

CITY OF ARMADALE

MINUTES

OF DEVELOPMENT SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 17 NOVEMBER 2015 AT 7.00 PM.

PRESENT: Cr D M Shaw (Chair)
Cr C A Campbell JP
Cr M Geary
Cr M H Norman
Cr M Silver
Cr C M Wielinga

APOLOGIES: Cr H A Zelones (Leave of Absence)
Cr R Butterfield (Attendance at Conference)

OBSERVERS: Nil

IN ATTENDANCE: Mr P Sanders Executive Director Development Services
Mr G Windass A/Executive Manager Planning Services
Mr G Dine Health Services Manager
Ms S Hillel Building Services Manager
Mrs N Cranfield Executive Assistant EDDS

PUBLIC: Nil

“For details of Councillor Membership on this Committee, please refer to the City’s website – [www.armadale.wa.gov.au/your council/councillors](http://www.armadale.wa.gov.au/your_council/councillors).”

DISCLAIMER

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

DECLARATION OF MEMBERS' INTERESTS

Nil.

QUESTION TIME

Nil.

DEPUTATION

Nil.

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 6 October 2015 be confirmed.

Minutes of the Special Development Services Committee Meeting held on 19 October 2015 be confirmed.

Moved Cr C Wielinga

MOTION CARRIED (6/0)

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 19 / 2015

- **Outstanding Matters & Information Items**
Report on Outstanding Matters - Development Services Committee
Reviews before the State Administrative Tribunal (SAT)
- **Health**
Health Services Manager's Report - October 2015
- **Planning**
Planning Applications Report - October 2015
Town Planning Scheme No.4 - Amendment Action Table
Subdivision Applications - WAPC Approvals/Refusals - October 2015
Subdivision Applications - Report on Lots Registered for 2015/2016
PAW Closure Report - Significant Actions during October 2015
Compliance Officer's Report - October 2015
- **Building**
Building Services Manager's Report - October 2015
Building Health/Compliance Officer's Report - October 2015
Building Applications Monthly Statistics - October 2015

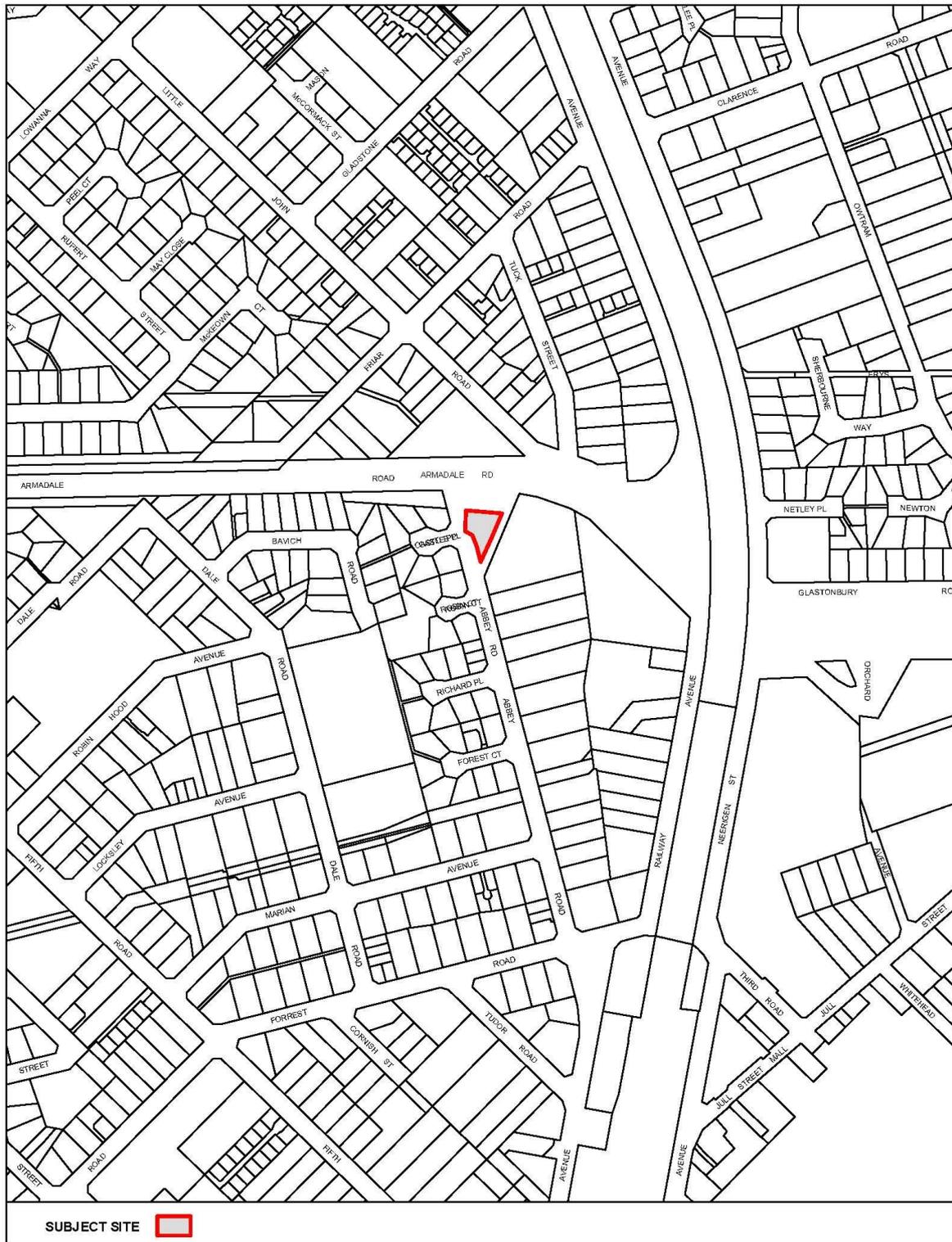
*Committee discussed the applications for review to the State Administrative Tribunal (SAT).
Committee noted the information and no further items were raised for discussion and/or further report purposes.*

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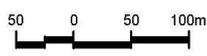
DEVELOPMENT SERVICES COMMITTEE

17 NOVEMBER 2015

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LOCATION PLAN
ABBAY ROAD - ROAD CLOSURE



SCALE 1 : 5000

DATE: 4 November 2015 - REVISION 1501
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1.1 - PROPOSED ROAD CLOSURE OF A PORTION OF ABBEY ROAD, ARMADALE

WARD : MINNAWARRA
FILE No. : M/785/15
DATE : 3 November 2015
REF : HB/SW
RESPONSIBLE MANAGER : EDDS
APPLN No. : Roads & Drainage/Closures
APPLICANT : City of Armadale
LANDOWNER : City of Armadale
SUBJECT LAND : Portion of Abbey Road road reserve abutting Lot 143 (39) Abbey Road, Armadale (see attached Location Plan)
ZONING
MRS / : Urban
TPS No.4 : Residential R40

In Brief:

- The City is proposing to close a portion of the Abbey Road road reserve, following realignment of that road.
- The subject portion of road reserve is unconstructed and no longer required for road purposes.
- Following closure the land would be amalgamated with the adjoining Pt Lot 143 (39) Abbey Road.
- Recommend that Council authorise: a request to the Minister for Lands for permanent closure of a portion of the Abbey Road road reserve, subject to a land swap with Department of Lands for dedication of the new Abbey Road alignment; and the creation of a new reserve over a portion of land for Public Utilities and Parking.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.

2.4.2 Maintain and improve where required the quality, amenity and accessibility of open spaces.

Legislation Implications

Land Administration Act 1997

Crown Land Administration & Practice Manual

Council Policy/Local Law Implications

Nil.



ROAD CLOSURE
Aerial Photograph
LOT 143 ABBEY ROAD, ARMADALE



SCALE 1 : 1500

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Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate. Photographs by Near-Map.



DATE 10 November 2015 - REVISION 15
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Budget/Financial Implications

The Department of Lands have previously agreed that the area to be acquired following closure can be obtained free of cost if it is demonstrated that the reservation for the new alignment is of equal or greater value. This condition can be satisfied as the new alignment is a much larger area of land.

Revenue generated from the sale of the road closure area will ultimately be used to pay down loans associated with the Abbey Road/Railway Avenue Project.

Consultation – Letters and Public Notices

- Western Power
- Water Corporation
- ATCO Gas
- Telstra
- Technical Services Directorate
- Public Consultation

BACKGROUND

The City purchased a number of freehold properties in 2009 to facilitate the realignment of Railway Avenue and Abbey Road and the construction of a four-way, signalised intersection on Armadale Road. Now those roadworks are complete, the surplus land on the southern side of Armadale Road is being rationalised in preparation for sale. This road closure proposal forms part of that rationalisation.

Correspondence from Department of Lands in August 2006 consented to a proposed land exchange on an equal-value basis, as described above. This agreement was on the premise that the City would comply with Section 58 of the Land Administration Act 1997 and be responsible for all associated costs.

Investigations have shown that infrastructure owned by Water Corporation, ATCO Gas and the City is located within the road closure area. The gas main runs parallel to the water main.

A subdivision application has recently been approved which is intended to create two development sites either side of Abbey Road. The proposed road closure abuts the development site which would be created on the western side of Abbey Road (*A copy of the proposed road closure plan is presented in the Attachments to this report*).

DETAILS OF PROPOSAL

The City proposes the closure of an unconstructed portion of the Abbey Road road reserve, which is hatched on the attached plan (*refer to Attachments to this report*). Following closure the City would acquire this land as a freehold lot through a land exchange and amalgamate it with the adjoining Pt Lot 143 (39) Abbey Road.

The portion of the Abbey Road road reserve which contains the ATCO Gas high pressure main and Water Corporation water main would not form a part of the new lot, due to the cost of relocating those services. It is proposed to locate those services within an 8.85m wide Public Utilities and Parking reserve, which would be subject to an easement in favour of ATCO Gas and Water Corporation, and be vested in the City with the power to lease. This arrangement would:

- Provide ATCO Gas and Water Corporation with access to their infrastructure;
- Protect the high pressure gas main and water main by preventing building construction over them or within close proximity;
- Provide some connectivity between the two sides of the development site that would be separated by the reserve. A future purchaser of the development site could propose using this land in-between for access, parking or landscaping as part of a development application, if the State Government grants approval to these arrangements.

The width of the proposed Public Utilities and Parking reserve was determined in consultation with ATCO Gas and the Water Corporation.

COMMENT

Technical Services Directorate has no objection to the proposed road closure or creation of the Public Utilities and Parking reserve. The City has some drainage infrastructure within the proposed road closure which would require relocation, at an approximate cost of \$40,000.00.

ATCO Gas provided a quote of \$42,800 to relocate the high pressure gas main to a new alignment. This option is not recommended for the reasons discussed under the Viability section of this report.

However, ATCO Gas has agreed to the creation of a Public Utilities and Parking reserve with the power to lease being granted to the City. They expressed an interest in providing feedback in any future Local Development Plan, as they can nominate suitable alignments and species for landscaping within the reserve. ATCO Gas also requested that the City arrange a survey for proving and potholing of services to confirm the required location and extent of the easement.

Water Corporation have advised they have no objection to the proposal and support the proposed Public Utilities Reserve and Parking reservation being granted to the portion of land which will provide protection of their services. This support has been reached following several months of negotiations.

Telstra have not provided confirmation that no services require relocating. However a Dial Before You Dig search conducted in October 2015 did not identify any Telstra infrastructure within the road reserve.

Western Power has no comments on the proposal.

Public Advertising

The original proposal, which was for a larger road closure area, was advertised to the surrounding landowners and Government service agencies for comment including in the 'Comment News' and 'Examiner' newspapers. The advertising period was from 22nd June 2015 to 28th July 2015.

Results of Advertising

Advertising Results

No. of landowners/occupiers notified	:	1
No. of government agencies notified	:	5
No. of private submissions objecting to closure	:	0
No. of private submissions supporting/not objecting to closure	:	0
No. of government agencies not objecting to closure	:	3
No. of government agencies objecting to closure	:	0

No written responses were received from the public during the advertising period.

It was determined that the amended proposal, in which some of the road closure becomes Public Utilities Reserve and Parking reservation, would have no potential impact upon the public and will retain a portion of the land as a Reserve. It therefore was not readvertised.

ANALYSIS

Methodology

This proposal has been carried out in accordance with Section 58 of the Land Administration Act 1997 (LAA) as outlined by the Department of Lands.

Viability

The Water Corporation raised no objection to the original road closure proposal, but stated that the water main should be relocated to a road reserve if the land was to become a development site. Because the land was intended to be a development site, the City sought a quote for design, supervision, and certification of the relocation, and an estimate of the actual construction costs. The total estimated cost of the water main relocation was \$302,221.

A quote of \$42,800 had also been received from ATCO Gas to relocate the high pressure gas main to a suitable new alignment, putting the total cost of relocating the two adjacent services at around \$345,000.

Based on an appraisal from the City's panel Real Estate Agent the value of the land "affected" by these two services is approximately \$232,000.00. It is therefore apparent that the cost of relocating the services could not be recouped through land sales and the water and gas mains would have to remain in their current locations.

An amended proposal for the road closure, incorporating the Public Utilities and Parking reservation over part of the land, was therefore referred to the service agencies for comment. The outcome of those referrals is discussed in the Comment section of this report.

Land Swap

Acquisition of the portion of closed road reserve is subject to Department of Lands agreeing to a land swap of equal or greater value. Although no valuations have been carried out to date, it is reasonable to assume that the 3749m² of land which is being dedicated for the new Abbey Road reservation will be of greater value than the 1324m² of road reserve which is being received in exchange.

OPTIONS

1. Council could resolve not to proceed with closure of the road reserve.
2. Council could resolve to revert back to the original road closure proposal by closing the road reserve and relocating the water and gas services at substantial costs to the City.
3. Council could resolve to close a portion of the road reserve and amalgamate it with the City's Lot 143 Abbey Road, with the water and gas mains being contained within a Public Utilities and Parking Reserve managed by the City with an easement for services and power to lease the land, to an adjacent landowner (lot purchaser).

