CITY OF ARMADALE

MINUTES

OF **DEVELOPMENT SERVICES COMMITTEE** HELD IN THE **FUNCTION ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **MONDAY, 19 JUNE 2023 AT 7.00PM.**

PRESENT:	Cr M J Hancock	(Chair)
	Cr S Mosey	(Deputy Chair)
	Cr R Butterfield	
	Cr P A Hetherington	
	Cr K Kamdar	
	Cr G J Smith	
	Cr S S Virk	
APOLOGIES:	Nil	
OBSERVERS:	Cr S Peter JP	
	Cr M Northcott	
IN ATTENDANCE:	Ms J Abbiss	Chief Executive Officer
	Mr P Sanders	Executive Director Development Services
	Mr J Lyon	Executive Director Corporate Services – *(via Teams)*
	Ms S van Aswegen	Executive Director Community Services - *(via Teams)*
	Mr L Puig	Manager Economic Development and Advocacy - *(7.00.pm to 7.24pm)*
	Ms D Dagostino	Manager Health Services - *(7.00.pm to 7.05pm)*
	Ms 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**."*

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 15 May 2023 be confirmed.

Moved Cr R Butterfield
MOTION CARRIED (7/0)

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 8 - MAY 2023

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

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19 JUNE 2023

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1.1 - MOSQUITO MANAGEMENT OPTIONS

WARD : ALL

FILE No. : M/277/23

DATE : 15 June 2023

REF : DD

RESPONSIBLE MANAGER : EDDS

In Brief:

- At its meeting on 19 December 2022, Council considered a report on mosquito management and treatment options. Council resolved to defer consideration of the Recommendation until a response is received from the Member for Jandakot in regard to State Government assistance with mosquito mitigation measures on Piara Nature Reserve and Anstey Keane Bushland area.
- This report includes details of the response from the Member for Jandakot and options for the City's mosquito management plan including treatment options for Piara Nature Reserve.
- Recommend that Council resolve to:
  - List for Council's consideration as part of the 2023/24 budget and Long Term Financial Plan a proposal for the City to amend its Mosquito Management Plan to include some State Government owned land which would include:
    - Funding up to $100,000 for the first year (including a vehicle, equipment, ~~and~~ chemicals, analysis, PPE and a comprehensive audit of the City's mosquito breeding areas to determine priority treatment areas) and $64,000 p.a thereafter; and
    - An additional 1.0 FTE (up to $105,701 p.a including on costs).
  - Support the City making an application to join the South Metropolitan Contiguous Local Authority Group and authorise the CEO to enter into a Memorandum of Understanding (MOU).

Tabled Items
Nil

Decision Type

☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.

☒ **Executive** The decision relates to the direction setting and oversight role of Council.

☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration
Nil

Strategic Implications
Strategic Community Plan
1.2 Improve Community Wellbeing
1.2.4 Facilitate the delivery of health and wellbeing programs and services within the community
2.1 Conservation and restoration of the natural environment
2.1.7 Biodiversity is managed to preserve and improve ecosystem health.
2.1.9 Ensure that the health of the City's natural environment is regularly monitored and the effectiveness of environmental programs are periodically assessed.

Community Health and Wellbeing Plan
11.2.1.2 Minimise the impact of mosquito borne disease in the community through: educating residents and visitors to the City of the risks posed by local mosquito populations and the steps they can take to protect themselves, educating residents on ways they can prevent breeding around their home and provide an emergency response in the event of an outbreak of mosquito borne disease in the region.
11.2.2.2 Implement the City's statutory responsibilities for providing health protection for the community, as legislated by the *Public Health Act 2016, Food Act 2008, Tobacco Products Control Act 2006, Environmental Protection Act 1986* and the *Health (Miscellaneous Provisions) Act 1911*, subsidiary legislation and local laws.

Legal Implications
Health (Miscellaneous Provisions) Act 1911
Environmental Protection and Biodiversity Conservation Act 1999

Council Policy/Local Law Implications
City of Armadale Health Local Laws 2002

Budget/Financial Implications
The City's Environmental Health Technician currently allocates 1 day a week to mosquito monitoring and treatment (0.2FTE).

Both options are listed as proposals for Council's consideration as part of the 2023/24 budget and Long Term Financial Plan.

Option 1 to support amending the City's Mosquito Management Plan include monitoring and treatment of some State Government owned land would require:

- Funding of $100,000 (including a vehicle, equipment, ~~and~~ chemicals, analysis, PPE and a comprehensive audit of the City's mosquito breeding areas to determine priority treatment areas) initially and $64,000 p.a thereafter; and
- An additional 1.0FTE (up to $105,701 including on costs).

Option 2 to support expanding the City's Mosquito Management Plan to increase its monitoring and control measures of City owned/managed land and up to two high priority State Government owned land would require:

- Once off funding up to $35,000 to engage a contractor to undertake a site assessment of the mosquito breeding activities at Piara Nature Reserve and apply chemical treatment if required;
- Additional funding of $8,000 (chemicals and equipment); and
- An additional 0.5FTE (up to $52,850 including on costs);

Consultation

1. Department of Health
2. Other Local Governments

BACKGROUND

At its meeting on 17 October 2022, the Development Services Committee considered a Councillor Referral Item – Mosquito issues in parts of Piara Waters and Harrisdale and recommended:

> *"That Council request a report containing all areas in the City in regards to mosquito treatment including funding, likely costs and establish a list of priority treatment areas".*

At its meeting on 24 October 2022, Council resolved:

> *"That Council, prior to requesting a report, instruct the Mayor to meet with the Local Member for Jandakot, Yaz Mubarakai to request funding to treat mosquitoes in State owned land within his jurisdiction. Following this that Council request a report containing all areas in the City in regards to mosquito treatment including funding, likely costs and establish a list of priority treatment areas".*

Due to the City experiencing a period of population growth and development and given the proximity of residential areas to drainage systems, bushland, wetlands and other water courses, there is an increased risk of residents being exposed to disease-vector and nuisance mosquitoes. In 2014 and 2015 the City's mosquito monitoring program of the suburbs of Piara Waters, Roleystone and Wungong identified three species (*Aedes notoscriptus, Culex annulirostris* and *Culex quinquefasciatus)* as potential disease-vector and/or nuisance biting risk to residents which warranted the development of the City's targeted Mosquito Management Plan (MMP).

The MMP currently only includes the mosquito management of City owned and managed land and does not include State Government land. There are a number of significant wetlands within the City that are potential breeding sites for mosquitoes such as Piara Nature Reserve and Forrestdale Lake which are managed by Department of Biodiversity, Conservation and Attractions (DCBA). The City sought action from DCBA on undertaking mosquito control at Piara Nature Reserve to which they formally responded *"DBCA does not financially contribute to mosquito monitoring or control programs"* and that these programs are considered to be local government's responsibility. The Department of Health (DoH) has a funding scheme available to local governments who have a significant public health risk or nuisance associated with mosquitoes therefore it is considered that funding to treat State

Government land within local governments is already provided for, however this funding is limited and does not cover the full cost.

DCBA recommended that *"the City consult with the DoH regarding mosquito numbers at Piara Nature Reserve and should continued monitoring and advice from DoH deem treatment necessary, DBCA would support a treatment program coordinated by the City".* Other local governments such as Cities of Kwinana, Mandurah and Cockburn have the same challenge but on a far larger scale, eg. The Spectacles is 360 hectares of natural bush and wetlands containing a Water Corporation Peel main drain with the overall site being managed by DCBA. After years of negotiations with the DCBA, the City of Kwinana are now waiting to trial the effectiveness of the proposed aerial treatment control option.

At its meeting on 19 December 2022, Council considered a report regarding an analysis of the mosquito treatment options within the City including associated costs, funding opportunities and the identification of priority treatment areas. Council resolved:

> *"That Council defer consideration of the Recommendation until such time as a response is received in relation to correspondence to be sent to the Member for Jandakot requesting State Government assistance with mosquito mitigation measures on Piara Waters Nature Reserve and Anstey Keane Bushland area".*

The City wrote to the Member for Jandakot, Mr Yaz Mubarakai, on 1 February 2023 as requested, the main point being expressed:

> *"It would be appreciated if you could address the need for State Government funding to be provided for the management of mosquitoes in Piara Nature Reserve and the Anstey Keane Bushland".*

On 23 March 2023, the Member for Jandakot provided the following response:

On behalf of Yaz Mubarakai MLA, please find the following advice provided by the office of the Minister for Environment and the Department of Biodiversity, Conservation and Attractions:

1. *The Department of Biodiversity, Conservation and Attractions (DBCA) manages Piara Nature Reserve as part of Jandakot Regional Park.*
2. *Piara Nature Reserve is in good condition and is managed for the purpose of conservation. DBCA aims to protect and enhance the reserve's environmental values through active management.*
3. *DBCA does not financially contribute to mosquito monitoring or management programs across the Perth metropolitan area.*
4. *DBCA considers these programs to be the responsibility of local government with the Department of Health (DoH) as the State Government partner.*
5. *Funding and support are available to local governments through the DoH's Contiguous Local Authority Group scheme.*
6. *DBCA recommends that the City of Armadale consult with DoH regarding health risks posed by mosquitos at Piara Nature Reserve.*
7. *The City wrote to DBCA in December 2021, requesting a mosquito treatment of Piara Nature reserve.*
8. *DBCA advised that if DoH deemed mosquito treatment necessary at Piara Nature Reserve, DBCA would support a treatment coordinated by the City.*

Information provided in this response is largely known by the City and included in the report to Council at its meeting in December 2022. The advice did not provide any additional commitment for funding to treat State Government managed land such as Piara Nature Reserve. The advice reiterates that the DBCA does not contribute financially to mosquito monitoring or management programs across the Perth metropolitan area, with limited funding available from the Department of Health.

The City further explored the option to join a Contiguous Local Authority Group (CLAG) and determined it could make an application to join the Southern Metropolitan (Cities of Cockburn and Kwinana) CLAG.

RESEARCH

Statutory requirements for mosquito control

Mosquitoes are not just a nuisance they are a significant public health risk as they can transmit a number of serious human diseases. In WA, some types of mosquitoes can transmit debilitating diseases such Ross River Virus (RRV) and Barmah Forest Virus (BFV). In WA, mosquito-borne diseases are notifiable diseases which require medical professionals to report confirmed cases to the DoH who then forward the patient's details to the relevant Local Government for follow up to determine the possible location where the disease was contracted.

Currently, there are no specific legal requirements for Local or State Government agencies to carry out mosquito control, however there are a number of Local Governments, including the City, that have adopted local laws either under the *Health (Miscellaneous Provisions) Act 1911* or the *Local Government Act 1995* to address mosquitoes as a nuisance.

The future enactment of Part 5 of the *Public Health Act 2016* mandates the requirement of Local Governments to adopt a Public Health Plan addressing community health needs and concerns. Council adopted its Community Health and Wellbeing Plan 2021-2024 in August 2021, which includes action 11.2.1.2 which indicates that the City will:

"*Continue to implement Mosquito Management Plan, maintenance and management of mosquito populations within the City through relevant trapping, interventions (e.g. treatment with larvicide) and community education*."

Mosquito Management Plan (MMP)

Although mosquitoes have the potential to spread disease or pose a nuisance biting risk, they play an important role in natural ecosystems throughout their lifecycle. Larvae feed on decaying leaves, organic matter and microorganisms in waterbodies, adults act as pollinators as they feed on nectar and they are also a food source for other insects, fish and animals.

Mosquitoes undergo a short four stage life cycle development consisting of egg, larva, pupa and adult which can last from 5-7 days in summer and up to several weeks in the colder months. Mosquitoes can breed in a variety of environmental conditions and breeding habitats. Mosquitoes breed in stagnant/slow moving water such as fresh to brackish or saltwater natural/ constructed water bodies, storm water drains and water-holding containers.

Mosquito management aims to reduce the prevalence of nuisance mosquitoes but more importantly the risk of the public contracting a mosquito-borne disease.

The City's Health Service is responsible for facilitating the implementation, management and review of the actions under the MMP, which provides an integrated approach to mosquito management that includes a mosquito monitoring program and physical, cultural, chemical and biological control measures/strategies.

The City's Technical Services is responsible for ensuring new subdivision infrastructure and City built infrastructure is designed and managed to minimize mosquito breeding areas.

1. Mosquito Monitoring Program

During the mosquito breeding season (September-March) the City undertakes routine surveillance of mosquito activity at predetermined locations (chosen as a result of previous findings) including:

- Monthly trapping - adult mosquitoes are collected using carbon dioxide (CO_2) baited light traps that are attached to a tree overnight.
- Monthly larvae dipping - larvae are collected from standing water using a "dipper".
- External contractor identifies the collected mosquito and larval specimens on a species level to help identify possible breeding sites e.g. environmental waterbodies, drains, water holding containers and therefore determine whether or not control measures are necessary and if so what type of control measure is required.

During the 2021/22 monitoring season, the City set up 81 traps across 13 suburbs (Bedfordale, Camillo, Champion Lakes, Forrestdale, Harrisdale, Haynes, Hilbert, Kelmscott, Mt Nasura, Mt Richon, Piara Waters, Roleystone and Seville Grove). Additionally, a total of 10 dip samples were collected across six suburbs (Armadale, Champion Lake, Piara Waters, Kelmscott, Bedfordale, and Camillo). Larval specimens were only sent for lab identifications on initial detection at the site or if no trappings were conducted at the site. In total, 52 sites across 12 suburbs were monitored with 115 dipping conducted.

2. Physical Control

As a part of the Mosquito Monitoring Program potential physical control measures are identified and reported to the relevant City Departments to undertake the works, including but not limited to:

- Maintenance of stormwater drains to facilitate draining and prevent water pooling;
- Maintenance of City managed waterbodies to limit and thin vegetation growth (excluding conservation areas); and
- Filling in small depressions e.g. uneven land clearing, wheel ruts, etc.

The City's Town Planning Scheme identifies parcels of land that require a Structure Plan to be prepared to guide subdivision and development which includes areas that may have the potential to be effected by mosquito breeding due to proximity to wetlands/waterways. Mosquito Management Plans are often required to be submitted as a part of a Structure Plan in some of the City's growth areas.

3. Cultural Control

Cultural control is critical to successful mosquito management. The main objectives are to prevent backyard breeding and to reduce the incidence of residents bitten by mosquitoes. This is achieved through community education programs and increasing awareness of the nuisance and health risks associated with mosquitoes. Residents are encouraged to raise their mosquito concerns with the City so an investigation can be instigated and appropriate management action taken, in addition to being considered for future mosquito monitoring. Service request investigations are an opportunity for officers to provide information directly to residents on how they can control mosquitoes on their property.

The City also educates the community on mosquitoes and mosquito-borne diseases at City supported events such as the "Let's Connect Expo" and "Movies in March" by promoting the City's Mosquito Management Program and the Department of Health's 'Fight the Bite' campaign. The public are encouraged to take measures to limit the impact mosquitoes and mosquito-borne disease may have on their health and lifestyle. Information on mosquito abundance, mosquito-borne disease and mosquito management activities are also provided through the City's social media platforms and the City's website.

Increasing community awareness for future developments is also important. During the subdivision approval process, should it be identified that there is potential for residents to be effected by mosquito activity and the Western Australian Planning Commission agree, a notification, pursuant to Section 165 of the *Planning and Development Act 2005*, can be placed on the certificate of title of the proposed lot(s) advising of the potential hazard.

4. Chemical Control

The City's chemical control measures do not include spraying/fogging (adulticide) to kill adult mosquitoes, the City only applies an insecticide (larvicide) to kill mosquito larvae. Adulticides used in fogging activities will kill other flying insects (e.g. bees, dragonflies) and can also be lethal to fish. The City uses two types of larvicide - Vectoprime and Prolink, the two active ingredients used in these larvicides are S-methoprene which inhibits the growth of the larvae so they cannot develop into an adult and *Bti* (*Bacillus thuringiensis israelensis*) which is a bacterial toxin that kills the larvae. The type of larvicide used is dependent on the breeding site and the larval stage. These chemicals are the most environmentally appropriate products available for mosquito control and are utilised across the world. Both of these larvicides have been approved for use by the Australian Pesticides and Veterinary Medicines Authority and are certified for the management of mosquitoes in natural and urban environments.

During the 2022/23 monitoring season, the City applied 32 larvicide treatments within Armadale, Bedfordale, Brookdale, Camillo, Champion Lakes, Kelmscott, Piara Waters, and Seville Grove~~.~~ 11 of which were applied to sites in Piara Waters surrounding Piara Nature Reserve. This is a significant increase compared to the 2021/22 season where larvicide was only applied on 5 occasions throughout the City.

5. Biological Control

Biological control is the most natural option and it is achieved by maintaining healthy, self-sustaining ecosystems to promote natural predation of mosquitoes. To promote healthier aquatic systems, the City reduces the use of nutrient rich fertilisers in public parks that run into a wetlands, therefore assisting in managing the nutrient levels in the water.

MMP Planning

The City continues to follow the suggested recommendations of the MMP to improve its effectiveness:

- Continue adult and larval mosquito monitoring at Piara Waters, Roleystone and Wungong to identify factors contributing to peak abundances and breeding sites (including more detailed habitat characterisation) for species of concern, enabling targeted management;
- Establish monitoring sites for the suburbs of Armadale and Kelmscott, due to the high number of RRV notifications, and where possible include monitoring of additional suburbs in the future, to increase baseline data for the area;
- Identify and investigate potential larval habitat throughout the City of Armadale, to determine potential waterbodies supporting breeding, via mapping or ground-truthing of sites, with the aim of establishing habitat characterisations for species of concern;
- Conduct pre and post-treatment monitoring of adult and larval mosquitoes to assess effectiveness of management actions;
- Determine costings for controls and begin implementation of priority management actions, which may include the development of additional, step-by-step procedures;
- Review and update the Mosquito Management Plan on an annual basis (initially), and consider addition of treatment triggers (based on the results of monitoring and management), to improve efficiency of mosquito management response;
- Undertake an intensive public awareness campaign to reduce the habitat and number of container breeding mosquito species within the area, focusing on rural and semi-rural suburbs; and
- Revise existing guidelines for the development of mosquito management plans for land developers in the future, clearly outlining roles and responsibilities for long-term management actions.

