsement of the agreement.

### **DETAILS OF PROPOSAL**

The draft legal agreement outlines the process by which the portion of the Waterwheel Road North reserve through Lot 52 is to be excised. The subject agreement represents the third and final component to facilitate the construction of the road, with the other documents being as follows:

1. Legal agreement between Council and the developers of Churchman Brook Estate dated December 1994, which incorporates provisions for the timing and the construction standard for Waterwheel Road North; and
2. Legal agreement between the developers of Churchman Brook Estate and the owners of Lot 52 Waterwheel Road, relating to obligations for the construction cost of the road extension through Lot 52.

The agreement noted in (1) above specified details relating to the construction of the road extension, and was sufficient when the road alignment was contained within the Churchman Brook Estate landholding. The realignment of the extension through Lot 52 has necessitated the formulation of agreements involving the owner of Lot 52, so that the provision of the road reserve and construction of the road may occur prior to the subdivision and release of Rural Residential lots as proposed within the adopted Subdivision Guide Plan for Lot 52.

The draft agreement incorporates the requirements specified by the City's officers and the owners of Lot 52. Subject to some minor spelling and grammatical errors in the draft being corrected, the City's officers consider that the agreement may be formally prepared and finalised.

### **COMMENT**

#### ***Provisions of the Legal Agreement***

The proposed legal agreement requires the owners of Lot 52 to transfer the Waterwheel Road North road reserve to Council. The agreement specifies that the owners are to apply for or allow for application for approval to subdivide Lot 52 to create the road reserve, within 3 months of the gazettal of Amendment No.172 by the Hon. Minister for Planning and Infrastructure, and to ensure that the Diagram/Plan of Subdivision of the road reserve is in order for dealings within 9 months of the gazettal of the Amendment.

The City's responsibilities with respect to the deed are as follows:

1. Prepare and submit the subdivision application for the road reserve;
2. Use reasonable endeavours to ensure that a high quality road is constructed within the road reserve, prior to 1 January 2006, at no cost to the owners of Lot 52 Waterwheel Road; and
3. To maintain the road reserve commencing from the date of transfer of the road reserve to the City.

With respect to the City's obligations noted above, items 1 and 2 are actually the responsibility of the developers of Churchman Brook Estate, as specified within the agreement between Council and the developers dated December 1994. The City's responsibilities within the draft deed are to ensure that the obligations of Churchman Brook Estate are met. Engineering consultants engaged by Churchman Brook Estate have already conducted the preliminary survey and design work for the road extension through Lot 52.

The above obligations within the deed are conditional upon the gazettal of Amendment No.172 and the adoption of a Subdivision Guide Plan over the subject land which substantially reflects the new road alignment.

### **Analysis**

The issue of the alignment of Waterwheel Road North has previously been considered by Council, with the resolution being that the alignment through Lot 52 is preferred by Council. The City is currently party to an agreement with the developers of Churchman Brook Estate for the developers to fund the construction of the road, but if the road to be built in the alternative alignment, agreement must be reached with the owner of the land that the road reserve will be provided.

Endorsement of the draft deed will legally establish the road reserve through Lot 52, and provide Council and the developers of Churchman Brook Estate with the confidence to construct the road in the preferred alignment. Council's Technical Services Directorate are currently reviewing construction drawings for the upgrading of Waterwheel Road and the extension of Waterwheel Road North. Endorsement to the deed would permit the assessment of these works to be finalised and facilitate the commencement of construction works.

### **Options**

With respect to the subject legal agreement, the City may determine the matter in accordance with one of the following options:

1. Resolve to enter into the legal agreement for the creation of the road reserve for the extension of Waterwheel Road North, through Lot 52 Waterwheel Road, subject to minor modifications to the draft deed to correct spelling and grammatical errors. The reserve is to generally accord with the alignment as identified within the Subdivision Guide Plan endorsed by Council at its October 2001 round of meetings.
2. Resolve not to enter into the legal agreement for the creation of the road reserve through Lot 52, until Amendment No.172 and the associated Subdivision Guide Plan over Lot 52 Waterwheel Road have been gazetted by the Hon. Minister for Planning and Infrastructure.

## CONCLUSION

The draft legal agreement has been formulated in response to Council's adoption of Amendment Nos.161 and 172 and the associated Subdivision Guide Plans, and in response to Council's previous resolution on its preferred alignment for the extension of Waterwheel Road North. The agreement establishes the legal basis for the alignment, the timing and method for the excision of the road reserve, so that the developers of Churchman Brook Estate can commence construction of the road in accordance with the provisions of the legal agreement with Council dated December 1994.

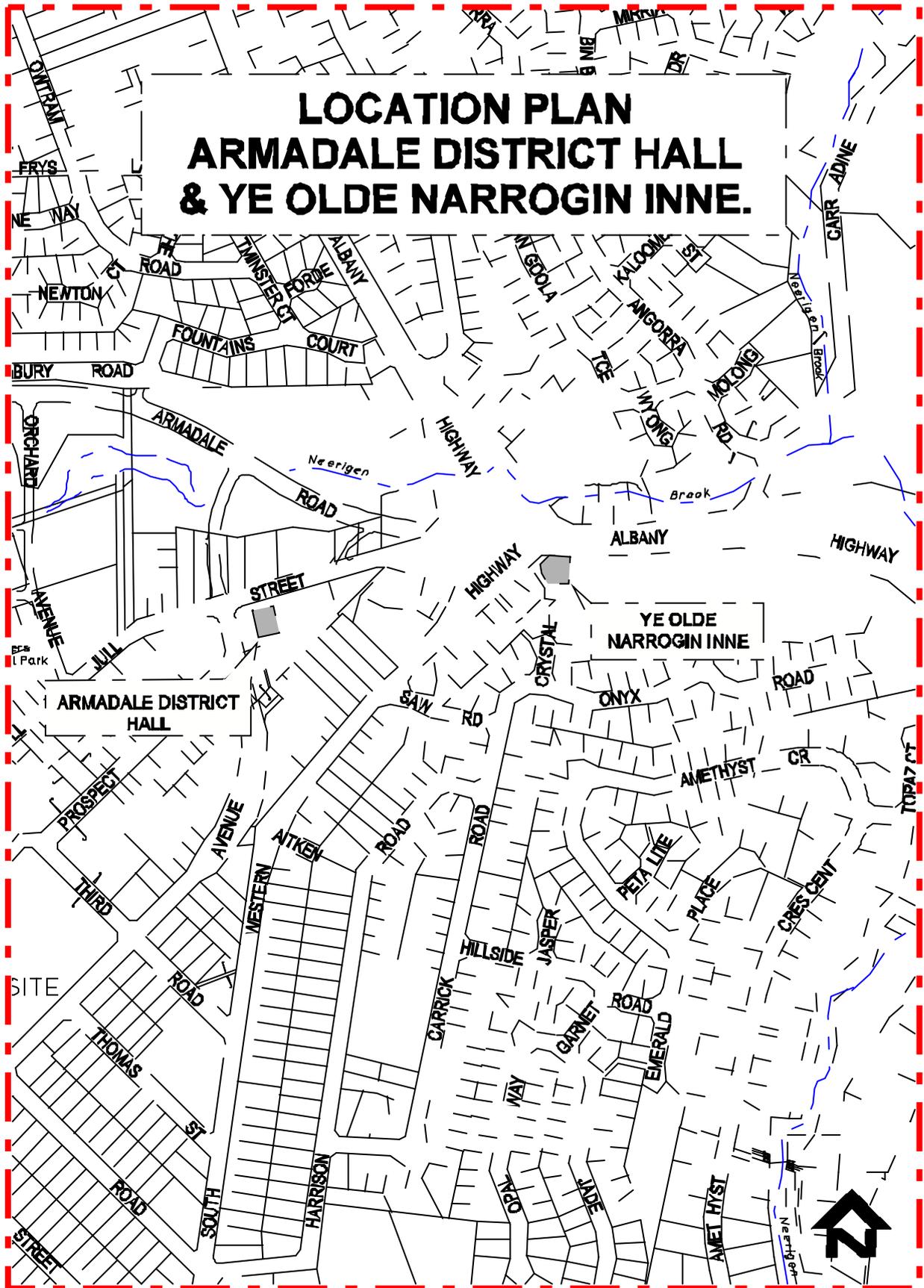
It is therefore recommended that Council authorise the Chief Executive Officer and Mayor to endorse the formal version of the legal agreement, in accordance with Option 1 above.

