

CITY OF ARMADALE

MINUTES

OF DEVELOPMENT SERVICES COMMITTEE TO HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 17 JUNE 2008 AT 7.00 PM.

PRESENT: Cr H A Zelones JP Chair
Cr J Everts
Cr P J Hart
Cr J Knezevich
Cr L Reynolds AM JP
Cr R J Tizard
Cr C J MacDonald

APOLOGIES: Nil.

OBSERVERS: Cr R Butterfield

IN ATTENDANCE: Mr P Sanders A/Executive Director Development Services
Mr G Windass A/Planning Services Manager
Mr J Erceg Health Services Manager
Ms S Hillel Building Services Manager
Mr R Van Delft Project Coordinator/Snr Environ Planner
Mrs K Davis Minute Secretary

Public 1

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was read by the Chairman.

DECLARATION OF MEMBER'S INTERESTS

Nil.

QUESTION TIME

Nil.

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Development Services Committee Meeting held on 20 May 2008, to be confirmed.

MOVED Cr Hart
MOTION CARRIED (7/0)

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE No.10/2008

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

- **Outstanding Matters & Information Items**
Report on Outstanding Matters - Development Services Committee
Outcome of MRS Amendment No.1140/47 – Lake Road, Champion Lakes
- **Health**
Health Services Manager’s Report for the month of April 2008
- **Planning**
Planning Services Manager’s Report for the month of April 2008
Town Planning Scheme No.4 - Amendment Action Table
Planning Applications Monthly Statistics – April 2008
Subdivision Applications - WAPC Approvals/Refusals – April 2008
Subdivision Applications - Report on Lots Registered for 2006/07 & 2007/08
PAW Closure Report - Significant Actions during April 2008
Road Naming Report 2007/08 & consequential action of Council Recommendation
- **Building**
Building Services Manager’s Report for the month of April 2008
Building Applications Monthly Statistics for the month of April 2008

Committee noted the information and no further items were raised for discussion and/or further report purposes.

DEVELOPMENT SERVICES COMMITTEE

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17 JUNE 2008

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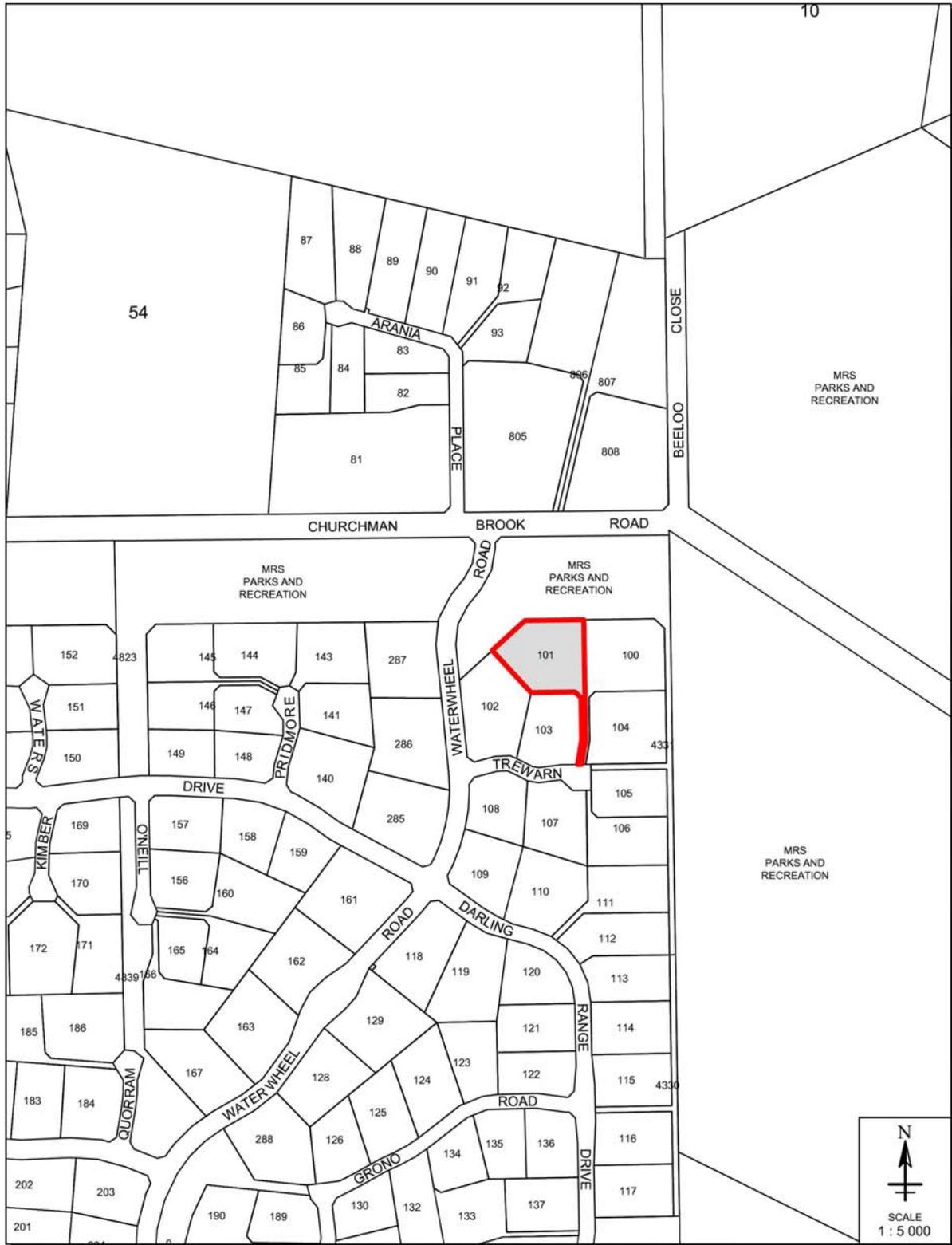
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LOCATION PLAN
LOT 101 TREWARN PLACE, BEDFORDALE

**UNAUTHORISED USE & ANCILLARY ACCOMMODATION APPLICATION –
LOT 101 TREWARN PLACE, BEDFORDALE**

WARD : NEERIGEN
FILE REF : P21310
DATE : 9 June 2008
REF : PC/SA
RESPONSIBLE : PSM
MANAGER
LAND OWNER : DW & C Larratt
SUBJECT LAND : Property size 5740m²
ZONING MRS : Rural
TPS No.4 : Special Residential

In Brief:-

- Complaints have been received by the City with regard to the placement of a second hand transportable dwelling on the subject property.
- The City's Compliance Officers have requested that all works cease, however the owners have ignored this request and the dwelling appears to be occupied.
- The owners have made application to use the dwelling for ancillary accommodation.
- Recommend that the application for ancillary accommodation be refused and legal proceeding be instituted and Direction Notice be issued for the removal of the offending structure.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

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

Legislation Implications

Planning and Development Act 2005
Town Planning Scheme (TPS) No.4

Council Policy / Local Law Implications

Planning Policy 3.6 Ancillary Accommodation – Control of Additional Accommodation (PLN 3.6).



AERIAL PHOTOGRAPH
LOT 101 TREWARN PLACE, BEDFORDALE

Budget / Financial Implications

Costs to budget allocation for legal expenses in seeking a legal remedy via prosecution proceedings, usually the cost of an action is not reflected in the penalties imposed. The maximum penalty under the Planning and Development Act is \$50,000, with a daily penalty of \$5,000 per day for each offence.

Consultation

- ◆ Churchman Brook Estate Developer

BACKGROUND

On the morning of 26th May 2008, the City received a complaint relating to the siting of a transportable home on the subject property. Council records indicated that a house existed on the land but approval had not been granted to undertake the siting of any ancillary accommodation on the subject land. The City's Compliance Officer and a Planning Officer inspected the property the same day and confirmed the allegation observing that a transportable home and septic system had been installed/connected, as well as other facilities and services put in place. The owners were ordered to stop work until such time as an application had been lodged and approved. It was established that the second dwelling was to house a relative.

Several complaints were subsequently received by the City from residents in the area. A second inspection took place on 27th May 2008 which confirmed that despite the order to cease work, construction had continued and the transportable home appeared to be occupied.

A letter was hand delivered to the owners on 30th May 2008 expressing the City's concern with the continuation of the construction and the occupancy of the dwelling and requiring the immediate removal of the structure from the property.

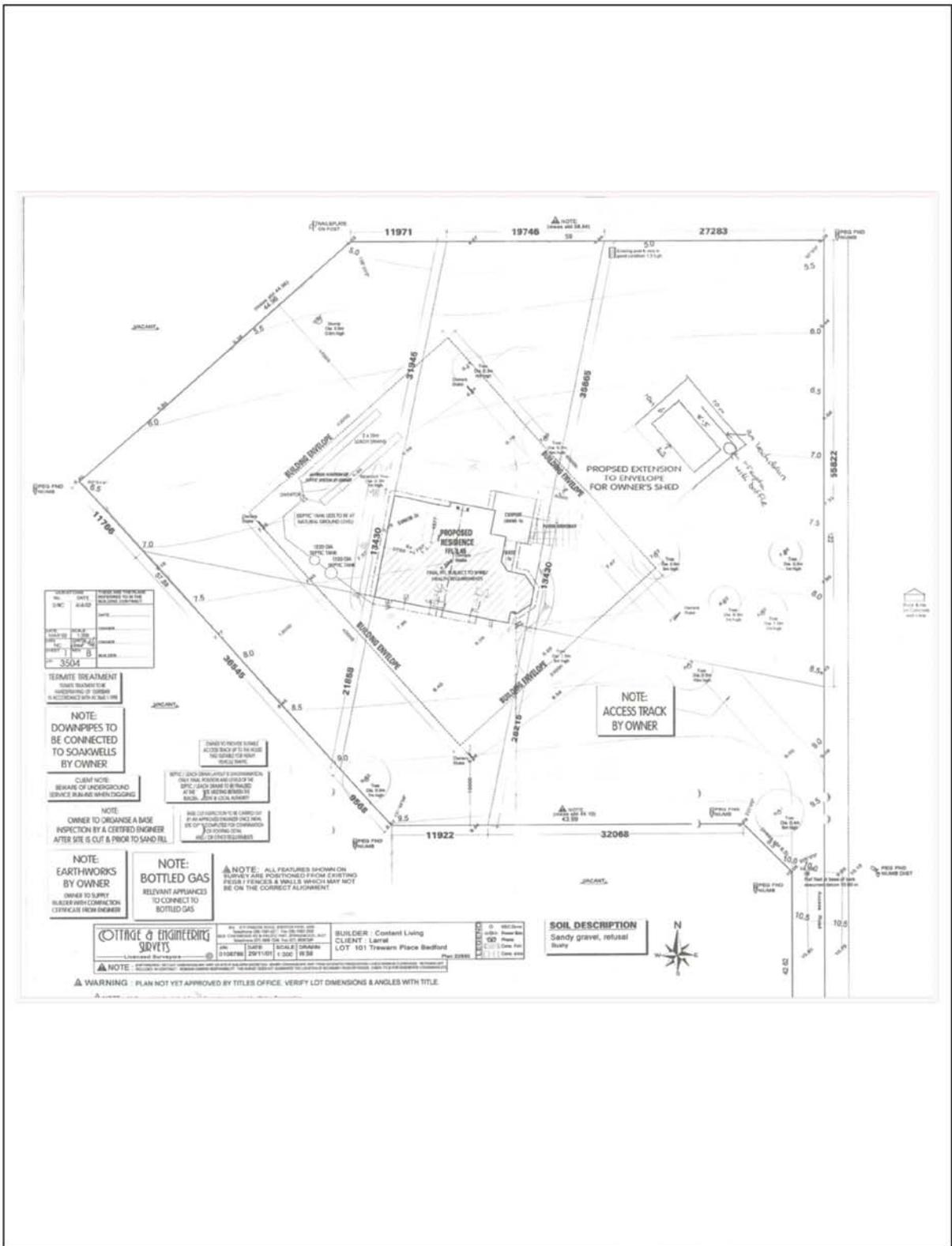
The owners of the property have submitted an application for approval for ancillary accommodation and have subsequently met with Council Officers to discuss what they need to do to comply with Council's requirements. This application has also been referred to Council for determination and is discussed further below.

ANALYSIS

Town Planning Scheme No.4 (TPS No.4)

Clause 8.1 - "*Requirement for approval to commence development*" of TPS No.4 states:

"Subject to clause 8.2, all development on land zoned or reserved under the Scheme requires the prior approval of the City. A person must not commence or carry out any development without first having applied for and obtained the planning approval of the City under Part 9."



SITE PLAN
 LOT 101 TREWARNS PLACE, BEDFORDDALE

Clause 11.4 - “A person must comply with provisions of Scheme” of TPS No.4 states:

11.4.1 A person must not —

- (a) contravene or fail to comply with the provisions of the Scheme or with a notice issued under the Scheme;*
- (b) use any land or commence or continue to carry out any development within the Scheme area —*
 - (i) otherwise than in accordance with the Scheme;*
 - (ii) unless all approvals required by the Scheme have been granted and issued;”*

Further, Sections 214 and 215 of the Planning and Development Act 2005 provides the City with the power to issue a Direction Notice requiring the removal of the offending structure in not less than 60 days and should the owners fail to do so provides the City with the power to enter the property and carry out the work as defined in the Notice.

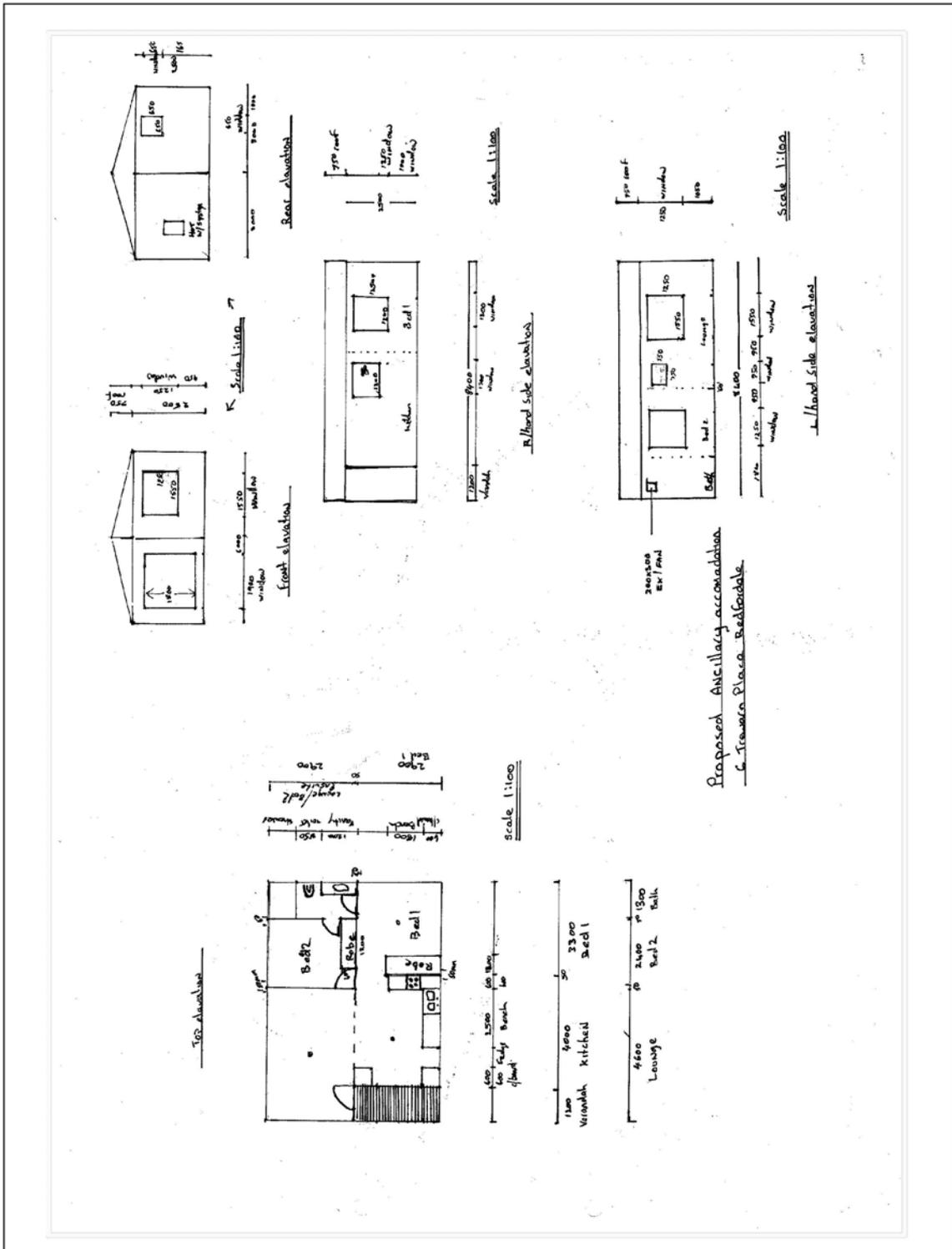
The number of complaints from local residents voicing their strong objection to this unauthorised development not only warrants the City taking swift punitive action but also serving a Direction Notice on the owners to remove the offending structure. The issuing of a Direction Notice to remove the structure from the property will, in the event of non-compliance, provide the City with the authority to enter the land and remove the structure and seek recovery of the cost of doing so from the property owners, if necessary via the Courts.

Application for Ancillary Accommodation

The owners of the property recently submitted an application for approval for ancillary accommodation. The application contains limited details and poor quality plans, however officers have still assessed the application based on the information submitted and site inspections to view the structure.

Clause 10.2 “Matters to be considered by the City” of TPS No.4 states “*the City in considering an application for planning approval is to have due regard to such of the following matters as are in the opinion of the City relevant to the use or development the subject of the application*”.

- (f) Any Local Planning Policy adopted by the City under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or Guideline adopted by the City under the Scheme;*
- (n) the preservation of the amenity of the locality;*
- (o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;”*



ELEVATION AND FLOOR PLAN
 ANCILLARY ACCOMMODATION
 LOT 101 TREWARNS PLACE, BEDFORDALE



PHOTOGRAPH 1

FRONT VIEW OF ANCILLARY ACCOMMODATION WITH CONCRETE BLOCK "STUMPS"
SITTING ON GROUND
LOT 101 TREWARN PLACE, BEDFORDALE



PHOTOGRAPH 2

REAR CORNER VIEW SHOWING GAS AND SEWERAGE CONNECTIONS COMPLETED
AFTER STOP WORK ORDER ISSUED
LOT 101 TREWARN PLACE, BEDFORDALE



PHOTOGRAPH 3
FRONT AND SIDE VIEW OF ANCILLARY ACCOMMODATION SHOWING UNRETAINED
BUILD UP OF GROUND
LOT 101 TREWARN PLACE, BEDFORDALE



PHOTOGRAPH 4
VIEW OF REAR OF ANCILLARY ACCOMMODATION SHOWING CLOSE PROXIMITY OF
SEPTIC TANK AND INAPPROPRIATE GAS BOTTLE CONNECTION
LOT 101 TREWARN PLACE, BEDFORDALE



PHOTOGRAPH 5

VIEW OF REAR OF ANCILLARY ACCOMMODATION SHOWING EXTENT OF WORK COMPLETED
ON DAY OF ISSUE OF STOP WORK ORDER
LOT 101 TREWARN PLACE, BEDFORDALE



PHOTOGRAPH 6

EXISTING APPROVED RESIDENCE
LOT 101 TREWARN PLACE, BEDFORDALE

The proposal does not meet any of the above mentioned requirements as per the City's TPS No.4 and is considered to pose an adverse impact on the residential amenity and create an undesirable precedent.

Planning Policy 3.6 Ancillary Accommodation – Control of Additional Accommodation (PLN 3.6)

The main objective of PLN 3.6 is to “*facilitate the accommodation of the extended family on the same property without detriment to the residential amenity*”.

The overall appearance of the proposed ancillary accommodation is not in keeping with design of the existing (brick and tile) residence on site. Whilst the structure has been positioned behind an existing outbuilding to lessen its visual impact, it is still visible from the adjoining property and other adjoining areas. The structure has an “industrial appearance” and is therefore considered to be out of character with the surrounding residential amenity. In this regard, the proposal is inconsistent with the intent of PLN 3.6.

In addition to the concerns about the appearance of the dwelling, City officers have also raised some concerns about the construction techniques used and stability of the dwelling. Based on this assessment, the application should be refused.

OPTIONS

1. Council could resolve to refuse the development application and institute legal proceedings immediately for breaching the provisions of Town Planning Scheme No.4 and issue a Direction Notice under Section 204 of the Planning and Development Act 2005.
2. Council could resolve to permit a period of grace (i.e. two to eight weeks) to facilitate the removal of the structure from the site.
3. Council could resolve not to pursue the matter and approve the development application.

CONCLUSION

The owners of the property have undertaken a significant development without the consent of Council and have chosen to ignore the stop work instruction by Council's Compliance Officer to the extent that the dwelling has, at the very least, been furnished and appears to be occupied. It is recommended that legal proceedings be instituted in accordance with Option 1 and that the application for Ancillary Accommodation be refused due to non-compliance with TPS No.4 and PLN 3.6 requirements.

D67/6/08 RECOMMEND

That Council:

- 1. Refuse the application for an Ancillary Accommodation on Lot 101 (6) Trewarn Place, Bedforddale due to the following reasons:**
 - a) The materials used and overall “industrial” appearance of the proposed ancillary accommodation is not in keeping with the design of the existing residence on the lot and will have an adverse impact on the amenity of the Churchman Brook Estate and surrounding areas.**
 - b) The proposal is inconsistent with the City’s Planning Policy PLN 3.6 - Ancillary Accommodation.**
- 2. Authorise the Senior Liaison and Compliance Officer and/or the Liaison and Compliance Officer to institute legal proceedings, subject to legal advice, against Mr. D W Larratt and Mrs. C Larratt the owners of Lot 101 (6) Trewarn Place, Bedforddale for contravening the provisions of the City of Armadale Town Planning Scheme No.4 for:**
 - a) Carrying on a development on the property without the consent of Council.**
- 3. Authorise the drafting and serving of a Direction Notice in accordance with Section 214 of the Planning and Development Act 2005 requiring the owners of Lot 101 [6] Trewarn Place, Bedforddale to remove the transportable dwelling from the property within 65 days of the date of service of the Notice.**
- 4. Authorise the Senior Liaison and Compliance Officer and/or Liaison and Compliance Officer to swear the appropriate Prosecution Notices on behalf of Council.**

MOVED Cr Tizard
MOTION CARRIED (7/0)



LOCATION PLAN
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE

EARTHWORKS – LOT 7 (224) ALBANY HIGHWAY, BEDFORDALE

WARD : NEERIGEN
APPLN No. : 10.2007.677.1
DATE : 5 June 2008
REF : PRR
RESPONSIBLE MANAGER : PSM
APPLICANT : C R Wang
LANDOWNER : C R Wang
SUBJECT LAND : Property size: 10.9235ha
ZONING
MRS : Rural
TPS No.4 : Rural Living 4

In Brief:

- The City received an application for earthworks that have already been undertaken on Lot 7 Albany Highway, Bedforddale on 20 December 2007.
- The City has unsuccessfully attempted to acquire more detailed information and plans from the landowner in respect of the proposal for some time.
- A site visit by City officers revealed the extent of the earthworks is concerning.
- Recommend that Council refuse the application for earthworks on Lot 7 Albany Highway, Bedforddale on the basis the proposal does not conform to the provisions of TPS No.4 and Water Quality Protection Note 56, and instigate legal proceedings against the owner of the subject lot if a schedule of works for restoration is not provided or the site not restored.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

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

Legislation Implications

Planning and Development Act 2005
Metropolitan Region Scheme
Town Planning Scheme No.4

Council Policy / Local Law Implications

PLN 2.5 – Erosion Prevention and Sediment Control
Department of Water’s Water Quality Protection Note 53



AERIAL PHOTOGRAPH
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE

Budget / Financial Implications

Nil.

Consultation

- ◆ Development Control Unit

BACKGROUND

The issue of earthworks being conducted on Lot 7 Albany Highway, Bedfordale was brought to the attention of the City via a request for investigation from a Councillor. It was discovered that the works being undertaken on site did not have a planning approval. The City wrote to the owner of the subject property providing the opportunity for an application to be made, which was received on 20 December 2007. The application was deemed incomplete and further information was requested by the City on 9 January 2008.

Compliance officers met with the owner on site on 11 March 2008 and requested that all works be halted until such time as the application could be determined. The land owner had difficulty in understanding the City's requirements therefore officers met with the earthworks contractor on 2 April 2008 who was acting on behalf of the land owner, and again advised that works should be halted. The contractor requested that they be allowed to finish some minor works to prevent erosion, which was agreed. The City outlined to the contractor the details that were required for the application and further information was received on 3 April 2008 (refer attached site plan).

The plan and details provided are quite basic and do not adequately describe the extent of the works being undertaken on site (refer attached photos).

DETAILS OF PROPOSAL

The works involve the construction of:

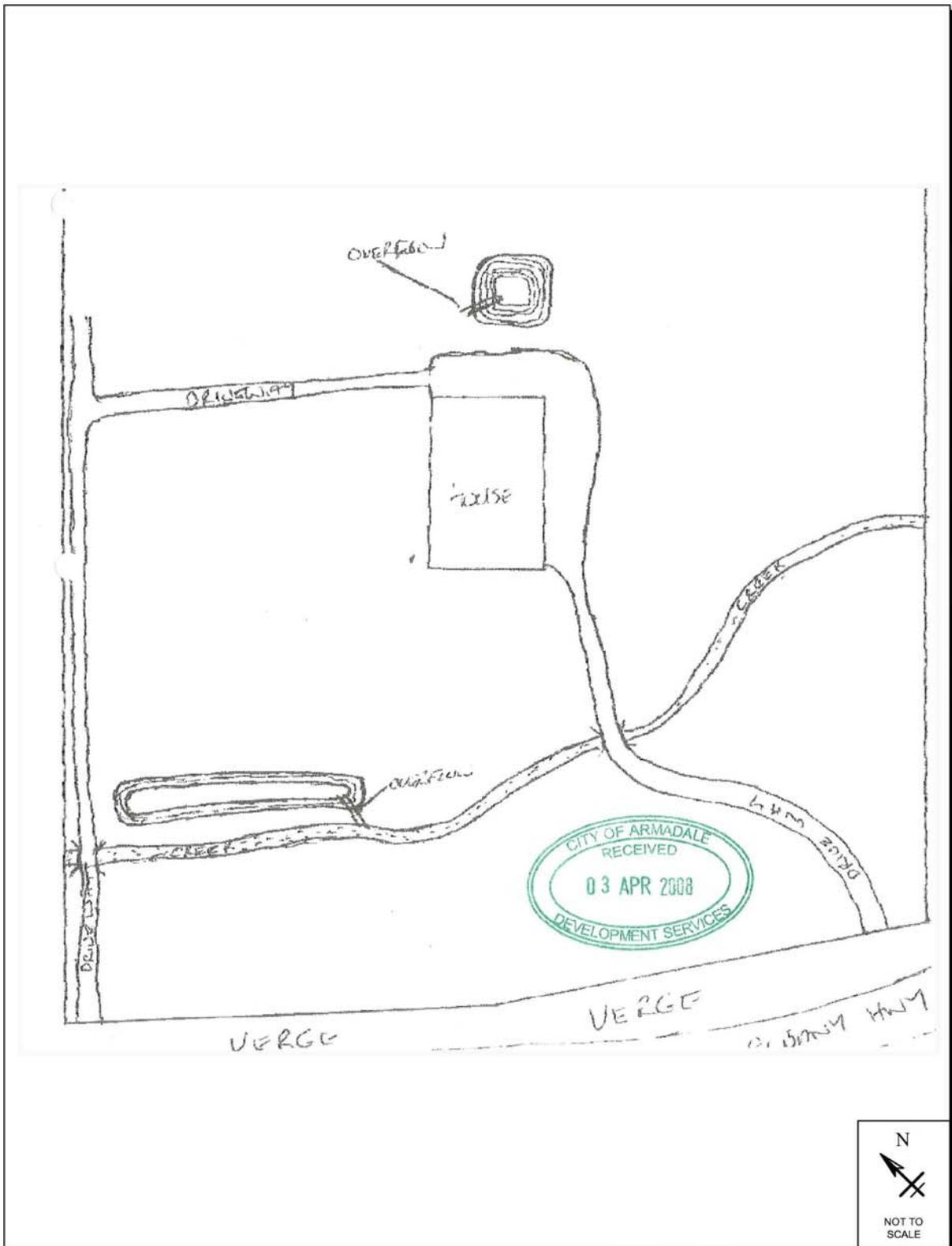
- ◆ two dams on site (approx. 20m by 20m by 2.7m deep and 60m by 10m by 2.5m deep);
- ◆ two culverts/vehicle crossings over the Neerigen Brook (one of which already existed as a concrete bridge); and
- ◆ substantial re-contouring of the site (including the brook).

The works are predominantly completed.

COMMENT

Development Control Unit (DCU)

At its meeting of 29 April 2008, DCU considered the application and reserved its decision pending a site inspection. The site was visited by City officers from Planning, Engineering, Health and Compliance on 8 May 2008. DCU officers have recommended that the application be refused.



SITE PLAN
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE

ANALYSIS

Town Planning Scheme No.4 (TPS No.4)

Earthworks are classed as development within the Planning and Development Act 2005. As such, a planning application for earthworks needs to be made under TPS No.4.

Clause 8.4 of TPS No.4 allows the City to grant planning approval to a use or development already commenced regardless of when it was commenced, provided it conforms to the provisions of the Scheme. This clause could be utilised in this instance as the earthworks are predominantly completed.

Clause 10.2(1) of TPS No.4 requires the City to consider the likely effect of the proposal on the natural environment and any means proposed to protect or mitigate the impacts of the proposal on the environment. The applicant has provided no detail as to what impacts are likely to result from the earthworks or methods used to lessen those impacts.

PLN 2.5 – Erosion Prevention and Sediment Control

PLN 2.5 aims to ensure best management practice erosion and sediment control measures are used to prevent sediment reaching waterways, as this can lead to nutrient enrichment, reduced floodway capacity and adverse impacts on fauna. Should a development application be approved where soil stabilisation is likely to be necessary to prevent erosion, PLN 2.5 requires that appropriate conditions and advice notes be imposed to ensure that stabilisation is achieved.

Water Quality Protection Note 53 (WQPN 53)

The proposal is inconsistent with several elements of the Department of Water's WQPN 53. The note, prepared in November 2006, provides a guide on issues of environmental concern with regard to dam construction and operation in rural areas. On the basis of WQPN 53, the applicant was asked to provide the following information on 9 January 2008. Few details in response to these issues have been received to date.

1. *Assessment of the extent of clearing of remnant native vegetation required.*

The submitted information indicates that the hillside was cleared of dead fruit trees and weeds, re-contoured so as to be more even and re-seeded with grass. From aerial photos, it would appear approximately 1300m² of understorey vegetation was removed.

2. *Justification of the size of the dam(s) based on the volume of water required for existing approved pursuits on the property and a water balance.*

No justification for the dams has been provided. No approved rural pursuit exists on site. Therefore, it can only be assumed that the dams are purely ornamental in nature, which contradicts WQPN 53.