Mosquito Abundance

There is no specific threshold of the number of adult mosquitoes captured in a trap that prompts local government intervention, rather local governments depend on:

- analysis of mosquito activity for the area;
- the species of mosquitoes detected; and
- the reported impact to residents.

In general, if more than 200 mosquitoes are caught in a trap, the breeding site may need to be investigated and treated. This is not a specific standard and is influenced by the number of resident concerns raised and species of mosquitos identified (e.g. non-biters, vectors or nuisance species). It should be noted that many local governments with high mosquito activity have mosquito counts in the thousands.

The City's mosquito counts are often below 50, increasing to over 200 in periods of prime breeding conditions. Mosquito breeding is heavily dependent on the weather conditions given that larvae require water to breed, for example a year with flooding rain that creates standing water accompanied by hot temperatures would see a significant increase in the number of mosquitoes.

In 2022/23 a total of 3,743 adult mosquitoes were collected from 81 CO_2 light traps set up by the City which included significant numbers of:

- *Aedes notoscriptus* and *Culex annulirostris* (known to transmit RRV) in 13 suburbs including: Harrisdale, Kelmscott, Roleystone and Seville Grove, represented by the data in Column A of **Table 2**.

- *Culex quinquefasciatus*, a nuisance mosquito as they bite humans but are unable to transmit disease and *Culex globocoxitus*, a species that rarely bites humans were identified mainly in Forrestdale, Harrisdale, Haynes and Piara Waters, represented by the data in Column B of **Table 2**.

A total of 593 larval specimens were collected from dip samples in Armadale, Champion Lakes, Piara Waters, Kelmscott, Bedfordale, and Camillo. Out of the total larval specimens, only 7 were identified as *Aedes notoscriptus* and were found in Armadale and Kelmscott. 483 specimens were identified as *Culex quinquefasciatus* mainly from Armadale, Kelmscott and Bedfordale. Other species identified includes *Aedes alboannulats, Culex australicus, Anopheles annulipes s.l, Culicidae sp and Culex sp.* These species are unable to transmit diseases.

Public Health Risk or Nuisance

Whilst the City does undertake routine surveillance it relies on residents to report their concerns about the number of mosquitoes and/or a biting nuisance to identify other potential breeding sites to ensure mosquitoes are being managed effectively. In 2022/23, the City received 6 mosquito related service requests or enquiries. Of these 50% were related to backyard breeding and 33% were related to breeding in the natural environment and 17% were related to development issues which showed a similar trend to the statistics from the previous year.

It is evident in **Table 1** that prior to this breeding season (due to additional trapping and dipping) the higher number of mosquitoes trapped reflects the number of service requests being received for that area with the exception of Wungong in 2020/21 where there were lot of mosquitoes but no service requests. However, it also suggests that the higher numbers of mosquitoes were more likely causing a nuisance rather than a public health issue.

Table 1. Number of mosquito service requests received, adult mosquitoes trapped and RRV cases by suburb for the last 3 seasons.

	2022/23			2021/22			2020/21		
Suburb	**A**	**B**	**C**	**A**	**B**	**C**	**A**	**B**	**C**
Armadale	-	-	-	4	585	2	8	2077	-
Bedfordale	-	17	-	-	-	4	-	-	-
Camillo	2	33	-	-	-	2	2	-	1
Champion Lakes	-	111	-	-	-	-	-	-	-
Forrestdale	-	383	-	3	198	-	1	1045	2
Harrisdale	-	799	-	2	501	-	1	5	-
Haynes	-	322	-	1	736	-	1	-	-
Hilbert	1	134	-	1	-	-	-	3	-
Kelmscott	2	118	1	-	21	4	4	545	-
Mt Nasura	-	13	-	1	-	1	5	29	-
Mt Richon	-	25	-	1	-	-	-	-	-
Piara Waters	1	1575	1	7	2513	1	4	5489	3
Roleystone	-	79	1	3	251	5	1	171	4

	2022/23			2021/22			2020/21		
Suburb	**A**	**B**	**C**	**A**	**B**	**C**	**A**	**B**	**C**
Seville Grove	-	134	1	1	-	-	1	-	1
Wungong	-	-	-	-	5	1	-	1787	-
Total	**6**	**3743**	**4**	**24**	**4942**	**20**	**28**	**11300**	**11**

A. Mosquito service requests received
B. Adult mosquitoes trapped
C. RRV notifications
Note: A drop in mosquito numbers this breeding season may be due to the Bureau of Meterology declaring in March 2023 that La Nina weather conditions were finally over after 3 summers. These weather conditions supported mosquito breeding with record floods and warm conditions.

As of 24 May 2023, only 4 Ross River Virus (RRV) notifications have been received for 2022/23 monitoring season from Roleystone, Piara Waters, Kelmscott and Seville Grove. However, of the 4 notifications received only one case (Kelmscott) reported their most likely place of exposure was within the City.

This is a decrease compared with 20 RRV notifications received from 2021/2022 monitoring season where Roleystone was the suburb with the highest number of locally acquired RRV cases as per the year before. High numbers of RRV in Roleystone were most likely due to heavily wooded areas and bushlands that are natural breeding sites of the *Aedes notoscriptus* mosquito in addition to residential breeding habitat from water holding containers e.g. water tanks, pot plant bases, drains, gutters, stagnant swimming pools, etc.

Table 2 shows that vector species are prevalent in a number of suburbs, however mosquitoes need an "*amplified host*" to spread mosquito-borne disease. Meaning that a kangaroo or other large mammal carrying a transmittable virus (e.g. RRV) must first be bitten by the mosquito, before the mosquito can transmit that virus to humans. Suburbs with more dense residential housing such as Piara Waters and Harrisdale are generally low risk areas for mosquito-borne disease, as the amplified host population nearby is low however the mosquitoes do cause a public nuisance. This table also reveals the effect weather conditions have on mosquito numbers with the 2020/21 data being significantly higher than the previous and post years.

Table 2. Number of adult mosquitoes trapped (according to species type) by suburb for the last 3 seasons.

		2022/23			2021/22			2020/21		
Suburb (#)	**Avg**	**A**	**B**	**C**	**A**	**B**	**C**	**A**	**B**	**C**
Armadale (0)	-	-	-	-	414	118	53	1794	250	33
Bedfordale (1)	17	11	4	2						
Camillo (2)	17	12	20	1						
Champion Lakes (7)	16	20	75	16	48	23	61	39	96	14
Forrestdale (3)	128	44	274	65	45	97	56	768	262	15
Harrisdale (14)	58	157	471	171	226	229	46	4	1	0
Haynes (8)	41	46	205	71	637	72	27	-	-	-
Hilbert (3)	45	35	83	16	-	-	-	1	2	0
Kelmscott (3)	40	82	33	3	10	8	3	158	384	3
Mt Nasura (1)	13	6	7	-	-	-	-	6	23	0
Piara Waters (31)	13	12	12	1	1062	864	587	3566	1145	778
Roleystone (3)	51	477	836	262	162	81	8	82	86	3
Seville Grove (3)	27	53	24	2						
Wungong (0)	45	78	51	5	1	4	0	1585	159	43

A – Biting vector species (will bite and capable of transmitting disease) – public health risk
B – Biting non-vector species (will bite but unable to transmit disease) – public nuisance
C – Non-biting species (rarely bite) – public nuisance
(#) – Number of traps set in the 2022/23 season
Avg – Average number of mosquitoes caught in a trap

Mosquito breeding in State Government managed land

The City is receiving concerns from residents regarding mosquito numbers near the large wetlands surrounding the City's growth suburbs managed by State Government agencies. The City does not treat State managed/owned land, however mosquito surveillance does occur near a number of sites. Given this, it is likely that some of these wetlands are potentially breeding mosquitoes. Confirmation would require access to such sites to conduct assessments being granted by the relevant State Government land management agency. This would require the City gaining approval from the relevant State Government agency to gain access to their property and if required undertake the required treatment. Although mosquito breeding does occur in wetlands such as these, surveillance and investigations have shown that breeding occurs more often in open drains containing small amounts of stagnant water, such as swales, which are located throughout the City. Chemical treatment is easily applied to the drains managed by the City, however there are many that belong to the Water Corporation which are inaccessible therefore they are not monitored or treated.

The DoH's Medical Entomology unit provided preliminary advice, based on the City's RRV statistics and the species being identified from its mosquito traps. The advice indicated that it is unlikely that there are extensive natural breeding sites around the Piara Waters and Harrisdale area, apart from Forrestdale Lake. In comparison, Thomsons Lake (Cockburn) and The Spectacles (Kwinana) have quite widespread breeding that impacts on nearby residents. It is more likely that the mosquito issues being reported are localised to breeding in drains or constructed wetlands.

Although DoH has identified Forrestdale Lake as a likely breeding site, it is a RAMSAR conservation wetland, therefore negotiations with the DCBA on possible monitoring and treatment would be required.

State Government Funding

The DoH provides support for local government mosquito management programs through the Contiguous Local Authorities Group (CLAG) funding scheme. CLAGs are formed by one or more adjoining local governments that share common mosquito problems, there are currently 19 CLAGs across WA, only four of which are within the metropolitan area:

- East Swan River (Towns of Bassendean and Victoria Park and Cities of Bayswater, Belmont and Swan);
- Peel (Cities of Mandurah and Rockingham and Shires of Murray and Waroona);
- Southern Metropolitan (Cities of Cockburn and Kwinana);
- Swan-Canning Rivers (Cities of South Perth, Canning, Melville and Perth).

If the City were to consider joining a CLAG, approval will need to be sought from the Mosquito Control Advisory Committee (MCAC), with the minimum requirements being:

- Demonstrating the City has a public health risk and/or a significant nuisance issue associated with mosquitoes;
- Develop a memorandum of understanding (MoU) with adjoining local governments and the DoH;
- Have the City's Mosquito Management Plan approved by the DoH;

- Submit a CLAG annual report, detailing activities undertaken by the group;
- Commit to contribute 50% funding towards mosquito management requests submitted to the MCAC (may be an option in the future); and
- Commit to contribute annually to a trust fund to ensure CLAG members have the capacity to undertake mosquito management in a year when mosquitoes are particularly significant.

Benefits of joining a CLAG
CLAG members are eligible for financial contribution towards:
- Mosquito larvicides (50%);
- Public education efforts;
- Mosquito management related equipment (50%);
- Minor earthworks to eliminate mosquito breeding sites (50%);
- Staff mosquito control training (1 free registration per annum).

Being in a CLAG gives members the opportunity to develop a positive, knowledge sharing relationship with the DOH, which becomes extremely beneficial should the City experience an event such as a RRV outbreak. In addition, quarterly meetings provide a forum for officers to share technical information and experiences, which can aid in improving management practices.

Costs of joining a CLAG
The City will benefit from joining a CLAG however it will impact staffing resources through:
- Attendance at quarterly meetings;
- Additional data collection and record keeping to provide sufficient information for annual reporting to DoH;
- Additional monitoring (when required by DoH) to obtain evidence to support funding submissions;
- Submitting an annual budget proposal to the DoH before the start of the financial year in order to apply for funding.

Treatment Options and Costs
As mentioned throughout this report, treatment options are determined on a case by case basis upon a site assessment. Treatment of open drains, stormwater drains, unkempt swimming pools and small environmental waterbodies are quite straightforward and can be achieved within a short timeframe with minimal impact on staff resources. In regard to large waterbodies including wetlands, assessment and treatment options become more complex and time consuming especially on State Government owned land.

To provide an estimate of costs associated with chemical treatment, the City obtained quotes for the potential treatment of Piara Nature Reserve in Piara Waters by a contractor. The following options were provided:

1. Short Term Program (30 day control)
   Involves a site assessment, pre and post treatment larvae dipping/species identification, application of granulated VectoPrime to entire waterbody. Larvicide cost between $5,000 and $10,000 depending on waterbody area and depth.

2. Long Term Slow-Release and Supplement Program (up to 5 months control)
   Involves a site assessment, pre and post treatment larvae dipping/species identification, application of granulated VectoPrime to open waterbody and application of Prolink briquettes (tethered to star picket) to the shallow edges of the waterbody. Larvicide cost between $5,000 and $10,000 depending on waterbody area and depth. Installing star pickets would be additional.

3. Long Term Slow-Release Program (up to 5 months control)
   Involves a site assessment, pre and post treatment larvae dipping/species identification, application of Prolink briquettes (tethered to star picket in shallow edges) to the entire waterbody. Larvicide cost approx. $12,000 but up to $30,000 if there is significant flooding. Installing star pickets would be additional.

The table below shows an estimate of the cost of engaging an external contractor compared to City officers undertaking the work.

Task	Contractor	City officer
Site assessment	3 hours = $320	4 hours = $228
Pre and post treatment larvae dips (10 dips)	6 hours = $480	6 hours = $342
Larvae identification (10 dips)	1 hour per dip = $880	2-3 hours per dip = $1,140-$1,710
Larvicide application (8-10 hours)	2 officers = $1,280	2 officers = $912
Data management/entry	2 hours = $160	2 hours = $114
Assessment report	6 hours = $480	6 hours = $342
Other costs	$1,340	$285
Total	$4,940	$3,933*

* Long term options will require purchase of star pickets (approx. 550 = $3,500) and continued funding for replacement star pickets, which are removed, stolen, etc…

Long term options are preferred however they are very labor intensive and the amount of larvicide required can be very costly. The process involves star pickets being installed in the waterbody at a rate of 10-20m2 with a larvicide briquette then getting attached, the briquette breaks down slowly in water therefore require replacement for ongoing control. Depending on the depth of the waterbody this is achieved by officers wading or by watercraft. This would require at least 2 officers onsite and a third officer if there are significant safety issues for example the presence of snakes in wetlands.

Due to the safety issues and difficulties accessing wetlands, other local governments have considered other alternatives. For example, this year the City of Bayswater became the first local government to engage the services of a drone company to apply larvicide to City wetlands, which have a substantially more mosquitoes than the City. Due to strict regulations around flying drones in populated areas, the process took over 2 years to implement.

Although the City can provide mosquito treatment at a lower cost, the City's Health Services would require additional funding and staff resources to expand the current MMP to effectively monitor and treat to the extent that is required for the City's growth suburbs and State Government owned/managed land.

The request for additional staff resources (0.5FTE up to $52,850p.a including on costs) and funding ($8,000 for chemicals) to expand the current MMP to increase monitoring and control measures is included in the City's Book of Proposals for Council review. Alternatively if the City were to amend the current MMP to include the monitoring and treatment of some State owned land and to undertake extensive mosquito breeding monitoring throughout the City to identify priority treatment areas, the additional staff would increase to 1.0FTE (up to $105,701p.a including on costs) and given the long term commitment it would need significant funding, including but not limited to:

- Additional dedicated 4WD vehicle fitted with all the required equipment to enable site accessibility in rough terrain and for large sites and to ensure vehicle availability for scheduled works (currently Health Services have a 2 cab 2WD utility which is insufficient) - $46,000 for initial purchase then $10,000p.a thereafter for maintenance
- Additional larvicides and associated hardware for long term options - $50,000
- Additional mosquito identification costs - $5,000
- Appropriate Personal Protection Equipment (PPE) - $1,000
- Additional storage for additional equipment and larvicides - $1,000.

ANALYSIS

CLAG Funding
Further investigation into the CLAG funding scheme revealed that the City's RRV statistics could demonstrate a significant public health risk required for CLAG eligibility and it appears that the benefits outweigh the costs. Given this and the recommendation in the City's MMP to join a CLAG, the Manager Health Services attended the Southern Metropolitan (Cities of Cockburn and Kwinana) CLAG meeting on 21 March 2023 to further investigate the benefits of joining. At this meeting it was confirmed that the City would be accepted to the group should the City gain the required approvals.

Priority Areas for Treatment
The City is dedicated to providing an effective mosquito management program to reduce the public health risk and nuisance risk to its residents. The City's MMP is designed to be adaptive with the annual review assessing the effectiveness of current operations and identifying future priority areas so the required amendments can be made. Based on the data obtained from the 2021/22 breeding season, the annual report recommended the following:

- Additional trapping and dipping proposed in Bedfordale, Roleystone, Seville Grove, Armadale, Wungong and Forrestdale due to the high mosquito numbers and RRV cases (trapping to continue in Piara Waters, Champion Lakes, Harrisdale, Haynes and Kelmscott).
- More proactive cultural control measures to reduce the RRV risk caused by the "backyard breeder" mosquitoes, especially in suburbs such as Kelmscott, Roleystone and Wungong, where these species are more prevalent. It is essential that residents are aware that they also play an important role in mosquito management by taking measures at their own property to reduce breeding habitats and undertaking personal protection as the City is unable to treat all breeding areas.

In the current 2022/23 breeding season, although mosquito numbers being trapped have decreased this it mostly likely due to the dry weather conditions as well as the additional trapping and dipping that was undertaken as recommended in last year's annual report. Additional adult trapping and larvae dipping in Piara Waters surrounding Piara Nature Reserve resulted in 11 larvicide applications however the number of mosquitoes trapped in the area continued to exceed 1000 for the season. These numbers may be attributed to the lack of monitoring of Piara Nature Reserve which is why the site requires a thorough assessment.