**D7/1/03**

## RECOMMEND

**That Council enter into the legal agreement for the creation of the road reserve for the extension of Waterwheel Road North, through Lot 52 Waterwheel Road, subject to minor modifications to the draft deed to correct spelling and grammatical errors. The reserve is to generally accord with the alignment as identified within the Subdivision Guide Plan endorsed by Council at its October 2001 round of meetings.**

MOVED Cr Green  
MOTION CARRIED (7/0)



***ARMADALE DISTRICT HALL AND YE OLD NARROGIN INNE –  
CONSIDERATION FOR INCLUSION IN STATE REGISTER OF HERITAGE PLACES***

WARD : ARMADALE

FILE REF : GOV/15

DATE : 23 December 2002

REF : HC

RESPONSIBLE : PSM  
MANAGER

APPLICANT : Heritage Council of Western  
Australia

LAND OWNER : City of Armadale  
SUONO Pty Ltd

SUBJECT LAND : Armadale District Hall  
Narrogin Inne  
Map 23.03

ZONING : Central City Area & Urban /  
MRS/  
TPS No.2 & 3  
& Special Use No. 2.

**In Brief:-**

- ✍ The Heritage Council of WA invites a Council nominee to attend a meeting to consider whether or not Armadale District Hall and Ye Old Narrogin Inne be entered in the State Register of Heritage Places.
- ✍ Recommend that Council support entry of the Armadale District Hall and Ye Old Narrogin Inne in the State Register and nominate the Planning Services Manager and Chair/Deputy Chair of CHAC Member to attend the meeting as Council's representatives.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Relates to our commitment to the future to create a caring and vibrant City, rich in history, heritage and lifestyle.

**Legislation Implications**

Heritage of Western Australia Act 1990.

**Council Policy / Local Law Implications**

Nil.

**Budget / Financial Implications**

Nil.

### **Consultation**

Nil.

### **BACKGROUND**

Both the Armadale District Hall and the Narrogin Inne are in Council's Municipal Heritage Inventory (MHI) as "A" Management Categories (Highest level of protection appropriate: recommended for entry into the State Register of Heritage Places; provide maximum encouragement to the owner to conserve the significance of the place).

### **DETAILS OF PROPOSAL**

The Heritage Council of WA (HCWA) has advised that documentation regarding the Armadale District Hall and Ye Old Narrogin Inne is scheduled for presentation to a meeting of the HCWA in the near future with a recommendation that the places are of sufficient cultural heritage significance to warrant consideration for entry into the State Register of Heritage Places. *(A copy of the documentation is at Attachment "A2" of the Agenda).*

HCWA has invited a nominee from Council to attend the meeting to consider the properties and take part in the decision as to whether or not this place should be entered in the Register.

### **COMMENT**

HCWA is working its way through "A" Management Category properties in the MHI. The Terms of Reference for CHAC include:

- ✍ Preparing further documentation to seek listing on the State Register of Heritage Places for appropriate properties on the Municipal Heritage Inventory which are Management Category "A" (highest level of protection appropriate).

### **Analysis**

Both the Armadale District Hall and Narrogin Inne are properties that are important in the cultural and heritage development of Armadale. They are worthy of consideration for the State Register of Heritage Places and their inclusion should be supported.

It is suggested that as there may be further properties on the MHI that HCWA will be considering for inclusion on the State Register of Heritage Places and that Council has indicated by the "A" Management Category and the CHAC Terms of Reference that it is seeking listing of such properties on the State Register of Heritage Places, that Council authorise the Planning Services Manager to attend relevant HCWA meetings to support the inclusion of properties being considered by HCWA.

**Options**

1. Decline to nominate a person to attend the meetings.
2. Nominate a person or team to attend the meeting to support the entering of Armadale District Hall and Ye Old Narrogin Inne on the State Register of Heritage Places.
3. Nominate a person or team to attend the meeting to decline to support the entering of the Armadale District Hall and Narrogin Inne on the State Register of Heritage Places.

**CONCLUSION**

It is suggested that the Armadale District Hall and Ye Old Narrogin Inne are of sufficient importance to support entry in the State Register of Heritage Places and a team of the Planning Services Manager and CHAC member represent Council.