CONCLUSION

It is recommended that Council should support the road reserve closure in accordance with Option 3 on the grounds that a land swap of equal or greater value for a portion of the new Abbey Road alignment is agreed upon between the City and Department of Lands.

ATTACHMENTS

1. Proposed Closure of Portion of Road Reserve - Abbey Road, Armadale
2. Road Closure and Public Utilities / Parking Proposal - Abbey Road

D59/11/15 RECOMMEND

That Council:

1. **Authorise a request being made to the Minister for Land pursuant to Section 58 of the Land Administration Act 1997 for the permanent closure of a portion of Abbey Road road reserve, as identified by hatching on the Road Closure Plan in the Attachments to this report.**
2. **Authorise a request being made to the Minister for Land to change the purpose of, and amend the boundaries of, a portion of the Abbey Road road reserve so that it becomes a Public Utilities and Parking Reserve that is managed by the City with power to lease and having easements over it in favour of Water Corporation and ATCO Gas.**
3. **Authorise the CEO to enter into and execute an agreement with the Department of Lands for the City to acquire the road closure land, in exchange for dedicating the new alignment of Abbey Road.**

**Moved Cr D M Shaw
MOTION CARRIED (6/0)**

2.1 - PROPOSED EXTENSION OF THE KELMSCOTT REDEVELOPMENT AREA

WARD : HERON & RIVER
FILE No. : M/945/15
DATE : 9 November 2015
REF : SW
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The Metropolitan Redevelopment Authority seeks Council's in-principle support for the proposal to extend the boundaries of the Kelmscott Redevelopment Area.
- Recommend that Council provide in-principle support for the proposal to extend the boundaries of the Kelmscott Redevelopment Area, subject to a further report being provided to Council on the proposed boundaries for its consideration.

Tabled Items

Nil.

Officer Interest Declaration

Nil

Strategic Implications

2.2 A revitalized City of Armadale.

2.2.1 Work with the Metropolitan Redevelopment Authority on the planning and design of key areas.

Legislation Implications

Metropolitan Redevelopment Authority Act 2011

Planning and Development Act 2005

Town Planning Scheme No. 4

Council Policy/Local Law Implications

Draft Local Planning Policy

Budget/Financial Implications

Nil.

Consultation

- Metropolitan Redevelopment Authority (MRA)

BACKGROUND

In January 2005, the western part of the Kelmscott Town Centre comprising 13.7 hectares was added to the area under planning control of the Armadale Redevelopment Authority (ARA). This followed the 2002 Kelmscott Enquiry by Design Workshop by the City of Armadale and the Department for Planning and Infrastructure (DPI), in conjunction with the local community and key stakeholders.

In May 2006, the ARA as the planning authority for the Kelmscott Town Centre Redevelopment Area prepared a concept plan and supporting Redevelopment Scheme provisions in order to expedite the redevelopment of this area. As part of this process a mutual Memorandum of Understanding (MOU) was signed by the key stakeholders, i.e. the ARA, the Public Transport Authority WA (PTA) and the Commissioner of the Main Roads (MRWA) for the implementation of key elements for the Kelmscott Town Centre West concept plan. These key elements comprised the preparation of a town centre plan including major projects and other works.

DETAILS OF PROPOSAL

The MRA has been undertaking further investigation, including traffic, macro-economic and engineering studies, in order to prepare concept plans and a Master Plan for the redevelopment of the Kelmscott Town Centre. That work has led the MRA to the conclusion that the current boundaries of the redevelopment area are a constraint to achieving the desired form of Transit Orientated Development (TOD). The MRA has therefore written to seek Council's comment on the proposal to extend the boundaries of the Kelmscott Redevelopment Area, with a view to achieving the following outcomes:

- *“**Connectivity** – embracing TOD principles, and improving traffic and pedestrian links through the area.*
- ***Urban Efficiency** – enabling increased densities will reduce reliance on car ownership and increase walkability within 400m of the train station.*
- ***Economic Wellbeing** – improving the township's function and amenity by encouraging a mix of new retail, commercial and civic land uses and public spaces.*
- ***Sense of Place** – enhancing Kelmscott's appearance as part of the south-western gateway to Perth.”*

If Council agrees to support a boundary amendment in-principle, the MRA proposes that it work with the City to prepare a new Preliminary Master Plan (including MRA boundary options), Business Case and Land Assembly Strategy for Kelmscott. It is anticipated that the boundary options would reflect a number of different scenarios based on TOD outcomes.

COMMENT

The City's Strategic Planning for Kelmscott is based upon TOD principles. For example, it proposes to increase the residential density of land within close proximity of the Town Centre and the Kelmscott Train Station, via the Local Planning Strategy and subsequent amendments to the Town Planning Scheme. For example, the first Housing action in the draft Local Planning Strategy is to:

Increase density potential around the main centres (particularly the Strategic Metropolitan Centre) to R60 and R80 or higher subject to design requirements.

The ultimate success of that planning, however, depends upon the amount of activity and connectivity which can be achieved within both the Town Centre and surrounding areas.

The current boundary configuration which places a significant portion of the Town Centre and surrounding land outside of the Redevelopment Area is not optimal as the MRA lacks the scope to fully implement the desired outcomes, particularly a TOD.

ANALYSIS

The proposal to extend the MRA boundaries represents an opportunity to better plan and implement linkages within the Townsite and between the Town Centre and the surrounding area. The MRA's ability to attract investment and State Government funding would provide additional scope for improving the mix, intensity and interface of landuses on the edge of the Town Centre and surrounding area. As outlined above, the City would be involved in the preparation of the new Preliminary Master Plan, including the MRA boundary options.

The preparation of a new Preliminary Master Plan with a wider scope would also provide renewed impetus for the identification, funding and implementation of necessary projects.

OPTIONS

1. Council could advise the MRA of its in-principle support for the proposal to extend the boundaries of the Kelmscott Redevelopment Area.
2. Council could advise the MRA that it does not support the proposal to extend the boundaries of the Kelmscott Redevelopment Area and provide reasons/advice.

CONCLUSION

The proposal to amend the boundaries of the redevelopment area is consistent with the City's objectives for the Kelmscott CBD and will offer greater scope and momentum for improvements to occur. In principle support should be provided, subject to further details of the proposed boundaries being considered by Council.

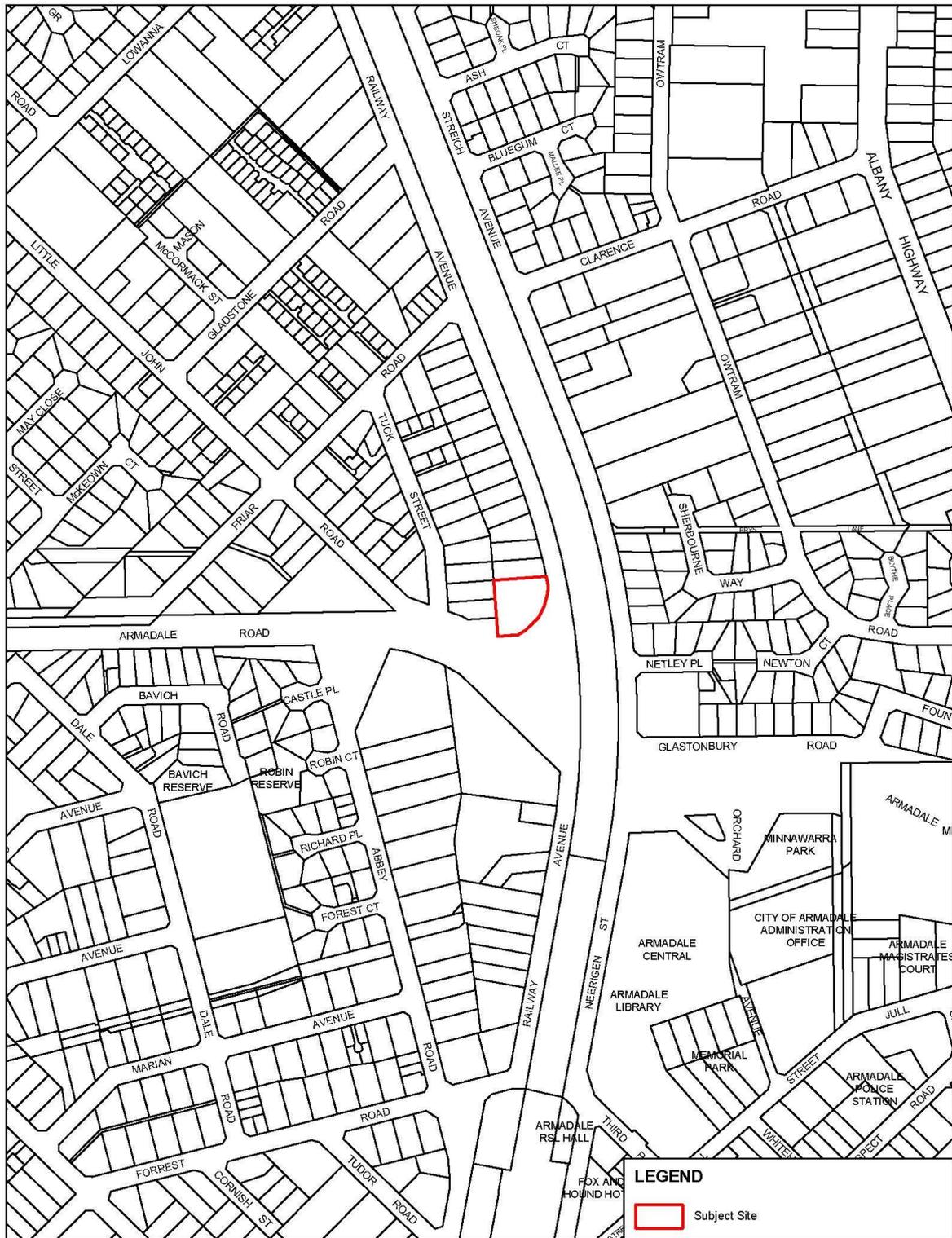
ATTACHMENTS

1. Excerpt from Town Planning Scheme No.4 showing MRA area

D60/11/15 RECOMMEND

That Council advise the MRA that it supports in-principle the proposal to extend the boundaries of the Kelmscott Redevelopment Area to promote Transit Orientated Development principles, subject to a further report being provided to Council on the proposed boundaries for its consideration.

**Moved Cr D M Shaw
MOTION CARRIED (6/0)**



**LOT 100 LITTLE JOHN ROAD
ARMADALE**
Location Plan



SCALE 1 : 5000

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Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landsat, Photosat by GeoMap.



DATE: 3 July 2015 - REVISION 1501

**

2.2 - FINALISATION OF BUSINESS PLAN AND SALE OF LOT 100 (1) LITTLE JOHN ROAD, ARMADALE

WARD : MINNAWARRA
FILE No. : M/967/15
DATE : 9 November 2015
REF : SW
RESPONSIBLE : EDDS
MANAGER

In Brief:

- Council at its meeting on 24 August 2015 (D46/8/15) resolved to advertise a Business Plan which proposed the sale of Lot 100 (1) Little John Road, Armadale.
- The Business Plan was advertised for a period of 42 days (6 weeks), between 5 September 2015 and 17 October 2015. No submissions were received.
- Recommend that Council adopt the Business Plan and Local Development Plan, and dispose of Lot 100 (1) Little John Road, Armadale.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

4.2.1 Develop, implement and report on Council's strategic and business plans.

Legislation Implications

Planning and Development Act, 2005

Former Town Planning and Development Act, 1928

Local Government Act, 1995 – Section 3.59 Commercial Enterprises by Local Governments

Local Government (Functions and General) Regulations, 1996

Council Policy/Local Law Implications

N/A

Budget/Financial Implications

Revenue generated from the sale of Lot 100 will be used to pay down loans associated with the Abbey Road/Railway Avenue Project. The options for disposal are dealt with later in this report.

Consultation

- Relevant City Directorates
- Community – Business Plan advertised for a period of 42 days
- Manex



**LOT 100 LITTLE JOHN ROAD
ARMADALE**
Aerial Photograph



SCALE 1 : 2500

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Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate. Photographs by NearMap.



DATE 3 July 2015 - REVISION 1501

BACKGROUND

Project History

The City purchased a number of freehold properties in 2009 to facilitate the realignment of Railway Avenue and Abbey Road and the construction of a four-way, signalised intersection on Armadale Road. This project, known as the Abbey Road/Railway Avenue Link, formed part of the redevelopment of the Armadale Central Business District and improved the performance and safety of the road network.

Three lots were acquired on the northern side of the new intersection, being Lot 70 (3) Little John Road, Lot 71 (1) Little John Road and Lot 1612 (318) Railway Avenue, Armadale. After the road works were completed, the three lots were the subject of a subdivision application which dedicated some land for the realignment of Railway Avenue and amalgamated the balance into Lot 100. At the time of their purchase, the three lots were zoned Residential R15/40. Amendment No.71 to the City's Town Planning Scheme No.4 (TPS4), which was gazetted on 19 September 2014, recoded the site to Residential R15/R60 and removed the zoning/coding from those portions that has been dedicated as road reserve.

Council has also resolved that a Local Development Plan (LDP) should be prepared and approved to guide development on Lot 100 (1) Little John Road, Armadale, prior to the development and/or sale of the land. The intention of that resolution was to ensure that any development of Lot 100 following its sale would achieve Council's vision of a landmark residential building on the site. In addition, it was determined on the advice of Technical Services that the LDP should prevent vehicular access and refuse collection from Railway Avenue, as that would be unsafe.

Property Description

Lot 100 is situated adjacent to the intersection of Armadale Road and Railway Avenue, however vehicular access is from the cul-de-sac at the end of Little John Road. It comprises a flat, vacant residential site with an area of approximately 2910m².

The subject lot is zoned "Residential R15/60". Under Clause 5.2.4 (b) of TPS4 an application can be made for residential development at the higher density code, if it can be demonstrated that the proposal satisfies certain conditions regarding the City's Local Planning Policy 3.1 – Residential Density Development.

Previous Business Plan

Council considered a Business Plan for the Abbey Road/Railway Avenue Link at its meeting on 10 August 2009. Given the additional land included in Lot 100 and changes in site details it is considered appropriate for Council to consider the implementation of a separate Business Plan for the disposal of Lot 100.