For the purpose of this report, a list of priority treatment areas cannot be identified until extensive mosquito breeding monitoring has been undertaken throughout the City which could be achieved by the addition of a 1.0FTE undertaking a comprehensive audit of all areas within the City. Although the City's Health Service was able to undertake additional trapping and dipping this season it was in a limited capacity and only extended to areas already identified as a concern.

Investigations into mosquito service requests from residents will continue to provide important information/feedback to the effectiveness of treatment and inform consideration of priority areas across the City.

Treatment Options
As detailed in this report, chemical treatment of mosquitoes in environmental waterbodies is a complex process that requires technical knowledge of mosquitoes to determine the best treatment option. The City does not simply treat areas such as wetlands because they have the potential to breed mosquitoes, monitoring must occur to determine if larvae are present and are at levels of concern, then assessment of the need for treatment can be considered.

It is common for residents to want a quick fix such as spraying/fogging to kill adult mosquitoes when they are causing a nuisance. However this approach only delivers short term relief as the breeding issue is not resolved and chemicals used to kill all flying insects are harmful to fish, therefore this approach is only considered if there is an immediate serious public health risk.

Given the increasing community concern in the Piara Waters area, the consistent high mosquito numbers (even after additional monitoring and treatment) and the public health risk due to consistent RRV cases, it would be recommended that an external contractor be engaged to assess the mosquito breeding activity at Piara Nature Reserve as it retains water throughout the year as a one off task (Option 2 or 3 $10-35,000); if there is a significant issue long term treatment be implemented.

From historical aerial photographs other wetlands surrounding~~,~~ Piara Waters, Harrisdale and Forrestdale (apart from Forrestdale Lake) appear to completely dry out from January to July, therefore long term treatment is not an option. However, there are a large number of open drainage networks throughout the area that hold water throughout the year; some are City owned and others belong to Water Corporation or WA Planning Commission. Ideally, it would be recommended that all the open drainage networks within the City holding water are monitored monthly and either short or long term treatment is undertaken but, as detailed in this report, it would require additional staff and funding beyond what is proposed. Currently, Health Services is only able to dedicate 0.2FTE of its Environmental Health Technician to the implementation of the MMP. There are a number of local governments that have at least one or two FTE Environmental Health Officers, or Technical Officers or Mosquito Control Officers dedicated to mosquito management.

The City are currently monitoring the accessible open drainage network on City managed land and have been treating, where necessary, in response to concerns from Piara Water and Harrisdale residents.

OPTIONS

Council have the following options:

1. List for Council's consideration as part of the 2023/24 budget and Long Term Financial Plan a proposal for the City to amend its Mosquito Management Plan to include some State Government owned land which would include:
    a. Funding up to $100,000 for first year (including a vehicle, equipment, chemical, analysis, PPE and a comprehensive audit of the City's mosquito breeding areas to determine priority treatment areas) and annual funding up to $64,000 thereafter; and
    b. An additional 1.0FTE – Environmental Health Technician/Mosquito Management Officer (up to $105,701p.a including on costs).

2. List for Council's consideration as part of the 2023/24 budget and Long Term Financial Plan a proposal for the City to expand its Mosquito Management Plan to increase its monitoring and control measures (primarily on City owned/managed land, with the inclusion of up to two high priority State Government owned land) which would include:
    a. Once off funding up to $35,000 to engage a contractor to undertake a site assessment of the mosquito breeding activities at Piara Nature Reserve and apply chemical treatment if required (subject to DCBA permission);
    b. Annual funding up to $8,000 for additional chemicals and equipment; and
    c. An additional 0.5FTE – Environmental Health Technician/Mosquito Management Officer (up to $52,850 p.a including on costs)

    Note: It is intended that continued monitoring or treatment of Piara Nature Reserve following the initial assessment and treatment will be performed by the proposed additional 0.5FTE.

3. Resolve not to support the City amending its Mosquito Management Plan to include some State Government owned land and expanding its Mosquito Management Plan to increase monitoring and control measures.

CONCLUSION

The City has received confirmation from the Member for Jandakot that State Government will not provide assistance with mosquito mitigation measures on Piara Nature Reserve and Anstey Keane Bushland area.

An increase in adult mosquito trapping sites and larval dipping sites has prompted additional larvicide applications, which in turn has somewhat reduced the number of mosquitoes and service requests. However, this increase in service level has impacted the City's Health Service with a reduction in the level of service of other areas of work the Environmental Health Technician is responsible for as a matter of prioritisation.

The City has determined that as a part of its current mosquito management program regardless of whether the City provides treatments for mosquitos on State Government land or not, it should make an application to join the South Metropolitan CLAG in an effort to secure additional funding, share technical knowledge with local governments experiencing similar issues and to create a supportive partnership with the DoH.

The options reflect the different options of the level of service the City can deliver. If the desire is for an all-inclusive City wide all year round proactive approach to mosquito management then Option 1 will achieve this. Option 2 is a more modest version of Option 1 with mosquito management being limited to the breeding season and only 2 additional State Government owned sites and Option 3 will see the City maintain the existing level of service.

Therefore Option 1 is recommended.

ATTACHMENTS
There are no attachments for this report.

RECOMMEND **D12/6/23**

That Council:

1. **List for Council's consideration as part of the 2023/24 budget and Long Term Financial Plan a proposal for the City to amend its Mosquito Management Plan to include some State Government owned land, which would include:**

   a) **Funding up to $100,000 for first year (including a vehicle, equipment, chemical, analysis, PPE and a comprehensive audit of the City's mosquito breeding areas to determine priority treatment areas) and annual funding up to $64,000 thereafter; and**

   b) **An additional 1.0FTE – Environmental Health Technician/Mosquito Management Officer (up to $105,701p.a including on costs).**

2. **Support the City making an application to join the South Metropolitan Contiguous Local Authority Group and authorise the CEO to enter into a Memorandum of Understanding (MOU).**

Moved Cr S S Virk
MOTION CARRIED **(7/0)**

Manager Health Services left the meeting at 7.05pm and did not return.

2.1 - ECONOMIC DEVELOPMENT STRATEGY 2023 - 2028

WARD : ALL

FILE No. : M/203/23

DATE : 15 June 2023

REF : LP

RESPONSIBLE MANAGER : EDDS

In Brief:

- This report presents the proposed City of Armadale Economic Development Strategy 2023-2028.
- Recommend that Council endorses the proposed Economic Development Strategy 2023-2028.

Tabled Items
Nil.

Decision Type

☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.

☒ **Executive** The decision relates to the direction setting and oversight role of Council.

☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration
Nil.

Strategic Implications
The subject of this report has impact on the following objectives of the Strategic Community Plan 2020-2030 and Corporate Business Plan 2022-2026:

Aspiration 3 - Economy
3.3 Responsive and flexible support of business
3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.

Legal Implications
Nil.

Council Policy/Local Law Implications
Nil.

Budget/Financial Implications
Provision has been made within the 2023/24 Budget and Long Term Financial Plan estimates for the expenditure associated with Economic Development key actions and projects.

Consultation

As part of the development of the proposed Economic Development Strategy, the City consulted with the following stakeholder groups, local businesses and staff within the organisation:

Stakeholder	Type	Date
Local businesses	Interview – President Business Armadale Chamber of Commerce	24 Nov 2022
	Members Workshop - Business Armadale Chamber of Commerce	7 Dec 2022
	Online survey to local businesses (45 responses)	February 2023
	Interview – Commercial landscaping services	11 Jan 2023
	Interview – Private investment group / developer	23 Jan 2023
	Interview – Construction company	24 Jan 2023
	Interview – Commercial machinery company	25 Jan 2023
	Interview – National property developer	2 Feb 2023
	Interview – Western Power (Service / WA Government)	2 Feb 2023
City of Armadale	Councillor Workshop	6 Dec 2022
	Executive Leadership Team	22 Nov2022 21 Feb 2023 16 May 2023
	Intra Directorate - Officers workshop (1) Intra Directorate - Officers workshop (2)	9 Feb 2023 23 Mar 2023

BACKGROUND

The City of Armadale has experienced some of the strongest population growth in Western Australia over the last decade and in the last three years has grown at a significantly higher rate than the greater Perth Metropolitan area.

As the designated Strategic Metropolitan Centre for the Perth South East corridor, Armadale services a diverse and growing community and provides an increasingly critical range of economic and community services as the centre of the surrounding region.

In the past, the City of Armadale has implemented previous Economic Development Strategies with the purpose of providing direction for local business growth and job generation, guiding sustainable growth throughout the City.

The proposed Economic Development Strategy (the Strategy) builds on past achievements and provides the framework to guide the City's vision to have a vibrant and sustainable economy that provides a diversity of jobs and investment opportunities. This vision builds on the City's strengths and assets, and promotes the emerging opportunities for growth and development.

Armadale has the momentum, infrastructure investment, exceptional advantages, and exciting opportunities to realise. The proposed Strategy will support local businesses, community and other stakeholders to secure genuine and meaningful outcomes that enhance the City's local economy.

DETAILS OF PROPOSAL

The City's aspiration, as stated in its Strategic Community Plan, is to be a place of natural beauty, rich in heritage and respectful of culture, with diverse landscapes and lifestyles, and a wealth of business and investment opportunities.

To attract and sustain the investment required to achieve this aspiration and to ensure people are able to access the businesses, jobs and services required from a Strategic Metropolitan Centre, the City must have a clear and compelling strategy. The new Strategy is critical to support:

- the promotion of job creation;
- diversity in the economy;
- attract investment;
- driving competitiveness; and
- sustaining economic growth.

Four priority focus areas and objectives have been identified that if championed, facilitated, and invested in, will unlock the potential of Armadale's economy and realise benefits for local businesses and our community. The priority focus areas and objectives are:

Our People and Businesses
The City will support our existing businesses and residents to learn, grow and lead in our economy.

Objectives:
1. Champion Armadale as a great place to visit, live, work and study to attract talent and skills and expenditure for local businesses.
2. Engage proactively with local businesses to share information and understand the needs, opportunities and support needed by the business community.
3. Support the development of local skills for local jobs.

Our City Centre
The City will champion our Armadale City Centre to attract investment and enhance vibrancy.

Objectives:
1. Build momentum for more investment in the City Centre based on transformative projects – proactively plan for the 'next steps' to ensure opportunities and benefits are realised.
2. Encourage and enable community and business activation initiatives in the City Centre.
3. Invest in the development and maintenance of high-quality places and infrastructure that attracts enterprises and visitors to the City Centre.

Our Business Parks, Commercial Precincts and Employment Hubs
The City will act as a facilitator between industry and Government to progress transformative investment and industry development in our business parks, commercial precincts, and employment hubs.

Objectives:
1. Promote the City's business parks, commercial precincts and employment hubs to attract major tenants that will bring investment and jobs to Armadale.
2. Act as a facilitator between industry and Government to progress transformative investment and industry development.
3. Support the maintenance of attractive commercial areas and business parks that build pride and encourage investment.

Our Visitor Economy
The City will help unlock Armadale's tourism potential.

Objectives:
1. Promote the region as a unique and desirable destination for visitors and businesses alike.
2. Facilitate product and destination development through advocacy, support, and connections.
3. Build a collective vision for the City's tourism region through engagement with Armadale's tourism businesses and stakeholders.

These priorities areas and objectives build on Armadale's existing strengths and natural advantages, as well as driving forward progress in areas where there is already momentum towards positive change.

COMMENT

A key focus of the City is to plan for the future to create and sustain economic growth. The proposed Strategy focuses on creating an environment that attracts businesses and helps to diversify the local economy by promoting the growth of different sectors. It will help to create the conditions for economic growth that benefits the local community.

The proposed Strategy directly supports the vision, aspiration and objectives set out in the City's Strategic Community Plan. It also aligns with the current Corporate Business Plan while also informing future planning as economic priorities, opportunities and challenges evolve.

ANALYSIS

The following opportunities were identified during the development of the Strategy to deliver impact for business and community. These opportunities are:

- Build a cohesive and positive identity for Armadale, where all members of the business community feel part of something 'bigger', playing a strong role in the region.
- Advocate and develop networks that help attract investment and major tenants to the City's business parks.

- Continue to improve the City's systems, communications and leadership to make Armadale a great place to establish and grow a business.
- Ensure business and residents are informed and supported through periods of change and disruption.
- Help clear bottlenecks with State Government agencies that delay development.
- Act innovatively and proactively. Ensure momentum is maintained around the construction of major projects so that positive impacts are secured for the economy.
- Explore and facilitate projects that make the City Centre bustling, safe and inviting to visitors, businesses, and residents.
- Invest in and promote the City's assets, infrastructure, and places to contribute to a thriving tourism economy.

OPTIONS

Council has the following options:

1. Endorse the proposed Economic Development Strategy 2023-2028 with or without amendments.

2. Resolve to not endorse the proposed Economic Development Strategy 2023-2028 at this time.

CONCLUSION

The proposed Economic Development Strategy builds upon the success of previous activities and plans, and future aspirations, including the vision of the Armadale Strategic Metropolitan Centre Structure Plan, the City Investment Framework, the City's Corporate Business Plan and the its Strategic Community Plan 2020-2030, which is the blueprint for the future direction of the City of Armadale and its community. Therefore, Option 1 is recommended.

ATTACHMENTS

1.⇩ Economic Development Strategy 2023-2028

RECOMMEND **D13/6/23**

That Council endorse the proposed Economic Development Strategy 2023-2028.

Moved Cr R Butterfield
MOTION CARRIED **(7/0)**

2.2 - TOURISM STRATEGY 2023 - 2028

WARD : ALL

FILE No. : M/204/23

DATE : 15 June 2023

REF : LP

RESPONSIBLE MANAGER : EDDS

In Brief:

- This report presents the proposed City of Armadale Tourism Strategy 2023 – 2028.
- Recommend that Council endorses the proposed Tourism Strategy 2023-2028.

Tabled Items

Nil.

Decision Type

☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.

☒ **Executive** The decision relates to the direction setting and oversight role of Council.

☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration

Nil.

Strategic Implications

The subject of this report has impact on the following objectives of the Strategic Community Plan 2020-2030 and Corporate Business Plan 2022-2026:

Aspiration 3 - Economy

3.4.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to tourism opportunities and trends.

3.4.2 Encourage the development of new attractions, accommodation and activities for tourists, particularly day trippers.

3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.

Legal Implications

Nil.

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Provision has been made within the 2023/24 Budget and Long Term Financial Plan estimates for the expenditure associated with Tourism Strategy key actions and projects.

Consultation

As part of the development of the proposed Tourism Strategy, the City of Armadale consulted directly with the following stakeholder groups, local businesses and staff within the organisation:

Stakeholder	Type / Meetings	Date
Key Tourism Stakeholders	Destination Perth – Regional Tourism Organisation	12 January 2023
	Tourism WA – State Government	19 January 2023
	Department of Biodiversity, Conservation and Attractions DBCA – State Government	15 February 2023
	Forum Advocating Cultural and Eco Tourism FACET	16 February 2023
	Western Australia Indigenous Tour Operators Council WAITOC	11 April 2023
Local Tourism Stakeholders	Araluen Estate Golf Course	1 February 2023
	Armadale Settlers Common Management Group	15 February 2023
	Araluen Botanic Gardens	8 March 2023
	Avocados Bar, Café and Accommodation	18 April 2023
	Raeburn Orchards	18 April 2023
	The Naked Apple Cidery	17 May 2023
City of Armadale	Executive Leadership Team	21 February 2023 23 May 2023
	Armadale Champion Centre	1 March 2023
	Intra-Directorate Stakeholders Workshop	2 March 2023
	Councillors Workshop	28 March 2023
Community	Community Online Survey (85 Responses)	From 1 April to 30 April 2023

BACKGROUND

The City's previous Tourism Strategies (2019/22 & 2020/22) were largely disrupted by the global pandemic and volatile economic conditions, resulting in limited tourism development activities with some being adapted to suit the highly unpredictable and vulnerable environment at the time.

However, as Western Australia continues to navigate its way forward, with travel numbers returning to pre-COVID19 levels, there has been opportunity to review past activities and build upon these to consider new types of travelers and how the City of Armadale can assist to highlight new trends which will add value to the region's tourism offerings and by default boost the City's visitor economy.

The proposed Tourism Strategy recognises that the key priority in achieving objectives set by the City's Corporate Business Plan (CBP) is to establish better stakeholder engagement, to have buy-in from the local industry and dedicated resources to drive and coordinate actions and initiatives.

The key objectives within the Strategy have been derived from a wide range of sources including research from previous strategies, case studies and business cases on specific areas of tourism plus insights into other local government successes and tourism initiatives. All objectives and initiatives align with the objectives of the City's Strategic Community Plan (SCP) and its Corporate Business Plan (CBP).

DETAILS OF PROPOSAL

The proposed Tourism Strategy is built around three Key Focus Areas:

1. Stakeholder Engagement;
2. Destination and Product Development; and
3. Effective Marketing and Visitor Servicing.

As stated in the SCP (Aspiration 3 – Economy), the City of Armadale will adapt its approach and become more ambitious in how it imagines its future self. The continued development of a local tourism industry will be central to this endeavor. Armadale is well positioned to capitalise on its strategic advantages such as proximity to Perth, escarpment, State forests; and has the ability to compete with the Swan Valley as a popular site for day-trip tourists.

The City is well-positioned to deliver on this Strategy, with many natural and existing assets providing a sound foundation to build upon. While the need to expand Armadale's tourism product and offerings is essential for growth, this cannot be achieved without robust support and engagement from the local sector, associated tourism businesses, State Government and the varied associated service units within its organisation. This will be a major focus as first steps in initiating this new Strategy.

With Western Australia now open for business, the State is experiencing an exceptional rebound in international and interstate visitation, with visitors seeking the type of experiences Armadale can and does offer. Since the pandemic an increase in day-trippers from regional and metropolitan locales has also significantly lifted.