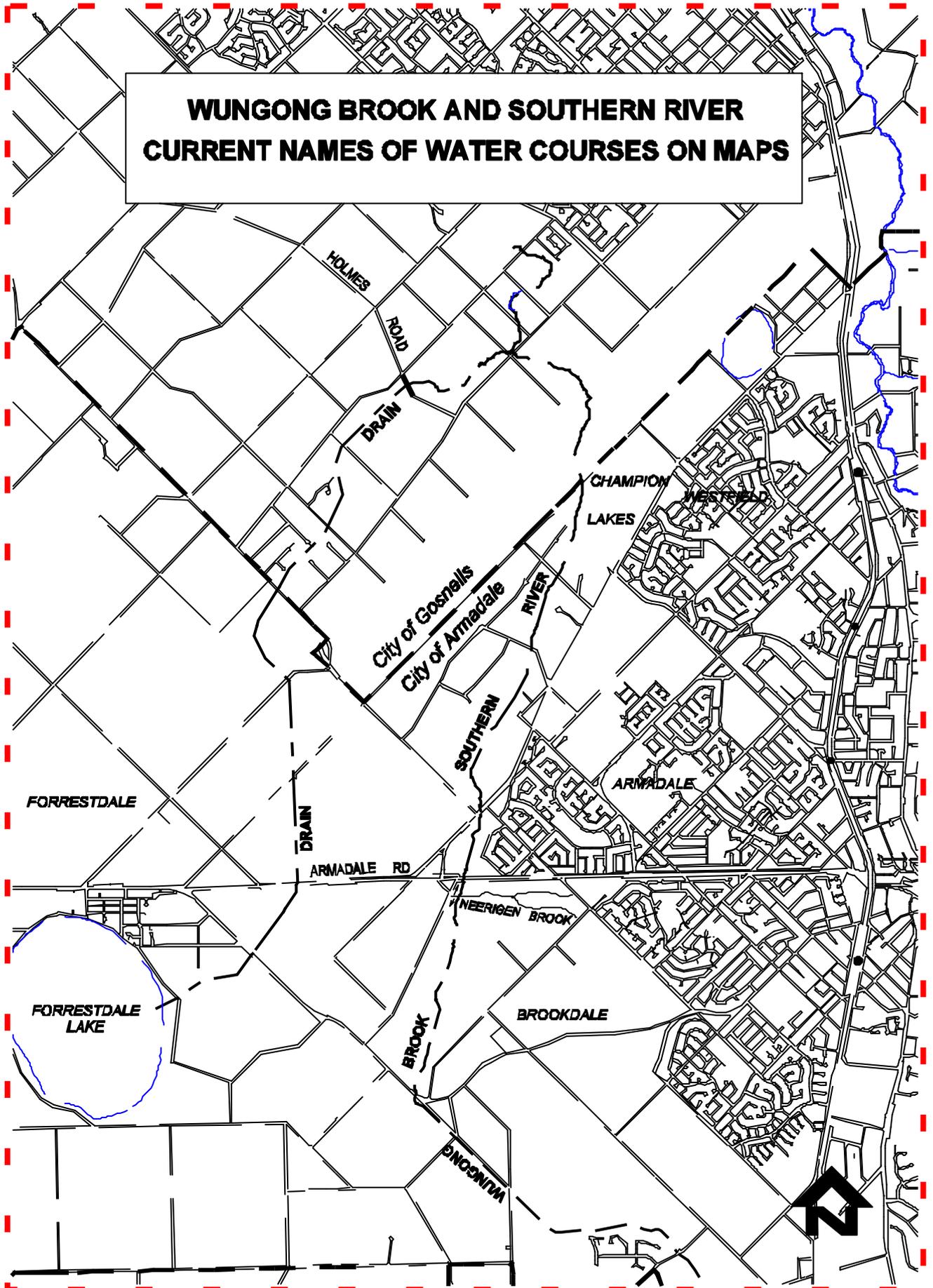
**D8/1/03**

**RECOMMEND**

1. **That Council advise the Heritage Council of Western Australia that it supports the entry of Armadale District Hall and the Ye Old Narrogin Inne in the State Register of Heritage Places.**
2. **That Council nominate the Planning Services Manager and Chair/Deputy Chair of Community Heritage Advisory Committee Member to represent Council at the Heritage Council of Western Australia meeting to consider Armadale District Hall and Ye Old Narrogin Inne.**

MOVED Cr Zelones  
MOTION CARRIED (7/0)

**WUNGONG BROOK AND SOUTHERN RIVER  
CURRENT NAMES OF WATER COURSES ON MAPS**



***SUGGESTED AMENDMENT TO NAMING OF REACH OF WUNGONG BROOK AND SOUTHERN RIVER***

WARD : FORREST & SEVILLE  
FILE REF : NAM/1  
DATE : 23 December 2002  
REF : HC  
RESPONSIBLE : PSM  
MANAGER  
APPLICANT : DOLA  
LAND OWNER : CROWN  
SUBJECT LAND : Wungong and Southern  
River Water Course  
ZONING : Parks & Recreation and  
MRS/TPS No.2 Rural / Parks &  
Recreation (Region) and  
Public Purpose

**In Brief:-**

Geographic Names Committee (GNC) has indicated that research shows Southern River is incorrectly shown as starting at convergence with Neerigen Brook. This should rather be Wungong Brook right through to Woongan Street, Southern River.

Community Heritage Advisory Committee research supports GNC findings.

Recommend that Council confirm to GNC that it apply the names:

- *Wungong Brook* to the watercourse extending north from Neerigen Brook to its convergence with Southern River near Woongan Street, Southern River;
- *Southern River Drain* to the drain running north from Forrestdale Lake to Holmes Road, Southern River;

COMMITTEE recommended that the name "Southern River" be applied to the watercourse running north from Forrestdale Lake to Homes Road, Southern River.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Relates to our commitment to the future to create a caring and vibrant City, rich in history, heritage and lifestyle.

**Legislation Implications**

Land Administration Act 1997.  
Transfer of Land Act 1893 as amended.

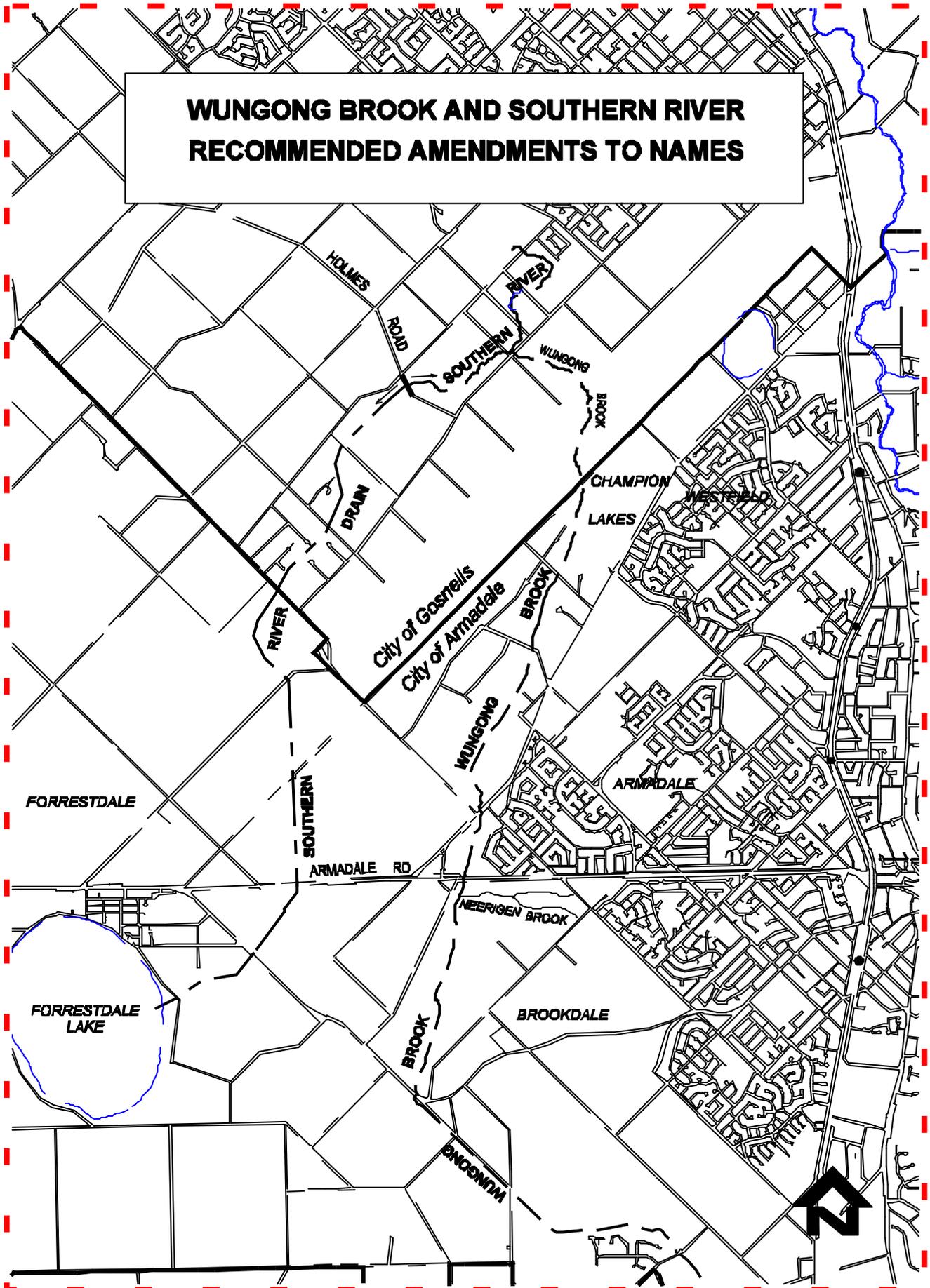
**Council Policy / Local Law Implications**