PHOTOGRAPH 1
NEERIGEN BROOK BLOCKED
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE



PHOTOGRAPH 2
TOP DAM 20m x 20m x 2.7m
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE

3. *Proposed measures to ensure adequate water continues to move downstream to meet downstream user's needs.*

Culverts have been installed under the two vehicle crossing points and an overflow has been installed in the main dam, however no figures have been provided as to whether these measures are "adequate". In particular, one of the culverts is simply a length of PVC pipe, which is likely to be insufficient in heavy rainfall events.

4. *The location of any septic tanks within 100m of the proposed dam.*

The location of the septic tanks for the residence on site has not been provided.

5. *Proposed measures to protect water quality in the dam.*

No information has been provided on this subject.

6. *A map showing the extent of areas that will be flooded.*

No information has been provided on this subject.

7. *Information about the proposed spillway and measures to minimise erosion post construction.*

No information has been provided on this subject.

8. *Proposed measures to ensure aquatic fauna can continue to move up and down the watercourse.*

No information has been provided on this subject and in fact, this cannot be achieved as the works on site involve the rock pitching across the watercourse to divert water into the main dam.

9. *Proposed revegetation and windbreaks to permit fauna movements and minimise evaporation.*

No information has been provided on this subject.

10. *Information concerning management of construction impacts, particularly erosion and turbidity.*

No information has been provided on this subject.

11. *Information that demonstrates the proposal is viable from an engineering perspective.*

No information has been provided on this subject.



PHOTOGRAPH 3
EASTERN CULVERT
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE



PHOTOGRAPH 4
WESTERN CULVERT AND DAM OVERFLOW
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE



PHOTOGRAPH 5
WESTERN CULVERT AND DAM RETAINING
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE



PHOTOGRAPH 6
NEERIGEN BROOK
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE

The proposal lacks sufficient detail for the City to be able to determine that the proposal meets all the requirements of WQPN 53. However, based on the information provided and a site visit, it can be determined that at least two areas (the use of a dam in accordance with an approved rural pursuit and the movement of fauna in the waterway) cannot be complied with which is cause for concern.

Compliance Matters

If Council refuses the application on the basis of the above, it would normally consider imposing a time period for the activities to cease on site. Given the nature of the activity however, a more immediate stoppage direction seems appropriate along with a requirement to restore the site to its previous condition. This would need to be the subject of a schedule of restoration and revegetation works to be provided by the applicant within 30 days of this decision, so it is clear to both the applicant and Council what is to occur by when.

Then, on approval of that schedule of works, 60 days could be allowed for the site to be returned to its original state. However, if the schedule of works has not been provided or the site restored within those timeframes, officers should be authorised to initiate legal proceedings against the landowner.



PHOTOGRAPH 7

BOTTOM DAM 60m x10m x 2.5m
LOT 7 (No. 224) ALBANY HIGHWAY, BEDFORDALE

OPTIONS

1. Council could approve the earthworks on Lot 7 (224) Albany Highway, Bedfordale, if it believes appropriate conditions can be imposed to address the environmental issues to make the proposal more compliant with WQPN 53.
2. Council could refuse the earthworks on Lot 7 (224) Albany Highway, Bedfordale, on the grounds that the proposal is not compliant with elements of WQPN 53 and Clause 10.2(l) of TPS No.4, which requires the City to consider environmental impacts in determining the application.

CONCLUSION

It is concerning that approval was not sought in the first instance and that the earthworks will be impacting upon water flow, water quality and fauna movements already, contrary to WQPN 53. Clause 10.2(l) of TPS No.4 requires the City to consider the environmental impacts of a development and that issue represents a fatal flaw for this application. It is recommended that the application be refused in accordance with Option 2.

RECOMMEND

D68/6/08

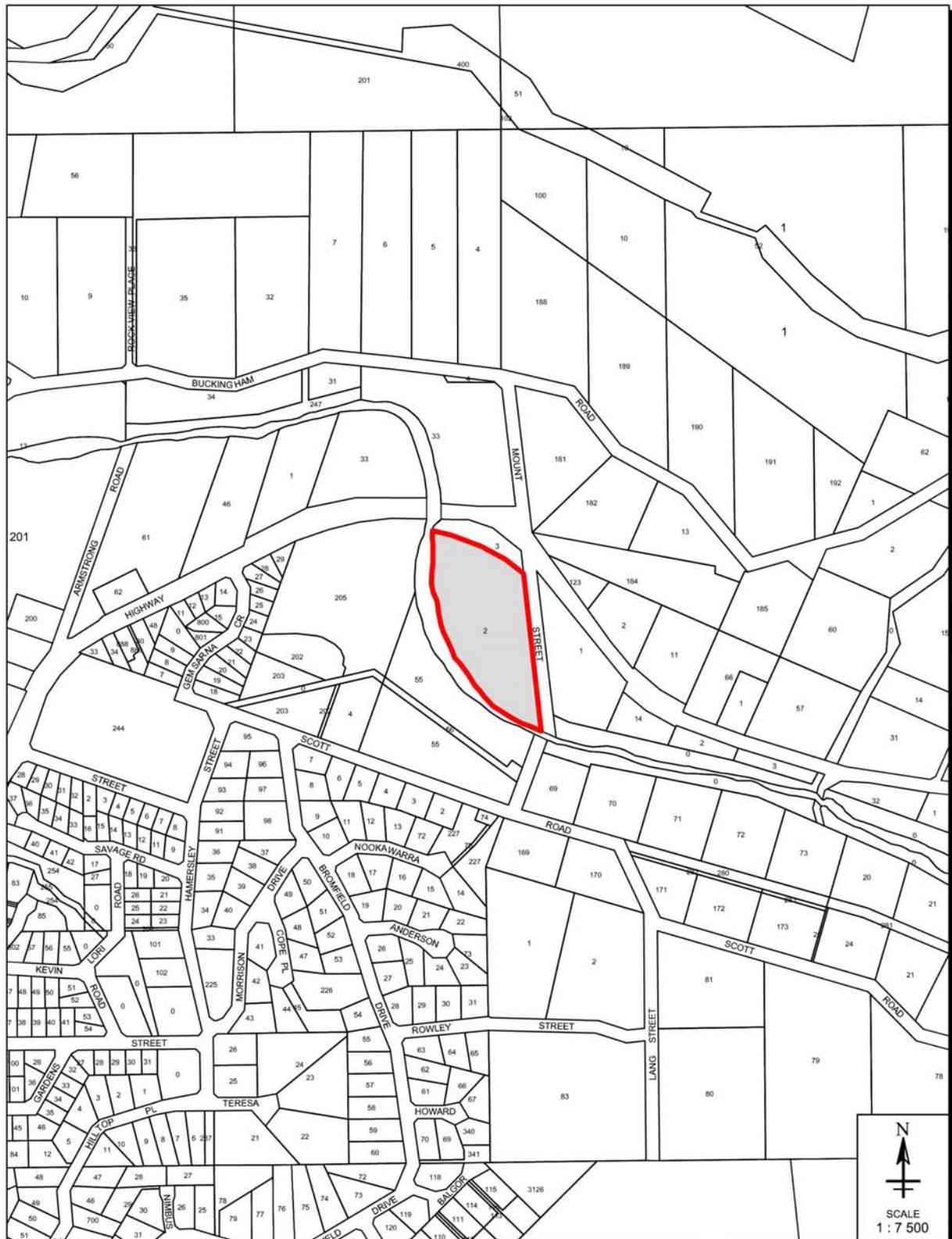
That Council:

1. **Refuse the application for the earthworks on Lot 7 (224) Albany Highway, Bedfordale, on the grounds that:**
 - a) **The proposal will have significant impacts on water flow, water quality and the movement of fauna within the Neerigen Brook;**
 - b) **The applicant has not demonstrated that potential impacts on the environment can be addressed as required by Clause 10.2(l) of Town Planning Scheme No.4; and**
 - c) **The proposal is inconsistent with the Department of Water's Water Quality Protection Note 53 insofar as the dams are not being used in association with an approved rural pursuit and the associated earthworks restrict water flow and fauna movements within the Neerigen Brook.**
2. **Require the applicant to submit, within 30 days of the issue of correspondence outlining this decision to the owner, a schedule of works detailing a restoration and revegetation program for the subject lot and the Neerigen Brook to return them to their previous state within 60 days of the approval of the schedule of works by the Executive Director Development Services.**

3. **If the schedule of works referred to in Part 2 above is not received within 30 days of the issue of correspondence outlining this decision to the owner, or the site and the Neerigen Brook have not been restored to their previous state within 60 days of the approval by the City of the schedule of works, or the Executive Director Development Services is not satisfied with the schedule of works, Council authorise the Senior Liaison and Compliance Officer and/or Liaison and Compliance Officer to institute legal proceedings, subject to legal advice, against C R Wang, the owner of Lot 7 (224) Albany Highway, Bedfordale, for:**
 - ◆ **Conducting a development including earthworks and dam construction without the consent of Council.**
4. **Authorise the Senior Liaison and Compliance Officer and/or Liaison and Compliance Officer to swear the appropriate Prosecution Notices on behalf of Council.**

MOVED Cr Tizard
MOTION CARRIED (7/0)

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LOCATION PLAN
LOT 2 MOUNT STREET, KELMSCOTT

PROPOSED RESTAURANT - LOT 2 MOUNT STREET, KELMSCOTT

WARD : RIVER

APPLN NO. : 10.2008.172.1

DATE : 4 June 2008

REF : EP

RESPONSIBLE : PSM
MANAGER

APPLICANT : Zendir Nominees Pty Ltd

LANDOWNER : Zendir Nominees Pty Ltd

SUBJECT LAND : Property size 3.0ha

ZONING
MRS : Rural
TPS No.4 : Rural Living 2/Additional
Use – No.12 ‘Tourists
Facilities’

In Brief:

- The application proposes to establish a Restaurant in association with a recently approved Natural Health Centre and Chalets on this site.
- The Restaurant facility has been approved by the Swan River Trust Management as a component of the Health Centre application.
- The application was advertised for public comment and attracted 2 submissions.
- The proposal is considered to be an integral part of the Natural Health Centre and is consistent with the intent and objectives of the Rural Living/Additional Use –No.2 ‘Tourist Facility’ zone of the site.
- Recommend that Council approve the application subject to appropriate conditions.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

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

Legislation Implications

Planning and Development Act 2005
Town Planning Regulations 1967
Metropolitan Region Scheme (MRS)
Town Planning Scheme No.4
Swan River Trust Act 1988
Environmental Protection (noise) Regulation 1997

Council Policy / Local Law Implications

Local Planning Strategy 2005



AERIAL PHOTOGRAPH
LOT 2 MOUNT STREET, KELMSCOTT

Budget / Financial Implications

Nil.

Consultation

- ◆ Development Control Unit
- ◆ Surrounding Landowners
- ◆ Western Australian Planning Commission

BACKGROUND

Lot 2 (formerly Lot 53 and 54) Mount Street, Kelmscott had operated as a wedding reception centre and a general function centre since early 1990's. However the use ceased some years ago.

In December 2006 an application to establish a Natural Health Centre, Chalets and a Caretaker residence was approved by the City given that such uses are permissible under the 'Additional Use – No.12' provisions of Town Planning Scheme No.4. The approval was subject to a number of conditions including amalgamation of the two lots into one. The two properties have been amalgamated and are now known as Lot 2 Mount Street, Kelmscott.

DETAILS OF PROPOSAL

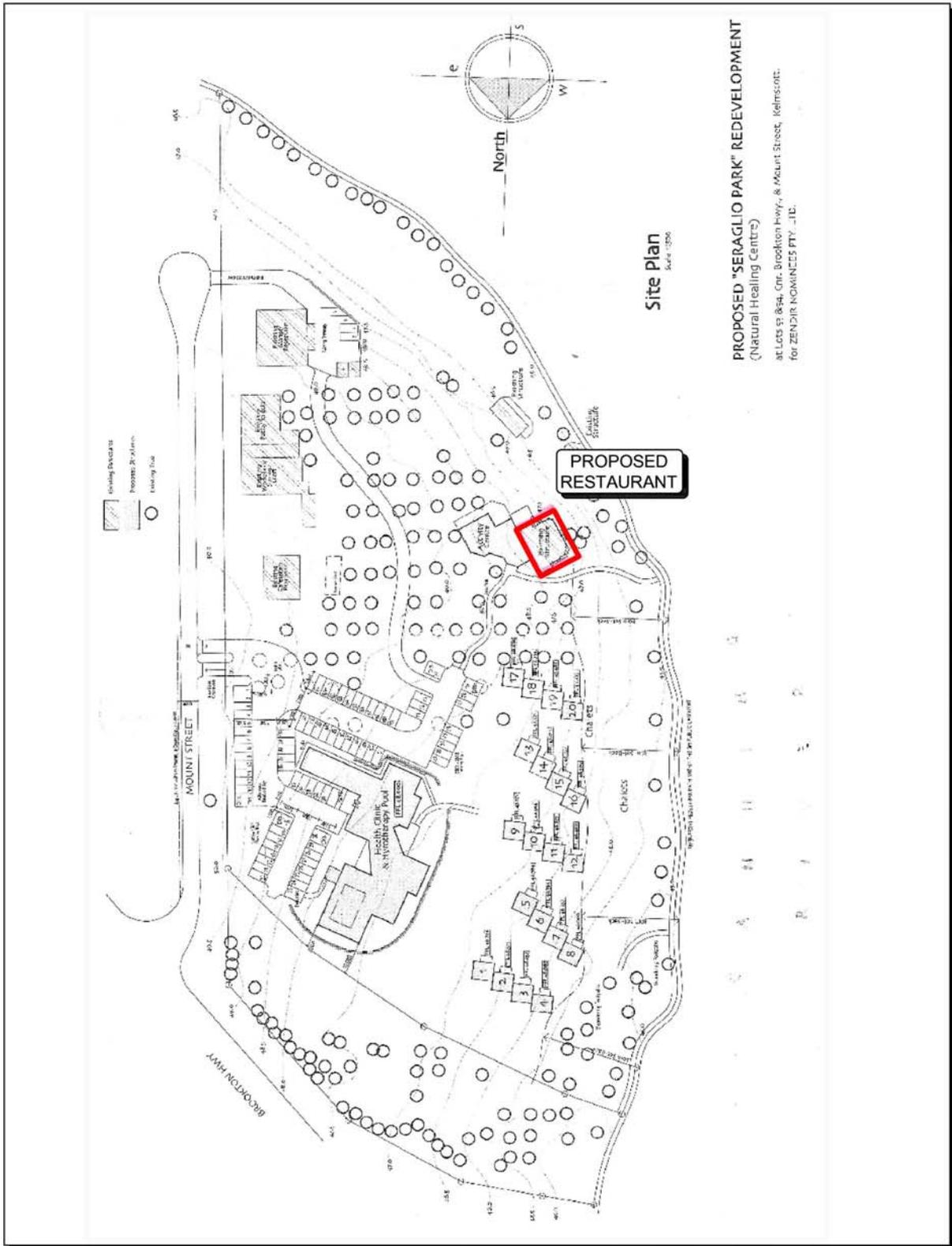
The applicant proposes to incorporate a 'boutique style' Organic Health Restaurant in association with the existing Natural Health Centre and Chalets. An existing building will be refurbished and will entail the following:

- ◆ It is proposed to accommodate a maximum of 60 seats with about 5 staff;
- ◆ The restaurant will be available to patrons residing on premises and to non residents by appointment;
- ◆ Given the nature of the Health Centre operation, outdoor functions such as weddings would not be permitted due to potential noise generation;
- ◆ Operating hours proposed:
 - Sunday to Thursday: 7.00am to 11.00pm
 - Friday to Saturday: 7.00am to 12.00pm
- ◆ Parking will be provided on site.

EXISTING SITUATION

Lot 2 Mount Street, Kelmscott has a total land area of 3.0ha and has vehicle access from Mount Street. Canning River forms the western and southern boundaries of the lot while Brookton Highway road reserve forms the northern boundary.

The subject land contains of 20 Eco Chalets, an Activity Centre, a Natural Health Centre, a reception, an administration building, a workshop and a caretakers residence with associated car parking areas.



PROPOSED "SERAGLIO PARK" REDEVELOPMENT
(Natural Healing Centre)
at LOTS 91 & 94, Gnr. Brookton Hwy., & Mount Street, Kelmscott.
for ZENJIR NOMINEES PTY. LTD.

SITE PLAN
LOT 2 MOUNT STREET, KELMSCOTT

COMMENT

Development Control Unit (DCU)

At its meeting of 29 April 2008, DCU considered the application and supported the development, subject to appropriate conditions.

Public Advertising

The application was advertised for public comment by letters to 11 affected and nearby landowners for 14 days.

Total No. of submissions received	:	2
No. of submissions of conditional support/no objection	:	1
No. of submissions of objection	:	1

Whilst one submission supports the proposal of the Restaurant, objections are raised on noise, traffic, waste disposal and intrusion on life style by the proposed restaurant. The main issues raised by the submission are addressed in the report below.

Refer to Confidential Attachment “B1” of the Agenda for location plan of submitters.

ANALYSIS

Planning and Swan River Trust (SRT) Legislation

As the subject property abuts the Swan River Trust Management Area (under the Swan River Trust Act 1988), Clause 30A (1) A (ii) of the Metropolitan Region Scheme (MRS) Act 1963 requirements apply to this development application. As the restaurant component was part of the initial application of the Natural Health Centre, Chalet and the Caretakers Residence that was referred to the Swan River Trust (SRT), it has already been approved by the SRT with appropriate conditions. However, the applicant withdrew the restaurant component of the application at that stage, as it required advertising under TPS No.4 and they were intending to lodge a separate application for the restaurant, which is now being considered by Council.

Notwithstanding the approval of SRT, Council is also required to determine the application separately under Town Planning Scheme No.4.

Town Planning Scheme No.4 (TPS No.4)

Lot 2 Mount Street, Kelmscott is zoned “Rural Living 2” with an “Additional Use – No.12 Tourists Facilities” under City of Armadale Town Planning Scheme No.4.

A “Restaurant” is not listed as a specific use within the ‘Additional Use –No.12’ table of the Scheme however it is considered a Discretionary (‘A’) use within the underlying ‘Rural Living 2’ zone. The restaurant use proposed in this application is considered to be an integral component and an incidental use to the predominant Health Centre facility of the site. It should be noted that the building used for the restaurant has previously been utilised as a function centre catering mainly for weddings and events over a 25 year period, which still includes a commercial kitchen and general restaurant facilities.

Local Planning Strategy (LPS)

The subject land falls within the Kelmscott (east) and Mount Nasura (Canning River and Foothills Precinct). The precinct has a varied topography being situated at the junction of the Canning River as it reaches the coastal plain.

Key strategies for this precinct focus on encouraging further residential development and redevelopment that is compatible with the area's heritage, topographic features, natural vegetation and landscape attributes.

The land is currently developed and issues such as erosion prevention, stormwater management and effluent disposal have already been addressed in relation to the overall development of the site.

The subject lot is located within Special Control Area Map 1 of Town Planning Scheme No.4 as an area of Prime Landscape Quality. The lot is generally cleared of indigenous vegetation with the exception of several native trees adjacent to the river with an avocado plantation occupying approximately 20% of the site. Although the proposal does not involve the removal of any indigenous vegetation, landscaping conditions to assist in screening the development from Brookton Highway have already been placed on the approval granted for the Natural Health Centre, Chalets and the Caretaker residence. Development works on site are in progress.

Noise

Concerns were raised in the submission of objection regarding noise generated by guests attending the restaurant and traffic.

The applicant has advised that a primary management consideration is to minimise invasive noise at any time as the primary use of the facility would be the Health Centre where residents would be recovering from illnesses or seeking quiet enjoyment of the facility. The applicant advises that outdoor functions will not be permitted and it is not expected to generate noise that will have an adverse impact on the lifestyle of adjacent landowners.

The restaurant building is located towards the western side of the property near the river and at an approximate 150m distance from the closest residence. It is well obscured from Brookton Highway and Mount Street by vegetation and existing buildings. In addition, as part of a detailed landscape plan required for the overall proposal, additional vegetation will be incorporated to soften the impact of noise emanating from the facility.

Given the above considerations, it is noted that noise associated with the use of the facility must comply with the Environmental Protection (Noise) Regulations, which will also be imposed as a condition of approval of this application. However, it is recommended that the applicant be required to prepare and implement a Noise Management Plan to demonstrate compliance with the Noise Regulations.

Traffic

Concerns were expressed in the submission regarding the large volume of traffic anticipated/generated as a result of this development. The applicant advises that the majority of patrons of the restaurant will be residing in the chalets on site and it will only be available to non-health centre residents by appointment, given the limited number of seats. Therefore, the number of extra traffic generated by this facility is considered reasonable.

The submitter's property is approximately 200m from the proposed restaurant and is located on the opposite side of Brookton Highway. Given the volume of traffic travelling on Brookton Highway per day, the traffic generated by this facility is considered negligible in terms of creating a noise nuisance.

The submittee has also raised concern regarding safety issues associated with the intersection of Mount Street and Brookton Highway. Although this issue has not been substantiated, the City has imposed a condition on the approval of the previous application for the Natural Health Centre Chalets and the Caretaker residence to upgrade Mount Street to a 6.0m carriageway from Brookton Highway to the first entrance to the Natural Health Centre.

Car Parking

A total of 88 car parking bays will be provided on site to service the entire development, which is consistent with Scheme requirements. The applicant advises that surplus parking could be accommodated on the verge in Mount Street where the gravel hard stand exists for approximately 40 additional vehicles. The applicant advises that this is a realistic option if required, as the Mount Street cul-de-sac runs the length of the site and does not service other properties. Given the large size of the site, any overflow parking could also be accommodated on site if required.

Sewerage Waste Management and Services

Sewerage and waste management was also raised as a concern by the submittee. The site is connected to reticulated sewerage and waste management will be to the satisfaction of the City. The lot is serviced with electricity / telecommunications and scheme water.

OPTIONS

1. Council may approve the application subject to appropriate conditions.
2. Council may refuse the application and specify reasons for refusal.

CONCLUSION

The overall proposal is considered to be consistent with the objectives of the 'Rural Living' zone and the 'Additional Use –Tourist Facility No.12' with the development being on a comparatively large block of land which will take advantage of its scenic location abutting the Canning River. This proposal with its associated landscaping would enhance the rural character of the site.

The application is viewed as an integral part of the Natural Health Centre of this site that would mainly cater for the residents on the premises. The proposal is unlikely to generate any significant adverse impact in terms of traffic or noise to the surrounding neighbours, as the facility will be located at a considerable distance from any surrounding/nearby residence.

As the City and the Swan River Trust have already imposed all relevant conditions for the overall development when the approval for the previous application for the Natural Health Centre, Chalets and the Caretaker residence was approved for this site, only specific conditions are required to be imposed for this facility.

Given the above, option one (1) is recommended.

RECOMMEND

D69/6/08

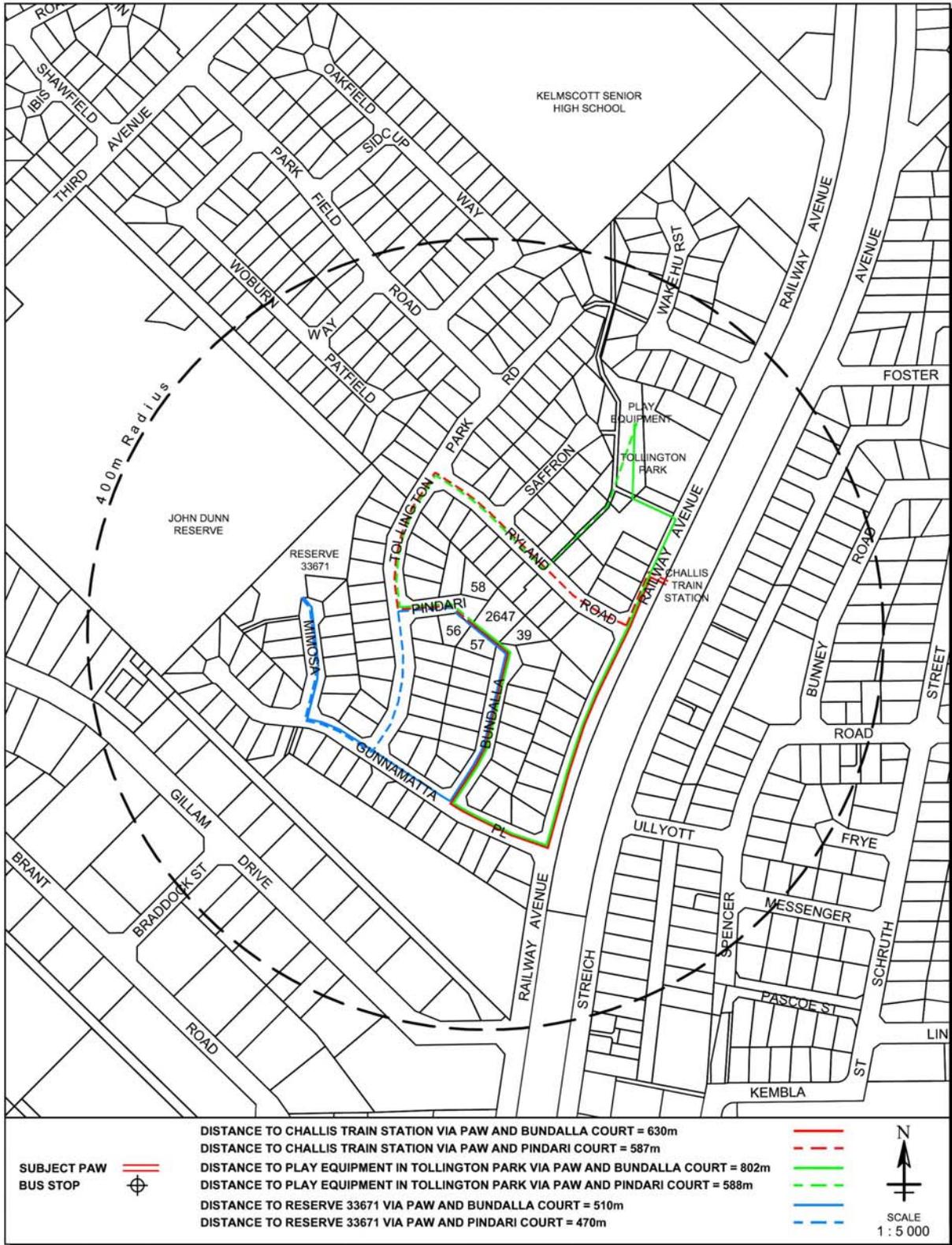
That Council:-

A) Approve the application for a Restaurant at Lot 2 Mount Street, Kelmscott subject to the following conditions:

- 1. The restaurant building shall be upgraded/constructed in a manner to complement the rest of the buildings on site in terms of design and colour scheme to the satisfaction of the Executive Director Development Services.**
- 2. The maximum number of guests for the restaurant shall be limited to 60 persons at any one time to the satisfaction of the Executive Director Development Services.**
- 3. No sound amplification shall take place outside the building to the satisfaction of the Executive Director Development Services.**
- 4. A Waste Management Plan shall be submitted to and approved by the Executive Director Technical Services and development shall occur in accordance with the approved plan to the satisfaction of the Executive Director Technical Services.**
- 5. The development shall be connected to the reticulated sewer system to the satisfaction of the Executive Director Development Services.**
- 6. Submission and implementation of a stormwater management plan in accordance with water sensitive design principles to the satisfaction of the Executive Director Technical Services.**

- 7. Crossovers, driveway, car parking and vehicle manoeuvring spaces shall be designed, constructed, drained, sealed, kerbed, marked and continuously maintained in accordance with the approved site plan to the satisfaction of the Executive Director Technical Services.**
 - 8. Compliance with any conditions imposed by the Western Australian Planning Commission and Swan River Trust.**
 - 9. Submission of a Noise Management Plan that addresses compliance with Environmental Protection (Noise) Regulations 1997 and sound amplification to the satisfaction of the Executive Director Development Services. The approved Noise Management Plan to be implemented to the satisfaction of the Executive Director Development Services.**
 - 10. A Lighting Plan showing lighting to pathways and car parking areas is to be submitted and approved to the satisfaction the Executive Director Development Services. All lighting shall be installed and operated as per approved plan.**
 - 11. All conditions to be complied with prior to exercising the right of this approval, to the satisfaction of the Executive Director Development Services.**
- B) Advise the applicant, in addition to the standard advice notes with respect to the development application that:**
- 1. The applicant be advised that compliance with the Health (Food Hygiene) Regulations 1993 and Food Safety Standards is required.**
 - 2. With regard to Condition No.4, the waste management plan to indicate and create a suitable rubbish bin collection area.**
 - 3. The applicant to liaise with the City's Health Services to arrange for an inspection of the premises to ensure compliance with requirements of the Health Act 1911.**
- C) Advise the Western Australian Planning Commission and Swan River Trust of Council's decision.**

MOVED Cr Hart
MOTION CARRIED (7/0)



PEDSHED PLAN
 PAW BETWEEN LOT 2647 PINDARI COURT AND
 LOT 57 BUNDALLA COURT, KELMSCOTT

PEDESTRIAN ACCESS WAY (PAW) BETWEEN LOTS 57 (No.16) BUNDALLA COURT & 2647 (FORMERLY RESERVE 33151) PINDARI COURT, KELMSCOTT

WARD : HERON
FILE REF : WAY/03/02
DATE : 6 June 2008
REF : PMS
RESPONSIBLE MANAGER : EDDS
APPLICANT : The City of Armadale
LAND OWNER : Crown
SUBJECT LAND : Pedestrian access way (PAW) between Lots 57 Bundalla Court and Lot 2647 Pindari Court, Kelmscott
ZONING MRS : Urban
TPS No.4 : Unzoned, Coded R15/25

In Brief:-

- Request from Council in February 2002 that action be taken to close the PAW adjacent to Reserve 33151 in Pindari Court to tie in with the disposal of Reserve 33151. Request is being considered as part of the progression of Stage 1 of the POS strategy.
- The PAW closure has been advertised to the Government agencies for comment.
- At its meeting on 28 April 2008, the Council considered a report on the PAW and resolved “*that the PAW Closure report be recommitted to a future meeting of the Development Services Committee to enable additional information to be provided concerning the costs associated with closure in the context of the costs of improving the amenity of the PAW*”. (D49/4/08)
- Recommend that Council proceed with the PAW closure.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

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

Building our community – Improve the quality of life in our residential neighbourhoods by: “Optimising the use of community buildings, facilities and reserves.”

Legislation Implications

Land Administration Act 1997.

Council Policy / Local Law Implications

Technical Services – Policy No.ENG 7 – Public Access Ways - Management.



AERIAL PHOTOGRAPH
PAW BETWEEN LOT 2647 PINDARI COURT AND
LOT 57 BUNDALLA COURT, KELMSCOTT

Budget / Financial Implications

Discussed in Report.

Consultation

- ◆ Technical Service Directorate.
- ◆ Government Agencies.
- ◆ Department for Planning and Infrastructure (DPI).

BACKGROUND

At its meeting on 18 February 2002 (58/2002), Council resolved to purchase a number of former Reserves in Stage 1 of the POS Strategy. Reserve 33151 Pindari Court, Kelmscott being one of them. The land was rezoned as part of Town Planning Scheme No.4 (gazetted in November 2005) to be consistent with the adjacent land (i.e. Residential R15/25). The properties were subsequently purchased from the Department of Land Administration in 2006.