New areas of opportunity will be championed and developed, including:

Agritourism - which could be of great benefit to existing orchardists and horticulturalists, to diversify businesses by pivoting and offering additional income streams.

Unique and Boutique Accommodation - a lack of quality accommodation is limiting the potential to grow the overnight and weekend warrior market.

Tracks and Trails - as the City continues to work on establishing a world-class and sustainable trails offering, learnings from regions can be explored, particularly from those who have had recent success in developing these natural assets.

Cultural Tourism - working with the Armadale Champion Centre and the Western Australian Indigenous Tourism Operators Council, the City can stimulate the creation of authentic Aboriginal culture experiences, which continue to celebrate the stories of First Nations people and country, as well as strengthen reconciliation and community connections.

Another of the City's aspirations, as stated in the SCP, is to be a place of natural beauty, rich in heritage and respectful of culture, with diverse landscapes and lifestyles, and a wealth of business and investment opportunities.

Attracting visitors and tourism investment will be the catalyst to drive:

- job creation within the hospitality and tourism sector;
- diversity within the tourism economy;
- attracting investment in the hospitality and tourism sector (and by default, service industries);
- drive collaboration; and
- foster economic growth and community pride.

To support this, the City of Armadale has prepared the proposed Tourism Strategy 2023-2028. Within the strategy, key actions and projects have been identified. If these items are proactively and effectively championed, facilitated, and adopted, it will elevate the potential of Armadale's tourism economy.

COMMENT

A key focus of the City is to advocate for investment to drive economic development, this objective underpins the Tourism Strategy along with ensuring Armadale is an attractive proposition to entice new residents, business and leisure visitors and assist to change preconceptions of the place. The tourism sector is a key area of opportunity and growth for the City of Armadale, which can assist to achieve all of these items and much more.

This is an exciting time to be embarking on a new Tourism Strategy, with growing investment and interest in the sector from all levels of government. Now is the time to be bold, to form strong collaborations, be visionary and ensure a sustainable way forward, which compliments, conserves and considers the best interests of both the natural and built environment. It is time to make the City of Armadale a 'standout' destination for locals and visitor alike.

ANALYSIS

The following opportunities were identified during the development of the Tourism Strategy to deliver a range of diverse and exciting tourism offerings to attract both new investors as well as business and leisure visitors.

- Development of world-class tracks and trails within a natural bush setting;
- Work to attract unique and/or niche accommodation options;
- Work to deliver exceptional cultural experiences and events;
- Encourage collaboration among tourism operators to foster strong networks;
- Promote and facilitate job creation opportunities and training within the tourism and hospitality sectors and elevate the sector as a career path with exciting opportunities;
- Build a culture of positivity and turn current perceptions through tourism.

OPTIONS

Council has the following options:

1. Endorse the proposed Tourism Strategy 2023-2028 with or without amendments.
2. Resolve to not endorse the proposed Tourism Strategy 2023-2028 at this time.

CONCLUSION

The proposed Tourism Strategy 2023-2028 builds upon the objectives and actions within the City's new Economic Development Strategy, Visitor Economy pillar as well as the City's Strategic Community Plan 2020-2030 and the Corporate Business Plan 2023-2026, which is the blueprint for the future direction of the City and its community. Therefore, Option 1 is recommended.

ATTACHMENTS

1.⇩ Tourism Strategy 2023-2028

RECOMMEND **D14/6/23**

That Council endorse the proposed Tourism Strategy 2023-2028.

Moved Cr R Butterfield
MOTION CARRIED **(7/0)**

Manager Economic Development and Advocacy left the meeting at 7.24pm and did not return.

Council resolved at its Ordinary Meeting on 26 June 2023 that the Tourism Strategy 2023-2028 be amended as follows:

That Council endorse the proposed Tourism Strategy 2023-2028 subject to the following:

(i) Change any reference to Greenthumb Tourism to Garden Tourism.

(ii) Add Narrogin Inn under Provedore on page 10.

(iii) Add the word "actively" into the following action on page 18 "Work with local tourism operators and businesses to develop a signature 'food and wine' event or actively work with neighbouring LGAs to expand existing events i.e. Bickley Harvest Festival.

(iv) Amend the priority on page 37 relating to the Signage Strategy from Low to High.

2.3 - CONFIDENTIAL REPORT - PROPOSED ARMADALE REGIONAL HEALTH AND MEDICAL PRECINCT BUSINESS CASE

MEETING CLOSED TO PUBLIC
MOVED Cr Butterfield
That the meeting be closed to members of the public as the matter is considered to be confidential under Section 5.23(2)(h) of the Local Government Act, as it deals with other matters as may be prescribed.
Motion Carried (7/0)
Meeting declared closed at 7.11pm.

WARD : MINNAWARRA

FILE No. : M/317/23

DATE : 15 June 2023

REF : LP

RESPONSIBLE MANAGER : EDDS

In Brief:
- A confidential report is presented in the Confidential Attachments to this Agenda.

Tabled Items
Nil.

Decision Type

☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.

☒ **Executive** The decision relates to the direction setting and oversight role of Council.

☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration
Nil.

Strategic Implications
The subject of this report has impact on the following objectives of the Strategic Community Plan 2020-2030 and Corporate Business Plan 2022-2026:

Aspiration 3 – Economy

3.1 Increased economic growth, job creation and retention, as well as educational opportunities.
- 3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.
- 3.1.5 Facilitate the development of high quality middle density projects within the City Centre.
- 3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, educational opportunities and increased residential population.

3.3 Responsive and flexible support of business.
- 3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.

Legal Implications
Nil.

Council Policy/Local Law Implications
Nil.

Budget/Financial Implications
Provision has been made within the 2023/24 Budget and Long Term Financial Plan estimates for the expenditure associated with further engagement and lobbying that is part of the City's advocacy activities.

ATTACHMENTS

1. Confidential Report - Proposed Armadale Regional Health and Medical Precinct Business Case - *This matter is considered to be confidential under Section 5.23(2) (c) of the Local Government Act, as the matter relates to a contract entered into or which may be entered into by the City of Armadale*

RECOMMEND **D15/6/23**

That Council adopt the recommendation as outlined in the Confidential report.

Moved Cr P A Hetherington
MOTION CARRIED **(7/0)**

MEETING OPENED TO PUBLIC
MOVED Cr Butterfield that that the meeting be opened.
Motion carried (7/0)
Meeting declared open at 7.23pm

3.1 - PROPOSED BASIC AMENDMENT NO.122 TO TOWN PLANNING SCHEME NO.4 - OMNIBUS NO.8

WARD	:	All
FILE No.	:	- M/180/22
DATE	:	15 June 2023
REF	:	DS
RESPONSIBLE MANAGER	:	EDDS
APPLICANT	:	N/A
LANDOWNER	:	N/A
SUBJECT LAND	:	Various
ZONING		
MRS /	:	Various
TPS No.4	:	Various

In Brief:

- Proposed Omnibus Amendment No.122 to TPS No.4 meets the "basic" amendment definition under Clause 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- A basic amendment has an expedited process and does not require an advertising phase.
- The proposals within Amendment No.122 primarily normalise areas in accordance with approved Structure Plans and resolve minor inconsistencies and errors within the Scheme maps.
- It is recommended that Council adopt and forward Amendment No.122 to TPS No.4 to the Western Australian Planning Commission for consideration and adoption.

Tabled Items

Nil.

Decision Type

☒ **Legislative**	The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
☐ **Executive**	The decision relates to the direction setting and oversight role of Council.
☐ **Quasi-judicial**	The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration

Nil.

Strategic Implications

2.5.1 Ensure the City's planning framework is modern, flexible, responsive and aligned to achieving the outcomes of the Strategic Community Plan and Corporate Business Plan.

2.5.6 Constantly seek improvements to the nature and standard of developments within the City.

Legal Implications

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

Council Policy/Local Law Implications
Local Planning Strategy 2016

Budget/Financial Implications
Nil.

Consultation
Nil.

BACKGROUND

The inclusion of minor updates in an omnibus Scheme Amendment provides an efficient and effective process to make several updates to the Scheme, whilst minimising expenditure in terms of the City's resources.

Amendment No.122 includes minor updates to the Scheme that fit the definition of a "*basic*" amendment. A basic amendment has benefits over a "*standard*" amendment in that it does not require advertising for public review. However the types of proposals that can be included in a basic amendment are strictly prescribed and limited.

A basic amendment under Clause 34 Part 5 of the *Planning and Development (Local Planning Scheme) Regulations 2015* means any of the following amendments to a local planning scheme:

(a) an amendment to correct an administrative error;

(b) an amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme;

(c) an amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2;

(d) an amendment to the scheme so that it is consistent with any other Act that applies to the scheme or the scheme area;

(e) an amendment to the scheme so that it is consistent with a State planning policy;

(f) an amendment to the scheme map to include a boundary to show the land covered by an improvement scheme or a planning control area;

(g) an amendment to the scheme map that is consistent with a structure plan, activity centre plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan;

(h) an amendment that results from a consolidation of the scheme in accordance with section 92(1) of the Act;

(i) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area if the amendment will have minimal effect on the scheme or landowners in the scheme area.

DETAILS OF PROPOSAL

Amendment No.122 is a City of Armadale proposal that maintains a responsive scheme aligned to the Strategic Community Plan and Corporate Business Plan.

Amendment No.122 consists of the following proposals:

1. Normalisation of Commercial zones throughout Piara Waters and Harrisdale in accordance with approved Structure Plans.
2. Normalisation of Residential zones throughout Piara Waters and Harrisdale in accordance with approved Structure Plans.
3. Updating the Special Control Area Map 3 for Development Area Contribution Structure Plan in accordance with the normalisation of Piara Waters and Harrisdale.
4. Minor Town Planning Scheme No.4 (TPS No.4) map amendments to resolve errors and inconsistencies.

Details of each proposal are discussed under the Comment section.

COMMENT

Proposal 1: Normalisation of Commercial zones throughout Piara Waters and Harrisdale

Parts of Piara Waters and Harrisdale are currently zoned "Urban Development Zone" which delegates zoning to an approved Structure Plan. These areas have now been developed in accordance with Structure Plans adopted by the City/Council and approved by the Western Australian Planning Commission. The zoning can be normalised to align the City's TPS No.4 with the approved Structure Plans.

Amendment No.122 includes three centres that operate as "Local Centre" or "Mixed Business/Residential" zones, but are currently zoned "Urban Development" or "Residential" under the current TPS No.4 map. The proposed normalisation of zones are as follows:

Proposal No.	Location	Existing Zoning	Proposed Zoning	Notes
Proposal 1 – Map 1	Portions of Lots 9000 and 107 adjoining Shephard Court, Harrisdale	Urban Development	Local Centre	N/A
Proposal 1 – Map 2	Multiple lots adjoining Erade Drive including Lots 1, 1102, 1017, 1018, 1019 and 1020, Piara Waters comprising the CY O'Connor ERADE (Education, Research and Development Employment) Village.	Residential	Local Centre	Retain existing Additional Use No.35 over lots. (see explanation below)
Proposal 1 – Map 3	Lot 101 and 502 Nicholson Road, Piara Waters. (Local Centre) Lot 104 Armadale Road and a portion of Lot 8005 Greywacke Entrance, Piara Waters (Public Purpose)	Urban Development	Local Centre and Public Purpose	Retain existing Restricted Use No.4 over lots. (see explanation below)

Proposed changes to Map 2 and Map 3 also require amendments to the existing Additional Use or Restricted Use requirements under the Scheme Text as follows:

- Additional Use No.35 exists within TPS No.4 and therefore all that is required is an update to the "Description of Land" under Schedule 2 of the TPS No.4 to refer to the correct lot numbers and remove those lots that are developed for residential purposes (i.e. remove Additional Use No.35 from the residential lots on TPS No.4 maps).
- Restricted Use No.4 exists within TPS No.4 and therefore all that is required is an update to the "Description of Land" under Schedule 3 of the TPS No.4 to refer to the latest lot number.

Proposal 1 mapping amendments and text changes for the normalisation of commercial zones in Piara Waters and Harrisdale are consistent with Clause 34 (g) of the *Regulations* as the proposals are consistent with the underlying Structure Plans. Amending "Convenience Store" land use to "Service Station" under the new Additional Use is consistent with both Clause 34 (a) and 34 (b) of the regulations, as this amendment corrects an administrative change that resulted from the City being required to make the scheme consistent with the Model Scheme Text.

Proposal 2: Normalisation of Residential zones throughout Piara Waters and Harrisdale

Similar to the commercial normalisation under Proposal 1, there are several residential areas in Piara Waters and Harrisdale that have been subdivided and require normalisation. Five separate mapping proposals all propose to rezone areas from "Urban Development" zone to either the "Residential" zone or "Parks and Recreation" and "Public Purpose" Reservations under the City's TPS No.4. See Proposal 2 – Maps 1 to 3 in the Attachments.

Where a Residential zone is proposed, the corresponding R-Codes that are shown on the approved Structure Plans are also amended on the TPS No.4 maps. All changes proposed are in accordance with the Structure Plans adopted by the City/Council and approved by the Western Australian Planning Commission.

There are parts of Harrisdale and Piara Waters under Urban Development zone have not been subdivided and developed and will be normalised at a later date through subsequent future Scheme Amendments or TPS No.5.

The mapping amendments under Proposal 2 for the normalisation of Piara Waters and Harrisdale residential zones are consistent with Clause 34 (g) of the *Regulations* as the proposals are consistent with the underlying Structure Plans.

Proposal 3: Updating the Special Control Area Map 3 in accordance with the normalisation of Piara Waters and Harrisdale

Proposal 3 removes "Development Areas (Structure Plan)" from the Scheme Maps as they are no longer required after the areas in Proposals 1 and 2 have been normalised. Some Development Areas remain on the Scheme Maps because either the Structure Plan still has relevance over the site, or the area hasn't proceeded through subdivision and development.

The mapping amendments under Proposal 3 are consistent with Clause 34 (f) and 34 (g) of the *Regulations* as the proposals are removing sections of the Development Areas that are no longer required and are consistent with the underlying Structure Plans. When this amendment is finalised and the Structure Plan zonings are included in the City's Scheme, the City will progress the revoking of the relevant Structure Plan or portions of Structure Plans to reflect the outcome of the Scheme Amendment.

Proposal 4: Several minor TPS No.4 map amendments to resolve minor errors

Proposal 4 consists of 13 mapping amendments that resolve minor issues within the TPS No.4 maps, rectifying incorrect zones and formalising pedestrian access ways. Below is a brief description of each proposal:

Proposal No.	Location	Existing Zoning	Proposed Zoning	Justification
Proposal 4 – Map 1	Portions of Lot 9000 Ashworth Way, Brookdale	Residential	Unzoned	Formalising road reserves for Flematti Circuit and Ashworth Way through Lot 9000 (as per subdivision 134872) and updated R-codes
Proposal 4 – Map 2	Lot 2598 Millen Street, Mount Nasura	Parks and Recreation (Local) Reserve	Residential	Lot incorrectly zoned for Parks and Recreation, should be zoned residential and form part of adjoining Lot 107 to west.
Proposal 4 – Map 3	A portion of Lot 155 Sherwood Court, Armadale (former PAW)	Parks and Recreation (Local) Reserve	Residential	A portion of a residential lot incorrectly zoned for Parks and Recreation. The former Public Access Way has been closed.
Proposal 4 – Map 4	A portion of Lot 1104, Pomelo Way, Seville Grove (former PAW)	Unzoned	Residential	Land is unzoned and should be included in Residential zone, as the former Public Access Way has been closed.
Proposal 4 – Map 5	A portion of Lot 558 Felgate Loop and Lot 555 Becket Court, Camillo (former PAW)	Unzoned	Residential	Land is unzoned and should be included in Residential zone, as the former Public Access Way has been closed.
Proposal 4 – Map 6	A portion of Lot 1187 Armanda Drive and Lot 555 O'Sullivan Drive, Camillo (former PAW)	Unzoned	Residential	Land is unzoned and should be included in Residential zone, as the former Public Access Way has been closed.
Proposal 4 – Map 7	A portion of Lots 1 and 2 Possum Place, Kelmscott (former PAW)	Unzoned	Residential	Land is unzoned and should be included in Residential zone, as the former Public Access Way has been closed.
Proposal 4 – Map 8	A portion of Lot 1678 Berala Court, Camillo (former PAW)	Unzoned	Residential	Land is unzoned and should be included in Residential zone, as the former Public Access Way has been closed.

Proposal No.	Location	Existing Zoning	Proposed Zoning	Justification
Proposal 4 – Map 9	A portion of Lot 280 Drayton Court, Kelmscott (former PAW)	Unzoned	Residential	Land is unzoned and should be included in Residential zone, as the former Public Access Way has been closed.
Proposal 4 – Map 10	A portion of Lot 250 Carringal Place, Armadale (former PAW)	Unzoned	Residential	Land is unzoned and should be included in Residential zone, as the former Public Access Way has been closed.
Proposal 4 – Map 11	A portion of Lot 100, Clybucca Place and Lot 1719 Urana Road, Armadale (former PAW)	Unzoned	Residential	Land is unzoned and should be included in Residential zone, as the former Public Access Way has been closed.
Proposal 4 – Map 12	Lot 55 Shepherd Court, Harrisdale	Unzoned	Urban Development	A residential subdivision (number 161764) has been approved over an existing Public Access Way between Sherpard Court and Hatch Court. Council supported the Public Access Way closure. The land should be rezoned to Urban Development zone.

Proposal 4 mapping amendments are consistent with Clause 34 (a) of the *Regulations* as the proposals resolve minor corrections within the Scheme maps to reflect various decisions.