Nil.

**Budget / Financial Implications**

Nil.

**WUNGONG BROOK AND SOUTHERN RIVER  
RECOMMENDED AMENDMENTS TO NAMES**



## **Consultation**

Community Heritage Advisory Committee (CHAC)  
Department of Land Administration (DOLA) and Geographic Names Committee (GNC)

## **BACKGROUND**

The Palomino Reserve Catchment Group has written to GNC expressing concern that the watercourse in the land under their care and shown on current plans as “Southern River” does not reflect the history of the area. They contend that the watercourse should more correctly be called Wungong Brook.

## **DETAILS OF PROPOSAL**

GNC is seeking Council’s confirmation (and that of the City of Gosnells and Water & Rivers Commission) to apply the names:

- ✍ **Southern River Drain** to the drain running north from Forrestdale Lake to Holmes Road, Southern River;
- ✍ **Southern River** to the watercourse running north from Holmes Road to the Canning River (City of Gosnells);
- ✍ **Wungong Brook** to the watercourse extending north from Neerigen Brook to its convergence with the Southern River near Woongan Street, Southern River.

## **COMMENT**

### **Analysis**

Research by both CHAC and GNC indicates that early plans show the Wungong River (also called Woongan River at times) flowing north until meeting the Southern River either at Woongan Street, Southern River or near Southern River Road and Bullfinch Street, Southern River.

The Southern River was first recorded in 1841 and shown running through J Davis’s Lot 16 on OP Canning 154, indicating the watercourse (now partly a drain) that runs northerly from Forrestdale Lake (previously known as Lake Jandakot) to the Canning River.

### **Options**

Council appears to have two options :

1. Decline to confirm the names for the areas of the watercourses suggested by GNC;
2. Confirm the names for the areas of the watercourses suggested by GNC, particularly the Wungong Brook extending north from the Neerigen Brook to its convergence with the Southern River near Woongan Street, Southern River and the Southern River Drain running north from Forrestdale Lake to Holmes Road, Southern River.

## CONCLUSION

Research indicates current maps showing the start of the Southern River at the convergence of Wungong Brook and Neerigen Brook are incorrect and that the Southern River actually flowed from Forrestdale Lake. Recommend that Council advise the GNC that it confirms the naming of the watercourses as outlined by the GNC.

*COMMITTEE noted that the plan outlining the Southern River Drain is in fact the river bed of the original Southern River and proposed that the name “Southern River” be applied to the watercourse running north from Forrestdale Lake to Homes Road, Southern River.*

## D9/1/03                      RECOMMEND

**That Council advise the Geographic Names Committee that it confirms that the Geographic Names Committee apply the names:**

- ✍ ***Wungong Brook* to the watercourse extending north from Neerigen Brook to its convergence with Southern River near Woongan Street, Southern River;**
- ✍ ***Southern River* to the watercourse running north from Forrestdale Lake to Holmes Road, Southern River.**

MOVED Cr Stubbs  
MOTION CARRIED (7/0)

***Council resolved at its Ordinary Meeting on 20<sup>th</sup> January 2003 that the second dot point of Recommendation D9/1/03 be amended by replacing the word “drain” with “watercourse”.***

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***POLICY – PEDESTRIAN ACCESS WAYs***

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The matter of developing a comprehensive policy on how to deal with the Pedestrian Access Ways, where closure is refused by Department of Planning and Infrastructure for reasons of permeability / walkability to neighbourhoods was referred to Development Services Committee by Council at its meeting of 16 December 2002, on request by Councillor Reynolds.

*Cr Reynolds requested that the Development Services Directorate liaise with the Technical Services Directorate officers in developing a policy on how to maintain Pedestrian Access Ways, where closure is not supported by Council or refused by the Western Australian Planning Commission, and which includes the routine maintenance of the PAW, including:-*