Local Development Plan

The Planning and Development (Local Planning Schemes) Regulations 2015 took effect on 19 October 2015 and have amended the provisions of Town Planning Scheme No. 4 (TPS4) which deal with Local Development Plans. The background information relevant to the draft LDP is as follows:

- The provisions of TPS4 allow the City to prepare a LDP where it is considered necessary for the purposes of orderly and proper planning;
- A draft LDP must be advertised for public comment except where the City is satisfied that it is not likely to adversely affect the owner or any adjoining landowners;
- The LDP can be approved “as is”, require modification prior to determination or refused; and
- A LDP, once approved, is valid for a period of 10 years, or another period as determined by the City.

DETAILS OF PROPOSAL

Business Plan

The proposal is to dispose of Lot 100 Little John Road as a residential lot.

Local Development Plan

The LDP is designed to achieve a landmark residential building providing significant levels of surveillance and interaction to Railway Avenue. Once adopted the future development of the site would be guided by the LDP. The main features are:

- Clearly stated preference for multiple dwellings;
- A minimum requirement of two-storey development abutting Railway Avenue, with provision for up to 3 storeys;
- Building height flexibility in the remaining area, up to a maximum of two storeys;
- Where 3 storey development is proposed abutting Railway Avenue, a central feature element is required to be provided;
- Dwellings abutting Railway Avenue should address that street (major opening on all levels, entrance for ground floor dwellings and balcony for upper floor dwellings);
- Requirement for permeable front fencing abutting Railway Avenue, to be constructed in masonry (with permeable infill); and
- Vehicular access to Railway Avenue is prevented.

COMMENT

Business Plan

The Business Plan includes an overall assessment required to be made by local governments when undertaking a major land transaction. As per Section 3.59(4) of the *Local Government Act, 1995* the Business Plan was advertised for a period of 42 days, ending 17th October 2015.

The legislative requirements relating to the advertising require notice to be given in a State wide newspaper. The City advertised the Business Plan as follows:

- The West Australian state wide newspaper on 5th September 2015;
- The Comment News local newspaper on 8th September 2015;
- At the Kelmscott, Seville Grove and Armadale Libraries and at the City in the front counter; and
- On the City's website in the 'Out for Comment' section.

No submissions were received during the advertisement period.

The size and value of this property allows for disposal via public tender or private treaty. Council can either negotiate a sale price directly with a prospective purchaser or through an agent. Section 3.58(3) of the *Local Government Act, 1995* allows Local Governments to sell by private treaty after the details of the property and intention of disposal have been advertised for a period not less than two (2) weeks. Council is then required to consider all submissions and record its decision in the minutes of the meeting.

Local Development Plan

The City considered three different options for the LDP, ranging from a "no LDP" option through to an intensive "landmark building" option. It was noted that the application of each option would have some impact upon the potential purchase price, and it could generally be expected that as design requirements increase, the purchase price may decrease. The option being presented to Council provides for all of the desired design requirements to be met. Although it contains more provisions than the other options considered, that is offset to some extent by the potential for 3 storey development and the likelihood that a developer may have included some of the additional items in any case.

The proposed LDP provides for an optimal design outcome however, in order to do that, it incorporates additional requirements which are outlined above. Provision for a third storey abutting Railway Avenue is desirable because it would increase the presence of the building in a prominent location opposite the town centre, where the additional bulk would have minimal impact on neighbours. A condition of the third storey is to create a feature element in a central location, which would improve the appearance of the building and add legibility to the facade.

The City is of the opinion that the draft LDP does not require advertising for public comment for the following reasons:

- The City is the landowner preparing the LDP; and
- There is nothing contained within the LDP which gives the landowner an "as of right" benefit that exceeds the development rights already contained within the R-Codes, in terms of their potential amenity impacts upon neighbours. For example, the LDP permits up to 3 storeys abutting Railway Avenue, which is consistent with the permissible wall height of 9m for Multiple Dwellings on an R60 coded site.

ANALYSIS

Business Plan Disposal/Sale

Since the land required for the realignment of Railway Avenue has been excised and dedicated, Lot 100 is now surplus to the City's requirements for the Abbey Road/Railway Avenue Link project.

The property's highest and best use, now that it has been cleared and recoded R15/R60, is for residential redevelopment. Given the site's close proximity to the Armadale Central Business District this is a desirable outcome. Selling the property would create an opportunity for redevelopment within the private sector, and also generate revenue which can be used to recoup some of the costs accrued by the Abbey Road/Railway Avenue Link project.

Local Development Plan

The proposed LDP provides for all of Council's design requirements to be met, in order to achieve Council's vision of a landmark residential building on the site. Although it contains more provisions than the other possible scenarios, that is offset to some extent by the potential for 3 storey development and the likelihood that the developer may have included some of the additional items in any case. In the absence of an LDP the City would be relying upon either inclusion of the desired elements within the initial submission, or negotiation of them into the proposal as part the assessment process, which may not happen.

OPTIONS

Business Plan

1. Council could resolve to proceed with the sale of Lot 100 Little John Road, Armadale.
2. Council could retain Lot 100 Little John Road, Armadale.

Local Development Plan

3. Council could resolve to endorse the LDP with or without advertising.
4. Council could dispose of Lot 100 Little John Road, Armadale without applying an LDP to control future development.

CONCLUSION

The land is surplus to requirements, following completion of the Abbey Road/Railway Avenue Link road works.

In the event that the Business Plan is endorsed, advertised and adopted proceeds from the sale will be used to recoup a portion of the costs associated with the Abbey Road/Railway Avenue Link. Given the above, Options 1 and 3 are recommended, with advertising of the LDP.

ATTACHMENTS

1. Land Transaction Business Plan
2. Local Development Plan - Lot 100 Little John Road

D61/11/15 RECOMMEND

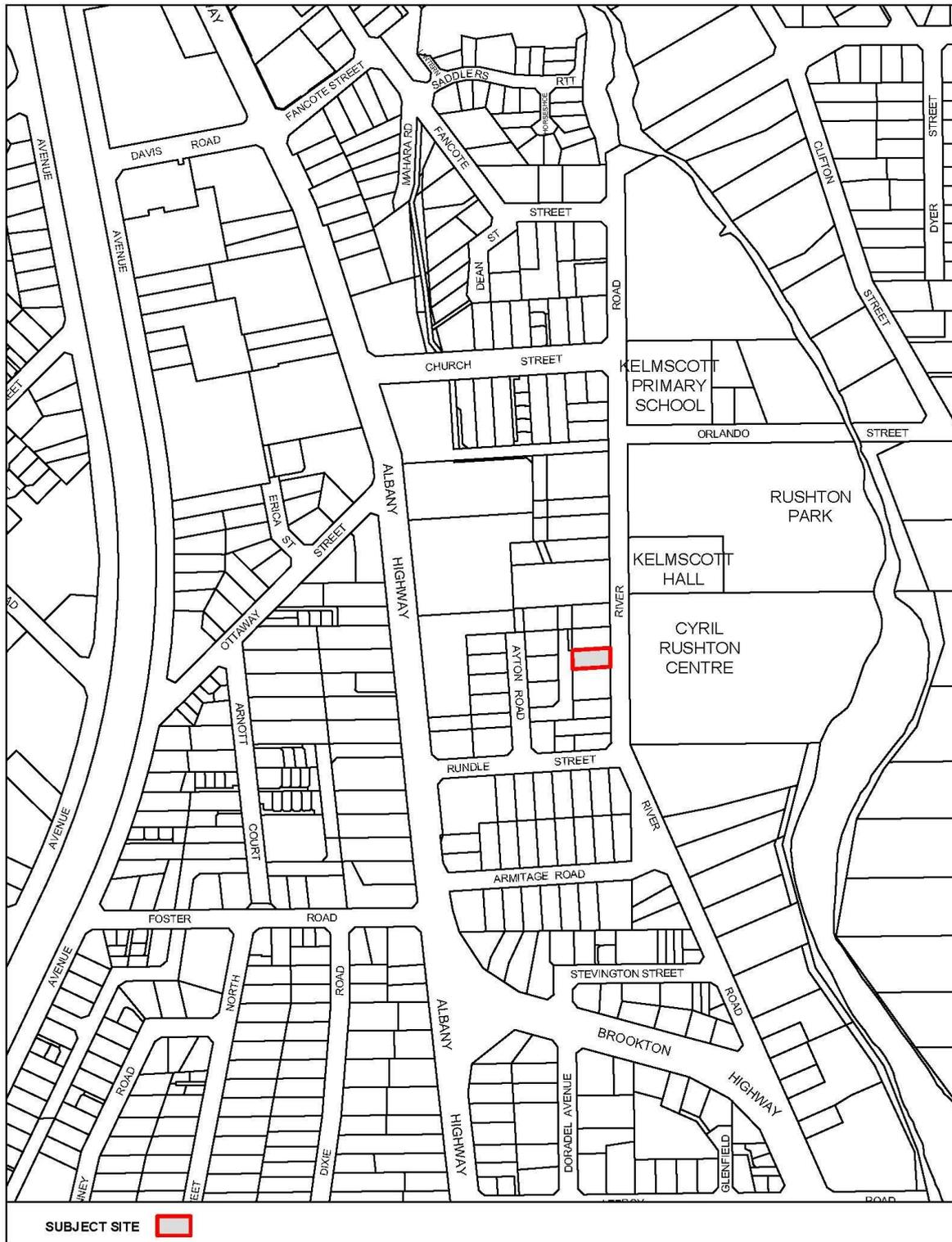
That Council:

1. **Note that no submissions had been received by the closing date for receipt of public submissions in response to the advertised Business Plan (refer to Attachment) for the sale of Lot 100 Little John Road, Armadale.**
2. **Pursuant to Section 3.59 (5) of the Local Government Act 1995, agrees to proceed with the sale of Lot 100 Little John Road, Armadale, by way of private treaty or public tender utilizing the services of a member of the City's Real Estate Agent Panel, and noting that this course of action is consistent with the terms of the advertised Business Plan for the sale of the lot.**

(No.2 - ABSOLUTE MAJORITY RESOLUTION REQUIRED)

3. **Pursuant to Schedule 2 Part 6 52. (1) of the Planning and Development (Local Planning Schemes) Regulations 2015, adopt the Local Development Plan for Lot 100 Little John Road, Armadale shown in the Attachments.**

**Moved Cr M H Norman
MOTION CARRIED (6/0)**



LOCATION PLAN
LOT 2054 RIVER ROAD, KELMSCOTT



DATE: 3 November 2015 - REVISION 1501
p:\autocad\agenda_drawings\2015\11.november\lot_2054_river_road\lot_2054_river_rd.dwg

Based on information provided by and with the permission of the
Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate, Photographs by HeatMap.



3.1 - PROPOSED INITIATION OF AMENDMENT NO. 82 TO TPS NO.4 -REZONING OF LOT 2054 (65) RIVER ROAD KELMSCOTT

WARD : River
FILE No. : M/1012/15
DATE : 4 November 2015
REF : LH
RESPONSIBLE MANAGER : EDDS
APPLICANT : Kelmscott Agricultural Society
LANDOWNER : Kelmscott Agricultural Society
SUBJECT LAND : Lot 2054 (65) River Road Kelmscott 6111
ZONING
MRS / : Urban
TPS No.4 : Parks and Recreation Local

In Brief:

- Council received a request to prepare an amendment to rezone Lot 2054 (65) River Road Kelmscott from Parks and Recreation (Local) Reserve to Residential Zone.
- The proposal seeks to remove the current reservation and replace with a Residential zone to facilitate development of the site for residential purposes.
- Recommend Council prepare the amendment.

Tabled Items

Nil.

Officer Interest Declaration

Nil

Strategic Implications

- 2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
- 2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.

Legislation Implications

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Metropolitan Region Scheme
Town Planning Scheme No.4

Council Policy/Local Law Implications

Local Planning Strategy 2005

Budget/Financial Implications

Nil.



AERIAL PHOTOGRAPH
LOT 2054 RIVER ROAD, KELMSCOTT



SCALE 1 : 2500

DATE: 3 November 2015 - REVISION 1501
p:\autocad\agenda_drawings\2015\11.november\lot_2054_river\lot2054_river_rd.dwg

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Western Australian Land Information Authority trading as Landgate (2012).
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Consultation

- ♦ If initiated, the scheme amendment will undergo a process of advertising for public submissions in-accordance with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015.

BACKGROUND

The City has received a request from the Kelmscott Agricultural Society to initiate an amendment to rezone Lot 2054 (65) River Road Kelmscott from Parks and Recreation Reserve (Local) to Residential. The currently applicable R-Code is R25/40 and this would not change.

The applicant has advised the City that the site was subject to an historic agreement whereby two lots were exchanged between the City and the applicant, which should have resulted in the subject lot being zoned Residential. The relevant files have been reviewed which has established that the subject site has not undergone the necessary rezoning and therefore the request has been made for this to now be considered.

DETAILS OF PROPOSAL

The request has been made in order that the site can be developed for residential purposes with the possibility of three grouped dwellings being constructed if the amendment and other necessary approvals are obtained.

COMMENT

The subject site is 808m² in size, situated on the western side of River Road and is currently clear of structures and vegetation. River Road is a predominantly residential street, benefiting from a number of Municipal Heritage Listed properties, a child care centre and a small retail property. Directly opposite the subject site on the eastern side of River Road is Rushton Park which is zoned Parks and Recreation Local, providing significant public open space and recreation facilities extending to approximately seven hectares.

ANALYSIS

Local Planning Strategy (2005)

Clause 5.4.9 Open Space and Recreation states:

Strategy

Maintain and improve where required the quality, amenity and accessibility of regional and local open space.

Actions

- (i) *Continue to prepare and implement the City of Armadale Public Open Space Strategy and Recreation Strategic Plan 2001/2005;*
- (ii) *Ensure adequate and appropriate provision of local open space via the structure planning and subdivision assessment processes;*

- (iii) *Ensure that local open space provided by these processes is functional and preserves significant landscape features and, where practical, contributes to the City's 'Corridors of Green' philosophy;*
- (iv) *Rationalize open space requirements and use of cash-in-lieu contributions to improve facilities and quality of local open space.*

The Local Planning Strategy identifies the need to maintain open linkages and corridors and ensure opportunities are established for connections between remnant vegetation and bushland.