Proposal 5: Minor Text Amendment to Zoning Table

Previous Scheme Amendments (No.54 and 72) made changes to the Zoning Table and associated "Notes" that follow the Zoning Table and provide additional information. The previous amendments removed and reordered the Notes, but didn't update references in the Zoning Table to Notes 6 and 7. Proposal 5 amends text in the Zoning Table from "*ZONES (Note 6 and Note 7)*" to "*ZONES (Note 3 and 4)*"

Proposal 5 is consistent with Clause 34 (a) of the *Regulations* as the text change resolves an administrative error.

ANALYSIS

Amendment No.122 proposes several Scheme Map and Text updates consistent with the Basic amendment provisions of Clause 34 of the *Planning and Development (Local Planning Scheme) Regulations*.

Should the amendment be adopted by Council it will be forwarded directly to the WAPC for its consideration and recommendation to the Minister for final adoption. A basic Scheme

Amendment does not need advertising or to proceed back to Council for final adoption unlike a standard Scheme Amendment.

OPTIONS

Council could:

1. Adopt the Scheme Amendment as proposed.
2. Adopt the Scheme Amendment subject to modification or remove any part of the omnibus proposals.
3. Decline to adopt the Scheme Amendment if it considers the proposed omnibus proposals to be contrary to the orderly and proper planning of the area or for other stated reasons.

CONCLUSION

The City's omnibus amendment proposes to normalise commercial and residential areas in the Harrisdale and Piara Waters Precincts, in addition to other minor amendments to the Scheme Text and Maps of TPS No.4. All parts are in accordance with Clause 34 for a basic amendment under the *Planning and Development (Local Planning Scheme) Regulations.*

Should Council endorse the proposed changes, then Scheme Amendment No.122 will be forwarded to the WAPC for its consideration and recommendation to the Minister of final adoption.

Given the above, Option 1 is recommended.

ATTACHMENTS

1.⇩ Scheme Text Changes - TPS No.4 - Amendment No.122
2.⇩ Copy of Proposal Maps 1-12 - TPS No.4 - Amendment No.122

RECOMMEND **D16/6/23**

That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005* to adopt, without modification, Amendment No.122 to Town Planning Scheme No.4 as a "*Basic Amendment*" in accordance with Part 5 Clause 34 – Basic Amendment subsections a), b), f) and g) of the *Planning and Development (Local Planning Schemes) Regulations 2015* to:

a. Amend the Scheme Maps in accordance with "*Amendment No.122 - Proposal 1 - Map 1*" to "*Amendment No.122 - Proposal 1 – Map 3*" as per the adopted Structure Plans;

i. Rezone portions of Lots 9000 and 107 adjoining Shephard Court, Harrisdale from "*Urban Development*" to "*Local Centre*";

ii. Rezone Lots 1, 1102, 1017, 1018, 1019 and 1020, Piara Waters from "*Residential*" to "*Local Centre*";

iii. Rezone Lot 101 and 502 Nicholson Road from "*Urban Development*" to "*Local Centre*", Piara Waters; and

iv. **Rezone Lot 104 Armadale Road and a portion of Lot 8005 Greywacke Entrance, Piara Waters from "*Urban Development*" to "*Public Purpose*".**

b. **Modify the Description of Land for Additional Use No.35 under Schedule 2 from "*Part of Lot 114 Warton Road and part of Lot 3 Nicholson Road, Forrestdale comprising the CY O'Connor ERADE (Education, Research and Development and Employment) Village being the area identified on Scheme Map.*" to state "*Lots 1, 1102, 1017, 1018, 1019 and 1020, Piara Waters comprising the CY O'Connor ERADE (Education, Research and Development Employment) Village.*";**

c. **Modify the Description of Land for Restricted Use No.4 under Schedule 3 from "*Lots 2, 3 & 4 Nicholson Road, Piara Waters.*" to state "*Lot 101 and 502 Nicholson Road, Piara Waters.*"**

d. **Amend the Scheme Maps in accordance with "*Amendment No.122 - Proposal 2 - Map 1*" to "*Amendment No.122 - Proposal 2 – Map 4*" as per the adopted Structure Plans:**

i. **Rezone Residential areas from the "*Urban Development*" zone to the "*Residential*" zone including the R-Codes; and**

ii. **Rezone Reserves from the "*Urban Development*" zone to the "*Parks and Recreation*" or "*Public Purpose*" Reservations.**

e. **Amend the Scheme Maps to modify the Special Control Area No.3 boundaries as shown on "*Amendment No.122 – Proposal 3* for "Development Area (Structure Plan) (Schedule 8)";**

f. **Amend the Scheme Maps in accordance with "*Amendment No.122 - Proposal 4 - Map 1*" to "*Amendment No.122 - Proposal 4 – Map 12*" as follows:**

i. **Rezone portions of Lot 9000 Ashworth Way, Brookdale from "*Residential*" zone to "*Unzoned*";**

ii. **Rezone Lot 2598 Millen Street, Mount Nasura and a portion of Lot 155 Sherwood Court, Armadale from "*Parks and Recreation (Local)*" Reservation to "*Residential*" zone;**

iii. **Rezone of the following lots from "*Unzoned*" to "*Residential*" zone:**
A portion of Lot 1104, Pomelo Way, Seville Grove;
A portion of Lot 558 Felgate Loop and Lot 555 Becket Court, Camillo;
A portion of Lot 1187 Armanda Drive and Lot 555 O'Sullivan Drive, Camillo;
A portion of Lots 1 and 2 Possum Place, Kelmscott;
A portion of Lot 1678 Berala Court, Camillo;
A portion of Lot 280 Drayton Court, Kelmscott;
A portion of Lot 250 Carringal Place, Armadale;
A portion of Lot 100, Clybucca Place and Lot 1719 Urana Road, Armadale;

iv. **Rezone Lot 55 Shepard Court, Harrisdale from "*Unzoned*" to "*Urban Development*" zone;**

g. **Modify the top row of the Zoning Table from "*ZONES (Note 6 and Note 7)*" to "*ZONES (Note 3 and Note 4)*".**

2. Refer 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*.

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 its consideration and request the Hon Minister for Planning; Lands; Housing; Homelessness grant final approval to the amendment.

5. Authorise the Mayor and Chief Executive Officer to execute modified Amendment documents, should the Hon Minister for Planning; Lands; Housing; Homelessness grant final approval to the Amendment subject to minor modifications.

6. Should the Western Australian Planning Commission or Hon Minister for Planning; Lands; Housing; Homelessness require any of the proposal(s) included in this Scheme Amendment to be advertised, then Council supports the deletion of such proposal(s) from Amendment No.122 to enable this Scheme Amendment to proceed.

Moved Cr S S Virk
MOTION CARRIED (7/0)

4.1 - DEVELOPMENT SERVICES DIRECTORATE - REVIEW OF DELEGATION - S. 3.25 LOCAL GOVERNMENT ACT 1995 POWERS

WARD : ALL

FILE No. : M/301/23

DATE : 8 June 2023

REF : DB

RESPONSIBLE MANAGER : EDDS

In Brief:

- On 25 July 2022 Council undertook a review of delegations to the CEO (under the *Local Government Act*, *Dog Act*, *Cat Act*) to ensure compliance with the requirements of enabling legislation.
- This review was made on the premise that a detailed review and update of the City's delegations would occur in time for the subsequent 12 month milestone.
- The detailed review is being presented in tranches. Tranche 1 of that detailed review is complete and a *Local Government Act* delegation relevant to Development Services Directorate presented for consideration.
- Recommend that Council adopt the delegation as attached to this report.

Tabled Items
Nil.

Decision Type

☒ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.

☐ **Executive** The decision relates to the direction setting and oversight role of Council.

☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration
Nil.

Strategic Implications

4.1. Develop organisational frameworks to achieve consistency, transparency and clarity of decision making processes.

Legal Implications
Delegations of authority are made using enabling legislation (in this case, the *Local Government Act 1995*) to allow Officers to exercise functions and powers that would otherwise be required to be exercised by Council.

Section 5.46(2) of the *Local Government Act 1995* (Act) requires delegations made under the *Act* to be reviewed at least once by the delegator in every financial year.

Council Policy/Local Law Implications
New and revised delegations should not alter the ability of the City to use local laws or policies. Some policies may require an administrative amendment to reflect a change in the name of a delegation; however, the heads of power remain the same.

Budget/Financial Implications
Nil.

Consultation
- Directorate Managers
- Chief Executive Officer
- ELT
- External legal services provider in some cases.

BACKGROUND

At Council's meeting on 25 July 2022, Council reviewed, for the purposes of compliance with section 5.46(2) of the *Act*, section 47 of the *Cat Act 2011* and section 10AB(2) of the *Dog Act 1976*, all of the City's delegations of authority from Council to the CEO (CS36/7/22).

This followed an in-depth review commenced by the Standing Order House Advisory Group (SOHAG) in 2020, which ultimately recommended to Council to review, amend or approve a number of delegations (both existing and new) that covered a range of functions and business areas. Fifty two (52) in total were subject to review.

The review of the delegations by Council was made on the premise that a detailed assessment of the City's existing delegations would continue to be conducted. This would allow the City to account for changes in legislation, address any anomalies or issues with current delegations, and any operational gaps in functions and powers that are delegated.

Due to the timing of the review falling due by the end of this financial year to achieve compliance with the *Act*, it will not be possible for SOHAG to review the delegations and still allow the City to be compliant with legislative requirements. Consequently, the delegations are being presented to committees for consideration and recommendation to Council.

DETAILS OF PROPOSAL

As noted earlier, Council's review on 25 July 2022 was for the purpose of satisfying the compliance requirements of the enabling legislation behind those delegations where review by the delegator is required on an annual basis. It did not constitute a detailed review to evaluate the efficacy of each instrument, however, it was understood that this was to be done in time for the next review anniversary.

Since then, a wide ranging assessment of the City's existing delegations that had not been subject to detailed review has been conducted and benchmarked against other local governments in the Perth metropolitan area, as well as against templates provided by the Western Australian Local Government Association (WALGA). Legislative requirements were reviewed, and where necessary, advice obtained from external legal service providers on particular powers and the delegable status of those powers.

This assessment eventually led Officers to form the view that for the remaining delegations that had not been reviewed, the City's existing delegation structure, and many individual delegations, were no longer fit for purpose and did not reflect current industry practice or legislative requirements.

In addition, the system administrators of the cloud-based Attain system, which the City uses to manage its delegations (amongst other functions) have provided an updated and improved delegated authority template to better demonstrate functions and powers that have been delegated, in detail. This was in response to requests from the City for a better template to serve a more contemporary approach to making and managing instruments of delegated authority. It was viewed as an opportunity to make a generational change to the City's instruments of delegation and improve their utility.

Overall, the delegations are proposed to be dealt with in the following way:

Tranche 1 – delegations that require annual review. *Local Government Act 1995*, *Cat Act 2011*, *Dog Act 1976*. Delegations in this Tranche to be presented to the respective Committees responsible for the function being administered.

Tranche 2 – all other delegations that do not require an annual review. This will include non-*Local Government Act* delegations for Development Services and *Bush Fires Act 1954* delegations. Delegations in this Tranche are still being assessed, with internal consultation ongoing.

A revised primary delegation encompassing powers of Section 3.25 of the *Act* is presented. Development Services Directorate is the predominant user of this function, however, the functions of s. 3.25 of the *Act* are also used periodically by Technical Services Directorate staff.

1.1.15 Notices requiring certain things to be done by owner or occupier of land. It is proposed to replace the current "Notices requiring certain things to be done by property owner/occupier" with the attached revision. The revised delegation is more prescriptive in terms of the actual function delegated and that which is able to be exercised, uses the terminology contained within s. 3.25 of the *Act*, and is in an improved format.

The current and draft proposed delegations are included in the Attachments to this report.

Currently, the delegation contains the function shown as follows:

Function

1. *Issue a notice in writing requiring certain things to be done by owner or occupier of land in accordance with Schedule 3.1 of the Local Government Act 1995; and*

2. *If the person fails, do anything it considers necessary to achieve the purpose for which the notice was given, including recovering any associated costs as a debt.*

The proposed replacement (attached) details the function more accurately:

Function

1. *Give a person who is the owner or, unless Schedule 3.1 indicates otherwise, the occupier of land a notice in writing relating to the land requiring the person to do anything specified in the notice that —*
   (a) is prescribed in Schedule 3.1, Division 1; or
   (b) is for the purpose of remedying or mitigating the effects of any offence against a provision prescribed in Schedule 3.1, Division 2 [Act, s. 3.25(1)]

2. *Do anything the local government considers necessary to achieve, so far as is practicable, the requirements of a notice issued pursuant to s. 3.25 of the Act where the person who is given the notice fails to comply with it [Act, s. 3.26(1)]*

3. *Recover the cost of anything done by the local government pursuant to s. 3.26(2) as a debt due from the person who failed to comply with the notice [Act, s. 3.26(3)]*

The revised delegation also references a limitation on the exercise of the power, contained within Schedule 3.1 of the *Act*. This is not referenced in the current delegation.

COMMENT

Council will note the proposed replacement delegation has a new designator number as well. Eventually, once all delegations have been adopted they will all form part of a revised Register of Delegations that will be structured like a piece of legislation, with the delegated powers being separated by their respective heads of power. All will be numbered sequentially with sub-delegations similarly separated by head of power and sequential numbering.

Council is requested to adopt the delegation that is presented, with any such desired modifications as the case may be, and specify that the delegation does not come into effect until a future date, in this case, 7 August 2023.

The reason for this is to allow time for Officers to create sub-delegations for approval by the CEO, so that the sub-delegations are able to come into effect at the same time as the principal delegation. This is necessary due to the changes proposed in the attached draft and the fact that if adopted, the existing delegation is required to be repealed. Consequently, any sub-delegation made under a current delegation will cease to have legal effect as its source of authority will no longer exist.

Section 59(1)(b) of the *Interpretation Act 1984* provides broad discretion to a delegator when making or granting a delegated power. Notwithstanding the technical requirements of the *Act* when making a delegation, section 5.45(1)(a) of the *Act* itself appears to grant Council the ability to delegate its authority in the manner proposed, particularly when a limitation of time is involved:

"(a) a delegation made under this Division has effect for the period of time specified in the delegation or where no period has been specified, indefinitely…"

Council can therefore specify a period of time when the delegation comes into effect, in its resolution.

OPTIONS

Council has the following options:

1) Adopt the draft delegation attached, and revoke the existing delegation as recommended.

2) Not adopt the delegation and request additional information or explanation. The City will still be compliant with the annual review requirement of section 5.46 of the *Act*, as Council will have made a decision to accept or not accept the draft delegation.

CONCLUSION

The assessment and revision of the attached delegation and the overarching process involved represents a significant body of work to overhaul the City's delegation structure and bring about a contemporary change to how the City makes and exercises its functions and powers.

For all practical purposes, little will change for Officers in the course of their day to day duties and the powers delegated are the same as those used currently. What these changes will do is improve transparency around how Council delegates, and what specific legislative functions are delegated, whilst creating a clear and unambiguous link between the legislation through to the proper exercise of a power.

ATTACHMENTS

1. DRAFT proposed delegation - s. 3.25 Local Government Act powers
2. CURRENT delegation - s. 3.25 Local Government Act powers
3. Local Government Act 1995 - Schedule 3.1 - Powers under notices to owners or occupiers of land

RECOMMEND **D17/6/23**

That Council:

In accordance with section 5.42(1) of the *Local Government Act 1995*, delegate to the Chief Executive Officer the exercise of the powers and duties prescribed in the instrument of delegation specified by the Attachment 4.1.1 of this report, and that –

1. **Pursuant to section 5.45(1)(a) of the *Local Government Act 1995*, the instrument of delegation has effect from 7 August 2023;**

2. **Upon the coming into effect of the instrument of delegation on 7 August 2023, and in accordance with section 5.45(1)(b) of the *Local Government Act 1995*, instrument of delegation specified by Attachment 4.1.2 of this report is revoked in it's totality;**

3. **Authorise the Chief Executive Officer to correct any identified minor grammatical, formatting or punctuation errors to the delegation once adopted, provided the correction does not represent a change to the function or power delegated.**

ABSOLUTE MAJORITY RESOLUTION REQUIRED

Moved Cr M J Hancock
MOTION CARRIED **(7/0)**

COUNCILLOR ITEMS

Nil.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

The Executive Director Development Services provided an update on the following:

- The progress of reports and development applications received for the Armadale rail viaduct design and construction and new DevelopmentWA referral of the Development Application for a portion of the Eleventh Road Bridge within the Redevelopment Area. The next Councillor briefing by MetroNet/MetConnx to be held on 28 June 2023.

- Recent lodgement and referral by DevelopmentWA of the Harrisdale/Haynes Shopping Centre Development Application.

MEETING DECLARED CLOSED AT 7.29 PM

DEVELOPMENT SERVICES COMMITTEE

SUMMARY OF ATTACHMENTS

19 JUNE 2023

ATT NO.	SUBJECT	PAGE
2.1	**ECONOMIC DEVELOPMENT STRATEGY 2023 - 2028**	
2.1.1	Economic Development Strategy 2023-2028	50
2.2	**TOURISM STRATEGY 2023 - 2028**	
2.2.1	Tourism Strategy 2023-2028	77
3.1	**PROPOSED BASIC AMENDMENT NO.122 TO TOWN PLANNING SCHEME NO.4 - OMNIBUS NO.8**	
3.1.1	Scheme Text Changes - TPS No.4 - Amendment No.122	117
3.1.2	Copy of Proposal Maps 1-12 - TPS No.4 - Amendment No.122	121
4.1	**DEVELOPMENT SERVICES DIRECTORATE - REVIEW OF DELEGATION - S. 3.25 LOCAL GOVERNMENT ACT 1995 POWERS**	
4.1.1	DRAFT proposed delegation - s. 3.25 Local Government Act powers	141
4.1.2	CURRENT delegation - s. 3.25 Local Government Act powers	142
4.1.3	Local Government Act 1995 - Schedule 3.1 - Powers under notices to owners or occupiers of land	143

DRAFT

City of Armadale
Economic Development Strategy
2023 – 2028

Acknowledgment of Country

We acknowledge the Traditional Owners and Custodians of the land upon which we stand, work and play.