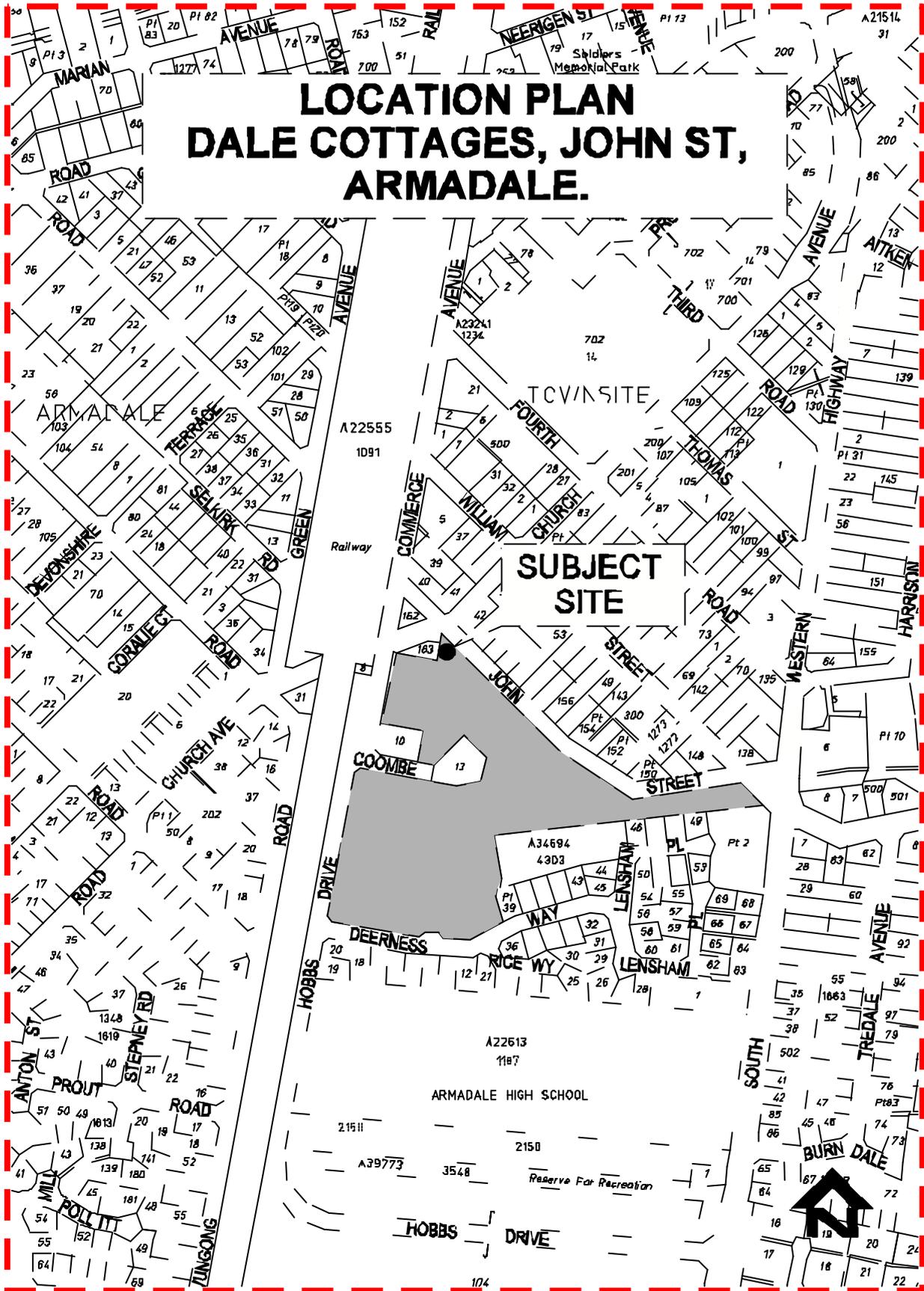
- ✍ The repairs and maintenance of existing walls and fencing materials;*
- ✍ The regular painting and/or removal of graffiti;*
- ✍ The maintenance and/or replacement of the PAW surface materials;*
- ✍ Additional and/or replacement of PAW lighting;*
- ✍ Regular maintenance/security inspections of the PAW;*
- ✍ Installation of Rubbish bins if PAW close to shopping centres and schools;*

**D10/1/03            RECOMMEND**

**That the Development Services Directorate liaise with the Technical Services Directorate officers in developing a comprehensive policy on how to maintain Pedestrian Access Ways, where closure is not supported by Council or refused by the Western Australian Planning Commission, for reasons of permeability/walkability to neighbourhoods, and which includes the routine maintenance of the PAW, including:-**

- ✍ The repairs and maintenance of existing walls and fencing materials;**
- ✍ The regular painting and/or removal of graffiti;**
- ✍ The maintenance and/or replacement of the PAW surface materials;**
- ✍ Additional and/or replacement of PAW lighting;**
- ✍ Regular maintenance/security inspections of the PAW;**
- ✍ Installation of rubbish bins if PAW is close to shopping centres and schools.**

MOVED Cr Zelones  
MOTION CARRIED (7/0)



*Cr Hodges declared an interest in this item on the basis that she is an employee of Dale Cottages Retirement Village Inc and left the meeting at 7.20pm.*

*Cr Green disclosed that he has an association with Dale Cottages Retirement Village Inc. As a consequence, there may be a perception that his impartiality on the following matter may be affected, but declared that he would disregard this association, consider the matter on its merits and vote accordingly.*

***PROPOSED SEVEN (7) GROUPED DWELLINGS –  
LOT 102 HOBBS DRIVE, ARMADALE (DALE COTTAGES)***

WARD : ARMADALE  
FILE REF : A151431  
DATE : 13 January 2003  
REF : GIW  
RESPONSIBLE MANAGER : PSM  
APPLICANT : The Buchan Group Architects  
LAND OWNER : Dale Cottages (Inc)  
SUBJECT LAND : Lot 102 Hobbs Dr, Armadale  
Property size 6.4ha  
Map 22.02  
ZONING : Urban / Residential R15  
MRS/TPS No.2

**In Brief:-**

- ✍ Proposal to demolish ten (10) existing single bedroom units and erect seven (7) two bedroom units.
- ✍ Subject site listed as Category “C” under Municipal Heritage Inventory.
- ✍ Recommend approval subject to recorded evidence of building(s) being submitted prior to demolition.

**Tabled Items**

Nil.