It was also requested at this meeting that action be taken to close the PAW adjacent to Reserve 33151 in Pindari Court to tie in with the disposal of Reserve 33151.

At its meeting on 22 April 2008, Development Services Committee considered a report on the PAW and recommended “*that the PAW Closure report be recommitted to enable additional information to be provided concerning the costs associated with closure in the context of the costs of improving the amenity of the PAW*”. The Committee noted that such closure would not compromise the walking distances to any facilities by the surrounding residents.

The Committee’s recommendation was adopted by Council with modifications at its meeting on 28 April 2008 to read as “*that the PAW Closure report be recommitted to a future meeting of the Development Services Committee to enable additional information to be provided concerning the costs associated with closure in the context of the costs of improving the amenity of the PAW*”. (D49/4/08)

The additional information requested by Council is provided under the title Additional Information in this report.

DETAILS OF PROPOSAL

The PAW is approximately 3 metres wide and 54 metres long and connects Pindari Court and Bundalla Court cul-de-sacs. The fencing along the PAW is super 6 sheeting in varying conditions. There is a street light on the power pole at the Bundalla Court end of the PAW.

A PAW previously connected Reserve 33151 to Ryland Road, however the City closed this PAW several years ago.



**PAW BETWEEN LOT 2647 PINDARI COURT AND LOT 57 BUNDALLA COURT, KELMSCOTT
VIEW FROM BUNDALLA COURT TOWARDS PINDARI COURT**



**PAW BETWEEN LOT 2647 PINDARI COURT AND LOT 57 BUNDALLA COURT, KELMSCOTT
VIEW OF LOT 2647 FROM PINDARI COURT**

COMMENT

The proposal was advertised to the Government Service Agencies for comment in August 2006 to determine service relocation costs, easements and implications on development potential of the land.

Alinta Gas and Western Power have no objections to the closure.

The Water Corporation has objected to the closure on the grounds that an existing water main located within the closure is affected. Investigation has revealed that the main can be cut, capped and the reticulation system modified at a cost of \$1878.25, inclusive of GST. This fee is valid until 30 June 2008 and is subject to review if not paid within this period. If this condition is met, the Water Corporation will withdraw its objection to the closure. The applicants/purchasers would need to meet this cost.

Telstra had objected to the closure on the grounds that there are assets in the vicinity of the PAW. In February 2007, Telstra advised that its assets can be relocated from the PAW at an approximate cost of \$35,000 (excluding GST).

Technical Services Directorate advised that there is a stormwater system in place in the PAW and it is used as an overland flow area for stormwater run off. A drainage easement over the PAW land would be accepted.

The Department for Planning and Infrastructure- State Land Services provided a valuation for the PAW land for it to be either amalgamated into Lots 57 and 2647 (former Reserve 33151). The land cost advised by DPI (valid to 27 September 2008) was as follows:

Adjoining Property	Half Width	Full Width
Lot 57 Bundalla Court	\$6,400 plus 10% GST	\$15,000 plus 10% GST
Lot 2647 Bundalla Court	\$9,000 plus 10% GST	\$12,800 plus 10% GST

Over the last 12-15 months, officers of the City have been liaising with Telstra and the DPI to consider alternatives to the relocation of Telstra's service (such as easements) and the acquisition cost of the PAW land. Despite several attempts, officers had been unsuccessful in convincing Telstra to reduce its relocation costs or accept an easement for its infrastructure. The City's officers approached DPI – State Land Services to accept an easement for Telstra's infrastructure, however DPI advised that they cannot force Telstra to accept an easement.

Following a request from the City, DPI - State Land Services advised in March 2008 that they can offer the land at an administrative cost of \$500 plus 10% GST plus document preparation and registration fees of \$96 and \$85 each, based on Telstra's original costs and unwillingness to consider an easement.



**PAW BETWEEN LOT 2647 PINDARI COURT AND LOT 57 BUNDALLA COURT, KELMSCOTT
VIEW FROM PINDARI COURT LOOKING ACROSS LOT 2647 TOWARDS BUNDALLA COURT**



**PAW BETWEEN LOT 2647 PINDARI COURT AND LOT 57 BUNDALLA COURT, KELMSCOTT
VIEW OF LOT 2647 FROM BUNDALLA COURT**

ANALYSIS

Local Connectivity

The PAW only links Bundalla Court and Pindari Court and is not a strategic or important pedestrian link. The closure of the PAW would not compromise the walking distance to any facilities by the surrounding residents. Whilst there has been some illegal dumping on the Reserve, the City is not aware of any recent significant anti-social behaviour relating to this PAW.

POS Strategy

As stated earlier in the report, former Reserve 33151 is located in Stage 1 of the POS strategy. The closure of the PAW would take 18 months to 3 years to complete and would delay the disposal of the former reserve. Funds from the disposal of such a reserve can not be used for the acquisition of the PAW land or service relocation on adjoining PAW land. Such costs would need to be funded by the City or shared with the adjoining owner, if they choose to purchase part of the PAW.

ADDITIONAL INFORMATION

The additional information requested by Council concerning the costs associated with the PAW closure in the context of the costs of improving the amenity of the PAW is provided below.

Costs of Closing the PAW & New Advice from Telstra

The City has approached Telstra again to convince them that an easement would be appropriate. If Telstra were to continue with requiring their services to be relocated, then an updated quote was also requested from Telstra. Telstra have now emailed advice that the relocation costs of their assets would be approximately \$70,000 (excluding GST), however Telstra would now accept an easement to protect its assets. It is unclear why Telstra have changed their position from the last few years on its infrastructure, however it could have been because a different section of Telstra has provided the latest response.

Water Corporation advised that there was no change to the original quote of \$1878.25 and that this quote is valid until 30 June 2008.

The City's Technical Services advised that the removal the concrete footpath would cost approximately \$4,600 and an easement can be accepted over the stormwater infrastructure within the PAW. No structures can be constructed over the drainage easement.

The DPI - State Land Services offer of \$500 plus 10% GST for the land would be withdrawn considering that Telstra has now offered to consider an easement over the land. DPI - State Land Service's previous valuation would apply until 27 September 2008.

Telstra's recent advice accepting an easement for its infrastructure has significantly reduced the cost of closing the PAW. The total cost for the closure of the PAW is now approximately \$20-35,000, with easements for Telstra's infrastructure assets and the City's drainage infrastructure.



**PAW BETWEEN LOT 2647 PINDARI COURT AND LOT 57 BUNDALLA COURT, KELMSCOTT
VIEW FROM PINDARI COURT ALONG BOUNDARY WITH LOT 57**



**PAW BETWEEN LOT 2647 PINDARI COURT AND LOT 57 BUNDALLA COURT, KELMSCOTT
VIEW ALONG BOUNDARY BETWEEN LOT 2647 PINDARI COURT AND LOT 39 BUNDALLA COURT**

Costs of Retaining and Improving the Amenity of the PAW

The City's Policy No.ENG 7 (Public Access Ways – Management) specifies that “*where Council has previously refused to close a public access way it will ensure that the amenity is well maintained*” and that “*it shall be maintained in accordance with current Management Practices.*”

The City's Technical Services has advised that the cost of upgrading the PAW with twin side fencing, lighting and a general tidy up is approximately \$90,000 (i.e. \$60,000 for the twin side fencing, \$25,000 for lighting and \$3,000 for the tidy up). There are insufficient funds within the budget allocation for PAWs for such works to occur. City officers do not believe such fencing is required for this PAW, given the PAW is not an important link, the City is not aware of any recent incidents of anti-social behaviour in the PAW, adjoining or nearby residents have not sought the closure of the PAW and there are more important PAWs that require upgrading. The City could apply a condition to any development approval for Lot 2647 (former reserve 33151) to require fencing along the northern side of the PAW.

In addition to these costs, the City will also incur costs for footpath maintenance, weed removal and spraying, mowing, rubbish removal, etc. Whilst these costs vary considerably for each PAW, such costs can add up to be substantial over numerous years.

Development Potential

Where land is coded R15/25 and abuts a public access way (PAW), Clause 5.2.4(d) of TPS No.4 allows the City to permit increases in residential density up to R40, subject to compliance with the City's Residential Density Development Policy. If the PAW is closed, then Clause 5.2.4(d) does not apply and an R40 density is not possible.

However if the PAW is closed and the City purchases the portion of the PAW connecting to Bundalla Court, then the lot will have two street frontages, which will allow for a better grouped dwelling site (i.e. more options for vehicle access) and a density increase of up to R30 is permitted under Clause 5.2.4(c) of TPS No.4, subject to compliance with the City's Residential Density Development Policy.

PAW Closure Process & Adjoining Lot Owner

The West Australian Planning Commission's (WAPC) Planning Bulletin No.57: Closure of PAWs specifies the PAW closure process, which is a lengthy process and requires numerous approvals from State Government agencies. Whilst the City has commenced some of the steps in the PAW closure process, the PAW closure is still likely to take 18 months to 3 years to be completed. The sale of Lot 2647 (former reserve 33151) is currently being delayed due to issues relating to the relocation of Water Corporation's services and the City's drainage infrastructure that are on the lot. If the PAW closure is initiated, then this is likely to delay the sale of Lot 2647 further.

Lot 2647 (former reserve 33151) is located within Stage 1 – Precinct B of the City’s POS Strategy. Whilst the City is currently in the process of selling other former reserves within Stage 1 – Precincts A and B, several of the former reserves in this stage require the resolution of various issues, before their sale can occur. The DPI’s Guidelines for the Disposal of 20A Reserves do not allow funds from the sale of the POS reserves to be used before the sale of the POS land and the funds can not be used to repay loans for previous POS works. Therefore, if Council proceeds with the PAW closure, then the disposal of Lot 2647 (former reserve 33151) and any POS improvements associated with the proceeds from the sale of the land will be delayed at least another 18 months.

The WAPC’s Planning Bulletin No.57 and DPI – State Land Services also require that if a PAW is closed that each abutting landowner be given the option of purchasing half of the width of the PAW. Therefore the City would need to write to the landowner of Lot 57 (16 Bundalla Court to seek their advice on whether they are prepared to purchase half of the width of the PAW, if the PAW is closed. This can occur during the advertising period for the PAW closure, if Council proceeds with the PAW closure. If one of the abutting landowners does not wish to purchase part of the PAW, then the other abutting landowner (i.e. City) can purchase the full width of the PAW abutting their land. Public comments on the closure need to be sought by advertising on-site, in the local papers and informing residents surrounding the PAW.

OPTIONS

1. Council could resolve to proceed with the closure of the PAW and commence the advertising period for the PAW closure.
2. Council could resolve to not pursue the closure of the PAW on the grounds that the City is not aware of any recent significant anti-social behaviour relating to the PAW and possible delays to the disposal of the former reserve.

CONCLUSION

The closure of the PAW will not compromise the walking distances to any facilities by the surrounding residents. Telstra have now accepted an easement for their infrastructure, which has significantly reduced the costs of closing the PAW. The Council should proceed with the PAW closure, however it should be noted that the PAW closure process will take 18 months to 3 years, which will delay the disposal of Lot 2647 (former reserve 33151) and any POS improvements associated with the proceeds from the sale of the land. The Council will also need to allocate funds in a future budget for the acquisition of the PAW land, relocation of services, easements, etc. It is recommended that Council adopt Option 1 above and proceed with the closure of the PAW.

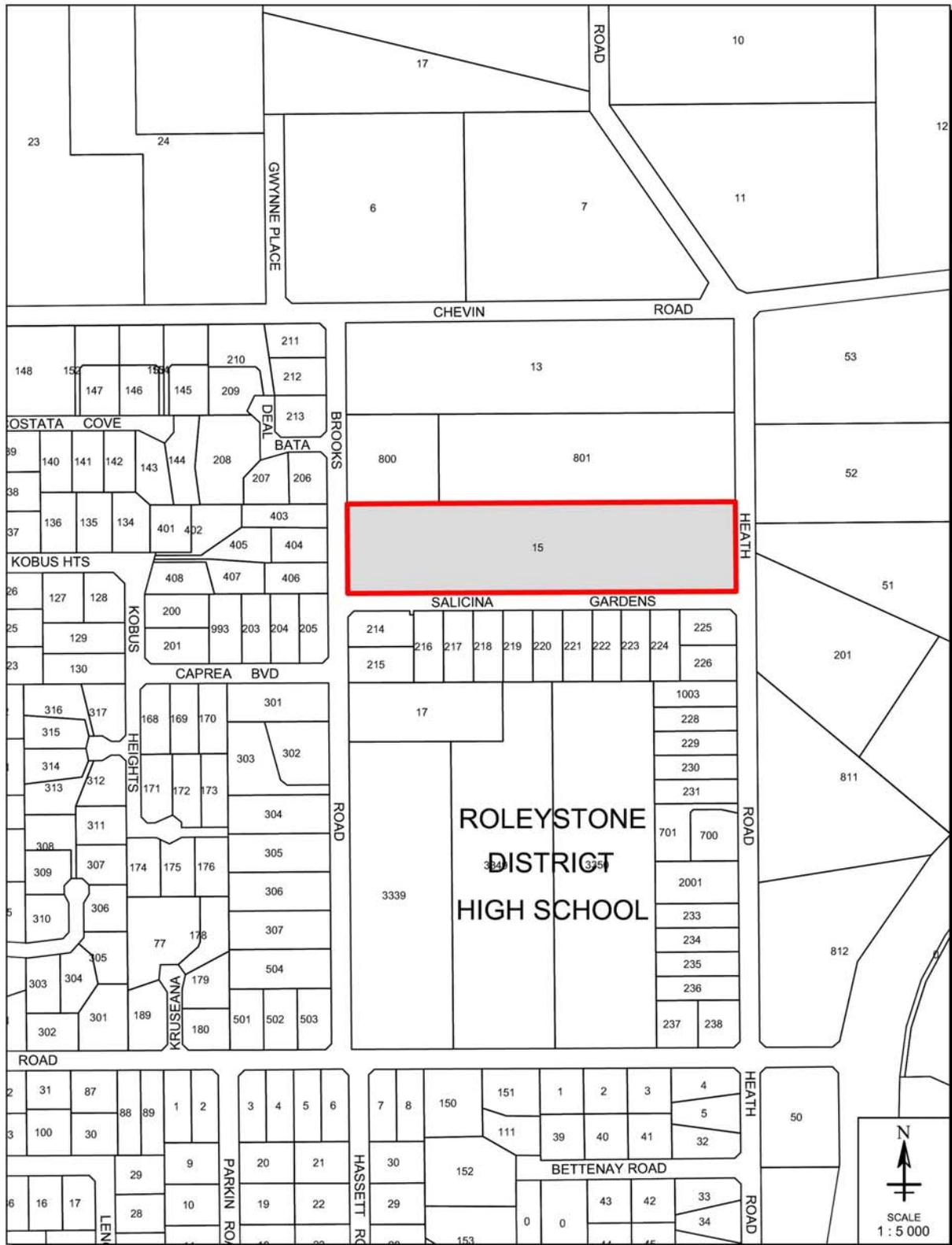
D70/6/08

RECOMMEND

That Council:

- 1. Proceed with the closure of the pedestrian access way (PAW) between Pindari Court and Bundalla Court cul-de-sacs in accordance with the PAW closure process set out in the Western Australian Planning Commission's Planning Bulletin No.57: Closure of PAWs.**
- 2. Write to the landowner of Lot 57 (16) Bundalla Court to seek their advice on whether they are prepared to purchase half of the width of the PAW.**
- 3. Advertise the PAW closure for public comment for 30 days.**
- 4. Note that funds will need to be allocated in future budgets for the purchase of the PAW land, the relocation of services and other costs associated with the PAW closure.**

MOVED Cr Reynolds
MOTION CARRIED (7/0)



LOCATION PLAN
LOT 15 BROOKS ROAD, ROLEYSTONE

ROAD NAMING – LOT 15 BROOKS ROAD, ROLEYSTONE

WARD : JARRAH
DATE : 5 June 2008
REF : SEN
RESPONSIBLE MANAGER : PSM
APPLICANT : Opus International Consultants (PCA) Ltd
LAND OWNER : Acegroup Enterprises Pty Ltd
SUBJECT LAND : Property size 21.2ha approx.
ZONING
MRS : Urban
TPS No.4 : Residential R5

In Brief:-

- Council has received a proposal to name a new road reserve within the subdivision of Lot 15 Brooks Road, Roleystone.
- The proposed road name follows an established botanical theme found in nearby subdivided areas and complies with the Geographic Names Committee (GNC) criteria.
- Recommend that Council approach the Geographic Names Committee seeking approval for the following new road name, “Moseri Road” on Lot 15 Brooks Road, Roleystone.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Relates to the aim for developing our City to:

- ♦ Sustain and maintain the distinctive character of the City; and
- ♦ Maintain Armadale as a special place.

Legislation Implications

Land Administration Act 1997.

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Nil.

Consultation

- ♦ Geographic Names Committee.



PROPOSED ROAD NAME
LOT 15 BROOKS ROAD, ROLEYSTONE

DETAILS OF PROPOSAL

Council has received a proposal for the naming of a road reserve for a new street which is being created by a subdivision proposed for Lot 15 Brooks Road, Roleystone (SUB/136143). The proposed road name Moseri Road follows the botanical theme which is found throughout nearby subdivisions. The road name Moseri has been previously approved by GNC for a road reserve on a previous subdivision for the area, which has been superseded. The name would also extend through subdivisions to the north to connect to Chevin Road.

COMMENT

Informal consultation with officers of the Geographic Names Committee (GNC) suggests that the name will meet the GNC criteria for road naming. The road name is duplicated less than 5 times in the metropolitan area and is more than 10 kilometres from existing duplications.

OPTIONS

1. Approve the road name as submitted.
2. Not approve the road name and request the developer to provide an alternative road name complying with GNC criteria.
3. Not approve the road name and that Council recommend a new road name to GNC and the developer.

CONCLUSION

The road name, chosen by the developer, should meet GNC criteria and appear to be an appropriate proposal for Council to approve. Option 1 is recommended.

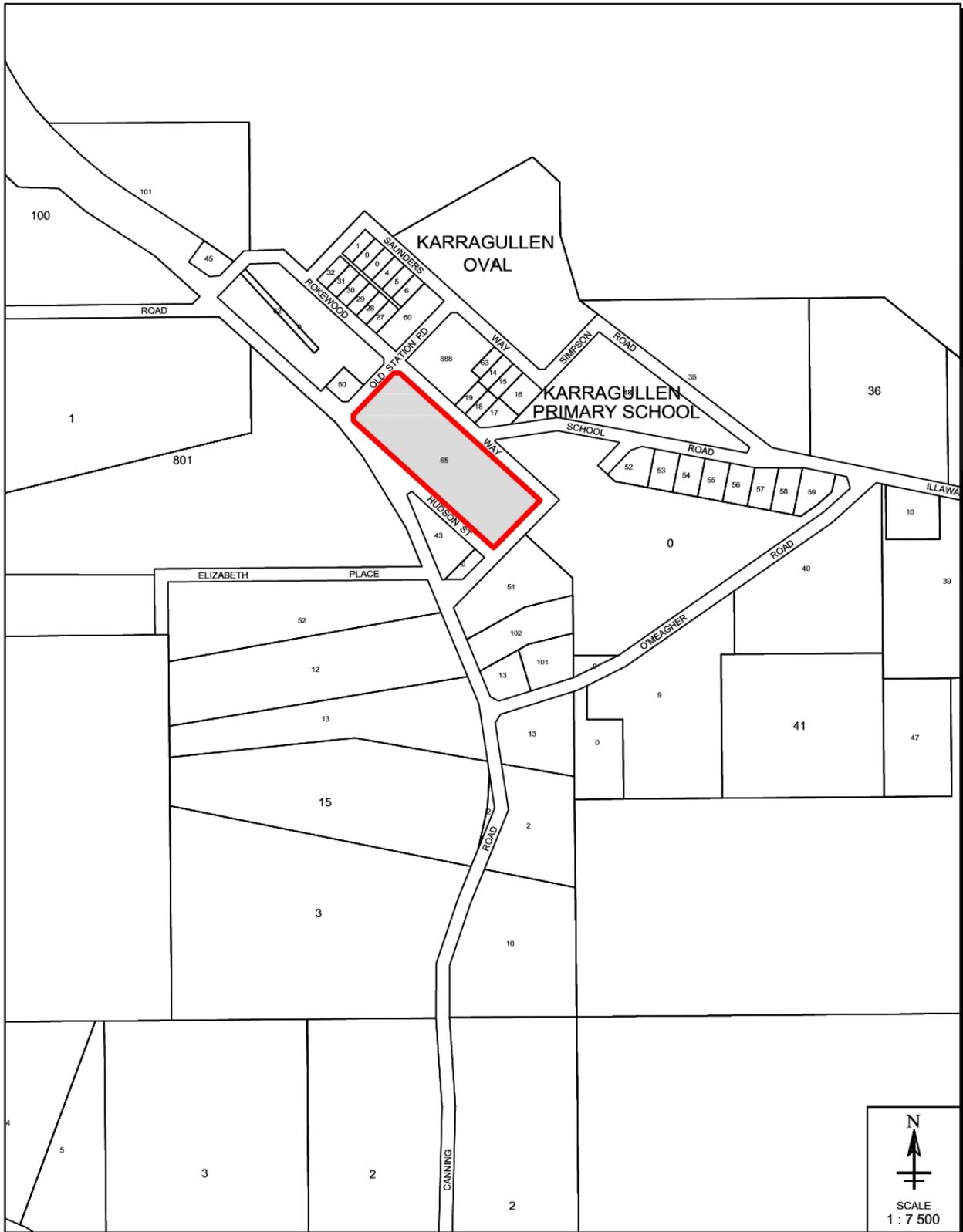
D71/6/08

RECOMMEND

That Council approach the Geographic Names Committee (GNC) seeking approval for the new road name, “Moseri Road” (or suitable road types acceptable to the GNC) for the subdivision of Lot 15 Brooks Road, Roleystone and the extension of the road reserve to Chevin Road as shown on the attached plan.

MOVED Cr Hart

MOTION CARRIED (7/0)



LOCATION PLAN
LOT 65 ROKEWOOD WAY, KARRAGULLEN

***FINAL ADOPTION - AMENDMENT No.36 - TOWN PLANNING SCHEME No.4
REZONING OF LOT 65 ROKEWOOD WAY, KARRAGULLEN***

WARD	:	JARRAH
DATE	:	3 June 2008
REF	:	EP
RESPONSIBLE MANAGER	:	PSM
APPLICANT	:	Dykstra Planning
LAND OWNER	:	Department for Planning and Infrastructure – State Land Services
SUBJECT LAND	:	Lot 65 Rokewood Way, Karragullen. Property size 2.9ha
ZONING		
MRS	:	Rural
TPS No.4	:	Rural Living 4

In Brief:-

- This application was considered by Council at its meeting on 28 April 2008 and recommitted to the next Development Services Committee meeting in view of unresolved traffic, noise and water issues.
- The applicant has now provided the requested information.
- At its 16 July 2007 meeting, Council initiated Amendment No.36, which proposed to include Lot 65 Rokewood Way, Karragullen as an “Additional Use” site to allow for the development of a Cool Store (Warehouse) packing facility.
- The amendment was advertised for public comment for 42 days and attracted 15 submissions and a petition signed by 28 landowners.
- Council is required to consider the submissions received during the advertising period and the amendment for final adoption.
- Recommend that Council adopt the amendment with modifications and request that the Hon Minister for Planning & Infrastructure grant final approval to the amendment.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

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

Legislation Implications

Planning and Development Act 2005
Town Planning Regulations 1967
Metropolitan Region Scheme
Town Planning Scheme (TPS) No.4

Council Policy / Local Law Implications

Local Planning Strategy 2005



AERIAL PHOTOGRAPH
LOT 65 ROKEWOOD WAY, KARRAGULLEN

Budget / Financial Implications

Nil.

Consultation

- ◆ Development Control Unit.
- ◆ The Environmental Protection Authority (EPA) advised that the amendment did not warrant an environmental assessment.
- ◆ Forwarded to WAPC for information.
- ◆ Advertised for public comment for 42 days.

PREAMBLE

Development Services Committee considered this application at its meeting on 22 April 2008 and recommended that the report be recommitted to a future meeting of the Development Services Committee “*in view of unresolved traffic and noise issues associated with the proposed development*”.

The Committee’s resolution was adopted by Council at its meeting on 28 April 2008 with modifications to read as “*in view of unresolved traffic, noise and water issues associated with the proposed development*”. (D52/04/08).

In response to the City’s request to provide further information regarding traffic, noise and water management methods, the applicant has now presented more information addressing the issues raised by Council. Such information has been incorporated within the “Additional information provided...” headings in this report.

BACKGROUND

This property was proposed to be reserved as ‘Parks and Recreation (Local)’ in TPS No.4. During the advertising period of TPS No.4, the Department for Planning and Infrastructure advised that negotiations regarding the sale of Lot 65 Rokewood Way, Karragullen to Karragullen Cool Stores Pty Ltd were close to final agreement and so they did not support rezoning of Lot 65 Rokewood Way. Dykstra Planning wrote to the City requesting that the lot be retained as ‘Rural Living’ with additional uses to permit the cool store and packing shed.

In August 2002 Council’s comments were requested by the Department of Land Administration (now State Land Services) on a proposal by Karragullen Cool Stores to purchase a portion of then Lot 65 (formerly Lot 46) Rokewood Way, Karragullen for expansion of the existing Cool Store operation currently located on Lot 888 Rokewood Way, Karragullen. Council recommended that the “*sale of the land should be conditional on rezoning of the land appropriately to allow the intended use in order that the merits of the proposal are assessed according to proper planning procedures including public consultation*”. (D140/02).

Consequently, when Council considered stage 7 of the Public Open Space Strategy at its meeting in September 2006 it was recommended that Lot 65 Rokewood Way, Karragullen not be reserved as ‘Parks and Recreation (Local)’ and retain its current ‘Rural Living 4’ zoning.



CONCEPT DEVELOPMENT PLAN
LOT 65 ROKEWOOD WAY, KARRAGULLEN

Karragullen Cool Storage has operated from Lot 888 Rokewood Way, Karragullen since the early 1960's. The applicant advises that the proposal will enable the existing Karragullen Cool Storage to adequately cater for and manage its businesses in a suitable purpose built facility. It is stated that for a number of years the existing Karragullen Cool storage warehouse has been too small for the business which has expanded over time with increasing volumes of local and regional produce. For the past five years, an alternative location has been actively sought.

At its 16 July 2007 meeting, Council resolved to initiate Amendment No.36 to Town Planning Scheme No.4 by inserting a new entry to the Schedule 2 – Additional Uses as follows:

No.	Description of Land	Additional Use	Conditions and requirements
*	Lot 65 Rokewood Way, Karragullen	Permitted (P) Use: <ul style="list-style-type: none"> • Warehouse (Cool Storage/Packing Facility). • Incidental car park, office and Exhibition Centre. 	<ol style="list-style-type: none"> 1. Screening of all storage areas from public streets and private lots. 2. Retention of vegetation on the eastern portion of Lot 65 to the satisfaction of the City. 3. Additional landscaping to the satisfaction of the City to be provided between any new building /parking areas and the relevant street frontage of the site. 4. A 15m minimum vegetation buffer/setback to be applied from all property boundaries to any new buildings and car parking areas.

Council further resolved to advise the applicant that the Council did not support the proposed Concept Plan which should be redesigned to indicate a 15m setback from the building and car parking areas to maintain a 15m vegetation buffer along all perimeters of the site.

DETAILS OF PROPOSAL

The application proposes a Scheme amendment to include Lot 65 Rokewood Way, Karragullen as an “Additional Use” to facilitate the development of a ‘Cool Store’ (warehouse) packing facility as an extension to the existing Cool Store facility on Lot 888 Rokewood Way, Karragullen which is adjacent to the subject site. The applicant also requests that the current “Rural Living 4” zoning be retained to allow for the inclusion of a number of uses such as incidental car park, office and a museum.

As part of the application a development concept plan, a noise assessment report and a drainage management report have been submitted as supporting documentation/information as requested.

The applicant has submitted a copy of a letter from the State Land Services dated January 2007 that advises of the conditional approval of the sale of the subject land to Karragullen Cool Storage Pty Ltd.

EXISTING SITUATION

The subject land is currently vacant, with the exception of a portion of decommissioned railway track. The site also contains regrowth and native vegetation. The western portion of the land is partly cleared and is generally less densely vegetated and more suited to development than the eastern portion of the land. It has road frontages on all four sides. However, Hudson Street is not constructed.

Public Advertising of the Amendment

The proposed amendment was advertised for 42 days, closing on 19 November 2007. This advertising was carried out by way of a sign on-site, notification to relevant Government agencies, advertisements in the “West Australian” newspaper and local community newspaper and letters to 12 affected and nearby landowners.

Total No. of submissions received	: 13
No. of submissions of objection	: 13
(included four (4) submissions from residents in Roleystone and Kelmscott)	
No. of submissions of no objection	: 2

The City also received a petition signed by 28 landowners from Kelmscott, Roleystone and Karragullen. The prayer of the petition reads:

“We the under signed object most strongly to the building of a Cool Store on the site Lot 65 Rokewood Way, in Karragullen. Noise, visual pollution, truck and machinery use of the main road of our town and devaluation of all surrounding properties are the reason for this”.

It should be noted that four (4) out of the thirteen (13) submissions of objections received were from residents living outside of Karragullen area and 20 signatories out of the 28 signatures on the petition were residents of Roleystone/Kelmscott areas.

Refer to Confidential Attachment “B2” of the Agenda for location plan of submitters.

The issues raised by the submissions have been summarised and recommendation made on each submission in Attachment “A1” of the Agenda, (refer Summary of Attachments - yellow page).

The main issues raised in the submissions, together with a comment on each issue are outlined below. The submissions of no objection were received from Government agencies.

Key Issues

Issue 1- Operation of the cool storage facility

Concern regarding operational aspects of the existing cool storage facility and if the rezoning proceeds, concerns regarding ‘problems’ associated with the existing facility will be magnified and intensified.

Comment

The majority of submissions raise concerns about problems which have arisen as a consequence of the existing business and its growth over the years within a limited capacity facility. The applicant has advised that the proposed facility will not intensify or magnify 'problems' associated with the existing facility, as once the new facility is built, the existing premises would no longer be operated as a packing shed but as a long term CA (Controlled Atmosphere) storage shed, thereby reducing most of the issues associated with the operation.

The applicant advises that as a result of the new facility there would also be a significant reduction in the number of trucks entering Rokewood Way, ensuring improved amenity for residents within the area. The applicant advises that it will no longer be necessary for crates to be stored outside the existing premises as the new facility will provide more room for storage in the existing building. The application states that the developer will landscape the verge areas outside the existing facility to offer an overall improvement to the visual appearance of the street.

Recommendation

That the issue not be supported.

Issue 2 - Location and Land Use

Objections to the location of the proposed rezoning and subsequent development of the cool storage facility as the use would be better suited on rural land on the corner of Littley Road and Canning Road or within the industrial areas of Kewdale or Canning Vale.