We acknowledge the Aboriginal People as the First Nation People and their connection to the land and waters, as the land and waters are a part of them; spiritually and culturally.

We acknowledge their ancestors, the Elders past and present, who have led the way for us to follow in their footsteps.

From the Mayor

TBC

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Acknowledgment of Country

From the Mayor

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Executive Summary

Armadale's population is rapidly growing, and our economy is more productive than ever. Armadale has momentum, exceptional advantages, and exciting opportunities to realise.

With a population of more than 100,000 residents and over 5,600 businesses supporting 24,400 jobs, the City of Armadale (the City) has a clear role in working alongside business, community, and other partners to support Armadale's local economy. This Economic Development Strategy directly underpins the vision, aspiration and objectives set out in our Strategic Community Plan, with a focus on helping local industry, community and potential investors realise and unlock the wealth of business and investment opportunities in the region.

Four priority focus areas and 12 objectives have been identified that if proactively and effectively championed, facilitated, and invested in, will unlock Armadale's economic potential, and realise strong benefits for local businesses and our community.

Our people & businesses	**Our City Centre**	**Our business parks, commercial precincts and employment hubs**	**Our visitor economy**
Champion Armadale as a great place to visit, live, work and study to attract talent and skills and expenditure for local businesses. **Engage** proactively with local businesses to share information and understand the needs, opportunities and support needed by the business community. **Support** the development of local skills for local jobs.	**Build** momentum for more investment in the City Centre based on transformative projects – proactively plan for the 'next steps' to ensure opportunities and benefits are realised. **Encourage** and enable community and business activation initiatives in the City Centre. **Invest** in the development and maintenance of high-quality, places and infrastructure that attracts enterprises and visitors to the City Centre.	**Promote** the City's business parks, commercial precincts and employment hubs to attract major tenants that will bring investment and jobs to Armadale. **Act** as a facilitator between industry and Government to progress transformative investment and industry development. **Support** the maintenance of attractive commercial areas and business parks that build pride and encourage investment.	**Promote** the region as a unique and desirable destination for visitors and businesses alike. **Facilitate** product and destination development through advocacy, support, and connections. **Build** a collective vision for the City's tourism region through engagement with Armadale's tourism businesses and stakeholders.

The City of Armadale Economic Development Strategy 2023 -2028 includes key actions that are aligned with our Corporate Business Plan, ensuring we are leveraging our existing resources where possible to deliver the best results for our community.

Our City

The City of Armadale has experienced some of the strongest population growth in Australia over the last decade and in the last three years has grown at a significantly higher rate than the Greater Perth Metropolitan area in Western Australia.

As the designated Strategic Metropolitan Centre for the South East Metropolitan region, Armadale services a diverse and growing community, and provides an increasingly critical range of economic and community services as the heart of the surrounding region.

The City covers an area of 560 km^2 and consists of 19 suburbs and localities. Only 28 kilometres from the Perth CBD and 23 km from Perth Airport, the Armadale City Centre is conveniently located at the crossroads of the Albany and South Western Highways and Armadale Road and is directly linked to Perth CBD via the metropolitan rail network (and to numerous other centres on the Armadale railway line), the Tonkin Highway and the Kwinana Freeway (via Armadale Road). Armadale is in close proximity to key economic infrastructure, including Perth and Jandakot Airports, Kewdale, Canning Vale and Welshpool industrial areas and the imminent Westport - Outer Harbour in Kwinana.

To service neighbouring Serpentine-Jarrahdale's population growth, the WA Government's METRONET Project will deliver an 8 km extension of the Armadale train line to Byford. This will help visitors, workers and residents from both Local Government Areas connect with new services, jobs and experiences, bringing benefits to the regional economy.

Armadale has momentum, exceptional advantages, and exciting opportunities to realise. The City will champion our economy, facilitate development, and invest its resources alongside local businesses, community, and stakeholders to secure genuine and meaningful outcomes that enhance our local economy.

NOTE: On next page, there will be a map of Armadale and the region, updated to reflect train line extension to Byford (current image placeholder only).

Our Community

Armadale's population is developing rapidly. On average we're earning significantly more and have higher levels of education than we did in 2011.

100,737 people call Armadale home* This is an increase of 28,075 from 2013	Our population is estimated to grow to approximately 150,000 by 2041.
Our population is relatively young, with 66% of our residents aged below 44 years old. Armadale median age: 35 Greater Perth median age: 37 Western Australia: 38	Our median weekly personal income has increased 31% since 2011. Armadale: $815 Greater Perth: $859 Western Australia: $848
73% of our employed residents leave the area for work	Our median weekly household income has increased 30% since 2011. Armadale: $1,774 Greater Perth: $1,865 Western Australia: $1,815
72% of our residents drive their car to work. 6% of our residents take public transport. 1% ride a bike or walk to work.	20% of our residents hold a Bachelor degree or higher, compared with 11% in 2011.
36% of Armadale's households are couples with children. 23% are couples without children 12% are single parent households 20% are lone person households	3% of residents identify as Aboriginal and or Torres Strait Islander 36% of our residents were born overseas 23% of our residents speak a language other than English at home

Sources: ProfileID, City of Armadale Community Profile, 2011 – 2021 data.
*Estimated Residential Population (ERP) 2022.

Our Economy

Armadale's economy is growing. Its contribution to the regional economy has increased by $0.5billion since 2016, and the local economy has gained over 5,000 new jobs.

5,632 local businesses are providing 24,451 local jobs. This is an increase of 5,187 jobs since 2016.	$3.33 Billon Gross Regional Product Up 19% from $2.8 Billion in 2016.
66% of residents participate in the labour force	Our unemployment rate is higher, at 6.4%, than the Greater Perth average of 5.3
Our major employers: • Healthcare and Social Assistance (4,700 jobs) • Education and Training (3,600 jobs) • Retail Trade (3,000 jobs) • Construction (2,400 jobs)	Our emerging industries, driven by new infrastructure and business parks: • Education and Training • Wholesale Trade • Construction • Manufacturing and Transport • Transport, Postal and Warehousing

Sources: Economy ID, City of Armadale Economic Profile, 2011 – 2021 data (including 2022 Health Check Report), Australian Bureau of Statistics Census, 2021.

NOTE: This will be an infographics page – Potentially over 2 page spread.

Achievements

The City of Armadale has been focused on advocating for the local economy, facilitating economic development projects, and supporting business and community throughout the significant impacts of volatile global and local economic conditions. Armadale has strong wins on the board which will be critical in building and sustaining the momentum required to secure other key projects. Major achievements and successes since the development of the previous Economic Development Strategy (2018 – 2022) include:

Supporting businesses and community throughout unprecedented economic conditions	• Developed the City's COVID-19 Roadmap to Recovery. • Embraced online platforms to ensure service continuity and communication with residents and businesses. • Implemented a $1.8m rates freeze. • Adopted a Rates Assistance and Financial Hardship Policy. • Committed $1.381million to projects as part of local roads, community infrastructure and economic stimulus measure. • Delivered 40+ online business support workshops.
Construction of Armadale Courthouse and Policy Complex commenced (by WA Government)	Work has commenced on the $86m Armadale Courthouse and Police Complex which will triple the number of court rooms and accommodate detectives, a district intelligence unit, district forensic investigation office and family violence unit. This development will bring additional jobs and workers into the City Centre.
Attraction of significant education, training and skills development infrastructure, services, and programs to the City	• Construction has now commented on the $33million TAFE Campus in Armadale's City Centre. The campus will help deliver skilled workers to local industries while also activating the City Centre. • The WA Department of Education, Skills, and Employment announced the opening of the Industry Training Hub in Armadale to improve opportunities for youth to meet local employment demand. • The City delivered its Aspire Youth Development Program for four years, introducing high school students to tertiary education and opportunities.
Support for small business creation and development prioritised	• The City submitted a successful application for funding of the Small Business Friendly Approvals Program which is now operational. The City is currently implementing the program's Action Plan and reporting yearly to the WA Small Business Commissioner. • A 'Go Local at Christmas' campaign was delivered to encourage residents to buy presents and other items from local enterprises. • Ongoing sponsorship and support has been provided to the Business Armadale Chamber of Commerce. • The City sponsored the Business Armadale Minister Series, providing networking opportunities for local businesses to meet with State and Federal Ministers.
Strong performance on building and development application approvals	• A total of 2,766 development and building applications were received in 2021/22, with 97% of those applications determined within statutory timeframes. • 2196 Building Applications were received, with 99.9% of those applications determined within statutory timeframes.

	• 506 development applications were received, with 87% of those applications determined within statutory timeframes. • The City received 64 subdivision referrals from the WAPC, 78% of those referrals were responded to within statutory timeframes.
Development of more business precincts, commercial areas and employment hubs across the City	• In 2022-22, 135 commercial applications were lodged with a total construction value of $163,646,624. • Between 2019-20 and 2020-21, the City approved $42 million in development application approvals for Forrestdale Business Park specifically. • Development of Doobarda business park (Rowley Rd) is a step closer to fruition with the Development Application - Stage 1 being approved in 2023.
City Centre rejuvenation projects progressed – City Investment Framework	• The City adopted a City Investment Framework and an Advocacy Strategy in 2022 that will guide the transformation the Armadale City Centre into a Metropolitan Centre.
Increased focus on tourism sector to raise Armadale's profile and attract visitors	• The City administrates Major Event Sponsorship to attract and secure events in the region. • The City partnered with the Perth Hills Tourism Alliance created a series of 30 food and wine trails as part of Taste 2020 Food and Wine Tourism Strategy. • The City partnered on the development of the Perth Hills Armadale Regional Guide. • The City's Tourism Development Strategy is due for completion in 2023.
Advocacy Priorities Strategy endorsed & Business Investment Prospectus developed	• The City adopted an Advocacy Priorities Strategy (2022-2030) that outlines key projects and alliances needed to attract investment and accelerate development and growth. • A new Business Investment Prospectus has been released to support local area promotion and to advocate on behalf its community across State and Federal Government, key industry leaders, and other businesses to discuss the opportunities available for investment and relocation to the Armadale.
Active member of key regional economic networks	The City is an active member of Local Government and stakeholder alliances who work together to advocate for social, environmental, and economic outcomes for their region. These networks enable the City to proactively identify and realise opportunities to collaborate with regional partners on important economic development projects. These networks include: • NGAA – National Growth Areas Alliance • WALGA – WA Local Government Association • GAPP - Growth Areas Perth and Peel Councils • RDA - Regional Development Australia • SECCA – South East Corridor Councils Alliance • The WA Westport Taskforce

Looking Forward

There are a range of interrelated advantages, opportunities, and challenges that the City will proactively leverage and manage to ensure the local economy continues to develop. In addition to research and exploration of current trends, the City conducted a range of consultation activities to understand the aspirations and perspectives of local business and stakeholders to inform this strategy

Local Business Survey	**One-on-one interviews**	**Workshops**
An online survey was completed by 45 respondents, representing a range of local businesses ranging from sole enterprises to those employing 50+ staff.	The City conducted targeted interviews with key stakeholders including: • Commercial and residential developers • Service providers • Local businesses and business networks	The City conducted workshops with Business Armadale Chamber of Commerce Members and key staff within the City of Armadale.

We heard that business and stakeholders want Armadale's economic development to be underpinned by our advantages and strengths. They want the City to think big, be aspirational, while also focusing on delivering achievable, practical initiatives that make a difference to business and community on a day-to-day basis.

Strengths and advantages to leverage	**Challenges to proactively manage**
Natural assets - The City's incredible natural environment and attractions, assets, open spaces, and proximity to key trail regions presents an opportunity to develop a thriving visitor economy as well as being a key attractor for new residents. **Growing population –** Population growth to the north and south, supported by the availability of affordable land and the extension of the railway, will increase access for visitors, customers, and workers to Armadale. It will also help underpin the development of future population services, infrastructure, and amenities. **Great lifestyle –** The City's semi-rural hills lifestyle is attracting more and more people, particularly young families, who are looking for a more balanced and affordable way to live, closer to nature. Armadale welcomes new residents who will help build a diverse and thriving economy. **Major regional service centre -** As the designated Strategic Metropolitan Centre for the South East Metropolitan region, Armadale services a diverse and growing community, and provides an increasingly critical range of economic and community services as the capital of the surrounding region. **Proximity and space to grow** – The City has access to industrial and commercial land that is larger than most LGAs in the metro area can offer. The City is situated along key transport routes, connected to major infrastructure such as Jandakot Airport and Henderson Port. It is also close to key economic infrastructure, including Perth and Jandakot Airports, Kewdale, Canning Vale and Welshpool industrial areas and the proposed Westport (Outer Harbour).	**Perceptions of Armadale –** Consultation indicates that perceptions of Armadale have not changed as the community and economy has evolved. This gap between local and external perceptions is decreasing, but there is more that can be done to let potential visitors, workers, residents, and investors know how great Armadale is. **Need vibrancy in the City Centre** – There continues to be negative perceptions of Jull St Mall and the City Centre. Limited foot traffic, insufficient residential housing in the centre, vacant shops and safety concerns contribute to these negative perceptions and are potentially reinforcing a cycle of inactivity and need investment. **Impact of infrastructure projects on local business** - The impact of major projects on residents, business and visitors will need to be proactively managed through forward planning, strong communications and ensuring that real gains are secured for local business and residents. In particular, the smaller businesses in and around the City Centre will need to be supported. **Lack of cohesion** – There is a disconnect between the older suburbs in the east with a greater level of disadvantage and the newer developments in the west where there is better access to services and amenity. Economic development should consider how all communities can be included and benefit. This includes ensuring new infrastructure such as the South Metro TAFE Campus, and any future social infrastructure, are accessible to the whole community. **Challenging national and global economic context –** Local businesses are grappling with staffing shortages (reinforced by lack of migration) and a limited supply of suitable and affordable and office space, which is constraining growth potential. While these challenges are not unique to Armadale, they are significantly impacting local businesses who have already had to navigate the COVID-19 pandemic.

Opportunities to deliver impact for business and community

- Build a cohesive and positive identity for Armadale, where all members of the business community feel part of something 'bigger', and it has a strong role in the region.
- Advocate and develop networks that help attract investment and major tenants to the City's business parks.
- Continue to improve the City's systems, communications, and leadership to make Armadale a great place to establish and grow a business.
- Ensure business and residents are informed and supported through periods of change and disruption.
- Help clear bottlenecks with State Government agencies that delay development.
- Act innovatively and proactively. Ensure momentum is maintained around the construction of major projects so that positive impacts are secured for the economy.
- Explore and facilitate projects that make the City Centre bustling, safe and inviting to visitors, businesses, and residents.
- Invest in and promote the City's assets, infrastructure, and places to contribute to a thriving tourism economy.

Our Vision

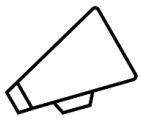
"Where City meets Country. A place of natural beauty, rich in heritage and respectful of culture, with diverse landscapes and lifestyles, and a wealth of business and investment opportunities."

Our Economic Development Strategy will support the vision and goals described in our Strategic Community Plan, which was developed in close consultation with our residents and businesses and reflects the aspirations and expectations of our community. The City's economic development focus will be on attracting and supporting local and new businesses to realise investment opportunities and to grow in our area.

Our Role

The City has a clear role in working alongside business, community, and other partners to develop Armadale's economy. The City will focus on where it can have the best impact with its resources.

The City will



Champion

The City will champion, promote, and advocate for Armadale to attract investment, game changer businesses, talent, and visitors.

Facilitate

The City will support community, industry, and Government to deliver projects and infrastructure that will elevate Armadale's economy and bring positive impacts to the community.

Invest

The City will utilise its resources (human, financial, land and assets) as leverage to realise social and economic development aspirations.

Our Approach

Working towards the City's vison

The Economic Development Strategy directly supports the vision, aspiration and objectives set out in the Strategic Community Plan. It also aligns with the current Corporate Business Plan (which describes how the Strategy Community Plan will be implemented), while also informing future planning as economic priorities, opportunities and challenges evolve.

Strategic Community Plan 2020 - 2030

Sets out the City's vision, aspirations and objectives designed to strengthen and build on Armadale's natural beauty, rich heritage and culture, diverse landscapes and lifestyles, and wealth of business and investment opportunities. It is our principal strategy and planning document.

Community	Environment
Economy	Leadership

1. Increased economic growth, job creation and retention, as well as educational opportunities
2. Positive image and identify for the City
3. Responsive and flexible support of business
4. Thriving tourism industry

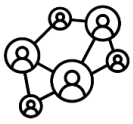
Corporate Business Plan 2022 - 2026

Outlines the key actions that will be undertaken over the next four years to progress the achievement of the aspirations and objectives outlined in the City's Strategic Community Plan.

Economic Development Strategy 2023 - 2028	Advocacy Priorities Strategy 2022 - 2030
Tourism Strategy 2023/24 – 2026/27	City Investment Framework

It's a team effort

There are a broad range of teams within the City whose roles and functions will be important to champion, facilitate and invest in Armadale. A whole-of-government approach will be utilised to deliver this Strategy.



Strategic Planning	Statutory Planning	Building
Health	Events	Environment
Marketing and Communications	Community Infrastructure Planning	ICT
Economic Development, Tourism & Advocacy		

Our Priority Areas

Built on our strengths and momentum

Four priority focus areas have been identified that if championed, facilitated, and invested in, will unlock the potential of Armadale's economy, and realise strong benefits for local businesses and our community. These priorities areas build on Armadale's existing strengths and natural advantages, as well as driving forward progress in areas where there is already momentum towards positive change.