The subject site is located in a residential street with dwellings to the south, west and north. It is not considered that it contributes to the 'Corridors of Green' philosophy due to its small size and isolated nature, disconnected from other green linkages. More importantly, the land is not a Crown Reserve or owned by the City. The land is privately owned and it is unclear why it is reserved in TPS No.4.

Town Planning Scheme No.4

In considering development of land for residential purposes, the planning framework including the City's Town Planning Scheme considers the importance of access to open space and reserves for recreation. Such spaces provide benefit in a visual context to the street scene and provide outdoor areas for passive and active recreation.

The subject site is approximately 800m² which is not significant in terms of its functionality as parks and recreation space. Council Policy ADM 11 Vesting of Crown Reserves notes 4000m² as a critical threshold in terms of viability (maintenance, economies of scale etc). In terms of the residential properties within the area, the existing Rushton Park provides an attractive, multi-purpose active and passive open space and the rezoning of the subject site would not detrimentally impact upon this.

Public Open Space Strategy (2000)

The Public Open Space Strategy undertook a review of existing public open space to determine the amount available within identified precincts across the City and to assess whether the City should be advised to retain or dispose of the identified sites. The recommendation was based on the following criteria:

- Whether there was a surplus in the precinct;
- Whether there was another parcel available to replace it;
- What is the most appropriate use of the land and
- It's relationship to other public open space.

Rushton Park is identified within the strategy as District Open space with a recommendation for its retention.

The subject site although currently zoned Parks and Recreation is not actively used as such and presents a vacant block situated between two lots developed for residential purposes. It is small in size for use as an open space and is somewhat constrained by its location immediately adjacent to residential properties, both factors are considered to make it unsuitable for parks and recreation use.

In view of its location in such close proximity to an extensive area of public open space and that the land is privately owned, it is not considered that rezoning would have any significant impact on the supply of open space either in the immediate locality or the wider context.

River Road Heritage Area

Planning Policy 3.9 River Road Heritage Area provides guidance on development within the area in accordance with the provisions of Clause 7.2 of TPS4. The area has been identified as being of heritage significance and the character of the area is worthy of conservation. The subject site falls within the River Road Heritage Area and the property immediately to the south is on the Municipal Heritage Inventory.

In view of the fact that the site is currently vacant and not used for any purpose other than parking during the Kelmscott Agricultural Show, it is not considered to be contributing to the value of the heritage area to the extent that it could were it developed. There are maintenance issues associated with a vacant site and whilst the subject site is well maintained it is unused and could have a much more positive impact on the character of the area if it were developed appropriately.

OPTIONS

1. Council may initiate the Scheme Amendment as proposed.
2. Council may decline the initiation of the Scheme Amendment if it considers the proposed rezoning to be contrary to the orderly and proper planning of the area or for any other reason.

CONCLUSION

The amendment proposes to rezone Lot 2054 (65) River Road from Parks and Recreation to Residential. The statutory planning framework provides criteria for assessment of the provision of open space and the importance of ensuring there is sufficient in specific localities and the City as a whole. Due to the location and size of the subject site the benefits it can offer in an open space context are considered to be very limited; it is further considered that it would be more beneficial to the locality if it could be developed and contribute to the character of the area.

If initiated and following the closure of the advertising period, the proposed amendment and any submissions received during the advertising period will be forwarded to Council for its consideration for final adoption.

Given the above, Option 1 is recommended.

ATTACHMENTS

1. Zoning Map - TPS No.4 - Amendment No.82

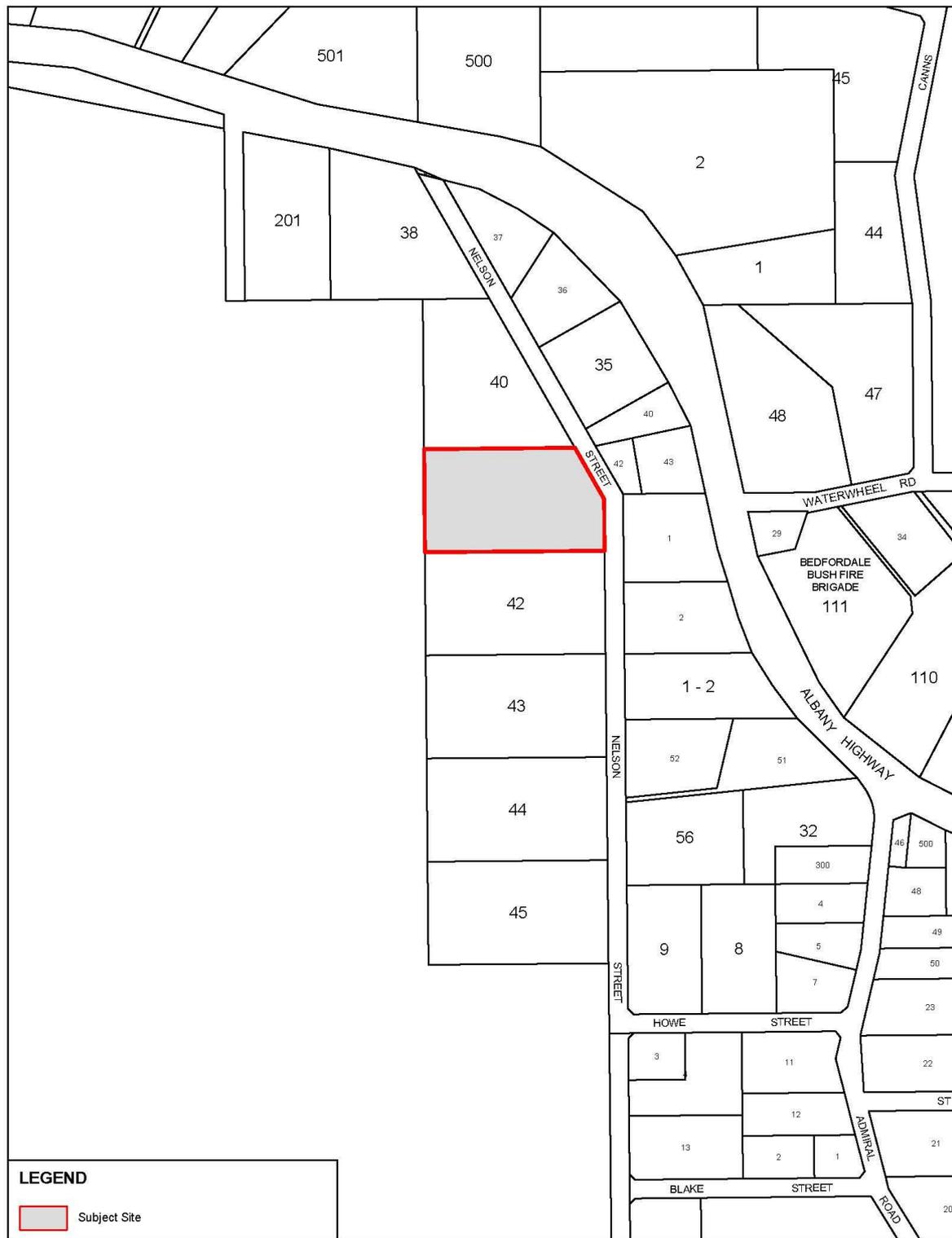
D62/11/15 RECOMMEND

That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005*, prepare Amendment No. 82 to Town Planning Scheme No.4 to rezone Lot 2054 (65) River Road Kelmscott from “Parks and Recreation (Local)” to “Residential” and amend the Scheme Maps accordingly. The amendment is a standard amendment in accordance with Part 5 Clause 34 – standard amendment subsections (a), (b), (c), (e), (f) and (g) of the Planning and Development (Local Planning Schemes) Regulations.
2. Refers the above Amendment to Town Planning Scheme No.4 to the Environmental Protection Authority (EPA) pursuant to section 81 of the Planning and Development Act 2005. Should the EPA advise that the amendment does not require assessment, advertise the amendment for a period of 42 days.
3. Authorise the Mayor and the Chief Executive Officer to execute the Amendment documents.
4. Forward a copy of the amendment to the Western Australian Planning Commission for information.

**Moved Cr C A Campbell
MOTION CARRIED (6/0)**

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**LOT 41 NELSON STREET,
BEDFORDALE**
Location Plan



SCALE 1 : 5000

Based on information provided by and with the permission of the
Western Australian Land Information Authority trading as Landgate (GIS).
Aerial photograph supplied by Landgate, Photographs by HeatMap.



4.1 - PETITION - LOT 41 NELSON STREET, BEDFORDALE - PROPOSED CHANGE OF USE TO COMMUNITY PURPOSE

WARD : NEERIGEN
FILE No. : M/987/15
DATE : 4 November 2015
REF : JF
RESPONSIBLE : EDDS
MANAGER

In Brief:

- Two petitions were tabled at Council on 12 October 2015 with a total of 156 signatories regarding the proposed Change of Use to Community Purpose at Lot 41, 61 Nelson Street, Bedfordale.
- Recommend that Council acknowledge receipt of the petitions and note actions taken by officers.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

- 1.1.2 Support and strengthen community groups, organisations and volunteer services.
- 4.3.1 Ensure there is effective two way communications with the local community.
- 4.5.1 Ensure compliance of relevant Council policies and procedures with legislative and organisational requirement.

Legislation Implications

Planning & Development Act 2005
Town Planning Scheme No.4

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Nil

Consultation

Nil



**LOT 41 NELSON STREET,
BEDFORDALE**
Aerial Photograph



SCALE 1 : 1500

Based on information provided by and with the permission of the
Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate. Photographs by NearMap.



BACKGROUND

At the Council meeting on the 12 October 2015, two petitions containing a total of 156 signatures were tabled.

The prayer of petition No. 1, including ninety seven (97) signatures, reads:

“We the undersigned respectfully request that the Council: Do not approve the proposed change of use planning application for Lot 41 (61) Nelson Street, Bedforddale. The residents of Bedforddale, the parents of children in attendance at Southern Hills Christian College and Bedforddale Child Care Centre refuse the City of Armadale's Development Services Committees temporary approval of three years for the facility to prove it is manageable as satisfactory to protecting our community interests. Page 16 of Development Services Committee Agenda (6 October 2015) quotes; "The City is satisfied with the additional information provided by the applicant in this regard, however, is also mindful of community's concerns. An option that has previously proved successful in this regard is that any approval should be a temporary approval to enable the proponent to demonstrate a successful model of operation. Should the project be unable to maintain operations in accordance with the approved management plan, the City can refuse an application for renewal of the approval. The recommended time frame for temporary approval is three (3) years in keeping with previous similar arrangements with the City." This is not protecting the Bedforddale community's interest or safety.”

The prayer of petition No.2, including fifty nine (59) signatures, reads:

“We the undersigned respectfully request that the Council: Re-review proposed change of use planning application for Lot 41 (61) Nelson Street, Bedforddale (Planning Application Number 10.2015.302.1) prior to final decision on this application (approval recommended at Development Services Committee meeting 06/10/2015) due to conflicting details within application and applicants response to resident's submissions and the lack of community support for the development. The applicants response to Key Issue #1 (Page 12 of Development Services Committee Agenda 06/10/2015) states that 'the proposed use is for residential living, it is not an institution or prison and therefore policing and security is no more of an issue than for any other dwelling in the street', however the actual proposed use for this development is noted as 'Community Purpose' (Page 17 of Development Services Committee Agenda 06/10/2015). The City of Armadale's Town Planning Scheme No.4 defines a 'Community Purpose' use as 'the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organization involved in activities for community benefit', this is a contradiction of the previous mentioned use of 'residential living' and has raised additional concerns within the electors of the true proposed use (please refer to the recent planning amendments to the similar development 'Shalom House' in the City of Swan). The electors still have great concerns about the safety of residents and children, including those that attend the Southern Hills Christian College and Bedforddale Childcare Centre, and are of the opinion the Development Services Committee have not taken their concerns, in their entirety, into account. We further request that the Development Services Committee undertake consultations with said residents, the Southern Hills Christian College and Bedforddale Childcare Centre to incorporate conditions to the planning application that will facilitate the concerns to a degree that both the City of Armadale and the above mentioned parties can settle on.”

COMMENT

At its October meeting, the Development Services Committee considered a development application for Change of Use to Community Purpose to accommodate a voluntary long-term residency house for adult males in a family based environment. The aim is to coach troubled men and equip them with skills necessary to live safely and independently in the community.

The Committee resolved to support the proposal with various conditions including preparation of a comprehensive management plan incorporating procedures for risk management amongst other things. The Council considered the matter further at its meeting on 12 October 2015. The Council resolved to support the proposal with some additional changes to the conditions. The maximum number of clients was reduced from six to four and the items to be included in the Management Plan were clarified. A regular audit of operations is also to be submitted to the City every six months.

An approval period of three years was supported by Council to enable the proponent sufficient time to demonstrate a successful model of operation. It should be noted that during the three year approval period, the applicant will be required to comply with all conditions of approval in order to operate the use. Penalty provisions enforceable under the City's *Town Planning Scheme No.4* and the *Planning and Development Act 2005* are considered sufficient to ensure compliance with the approval.

The City has since advised the applicant of Council's decision and provided the matters to be included in the Management Plan. The requirements for the management plan reflect matters raised during Council consideration and also matters submitted for consideration by members of the community during question time and the consultation period.

These matters are to be addressed to the satisfaction of the Council prior to operation of the use, and a further report to Council will consider the Management Plan in due course.

ATTACHMENTS

There are no attachments for this report.