**Officer Interest Declaration**

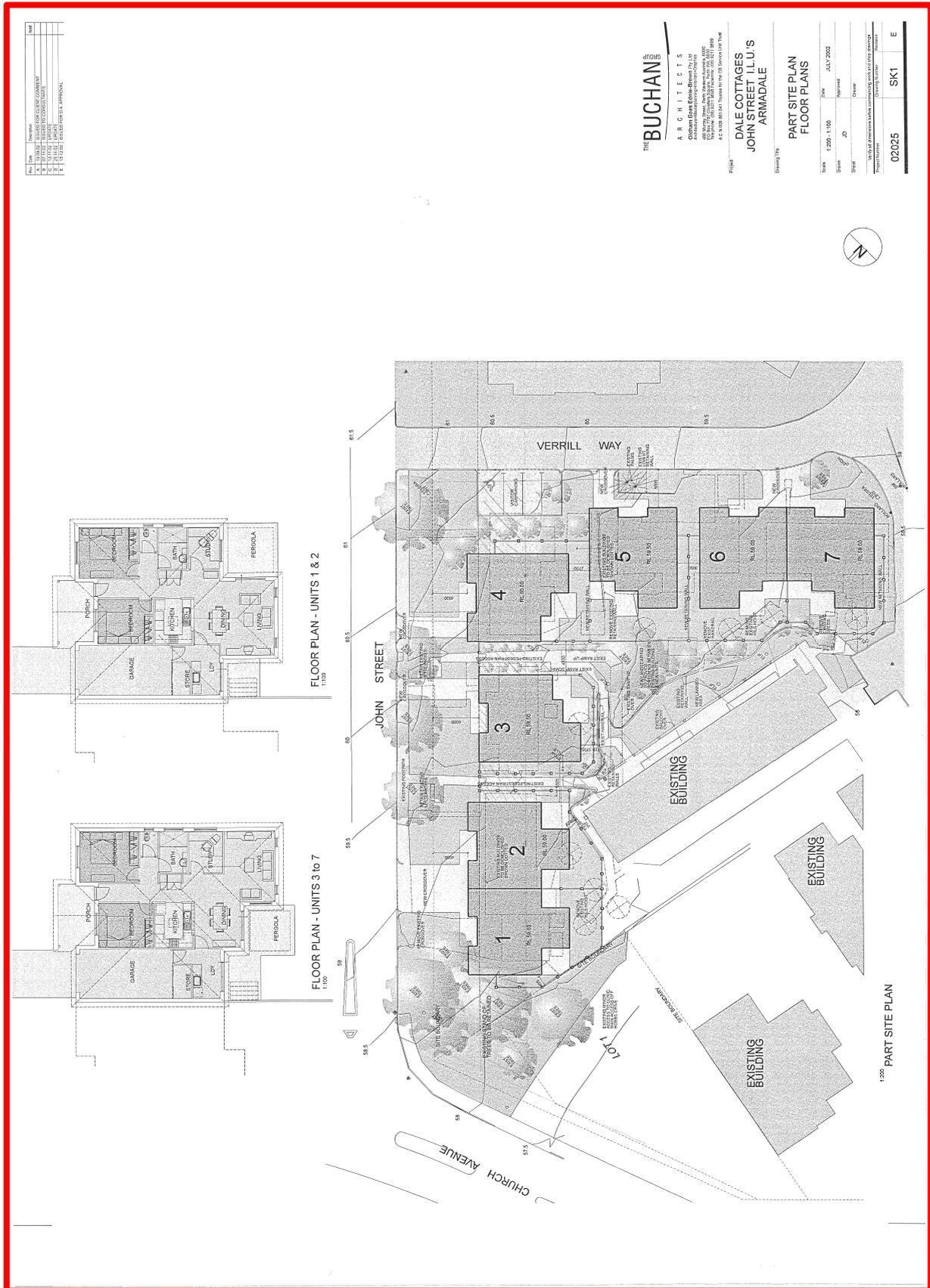
Nil.

**Strategic Implications**

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

**Legislation Implications**

Town Planning & Development Act 1928  
Metropolitan Region Scheme -Act 1959  
Town Planning Scheme No.2



**SITE / FLOOR PLAN  
DALE COTTAGES, JOHN STREET, ARMADALE**

### **Council Policy / Local Law Implications**

Grouped Housing Policy  
Residential Design Codes

### **Budget / Financial Implications**

Nil.

### **Consultation**

✍ Development Control Unit (DCU)

### **BACKGROUND**

Council received the application to develop seven (7) two bedroom units on the subject site on 20 December 2002.

As the subject site is listed under Council's Municipal Heritage Inventory and several buildings are proposed to be demolished, the application is being referred to Council for determination in accordance with Clause 5.10.4 of Town Planning Scheme No.2.

### **DETAILS OF PROPOSAL**

The application involves demolition of ten (10) existing single bedroom units to accommodate seven (7) two bedroom, aged person units at the corner of John Street and Church Avenue.

### **COMMENT**

#### ***Development Control Unit (DCU)***

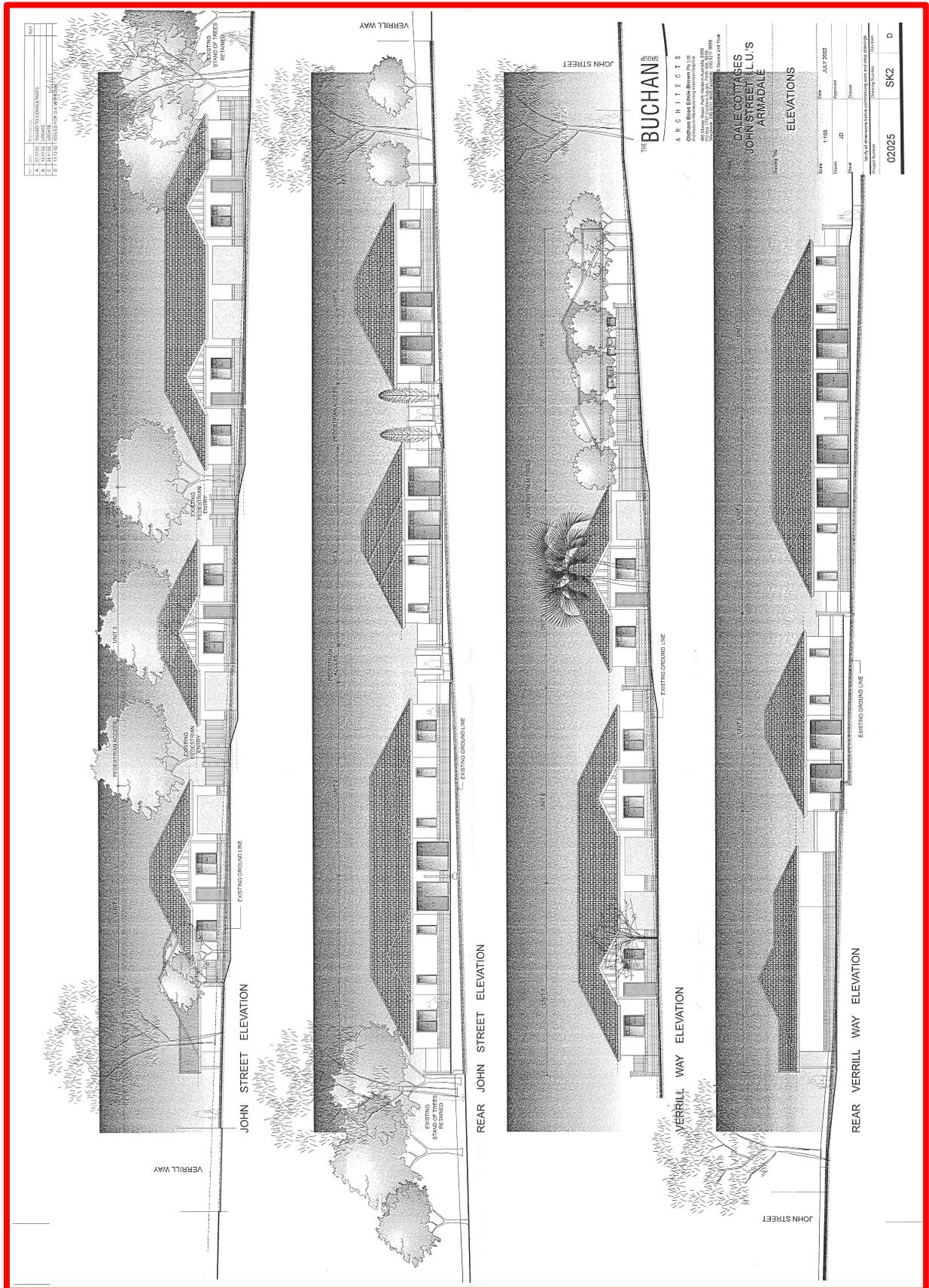
DCU at its meeting held on 13 January 2003 raised no objection to the proposal subject to submission of recorded evidence prior to demolition and recommended that further comments be obtained from Council's Community Heritage Advisory Committee to determine the heritage significance of the buildings proposed to be demolished.