Our people & businesses	**Our City Centre**	**Our business parks, commercial precincts and employment hubs**	**Our visitor economy**
Our population is growing as more people realise that you can live the country life, affordably, and be close to the city. We will continue to attract people and businesses to Armadale, while also supporting our existing residents and businesses to learn, grow and lead in our economy.	As Armadale grows, and major projects are completed, the City Centre will look and feel very different. This will provide exciting opportunities for new, interesting, and unique operators to activate the area. We will champion our City Centre to attract investment and enhance vibrancy and safety.	These are the engine rooms of the South East Corridor's economy. Our strategic location along major transport links, and the growing demand for large commercial spaces means we can attract major tenants to Armadale. We will help facilitate commercial and industrial areas that are vibrant, attractive, and creating job opportunities.	The word is out – Armadale's beautiful natural environment is ready to be explored and only a short drive away from Perth Airport. We will continue to promote and develop our tourism sector. By building a stronger link between our hills and city, we can ensure more businesses are benefiting from visitors to Armadale.

Our People and Businesses

The City will support our existing businesses and residents to learn, grow and lead in our economy.

Armadale's economy is driven by our talented people and over 5,000 diverse businesses. Enterprises of all sizes are creating value for our local and regional economy and providing 23,700 jobs for Armadale residents and people from outside our area.

Skills and labour shortages and ongoing economic instability are impacting the growth potential and resilience of many local businesses. The increasing cost of living challenges are putting a strain on household incomes. Armadale itself is also experiencing change, with major projects under development or construction across the local area, including the Police Complex and Courthouse, the South Metro TAFE campus, the ongoing growth of the Forrestdale Business Park, and the extension of the rail line to Byford as part of METRONET. Once completed, these projects will deliver significant benefits to Armadale's business and communities, as they help us attract more people, business, and investment.

The City is best placed to support our people and businesses by being a champion for our area, strengthening strategic networks, sharing information and resources, and working with stakeholders to ensure that local skills development aligns with the needs of our local businesses. This includes identifying and supporting opportunities for those who may be disengaged from the workforce to find local employment. More and more people are realising that Armadale offers a great, affordable lifestyle close to nature and the city. We should be building on this momentum and continue to proactively attract new residents and businesses who can further strengthen our economy.

Objectives

	1. **Champion Armadale as a great place to visit, live, work and study to attract talent and skills and expenditure for local businesses.**
	2. **Engage proactively with local businesses to share information and understand the needs, opportunities and support needed by the business community.**
	3. **Support the development of local skills for local jobs.**

Our City Centre

The City will champion our City Centre to attract investment and enhance vibrancy and safety.

Armadale's City Centre is undergoing significant transformation. Strategic advocacy over the last 5 – 10 years has resulted in the City realising several transformational infrastructure projects including:

- Construction (underway) of the South Metro TAFE campus.
- Construction (underway) of a new Police Complex and Courthouse.
- Removal (complete) level crossing at Kelmscott Station.

Guided by our Advocacy Framework, Activity Centre Structure Plan and Armadale City Centre Investment Framework, the City continues to plan and advocate for the following projects which aim to increase vibrancy, safety and activation of the City Centre as well as delivering community infrastructure and services to the local population. 11 rejuvenation projects planned for the City Centre have the potential to deliver 5,000 ongoing jobs, attract 5,400 new residents and attract $1.5 billion in private investment.

In time and with proactive planning, the projects have the potential to transform and activate the City Centre, address many of the issues currently constraining the potential of the area (for example the underutilisation and negative perceptions and community experiences of Jull Street mall) and bring economic and social benefits to Armadale.

Objectives

	4. **Build momentum for more investment in the City Centre based on transformative projects – proactively plan for the 'next steps' to ensure opportunities and benefits are realised.**
	5. **Encourage and enable community and business activation initiatives in the City Centre.**
	6. **Invest in the development and maintenance of high-quality, places and infrastructure that attracts enterprises and visitors to the City Centre.**

City Centre Rejuvenation Projects

01 CITY VIEWS – CIVIC PRECINCT
Estimated Budget: $127M

City Views is a transformational project that will enhance the northern focal point of the city with a two-fold focus on consolidating civic services and enhancing the public realm. It includes a new Cultural/Civic Precinct and Community Hub.

02 STATION ACTIVATION
Estimated Budget: $5-10M

The Armadale Train Station will be elevated as part of METRONET's Byford Rail Extension project. The removal of the at grade station unlocks land for activation.

03 BUS INTERCHANGE
Estimated Budget: METRONET

This project is part of the METRONET Byford Rail Extension. The bus interchange will be an integral connection to the Armadale City Centre for growth areas in the south-west corridor.

07 REGIONAL ACCESSIBILITY
Estimated Budget: TBD

Armadale is the strategic metropolitan centre servicing the growing south-east corridor. Improving regional accessibility through the regional transport network will benefit local businesses and unlock private investment.

08 JULL STREET MALL
Estimated Budget: $3-6M

Upgrades to the Mall will create a sense of place in the heart of the City Centre. Development will support visitation through increased security, improved experience and new attractions.

09 STREETSCAPE ENHANCEMENTS (CBD)
Estimated Budget: TBD

Streetscape enhancements across the Armadale City Centre will contribute to improved wayfinding, public space activation, and safety as well as encourage private investment.

04 ARMADALE WEST
Estimated Budget: Dependent on development model

The 9 hectare West of Rail precinct will be a transit oriented development. The precinct will be characterised by high-density development to fit its location as an inner-city development.

05 HEALTH PRECINCT
Estimated Budget: $20M+

A health precinct will provide community benefits to those utilising the services, as well as employment opportunities, all in a location conveniently accessible by public transport. Future development will expand the regional level public and private health and community services within the city centre.

06 EDUCATION PRECINCT
Estimated Budget: $30M + STAGE 2

Stage one of the TAFE expansion is funded by the State Government ($22.6 million), with completion expected in 2024, bringing students into the City Centre. A future stage two expansion will see an increase in student capacity and course offering.

10 STRATEGIC DEVELOPMENT SITE
Estimated Budget: TBD

The site is located at the northern entrance to the City Centre and will be an entry statement for visitors arriving from the north and west.

11 PLACEMAKING INITIATIVES
Estimated Budget: $200-400K p.a. (net)

A coordinated placemaking approach will elevate and enhance existing efforts. Local events provide an opportunity to leverage positive experiences and link them with Armadale City Centre.

Our Business Parks, Commercial Precincts and Employment Hubs

The City will act as a facilitator between industry and Government to progress transformative investment and industry development in our business parks, commercial precincts, and employment hubs.

With significant land parcels available or under development, and strategically located along key transport routes, Armadale's business parks and commercial precincts are the engine room of the South East corridor economy.

Forrestdale Business Park and Crossroads Industrial - 330 hectares strategically located at the intersections of Tonkin Highway and Armadale Road in Forrestdale, home to a growing range of commercial, mixed semi-industrial enterprise and general industry activity.

Doobarda business park (Rowley Road) - 354 hectares able to accommodate medium term non-heavy industrial, with advantages including proximity to freight network connections linking with the new Outer Harbour, Western Trade Coast and Kewdale and West Mundijong intermodal transfer facilities.

South Armadale - 81 hectares with strong potential as a long term non heavy industrial site. South Armadale has good transport linkages, being adjacent to South Western Highway and having easy access to the Tonkin and Albany Highways.

Kelmscott - An established, mixed use commercial area servicing a range of strategic industries. Kelmscott also has good transport linkages, having easy access to the Albany Highway and the railway line.

Objectives	
	7. **Promote the City's business parks, commercial precincts and employment hubs to attract major tenants that will bring investment and jobs to Armadale.**
	8. **Act as a facilitator between industry and Government to progress transformative investment and industry development.**
	9. **Support the maintenance of attractive commercial areas and business parks that build pride and encourage investment.**

Industry's momentum is strong, with significant new tenants choosing Armadale including a Western Power new regional Depot in Forrestdale Business Park, which will bring approximately 500 jobs to the area.

The City will play an important role as a facilitator and enabler of future investment, working with proponents, developers and State Government agencies to clear bottlenecks and keep projects progressing. The City also has an important role to play in ensuring City-owned land and areas around precincts are well maintained and presented, helping to encourage all stakeholders to take pride in business parks and commercial precincts.

In 2020, the State Government endorsed a new port in Kwinana. Since then, Westport, together with Main Roads, has begun early planning on what the Anketell-Thomas Road freight corridor may look like. This corridor will connect the future terminal in Kwinana's Outer Harbour with Tonkin Highway and will support wider growth in Kwinana and the south-eastern suburbs. This presents further opportunities for Armadale's business parks and commercial areas to leverage.

Our Visitor Economy

The City will help unlock Armadale's tourism potential.

Armadale, which is recognised as a unique part of the Perth Hills region, is home to exceptional destinations, experiences, and tourism businesses, with major potential for growth. The City has been successful in attracting and delivering great events such as the 2023 Australian Rowing Championships, the Highland Gathering, the Dams Challenge (recognised as one of top 50 cycling rides in the world) Perth Kilt Run, the Armadale Arts Festival and Minnawarra Art Awards. In the 2021/22 financial year alone, events attracted 41,000 people to the City.

The national tourism sector, and many businesses are still recovering and learning to operate in a complex and challenging economic climate. COVID-19 has presented opportunities for the local tourism sector to pivot and attract regional and intrastate visitors, with more people in Western Australia looking to explore local destinations.

A strong and cohesive vision, support for product and destination development and exceptional destination marketing will all be essential to realise Armadale's tourism potential. By fostering a positive and collaborative environment, the region's tourism industry will be better positioned to adapt to changing circumstances, build resilience, and drive sustainable growth that benefits everyone.

Through the implementation of its Tourism Development Strategy, the City will provide targeted assistance to grow tourism capacity and capability for the region.

Objectives

	10. **Promote the region as a unique and desirable destination for visitors and businesses alike.**
	11. **Facilitate product and destination development through advocacy, support, and connections.**
	12. **Build a collective vision for the City's tourism region through engagement with Armadale's tourism businesses and stakeholders.**

Action Plan

Building on our existing resources and priorities

This strategy identifies Key Actions and Projects (KAPs) the City will undertake within each priority area. These actions will be supported by or aligned with existing initiatives within the City's Corporate Business Plan (CBP) and Strategic Community Plan. This allows us to leverage what work is already underway or identified, and ensures we have the resources to deliver any new initiatives. The strategy will identify how each proposed action aligns with the existing objectives and actions of Corporate Business Plan. An "X" indicates that this action directly contributes to the objectives of the Economic Development Strategy's priority area.

Corporate Business Plan Objectives	16
Existing Corporate Business Plan KAPs	43
Proposed new actions	20

Economic Development Strategy 2023 - 2024 Actions						
CBP Objective	CBP KAP	Status	Our people and business	Our City Centre	Our business parks, commercial precincts and employment hubs	Our visitor economy
3.2.3 Advocate for opportunities to bring key stakeholders to the City to appreciate the opportunities available and to enlist their support to bring about positive change in the community.	3.2.3.1 Work with key stakeholders, investors, local members of parliament to bring relevant ministers and decision makers to the City to understand the infrastructure, programs and services that will create a positive future for Armadale as a strategic metropolitan centre.	**Current Action** **Priority Action**	X	X	X	X
3.1.4 Increase private sector investment in the Armadale Strategic Metropolitan Centre.	3.1.4.1 Develop strategic partnerships to assist in the delivery of the private sector investment envisaged within the City Centre Structure Plan.	**Current Action** **Priority Action**		X		
3.1.6 Increase private sector investment in the Armadale Strategic Metropolitan Centre.	3.1.6.1 Work in collaboration with the Department of Training and Workforce Development (TAFE) to expand the Armadale campus and create a trade training centre for the jobs of the future.	**Current Action** **Priority Action**	X		X	X
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	3.1.7.1 Consider the development of a building in the City Centre to act as a catalyst for the implementation of the City Centre Structure Plan.	**Current Action** **Priority Action**		X		
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	3.1.7.3 Progress the necessary feasibility, land assembly and designs to facilitate the staged development of the Civic Precinct, including residential development	**Current Action** **Priority Action** **Revise Action [Amended to include residential focus]**		X		
3.2.1 Prioritise the creation and promotion of a positive image and identity for the City in order to change the perception and narrative about Armadale and make it a location of choice for residents, businesses and visitors.	**Design and implement a major Investment Attraction Promotional Campaign around "Invest and do business in Armadale" and promoting the City's Business Investment Prospectus.**	**New Action** **Priority**	X	X	X	X
3.2.1 Prioritise the creation and promotion of a positive image and identity for the City in order to change the perception and narrative about Armadale and make it a location of choice for residents, businesses and visitors.	**Continue to build and maintain networks to actively promote investment opportunities.**	**New Action** **Priority**	X	X	X	X
3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.	**Implement SBDC's Small Business Friendly Approvals Action Plan**	**New Action** **Priority**	X		X	
3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.	**Implement initiatives outlined in the City Investment Framework**	**New Action (Aligns with multiple objectives)** **Priority**	X	X	X	
3.1.2 Advocate for the Armadale Strategic Metropolitan City Centre Structure Plan and cultivate the strategic partnerships necessary for its successful implementation	**Implement initiatives outlined in the City Investment Framework**	**New Action (Aligns with multiple objectives)** **Priority**	X	X	X	
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	**Implement initiatives outlined in the City Investment Framework**	**New Action (Aligns with multiple objectives)** **Priority**		X		

3.3.2 Facilitate access to business skills development opportunities.	**Deliver Business development program to upskill and grow local businesses**	**New action [Existing Program "Grow Your Business – Armadale"] Funded**	X	X	X	X
3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.	**Continue to maintain City owned verges and spaces around business parks and commercial precincts.**	**New Action**			X	
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	**Continue to ensure the City and Armadale Community's vision is supported during construction throughout the delivery of projects in the City Centre.**	**New Action**		X		
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	**Continue to proactively engage and influence State Government agencies delivering major projects in the City Centre to minimise impacts on local businesses.**	**New Action**	X	X		X
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	**Proactively inform the business community about upcoming events in the City.**	**New Action**		X		X
3.1.8 Advocate for Federal and State government commitment and investment in the City's industrial precincts and cultivate the strategic partnerships necessary for their successful development.	**Promote close collaboration between all business units to ensure there is input during the formulation of policies and processes across the organisation.**	**New Action**	X	X	X	X
3.1.8 Advocate for Federal and State government commitment and investment in the City's industrial precincts and cultivate the strategic partnerships necessary for their successful development.	**Establish City goals / objectives for continued engagement in regional forums.**	**New Action**		X	X	
3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.	**Develop and implement an Economic Development communications strategy that guides how the City will collect, share and promote stories relating to new operators, business success, examples of innovation and collaboration.**	**New Action**	X	X	X	X
3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.	**Improve internal communication sharing relating to new business parks and commercial precinct operators.**	**New Action**			X	
3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.	**Celebrate and share progress and success of major projects and milestones with business and community.**	**New Action**	X	X	X	X
3.3.2 Facilitate access to business skills development opportunities.	**Continue to work with South Metro TAFE and industry to ensure courses offered are building the skills needed by local businesses.**	**New Action**	X	X	X	X
3.3.2 Facilitate access to business skills development opportunities.	**Facilitate communications, share best practices and provide support and resources to businesses and communities to improve their capacity to contribute to the region's tourism offering.**	**New Action**	X			X
3.3.2 Facilitate access to business skills development opportunities.	**Provide advocacy, support and connections to help achieve the region's tourism development potential and priorities in destination and product development.**	**New Action**	X			X
3.4.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to tourism opportunities and trends.	**Develop and implement Destination Marketing Plan.**	**New Action**	X			X
3.4.2 Encourage the development of new attractions, accommodation, and activities for tourists, particularly day trippers.	**Identify and prioritise key tourism development projects.**	**New Action**				X
3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.	**Facilitate partnerships with relevant stakeholders, investors and those advocating for tourism growth.**	**New Action**				X