D63/11/15 **RECOMMEND**

That Council:

- 1. Acknowledge receipt of the petitions and that a Management Plan is being prepared by the applicants for Council's consideration in accordance with the development approval.**
- 2. Advise the organisers of the petitions of the above action.**

Moved Cr M Geary
MOTION CARRIED (6/0)

4.2 - APPOINTMENT OF ELECTED MEMBERS TO OCCASIONAL ADVISORY GROUPS, REFERENCE / WORKING GROUPS AND EXTERNAL ORGANISATIONS

WARD : ALL
FILE No. : M/832/15
DATE : 4 November 2015
REF : SS/NC
RESPONSIBLE : EDDS
MANAGER

In Brief:

- Following the local government elections on the 17 October 2015 consideration is required to be given to the appointment of Elected Members to Occasional Advisory groups, reference / Working Groups and External / Local Organisation's for a 2 year term, ending October 2017.
- Recommend:
That Council make appointments of Elected Members of Occasional Advisory Groups, Reference / working Groups and External Organisations for the period October 2015 to October 2017.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

4. Good Governance and Management
High quality, professional governance and leadership together with effective administration of Council resources, are essential to the success of the City.

Legislation Implications

Sections 5.8, 5.9, 5.10 and 5.11 of the Local Government Act 1995.
Local Government (Administration) Regulations 1996.
Heritage of Western Australia Act 1990.
Town Planning Scheme No.4.
Municipal Heritage Inventory.
Planning and Development Act 2005.
Approval and Related Reforms (No.4) (Planning) Act 2010.
Planning and Development (Development Assessment Panels) Regulations 2011.

Council Policy/Local Law Implications

City of Armadale Standing Orders
City of Armadale Code of Conduct
PLN 3.8 – Heritage Management Incentives Policy.
PLN 3.9 – River Road Heritage Area.

Budget/Financial Implications

DAP - As per the Regulations, Schedule 2 - DAP members are entitled to a \$400.00 sitting fee and reimbursement of travel expenses. A \$400.00 fee for training is also applicable. Previously appointed local government DAP members that have received training are not required to attend further training.

Consultation

Nil.

BACKGROUND

At its meeting of 19 October 2015 Council resolved that the matter of Council representation on the following Committees and Groups be referred to the Development Services Committee. (C415/10/15)

COMMENT

In addition to the formation of Council established Committees, Council also nominates representatives to occasional advisory groups, reference/working groups and external/local organisations. Council may nominate representatives to such committees/organisations by a simple majority.

Unless otherwise determined by Council, the tenure of a Councillor's membership on a Committee or as a delegate continues until:

- the Councillor no longer holds the office by virtue of which the Councillor became a member;
- the Councillor resigns from membership of the Committee;
- the Committee is disbanded; or
- the next ordinary election day;

whichever happens first.

DETAILS OF PROPOSAL

Committee is requested to consider and recommend appointments from its membership to various committees and groups.

All appointments are for a (2) year period, i.e. 2015 – 2017.

The following gives a brief explanation of each to assist Committee with nominations. It should be noted that attendance or appointment of officers to any outside group will be at the discretion of the Chief Executive Officer.

It is preferable that delegates to these various groups are members of the Council Committee overseeing their operation. In this instance, that is the Development Services Committee.

OCCASIONAL ADVISORY GROUPS AND REFERENCE/WORKING GROUPS

Community Heritage Advisory Group

The Community Heritage Advisory Group (CHAG) currently provides advice in regard to the Municipal Heritage Inventory, documentation for the State Register of Heritage Places and making suggestions to Council on heritage conservation matters.

The CHAG is a group and operates without the formalities that are required of being a formal committee that requires declarations of interest etc.

Council/Representation Required	Prior Appointments	Meeting Details
1 Delegate 1 Deputy	Cr D Shaw Cr M Norman	Two monthly basis at 6.00pm Third Thursday of the relevant months.

Note: Historically Council representation has been elected members from this Committee.

EXTERNAL/LOCAL ORGANISATIONS

Perth Airports Municipalities Group Inc.

Member Councils comprise Armadale, Bassendean, Bayswater, Belmont, Cockburn, Gosnells, Kalamunda, Melville, Mundaring, South Perth and Swan and the group has a number of objectives but the top three are:

1. to provide a forum of meaningful discussions on issues which affect Metropolitan Airports and their environs;
2. investigate, report and formulate recommendation in respect of matters affecting or likely to affect the development of Metropolitan Airports; and
3. to monitor the use and environmental impact of Metropolitan Airports on neighbouring communities.

Council/Representation Required	Prior Appointments	Meeting Details
1 Member 1 Deputy	Cr H Zelones JP Cr G Best	Quarterly on the third Thursday of the Month.

Eastern Metropolitan Development Assessment Panel

Members: Crs Zelones & Shaw

Alternate Members: Crs Geary & Munn

In February 2015 Council nominated the above members and the Minister appointed all nominees for up to a two-year term, expiring on 26 April 2017. All appointed local members were placed on the local government member register. In view of the October 2015 elections, Councils have been asked to consider replacement of DAP members where there is a vacancy for an alternate Member.

In view of the election results, a nomination is now required for one Alternate Member and it would be appropriate for the nominee to be from the Development Services Committee.

Nominations were to be made by 31 October for Cabinet consideration. A time extension for approval of the alternate member has been granted. Consideration of this matter at this meeting is recommended.

Council could:

1. Nominate new permanent members and alternative members for the Eastern Metropolitan DAP.
2. Nominate one new alternative member for the Eastern Metropolitan DAP.
3. Decline to nominate permanent members and alternate members for the Eastern Metropolitan DAP.

Local government representation on DAPs is important to ensure the interests of the local community are considered as part of the DAP process and therefore Option 2 is recommended.

(For further information on DAPs refer D9/2/15 of 17 February 2015).

Explanatory Notes

The following procedural notes are provided to assist Committee in making recommendation on the above appointments.

1. *appointments to any of the above committees/groups would preferably (but not essentially) be restricted to members of the Development Services Committee;*
2. *nominations for appointment can be verbal or in writing - past practice, which has operated without problem, has been on a verbal basis,*
3. *in the event of no nominations being received, the matter be referred to full Council for nomination and appointment;*
4. *in the event of more nominations being received than positions to be filled, the options are:*
 - a) *conduct a ballot to determine person(s) recommended for appointment, OR*
 - b) *if practicable, in the case of Council established groups, recommend to Council additional appointees.*

ATTACHMENTS

There are no attachments for this report.

Nominations were made for the Member and Deputy for the External/ Local Organisations with the exception of the Community Heritage Advisory Group and the Perth Airports Municipalities Group Inc which did not receive nominations for Deputy.

Nominations will be sought for Deputy - Community Heritage Advisory Group and Deputy - Perth Airports Municipalities Group Inc at the next Ordinary Council Meeting on Monday, 23 November 2015.

D64/11/15 RECOMMEND

That Council

- 1. Approve the following appointments to Council's established Groups for the (2) year period ending October 2015.**

	Member/Delegate	Deputy
Occasional Advisory Groups and Reference/Working Groups		
Community Heritage Advisory Group 1 Member and 1 Deputy Member	Cr D M Shaw	Cr J A Stewart
External Organisations		
Perth Airports Municipalities Group Inc 1 Member and 1 Deputy Member	Cr C A Campbell	Cr H A Zelones

- 2. Cr H A Zelones and Cr D M Shaw be nominated to represent Council as members of the Eastern Metropolitan Development Assessment Panel.**
- 3. Cr M Geary and Cr C Wielinga be nominated to represent Council as alternate members on the Eastern Metropolitan Development Assessment Panel.**

Moved Cr M Geary
MOTION CARRIED (6/0)

Council resolved at its Ordinary Meeting on 23rd November 2015 that Cr J A Stewart be nominated as Deputy Member, Community Heritage Advisory Group and that Cr H A Zelones be nominated as Deputy Member, Perth Airports Municipalities Group Inc.

4.3 - UDIA NATIONAL CONGRESS - 8TH - 10TH MARCH 2016

WARD : ALL
FILE No. : M/970/15
DATE : 4 November 2015
REF : SS
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The UDIA National Congress will be held in Adelaide, South Australia from 8th to 10th March 2016.
- Matters to be covered are integral to metropolitan planning and the process of urban growth and development. An officer (either the CEO or an officer from Development Services) will be attending.
- Recommend that consideration be given to nominating a Councillor to attend.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Relates to the aim for good governance and leadership to:

- 4.1.1 Strengthen the governance role of Councillors by informing, resourcing, skilling and supporting their role

Legislation Implications

Nil.

Council Policy/Local Law Implications

Council Policy ADM3 – Conferences and Training

Council Policy EM1 – Reimbursement Councillor's Expenses

Budget/Financial Implications

The UDIA National Congress is on the City's approved Conference list. Officer attendance will be funded from the Planning Service's Conference and Meeting budget. Sufficient funds are available in the Councillor/Member Development Budget should the City deem it appropriate that an elected member attend.

The total cost of the conference (registration, accommodation and travel) is estimated at \$5,300 per delegate.

BACKGROUND

The UDIA National Congress will be held at the Adelaide Convention Centre from Tuesday 8 March 2016 to Thursday 10 March 2016.

A copy of the Conference Brochure is included in the Attachments to this report.

The UDIA National Congress typically hosts a number of topics which are potentially applicable to the City and may provide valuable insight and information in a number of areas that impact the City.

DETAILS OF CONFERENCE

The 2016 National Congress, through the impressive list of speakers is your chance to hear about the challenges and opportunities for Australia's land and property development industry. Not only are there a range of Australian speakers talking about Australian issues, this Congress has a series of international speakers lined up over three days.

The Conference is promoted as follows:

"The conference theme BUZZ - Creating places where people want to be explore how to activate places in ways never thought of before. Come along and hear about the secrets to activating spaces from lessons learnt across the globe."

Keynote Speakers are:

- Philip Lowe, Deputy Governor of the Reserve Bank of Australia - State of the Nation.
- John Campbell, former CEO Toronto City's Waterfront Development Team - who will present a fascinating international example of relevance to our own cities challenged by the need to renew - Planning the waterfront for a liveable city: the Toronto experience.

The sessions cover topics including:

- Catalyst for Change.
- Release of the State of the Land Report.
- A State of Excitement - the economic and cultural Buzz that is Singapore.
- Panel Session: Delivering new suburban communities: infill to greenfields.
- Bringing our streets and suburbs alive. The local relevance of vibrant and active communities from an international context.
- Activation through urban design - case studies from Sydney.
- The challenge of facilitating change: funding transformation in our urban core.
- Panel discussion: Ingredients for success and the catalysts for change to activate our communities.

It should be noted that no Ordinary Council Meeting is scheduled during the week of this conference. It is potentially beneficial for an Elected Member to attend the UDIA National Congress, given a number of topics are applicable to the City and offer insight into matters that are impacting the City.

The estimated total cost of attendance per delegate is \$5,300.

CONCLUSION

It is anticipated that the CEO and/or an Officer from Development Services may be attending the UDIA National Congress. The matter is brought to the attention of Council to determine whether Conference content is appropriate to nomination of an elected member to attend.

ATTACHMENTS

1. UDIA BUZZ Adelaide 2016 Program

Cr Wielinga nominated Cr Geary and Cr Silver nominated Cr Best to attend the UDIA National Congress to be held in Adelaide in March 2016.

D65/11/15 RECOMMEND

That Council:

Nominates Cr G A Best to attend the UDIA National Congress to be held in Adelaide, South Australia from 8th to 10th March 2016.

**Moved Cr D M Shaw
MOTION CARRIED (6/0)**

Council resolved at its Ordinary Meeting on 23rd November 2015 that Recommendation D65/11/15 be amended as follows "That Council: Nominates Cr G A Best to attend the UDIA National Congress to be held in Adelaide, South Australia from 8th to 10th March 2016".

COUNCILLORS' ITEMS

Nil.

6.1 - MRS AMENDMENT 1290/57 - ANSTEY ROAD, FORRESTDAL - ADVERTISING FOR PUBLIC SUBMISSIONS

The Western Australian Planning Commission (WAPC) is currently advertising Metropolitan Region Scheme (MRS) Amendment 1290/57 for public comment. Submissions are due by 18 December 2015. The amendment proposes the transfer of 49.47 hectares of land bounded by Anstey Road, Armadale Road, Keane Road and the Jandakot Regional Park, Forrestdale from the Rural zone to the Urban zone under the MRS. Section 126 of the Planning and Development Act 2005 grants the WAPC the power to concurrently rezone the land from General Rural and Rural Living to Urban Development under TPS No.4.