Comment

The applicant has advised that negotiations with the Department for Planning and Infrastructure have been undertaken over many years in order to secure use of the subject site for the proposed cool storage / packing facility. The subject land was selected as the preferred location for the facility as it is adjacent to the existing cool storage service which could be used for long term storage whilst the new facility will be used for packing and short term storage. The applicant asserts that there are significant operational and cost saving benefits in locating the new premises adjacent to the existing one. Additionally, a central location within the Karragullen town site ensures minimal distance for transportation of produce from surrounding orchards. It is advised that approximately 30 growers in the surrounding district will continue to benefit from the location of the proposed facility as they currently do with the existing facility. If the proposed facility is located in Kewdale or Canning Vale or an alternative location, there would be an increase in transportation costs for local growers.

Recommendation

That the issue not be supported.

Issue 3 - Traffic

Several submissions have raised concerns about traffic associated with the existing facility, such as trucks blocking the road during loading/unloading and heavy vehicle movements resulting in damage to road and verge areas.

Comment

The applicant has advised that the proposed facility (as reflected in the most recent revised Concept Development Plan) has been designed to reduce the number of vehicles accessing the existing premises. The design provides for trucks unloading or loading at the new facility to be able to do so 'off-street' inside the new building. It is proposed that the primary means of access to the facility will be via Old Station Street and that trucks will be able to exit the facility via Canning Road.

Therefore, the applicant advises that the majority of vehicles associated with the existing cool storage and packing facilities will no longer need to enter Rokewood Way or other minor roads where the amenity of residents might be affected.

Notwithstanding the above, Technical Services has requested that a traffic study be undertaken to detail the number and direction of truck routes, acceptable sight lines on Canning Road and condition of road pavements to further assess the proposed traffic arrangements.

Recommendation

That the issue be upheld in part.

Issue 4 - Noise

Trucks fitted with refrigerators and trailers travelling and parking on road generate excessive noise levels at early hours in the morning.

Comment

As the existing cool storage and packing facility will be used only for long term storage once the new premises are completed, the applicant advises that noise associated with the packing process and vehicles arriving in the early morning will therefore be substantially reduced. The new building will be constructed of tilt panel concrete which will assist in reducing noise from the new facility. Trucks at the new facility will be able to unload and load within the building and are not expected to compromise the amenity of residents as they will have no need to drive past existing houses besides those located on Canning Road where traffic could be reasonably expected in any case.

An acoustic report has been submitted with the application to demonstrate that the new facility will be capable of complying with the Environmental Protection (Noise) Regulations 1997 at all times. This is considered satisfactory by the City's Health Department.

Recommendation

That the issue be supported in part.

Issue 5 – Destruction to natural habitat

Development on this site will provide for inevitable destruction of natural bushland and habitat of Red Tail Black cockatoos.

Comment

Whilst the site is generally well vegetated and includes a number of mature trees, Council's environmental officer has advised that the land does not have regionally significant vegetation. The Department of Environment and Conservation (DEC) did not raise any concerns regarding this issue at the time when comments were sought during the Amendment advertising period. The Environmental Protection Authority (EPA) has advised that the vegetation on the eastern half of the lot should be retained and managed effectively.

Notwithstanding this, the applicant has advised that every effort has been made to ensure that clearing associated with the proposed facility will be kept to a minimum. The building and car parking areas are proposed to be located as far as possible within a portion of the block which is cleared.

In addition to the above, it should be noted that the majority of the lot will be retained as undisturbed native vegetation. The eastern portion of the property will not be developed and a buffer of at least 15m of existing native vegetation is proposed to be retained around the perimeter of the development. This could also be supplemented by a condition requiring revegetation of the cleared areas.

The proposal is considered to represent a reasonable balance between retention of native vegetation and allowing development and progress in this location.

Recommendation

That the issue not be supported.

Issue 6 – Excess Water Usage

Excess water usage for this facility will result in depletion of bore water in the area.

Comment

The applicant has advised that the existing packing facility currently uses bore water for washing fruit and this activity will simply be relocated to the new facility and will continue to use the existing bore supply. The applicant has advised the new facility will result in the more efficient use of water and therefore any future increase in activity will result in only a minimal increase in water usage. In addition to the bore supply, it is proposed that three (3) 100KL rain water tanks will be installed on site to assist in storing rainwater runoff and that water resources would be made available for fire management purposes. Further, bore water (ground water) depletion is an issue that is difficult to be substantiated.

Recommendation

That the issue not be supported.

Issue 7 - Visual Amenity

The proposed unsightly industrial shed would devalue surrounding properties.

Comment

The proposed amendment is to facilitate development of a large storage and packing shed. In view of the size, the City has requested the provision of a 15m vegetation buffer around the entire perimeter of the site. The revised Concept Development Plan provides for such buffer to allow for the retention of native vegetation. The building is to be of tilt panel construction and will be subject to a separate development application to address design matters.

The applicant has advised that the owner of the Cool Stores has also expressed willingness to undertake landscaping in front of the existing cool storage premises along Rokewood Way to improve the amenity of the area. The applicant has advised that the proposal will also ensure that no storage of crates etc will occur in any areas visible from the street or other public vantage points.

The issue of devaluation of property is not a planning matter that can be considered.

Recommendation

That the issue be supported in part.

COMMENT

Development Control Unit (DCU)

DCU considered the proposal / issues raised in the submissions at its meeting on 3 April 2008. Given that the applicant has submitted additional information regarding traffic and water issues as requested by the City, the application was supported subject to appropriate conditions and requirements.

Planning Department Comments

In response to Council's recommendation to not support the proposed Concept Plan for the site and concerns raised in terms of tree removal and driveway configuration, the applicant has now submitted a revised Concept Development Plan addressing the issues. The modified site plan now incorporates truck loading/unloading inside the proposed building, and has altered the access arrangements to minimise clearing of vegetation and to enable trucks to exit the premises via Canning Road rather than Rokewood Way which is a minor road.

Given the vegetated nature of this site, whilst vegetation removal will be unavoidable in the process of development, the concept development plan has been amended to ensure the location of the building will be sensitive to the surrounding natural environment. The amendment incorporates a 15m vegetation buffer along all perimeters of the site to minimise any visual impact of the building and the parking area. All native vegetation on the eastern portion of the site will be retained.

With regard to concerns raised by the submittees in relation to the management of the existing 'cool store' facility on Lot 888 Rokewood Way, Karragullen it should be noted that some of these concerns could be addressed by implementing the existing provisions of 'Additional Use No.16' of TPS No.4.

ADDITIONAL INFORMATION PROVIDED BY THE APPLICANT

The applicant has provided the following additional information in response to the issues raised by Council at its April 2008 meeting.

Traffic

The numbers of vehicles expected to access/egress the property

Approximately 15-20 employee cars could be expected to access/egress the property each day. Parking provision would be detailed through a development application, however is shown indicatively on the Concept Development Plan.

The number of trucks delivering fruit to the facility will vary depending on the season. During the apple season (from the beginning of April to the end of May) approximately three trucks (two semi-trailers and one eight-wheeler rigid truck) would make a delivery and leave the premises each day. During other times of the year, it is anticipated that on average there would be one truck per day arriving at and leaving the premises.

The times when truck access would be expected

Trucks could be expected to access the property at times consistent with the existing operation and in any event would be subject to compliance with Environmental Protection (Noise) Regulations 1997, however access is now proposed away from residential development and loading/unloading will occur inside the proposed new building.

The extent to which disruptions would be caused from movements across Rokewood Road

Existing traffic movements on Rokewood Road are very minimal. The proposed rezoning and subsequent development will further reduce traffic volumes on Rokewood Road, as large trucks and employee parking will access the facility via Old Station Street. The Concept Development Plan indicates a designated crossing location for small vehicles and forklifts between the existing and proposed facilities. It is anticipated that one small three tonne truck would be used to transport produce between the proposed and existing facility. The truck would do a morning run and a late afternoon run. Vehicle movements between the two facilities would be very minimal and will not cause disruption of any consequence to the existing minimal traffic volume on Rokewood Road.

Anticipated truck parking on-site and elsewhere in the vicinity.

Trucks will not need to park for long periods of time at the facility, as they will principally be there to load and unload produce. Loading and unloading will take place inside of the building and further details of this will be provided at the Development Application stage. The proposal is not anticipated to result in any off-site parking in the vicinity. Deliveries and unloading to the existing facility currently occurs on Rokewood Road as there is no alternative location available. The proposed new facility resolves this issue through provision for unloading of produce on site, and will result in improved traffic movement and parking in the general vicinity.

Further detail will be provided, in conjunction with a detailed Development Application for the proposal. The traffic management aspects of the proposal can then be controlled through the proposed provision in Schedule 2 of Town Planning Scheme No.4 requiring a traffic study to be prepared to detail the number and direction of truck routes, driveway construction, acceptable sight lines on Canning Road and condition of road pavements.

The additional information provided by the applicant has clarified the traffic issues raised by the Council.

Noise

The existing cool storage and packing facility will be used only for long term storage once the new premises are completed. Noise associated with the packing process and vehicles arriving in the early morning will therefore be removed from the existing facility and will be managed in a new purpose-built facility. The new building will be constructed of tilt panel concrete which will assist in reducing noise from the new facility. Trucks at the new facility will be able to unload and load within the building and are not expected to compromise the amenity of residents as they will have no need to drive past existing houses besides those located on Canning Road where traffic could be reasonably expected in any case.

An acoustic report has been submitted with the application to demonstrate that the new facility will be capable of complying with the Environmental Protection (Noise) Regulations 1997 at all times.

This report was accepted by the City's Health Department and appropriate conditions will be imposed at the time of the Development Application approval for the facility.

Water

Some concerns have been raised that the proposal will result in less water for the town site. The existing packing facility currently uses bore water for washing fruit. This activity will simply be relocated to the new facility and will continue to use the existing bore supply. The new facility will include new processing and washing equipment which is expected to result in the more efficient use of water and therefore a potential reduction in overall water usage. All waste water produced as a result of the washing of fruit will be appropriately managed on site and will be detailed through the Development Application process. In addition to the bore supply, three (3) 100KL tanks are proposed, which could be used for fire suppression.

The above advice from the applicant has clarified the issue.

OPTIONS

1. Council may adopt the amendment with or without modifications and request that the Hon Minister for Planning and Infrastructure grant final approval to the amendment.
2. Council may resolve to not adopt the amendment giving reasons and request that the Hon Minister for Planning and Infrastructure refuse to approve the amendment.

CONCLUSION

The additional information provided by the applicant has clarified the issues raised by the Council. It is considered that some of the issues raised in the submissions such as traffic congestion related to the existing cool storage facility and noise generated from loading and unloading could be resolved by the amendments made to the Concept Development Plan, while other minor issues could be addressed at the development application stage with appropriate conditions.

The proposed expansion of the Cool Stores would enable the employment of additional local residents within the district. More modern facilities would also benefit the local orchard industry, which is consistent with the objectives of Council’s Local Planning Strategy.

Given the above, Option 1 is recommended.

COMMITTEE raised concerns about how the traffic management would be addressed however acknowledged that such issues will be addressed through an appropriate scheme provision and dealt with prior to development approval.

In addition COMMITTEE requested that the applicant be advised that the development approval for the proposal may be subject to conditions restricting the hours of operation and delivery times. Accordingly Part 7 was added to the Recommendation.

D72/6/08 RECOMMEND

That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005* adopt, with modification, Amendment No.36 to Town Planning Scheme No.4 by:
 - a) Amending the Scheme Text by inserting in appropriate numerical order, a new entry to the Schedule 2 as follows:

No.	Description of Land	Additional Use	Conditions and requirements
*	Lot 65 Rokewood Way, Karragullen	Permitted (P) Use: <ul style="list-style-type: none"> • Warehouse (Cool Storage/Packing Facility). • Incidental car 	<ol style="list-style-type: none"> 1. Development of the site shall be generally in accordance with the adopted Concept Development Plan and shall address the following: <ul style="list-style-type: none"> • Minimisation of the visual impact of the development on adjacent residential properties by measures including the provision of high quality painted masonry walls and non reflective roofing material.

		<p>park, office and Exhibition Centre.</p>	<ul style="list-style-type: none"> • All loading and unloading activities to be carried out from inside the building. • Additional landscaping to the satisfaction of the City to be provided between any new building /parking areas and the relevant street frontage of the site. • A 15m minimum vegetation buffer/setback to be applied from all property boundaries to any new buildings and car parking areas. • No storage outside the building or in car parking areas is permitted. <p>2. The eastern portion of Lot 65 Rokewood Way (east of the driveway accessing Canning Road) shall not be developed or be used for the expansion of the facility. Native vegetation on the eastern portion of Lot 65 shall be retained and maintained to the satisfaction of the City.</p> <p>3. All 'P' use classes listed for the base zone shall be 'D' (discretionary) uses notwithstanding they are 'P' in the zoning table.</p> <p>4. A traffic study to be prepared to detail the number and direction of truck routes, driveway construction, acceptable site lines on Canning Road and condition of road pavements to further assess the proposed traffic arrangements prior to approval of a development application for the site.</p>
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b) Amend the scheme maps accordingly.

2. Authorise the Mayor and Chief Executive Officer to execute the Amendment documents.
3. Forward the amendment documentation to the Western Australian Planning Commission for its consideration and request the Hon Minister for Planning and Infrastructure grant final approval to the amendment.
4. Endorse the comments made in this report regarding the submissions received on this scheme amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission.
5. Advise the applicant that submissions received during the amendment process have drawn attention to community concerns regarding the management of the existing 'cool store' on Lot 888 Rokewood Way, Karragullen. The applicant is reminded of the provisions of 'Additional Use - No.16', which should be implemented to the satisfaction of the Executive Director Development Services.
6. Advise the submittees and the applicant of its decision.

7. *Advise the applicant that any development approval for the proposal may be subject to conditions restricting the hours of operation and delivery times.*

MOVED Cr Everts

MOTION CARRIED (7/0)

ADMINISTRATIVE PROCEDURES – LEGAL

WARD : ALL
DATE : 4 June 2008
REF : SA
RESPONSIBLE : PSM
MANAGER

In Brief:-

- The Liaison & Compliance Officers investigate and prosecute breaches to the Town Planning Scheme and Local Laws therefore it is practical for these Officers to be the Complainant on behalf of Council.
- Changes in staff and legislation require the current Liaison & Compliance Officer be gazetted to serve in this capacity.
- Also, the City's Compliance Officers are not authorised to deal with car wrecks on the verge. Only the City's Rangers are currently authorised to deal with such matters.
- On occasion wrecks are observed on verges whilst Compliance Officers are dealing with matters on a property. It seems therefore expedient to authorise the Liaison and Compliance Officers to deal with such matters at the time.
- Recommend that the Senior Liaison & Compliance Officer - Stephen John Arrowsmith, the Liaison and Compliance Officer – Phillip Thomas Charles and Planning Assistant Compliance - Kim Leanne Davis be Gazetted as Authorised Officers and to make, lay and swear Complaints under relevant legislation and to appear in Court on Council's behalf.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Nil.

Legislation Implications

Criminal Procedure Act 2004.
Planning and Development Act 2005.
Town Planning Regulations 1967.
Local Government Act 1995.
Local Government (Miscellaneous Provisions) Act 1960.
All Local Government Regulations.
Town Planning Scheme No. 4.

Council Policy / Local Law Implications

Local Laws Relating Signs, Hoardings and Billposting.
Activities and Trading in Thoroughfares and Public Places.
Local Laws Relating to Removal of Refuse, Rubbish and Disused Materials.
Parking and Parking Facilities Local Law.

Budget / Financial Implications

Cost of an advertisement in the Government Gazette, approximately \$200.

Consultation

- ♦ Community Services Directorate – Ranger Services.

BACKGROUND

At its ordinary meetings held on 18th January 1998 (D29/98) and 21st February 2005 (D18/2/05), Council resolved to authorise the Liaison and Compliance Officers to make, lay and swear Prosecution Notices under Section 42 of the Justices Act 1902 on behalf of Council. The Justices Act 1902 has been repealed with the Criminal Procedures Act 2004 replacing it. Prior to 1998, the Chief Executive Officer was required to attend the Armadale Court, in person, to execute such Notices. The authorisation of the Compliance Officers relieved the Chief Executive Officer of what was an unnecessary task and the possibility of having to appear in Court.

The City's Planning Compliance Officers are not currently authorised to administer the Parking and Parking Facilities Local Laws. Previously where the Planning Compliance Officers have observed a wrecked motor vehicle on a verge or thoroughfare whilst dealing with a matter on the abutting property (such as a wrecked motor vehicle), the details of the matter are recorded and on return to the Administration Centre forwarded to the City's Ranger Services for appropriate action, which in most instances require a second visit to the premises, by a City Ranger. The same procedure has applied when a commercial vehicle is observed on the verge. It would be appropriate to authorise the Liaison and Compliance Officers to deal with such matters at the same time.

DETAILS OF PROPOSAL

Whilst the Justices Act 1902 has been repealed and the Officers authorisation will have been transferred under the replacing Act it seems appropriate to authorise all of the Compliance team as Authorised Officers under the Criminal Procedure Act 2004 to make, lay and swear Prosecution Notices (i.e. commence a prosecution) under relevant legislation, and to appear in Court on Council's behalf to circumvent any possibility of a question of the currency of their authorisation.

Furthermore, Stephen John Arrowsmith, Kim Leanne Davis and Phillip Thomas Charles should be authorised under the Parking and Parking Facilities Local Laws, so that wrecked motor vehicles and commercial vehicles on a verge or thoroughfare can also be dealt with by the City's Compliance officers.

COMMENT

Since the 1998 and 2005 resolutions, the Senior Liaison and Compliance Officer or the Liaison and Compliance Officer have been cited as the Complainant on Prosecution Notices relating to Town Planning prosecutions and are usually the major, and often the only, witnesses for the City. They are also the persons who author most of the correspondence to the Defendant and collect the evidence, which circumvents any dispute over presentation of documents and/or who, on behalf of Council, is laying the charge.

It is proposed that the Compliance Officers will generally act upon the Parking and Parking Facilities Local Law in certain circumstances, in particular where they encounter a motor vehicle wreck or a commercial vehicle on the verge whilst investigating a matter occurring on the abutting property. It is not the intention for the Compliance Officers to take over entirely dealing with wrecked motor vehicles or commercial vehicles on verges, this will remain the responsibility of Ranger Services. Complaints for wrecked motor vehicles or commercial vehicles on verges should still be forwarded to Ranger Services in the first instance.

ANALYSIS

Section 20 of the Criminal Procedure Act 2004 “Who may commence a prosecution” states that an “Authorised Person” is a person who is authorised in writing by a public authority to commence a prosecution for the offence. Therefore, Council as the public authority may authorise its Officers to commence a prosecution on its behalf.

OPTIONS

1. Formally gazette the Liaison and Compliance Officers and Planning Assistant – Compliance as Authorised Officers to act on Council’s behalf in the making, laying and swearing of Prosecution Notices and to appear in Court on such matters.
2. Rely upon Council resolutions to authorise a given Officer to act on Council’s behalf in the making, laying and execution of Prosecution Notices and appear in Court on such matters.
3. Not update the current arrangements.

CONCLUSION

As two of the relevant officers were Gazetted under the Justices Act it is expedient to update their authorisation. It is also necessary to gazette the new Liaison and Compliance Officer as an Authorised Officer with his inclusion into the delegation to make, lay and swear Prosecution Notices and to appear in Court on Council’s behalf. Whilst Council resolutions may be adequate to satisfy Section 20 of the Criminal Procedures Act 2004, it is felt that a formal gazettal of these Officers will nullify any question of their right to undertake such tasks, which is consistent with Council’s previous decisions.

D73/6/08

RECOMMEND

That Council:

- 1. Authorise Phillip Thomas Charles, Liaison and Compliance Officer, as an Authorised Officer under Section 9.10 of the Local Government Act 1995.**
- 2. Authorise Stephen John Arrowsmith, Kim Leanne Davis and Phillip Thomas Charles as Authorised Officers to make, lay and swear Prosecution Notices under the Criminal Procedure Act 2004 on behalf of the City of Armadale pursuant to actioning Prosecution Notices resolved by the Council under the following Acts, Regulations and Local Laws:-**
 - ♦ Planning and Development Act 2005 and any similar Act, or any regulations prepared under this Act in force at the time;**
 - ♦ Town Planning Regulations 1967 and any similar Regulations in force at the time;**
 - ♦ Local Government Act 1995 and any similar Act in force at the time;**
 - ♦ Local Government (Miscellaneous Provisions) Act 1960 and any similar Act in force at the time;**
 - ♦ All Regulations under the Local Government Act 1995 and any similar Regulations in force at the time;**
 - ♦ City of Armadale Town Planning Scheme No.4 and any other City of Armadale Gazetted Town Planning Scheme;**
 - ♦ Local Laws Relating to the Removal of Refuse, Rubbish and Disused Materials and any similar Local Laws in force at the time;**
 - ♦ Local Laws Relating to Signage and any similar Local Laws in force at the time;**
 - ♦ Activities and Trading in Thoroughfares and Public Places Local Laws and any similar Local Laws in force at the time; and**
 - ♦ Parking and Parking Facilities Local Laws.**
- 3. Authorise Stephen John Arrowsmith, Kim Leanne Davis and Phillip Thomas Charles to appear in Court on Council's behalf on matters relevant to the Acts, Regulations and Local Laws in 1 and 2 above.**

MOVED Cr MacDonald
MOTION CARRIED (7/0)

***ADVERTISING INFRASTRUCTURE COST SCHEDULE AND PROPOSED VALUES,
DEVELOPMENT CONTRIBUTION PLAN No.3 - HARRISDALE AND PIARA WATERS***

WARD : LAKE
DATE : 5 June 2008
REF : RVD
RESPONSIBLE : PSM/ EDDS
MANAGER
SUBJECT LAND : Development
Contribution Area No.3
(see Special Control Area
Map 3 of TPS No.4).
ZONING
MRS / TPS No.4 : Urban
Urban Development Zone

In Brief:

- The Infrastructure Cost Schedule adopted by Council in July 2007 is to be updated in accordance with the requirements of Development Contribution Plan No.3 (in Schedule 13 of Town Planning Scheme No.4). Land values have been updated as “Proposed Values”.
- Recommend that Council advertise the Infrastructure Cost Schedule which includes Proposed Values, a Gross cost of Common Infrastructure Works of \$48,794,732.00, Common Infrastructure Work Costs of \$36,138,463.06, 3564 lots to be produced in the un-subdivided balance and a Cost Contribution Per Lot of \$10,149.39.

Tabled Items

Nil.

Officer Interest Declaration

The City’s Project Coordinator, who prepared this report, declares an interest to the extent that the Infrastructure Cost Schedule provides for funding of the Project Coordinator position. The Project Coordinator has ensured adequate funding to match salary and on-cost information provided by the City’s Finance Department, but has no other financial interest.

Strategic Implications

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

Legislation Implications

Planning and Development Act 2005
Town Planning Scheme No.4
Commercial Arbitration Act 1985
Local Government Act 1995

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

Nil - but see “Comment and Analysis - Overview - financial risk management” below.

Consultation

- ◆ Relevant Managers
- ◆ Various consultants and valuers

INTRODUCTION AND BACKGROUND

Introduction

As the new residential community establishes in North Forrestdale (now Piara Waters and Harrisdale) a range of community facilities, recreation and movement network infrastructures will be required to be established. Development Contribution Plan No.3 provides for developer contributions intended to assist the City in providing these facilities and to assist in ensuring the timely and orderly development of the area. Without these developer contribution arrangements significant pressure would be placed on the City for infrastructure, and development would occur in an uncoordinated ad-hoc manner.

Town Planning Scheme No.4 Development Contribution Plan No.3

Development Contribution Plan No.3 provides a head of power to determine the cost of Common Infrastructure Works and determine a Contribution Cost Per Lot required to be paid by developers at subdivision to cover Common Infrastructure Works. The Contribution Cost Per Lot is determined by preparing an Infrastructure Cost Schedule which the Scheme states the City “*shall from time to time review*” ... “*provided such reviews are conducted at least on an annual basis.*”

The current Infrastructure Cost Schedule and Assessed Values were adopted by Council in July 2007. The revised Infrastructure Cost Schedule needs to be advertised for a period of 28 days before it is considered for adoption by Council. Given the need for advertising before Council adoption it is necessary for the revised Infrastructure Cost Schedule and Proposed Values to be advertised now.

Where Common Infrastructure Works include a land component, Development Contribution Plan No.3 requires that “Assessed Values” be determined which occurs through a process of valuation and advertising “Proposed Values”. The Scheme text states that “*It is intended that any Assessed Value or Assessed Values should apply for no more than 13 months.*” Proposed Values need to be advertised for a period of 21 days before Council decides on the Assessed Values.

Attachment “A2” (flowchart) describes the Infrastructure Cost Schedule Preparation and Review Process that generally reflects the statutory requirements. The flowchart shows Proposed Values being advertised concurrently with the Infrastructure Cost Schedule, though this need not be the case.

As indicated in the flowchart, objections to any of the costs in the Infrastructure Cost Schedule need to be supported by qualified evidence, as required by Clauses 3.12.3 (c) and 3.13.6.

Preparation of the Infrastructure Cost Schedule Common Infrastructure Works costs

Cost estimates have come from a range of sources including specialist consultants (e.g. for arterial drainage) and are of varying levels of accuracy. Decisions have needed to be made on each Common Infrastructure Works item regarding what costs might arise to achieve the desired outcomes, what level of cost accuracy should be applied to each item, whether or not a contingency amount should be included, and in the case of contributions the value of the contribution. Implementation issues also need to be considered.

For example, road costs have generally been determined based on a preliminary design to a 15% design stage with some designs by consultants and others by the City's Technical Services Directorate. Each road has a bill of quantities that allows easy review of costs each year by simply amending the rates for each quantity item.

Where land is part of a Common Infrastructure Work (e.g. land needed for road widening) the process shown on the flowchart has been followed to arrive at Proposed Values for the land. To cater for Clause 3.12.5 of Development Contribution Plan No.3, the Infrastructure Cost Schedule adds 10% to the Proposed Values to assist in the early acquisition of land and prevent the loss of opportunities to acquire land.

The Infrastructure Cost Schedule identifies source information for costs or the basis for cost increases from 2007 costs wherever possible.

Unlike the first iteration of the Infrastructure Cost Schedule the North Forrestdale Planning Steering Group has had little involvement in preparation of the revised costs, primarily because most of the principles used to determine costs have been the same. For some costs the North Forrestdale Planning Steering Group considered whether fresh quotations should be sought or to whether cost indexes should be used to determine revised costs. Developers will be given an opportunity to comment during the advertising period.

Over time the level of accuracy of the costs shown in the Infrastructure Cost Schedule increases as the scope of works becomes clearer, experience is gained implementing projects and costs become fixed when projects are implemented.

DETAILS OF PROPOSAL

It is proposed to advertise the Infrastructure Cost Schedule, the Proposed Values included within it, a Gross cost of Common Infrastructure Works of \$48,794,732.00, Common Infrastructure Work Costs of \$36,138,463.06, 3564 lots to be produced in the un-subdivided balance and a Cost Contribution Per Lot of \$10,149.39, for a period of 28 days.

A copy of the Infrastructure Cost Schedule, a covering letter, a copy of the flowchart and the Infrastructure Cost Schedule Review 2008 Review Overview (*Attachment "A2"*) will be sent to all landholders holding large land parcels with subdivision potential within Development Control Area No.3 and their planning consultants. A notice will be placed in the local newspapers and the City's website advising of details concerning the Infrastructure Cost Schedule.

COMMENT AND ANALYSIS

Overview - financial risk management

The City of Armadale is required to act as the manager of the Development Contribution Plan No.3, which will deliver a significant number of benefits to the City and its future residents. The developer Contribution Costs are determined by the Infrastructure Cost Schedule and are required to cover all associated costs incurred by the City in managing the Development Contribution Plan. The City aims to complete all of the Common Infrastructure Works in a timely manner and aims to ensure that there are no funding shortfalls. Annual review of the Infrastructure Cost Schedule aims to ensure equity of payment by developers over time.

Variables that can affect the aims and ultimate outcome include the accuracy of predicted costs and the number of Cost Contributions paid, and Council's ability to provide financial and project management support at critical times.

The accuracy of predicted costs has been maximised to the greatest extent practicable at this stage but for a project likely to be implemented over a 10 year span this is a difficult task and some estimates have had to be made. However, the Infrastructure Cost Schedule will be reviewed annually, and efforts to increase the accuracy of costs will be ongoing. As projects identified in the Infrastructure Cost Schedule are completed, they become fixed costs.

Projects which require Council's financial or project management support have generally been included in the City's 15 Year Forward Financial Plan. Although in most instances the financial support required from Council in relation to the total project cost is relatively small, if the funds are not available and the project cannot proceed it may be then be subject to pressures such as increasing costs or suggestions to increase the scope of the project.

Clause 6B.8.1 of Town Planning Scheme No.4 provides that any shortfall in infrastructure costs after collection of all contributions may be made good by raising loans, imposing a Specified Area Rate for the area, entering into agreements with owners to fund the shortfall, or by the City funding the shortfall from its municipal fund. If there is an excess when works are completed, the City is to use the excess funds for the provision of additional facilities in the Development Contribution Area.

The City's careful management of Development Contribution Plan No.3 through annual review of the Infrastructure Cost Schedule should prevent any significant shortfall occurring or additional costs being imposed on the City.

Overall increase in Contribution Cost Per Lot

Based on the calculations in the Infrastructure Cost Schedule, the Contribution Cost Per Lot will increase by 6% from \$9,575.80 per lot in 2007 to \$10,149.39 in 2008. Given the rapidly rising cost of construction with materials such as steel escalating up to 40%, significant localised land value increases (up to 80%) and the general Consumer Price Index increase of 4.2%, the increase is considered reasonable.

The process from here

As indicated by the flowchart, the method of dealing with objections requires additional steps to be taken before the Infrastructure Cost Schedule is returned to Council for consideration and final adoption.

For objections on the Contribution Costs, a meeting of qualified representatives of the owner and the City should be held and efforts made to reach agreement. If no agreement can be reached, then the issue is referred to Council for determination. If the owner is not satisfied with Council's decision, then it must be referred to arbitration under the Commercial Arbitration Act 1985, and the decision of the arbiter is binding on the City.

Objections supported by qualified advice regarding Proposed Values are referred to the City's valuation panel for comment and then determined by Council.

OPTIONS

1. Council could agree to advertise the Infrastructure Cost Schedule inclusive of the Proposed Values as described under Details of Proposal above.
2. Council could seek revision of costs for Infrastructure Cost Schedule items before it is advertised. However, Council needs to be mindful of the need to adopt the Infrastructure Cost Schedule and Assessed Values by August 2008, which would be difficult to achieve if this item is deferred.

CONCLUSION

The Infrastructure Cost Schedule represents a 10 or more year forward plan bound by Development Contribution Plan No.3. The document has been prepared to a standard which is considered satisfactory to minimise the financial risks to Council. Advertising the Infrastructure Cost Schedule provides the further opportunity for qualified comment on the costs and provides a time when the Infrastructure Cost Schedule can be audited. Accordingly Option 1 is recommended.

D74/6/08

RECOMMEND

That Council, in accordance with Town Planning Scheme No.4, Development Contribution Plan No.3, Clauses 3.12 and 3.13 adopt for the purpose of advertising the Infrastructure Cost Schedule, the Proposed Values included within it, the Contribution Cost Per Lot of \$10,149.39, 3564 predicted lots and a Gross cost of Common Infrastructure Works of \$48,794,732.00, for a period of 28 days.