### **Analysis**

#### ***Municipal Heritage Inventory***

The subject site (Dale Cottages) is listed under Council's Municipal Heritage Inventory and is classified as Category "C". -The objective of this category reads as follows: -

*"Retain and conserve if possible; endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment or demolition".*



ELEVATION PLAN  
DALE COTTAGES, JOHN STREET, ARMADALE

Council Officers sought further confirmation from Council's Community Heritage Advisory Committee (CHAC) to identify which buildings (proposed to be demolished) are of heritage significance. -A site inspection indicated that heritage value could more likely be expected on the two units being replaced by Unit 3 as depicted on the site plan, taking into account design and architectural comparison with existing buildings.

The proposal will be presented to CHAC on 16 January 2003 for comment. -CHAC's recommendation on the proposal will be tabled at Council's Ordinary meeting on 20 January - 2003.

It is recommended that a condition of approval be imposed requiring the applicant to record and submit photographic evidence of the buildings to the satisfaction of Council prior to demolition.

### **Town Planning Scheme No.2**

The proposal is classified as a grouped housing under TPS No.2, which is a discretionary use ("AA" Use) in the "Residential Zone".

It should be noted that the proposal merely represents a redevelopment of existing grouped housing on site at a lesser density from approximately R40 to R30.

### ***Grouped Housing Development Policy***

#### *Density restrictions and requirements*

The development proposed represents a density of approximately "R30". Although this is above the maximum density of R25 as recommended by the Policy (ie. 10 units above the prevailing "R" Code), the proposal is well below the current developed density (R40) of the site.

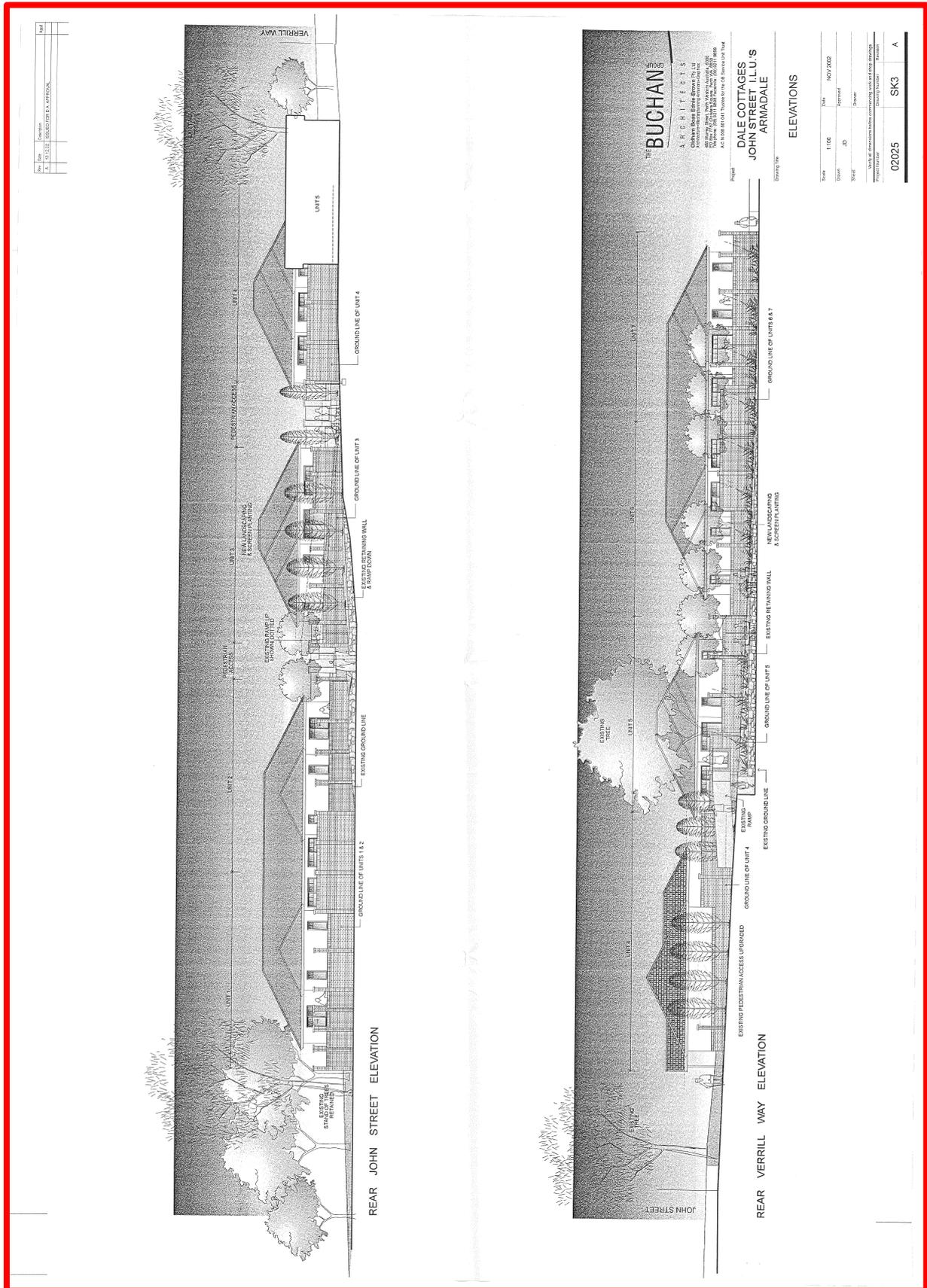
#### *Grouped housing design guidelines*

The elevation plans reflect a high quality of architectural design to complement the existing residential streetscape along John Street and recent developments within the Dale Cottage complex. -The units provide an open streetscape along John Street and the internal access street (Verrill Way). A detailed colour schedule will be required as a condition of approval to ensure the development complements existing building on site.

The proposal does not provide for communal open space as required by Council's Policy for developments on lots of 2000m<sup>2</sup> or more and comprising eight or more dwellings. However, this provision is not considered significant, as this development is an integral part of the "Dale Cottages Retirement Village Inc." complex where communal open space has already been provided. The landscaped, visually open frontages would contribute to the streetscape character. A comprehensive landscape plan will have to be submitted by the applicant for assessment by the City as a condition to the development approval.

### ***Residential Design Codes***

The proposal complies with general car parking, setback, private open space and privacy provisions in accordance with R30 requirements of the Residential Design Codes.