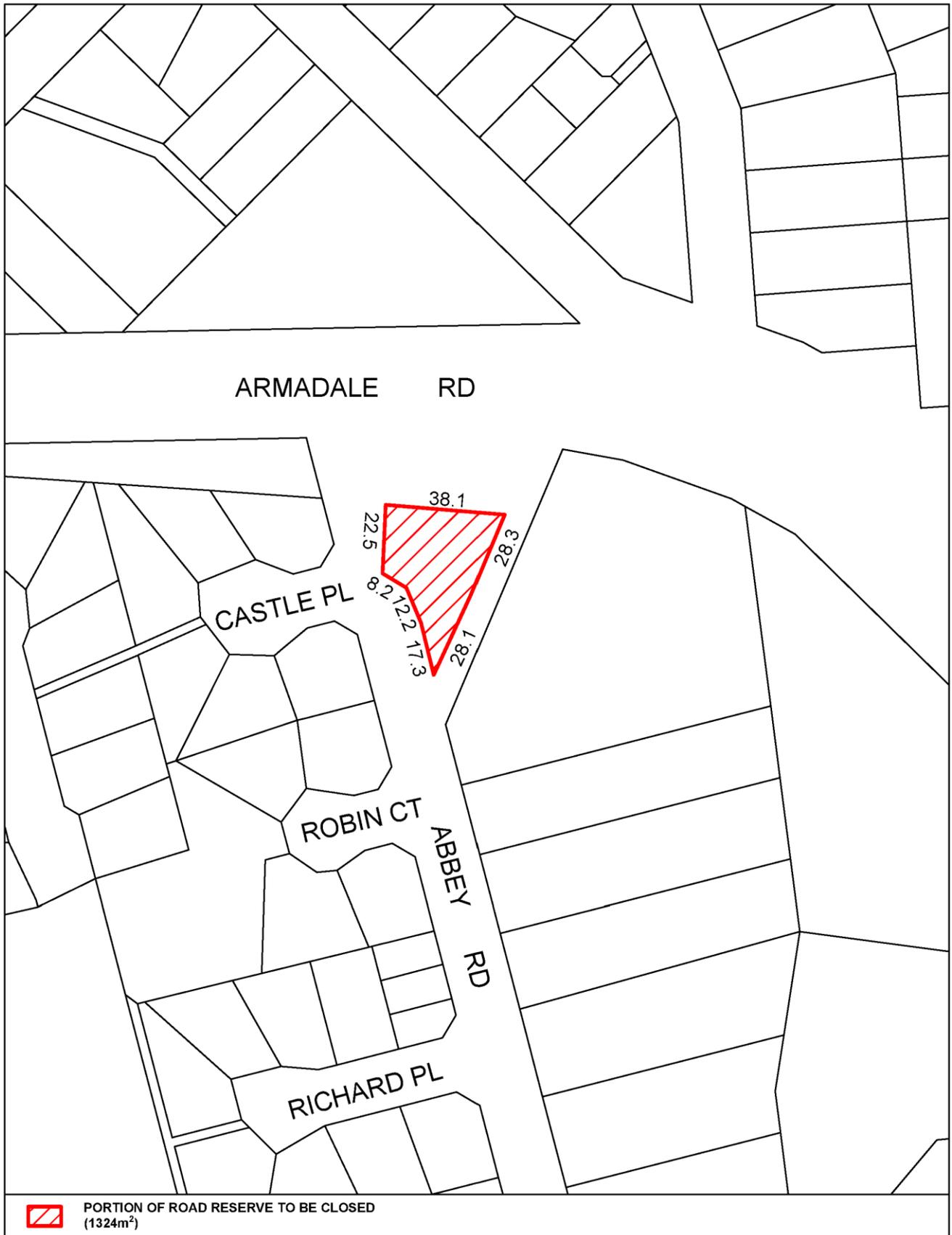
The City reported to Council on the proposed MRS Amendment in June 2014 (D28/6/14) and subsequently provided its advice to the WAPC. In this advice, the City indicated that it supported advertising of the amendment (subject to modifications), requested that the accompanying concept plan not be advertised until the proposal reflected the latest alignment of the Keane Road Strategic Link and that concurrent rezoning was not appropriate due to the environmental issues, servicing issues and the recommendations of the Southern River / Wungong / Forrestdale / Brookdale District Structure Plan. The Minister for the Environment subsequently refused to grant Environmental Approval to the Keane Road Strategic Link.

Following initiation of MRS Amendment 1290/57, the WAPC referred the Amendment to the EPA pursuant to the requirements of the Environmental Protection Act 1986 (EP Act). While the EPA determined that the amendment should not be assessed under Part IV Division 3 of the EP Act, it did provide advice on a number of environmental matters. These matters include flora and vegetation (Bush Forever Site 342, a Threatened Ecological Community SCP 10a and a Conservation Category Wetland) and impact on hydrological processes (groundwater flows and levels). The applicant will be required to address these issues and any buffer requirements through subsequent stages of the planning process. Importantly, the EPA considered that these issues need to be addressed through specific provisions of a TPS No.4 Scheme Amendment, and therefore the EPA does not support a concurrent S.126 amendment.

The City will lodge a submission with the Western Australian Planning Commission prior to the close of submissions, reiterating the issues raised in the report to Council in June 2014 and requesting that the views of the EPA regarding the unsuitability of a Section 126 concurrent amendment to TPS No.4 be supported.

MEETING DECLARED CLOSED AT 7.28 PM

DEVELOPMENT SERVICES COMMITTEE SUMMARY OF "A" ATTACHMENTS 17 NOVEMBER 2015		
ATT NO.	SUBJECT	PAGE
1.1 PROPOSED ROAD CLOSURE OF A PORTION OF ABBEY ROAD, ARMADALE		
1.1.1	Proposed Closure of Portion of Road Reserve - Abbey Road, Armadale	46
1.1.2	Road Closure and Public Utilities / Parking Proposal - Abbey Road	47
2.1 PROPOSED EXTENSION OF THE KELMSCOTT REDEVELOPMENT AREA		
2.1.1	Excerpt from Town Planning Scheme No.4 showing MRA area	48
2.2 FINALISATION OF BUSINESS PLAN AND SALE OF LOT 100 (1) LITTLE JOHN ROAD, ARMADALE		
2.2.1	Land Transaction Business Plan	49
2.2.2	Local Development Plan - Lot 100 Little John Road	55
3.1 PROPOSED INITIATION OF AMENDMENT NO. 82 TO TPS NO.4 -REZONING OF LOT 2054 (65) RIVER ROAD KELMSCOTT		
3.1.1	Zoning Map - TPS No.4 - Amendment No.82	56
4.3 UDIA NATIONAL CONGRESS - 8TH - 10TH MARCH 2016		
4.3.1	UDIA BUZZ Adelaide 2016 Program	57



**PROPOSED CLOSURE OF PORTION
OF ROAD RESERVE**
ABBAY ROAD, ARMADALE



SCALE 1 : 1500

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Aerial photograph supplied by Landgate, Photomaps by NearMap.



DATE: 4 November 2015 - REVISION 1501

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- LEGEND**
- Proposed Lot Boundary
 - Proposed Public Utilities and Parking Reservation
 - Kerbing & Footpaths
 - Water
 - Gas

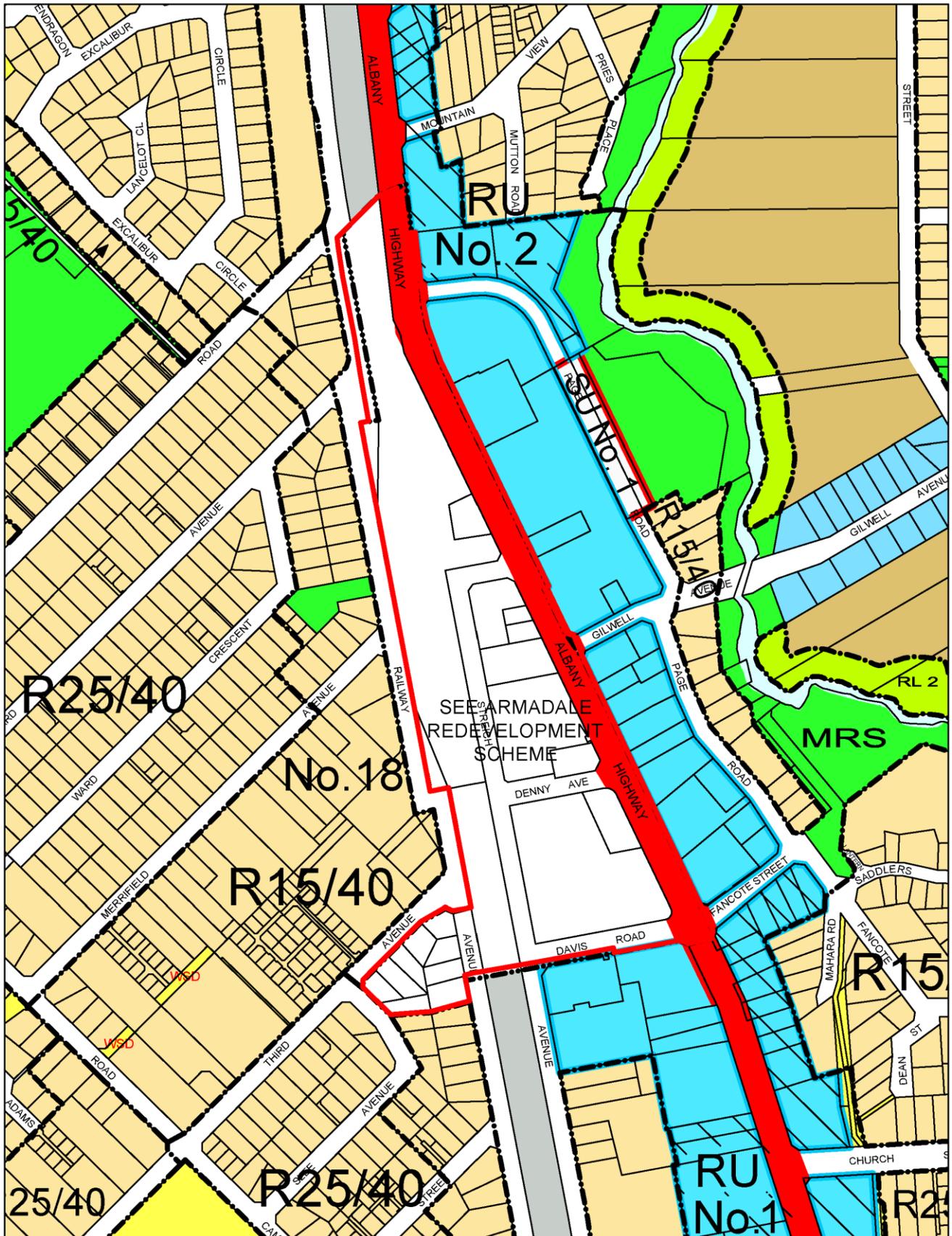
ROAD CLOSURE AND PUBLIC UTILITIES / PARKING PROPOSAL
LOT 143 ABBEY ROAD, ARMADALE



DATE 28 October 2015 - REVISION 1502
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CITY OF ARMADALE TPS No 4
MRA REDEVELOPMENT AREA



SCALE 1 : 5000

DATE 9 November 2015 - REVISION 1502
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Land Transaction Business Plan

Covering the Land Parcel:



Lot 100 (1) Little John Road, Armadale WA 6112

Proposal to Sell

Prepared pursuant to sections 3.58 and 3.59 of the Local Government Act 1995

Proposal

The City holds the freehold ownership of the following land parcel:

Lot No	Street Address	Approx. Land Area	Certificate of Title Details	Zoning/Code	Sewer Connection Capability
100	Little John Road, Armadale WA 6112	2910 m ²	Volume: 2832 Folio: 933	“Residential R15/60” with the potential to develop at the higher density code of “R60” as per Clause 5.2.4 (b) of TPS No. 4	Yes

The City purchased a number of freehold properties in 2009 to facilitate the realignment of Railway Avenue and Abbey Road and the construction of a four-way, signalised intersection on Armadale Road.

Three lots were acquired on the northern side of the new intersection, being Lot 70 (3) Little John Road, Lot 71 (1) Little John Road and Lot 1612 (318) Railway Avenue, Armadale. After purchase the three lots were the subject of a subdivision application which dedicated some land for the realignment of Railway Avenue and amalgamated the balance into Lot 100.

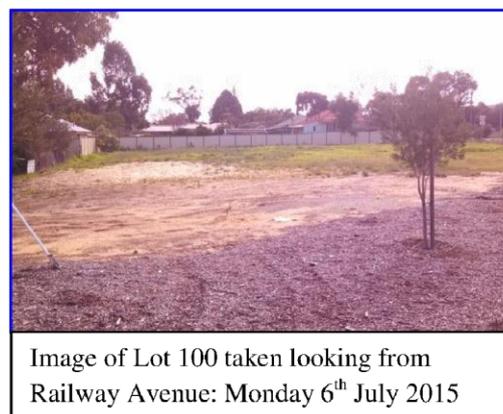
At the time of their purchase, the three lots were zoned Residential R15/40. Amendment No. 71 to the City’s Town Planning Scheme No. 4 (TPS4), which was gazetted on 19 September 2014, recoded them Residential R15/R60 and removed the zoning/coding from those portions that has been dedicated as road reserve.

Funds derived from the sale of Lot 100 will be used to recoup costs incurred in the realignment of Railway Avenue and Abbey Road and land acquisition costs.

Property

Lot 100 Little John Road, Armadale

The property is located within Armadale, approximately 36km south east of the Perth CBD. More specifically the site is situated adjacent to intersection of Armadale Road and Railway Avenue, however vehicular access is from the cul-de-sac at the end of Little John Road. It comprises a flat, vacant residential site with an area of approximately 2910m².



The subject lot is zoned “Residential R15/60”. Under Clause 5.2.4 (b) of TPS4 an application can be made for residential development at the higher density code, if it can be demonstrated that the proposal satisfies design criteria contained in Local Planning Policy 3.1 – Residential Density Development.

Considerations

Expected effect on the provision of facilities and services by the City (Section 3.59(3)(a))

The subject land is owned in fee simple by the City of Armadale. Following dedication of the portion required as road reserve for the realignment of Railway Avenue, the balance Lot 100 is a Residential zoned lot which is surplus to requirements. Its sale would therefore have no impact upon the provision of facilities and services.

Expected effect on other persons providing facilities and services in the district (Section 3.59(3)(b))

The subject site is vacant land owned freehold by the City of Armadale. The land does not provide any services or facilities to the community. The proceeds from the sale will be used to recoup costs incurred in the realignment of Railway Avenue and Abbey Road.

Expected financial effect on the City of Armadale (Section 3.59(3)(c))

A valuation will be obtained for the property and the sale will be executed by suitable qualified experts. The net effect of the sale would be positive and would enable some of the funds already expended in the project to be recouped.

There is a likelihood that Lot 100 will be developed for residential purposes and hence provide additional rate revenue for the City without creation of any new assets, such as roads and hence additional on-going expenditure.

Expected effect on matters contained in the City’s Strategic Community Plan 2013 - 2028 (Section 3.59 (3)(d))

The proposed sale would implement the following initiative from the City’s Strategic Community Plan 2013-2028:

4.2.1 *Develop, implement and report on Council’s strategic and business plans.*

It should be noted that the road project which necessitated the acquisition of this land also satisfied initiatives contained in the Strategic Community Plan 2013-2028.

The ability of the City to manage the transaction (section 3.59(3)(e))

The City ordinarily administers large-scale financial undertakings in its day-to-day business as a Local Government entity. The City will engage appropriately qualified consultants to provide goods and services such as Licensed Valuations, Real Estate and Settlement Services, to ensure the disposal is executed correctly and effectively.

Other matters (Section 3.59(3)(f))

There are no other matters that require discussion in relation to the proposal.