MOVED Cr Knezevich
MOTION CARRIED (7/0)

****PROPOSED AMENDMENT OF DELEGATION OF AUTHORITY No.729 TO INCLUDE “X” USES IN ALL ZONES UNDER TOWN PLANNING SCHEME No.4***

WARD : ALL
DATE : 6 June 2008
REF : JQ / PS
RESPONSIBLE : PSM / EDDS
MANAGER

In Brief:

- Council has granted Delegations of Authority to officers of the City to ensure the efficient determination of applications and so that Council’s time may then be spent on policy and more complex matters.
- Delegations of Authority are required to be reviewed annually. Revised Delegations were adopted by Council in November 2007 to comply with relevant legislation.
- Delegation No.729 is proposed to be amended to include ‘X’ uses in all zones in Town Planning Scheme No.4 (TPS No.4).
- Recommend that Delegation 729 be amended.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Fits with the aims for Developing our Organisation to:

- ♦ Deliver high quality, professional governance and administration; and
- ♦ Ensure our workplace enable staff to be innovative and confident.

Legislation Implications

Local Government Act 1995
Local Government (Miscellaneous Provisions) Act 1960
Local Government Act 1995
Planning & Development Act 2005
Town Planning Scheme (TPS) No.4
Local Laws

Council Policy / Local Law Implications

Nil.

Budget / Financial Implications

The granting of the proposed changes to Delegation No.729 will assist in managing the City’s growing workload within its current resources.

Consultation

Nil.

BACKGROUND

The Delegations enable the City to provide effective decision making to meet statutory timeframes and create additional flexibility in how the City can better utilise its resources to manage its consistently high workload. The proposed revised Delegation would facilitate greater efficiency through better time management and use of Council resources, which allows for an increased focus on strategic projects, improving internal organisational processes and enable decisions to be made consistent with Council's statutory documents.

Delegation No.729 is proposed to be amended to include 'X' uses in all zones in Town Planning Scheme No.4 (TPS No.4). An "X" use means a use that is not permitted by the Scheme.

COMMENT

The existing Delegation No.729 allows for the refusal of development applications for particular "D" and "A" uses in all zones in TPS No.4. The current Delegation reads as follows:

729 Authority to refuse applications for particular D and A uses in all zones.

The Chief Executive Officer is delegated authority to refuse applications for the following particular D and A uses in all zones:

Home Occupation Permits, where –

- *An application does not comply with the Home Occupation provisions identified in the relevant Town Planning Scheme;*
- *Substantiated objections are received during advertising; or*
- *The application scores 30 or above on the Compatibility Scale from Planning Policy 3.3 – Home Occupation Permits.*

Bed and Breakfast Establishments, where –

- *The proposal is inconsistent with the current Town Planning Scheme definition;*
- *Officers are not satisfied that the criteria of Clause 10.2 of TPS No.4 are adequately addressed.*

The Keeping of Farm Animals (Rural Pursuit), where –

- *The applicant does not comply with the provisions of Council's Rural Strategy;*
- *Management details are not submitted in accordance with the Stocking Rate Guidelines for Rural Small Holdings (AgWA, 2000);*
- *The application is referred to the DCU (including Council's Environmental Officer and Health Department) and objections are noted.*

The above Delegation allows staff to refuse particular development and land use proposals for "D" and "A" uses in all zones in TPS No.4. A "D" use is a use that is not permitted unless the City grants discretion through a planning approval. An "A" use is a use that is not permitted unless discretion is granted following an application being advertised in accordance with Clause 9.4 of TPS No.4.

It is proposed to include the refusal of applications for “X” uses in Delegation No.729. The City of Armadale has received several applications for development/uses for “X” uses. An “X” use means a use that is not permitted by the Scheme. Consequently, there are no discretionary powers for Council or the staff to approve “X” uses. This is further explained within Note 4 of TPS No.4, which states “*The City must refuse to approve any ‘X’ use of land. Approval to an ‘X’ use of land may only proceed by way of amendment to the Scheme*”. Given that there is no discretion, the determination of such applications should be made by appropriate officers of the City to ensure that the City’s resources are appropriately allocated when considering such applications.

In view of the above, Delegation No.729 is proposed to be amended as identified in Attachment “A3”.

OPTIONS

1. Council could approve the suggested amendment to Delegation of Authority No.729.
2. Council could retain Delegation of Authority No.729 in its current form.

CONCLUSION

It would be in the interest of efficiency to approve the amendment to Delegation No.729 as requested, as it will assist in ensuring the efficient processing and determination of such applications, particularly given the City’s growing population and workload, in a timely manner. Council’s time may then be spent on policy and more complex matters. It is therefore recommended that the delegation request be approved in-accordance with Option 1.

D75/6/08 RECOMMEND

That Council acknowledges the review of Delegation of Authority No.729 under Section 5.46 of the Local Government Act and grant the authority under delegation in-accordance with Clause 11.3.1 of TPS No.4 as follows:

- ♦ **That the powers or duties detailed in Delegation numbered 729 as amended and included in Attachment “A3”, remain in force for the next twelve months or until the next annual review.**

**** ABSOLUTE MAJORITY OF COUNCIL REQUIRED**

MOVED Cr Tizard
MOTION CARRIED (7/0)

ATTENDANCE BY ELECTED MEMBERS AT LOCAL GOVERNMENT FIRST NATIONAL ENVIRONMENT CONFERENCE 9th to 11th JULY 2008 IN CAIRNS

WARD : ALL
FILE REF : G/CRS/12
DATE : 28 May 2008
REF : RVD
RESPONSIBLE MANAGER : EDDS

In Brief:-

- The Local Government Association of Queensland has organised the 1st (or inaugural) National Environment Conference for 9-11 July in Cairns.
- Speakers from across the nation and from different sectors will illustrate approaches to identifying environmental values and managing to protect those values, focusing on climate change, land use planning, sustainability and natural resource management.
- Recommend that consideration be given to whether a Councillor be nominated to attend.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Aims for Developing our Organisation to:

- Deliver high quality, professional governance and administration;
- Enhance our ability to embrace and manage change; and
- Ensure Council is a proactive, enquiring organisation.

Legislation Implications

Nil.

Council Policy / Local Law Implications

Council Policy ADM 3 – Conferences and Training.
Council Policy EM 1 – Re-imbusement of Councillor’s Expenses.

Budget / Financial Implications

Conference registration fees \$590 plus dinner \$100.
Accommodation \$220 to \$230 per night (three nights).
Air fares - To be advised.

The conference costs can be accommodated from existing budgets.

DETAILS OF CONFERENCE

The Local Government Association of Queensland is organising the Local Government 1st National Environment Conference which has as its theme “Valuing the Environment”. The Conference is to be held 9-11 July 2008 in Cairns. *A copy of the Conference brochure is at Attachment “A4” of the Agenda, (refer Summary of Attachments – yellow page).*

The brochure indicates that governments including local government increasingly need to focus on “understanding and managing the environment and its values now and into the future”. Key foci of the conference are climate change covering a range of responses by both the private and public sectors, natural resource management, land use planning, sustainability and waste management. Expert speakers will present from all levels of government including local government, academia and the private sector.

Speakers of particular interest include:

- ◆ Nick Rowley former Senior Policy Advisor to Prime Minister Tony Blair and now Strategic Director of the Copenhagen Climate Council will speak on working with business and government.
- ◆ Professor Ian McDonald of Griffith University will speak on Climate Change and Council litigation.
- ◆ Mr Brian Elmer, General Manager, Alice Solar City will speak on a partnership approach being used to work with all levels of government, the private sector and local community to manage energy production and use.
- ◆ Mr Alex Rankin, First Assistant Secretary NRM Programs Division of the Department of Environment, Water, Heritage and the Arts will speak on the Caring for our Country program that replaces Natural Heritage Trust funding.
- ◆ Cr Bill Mitchell, President of the Western Australian Local Government Association will speak about future local government participation in NRM.
- ◆ Ms Christine Materia, the NRM & Environmental Management Coordinator of the Local Government Association of Tasmania will speak about innovative land use planning and environmental management to deliver better planning outcomes consistent with Tasmania’s sustainable development objectives.
- ◆ Ms Kaarina Sara Manager Environment and Sustainability of the City of Cambelltown will review the introduction of triple bottom line reporting in the City.

INTEREST TO DATE

The City’s Senior Environmental Planner and the South East Regional Energy Group’s Regional Greenhouse Coordinator (officially employed by Gosnells but works two days a week at Armadale) are proposing to attend the conference.

Cr Pat Hart has also forwarded a request to attend to the Chief Executive Officer, which notes that she will already be in North Queensland during the period when the conference is being held so would not be seeking recompense for air fares.

CONCLUSION

The First National Environment Conference provides a good cross section of speakers from across the nation on a range of topical matters of interest to the City of Armadale. It is expected to provide valuable insights as to how local governments and private sector organisations are dealing with environmental values and management options being explored or implemented to ensure those values are protected.

D76/6/08 RECOMMEND

1. **That Councillor Pat Hart be nominated to attend the Local Government First National Environment Conference in Cairns from 9 to 11 July 2008, with costs incurred to be charged to GL Account 210128.1046.02.**

MOVED Cr Zelones
MOTION CARRIED (7/0)

LATE ITEMS

Nil.

COUNCILLORS' ITEMS

Cr Hart raised concerns regarding the length of time that "For Sale" signs remained on properties after the property has been sold, particularly in the Araluen Estate. The Acting Executive Director Development Services advised that the Compliance Officers would investigate any written complaints forwarded to the City regarding individual signs.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORTS

1. **New Locality Name "Haynes"**

The City has received correspondence from the "Haynes" family sincerely thanking the Council for the honour bestowed on their name with the new locality name of "Haynes".

2. **Use of 30% of POS Strategy Funds for Strategic Recreation Projects**

The City has received advice from the Office of the Minister for Planning and Infrastructure advising of her agreement that 30% of funds raised from the sale of former Recreation Reserves in the City's POS Strategy can be utilised for capital recreation projects which are clearly demonstrated to be for the benefit of residents living within the municipality.

The City is still awaiting advice from the WAPC on the use of POS cash-in-lieu funds for strategic projects. This advice is expected shortly.

MEETING DECLARED CLOSED AT 7:53PM

DEVELOPMENT SERVICES COMMITTEE

SUMMARY OF “A” ATTACHMENTS

17 JUNE 2008

ATT NO.	SUBJECT	PAGE
BUILDING		
HEALTH		
PLANNING		
A1	Schedule of Submissions – TPS No.4 – Amendment No.36	93
A2	Copy of the Infrastructure Cost Schedule, flowchart and Infrastructure Cost Schedule Review 2008	98
A3	Copy of amended Delegation 729 – Authority to refuse applications for X, D and A uses in all zones	119
A4	Copy of Brochure re Local Govt 1 st National Environment Conference “Valuing the Environment” – 9 th to 11 th July 2008	120

SCHEDULE OF SUBMISSIONS			
TOWN PLANNING SCHEME NO.4 AMENDMENT NO.36			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
1	E Holloway 36 Rokewood Way, Karragullen	36 Rokewood Way, Karragullen	1.1 The facility uses a large amount of water and the runoff channelled onto adjacent properties includes residue of sprays from the fruit, oil and machinery waste.
			1.2 Rotting fruit on premises attracts rats to the subject lot and surrounding properties.
			1.3 Trucks fitted with refrigerators and trailers travelling and parking on road generate excessive noise levels at early hours in the morning.
			1.4 Continuous use of roads by heavy vehicles for the business has caused damaged to the road and the verge.
			1.5 Development on this bushland will provide for inevitable destruction of natural habitat which is currently home to Red Tail Black cockatoos.
			1.6 Huge piles of wooden packing crates are stacked outside on the verge beyond the roofline of the building.
2	M P Plummer H Newell 4 Robin Road, Roleystone	-	1.1 City's Health Officers have advised that the contaminated soils issue related to this activity has been addressed by the property owner and subsequent audit confirmed that this has not been reoccurring.
			1.2 City's Health Officers have inspected the site and has confirmed that appropriate rat bait stations are in place and are monitored monthly. Incidentally, Coles and Woolworths conduct three (3) audits per annum with an emphasis placed on rodent control.
			1.3 The application suggests that, the new facility will provide for loading and unloading within the new building and trucks exiting onto Canning road. This will assist with a considerable reduction in such disturbances to the surrounding residents.
			1.4 The City engineers have advised that a traffic study be undertaken by the applicant to further assess the traffic arrangement. The developer would be required to contribute towards the upgrading of the roads if required.
			1.5 City's Environmental Officer has advised that the vegetation type on this site is not considered endangered and when the amendment was advertised to EPA and DEC no specific comments were received with regards to this issue.
			1.6 The applicant has advised that once the new facility is established all crates will be stored inside the existing building.
		2.1 How can a land zoned Parks and Recreation be used for a commercial development.	2.1 The subject land is zoned 'Rural Living 4', where this type of rural activity is listed as a discretionary use under City's Town Planning Scheme No.4.
		2.2 Vermin is a huge problem in this area.	2.2 Refer to 1.2 above.

SCHEDULE OF SUBMISSIONS TOWN PLANNING SCHEME NO.4 AMENDMENT NO.36			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
3	S E Towler 8 Robin Road, Roleystone	-	<p>3.1 Environmental impact on flora and fauna (i.e. Red Tail Blacks cockatoos).</p> <p>3.2 Loss of unique bushland that is a buffer zone, to the existing cool storage development.</p> <p>3.1 Refer to 1.5 above.</p> <p>3.2 The proposed development will still maintain a 15m vegetation buffer on all perimeters of the site while the eastern portion of the property will retain the existing bushland.</p>
4	A Dirri 14 Pendragon Court, Westfield	-	<p>4.1 Do not allow 'progress' to destroy one of the attractive treed land in Karragullen.</p> <p>4.1 Refer to 3.2 above.</p>
5	S O'Meagher 130 Clifton Street, Kelmscott	-	<p>5.1 If the unsightly appearance of the existing building/business is a reflection of the proposed extensions it will not resemble any of the intentions of the Local Planning Strategy ideals.</p> <p>5.2 Any extension to the existing building and associated traffic will not have regard to natural environment and retention of vegetation.</p> <p>5.3 The warehouse, car park, office and museum would not maintain the 'residential' character within the town site nor would it benefit any of the existing owners and dwellers.</p> <p>5.4 The traffic associated with the cool store activities creates an unbearable noise nuisance.</p> <p>5.1 The proposed building will be constructed of tilt-up concrete and painted in a colour to complement the rural character of the area.</p> <p>5.2 Refer to 3.2 above.</p> <p>5.3 These uses will be incidental to the proposed activity of the site whilst the museum can be viewed as supporting tourist activity which is one of the key strategies for this precinct as recommended by the Local Planning Strategy.</p> <p>5.4 Refer to 1.3 above.</p>
6	P Littley 9 Doherty Heights, Parmelia	Lot 800 Elizabeth Place, Karragullen	<p>6.1 The scale of noise produced by the facility, traffic, rubbish and effluent spilling negatively impacts on the surrounding residents.</p> <p>6.2 Expanding this industrial facility will discourage more suitable development of the Karragullen area and discourage new residents from coming to the area. The facility should be located in an Industrial area.</p> <p>6.1 Refer to 1.1 and 1.2 above. With regard to the noise issue an acoustic report has been submitted by the applicant to demonstrate that the new facility will be capable of complying with the EPA (noise) Regulations 1997 at all times.</p> <p>6.2 Refer to 2.1 above.</p>

SCHEDULE OF SUBMISSIONS				
TOWN PLANNING SCHEME NO. 4 AMENDMENT NO. 36				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUME OF SUBMISSION	RECOMMENDATION
7	P Ghilarducci D Ghilarducci 6 Rokewood Way, Karragullen	6 Rokewood Way, Karragullen	7.1 The existing facility has created public nuisance for many years. 7.2 This land should be subdivided for residential purposes.	7.1 The proposed new facility is expected to assist in the alleviation of many adverse impacts associated with existing facility as all packing, loading and unloading activities will be carried out within the new building. 7.2 Subdividing for residential purposes would result in further degradation of the natural habitat which could be reasonably retained by the proposed development.
8	A Littlely 39 Elizabeth Place, Karragullen	39 Elizabeth Place, Karragullen	8.1 Noise generated from commercial vehicles. 8.2 Waste water being discharged onto Canning Road.	8.1 Refer to 1.3 and 1.4 above. 8.2 City officer's regular inspections have failed to obtain evidence to substantiate this allegation.
9	D Green 23 Ensign Dale Kelmscott	38 Rokewood Way, Karragullen	9.1 The proposed unsightly industrial shed would devalue my property.	9.1 No evidence has been provided to substantiate the allegation of property devaluation. Refer to 5.1 above. Furthermore, this is not a relevant planning consideration.
10	R & S Mytton-Watson 44 & 46 Saunders Way, Karragullen	44 & 46 Saunders Way, Karragullen	10.1 Excess water usage for this facility depletes bore water in the area. 10.2 Large commercial vehicles used by the cool store create traffic hazard. 10.3 This will increase noise, visual and air pollution of the area. 10.4 There is an increasingly serious rat problem due to the fruit packing facility. 10.5 The proposal will destroy well over 200 trees thereby removing the food supply of the endangered Red Tail Black cockatoos.	10.1 This is not an issue that can be substantiated and not regulated by the City. 10.2 Refer to 1.3 above. 10.3 Refer to 1.3 and 5.1 above. 10.4 Refer to 1.2 above. 10.5 Refer to 1.5 and 3.2 above.

SCHEDULE OF SUBMISSIONS			
TOWN PLANNING SCHEME NO. 4 AMENDMENT NO. 36			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION
			RECOMMENDATION
11	J & C Ghilarducci 1650 Canning Road, Karragullen	1650 Canning Road, Karragullen	11.1 The subject land is better suited for residential subdivision.
			11.2 Traffic congestion on roads due to cool store operation.
			11.3 Proposal will destroy the wild flowers in the area.
12	J Ghilarducci 1189 Brookton Highway, Karragullen	Sacred Heart Church Karragullen	12.1 The subject land is better suited for residential subdivision.
			12.2 Noise from heavy vehicles using Hudson Street will impact on church services.
13	L Ghilarducci O'Meagher Road, Karragullen	O'Meagher Road, Karragullen	13.1 The subject land is better suited for residential subdivision.
			13.2 Waste water being discharged onto Road.
			13.3 Vermin problem due to the fruit packing facility.
			13.4 The new facility should be located on the property at Littleys Road, which is owned by the cool storage owner.

11.1 Refer to 7.2 above.
11.2 Refer to 1.3 and 1.4 above.
11.3 Refer to 1.5 above.

12.1 Refer to 7.2 above.
12.2 Refer to 1.3 above.

13.1 Refer to 7.2 above.
13.2 Refer to 8.2 above.
13.3 Refer to 1.2 above.
13.4 Similar facilities being located further apart would create more adverse impact in terms of noise and traffic as well as inconvenience to farmers in transport cost and time as opposed to being located in close proximity to each other.

SCHEDULE OF SUBMISSIONS			
TOWN PLANNING SCHEME NO.4 AMENDMENT NO.36			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
14	Water Corporation 629 Newcastle Street Leederville WA6007		<p><u>Water</u> The subject area falls outside a planned Water Scheme and therefore a reticulated potable water supply is not immediately available. If a reticulated water supply is required to serve the development the developer should arrange for Water Scheme Planning to be undertaken. The requirements to serve the development can then be determined.</p> <p><u>Sewerage</u> The subject area falls outside a planned sewerage catchment. If reticulated sewerage is required to serve the development the developer should arrange for Sewerage Planning to be undertaken.</p> <p><u>Funding</u> The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all reticulated works and to contribute to headworks. In addition the developer may be required to fund new works or the upgrading of existing works to provide for the increase demand resulting from the development. The corporation may also require land being ceded free of cost for works.</p>
15	Western Power Locked Bag 2511 Perth WA 6111		<p>Noted.</p> <p>1. Perth One Call Service (Phone 1100 or 9424 8117) must be contacted and location details (of Western Power's underground cable) obtained prior to any excavation commencing.</p> <p>2. Work safe requirements must be observed when excavation work is undertaken</p>

Infrastructure Cost Schedule Review 2008

Review Overview

Introduction

In 2007 the Infrastructure Cost Schedule assumed no subdivision had taken place. This year all the subdivision that has occurred with Development Contribution Area No.3 up to 5 May 2008 is reflected in the calculations shown in the first worksheet entitled *Clause 3.4 - Calculation of "B" and "D"*.

All costs which are fixed and are expected to appear in the audited statements are shown in italics, as is the associated text. Text concerning fixed costs is also in blue, but as no other text is formatted with italics a colour copy is not needed. The letters PD next to a year identify in which financial year of the audited statements the cost is expected to appear. No other text is formatted other than the use of bold for headings. In some cases where works are partially complete, the cost has been split. Most sections identify the total of fixed costs and estimated costs.

It is intended to update the Infrastructure Cost Schedule during the advertising period to show all costs incurred in up to the end of the 2008 financial year.

All annual costs have been projected out nine and a half years to January 2018. Although it was envisaged that Development Contribution Plan No.3 would expire after 10 years present indications are that the area will take longer to develop than expected and it is anticipated that Development Contribution Plan No.3 will expand to take in additional areas to the south and east of the existing Development Contribution Area No.3.

The City's TRIM Record Management System provides a unique identifier code to every document in the City's records. These codes are used extensively throughout the Infrastructure Cost Schedule so source documents can be retrieved on request.

The Consumer Price Index (CPI) for Western Australia which is 4.2% to March 2008 has been used where appropriate throughout the Infrastructure Cost Schedule.

Arterial roads and paths

The percentage increase for different road projects is not uniform, as each project has been influenced by different factors and advice on recommended cost increases has varied markedly. For example, Opus International Consultants considered that no cost increase was necessary for the Nicholson Road estimate, but the City's Technical Services Directorate estimates have a construction cost increase of 20% for car parks based on recent tenders and other information.

The first 250m of the 717m of Wright Road to be reconstructed is largely complete, and the City's Technical Services Directorate advises that following resolution of access issues to Carey College it expects to be able to complete the works within the cost estimate provided in 2007. Therefore there is no increase in the estimate from 2007.

The Warton Road final design is nearly complete and costs have been revised by the consultant doing the final design. The estimated cost has increased by about 4% from the 2007 estimate.

Opus International Consultants advised that no cost increase was necessary for the Nicholson Road estimate. However, in view of the percentage increase for other roads and concern that the assumption in the 2007 costing that efficiencies would be gained by constructing all of Nicholson Road at once may not be achievable, a 4% increase has been applied. Regrettably variations for construction of Nicholson Road from Warton Road to Harrisdale Drive resulted in a 15% increase from the expected cost. Detail on the variations is available on request. An increase of 2.5% has been applied to the 2007 contribution rate for landscaping, based on advice from the Manager Parks.

Mason Road is largely a fixed cost. It has been constructed for less than the estimated cost in 2007, although the estimated cost included a Regional Path which has not been built. The construction of the regional path will occur at a later time.

An increase from \$75 per m to \$80 per m has been applied to Regional Paths. Path lengths have been added and deleted in response to changes to the SP South East Structure Plan.

Arterial Drainage

Emerson Stewart was commissioned to review most of the arterial drainage costs, and their advice appears in the revised costs.

The most significant change is in relation to the two trunk main crossings. In 2007 the estimate for the two trunk main crossings was \$1.25 million based on lowering the trunk main to permit drainage to flow across it. The City and Water Corporation has since agreed to a siphon design for the Wright Road crossing, which (including design) is expected to cost \$74,000. However, a siphon is not feasible at the other crossing and the estimated cost for the single crossing is now estimated at \$1.17 million. The price of steel, which has escalated 40% in the last 12 months significantly affects the estimated cost.

With changes to the drainage layout for the SP South East area, a culvert from 21 Nicholson Road is no longer needed and this cost has been removed.

Maintenance works in Ballaunup Drain are now a fixed cost.

Care has been taken not to apply the 15% contingency to fixed costs.

Community facilities

The City's Manager Property Services reports that building costs have increased 25% over the last year, and the City's Manager Recreation Services advises costs have increased 10% for sporting facilities. Costs have been revised accordingly. Contributions have been increased by 10%.

The City has recently completed a Strategic Playground Plan and playground costs have been changed for Lot 48 Wright Road from \$30,000 to \$50,000 to reflect the playground type recommended in the Strategic Playground Plan.

Bakers House refurbishment costs have been adjusted in response to information provided by Satterley.

Opus International Consultants advised that no cost increase was necessary for oval construction so these estimated costs have not been changed from 2007 estimates.

Sewer and power

The estimate for the sewer pump station and temporary pressure mains now reflects the outcome of a tender process, and the estimated cost has reduced from about \$835,000 to \$675,000.

The contribution towards power line relocation has been increased by the Consumer Price Index.

General works

Other than general increase consistent with the Consumer Price Index there is little change to the costs under general works.

Costs associated with the Town Planning Scheme Amendment No.12 are now fixed costs and are about \$10,000 less than estimated in 2007.

Most consulting and other fees are being charged to the relevant Specified Work rather than the General Works account wherever possible.

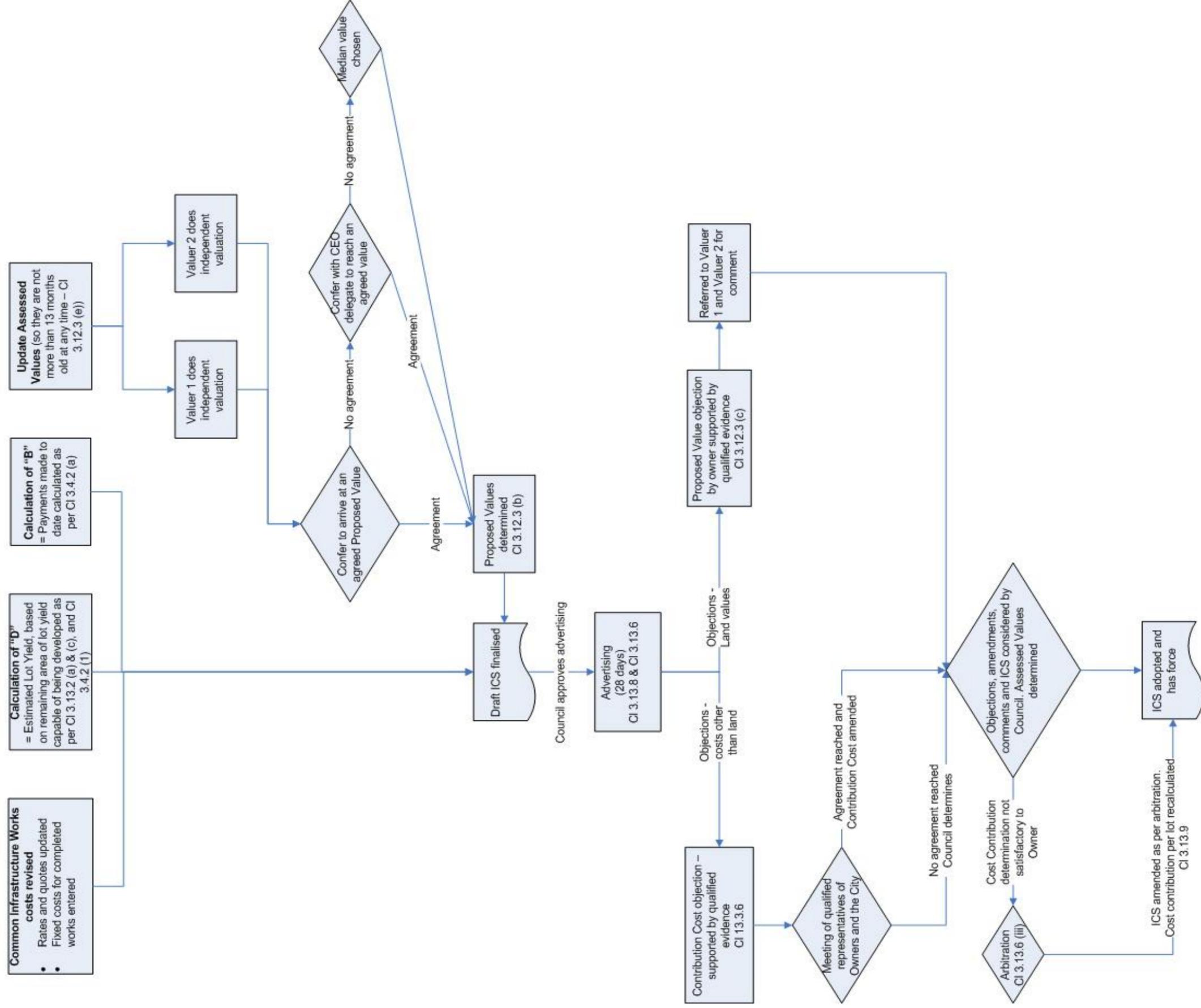
Proposed values - Land

The process detailed in Development Contribution Plan No.3 has been followed to derive revised land values. Land prices have risen and fallen since the valuation in 2007, with the net result at this time being varied. Two thirds of parcels valued have changed in value between zero and five percent, with the remaining third recording both increases and decreases generally between 10 and 25%. The only exception to this has been a spectacular increase in prices in the vicinity of the Wright Road/ Ranford Road where values have increase by over 80%, but fortunately only small areas of land are involved here. This emphasises the need to acquire land early. It is worth noting here that the Scheme has acquired \$3.1m worth of land to date, and Proposed Values (inclusive of 10% as per Clause 3.12.5) total \$11.1m.

Costs associated with land acquisition (e.g. costs associated with subdivision to acquire land) are being included against each project (see Warton Road for example), although most future costs are listed under General Works (e.g. for legal expenses) until the need or otherwise is determined for each project.