ELEVATION PLAN  
DALE COTTAGES, JOHN STREET, ARMADALE

The plot ratio area for each unit does not meet the “acceptable development” standard of the Residential Design Codes (i.e. maximum 100m<sup>2</sup> for each). -The proposal does meet the performance criteria of the Codes however in terms of suitable topography, location to shopping and public transport and demand for aged person housing. -The units must also be designed in accordance with Australian Standard AS4299 (Adaptable Housing) which can be enforced at the Building Licence stage.

## **CONCLUSION**

The proposed development is of a relatively high standard and provides an opportunity to improve the visual amenity of the locality and streetscape along John Street.

The heritage significance of the existing buildings subject to demolition, are classified as Category “C” under the Municipal Heritage Inventory, which requires photographic evidence to be provided prior to demolition.

It is recommended that Council consider the application following receipt of advice from the Community Heritage Advisory Committee regarding how the place should be recorded.

### ***Officer’s report recommends –***

That Council approve the application to demolish ten (10) single bedroom units and develop seven (7) two bedroom units at Lot 102 Hobbs Drive, Armadale subject to the following requirements:

- a) A detailed colour and material schedule (including fencing) to complement the existing development is to be submitted to the satisfaction of Council.
- b) Submission of recorded evidence of the proposed buildings prior to demolition to the satisfaction of Council;
- c) A comprehensive landscaping plan indicating retention of existing trees, verge planting and irrigation is to be submitted to the satisfaction of Council. All landscaping to be installed in accordance with the approved landscape plan and maintained for the duration of the development to the satisfaction of Council.
- d) All crossovers and internal driveways to be brick paved in a colour to complement the proposed building on site to the satisfaction of Council.
- e) All hardstanding areas (eg car parking areas, crossover, vehicle manoeuvring spaces) unless otherwise determined by Council, to be constructed, drained, sealed and kerbed to the requirements of Council in accordance with the approved plan.

*COMMITTEE raised concerns with the appearance of this development in this highly visible location (John Street). Accordingly, a new Part (b) was added to the recommendation.*

**D11/1/03            RECOMMEND**

**That Council approve the application to demolish ten (10) single bedroom units and develop seven (7) two bedroom units at Lot 102 Hobbs Drive, Armadale subject the following conditions:**

- a) **A detailed colour and material schedule (including fencing) to complement the existing development is to be submitted to the satisfaction of Council.**
- b) **Subject to submission of amended elevation plans to demonstrate improved landscaping and building design for the properties on the John Street frontage.**
- c) **Submission of recorded evidence of the proposed buildings prior to demolition to the satisfaction of Council;**
- d) **A comprehensive landscaping plan indicating retention of existing trees, verge planting and irrigation is to be submitted to the satisfaction of Council. All landscaping to be installed in accordance with the approved landscape plan and maintained for the duration of the development to the satisfaction of Council.**
- e) **All crossovers and internal driveways to be bricked paved in a colour to complement the proposed building on site to the satisfaction of Council.**
- f) **All hardstanding areas (eg car parking areas, crossover, vehicle manoeuvring spaces) unless otherwise determined by Council, to be constructed, drained, sealed and kerbed to the requirements of Council in accordance with the approved plan.**
- (g) **That the advice as requested and received from the Community Heritage Advisory Committee in regards to the first dwelling built for aged accommodation on the subject site be referred to the applicant for consideration when redevelopment on Lot 102 Hobbs Drive occurs.**

MOVED Cr Zelones  
MOTION CARRIED (6/0)

*Council resolved at its Ordinary Meeting on 20<sup>th</sup> January 2003 that Recommendation D11/1/03 be amended by adding a Part (g) as follows:-*

- (g) *That the advice as requested and received from the Community Heritage Advisory Committee in regards to the first dwelling built for aged accommodation on the subject site be referred to the applicant for consideration when redevelopment on Lot 102 Hobbs Drive occurs.*

*Cr Hodges returned to the meeting at 8.45pm.*

***COUNCILLORS' ITEMS***

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***Cr Stubbs***

**1. Araluen Covenants**

Cr Stubbs requested update on progress of the Araluen Golf Course Estate Covenants and the associated Town Planning Scheme Amendment.

*Executive Director Development Services indicated that progress was being made in incorporating provisions into Town Planning Scheme No.4 and an associated Policy and would welcome further discussion with Cr Stubbs.*

***Cr Everts***

**1. Shopping Trolleys**

Cr Everts raised concern regarding shopping trolleys abandoned in the commercial areas.

***Cr Green***

**1. Upgrade of Waterwheel Road**

Cr Green requested an update on the upgrade of Waterwheel Road, Bedforddale as per the Churchman Brook Estate development agreement.

**D12/1/03            RECOMMEND**

**That the Councillors' items listed as follows:-**

- a) Araluen Golf Course Estate Covenants - (Cr Stubbs);**
- b) Shopping Trolleys - (Cr Everts);**
- c) Waterwheel Road, Bedforddale - (Cr Green);**

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

MOVED Cr Zelones  
MOTION CARRIED (7/0)

**MEETING DECLARED CLOSED AT 8:53 PM**

# I N D E X

## DEVELOPMENT SERVICES COMMITTEE

13<sup>TH</sup> JANUARY 2003

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### COUNCILLORS' ITEMS

CR EVERTS - SHOPPING TROLLEYS .....	64
CR GREEN - UPGRADE OF WATERWHEEL ROAD, BEDFORDALE.....	64
CR REYNOLDS - POLICY "PEDESTRIAN ACCESS WAYS".....	54
CR STUBBS - ARALUEN COVENANTS.....	64

### DEVELOPMENT

PROPOSED GARAGE / SHED - LOT 359 FORREST ROAD, FORRESTDALE .....	27
PROPOSED (7) GROUPED DWELLINGS- LOT 102 HOBBS DR, ARMADALE.....	56

### HEALTH

BROOKDALE LIQUID WASTE TREATMENT FACILITY.....	6
MENINGOCOCCAL IMMUNISATION - SCHOOLS PROGRAM .....	3

### MISCELLANEOUS

ARMADALE DISTRICT HALL AND YE OLD NARROGIN INNE - CONSIDERATION FOR INCLUSION IN STATE REGISTER OF HERITAGE PLACES .....	46
REQUEST FOR ENDORSEMENT OF LEGAL AGREEMENT FOR THE EXTENSION OF WATERWHEEL ROAD NORTH - LOT 52 WATERWHEEL RD, BEDFORDALE .....	39
REQUEST TO RENAME A PORTION OF THE FORRESTDALE LOCALITY.....	34
SUGGESTED AMENDMENT TO NAMING OF REACH OF WUNGONG BROOK AND SOUTHERN RIVER .....	50

### SCHEME AMENDMENT

PROPOSED SCHEME AMENDMENT – LOTS 4 & 5 LAKE RD AND LOT 6 BAY CRT, C/LAKES.....	11
--	----

### STRATEGIC PLANNING

KELMSCOTT ENQUIRY BY DESIGN WORKSHOP – INTERIM OUTCOMES REPORT.....	20
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