Method of Disposal

The disposal/sale of the subject site comprising this transaction and the subject of the Business Plan will be accordance with Section 3.58 (2) and (3) of the Local Government Act 1995.

These sections 3.58 (2) and (3) provide the following options for disposal of property:

- 3.58 (2) a. to the highest bidder at public auction; or
 b. to the person who at public tender makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender;
 or
- 3.58 (3) a. by a private treaty giving local public notice of the proposed disposition:
 i) by describing the property concerned;
 ii) giving details of the proposed disposition; and
 iii) inviting submission to be made to the local government before the date specified.

Comments on this Business Plan

This Business Plan is being advertised for a period of 42 days from the date of notifications in The West Australian newspaper, with the advertising period closing on 19 October 2015.

The Business Plan can be inspected:

- At the Administration Centre of the City of Armadale between the hours of 8:15am to 4:45pm Monday to Friday; and/or
- At the City's Public Libraries located in Armadale, Kelmscott and Seville Grove between the following hours;

Copies of the Business Plan can be obtained by:

- Contacting the City's Special Projects Officer, Steve Walker on (08) 9399 0628; or
- By downloading the documents from the City's website at www.armadale.wa.gov.au

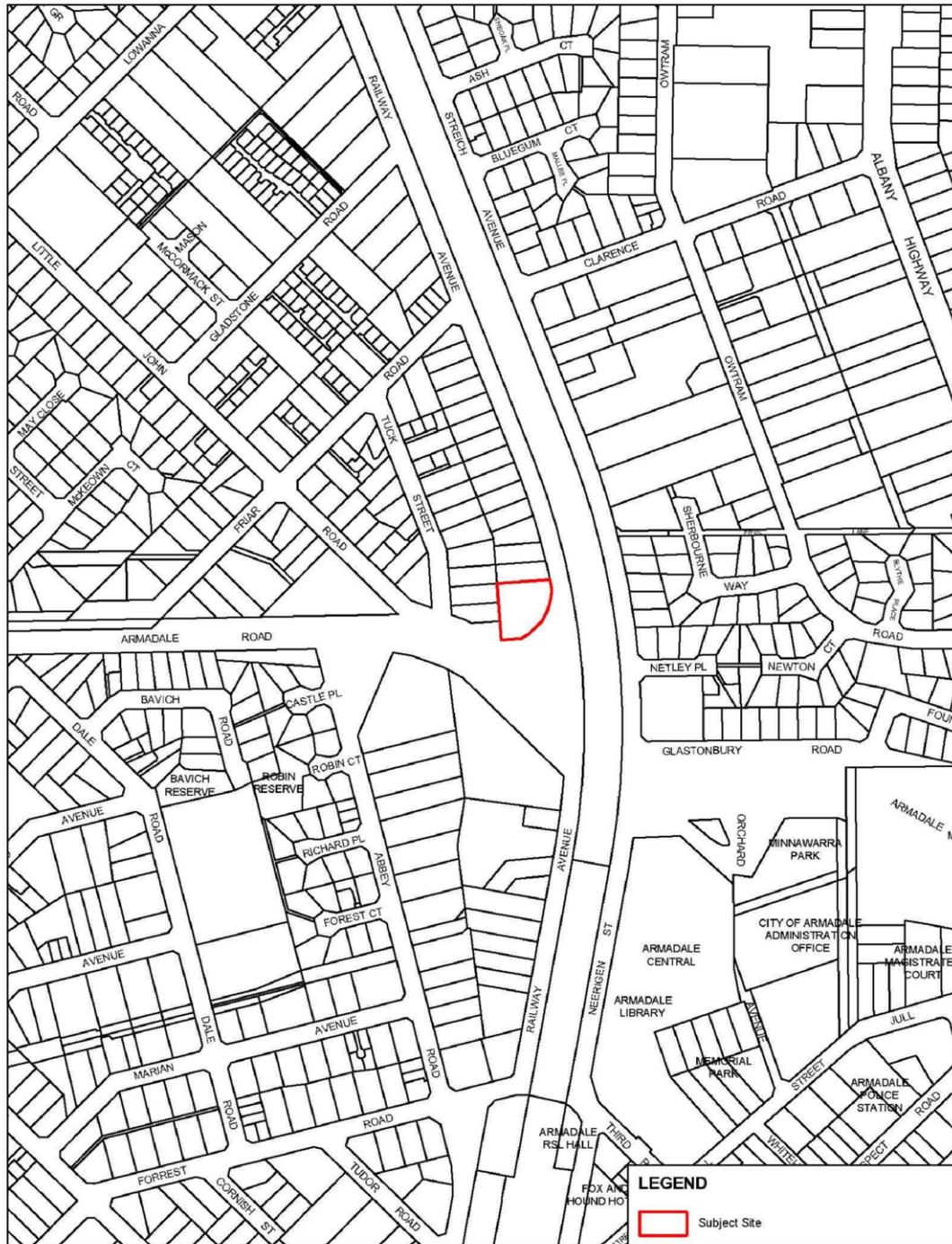
Submissions on the Business Plan are to be made in writing and to be received no later than 19 October 2015.

Submissions to be addressed to:

**Chief Executive Officer
City of Armadale
Locked Bag 2
ARMADALE WA 6992
Attention: Stephen Walker (Special Projects Officer)**

Process Following Public Advertising

Following the public advertising period the Council will consider all submissions and may decide (by absolute majority) to proceed with the Land Transaction as described in this plan in accordance with the provisions of the Local Government Act 1995.



**LOT 100 LITTLE JOHN ROAD
 ARMADALE**
 Location Plan



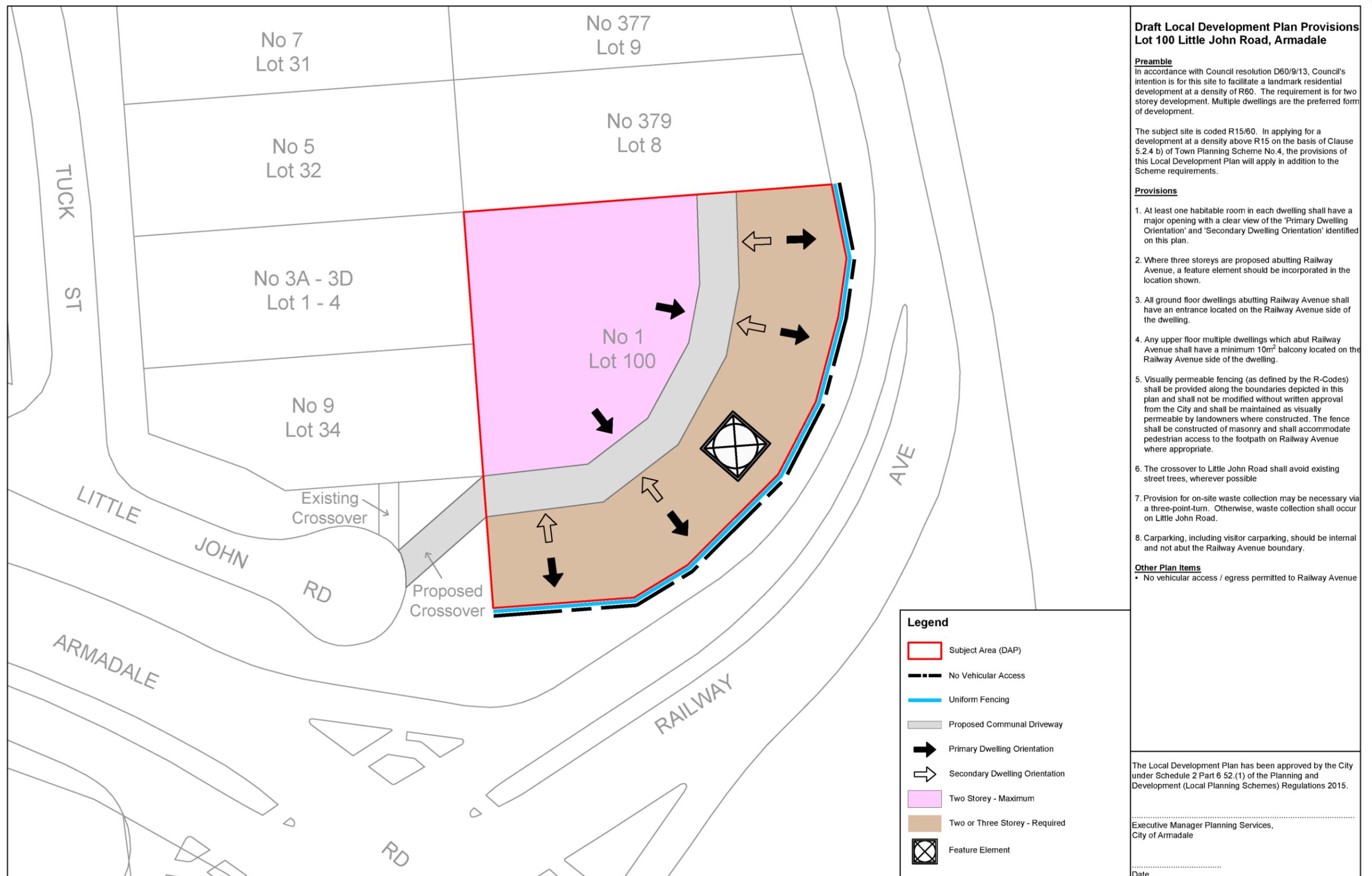
SCALE 1 : 5000

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 Western Australian Land Information Authority (LMI) and Landgate (2012).
 Aerial photography supplied by Landgate, Perth, WA, by the author.



DATE 3 July 2015 - REVISION 1501

Appendix A – Diagram / Location of Lot 100 Little John Road, Armadale



LOCAL DEVELOPMENT PLAN
Lot 100 (No. 1) Little John Road, Armadale

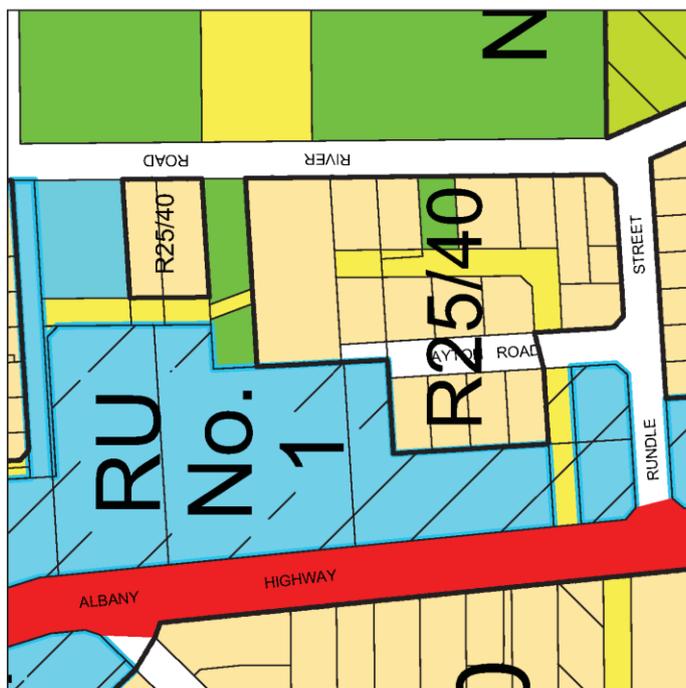
DATE 3 November 2015 - REVISION 1502
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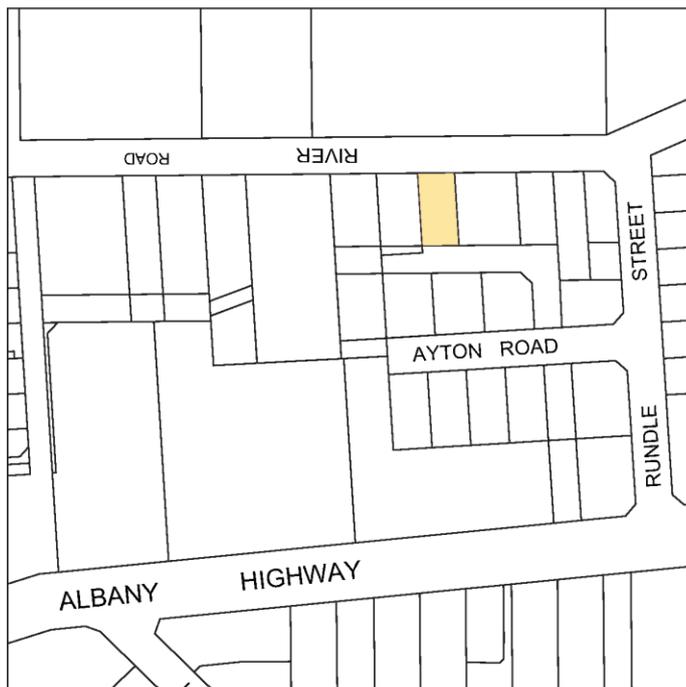
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CITY OF ARMADALE TOWN PLANNING SCHEME No. 4
 AMENDMENT No. 82



EXISTING CODING



PROPOSED CODING



SCALE
 1 : 2 500

ZONES

RESIDENTIAL (Including Residential Planning Density Codes)	MIXED BUSINESS / RESIDENTIAL	No. 1	No. 7	SPECIAL USE
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	RU No. 1	RU No. 2	ADDITIONAL USE
RURAL LIVING - 1,2,4,10,20, X	LOCAL CENTRE	RU No. 2	RESTRICTED USE	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING
GENERAL RURAL	GENERAL INDUSTRY	RESTRICTED USE	OUTER EDGE OF SCHEME	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS			

RESERVATIONS

MRS	PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	PUBLIC PURPOSE (Region)	PUBLIC PURPOSE (Local)	MISCELLANEOUS SUB CATEGORIES
PARKS & RECREATION (Local)	RAILWAYS	OTHER REGIONAL ROADS	PUBLIC PURPOSE (Region)	PUBLIC PURPOSE (Local)	Commonwealth Government
STATE FOREST	WATERWAYS	STATE FOREST	PUBLIC PURPOSE (Local)	WATERWAYS	Technical School
WATER CATCHMENTS		WATERWAYS	WATERWAYS	WATERWAYS	Hospital
		WATERWAYS	WATERWAYS	WATERWAYS	Primary School
		WATERWAYS	WATERWAYS	WATERWAYS	Water Authority of WA
		WATERWAYS	WATERWAYS	WATERWAYS	Special Use
		WATERWAYS	WATERWAYS	WATERWAYS	State Energy Commission
		WATERWAYS	WATERWAYS	WATERWAYS	Telstra

NOTE: The reservations are shown diagrammatically and do not purport to show the actual location of the reservations. Scheme and information in respect to each retaining requirements for these roads should be obtained from DPT.