INFRASTRUCTURE COST SCHEDULE – REVIEW PROCESS

(Updated July 2007)



Calculation of Contribution Cost Per Lot - 2008		Notes
As per Cl 3.4.2 of DCP No. 3 - For advertising		
A = Gross cost of common infrastructure works	\$48,794,732.00	
B = Payments to date	\$12,627,268.94	See worksheet Clause 3.4 Calculation of "B" and "D".
C = Common infrastructure work costs	\$36,167,463.06	C = A - B
D = No lots to be produced in unsubdivided balance	3,564	Calculated at 10 lots per hectare excluding land uses in Clause 3.3 of Schedule 13B and Clause 6B.4.4. See worksheet Clause 3.4 Calculation of "B" and "D".
E = Contribution Cost Per Lot	\$10,149.39	E = C/D

Common Infrastructure Works - Summary

Ref	Scheme Provision	Cost	Notes
	3.6.2 General works		
3.6.2a	(a) All costs incurred by the City associated with the preparation, processing and gazettal of the North Forrestdale Development Contribution Plan and provisions under this scheme or former Town Planning Scheme No. 2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).	\$20,155.00	Fixed Cost.
	(b) The acquisition of land, including associated infrastructure and structures, for the roads, intersections, sewerage pumping station(s), arterial drainage land for multiple use corridor, community facilities and Conservation Category Wetlands included in the Specific Works in Clause 3.6.3 of Schedule 13B.		Included under specified works
3.6.2c	(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.	\$312,600.00	
3.6.2d	(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.	\$169,780.00	Consulting fees generally included in specified works costs
	(e) The provision of any road listed in the Specified Works in Clause 3.6.3 of Schedule 13B, including but not limited to land acquisition, earthworks, shared paths, cycleways, footpaths, traffic management devices, limited landscaping, stabilisation of verges, the formation, preparation, paving and sealing of the road and the provision of kerbing, drainage, service ducts, intersection treatments and lighting and costs associated with the relocation of existing services in connection with the road or in the road reserve.		Included under specified works
	(f) Any environmental remediation or improvement including the removal of any contaminant and peat associated with the Specified Works referred to in Clause 3.6.3 of Schedule 13B.		Included under specified works
3.6.2g	(g) All costs incurred by Council associated with the preparation, administration and management of the Development Contribution Plan including but not limited to bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, reviews of land values and costs, caveat and conveyancing fees, Council staff salaries including a Co-ordinator/Manager of the Development Contribution Plan, any interest costs incurred by Council in respect to loan funds required to provide timely implementation of any of the listed Common Infrastructure Works or related costs, any claims for injurious affection and the costs of establishing any required system to facilitate the administration and the ongoing management of Development Contribution Plan along with the specific requirements of the Scheme pertaining thereto.	\$1,988,014.45	All future costs cover to January 2018
	GENERAL WORKS SUB TOTAL	\$2,490,549.45	
	3.6.3 Specified Works		
	Arterial Roads		
1	<i>Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road:</i>		
1a	100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 105 and 107 Wright Road.	\$141,697.16	
1b	100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions from Lots 82, 106 and 107 Wright Road or from any other developments or subdivisions with a nexus to the road works.	\$1,215,709.51	
2	<i>Warton Road between the southern boundary of Lot 201/northern boundary of Lot 368 and Armadale Road:</i>		
2a	100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.	\$2,305,744.00	
2b	100% of the total cost of constructing the full earthworks, one carriageway, roundabout intersection, cycle facilities and all structures, minus any contributions and grants from external sources.	\$4,554,276.96	Cost assumes \$1m received in grant funds.
2c	100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Warton Road, including any road widenings, minus any contributions and grants from external sources.	\$104,200.00	
3	<i>Nicholson Road between Warton Road and Armadale Road:</i>		
3a	100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre.	\$4,252,075.01	
3b	100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.	\$9,998,840.29	Prices assume all of Nicholson Road from Wright Rd to Armadale Road constructed as one job - this may not occur. Includes intersection in town centre (Item 3c).
3c	100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre.	\$0.00	Included in 3b
3d	100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Nicholson Road, including any road widenings, minus any contributions and grants from external sources.	\$104,200.00	
3e	A contribution towards landscaping works.	\$1,073,988.00	Developers to landscape verges, City (or developers) to landscape median to a common theme.
4	<i>Mason Road between Warton Road and 550 metres east of Warton Road:</i>		
4a	100% of the total cost to acquire any road widenings for the ultimate road reserve.	\$16,687.00	
4b	100% of the total cost of constructing the full earthworks, one carriageway and all structures.	\$333,678.00	Largely fixed cost
5	<i>Ranford Road and Wright Road Intersection:</i>		
5a	100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, except those areas ceded free of cost from Lots 106 and 107 Wright Road.	\$0.00	Covered by Ranford Road Grant.
5b	A contribution to the cost of upgrading the intersection and installing traffic signals.	\$312,600.00	Partly funded by grant and contributions from Goswells

Common Infrastructure Works - Summary

6	Regional Path Network:			
6a	100% of the total cost of constructing the Regional Path Network within Development Control Area No. 3 as identified in the adopted Infrastructure Cost Schedule.	\$1,605,515.53	Some path costs included in road calculations for 3b. Costs assume constructed as part of subdivision & then credited.	
6b	100% of the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Renford Road.	\$0.00	Included in 1b	
6c	100% of the cost of a shared path along Armadale Road.	\$1,07,895.20		0
7	Arterial Drainage and Water Management:			
7a	100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event and the arterial drainage land for the open channel adjacent to Reilly Road.	\$5,444,092.01		0
7b	100% of the cost of constructing the open channel in the multiple use corridor and adjacent to Reilly Road.	\$1,698,256.58		0
7c	100% of the cost of constructing Sikeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement modified to install arterial drainage.	\$1,524,475.60		0
7d	Maintenance works in Bailanup Drain.	\$155,206.00	Fixed cost	0
7e	100% of the cost of providing the redevelopment water quality data, monitoring and Water Management initiatives.	\$907,382.45		0
8	Community and Recreation Facilities:			
8a	A contribution to the cost of provision of sporting facilities for district sporting facilities, including change rooms, toilets, associated facilities and a multiple purpose sporting oval.	\$330,000.00		
8b	100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.	\$1,222,600.00	Assumes \$250,000 Sport & Rec contribution.	
8c	100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.	\$1,245,593.70		0
8d	Contribution towards the provision of sporting facilities at Carey Baptist College - Lot 1000 Wright Road to provide public sporting facilities including 50% of the cost of car parking, change rooms and toilets.	\$220,000.00		
8e	100% of the total cost to construct change rooms, car parking and toilet block associated with active recreational uses on two sites of public open space identified on the Structure Plan abutting proposed primary schools.	\$1,107,800.00	Only available if a senior oval that is part POS and part on school grounds is constructed and there is a management agreement between the City and Department of Education and Training.	
8f	50% of the total cost to construct a senior multiple purpose sporting oval adjoining each of the public primary schools and on Lot 48 Nicholson Road.	\$1,691,366.44	Only available for senior ovals partly on public open space with a management agreement between the City and Department of Education and Training.	
9	Regional Sewer Infrastructure and 132KV Power Lines:			
9a	100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.	\$162,618.50		0
9b	Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not prefunded by the Water Corporation.	\$674,818.10		0
9c	Contribution towards the cost to reconfigure the 132 KV power lines to an urban standard on current alignment as specified in the Infrastructure Cost Schedule. Other relocation costs to be met by individual subdividers.	\$2,184,704.32		0
10	Conservation Category Wetlands:			
10a	100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	\$1,608,162.19		0
	SPECIFIED WORKS - SUBTOTAL	\$45,304,182.55		
	GRAND TOTAL	\$48,794,732.00		

ARTERIAL ROADS - Land then other items									
Item	Cost	Area (sqm)	Proposed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes	Value plus 10% for CI 3.12.5 or Final Value	Notes	Value plus 10% for CI 3.12.5 or Final Value
1a Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road; 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.									
TOTAL COST		\$141,697.16							
Source Lot									
Lot 100 Wright Rd	\$141,697.16	201.48	\$220.00	\$44,325.60	\$48,758.16	Information from engineering drawings - assumes 15m resumed for Ranford Road	\$48,758.16	Information from engineering drawings - assumes 15m resumed for Ranford Road	\$48,758.16
Lot 106 (East) Wright Rd		245.6	\$200.00	\$49,120.00	\$54,032.00	Information from engineering drawings	\$54,032.00	Information from engineering drawings	\$54,032.00
Lot 82 Ranford Rd		262	\$135.00	\$35,370.00	\$38,907.00	May be ceded as part of Subdivision free of cost	\$38,907.00	May be ceded as part of Subdivision free of cost	\$38,907.00
Lot 81 Ranford Rd		113	\$0.00	\$0.00	\$0.00	Bush Forever - Final design will try to avoid	\$0.00	Bush Forever - Final design will try to avoid	\$0.00
Total					\$141,697.16		\$141,697.16		\$141,697.16
2a Warton Road between the southern boundary of Lot 201, northern boundary of Lot 388 and Armadale Road; 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.									
TOTAL COST		\$2,305,744.00							
Source Lots (from North to South)									
368 Wright		4,546.00	\$135.00	\$613,710.00	\$675,091.00	Combined area from DP57816 (unlodged)	\$675,091.00	Combined area from DP57816 (unlodged)	\$675,091.00
114 Warton (Urban)		3,090.00	\$25.00	\$77,250.00	\$84,975.00	Total value of \$690,960 (or \$760,065 inclusive of CI 3.12.5) for Lot 114	\$84,975.00	Total value of \$690,960 (or \$760,065 inclusive of CI 3.12.5) for Lot 114	\$84,975.00
114 Warton (Rural)		2,400.00	\$25.00	\$60,000.00	\$66,000.00	Taken from Warton Rd 85% Design stage drawings	\$66,000.00	Taken from Warton Rd 85% Design stage drawings	\$66,000.00
113 Warton		3,800.00	\$25.00	\$95,000.00	\$104,500.00	Taken from Warton Rd 85% Design stage drawings	\$104,500.00	Taken from Warton Rd 85% Design stage drawings	\$104,500.00
150 Warton		3,000.00	\$25.00	\$75,000.00	\$82,500.00	Taken from Warton Rd 85% Design stage drawings	\$82,500.00	Taken from Warton Rd 85% Design stage drawings	\$82,500.00
152 Warton		4,800.00	\$25.00	\$120,000.00	\$132,000.00	Taken from Warton Rd 85% Design stage drawings	\$132,000.00	Taken from Warton Rd 85% Design stage drawings	\$132,000.00
155 Warton - Survey and DP Lodgement		16,200.00	\$20.00	\$324,000.00	\$4,508.00	Quotation from PGS Hope (INT/4382/08)	\$4,508.00	Quotation from PGS Hope (INT/4382/08)	\$4,508.00
143 Warton		3,600.00	\$25.00	\$90,000.00	\$99,000.00	Taken from Warton Rd 85% Design stage drawings	\$99,000.00	Taken from Warton Rd 85% Design stage drawings	\$99,000.00
8 Warton		2,900.00	\$25.00	\$72,500.00	\$79,750.00	Taken from Warton Rd 85% Design stage drawings	\$79,750.00	Taken from Warton Rd 85% Design stage drawings	\$79,750.00
9 Warton		1,800.00	\$25.00	\$45,000.00	\$49,500.00	Taken from Warton Rd 85% Design stage drawings	\$49,500.00	Taken from Warton Rd 85% Design stage drawings	\$49,500.00
10 Warton		2,400.00	\$27.50	\$66,000.00	\$72,600.00	Taken from Warton Rd 85% Design stage drawings	\$72,600.00	Taken from Warton Rd 85% Design stage drawings	\$72,600.00
51 Warton		2,400.00	\$30.00	\$72,000.00	\$79,200.00	Taken from Warton Rd 85% Design stage drawings	\$79,200.00	Taken from Warton Rd 85% Design stage drawings	\$79,200.00
Sub total		50,936.00		\$2,273,544.00	\$2,273,544.00		\$2,273,544.00		\$2,273,544.00
Other land acquisition costs									
Survey and DP Lodgement for 7 lots @ \$4,600				\$32,200.00		Seven lots are outside of DCA No 3			
3a Nicholson Road between Warton Road and Armadale Road; 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre.									
TOTAL COST		\$4,252,075.01							
Source Lots (from North to South)									
114 Warton Rd		132				Part of DP57861 - See 2a Warton Rd above			
368 Wright Rd						for CI 3.12.5			
49 Keane Rd									
6 Nicholson Rd		8195.13	\$100.00	\$819,513.00	\$901,464.30	Left	\$901,464.30	Left	\$901,464.30
2 Skeet Rd		7392.359	\$100.00	\$739,235.90	\$813,159.49	Left	\$813,159.49	Left	\$813,159.49
22 Nicholson Rd (SP SE)		324.554	\$70.00	\$22,718.78	\$24,990.66	Left	\$24,990.66	Left	\$24,990.66
22 Nicholson Rd (SP SE)		8371.028	\$70.00	\$585,971.96	\$644,569.16	Left	\$644,569.16	Left	\$644,569.16
6 Nicholson Rd (SP South)		582.837	\$85.00	\$49,541.15	\$54,495.26	Right	\$54,495.26	Right	\$54,495.26
4 Nicholson Rd (SP South)		433.75	\$95.00	\$41,206.25	\$45,326.88	Right	\$45,326.88	Right	\$45,326.88
5 Nicholson Rd (SP South)		256.377	\$275.00	\$70,503.68	\$77,554.04	Right - Zoned Local Centre	\$77,554.04	Right - Zoned Local Centre	\$77,554.04
4 Nicholson Rd (SP South)		98.287	\$325.00	\$31,943.28	\$35,137.60	Right - Zoned Local Centre	\$35,137.60	Right - Zoned Local Centre	\$35,137.60
3 Nicholson Rd (SP South)		194.309	\$350.00	\$68,008.15	\$74,808.97	Right - Zoned Local Centre	\$74,808.97	Right - Zoned Local Centre	\$74,808.97
2 Nicholson Rd (SP South)									
Sub-total MRS areas		25980.6		\$2,428,642.14	\$4,032,856.01		\$4,032,856.01		\$4,032,856.01
Area in excess of MRS									
Lot 6 Nicholson Rd		693.0	\$100.00	\$69,300.00	\$76,230.00	Value based on valuations above	\$76,230.00	Value based on valuations above	\$76,230.00
Lot 9020 (Formerly 48)		1238.0	\$105.00	\$129,990.00	\$142,989.00	Value based on valuations above	\$142,989.00	Value based on valuations above	\$142,989.00
Sub-total non MRS				\$199,290.00	\$219,219.00		\$219,219.00		\$219,219.00
Sub total all areas				\$2,627,932.14	\$4,252,075.01		\$4,252,075.01		\$4,252,075.01

ARTERIAL ROADS - Land then other items					
4a Mason Road between Warton Road and 550 metres east of Warton Road: 100% of the total cost to acquire any road widenings for the ultimate road reserve.					
Source Lot	Area (sqm)	Proposed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes
TOTAL COST	\$16,687.00				
Lot 155 (747) Warton Rd	177.2	\$25.00	\$4,430.00	\$4,873.00	Area from plan of subdivision (TRIM IN/743/08) Value based on information for Item 2a Warton Rd above.
Lot 143 (765) Warton Rd	537	\$20.00	\$10,740.00	\$11,814.00	Area from Final Design - Sheet 13 Mason Rd file (Opus File No WA/PVTO43.05)
Sub total			\$15,170.00	\$16,687.00	
5a Ranford Road and Wright Road Intersection: 100% of the total cost to acquire any road widenings located within the City of Armadale for the ultimate traffic signalised intersection, except those areas ceded free of cost from Lots 106 and 107 Wright Road.					
TOTAL COST	\$0.00	Covered by Ranford Road Grant			Covered by Ranford Road Grant.
1b Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road: 100% of the total cost of all road works and structures between the northern boundary of Lot 50 and Ranford Road, minus contributions from Lots 82, 106 and 107 Wright Road or from any other developments or subdivisions with a nexus to the road					
TOTAL COST	\$1,215,709.51				Cost includes Regional Path
Feature survey	\$3,670.00	PD 2007 - Opus International			
Final design	\$21,112.50	PD 2008 to 1 May - Connell Wagner Final Design			
Construction to date	\$231,508.00	As at 23 May - see TRIM INT/5115/08			
Estimated cost to completion	\$979,217.01	City of Armadale Manager Technical Services advise can complete to cost as per Opus costings in 2007 (See TRIM INT/5115/08 & INT/217/07)			
Less contribution for intersection upgrades for Lots 106 & 107	\$19,798.00	Contribution indexed to CPI; Started at \$19,000 in 2007; 4.2% to March 08 (see http://www.abs.gov.au/ausstats/abs@.nsf/0e5fa1cc95cd093c4a2568110007852b/938da570a348e8edaca2568a9001393501?OpenDocument)			
TOTAL COST TO SCHEME	\$1,215,709.51				
2b Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road: 100% of the total cost of constructing the full earthworks, one carriageway, roundabout intersection, cycle facilities and all structures, minus any contributions and grants from external sources.					
TOTAL COST	\$4,554,276.96				Cost assumes \$1m received in grant funds.
Section	Item	Cost	Notes		
All	Feature survey (Brook and Marsh brought forward & Quodling)	\$16,870.91	PD 2008		
All	Part final design (L&L Design and SJR Civil)	\$19,804.00	PD 2008 to 1 May 2008		
All	Geotech Survey - Golder	\$19,637.50	Quotation (Feb 08) and variations sought (IE/919/08 & IE 1953/08)		
All	Complete final design SJR Civil	\$22,060.00	Quote Feb 08 (IE/613/08) minus amount paid (above)		
Mason/ Jandakot intersection	Western Power Design Fee	\$19,088.19	PD 2008		
Mason/ Jandakot Intersection	Western Power - power relocation works	\$202,252.73	Quotation January 2008 (IN/725/08) Works have commenced		
Lots 8 to 50 near Armadale Rd	Noise survey	\$2,595.00	PD 2008 to 1 May 2008		
Lots 8 to 50 near Armadale Rd	Noise survey	\$2,035.00	Quotation Feb 08 (see OUT/936/08 and related files) minus amount paid (above)		
Warton Rd/ Armadale Rd Intersection	SIDRA Analysis	\$1,570.00	IE/2061/08 - to be added to Final design cost		
Warton Rd - Nicholson to Armadale	Construction cost	\$4,609,908.67	Figure is construction cost estimate of \$4.9m (see TRIM IE/2129/08), less existing expenses other than noise survey		
Warton Rd - Nicholson to Armadale	Grant	-\$1,000,000.00	Subject to grant request and requires approval		
Warton Rd - Adjacent to 388 Wright	Total cost	\$638,454.96	Cost based on linear metre rate using costs for Warton Rd - Armadale to Nicholson section (3000m) (See TRIM IE/2129/08). Assumes no grant for this section.		
TOTAL		\$4,554,276.96			
2c Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road: 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Warton Road, including any road widenings, minus any contributions and grants from external sources.					
TOTAL COST	\$104,200.00	Temporary works only; increased by CPI (4.2% in 2008)			

ARTERIAL ROADS - Land then other items			
3b Nicholson Road between Warton Road and Armadale Road: 100% of the total cost of constructing the full earthworks, two dual carriageways and all structures.			
TOTAL COST	\$9,998,840.29		
Section	Item	Cost	Notes
Warton Rd to (former) Wright Rd	Earthworks by Perron	\$131,167.23	PD 2007 - See Thumb Drive 44
Warton Rd to (former) Wright Rd	Streetlighting	\$80,950.41	PD 2007 See IN/895/07
Warton Rd to (former) Wright Rd	Survey and Construction by Council - includes regional path & square end	\$914,519.00	PD 2007 (\$611,254.55) & PD 2008 including variations see INT/4528/08
Wright Rd to Armadale Rd	Construction road and paths	\$8,872,203.65	Cost update advice from Opus (See IN/3481/08 & INT/218/07) - but increased by 4% because assumption of construction entire section may not be able to be achieved & general price increases
TOTAL		\$9,998,840.29	
3c Nicholson Road between Warton Road and Armadale Road: 100% of the total cost of upgrading the intersection and installing traffic signals in the proposed North Forrestdale town centre.			
TOTAL COST	\$0.00		Included in 3b
3d Nicholson Road between Warton Road and Armadale Road: 100% of the cost of temporary intersection works/upgrading of the intersection of Armadale Road and Nicholson Road, including any road widenings, minus any contributions and grants from external sources.			
TOTAL COST	\$104,200.00	Estimate - Increased by CPI	
3e A contribution towards landscaping works.			
TOTAL COST	\$1,073,988.00		Developers to landscape verge, City (or developers) to landscape median to a common theme.
	Area of median (sqm)	Cost per sqm	Total Cost
Contribution to landscaping of the median of Nicholson Road	13,992	\$61.50	\$860,508.00
Contribution - Warton Rd to just past HARRISDALE DR	3,558	\$60.00	\$213,480.00
TOTAL			\$1,073,988.00
4b Mason Road between Warton Road and 550 metres east of Warton Road: 100% of the total cost of constructing the full earthworks, one carriageway and all structures.			
TOTAL COST	\$333,678.00		Largely fixed cost
Survey	\$6,000.00	PD 2008 (OUT/1692/08)	
Final Design	\$18,005.00	PD 2008 (57 & OUT/1692/08)	
Construction	\$289,673.00	PD 2008 (OUT 1796/07 & 1692/08)	
Construction - Outstanding	\$20,000.00	Withheld to pay for join to roundabout & minor clean up	
TOTAL	\$333,678.00		
5b Ranford Road and Wright Road Intersection: A contribution to the cost of upgrading the intersection and installing traffic signals.			
TOTAL COST	\$312,600.00	CPI increase in contribution	Partly funded by grant and contributions from Gosnells

Regional Paths

Cost per m	\$80 Construction to 2.2m wide agreed at NFSG Meeting 1 August 2006; Cost advice from Manager Technical Services (INT/5115/08) May 2008					
TOTAL COST						
6a	\$1,605,515.53					
6b	\$0.00					
6c	\$107,895.20					
6a 100% of the total cost of constructing the Regional Path Network within Development Control Area No. 3 as identified in the adopted Infrastructure Cost Schedule.						
TOTAL COST	\$1,605,515.53					
Cost per m	\$80.00	See above (cell D3)				
Map Ref No	Lot No or Nearest Lot	Location	Distance (m)	Cost	Other information	
6a01	50 Wright Rd	Old Wright Road West boundary Lot 50	704.09	\$56,327.20	From 1:2000 Cadastral Plan	
6a02	49 Keane Rd	Old Wright Road Nicholson to N boundary Lot 50	300	\$19,116.00	PD 2007 Thumb Drive Ref 54	
6a03	388 Wright Rd	Old Wright Road Nicholson to N boundary Lot 50	402.34	\$29,261.09	From 1:2000 Cadastral Plan	
6a04	50 Wright Rd	Reilly Rd N boundary of the lot, N side of the road	764.9	\$61,192.00		
6a05	50 Wright Rd	New Wright Rd	916	\$82,440.00	PD 2007 - Thumb Drive Ref 20	
6a06	49 Keane Rd	New Wright Rd	108.6	\$8,688.00		
6a07	48 Wright Rd	New Wright Rd	774.9	\$61,992.00		
6a08	15 Wright Rd	New Wright Rd	362.6	\$29,008.00		
6a09	14 Mason Rd	Old Wright Road S - western boundary of lot	360.7	\$28,856.00		
6a10	46 Wright Rd	Old Wright Road S - western boundary of lot	618.8	\$49,504.00		
6a11	45 Wright Rd (cnr Armadale)	Wright Rd S Lot 46 to Armadale Rd	716	\$57,280.00		
6a12	49 Keane Rd	Internal to the lot	733.7	\$58,696.00		
6a13	49 Keane Rd	Part of length constructed	105.7	\$8,456.00		
6a14	6 Nicholson Rd	Internal to the lot	369	\$25,456.84	PD 2007 - Thumb Drive Ref 54	
6a15	6 Nicholson Rd	Internal to the lot	335	\$26,800.00		
6a16	6 Nicholson Rd	Nicholson to Keane (2 lengths)	250.4	\$20,032.00		
6a17	2 Skeet Rd	Keane Road boundary eastern bit	785.3	\$62,824.00		
6a18	13 Mason Rd	Internal to the lot	681	\$54,480.00		
6a19	15 Wright Rd	Internal to the lot	50.1	\$4,008.00		
6a20	14 Mason Rd	Internal to the lot	338.9	\$27,112.00		
6a21	14 Mason Rd	Internal to the lot	250.1	\$20,008.00		
6a22	154 Mason Rd	Internal to the lot	267.7	\$21,416.00		
6a23	Mason Rd - Urban area to Warton	Mason Rd boundary	361.7	\$28,936.00	DPS list as Mason Rd Reserve	
6a24	6 Nicholson Rd	Mason Rd Rural area	388	\$31,040.00		
6a25	22 Nicholson Rd (SP SE)	Skeet Road boundary	603.3	\$48,264.00	From 1:2000 Cadastral Plans - is lot boundary length	
6a26	46 Wright Rd	Skeet Road boundary	577	\$46,160.00	Consultants mapping (TRIM IN/3755/08)	
6a27	45 Wright Rd (cnr Armadale)	Eastern boundary - unnamed road reserve	490.3	\$39,224.00		
6a28	45 Wright Rd (cnr Armadale)	Internal to the lot	689	\$55,120.00		
6a29	3 Nicholson Rd	Eastern boundary - unnamed road reserve	787.8	\$63,024.00		
6a30	4 Nicholson Rd	Internal to the lot	35.8	\$2,864.00		
6a31	Wright Rd crossing	Adjacent to Trunk Main N side	513.25	\$41,060.00	From 1:2000 Cadastral Plans - is lot boundary length	
6a32	15 Wright Rd	Adjacent to Trunk Main N side	409.85	\$32,772.00	From 1:2000 Cadastral Plans - is lot boundary length	
6a33	13 Mason Rd	Adjacent to Trunk Main N side	25.4	\$2,032.00	From Intramaps	
6a34	388 Wright Rd	Adjacent to Trunk Main N side	961.99	\$76,959.20	From 1:2000 Cadastral Plans - is lot boundary length	
6a35	49 Keane Rd	Adjacent to Trunk Main N side	99.84	\$7,995.20	From 1:2000 Cadastral Plans - is lot boundary length	
6a36	5 Nicholson Rd	N Side Nicholson Rd to Harrisdale Dr	796	\$63,680.00	PD 2007 & 2008 - Included in 3b	
6a37	2 Skeet Rd	N Side Nicholson Rd	438	\$35,040.00	Included in 3b	
6a38	21 Nicholson Rd (SP SE)	N Side Nicholson Rd	821.17	\$65,696.00	Included in 3b	
6a39	48 Wright Rd	N Side Nicholson Rd (from tip Lot 2)	27.5	\$2,200.00	Included in 3b	
6a40	Over-Trunk Main	N Side Nicholson through townsite	780.53	\$62,448.00	Included in 3b	
6a41	13 Mason Rd	S Side Nicholson through townsite	1055	\$84,400.00	From Structure Plan	
6a42	2 Skeet Rd	Mason Rd - Piara to Skeet Rd	400	\$32,000.00	From Map Info program	
6a43	22 Nicholson Rd (SP SE)	Mason Rd - Piara to Skeet Rd	100	\$8,000.00	From Map Info program	
6a44	21 Nicholson Rd (SP SE)	Mason Rd - Piara to Skeet Rd	440	\$35,200.00	From Map Info program	
6a45	21 Nicholson Rd (SP SE)	Internal to the lot	290	\$23,200.00	From Map Info program	
6a46	21 Nicholson Rd (SP SE)	Internal to the lot to Armadale Rd	480	\$38,400.00	Consultants mapping (TRIM IN/3755/08)	
6a47	22 Nicholson Rd (SP SE)	Local Centre to School	813	\$65,040.00	Consultants mapping (TRIM IN/3755/08)	
		Next to school	374	\$29,920.00	Consultants mapping (TRIM IN/3755/08)	
		To private school	514	\$41,120.00	Consultants mapping (TRIM IN/3755/08)	
		Fixed costs	52	\$4,160.00	Consultants mapping (TRIM IN/3755/08)	
		Future costs	1,585	\$127,012.84		
		TOTAL	22,436	\$1,478,502.69		
			24,021	\$1,605,515.53		

Some path costs included in road calculations for 3b. Costs assume constructed as part of subdivision & then credited.

Regional Paths			
Map Ref	Lot No or nearest Lot No	Location	Information sources & Notes
6b 100% of the total cost of constructing the principal shared path on Wright Road between Nicholson Road and Ranford Road.			
TOTAL COST		\$0.00	Included in 1b
6b01	106 & 107 Wright Rd		Distance from Intramaps
6b02	82 Ranford Rd	263.6 Included in 1b	Distance from Intramaps
6b03	82 Ranford to 50 Wright	94.7 Included in 1b	Distance from Intramaps
TOTAL		361.4 Included in 1b	
		719.7	
6c 100% of the cost of a shared path along Armadale Road.			
TOTAL COST		\$107,895	
Map Ref	Section or Lot No	Location	Other information & Notes
6c01	21 Nicholson Rd (S2)	S boundary of Lot	From 1:2000 Cadastral Plans - is lot boundary length
6c02	334 Armadale Rd (S2)	S boundary of Lot	From 1:2000 Cadastral Plans - is lot boundary length
6c03	Lot 334 to Anstey Rd		From Intramaps
TOTALS - Nicholson to Anstey Rd		1348.69	
		\$22,855	
		\$38,240	
		\$46,800	
		\$107,895	

Arterial Drainage									
Former Lot No	Length (m)	Area (sqm)	Proposed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes	Quantity	Rate	Cost
Summary									
7a					\$5,444,092.01				
7b					\$1,698,256.58				
7c					\$1,524,475.60				
7d					\$155,206.00				
7e					\$907,382.45				
ARTERIAL DRAINAGE COST					\$9,729,412.64				
7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event and the arterial drainage land for the open channel adjacent to Reilly Road.									
TOTAL COST					\$5,444,092.01				
Former Lot No	Length (m)	Area (sqm)	Proposed Value (per sqm)	Value	Value plus 10% for CI 3.12.5 or Final Value	Notes	Quantity	Rate	Cost
14 Mason Rd	250	1386	\$100.00	\$138,560.00	\$152,416.00				
15 Wright Rd	555	3794	\$100.00	\$379,408.00	\$417,348.80				
48 Wright Rd	425	1902	\$105.00	\$199,749.38	\$219,724.31				
49 Keane Rd	718	4599	\$105.00	\$482,937.63	\$531,231.39				
50 Wright Rd	687	3855	\$100.00	\$385,484.35	\$424,032.79				
50 Wright Road (Wright Rd to Benella Rd = 250m)						PD 2007 - DP50041 - 250m of 812 (30.7% of area) as at 12/5/06 - Thumb Drive Ref 20			
Sub Total within DCA03						\$77,918.72			
Sub Total off-site						\$1,822,672.01			
Off-site									
Adjacent to Reilly Road (Lot 53)						\$2,601,000.00			
Based on North Forrestdale Structure Plan cross sections need 40m wide for channel next to Reilly Rd (765m)									
East of MRS P&R to Forrestdale Main Drain (Lot 67)						\$691,200.00			
Length not reserved as P&R is 360m. Based on North Forrestdale Structure Plan cross sections need 36m wide at eastern end and 20m at western end - Assumed need 32m wide average because no information on ground levels in this distance.									
Sub Total off-site						\$3,621,420.00			
TOTAL (Assessed Value plus 10%)						\$5,444,092.01			
7b 100% of the cost of constructing the open channel in the multiple use corridor and adjacent to Reilly Road.									
TOTAL COST						\$1,698,256.58			
Description	Unit	Quantity	Rate	Cost	Notes				
Ballanup Drain Open Channel Section Construction Works for Ultimate Drain Cross-section	m	155	\$115.00	\$17,825.00	Revised estimate - Emerson Stewart - see TRIM IE/2130/08				
50 Wright Road (Wright Rd to Benella Rd = 250m)	m	250	\$400.00	\$25,000.00	PD 2007 - Thumb Drive Ref 20				
Southern Precinct Open Drain (open drain servicing subcatchments BAG & BA10 - Connects to skeet road pipe drain	m	1600	\$115.00	\$184,000.00	Revised estimate - Emerson Stewart - see TRIM IE/2130/08				
Trunk main crossing - Wright Road - Pipe lowering Design work				\$18,162.83	PD 2008 (OE/842/07 & OUT/1692/08)				
Trunk main crossing Wright Road - Siphon Design				\$22,500.00	Quote from Wood & Grievie Nov 2007 (INT/9411/07)				
Trunk Main Crossing - Wright Road - Siphon Construction				\$51,620.00	Tender outcome conducted by Wood & Grievie (TRIM IF/517/08)				
Trunk main crossing - Ballanup Drain				\$1,170,000.00	Revised estimate - Emerson Stewart - see TRIM IE/2130/08				
Estimated cost. Water Corporation requires work to be done by their contractors and wont quote until final design done. Design not yet commissioned. Emerson Stewart advise siphon not feasible									
Sub Total - Fixed Costs				\$43,162.83					
Sub Total - Estimated Costs				\$1,445,945.00					
Contingency (15% Estimated costs - not including Trunk Main Crossing TOTAL				\$209,148.75					
TOTAL				\$1,698,256.58					

Arterial Drainage						
7c 100% of the cost of constructing Skeet Road pipe work, culverts and pavement reconstruction and reinstatement of Nicholson Road, Mason Road and any other portion of road pavement, modified to install arterial drainage.						
Description	Unit	Quantity	Rate	Cost	Notes	
TOTAL COST				\$1,524,475.60		
Skeet Road pipe work						
Hale Rd 1350mm pipe	m	200	900	\$180,000.00	Revised estimate - Emerson Stewart see TRIM IE/2130/08	
Hale Rd 900mm pipe	m	1900	460	\$874,000.00	Revised estimate - Emerson Stewart see TRIM IE/2130/08	
Allowance for headwalls				\$30,000.00	Revised estimate - Emerson Stewart see TRIM IE/2130/08	
Nicholson Road box culverts (3 x 1.2x1.2 RCB) and pavement reinstatement				\$216,000.00	Revised estimate - Emerson Stewart see TRIM IE/2130/08	
Nicholson Road Culvert Installation				\$29,475.60	PD 2008; OUI/7588/07	
Sub Total - Fixed Costs				\$29,475.60		
Sub Total - Estimated Costs				\$1,300,000.00		
Contingency (15% Estimated costs)				\$195,000.00	Used by PB in their estimates	
TOTAL				\$1,524,475.60		
7d Maintenance works in Ballanup Drain.						
TOTAL COST				\$155,206.00	Fixed cost	
Council contribution to Works (based on \$133,944 less money received from Stockland)				\$25,948.90	PD 2007 - City reimbursed for works in 2006	
Payment to CoA by Stockland for drain excavation				\$107,995.10	PD 2007 Thumb Drive Ref 4	
TOTAL 2007				\$133,944.00	PD 2007 Thumb Drive Ref 4	
Fees for supervision of Maintenance of grade works				\$21,262.00	PD2008; OUI/639/08	
GRAND TOTAL				\$155,206.00		
7e 100% of the cost of providing the predevelopment water quality data, monitoring and Water Management initiatives.						
TOTAL COST				\$907,382.45		
North Forrestdale Stage 1 Structure Plan UJWS				\$164,239.77	PD 2008; OUI/639/08	
Surface and Groundwater Monitoring Costs to August 2006				\$50,965.77	PD 2008; OUI/639/08	
Future Monitoring Costs to Jan 2017				\$358,105.00	Revised estimate - Emerson Stewart see TRIM IE/2130/08	
Allowance for future fees (PB)				\$60,000.00	Revised estimate - Emerson Stewart see TRIM IE/2130/08	
Community Education Scoping Document				\$3,140.91	PD 2007	
Community Education Year 2008				\$7,500.00	Estimate see IE/2055/08	
Community Education to Jan 2017				\$174,535.00	Year 2008 expense deducted and CPI of 4.2% factored in	
Sub Total - Fixed Costs				\$225,846.45		
Sub Total - Estimated Costs				\$592,640.00		
Contingency (15% Estimated costs)				\$88,896.00		
TOTAL				\$907,382.45		

Community facilities			
8a		\$330,000.00	
8b		\$1,222,600.00	
8c		\$1,245,593.70	
8d		\$220,000.00	
8e		\$1,107,800.00	
8f		\$1,691,366.44	
COMMUNITY FACILITIES COST		\$5,817,360.14	
8a A contribution to the cost of provision of sporting facilities for district sporting facilities, including change rooms, toilets, associated facilities and a multiple purpose sporting oval.			
TOTAL COST		\$330,000.00	is a contribution, increased by 10% based on advice regarding increase in cost of sporting facilities (See TRIM INT/5115/08)
8b 100% of the total cost of a community facility on Lot 48 Nicholson Road including change rooms, toilets and associated facilities.			
TOTAL COST		\$1,222,600.00	Item 8f pays for half cost of senior multipurpose sporting oval
Item	Notes		
Building	Building to have Club/changerooms, Meeting room, public toilets, kitchen, umpires room and store rooms. Based on 400sqm at \$2400 per sqm.	\$1,000,000.00	Assumes \$250,000 Sport & Rec contribution.
Playground	CoA Manager Parks Estimate 27/5/08 based on City's Strategic Playground Plan (TRIM INT/5181/08)	\$50,000.00	
Floodlighting	Estimate allows for four x 20 m light poles with 4-5 lights on each. Cost Estimate in 2008 from Manager Recreation Services (TRIM INT/5115/08 & LEG/OUT/6931)	\$100,000.00	
Cricket Nets	Allows two standard cricket nets. Cost Estimate in 2008 from Manager Recreation Services (TRIM INT/5115/08 & LEG/OUT/6931)	\$33,000.00	
<i>Sub total items that can be grant funded</i>			
Sport and Rec Contribution	21%	\$250,000.00	
Sub total Parking	CoA Recreation Manager advises 100 bays needed (like John Dunn Reserve - has 107 bays) CoA Manager Civil Works cost estimate 25/5/08, includes lighting and drainage. Sport & Rec don't fund car parking	\$933,000.00	
TOTAL		\$289,600.00	
TOTAL		\$1,222,600.00	
8c 100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.			
TOTAL COST		\$1,245,593.70	
Item	Notes		
Building Purchase	Paid as per Legal Agreement PD \$100,000 in 2007 & \$50,000 in 2008	\$150,000.00	
Cost to acquire the land (4000sqm)	See Cost of land calculation below	\$462,000.00	
Refurbishment of existing homestead	Estimates based on 500sqm floor area, Unless notes indicate alternative source estimate revised upward 25% from 2007 figures based on advice from Manager Property Services (TRIM INT/5160/08)	\$162,500.00	
Toilets	Need to provide 8 to 10 toilets depending on configuration and disabled facilities	\$62,500.00	
Kitchen	To a basic food preparation standard to enable functions	\$18,750.00	
Structural report	Increase of 25% from 2007 less gutters and downpipes cost	\$68,565.00	
Gutters and downpipes	Information from Satterley April 2008 (See TRIM IE/2141/08)	\$6,435.00	
Disability access		\$18,750.00	
Emergency lighting		\$12,500.00	
Emergency exits		\$12,500.00	
Security system installation or modification		\$12,500.00	
Fit out		\$125,000.00	Based on \$250 per sqm
Sewerage connection		\$10,000.00	
Heating/ Cooling system		\$156,250.00	Based on \$312.50 per sqm
Connect water		\$2,500.00	
Connect power		\$14,271.06	Information from Satterley April 2008 (See TRIM IE/2141/08)
Connect gas		\$2,313.30	
Connect broadband		\$4,490.90	Information from Satterley April 2008 (See TRIM IE/2141/08)
Refurbishment sub-total		\$689,825.26	
Car Parking	Information provided by Satterley June 2008 (see TRIM IE/2265/08)	\$75,117.73	
Playground	Buys a small playground; \$30,000 indexed to CPI in 2008.	\$31,260.00	
Landscaping	Information provided by Satterley June 2008 (see TRIM IE/2265/08)	\$83,788.26	
Sub total (Refurbishment to Landscaping)		\$879,991.25	
72% of sub total		\$633,593.70	
TOTAL COST to scheme		\$1,245,593.70	
Council or grant funding		\$246,397.55	
Cost of Land calculation	Area (sqm)	Proposed Value (per sqm)	Value plus 10% for CI 3.12.5 or Final Value
		\$105.00	\$420,000.00
	4,000		\$462,000.00
Car parking calculation (as per TPS No.4)			
Floor area calculation			
Main Hall	150.00 sqm		
Meeting spaces	142.54 sqm		
	-47.51	Area reduction of one third to accommodate furniture in meeting spaces	
Floor area for car parking	245.03		
Car bays needed	49.01	BCA allows one person per sqm, TPS 4 requires one bay per five attendance capacity - add one extra bay for kitchen	

Community facilities					
8d Contribution towards the provision of sporting facilities at Carey Baptist College - Lot 1000 Wright Road to provide public sporting facilities including 50% of the cost of car parking, change rooms and toilets.					
TOTAL COST	\$220,000.00	Is a contribution, increased by 10% based on advice regarding increase in cost of sporting facilities (See TRIM IN/5115/08)			
8e 100% of the total cost to construct change rooms, car parking and toilet block associated with active recreational uses on two sites of public open space identified on the Structure Plan abutting proposed primary schools.					
TOTAL COST	\$1,107,800.00	Identified in initial negotiations as facility adjacent to primary school. Costs based on "North Forrestdale Pavilion" design, with one third grant funding of a building and a 35 bay car park			Only available if a senior oval that is part POS and part on school grounds is constructed and there is a management agreement between the City and Department of Education and Training
Primary school Site A (113 Warton & 151 Wright)	\$553,900.00				
Primary school Site B (21 Nicholson Rd)	\$553,900.00				
Site A - TOTAL	\$553,900.00				
"North Forrestdale Pavilion" model (estimate)	\$670,000.00	Estimate based on floor are of 268 sqm (see TRIM LEG/INT/12317). Estimate for 2008 based on advice from Manager Property Services (see TRIM INT/5160/08)			
Sport and Rec Contribution	-\$223,300.00	One third - rounded to nearest \$1,000			
Car parking	\$107,200.00	Manager Recreation Services suggests 35 bays, cost per bay based on estimates provided for Lot 48 Wright Rd 26/5/08			
TOTAL	\$553,900.00				
Site B - TOTAL	\$553,900.00	Cost as per site 1			
8f 50% of the total cost to construct a senior multiple purpose sporting oval adjoining each of the public primary schools and on Lot 48 Nicholson Road.					
TOTAL COST	\$1,691,366.44				Only available for senior ovals partly on public open space with a management agreement between the City and Department of Education and Training
Primary school Site A (113 Warton & 151 Wright)	50% cost \$509,057.56	Full Cost \$1,018,115.13	Cost based on preliminary design by Opus; No change to cost estimate for 2008 (See TRIM IN/3481/08 & LEG/IN/13160)		
Primary school Site B (21 Nicholson Rd)	\$618,520.06	\$1,237,040.13	Cost based on preliminary design by Opus; No change to cost estimate for 2008 (See TRIM IN/3481/08 & LEG/IN/13160)		
48 Wright Rd	\$563,788.81	\$1,127,577.63	Average figure based on Primary School Site costs; In 2007 was close to cost estimated by McNally Newton.		
TOTAL	\$1,691,366.44				

Sewer, power & CCWS					
Location	Area (sqm)	Proposed Value (per sqm)	Cost	Value plus 10% for CI 3.12.5 or Final Value	Notes
TOTAL COST					
9a	\$162,618.50			\$1,608,162.19	
9b	\$674,818.10			\$1,608,162.19	
9c	\$2,184,704.32				
TOTAL SEWER & POWER	\$3,022,140.92				
9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.					
TOTAL COST \$162,618.50 Water corp to buy land for pump station, scheme to buy buffer only.					
49 Keane Rd	607	\$105.00	\$63,735.00	\$70,108.50	Area taken of subdivision plan
50 Wright Rd	841	\$100.00	\$84,100.00	\$92,510.00	Area taken of subdivision plan
TOTAL			\$147,835.00	\$162,618.50	
9b Reimbursement of the portion of the cost of constructing the sewer pumping station and temporary pressure mains, which are not prefunded by the Water Corporation.					
TOTAL COST \$674,818.10					
Funding for a Type 350 pump Station (non-prefund component) (i.e. Temporary mechanical and electrical elements of the pump station only), Temporary Pressure Mains (4500m), and professional fees					
Quotation from Glenbrook Civil (via Stockland) accepted	\$599,892.00				
Quotation variation No 1 accepted	\$13,579.00				Relocation of private water services
Contingency (reduced to 10% - works have commenced)	\$61,347.10				
TOTAL	\$674,818.10				
9c Contribution towards the cost to reconfigure the 132 KV power lines to an urban standard on current alignment as specified in the Infrastructure Cost Schedule. Other relocation costs to be met by individual subdividers.					
TOTAL COST \$2,184,704.32					
Information source Cost provided March 2007 (TRIM LEG/1N/13153). Increased by CPI (4.2% in 2008). Note normal variation in Western Power quotes of plus or minus 30%, and this is a contribution.					
Lot	Length of powerline (m)	Cost per m	Predicted current cost	Powerline	
49 Keane Rd	700	\$328.00	\$229,600.00	Western (Cannington to Marriott Road)	PD 2007
6 Nicholson Rd	810	\$341.78	\$276,838.56	Western (Cannington to Marriott Road)	
2 Skeet Rd	740	\$341.78	\$252,914.24	Western (Cannington to Marriott Road)	
22 Nicholson Rd (S2)	60	\$341.78	\$20,506.56	Western (Cannington to Marriott Road)	
21 Nicholson Rd (S2)	960	\$341.78	\$328,104.96	Western (Cannington to Marriott Road)	
Sub total	3270		\$1,107,964.32		
50 Wright Rd	200	\$291.76	\$58,352.00	Eastern (Cannington to Pinjarra)	
49 Keane Rd	980	\$280.00	\$274,400.00	Eastern (Cannington to Pinjarra)	PD 2007
6 Nicholson Rd	830	\$291.76	\$242,168.80	Eastern (Cannington to Pinjarra)	
2 Skeet Rd	380	\$291.76	\$110,868.80	Eastern (Cannington to Pinjarra)	
22 Nicholson Rd (S2)	420	\$291.76	\$122,539.20	Eastern (Cannington to Pinjarra)	
21 Nicholson Rd (S2)	620	\$291.76	\$180,891.20	Eastern (Cannington to Pinjarra)	
334 Armadale Rd (S2)	120	\$291.76	\$35,011.20	Eastern (Cannington to Pinjarra)	
Road reserves	180	\$291.76	\$52,516.80	Wright Road, Kean Rd & Hale Road	
Sub total	3730		\$1,076,740.00		
TOTAL	7000		\$2,184,704.32		
10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.					
TOTAL COST \$1,608,162.19					
Area (sqm)	Proposed Urban Value (per sqm)	Value at Proposed Urban Value	Proposed Value (62.5% of urban value - as per CI 3.12.4 (f))	Value plus CI 3.12.5 Allowance; or Value Paid	
North Western Wetland	2945	\$100.00	\$294,500.00	\$184,062.50	\$202,468.75
South Western Wetland	16069	\$100.00	\$1,606,900.00	\$1,004,312.50	\$1,104,743.75
Combined MW & SW Wetland				\$1,307,212.50	PD 2008, but \$300,000 withheld for Wetland rehabilitation
Eastern Wetland	4169	\$105.00	\$437,745.00	\$273,590.63	\$300,949.69 Area taken from subdivision application
TOTAL	23183		\$437,745.00	\$2,735,906.63	\$1,608,162.19

3.6.2 General Works

		Notes
TOTAL COST	\$2,490,549.45	
a	\$20,155.00 PD 2008 - Fixed Cost	
b	\$0.00 Included under specified works	
c	\$312,600.00	
d	\$169,780.00	
e	Included under specified works	
f	Included under specified works	
g	\$1,988,014.45	

(a) All costs incurred by the City associated with the preparation, processing and gazettal of the North Forrestdale Development Contribution Plan and provisions under this scheme or former Town Planning Scheme No.2, including but not limited to any environmental assessment as required by the Department of Environmental Protection (DEP) and Environmental Protection Authority (EPA).

	Fixed Cost	Fixed Cost
Repayment to the City	\$20,155.00	PD 2007 - Fixed Cost
TOTAL COST	\$20,155.00	

(c) Any compensation paid or payable for or in respect of the provision of any of the Common Infrastructure Works or facilities referred to in this Schedule, or in the administration of Part 6B and Schedule 13B of the Scheme for this Development Contribution Plan.

TOTAL COST	\$312,600.00	Increased by CPI (4.2% March 2008)
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(d) Any consulting fees agreed to by the City associated with designing and undertaking of the Common Infrastructure Works, including but not limited to surveying, engineering, planning, quotes and certification of estimated costs, environmental, project management and landscaping.

TOTAL COST	\$169,780.00	Consulting fees generally included in specified works costs
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Year	Amount	Notes
2007	\$69,005.00	PD 2007 Scoping and preliminary design fees for roads - Stephenson consulting and Opus
2008	\$775.00	Re-costing Nicholson Rd & Ovals (OE/929/08)
2008	\$4,950.00	Re-costing drainage (Ermerson Stewart)
Future fees (estimate)	\$100,000.00	

(g) All costs incurred by Council associated with the preparation, administration and management of the Development Contribution Plan including but not limited to bank charges, audit fees, office and sundry costs, legal expenses, valuation fees, reviews of land values and costs, caveat and conveying fees, quotes and certification of estimated costs, Council staff salaries including a Co-ordinator/Manager of the Development Contribution Plan, any interest costs incurred by Council in respect to loan funds required to provide timely implementation of any of the listed Common Infrastructure works or related costs, any claims for injurious affection and the costs of establishing any required system to facilitate the administration and the ongoing management of Development Contribution Plan along with the specific requirements of the Scheme pertaining thereto.

TOTAL COST	\$1,988,014.45	Cost to cover to Jan 2018	All future costs cover to January 2018
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	Value	Basis
9yr cost estimate		
Bank charges	\$5,000.00	
Audit fees	\$42,048.20	
	\$4,048.20	Audit by Barry Robbins
Future audit costs	\$38,000.00	Based on estimate \$4000 per annum; likely to be higher in early years
Office costs	\$237,500.00	Office space and equipment (\$22546 charged by Admin in 2005-06 for 12 Months)
Sundry	\$1,500.00	
Legal expenses	\$111,852.98	
	\$14,562.21	PD 2006
	\$134.07	PD 2007
	\$2,156.70	PD 2008 to 1 May - Advice on Deeds of Release
Future legal costs (\$10,000 per annum)	\$95,000.00	
Valuation fees & reviews	\$213,061.21	
	\$23,061.21	PD 2007
Future valuation fees (\$20,000 per annum)	\$190,000.00	
Caveat & conveying fees	\$30,000.00	
Staff salaries & on-costs	\$1,047,052.06	
	\$74,089.00	PD 2006
	\$82,053.06	PD 2007
	\$890,910.00	Indexed to CPI
Future salaries and on-costs (\$93,780 per annum)	\$300,000.00	Covers when forced to do work early
Loan fees and interest	\$1,988,014.45	
TOTAL		

PROPOSED VALUES

Only shows Proposed Values - Fixed costs not shown		Grand total			
Scheme Text	DO NOT EDIT BELOW THIS LINE				
	Lots	Area (sqm)	Proposed Value (per sqm)		
			Cost		
			Value plus 10% for CI 3.12.5		
1a Wright Road between Ranford Road and the northern boundary of Lot 50 Wright Road; 100% of the total cost to acquire any road widenings for the ultimate road reserve, minus contributions from Lots 82, 106 and 107 Wright Road.	Lot 100 Wright Rd Lot 106 (East) Wright Rd Lot 82 Ranford Rd Lot 81 Ranford Rd	201 246 262 113	220.00 200.00 135.00 0.00	\$44,325.60 \$49,120.00 \$35,370.00 \$0.00	\$48,758.16 \$54,032.00 \$38,907.00 \$0.00
2a Warton Road between the southern boundary of Lot 201/northern boundary of Lot 388 and Armadale Road: 100% of the total cost to acquire any road widenings for the ultimate road reserve for Warton Road and roundabout at the intersection of Warton Road and Mason Road, minus any contributions and grants from external sources.	Lots	Area (sqm)	Proposed Value (per sqm)	Cost	Value plus 10% for CI 3.12.5
	114 Warton (Urban) 114 Warton (Rural) 113 Warton 150 Warton 152 Warton 155 Warton 143 Warton 8 Warton 9 Warton 10 Warton 51 Warton 50 Warton	4546 3090 2400 3800 3000 4800 16200 3600 2900 1800 2400 2400	135.00 25.00 25.00 25.00 25.00 25.00 20.00 25.00 25.00 25.00 27.50 30.00	\$613,710.00 \$77,250.00 \$60,000.00 \$95,000.00 \$75,000.00 \$120,000.00 \$324,000.00 \$90,000.00 \$72,500.00 \$45,000.00 \$66,000.00 \$72,000.00	\$675,081.00 \$84,975.00 \$66,000.00 \$104,500.00 \$82,500.00 \$132,000.00 \$4,508.00 \$356,400.00 \$99,000.00 \$79,750.00 \$49,500.00 \$72,600.00
3a Nicholson Road between Warton Road and Armadale Road; 100% of the total cost to acquire any road widenings for the ultimate road reserve and the ultimate traffic signalised intersection in the proposed North Forrestdale town centre.	Lots	Area (sqm)	Proposed Value (per sqm)	Value	Value plus 10% for CI 3.12.5
	6 Nicholson Rd 2 Skeet Rd 22 Nicholson Rd (SP SE) 22 Nicholson Rd (SP SE) 6 Nicholson Rd (SP South) 5 Nicholson Rd (SP South) 4 Nicholson Rd (SP South) 3 Nicholson Rd (SP South) 2 Nicholson Rd (SP South) Lot 6 Nicholson Rd Lot 9020 (Formerly 48 Wright)	8195 7392 325 8371 583 434 256 98 194 693 1238	100.00 100.00 70.00 70.00 85.00 95.00 275.00 325.00 350.00 100.00 105.00	\$819,513.00 \$739,235.90 \$22,718.78 \$585,971.96 \$49,541.15 \$41,206.25 \$70,503.68 \$31,943.28 \$68,008.15 \$69,300.00 \$129,990.00	\$901,464.30 \$813,159.49 \$24,990.66 \$644,569.16 \$54,495.26 \$45,326.88 \$77,554.04 \$35,137.60 \$74,808.97 \$76,230.00 \$142,989.00
4a Mason Road between Warton Road and 550 metres east of Warton Road: 100% of the total cost to acquire any road widenings for the ultimate road reserve.	Lots	Area (sqm)	Proposed Value (per sqm)	Value	Value plus 10% for CI 3.12.5
	Lot 155 (747) Warton Rd Lot 143 (765) Warton Rd	177 537	25.00 20.00	\$4,430.00 \$10,740.00	\$4,873.00 \$11,814.00
7a 100% of the cost of acquiring land for the arterial drainage multiple use corridors up to 10 year average recurrence interval event and the arterial drainage land for the open channel adjacent to Reilly Road.	Lots	Area (sqm)	Proposed Value (per sqm)	Value	Value plus 10% for CI 3.12.5
	14 Mason Rd 15 Wright Rd 48 Wright Rd 49 Keane Rd 50 Wright Rd Adjacent to Reilly Road (Lot 53) East of MRS P&R to Forrestdale Main Drain (Lot 67)	1386 3794 1902 4599 3855 765 360	\$100.00 \$100.00 \$105.00 \$105.00 \$100.00 \$95.00 \$60.00	\$138,560.00 \$379,408.00 \$199,749.38 \$482,937.63 \$385,484.35 \$2,601,000.00 \$691,200.00	\$152,416.00 \$417,348.80 \$219,724.31 \$531,231.39 \$424,032.79 \$2,861,100.00 \$760,320.00
8c 100% of the total cost to acquire the land and existing building on Lot 49 Keane Road and 72% of the cost of the refurbishment of the existing homestead dwelling, car parking, playground and landscaping for a community facility.	Lots	Area (sqm)	Proposed Value (per sqm)	Value	Value plus 10% for CI 3.12.5
		4000	\$105.00	\$420,000.00	\$462,000.00
9a 100% of the total cost to acquire the land for the sewer pump station buffer zone (public open space that is non-creditable) on Lot 49 Keane Road and Lot 50 Wright Road.	Lots	Area (sqm)	Proposed Value (per sqm)	Value	Value plus 10% for CI 3.12.5
	49 Keane Rd 50 Wright Rd	607 841	\$105.00 \$100.00	\$63,735.00 \$84,100.00	\$70,108.50 \$92,510.00
10a 100% of the total cost to acquire the core area of the rehabilitated conservation category wetlands on Lot 49 Wright Road.	Lots	Area (sqm)	Proposed Urban Value (per sqm)	Value at Proposed Urban Value	Proposed Value (62.5% of urban value - as per CI 3.12.4 (f))
	Eastern Wetland	4169	\$105.00	\$437,745.00	\$273,590.63

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Clause 3.4 - Calculation of "B" and "D"																															
Location and Area in DCA 03				Net Area for calculation of B & D										Calculation of "B" (Insert Unsubdivided area first - Column O)				Calculation of "D" (Unsubdivided area source)				CI 3.3 Deductions - Detail (sqm)									
Former Lot No	Lot legal area from Intramaps (sqm)	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	P= Part of lot outside DCA03	CI 3.3 Deductions (sqm)	Parcel area in DCA No 3 minus CI 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced as at 12 May 2008	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot	Unsubdivided area of Lot (ha) (from DP or Column H)	"D" at 10 lots per ha	Nominal contribution areas (sqm) (Sch 13B Pr 3.3)	CCWs (Sch 13B Pr 3.3)	Drainage Reserves (Sch 13B Pr 3.3)	Public Utility Sites (CI 684.4 (c) & Sch 13B Pr 3.3)	Community purpose sites (Sch 13B Pr 3.3)	Common Infrastructure & Other Regional Roads (Pr 684.4 (a-e))	Road notes	Government Schools (CI 684.4 (c))	Other Developments (CI 684.4 (e))	Total Deductions (area in sqm)	Notes						
SP Central 2 Skeet Rd	150142.342	111804	P	5,022.21	105,782.06	10.6782	0	0.0000			0.00	\$0.00	10.6782	106.78							5,022.21	Nicholson Rd			5,022.21						
3 Nicholson Rd	97403.845	97404		0.00	97,403.85	9.7404	39	8.7234	4.4707	\$9,575.80	39.00	\$373,456.20	1.0170	10.17											0.00						
4 Nicholson Rd	107521.531	107522		0.00	107,521.53	10.7522	189	10.6283	17.7828	\$9,575.80	106.28	\$1,017,740.26	0.1239	1.24											0.00						
6 Nicholson Rd	481758.351	481758		8,195.13	473,563.22	47.3563	0	0.0000			0.00	\$0.00	47.3563	473.56							8,195.13	Nicholson Rd			8,195.13						
13 Mason Rd	277277.135	277277	P	0.00	277,277.14	27.7277	0	0.0000			0.00	\$0.00	27.7277	277.28											0.00						
14 Mason Rd	238901.625	238902		0.00	238,901.63	23.8902	0	0.0000			0.00	\$0.00	23.8902	238.90											0.00						
15 Wright Rd	382814.438	382814		0.00	382,814.44	38.2814						\$0.00													0.00						
48 Wright Rd	210419.033	210419		1,238.00	209,181.03	20.9181						\$0.00									1,238.00	Nicholson Rd (as per Opus drawings)			1,238.00						
15 & 48 Wright Rd Combined	593233.471	593233		1,238.00	591,995.47	59.1995	198	23.9628	8.2628	\$9,575.80	198.00	\$1,896,008.40	35.2367	352.37											1,238.00						
46 Wright Rd	310821.151	310821		40,000.00	270,821.15	27.0821	0	0.0000		\$9,575.80	0.00	\$0.00	27.0821	270.82								40,000.00			40,000.00						
49 Keane Rd	538206.000	538206		31,133.91	507,072.09	50.7072	230	23.2609	9.8878	\$9,575.80	230.00	\$2,202,434.00	27.4463	274.46		23,183.00			4,000.00		3,950.91	Nicholson Rd			31,133.91	Areas from Sub 129423 Plan dated 10 Nov 05					
50 Wright Rd	538575.005	538575		0.00	538,575.01	53.8575	337	34.1453	9.8696	\$9,575.80	337.00	\$3,227,044.60	19.7122	197.12											0.00						
113 Warton Rd	203998.299	145658	P	40,000.00	105,658.00	10.5658	0	0.0000			0.00	\$0.00	10.5658	105.66								40,000.00			40,000.00						
114 Warton Rd	82517.011	65354	P	59,351.15	6,002.65	0.6003	1	0.6003			1.00	\$0.00	0.0000	0.00	55,585.00						3,766.15	Warton Rd & Nicholson Rd MRS			59,351.15	Nominal contribution area changed so D provides 6 residential lots only.					
143 Warton Rd	592946.933	267348	P	0.00	267,348.28	26.7348	0	0.0000			0.00	\$0.00	26.7348	267.35											0.00						
151 Wright Rd	91593.000	91593		0.00	91,593.00	9.1593	0	0.0000			0.00	\$0.00	9.1593	91.59											0.00						
153 Wright Rd	90515.000	90515		0.00	90,515.00	9.0515						\$0.00													0.00						
154 Mason Rd	65606.000	65606		0.00	65,606.00	6.5606						\$0.00													0.00						
Lot 153 & 153 Combined	156121.000	156121.000		0.00	156,121.00	15.6121	103	9.6062	10.7222	\$9,575.80	96.06	\$919,870.50	6.0059	60.00											0.00						
388 Wright Rd	323501.117	323501		12,017.00	311,484.12	31.1484	336	31.1484	10.7871	\$9,575.80	311.48	\$2,982,702.61	0.0000	0.00							12,017.00	Warton & Nicholson from DP 54277			12,017.00						
1000 Wright Rd	120011.000	120011		120,011.00	0.00	0.0000		0.0000			0.00	\$0.00	0.0000	0.00	120,011.00										120,011.00						
1001 Wright Rd	115675.000	115675		115,675.00	0.00	0.0000		0.0000			0.00	\$0.00	0.0000	0.00	75,675.00							40,000.00			115,675.00	Meeting 11/11/06 agreed no lot yield for this lot.					
Water Corp Mains Corridor	56901.958	56902		56,901.96	0.00	0.0000		0.0000			0.00	\$0.00	0.0000	0.00				56,901.96							56,901.96						
Other							1	0.0836	11.9617	\$9,575.80	0.84	\$8,005.37	0.0000	0.00																	
	5417805.781	4598389		489,545.36	430,3490	43.0349	1236	142.1592	8.6945			\$12,627,268.94		2,727.36											489,545.36						

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Clause 3.4 - Calculation of "B" and "D"																													
Location and Area in DCA 03				Net Area for calculation of B & D				Calculation of "B" (Insert Unsubdivided area first - Column D)					Calculation of "D" Unsubdivided area source		Deductions (sqm)														
Former/Lot No	Lot legal area from Intramaps (sqm)	Parcel area in DCA No 3 (see TPS 4 Special Control Area Map 3) (sqm)	P= Part of lot outside DCA03	CI 3.3 Deductions (sqm)	Parcel area in DCA No 3 minus CI 3.3 deductions (sqm)	Net Area for Lot Yield Calc (ha)	Lots produced as at 12 May 2008	Area within which Lots Produced (ha)	Density	Contribution Cost Per Lot	No of Lots for Calculation of "B"	"B" = No Lots x Contribution Cost Per Lot	Unsubdivided area of Lot (ha) (from DP or Column H)	"D" at 10 lots per ha	Nominal contribution areas (sqm) (Sch 13B Pr 3.3)	CCWs (Sch13B Pr 3.3)	Drainage Reserves (Sch13B Pr 3.3)	Public Utility Sites (CI 6B4.4 (c) & Sch13B Pr 3.3)	Community purpose sites (Sch13B Pr 3.3)	Common Infrastructure Regional Roads (Pr 6B4.4 (a-e))	Primary & Other Regional Roads (Pr 6B4.4 (a-e))	Road notes	Government Schools (CI 6B4.4 (c))	Other Developments (CI 6B4.4 (e))	Total Deductions (area in sqm)	Notes			
SP South East 334 Armadale Rd (SP SE)	118993.244	118993		101,463.00	17,530.24	1.7530		0.0000				\$0.00	1.7530	17.53	101,463.00													101,463.00	Using area for school overestimates likely contributions - B expected, calculation estimates 17 contributions, but much of this road reserve
21 Nicholson Rd (SP SE)	388401.000	388401		23,371.03	365,029.97	36.5030		0.0000				\$0.00	36.5030	365.03							8,371.03	Nicholson Rd & Armadale Rd - Figure from Drafting	15000			23,371.03			
22 Nicholson Rd (SP SE)	473912.000	473912		20,324.55	453,587.45	45.3587		0.0000				\$0.00	45.3587	453.59							324.55	Nicholson Rd - Figure from Drafting	20000			20,324.55			
Totals SP SE	981306.244	981306		145,158.58	836,147.66	83.6148	0.00	0.00	0.00			0.0000		826.15													145,158.58		
GRAND TOTAL	6399112.025	5,579,695		634,703.94	836,147.66	813,9638	1,236	142,1592	8,6945			\$12,627,268.94		3,563.51													634,703.94		

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The City of Armadale expressly disclaims liability for any loss or damage suffered by a person relying on this document.