BUZZ

Creating places where people want to be
UDIANational Congress
Adelaide 8-10 March 2016



PROGRAM

SPONSORS

CONGRESS PARTNERS



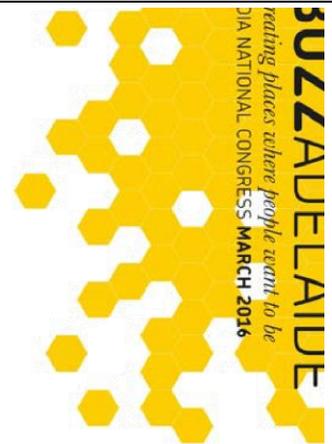
PLATINUM PARTNERS



GOLD PARTNERS



SILVER PARTNERS



HOST - The Urban Developer Institute of Australia (UDIA)

The UDIA is the peak body representing the property development industry throughout Australia. We are a not-for-profit industry body dedicated to the representation of Australia's development industry.

UDIA is a federation of five state associations which aims to secure the economic success and future of the development industry in Australia. UDIA seeks to create awareness that national prosperity is dependent on our success in housing our communities and building and rebuilding cities for future generations.

Our members cover a wide range of specialist and industry fields, including: Developers, Valuers, Planners, Engineers, Architects, Marketers, Researchers, Project Managers, Surveyors, Landscape Architects, Community Consultants, Environmental Consultants, Lawyers, Sales and Marketing Professionals, Financial Institutions, State and Local Government Authorities, and Product Suppliers.

To register online please visit www.udiacongress.com.au



Adelaide offers all of the benefits of a large international metropolis without the problems of a huge city. Add its Mediterranean climate, ease of access, affordability, quality accommodation, excellent shopping options, and it's easy to see why conference delegates refer to Adelaide as "the perfect conference city".

Upon arrival at the international airport, delegates can check into their hotel inside half an hour, and enjoy the benefits of being opposite a world class convention centre and only a short distance from beautiful beaches and famous wineries.

Adelaide is the perfect opportunity to relax and play. Discover the local gourmet food and famed regional wines. Enjoy fun social events and adventurous outings. The unique wildlife parks, clean beautiful beaches, vibrant cafés, great dining, riverboats and dolphin cruises make Adelaide a great family holiday destination.

Some of the activities you can enjoy whilst visiting Adelaide include:

- Taking a winery tour of the Barossa Valley, Adelaide Hills or McLaren Vale regions; all which are within an hour's drive of the city-centre and produce some of the world's best wines.
- Visit the Adelaide Zoo and its famous pandas in the city centre, or Monarto Open-Plain Zoo, which is known as Australia's "Little Africa".

- Admire the nation's most comprehensive displays of indigenous culture at the SA Museum and see the nation's finest collection of early European settlement art at the Art Gallery of SA, both conveniently located on North Terrace in the city.
- Take a tram out to historic sea-side Glenelg.
- Visit the world famous Adelaide Central Markets, a foodie delight which is home to hundreds of stalls selling everything from fresh produce to cheese to chocolate and more!
- Hire a free bike to ride around the city.

March in Adelaide is also one of the busiest times of the year with our Congress being run simultaneously with the Adelaide Arts Festival, Fringe Festival, both world-renowned festivals of music, arts, live entertainment, food and fun. The Clipsal 500 V8 race, taking place a week before Congress, also adds to the atmosphere. All events are within walking distance of the conference venue, restaurants, entertainment and accommodation.

For further ideas and general tourism information, please visit www.southaustralia.com.

CONGRESS PROGRAM

OPTIONAL Monday, 7 March 2016

Arrive a day before Congress begins and make the most of what Adelaide has to offer. Delegates can choose from:

Wine tasting in the Barossa

South Australia boasts five of Australia's most awarded wine regions. Travel with colleagues by coach to wineries in the Barossa for lunch.

A round of golf at Royal Adelaide

Join friends and colleagues at the traditional UDIA Congress Golf Classic at this famous golf club.

Cycling tours

Join the UDIA peloton and experience the best of Adelaide by bike! Two supported group ride options are available; choose from a challenging Adelaide Hills loop following several roads used in the Tour Down Under, or a flat beachside loop. Bring your own bike or hire 2016-spec bikes at a discounted rate.

DAY 1 Tuesday, 8 March 2016

9.00am-9.10am	Congress begins	12.50pm-2.00pm	Lunch
9.10am-9.30am	Address from the UDIA National President		A State of Excitement – the economic and cultural BUZZ that is Singapore
9.30am-9.50am	Representative of the Prime Minister of Australia		Celebrating its 50 th Anniversary of Independence in 2015, Singapore is a remarkable story of transformation from post-Colonisation to international powerhouse. What is it about this modern Asian country and its path to renewal.
9.50am-10.30am	Keynote Address: State of the Nation PHILIP LOWE, Deputy Governor of the Reserve Bank of Australia	2.00pm-2.40pm	LARRY NG LYE HOCK, Group Director -Architecture & Urban Design Excellence, Urban Redevelopment Authority (Singapore)
10.30am-11.00am	Morning Tea	2.40pm-3.20pm	TBC
11.00am-11.15am	Release of the State of the Land Report Charter Keck Cramer	3.20pm-3.50pm	Afternoon Tea
11.15am-12.00pm	Keynote Address: Planning the waterfront for a liveable city: the Toronto experience Toronto's waterfront has long been held as a shining example of urban renewal. Once a dilapidated working harbour, the innovation and forward thinking have fostered a stunning transformation to a world class precinct with a unique vibe and exciting buzz. The lessons learned are not to be missed! JOHN CAMPBELL , former CEO Toronto City's Waterfront Development Team , will present a fascinating international example of relevance to our own cities challenged by the need to renew.	3.50pm-5.00pm	Panel Session: Delivering new suburban communities: infill to greenfields 3 @ 15 mins. presentations followed by 25 mins. discussion. ALAN ZAMMIT, NW Business Park JAMIE MCCLURG, Commercial & General (West) PETER MILLER, Satterley (Brighton)
12.00pm-12.50pm	Catalyst for change Multi-purpose sports and entertainment infrastructure has the ability to transform cities culturally and economically. Using the Adelaide Oval redevelopment example for context, hear how a unique outcome was influenced by the experiences of the world's most successful venues and has delivered lasting economic benefit. ANDREW DANIELS, CEO, Adelaide Oval Stadium Management Authority and ANDREW MCEVOY, Chair, SA Riverbank Authority Board will share their experiences from concept to delivery.	6.30pm-8.30pm	Welcome Reception Adelaide Oval
		7.30pm-late	The Laneway Tour Young professionals tour of some city laneway attractions



DAY 2 Wednesday, 9 March 2016

8.45am-9.00am	<p>HON JOHN RAU <i>South Australia's Deputy Premier</i> Policy reform does create change</p> <hr/> <p>Bringing our streets and suburbs alive. The local relevance of vibrant and active communities from an international context.</p>
9.00am-9.40am	<p>Join us as we learn about the experiences of Washington DC from keynote speaker BRIAN O'LOONEY, Design Principal of 'Community Architects', Torti Gallas. As self-proclaimed 'reformers of suburbs', their application of New Urbanism principles has produced stunning outcomes.</p> <hr/> <p>Activation through urban design – case studies from Sydney</p>
9.40am-10.05am	<p>MICHELLE CRAMER from Hames Sharley shares contemporary experiences where good design facilitates the change needed to create the spaces we need, and the 'buzz' our communities demand.</p> <hr/> <p>The challenge of facilitating change: funding transformation in our urban core</p>
10.05am-10.30am	<p>KATE ROFFEY, CEO Committee for Melbourne, shares the challenges and successes of public/private partnerships in delivering best practise outcomes for our communities of the future.</p> <hr/> <p>Panel discussion: Ingredients for success and the catalysts for change to activate our communities</p>
10.30am-11.00am	<p>Panel Session with Q&A from the floor BRIAN O'LOONEY MICHELLE CRAMER KATE ROFFEY</p> <hr/> <p>11.00am-11.10am Administration announcements and summary of the day & evening.</p> <hr/> <p>11.10am-11.40am Morning Tea</p>

Study Tours

Four project based tours and a wine tasting tour option

TOUR 1: Mt. Barker: the pace of change in the Adelaide Hills
What's buzzing in the Hills?

Adelaide's newest growth node is on the rise with major planning reform paving the way for managed expansion.

TOUR 2: Lightsview & St. Clair (infill development)
What's buzzing in the 'burbs

Outstanding master planning for the rising density our capital cities need. Two quality projects will be viewed; Lightsview – an infill development that has achieved acclaim with National UDIA awards, including the 2014 president's Award; and St Clair to the cities west that showcases a vibrant mix of built form, public realm and transport connectivity.

TOUR 3: Tonsley & Bowden (Brownfield Development)

Innovation in mixed-use development as we view the stunning transformation of Tonsley, the former Mitsubishi Factory, 11km south of the CBD and Bowden; a TOD located on the former Clipsal site at the western edge of CBD.

TOUR 4: CBD walking tour

What's the city buzz? Adelaide hasn't seen so many cranes in the sky for years; new apartments, laneway activation, creation of new medical and education precincts has revitalised several precincts in the CBD. See it all close up...and bring your walking shoes!

TOUR 5: McLaren Vale wineries via Seaford Meadows/Heights
What's buzzing in the Vale

Enjoy the fruits of the South.

11.40am-4.30pm

7.00pm-9.00pm

Social Night, Adelaide Fringe Club
Rundle Street East, Adelaide CBD.

CONGRESS PROGRAM

DAY 3 Thursday, 9 March 2016

8:55am-9:00am	Administration announcements and summary of the day & evening	11:45am-1:00pm	Big thinking, big ideas – and the little things that matter! To be confirmed
9:00am-9:45am	Achieving synergies through the early delivery of public realm: Vitruvian Park (Dallas, USA) case study Join THOMAS LAMBERTH, Vice President, Development, UDR Dallas office, Vitruvian Park (US) as he details the achievement of this 50ha, 6,000 resident, new community.	2:20pm-3:25pm	Reading the marketing, embracing the market, and delivering what it wants 3 @ 10 mins. presentations followed by 15 mins. Discussion. BRETT WILLIAMS, Connekt (Know the market) BRETT WILLIAMS, Martins Brand House (How to read the market) JOHN ECKERT, AVJennings (Design features of small lot housing)
9:45am-10:30am	TBC	3:25pm-4:00pm	Lift me up
10:30am-11:00am	Morning Tea	4:00pm-4:10pm	Launch of the 2017 Congress by UDIA (WA)
11:00am-11:45am	Mayor's Forum – Progressive councils and their role in fostering innovative outcomes in new development Join Lord Mayors MARTIN HAESE (Adelaide) and ROBERT DOYLE (Melbourne) as they detail the strategic direction both Councils have adopted with their progressive view for new development in large cities.	4:10pm-4:20pm	Congress closing
		7:00pm-Midnight	National Awards Gala Dinner Adelaide Convention Centre



CONGRESS SPEAKERS



PHILIP LOWE

DEPUTY GOVERNOR OF THE
RESERVE BANK OF AUSTRALIA

Keynote Address:
State of the Nation

Day 1 - Tuesday 8 March



BRIAN O'LOONEY

DESIGN PRINCIPAL OF 'COMMUNITY
ARCHITECTS', TORTI GALLAS

**Bringing our streets and
suburbs alive. The local
relevance of vibrant and active
communities from an
international context.**

Day 2 - Wednesday 9 March



JOHN CAMPBELL

FORMER CEO TORONTO CITY'S
WATERFRONT DEVELOPMENT TEAM

Keynote Address:
Planning the waterfront for a
liveable city: the Toronto
experience

Day 1 - Tuesday 8 March



MICHELLE CRAMER

DIRECTOR OF HAMES SHARLEY AND
PORTFOLIO LEADER OF URBAN
DEVELOPMENT

**Activation through urban design
- case studies from Sydney**

Day 2 - Wednesday 9 March



ANDREW DANIELS

CEO, ADELAIDE OVAL STADIUM
MANAGEMENT AUTHORITY

**Catalyst for change - the
Adelaide Oval redevelopment
How it has delivered lasting
economic benefit**

Day 1 - Tuesday 8 March



KATE ROFFEY

CEO COMMITTEE FOR MELBOURNE

**The challenge of facilitating
change: funding transformation
in our urban core**

Day 2 - Wednesday 9 March



ANDREW MCEVOY

CHAIR, SA RIVERBANK AUTHORITY
BOARD

**Catalyst for change - the
Adelaide Oval redevelopment
How it has delivered lasting
economic benefit**

Day 1 - Tuesday 8 March



THOMAS LAMBERTH

VICE PRESIDENT, DEVELOPMENT,
UDR DALLAS OFFICE, VITRUVIAN
PARK (US)

**Achieving synergies through the
early delivery of public realm:
Vitruvian Park (Dallas, USA) case
study**

Day 3 - Thursday 10 March



LARRY NG LYE HOCK

GROUP DIRECTOR-ARCHITECTURE &
URBAN DESIGN EXCELLENCE, URBAN
REDEVELOPMENT AUTHORITY
(SINGAPORE)

**A State of Excitement - the
economic and cultural BUZZ that
is Singapore**

Day 1 - Tuesday 8 March



ROBERT DOYLE

LORD MAYOR OF MELBOURNE

**Mayors Forum - Progressive
councils and their role in
fostering innovative outcomes
in new development**

Day 3 - Thursday 10 March

To register online please visit
www.udiacongress.com.au

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