NO	DELEGATION	ASSIGNEE
729	<p>729 Authority to refuse applications for X, D and A uses in all zones.</p> <p>The Chief Executive Officer is delegated authority to refuse applications for “X” uses in all zones and to refuse applications for the following particular “D” and “A” uses in all zones:</p> <p>Home Occupation Permits, where –</p> <ul style="list-style-type: none"> • An application does not comply with the Home Occupation provisions identified in the relevant Town Planning Scheme; or • Substantiated objections are received during advertising; or • The application scores 30 or above on the Compatibility Scale from Planning Policy 3.3 – Home Occupation Permits. <p>Bed and Breakfast Establishments, where –</p> <ul style="list-style-type: none"> • The proposal is inconsistent with the current Town Planning Scheme definition; or • Officers are not satisfied that the criteria of Clauses 10.2 of TPS No.4 are adequately addressed. <p>The Keeping of Farm Animals (Rural Pursuit), where –</p> <ul style="list-style-type: none"> • The applicant does not comply with the provisions of Council’s Rural Strategy; or • Management details are not submitted in accordance with the Stocking Rate Guidelines for Rural Small Holdings (AgWA, 2000); or • The application is referred to the DCU (including Council’s Environmental Officer and Health Department) and objections are noted. 	yes

Note: Changes to existing Delegation identified in bold text.



LOCAL GOVERNMENT
ASSOCIATION
OF QUEENSLAND INC.



This conference is offset by Green Energy

Local Government 1st National Environment Conference

Valuing the Environment

9 - 11 July 2008
Shangri La Hotel, The Marina,
Cairns



1-5 MAY 2008

ADDING VALUE - SAVING MONEY
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Local Government Association of Queensland - www.lgaq.asn.au

Local Government "Valuing the Environment"



1st National Environment Conference: Invitation from the President

The Local Government Environment Conference, the first conference of its kind, will focus squarely on the environmental challenges facing Local Governments nationally.

The conference theme "valuing the environment", and recent reports on the impact of climate change have served to highlight the increasing focus on Governments in understanding and managing the environment and its values both now and into the future.

Climate change, natural resource and waste management, triple bottom line reporting and sustainable land use planning are all key challenges currently facing all levels of Government.

What does this mean for Local Government in particular and what is the current status of Australian and State Government policy in these areas? These questions and more will be explored throughout the conference by expert presenters from all levels of government, academia, the private sector and Local Government themselves.

Cairns and the far north region is a truly world class backdrop to proceedings and conference delegates will have the opportunity to participate in a field tour of either the Great Barrier Reef Marine Park and Catchments or visit a number of National Parks in the Daintree.

The Local Government Association of Queensland has great pleasure in being the host Association and is pleased to have the participation and support of all local government Associations from across Australia in developing a conference program which we hope is informative, inspiring and importantly enjoyable.

I warmly invite you to the Local Government 1st National Environment Conference, a carbon friendly conference and look forward to seeing you in Cairns.

Cr Paul Bell AM
President LGAQ

DAY ONE - Wednesday 9 July 2008

8am - 4:30pm Technical Tours

Queensland Parks and Wildlife Service - Daintree National Parks Tour: visit a number of national parks in far north Queensland including Mossman Gorge and Jindalpa where you will gain an insight into the Traditional Owners future management aspirations, the Queensland Parks and Wildlife Service management of tourism infrastructure and hear about the Local Government buy back scheme.

OR

Great Barrier Reef Marine Park Authority - Great Barrier Reef Land & Sea Tour: take a boat cruise to Green Island with the opportunity to snorkel the reef, see first hand the management issues facing the reef and the various approaches being undertaken by the Great Barrier Reef Marine Park Authority to protect this world heritage listed park.
Hurry seats are limited!

5.45pm Sponsor Presentation and Welcoming Drinks

DAY TWO - Thursday 10 July 2008

8.00am Registration, coffee & trade exhibition

8.15am Welcome to Country

8.25am Welcoming to Cairns

Cr Val Shier
Mayor
Cairns Regional Council

8.40am Opening Address

Cr Paul Bell AM
President LGAQ

9.00am Ministerial Address

Hon. Andrew McNamara, MP
Minister for Sustainability, Climate Change and Innovation

9.30am Keynote Speaker

Mr Nick Rowley
Director, Kinesis

Nick has worked at the centre of government on sustainability, climate change and broader policy and political strategy in Australia and the UK. Nick worked at 10 Downing Street as Senior Policy Advisor to Prime Minister Tony Blair and was recently appointed Strategic Director to the Copenhagen Climate Council - a global initiative working with some of the world's largest businesses and climate experts to help achieve a new global climate treaty at the UN Climate Summit in Copenhagen in December 2009.

10.15am Presentation of the Publishers National Environment Bureau plaque to the Best Newspaper Recycling Council

Ms Lillias Bovell,
Publishers National Environment Bureau

10.30am Morning Tea

11.00am Sponsor Presentation

DAY TWO - 10 July 2008 (continued)

11.05am Global 100 Most Sustainable Corporations Globally

Mr Tony Coleman
Chief Risk Officer & Group Actuary
Insurance Australia Limited

Insurance Australia Limited will outline why they are identified as 1 of 100 most sustainable corporations in the world, discussing their ability to deal with the key social and environmental factors they face in their everyday operations.

11.40am Sustainable Land-use Planning

Assoc. Prof. Darryl Low Choy
Griffith University

Associate Professor Low Choy explores current land use planning policy and legislation nationally and its role in achieving sustainable development outcomes.

12.25pm Sponsor Presentation

12.30pm Lunch

1.30pm Climate Change & Council Litigation

Prof. Jan McDonald
Griffith University

Local governments are at the forefront of many activities that both contribute to climate change and are likely to be impacted upon by climate change. This presentation examines their responsibilities at law to deal with climate change considerations when exercising their functions and powers.

2.00pm The Climate Focused Economy

Dr Peter Ellyard
Futurist and Strategist

Dr Ellyard is a graduate of Sydney University (BScAgr) & Cornell University (MS, PhD). He is currently chairman of the Preferred Futures Institute & the Preferred Futures Group, which he founded in 1991. He also chairs the Sustainable Prosperity Foundation and two start up environmental companies. He was the last CEO of the Environment Department in South Australia and Head of Ministry for Technology and former Director General of Development & Planning in South Australia. Dr Ellyard will discuss his perspectives on what the carbon constrained, climate focused economy will look like in the future.

2.30pm Facilitated Panel Session

Dr Ellyard will facilitate a panel discussion involving Mr Nick Rowley, Cr Paul Bell AM, Mr Tony Coleman, Professor Tony McMichael, Associate Professor Darryl Low Choy and Professor Jan McDonald on:

"What's the real State of the Australian Environment in 2008 and can we realistically protect the environment and have socially & economically prosperous communities?"

3.10pm Sponsor Presentation

3.15pm Afternoon Tea



DAY TWO - 10 July 2008 (continued)

STREAM ONE – Climate Change		Facilitator – LGSA NSW	STREAM TWO – Waste Management		Facilitator – WALGA
3.45pm	Predictive Climate Change Modelling <i>Dr Andrew Ash, CSIRO</i> During the past year, CSIRO have made fundamental observations of the state of the atmosphere and of the oceans. The CSIRO Mark 3 model is world-class and provides the basis for 'downscaling' climate scenarios for input to regional impact assessments. Our increasing knowledge of the carbon cycle is contributing to improvements in our capacity to predict the impacts in Australia of climate change.		Waste Management in Rural Communities <i>Mr Paul Barnes, Natural Resources Manager LGANT</i> LGANT has begun a project which aims to improve waste management in communities of less than 1000 people. The project will produce a 'best practice' guide which will cover service delivery, landfill management and recycling services. The project will also produce a waste audit 'tool kit'.		
4.15 pm	Carbon Accounting <i>Mr Tim Powe, Business Analyst LGIS</i> The Local Government Guide to Carbon Accounting and Trading The introduction of a National Greenhouse and Energy Reporting Act 2007 and the Australian Emissions Trading Scheme (AETS) in 2010 will have a profound effect on the continuity of almost every aspect of local government business. Councils should prepare in readiness to participate in the AETS, identify ways to minimise the financial impacts to councils and ratepayers and maximise the abatement opportunities.		Victoria Metropolitan Waste and Resource Recovery Strategic Plan <i>Mr Rob Millard, CEO, Metropolitan Waste Management Group</i> Key reforms to metropolitan waste management arrangements to help deliver Towards Zero Waste. These reforms established: A new Metropolitan Waste Management Group (MWMG) to replace four local government based regional waste management groups servicing the 30 local governments making up metropolitan Melbourne. A new planning framework, the Metropolitan Waste and Resource Recovery Strategic Plan for waste and resource recovery services and infrastructure for Melbourne.		
4.45 pm	Climate Change & Human Health Implications <i>Prof Tony McMichael, Australian National University</i> Today, human actions are inadvertently impairing the working of the world. We need to understand more about how human induced changes to climate and the global environment are affecting, and will affect, our lives. Professor McMichael will discuss the implication of climate change on human health and well-being in the context of the recently released report by Research Australia entitled "Healthy Planet, Places & People".		WARR on Waste in Western Australia <i>Ms Rebecca Brown, Executive Officer Municipal Waste Advisory Council</i> The Waste Avoidance and Resource Recovery (WARR) Act 2007 is the most recent addition to the government's weapons in the ongoing war on waste. Whether the Act will be a big enough stick to drive change in waste is yet to be seen, however, the provisions for Product Stewardship and Extended Producer Responsibility, a new Waste Authority and a State Waste Strategy offer incredible potential for a new approach to waste. This presentation will outline the opportunities and challenges the WARR Act presents for local government and the governance arrangements which have given local government such a strong voice in this important area.		
5.15 pm	Close				
7.00 pm	Dinner <i>Mash Bash – Rainforest Station</i>				

DAY THREE - Friday 11 July 2008

STREAM THREE – Climate Change		Facilitator – MAV	STREAM FOUR – Natural Resource Management		Facilitator – LGANT
9.00am	Solar Cities Alice Springs <i>Mr Brian Elmer, General Manager, Alice Solar City</i> The Solar Cities program is trialing energy options to manage energy into the future, reduce greenhouse gases. It is a partnership approach that involves all levels of Government, the private sector and the local community. Solar Cities consortia are working with industry, businesses and their local communities to rethink the way they produce and use energy.		Australian Government Caring for our Country program <i>Ms Alex Rankin, First Assistant Secretary NRM Programs Division Dept. of the Environment, Water, Heritage, and the Arts (invited)</i> The Australian government recently announced a new national NRM program Caring for our Country which is to succeed the current Natural Heritage Trust (NHT) program on 1 July 2008. The new program has a total funding package of \$2.25 Billion over 5 years. The presentation will outline the future NRM program Caring for our Country with particular focus on future opportunities for local government participation from an Australian Government perspective.		
9.30am	Carbon Trading <i>Cr Bruce Notley-Smith, Mayor, Randwick City Council</i> Randwick in partnership with Waverley and Botany Councils will outline their proposal to establish a trial greenhouse gas emissions trading scheme for Local Government in NSW.		Caring for our Country – Future Local Government Participation in NRM <i>Cr Bill Mitchell, President, Western Australia Local Government Association (WALGA)</i> This session outlines the future of NRM programs in the context of the recently announce Caring for our Country program. In particular the session examines the future roles, responsibilities, and opportunities for councils.		
10.00am	Water Restrictions – Effective Strategy for Community Participation <i>Commissioner David Green, Queensland Water Commission</i> Queensland Water Commission profiles the water demand management strategy which effectively engaged communities across 12 councils in South East Queensland.		Natural Resource Management - A Local Government Responsibility <i>Assoc. Prof. Darryl Low Choy, Griffith University</i> An overview on recent research findings revealing the level of Queensland local government participation in regional natural resource management under the Natural Heritage Trust 2 program. The research also reports on the level of local governments' current involvement in NRM and also establishes the success of this engagement to inform future initiatives and investments that might be considered under the Caring for our Country program.		
10.30am	Morning Tea				

DAY THREE CONTINUED OVERLEAF

DAY THREE - Friday 11 July 2008 (continued)

STREAM FIVE – Land Use Planning		Facilitator – LGAQ	STREAM SIX – Sustainability		Facilitator – LGA SA
11.00am	Innovative Land Use Planning and Environmental Management. <i>Ms Christine Matera</i> NRM & Environmental Management Coordinator Local Government Association of Tasmania This paper will present up to date information on an innovative Tasmanian project across Local Councils to improve land use planning, thereby contributing to the delivery of better planning outcomes for government, industry and the community while ensuring the integrity of the sustainable development objectives that underpin Tasmania's Resource Management and Planning System.		Incorporating Sustainability into Council Corporate Plans. <i>Ms Niki Carey</i> Assistant Strategy Manager (Environment), Local Government Shires Association NSW Many NSW councils are currently developing corporate sustainability strategies. The Associations are supporting this process through a recent series of intensive ESD workshops and by coordinating the Urban Sustainability Support Alliance (USSA) Project, a partnership of organisations that together help councils progress towards sustainability. This presentation will share the lessons learnt by the Associations and NSW councils on their journey towards sustainability.		
11.30am	Understanding the Requirement to Integrate NRM into Local Government Land Use Planning <i>Ms Sue Wallrod,</i> Manager, South West Biodiversity Project The South West of Western Australia is an internationally recognised biodiversity hotspot, and Local Government has a considerable role to play in understanding and managing the conflicting pressures in this diverse region. The presentation will outline the South West Biodiversity Project, designed to ensure that Local Governments both understand the ecological values of their region, and provide to tools with which to make informed decisions on how to integrate NRM into their decision making, through their land use planning responsibilities.		Voluntary Environment Resource Directory <i>Mr Lachlan Milne</i> Environment Resource Officer, Macedon Ranges Shire Council This session explores a method to ensure that when properties are listed for sale, part of the land valuation is accurately attributed to the quality of its natural resources and other assets. This tool for vendors to highlight the quality of natural assets that can be considered by potential purchasers is an important mechanism in creating a real economic value for natural resources in the housing sector.		
12.00noon	Land Use Planning – Meeting the Climate Change Challenge <i>Ms Dyan Currie</i> President, PIA (Qld) The Planning Institute of Australia (PIA) has been very active in progressing initiatives to ensure that land use planning responds effectively to the climate change challenge. This session provides an overview of a number of key projects and activities undertaken by PIA in this area.		City of Campbelltown – Meeting the Sustainability Challenge <i>Ms Kaarina Sara</i> Manager Environment and Sustainable, City of Campbelltown Campbelltown Council is involved in ICLEI's Triple Bottom Line capacity building program, with the aim of embedding environmental, social and financial sustainability into Council's management practices, processes and reporting. This has involved a close critique of our Strategic Plan with a sustainability lens by a cross-departmental team, and is now moving toward involving staff throughout the organisation. Outcomes to date include: <ul style="list-style-type: none"> establishing a definition for sustainability which is relevant to Campbelltown; reviewing and critiquing the Vision, Mission and Principles in Council's strategic plan from a sustainability perspective; reviewing KPIs from a sustainability perspective. Linked to this project is an 'Office of the East' project to streamline Council report templates across the 6 member councils. The template reports are incorporating sustainability-based factors, which already are included in some council report formats.		
12.30 pm	Sponsor Presentation				
12:35pm	Plenary - Closing Session				
1.00pm	Lunch and Close				

CONFERENCE DETAILS:

Venue:

Shangri La Hotel
The Marina
Cairns
9-10-11 July 2008

Accommodation: (GST Incl)

A block booking has been secured at the Shangri La Hotel, The Marina Cairns:

- Superior City/Garden View Room \$220.00 per night
- Superior Bay View Room \$230.00 per night
- Deluxe Marina View Room \$240.00 per night
- Executive Suite \$300.00 per night
- Horizon Club Room \$320.00 per night

Breakfast is available at \$25.00 per person. Please advise the Shangri La when booking your accommodation if you require breakfast.

Download accommodation booking form via www.lgaq.asn.au "National Environment Conference" under key events on the homepage.

Conference Registration:

(GST Incl) – register online at www.lgaq.asn.au "National Environment Conference" under key events on the homepage

Council Registration \$590.00 (GST Incl)

Observer Registration \$880.00 (GST Incl)

Includes: Presentations and workshop papers, conference jacket, delegate satchel containing conference program

Dinner Registration \$100.00 (GST Incl)

Includes: dinner t-shirt

Please refer to registration cancellation policies on www.lgaq.asn.au when making your registration

Enquiries:

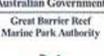
Conference:

Bron Browning, Event Coordinator LGAQ, Ph 07 3000 2220 Fax 07 3252 4473
email: bron_browning@lgaq.asn.au

Exhibitors:

Carolyn McSweeney, Trade and Liaison, LGAQ, Ph 0437 822 142 Fax 07 3252 4473
Email: carolyn_mcsweeney@lgaq.asn.au

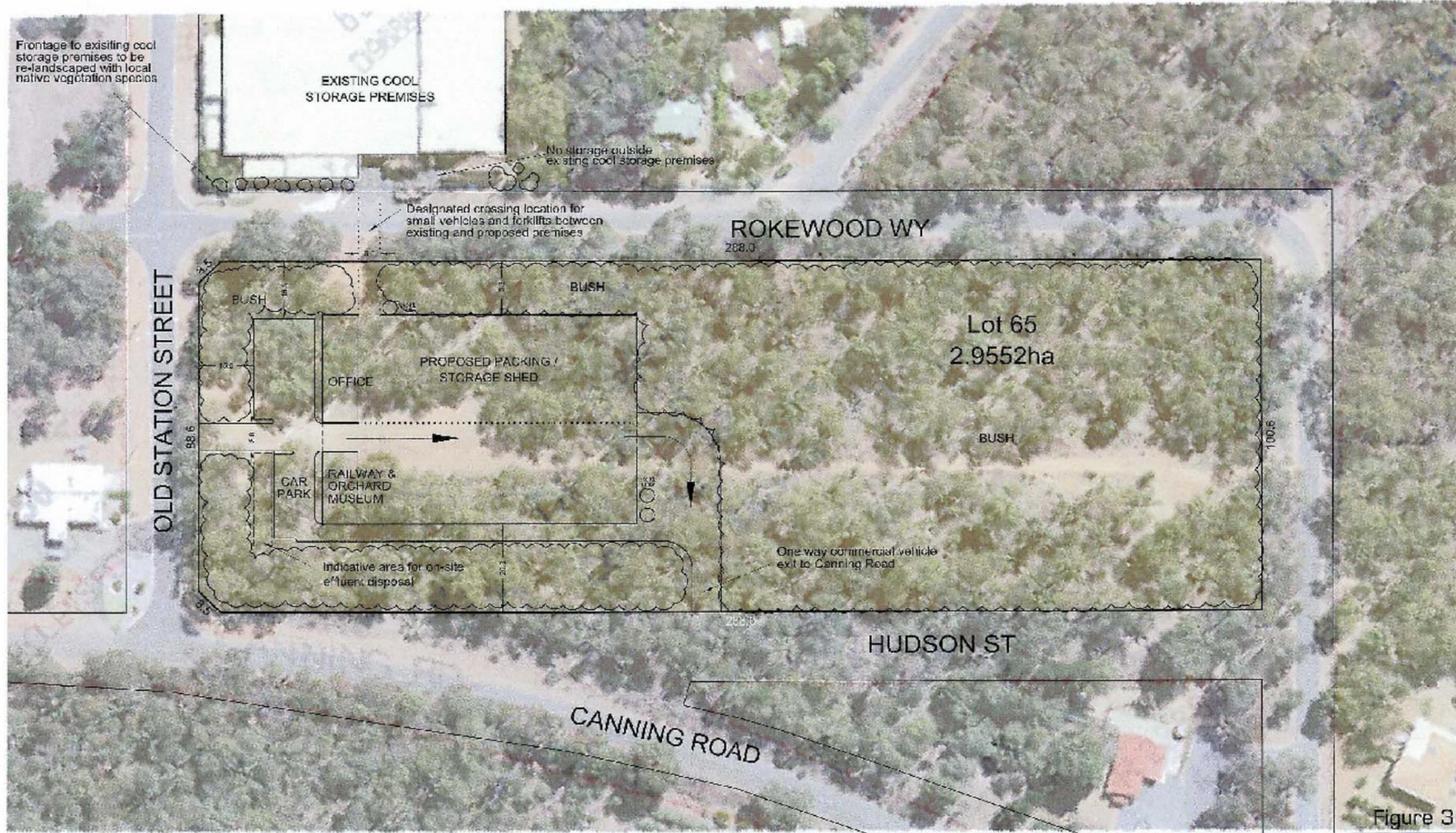
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Concept Development Plan
Lot 65 Hudson Street, Karragullen

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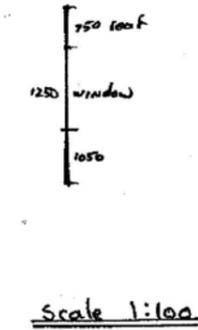
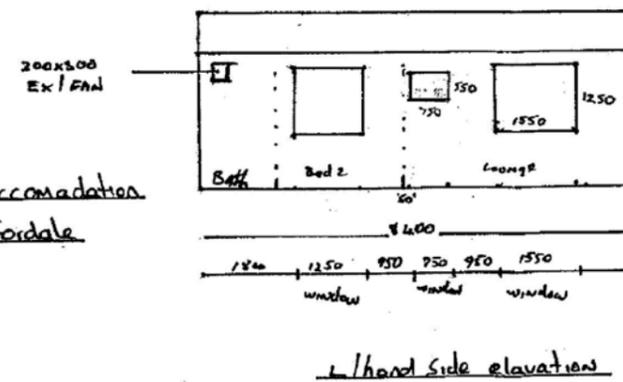
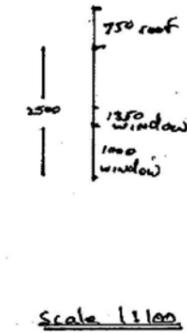
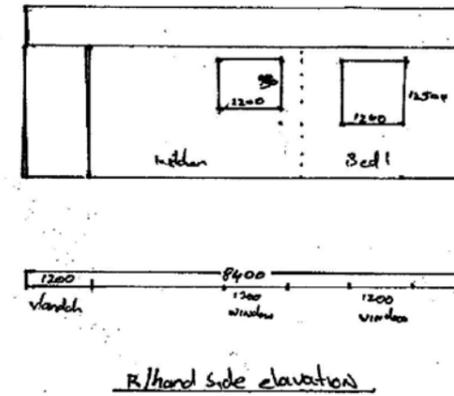
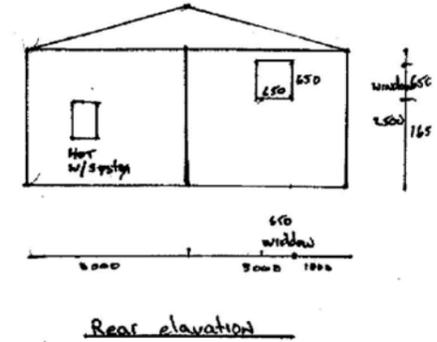
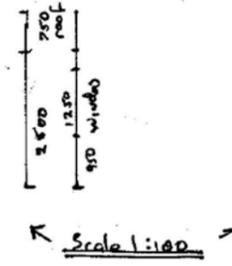
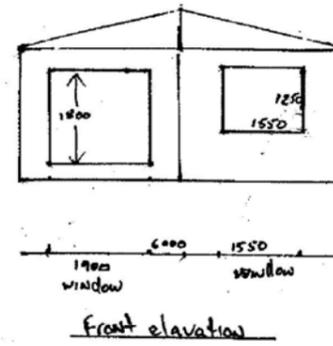
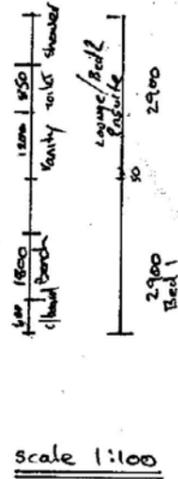
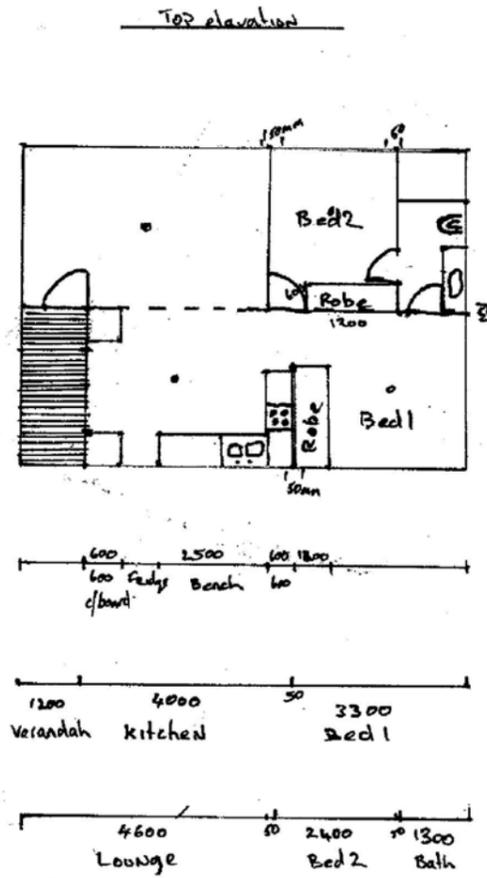


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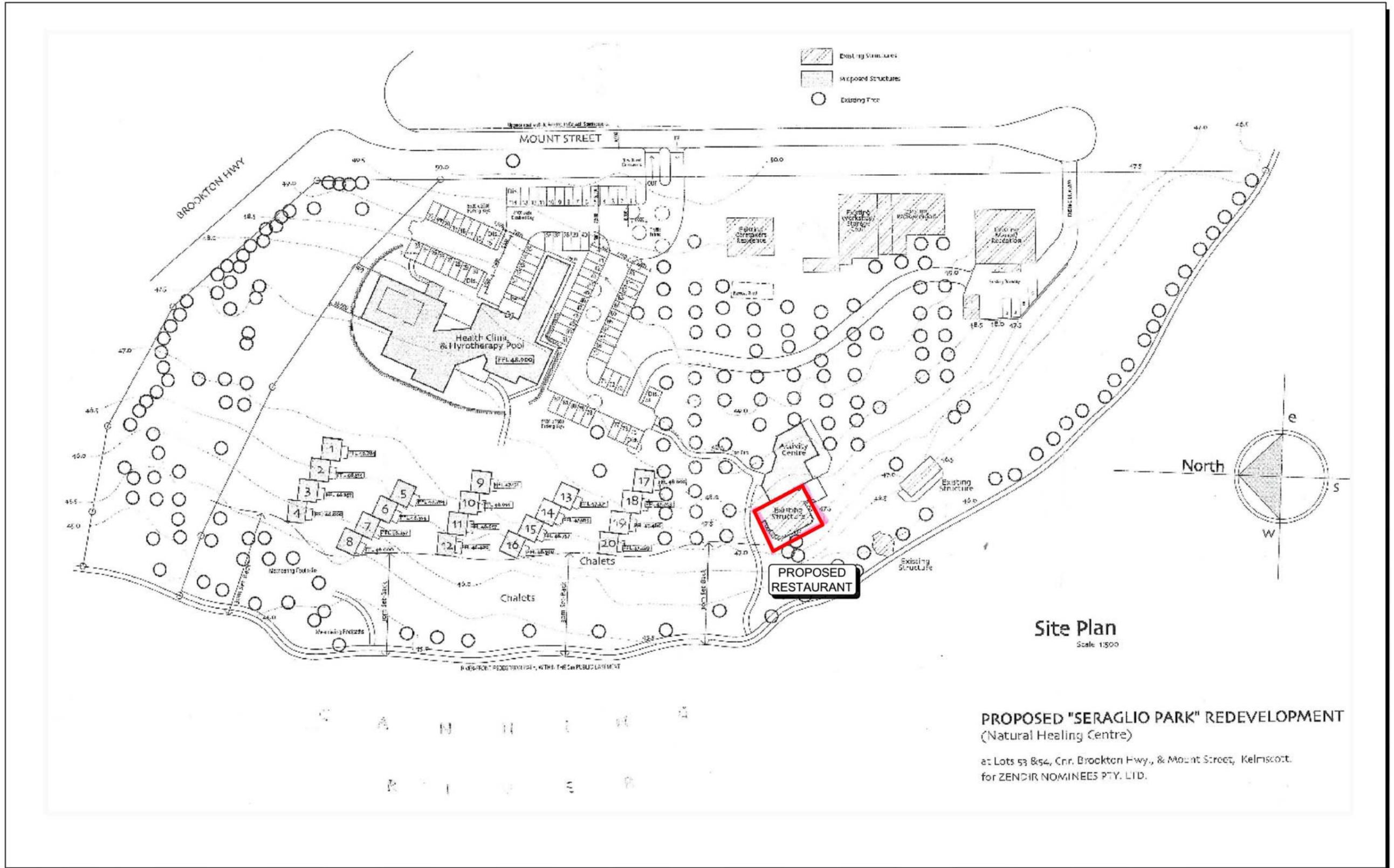


CONCEPT DEVELOPMENT PLAN
LOT 65 ROKWOOD WAY, KARRAGULLEN



Proposed Ancillary accommodation
6 Trewarn Place Bedfordale

ELEVATION AND FLOOR PLAN
ANCILLARY ACCOMMODATION
LOT 101 TREWARNS PLACE, BEDFORDALE



SITE PLAN
LOT 2 MOUNT STREET, KELMSCOTT