3.1.6 Increase private sector investment in the Armadale Strategic Metropolitan Centre.	3.1.6.2 Continue to seek opportunities to attract a university presence in the City Centre including being an access hub for on-line students.	**Current Action**	X		X	X
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	3.1.7.4 Advocate for the creation of a technological hub within the City Centre aligned to the Smart City Strategy.	**Current Action** **Revise**		X		
3.2.2 Capitalise on the City's position as the gateway to the metropolitan area.	3.2.2.2 Pursue the development of digital way finding and interpretation opportunities for visitors and include opportunities for data capture.	**Current Action** **Revise action [Captured on the new Tourism Strategy]**		X	X	X
3.1.3 Seek to secure Federal and State government commitment and investment to support the implementation of the Armadale Activity Centre Structure Plan.	3.1.3.2 Incorporate Armadale Strategic Metropolitan City Centre Structure Plan into Infrastructure Australia priority projects.	**Current Action** **Revise action [combine with 3.1.3.1]**		X		
3.1.3 Seek to secure Federal and State government commitment and investment to support the implementation of the Armadale Activity Centre Structure Plan.	3.1.3.1 Advocate for the incorporation of the Armadale Strategic Metropolitan City Centre Structure Plan into the WA Infrastructure Strategy.	**Current Action** **Revise action [combine with 3.1.3.2]**		X		
3.1.5 Facilitate the development of high-quality middle density projects within the City Centre.	3.1.5.1 Explore the opportunities for demonstration projects and collaborative ventures to showcase middle density development within the City Centre.	**Current Action** **Revise action [combine with 3.1.7.3]**		X		
3.1.8 Advocate for Federal and State government commitment and investment in the City's industrial precincts and cultivate the strategic partnerships necessary for their successful development.	3.1.8.1 Prepare a submission to Infrastructure WA and Infrastructure Australia to facilitate the growth of the Rowley Road Precinct as a Strategic Logistics Centre.	**Current Action** **Revise action [Submission to IA in no longer needed]**			X	
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	3.1.7.6 Facilitate opportunities to relocate private enterprise headquarters / offices into the City Centre.	**Current Action** **Revise action *[to 'facilitate']***		X		
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	3.1.7.5 Monitor the relocation of State and Federal government departments or entities into the City Centre.	**Current Action** **Revise action *[to 'monitor']***		X		
3.1.8 Advocate for Federal and State government commitment and investment in the City's industrial precincts and cultivate the strategic partnerships necessary for their successful development.	3.1.8.2 Develop strategic partnerships and ensure the City engages with relevant advisory groups, State and Federal Government departments and entities to assist in the delivery of the private sector investment.	**Current Action** **Revise action *[to broaden focus to all private sector investment]***			X	
3.1.7 Utilise the City's landholdings within the City Centre to stimulate private sector investment, job creation, education opportunities and increased residential population.	3.1.7.2 Develop a strategy to facilitate improvements to the economic and social performance of the Jull St Mall with a focus on celebrating the community's values (nature, heritage) and building cohesion between the City Centre and Hills	**Current Action** **Revised action *[to include focus on building cohesion]***		X		
3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.	3.1.1.4 Engage and partner with the Armadale Health Service and East Metropolitan Health to encourage the growth of health services, specialists, and short stay accommodation within the hospital activity centre area.	**Current Action**		X		
3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.	3.1.1.5 Work with Western Power to improve the reliability of power supplies and the undergrounding of power in strategic locations throughout the City.	**Current Action**			X	
3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.	3.1.1.6 Advocate for improvements in the speed and reliability of high-speed internet for parts of Kelmscott, Armadale, and Roleystone.	**Current Action**			X	
3.1.2 Advocate for the Armadale Strategic Metropolitan City Centre Structure Plan and cultivate the strategic partnerships necessary for its successful implementation	3.1.2.1 Participate in the METRONET working group for the Byford extension and advocate for outcomes that support the future growth of the Armadale City Centre.	**Current Action**		X		
3.1.8 Advocate for Federal and State government commitment and investment in the City's industrial precincts and cultivate the strategic partnerships necessary for their successful development.	3.1.8.3 Advocate for the delivery of the necessary utilities infrastructure to catalyse the development of the Rowley Road Precinct and engage with key stakeholders.	**Current Action**			X	

3.2.1 Prioritise the creation and promotion of a positive image and identity for the City in order to change the perception and narrative about Armadale and make it a location of choice for residents, businesses and visitors.	3.2.1.1 Review the City's Marketing and Branding Strategy to align with the achievement of the objectives and actions within the Strategic Community Plan and Corporate Business Pan.	Current Action	X			X
3.2.1 Prioritise the creation and promotion of a positive image and identity for the City in order to change the perception and narrative about Armadale and make it a location of choice for residents, businesses and visitors.	3.2.1.2 Seek better promotion of the tourism offering and visitor's centre and continuously pursue opportunities to leverage changes to the City's reputation and image.	Current Action	X			X
3.2.1 Prioritise the creation and promotion of a positive image and identity for the City in order to change the perception and narrative about Armadale and make it a location of choice for residents, businesses and visitors.	3.2.1.3 Engage with major developers with respect to acknowledging the attributes of the City in marketing material and co-branding of community development activities.	Current Action	X	X	X	
3.2.1 Prioritise the creation and promotion of a positive image and identity for the City in order to change the perception and narrative about Armadale and make it a location of choice for residents, businesses and visitors.	3.2.1.4 Encourage the acknowledgement that venues such as Araluen Botanic Park and Champion Lakes are within the City of Armadale.	Current Action				X
3.2.1 Prioritise the creation and promotion of a positive image and identity for the City in order to change the perception and narrative about Armadale and make it a location of choice for residents, businesses and visitors.	3.2.1.5 Develop and implement a Landscaping Strategy for key arterial and distributor roads within the City.	Current Action	X	X	X	X
3.2.2 Capitalise on the City's position as the gateway to the metropolitan area.	3.2.2.1 Develop and implement a Signage Strategy to construct entry statements, locality signage, road signs and tourism signage throughout the City.	Current Action		X	X	X
3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.	3.3.1.1 Review and implement the City's Economic Development Strategy.	Current Action	X	X	X	X
3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.	3.3.1.2 Ensure that the City's Town Planning Scheme is flexible and adaptive to facilitate business investment aligned to the outcomes of this SCP.	Current Action	X	X	X	X
3.3.2 Facilitate access to business skills development opportunities.	3.3.2.1 Assist the activities of business networks such as Business Armadale that provide support, training, and development opportunities for local enterprises.	Current Action	X			
3.4.2 Encourage the development of new attractions, accommodation, and activities for tourists, particularly day trippers.	3.4.2.1 Explore opportunities for improved facilities for caravanning at appropriate locations within the City.	Current Action				X
3.4.2 Encourage the development of new attractions, accommodation, and activities for tourists, particularly day trippers.	3.4.2.2 Encourage the development of events, trails and destinations for cyclists.	Current Action				X
3.4.2 Encourage the development of new attractions, accommodation, and activities for tourists, particularly day trippers.	3.4.2.3 Support the creation of activity trails that encompass the City's wineries, cideries, other hospitality venues, areas of natural interest and scenic beauty.	Current Action				X
3.4.2 Encourage the development of new attractions, accommodation, and activities for tourists, particularly day trippers.	3.4.2.4 Encourage the development of short stay accommodation within the City.	Current Action				X

3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.	3.4.3.1 Support the City's participation in the Perth Hills Tourism Alliance.	**Current Action**				X
3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.	3.4.3.2 Capitalise on the unique nature of Champion Lakes being one of only two international standard rowing facilities in the southern hemisphere.	**Current Action**				X
3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.	3.4.3.3 Promote the City's areas of natural beauty such as its Regional Parks, Ramsar and other wetlands and advocate for the State to develop appropriate facilities and better protect these areas.	**Current Action**				X
3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.	3.4.3.4 Acknowledge the importance of events as a tourist attractor and support the development of new events or shows that encourage "first time" visitors to experience the beauty and opportunities the City has to offer.	**Current Action**				X
3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.	3.4.3.5 Support the successful operation of major community led events such as the Kelmscott Show.	**Current Action**				X
3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.	3.4.3.6 Explore opportunities for the development of a regional scale adventure park in the City.	**Current Action**				X
3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.	3.4.3.7 Promote collaboration and partnerships among tourism stakeholders.	**Current Action**				X
3.4.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to tourism opportunities and trends.	3.4.1.1 Develop and implement the Tourism Strategy 2022 – 2025.	**Current Action**				X

City of Armadale Tourism Strategy 2023 - 2028

ACKNOWLEDGEMENT OF COUNTRY

We stand on Noongar Boodjar and acknowledge the Whadjuk people as the traditional custodians of the land on which we work, live and play.

Through tourism, may we preserve the traditions, languages, art, yarns and songlines of the world's oldest living culture, for generations to come.

Together, let us celebrate our country, our people and our planet. Let us be the leaders in driving positive change for our community, our region and Western Australia.

ACKNOWLEDGEMENT TO SUSTAINABILITY

This Tourism Strategy (TS) recognises the importance and value of the region's natural assets, its wildlife, waterways and the precious and diverse ecosystems thriving within them.

This strategy is underpinned by the principles of the City's Strategic Environmental Commitment and Environmental Management Framework that supports the preservation, conservation, and protection of the region's natural assets.

FROM THE MAYOR

TBC

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EXECUTIVE SUMMARY

At no time in the State's history has the State Government pledged the amount of investment and resourcing into promoting Western Australia, than now. With its new global marketing brand, 'Western Australia - Walking On a Dream', visitors are choosing to travel to our shores in numbers predicted to exceed the pre-pandemic heyday of 2019. While the pandemic was a devastating time across the world, as we navigate our way out, it has offered the tourism industry some silver-linings.

The pent-up frustration of not being able to travel during those times, has resulted in a new type of visitor. People are willing to spend more, travel further, explore lesser known destinations and travel mindfully, leaving a smaller carbon footprint. They want to experience destinations in a whole new way and this is where our new strategy begins.

The purpose of the City of Armadale's Tourism Strategy 2023 -28 (TS) is to inform and guide the future direction of tourism; to promote growth within the local industry, to drive economic benefits and community desirability in a sustainable way.

Rich in Aboriginal and pioneering history, the City of Armadale (the City) is abundant with historic buildings, natural bushland, vast areas of productive agricultural activity and many established tracks and trails offering sought-after tourism experiences. The City provides excellent amenities, a high standard of community activities and an enviable year-round calendar of events with plenty to see and do.

The key objectives within this document have been derived from a wide range of sources as outlined in the *Approach* section of this document. It has been a thorough and robust process.

As a result, this Strategy aims to shine a spotlight on tourism activities for the coming five years, with a bold, yet achievable vision. It is not about building theme parks and major attractions, but fostering a collaborative and collegial tourism community based on building on existing assets and bridging gaps to create a destination which showcases our natural beauty, and our deep and proud culture.

This document will be a resource used by the City and tourism stakeholders as a roadmap towards growth and development with the ultimate aim of elevating our region as a unique, 'must-see' destination for future adventurers.

This Tourism Strategy focuses on these three (3) **Key Focus Areas**:

 Stakeholder Engagement **Foster** congenial stakeholder relationships, engaging with industry and tourism businesses to forge a **united** tourism sector that is resilient, sustainable and eager to grow.	 **Product & Destination Development** **Advocate**, **support** and **assist** tourism businesses to achieve their full potential. **Prioritise** destination and product development in areas of: • Tracks and Trails • Unique Accommodation • Agricultural, Horticultural and Garden Tourism • Aboriginal & Cultural Tourism • Signature Events **Create** an **identity** that recognises our region as a unique part of the Perth Hills. **Enable** and **educate** businesses to deliver exceptional visitor experiences. **Design** new products which align with future trends.	 **Effective Marketing & Visitor Servicing** **Implement** and **improve** a targeted destination marketing plan to **showcase** Armadale Hills as a unique and desirable tourist destination. Strive for **excellence** in the delivery of **visitor servicing** and provision of information.

THE APPROACH

How this plan was achieved:

1. **Consultation Phase**
   - Community-online survey 'Come See Us, Have Your Say!'
   - Engagement with local tourism operators and community groups within the City/region.
   - Meetings and communications with representatives from the Champion Centre, Tourism WA, Destination Perth, WAITOC, FACET and DBCA.
   - Workshops with Councillors and City staff.
   - In depth reading and research of current tourism/destination studies, strategies and related papers

2. **Analysis of Strategic Context**
   - Consideration of global trends; alignment with local, regional, State and National Tourism objectives, focus on sustainability, preservation and conservation, working within best practice procedures and policies.

3. **Draft Strategic Plan**
   - Preparation of draft Tourism Strategy.
   - Presentation of draft Tourism Strategy to Council for comment.

4. **Final Tourism Strategy**
   - Refine/design Tourism Strategy.
   - Council endorsement and launch of final document.

ROLE OF LOCAL GOVERNMENT

Local Government is at the forefront of tourism delivery, providing and managing the expanse of tourism infrastructure and services. Things such as; maintaining heritage buildings, installing way-finding signage, providing visitor servicing, championing street art, creating walking trails and recreational areas, and so much more.

The City of Armadale is the conduit between government, industry and community and plays a pivotal role in the development of a destination. It can provide the tools to entice new businesses into the area, which by design, deliver new products to draw leisure and business travellers and creates employment. It also inspires existing residents to be a tourist in their own backyard.

Understanding the key stakeholders in the region is important – accommodation, attractions, retail, restaurants, bars and cafes, all have reciprocal relationships with, and exist within LGA jurisdictions.

This is a time to critically assess our tourism offerings, how we present to the market and how we can use them to drive the local economy.

Now that travel has resumed and visitors are flocking back to Western Australia, the marketplace is both cluttered and highly competitive. The State Government have invested heavily in promoting Western Australia as the 'Dream State,' giving the City of Armadale a valuable opportunity to benefit from the thriving visitor economy.

OUR STORY

The City of Armadale is located approximately 28 kilometres south of the Perth CBD and 24 kilometres from the International/Domestic airports.

Armadale and the Perth Hills sits along the Darling Scarp, rich with native bushlands, National Parks, and reserves. Thanks to the marriage of topography and engineering, the area boasts three large water catchment dams (Canning, Wungong and Churchman Brook) offering picnic areas and scenic walking tracks.

It is steeped in Aboriginal history and boasts the largest population of Aboriginal people within the metropolitan area. This creates a wealth of opportunities to develop cultural tourism offerings, designed, owned and operated by local people.

It is also a multicultural hotspot, with 19% of residents from non-English speaking backgrounds. This presents further opportunity to create activities and events to entice visiting friends and relatives to see and do things in the City of Armadale.

It plays host to a variety of unique events, such as the Tulip Festival at Araluen Botanic Gardens, the Armadale Highland Gathering and Perth Kilt Run, an annual Rowing Regatta at the world-class Champion Lakes Regatta Centre, along with a myriad of arts-inspired festivals.

With a large proportion of the local government area zoned for agriculture, its rich soil has attracted orchardists and flower growers over the decades. While the number of profitable businesses has declined over the years, there is great potential for owners to diversify their operations into agri-tourism experiences. This would breathe new life and earning capacity for land owners, safeguarding the aesthetic landscapes for future generations.

The key asset of Armadale is, without doubt, the abundance of natural forest and bushland, where designated walking trails with interpretive signage are featured across the region. Visitors and residents alike, can enjoy being among nature, spot native wildlife in a natural habitat and experience a tree-change close to Perth city. There is a strong appetite for developing low [environmental] impact trails, for mountain-bikers, hikers, walkers and equestrians to enhance existing resources.

The opportunities are endless.

(Insert Map with pins highlighting tourism offerings, I.e. Orchards, walking trails, heritage, Aboriginal tourism, tulips, rowing, restaurants, scenic drives etc…)

CURRENT TOURISM ASSETS AND OFFERINGS

Attractions

Araluen Botanic Park

Armadale Reptile and Wildlife Centre

Historical and Heritage

Pioneer Village

History House Museum

Bert Tyler Vintage Machinery Museum

Schoenstatt Shrine

Recreational Reserves

Churchman Brook Dam

Roley Pool Reserve

Champion Lakes Regatta Centre

Bungendore Park/Walk Trail

Minnawarra Park

Rushton Park

Forrestdale Wetlands

Lloyd Hughes Park

Events (attracting out-of-towners)

Dams Challenge (March/April)

Armadale Arts Festival (May)

Spring into Armadale (August to November)

Armadale Hills Open Studio Trail (September)

Armadale Highland Gathering and the Perth Kilt Run (October)

Australia Day Celebrations (January)

Carols by Candlelight and Christmas Parade (December)

Kelmscott Show (October)

Tracks and Trails

Bibblumun Track (sections of)

Munda Biddi (sections of)

Wungong Gorge Walk Trail Armadale

Settlers Common

Contour Channel Walk

Churchman Dam Walks

Heritage Tree Walk

Forrestdale Trail

Historic Quarry Trail

Armadale Tourist Walk

Armadale Urban Art Trail

Provedore

Elizabethan Village Pub and Last Drop Brewery (Bedfordale)

Seven Sins / Roleystone Brewing Company (Roleystone)

The Narrogin Inn

Raeburn Orchards (Roleystone)

The Naked Apple (Karragullen)

McRobert Distillery Co. (Armadale)

Roleystone Markets

Bedfordale Bush Markets

Kelmscott Creative Community Market

Piara Waters Farmers and Artisan Markets

Kelmscott River Markets

Accommodation

Avocados Manor House and chalets

Heritage Country Motel

Coranda Lodge (4 rooms)

The Hideaway Luxury Resort (2 rooms)

Hillside Garden Village Caravan Park

Lakeview Terrace Caravan Park

COMPETITIVE CONTEXT

Destination Perth, the Regional Tourism Organisation (RTO) responsible for marketing Perth and the surrounds, separates its wider area into nine sub-regions. Each area is promoted based on its offering; from urban to rural, coastal to hills. These are the City's closest competitors.

Perth City | Boorloo – The gateway to Western Australia. Boasting major attractions, accommodation, tourist activities and tours as well as shopping, dining and major events.

Rottnest Island | Wadjemup – Home of the famous quokkas, beautiful bays and basins and bicycle riding.
Proximity to Perth City: 90 minutes by ferry, 20 minutes by air

Fremantle | Walyalup – Renowned for its maritime history, colonial architecture, colourful arts and cultural scene and its unique casual vibe.
Proximity to Perth City: 30 minutes

Subiaco | Leederville | West Perth - Funky, modern, urban-chic shopping and dining.
Proximity to Perth City: 10 minutes

Sunset Coast – From Cottesloe to Two Rocks this is Perth's coastal strip, where sandy feet and bathers are the dress code for beachfront dining.
Proximity to Perth City: 20 minutes

Mandurah, Rockingham and Peel Region | Mandjoogoordap - The Giants, estuary and waterways, Mandurah Foreshore, crabs, fishing, dolphins and aquatic adventures.
Proximity to Perth City: 55 minutes

Swan Valley | Yellagonga's Country - Typically regarded as the oldest established wine region in WA, with an abundance of wineries and restaurants. It is the only wine region in Australia you can access directly by boat.
Proximity to Perth City: 38 minutes

Perth Hills – Home to the Bibbulmun/Munda Biddi Tracks, Araluen Botanic Park, Bickley Valley Wine Trail, waterfalls, dams, natural bushland, wildflowers and heritage. Fruit-picking, cideries and scenic landscapes.
Proximity to Perth City: 35 minutes

NB: Travel times sourced by Google Maps

OUR KEY TOURISM PARTNERS

Tourism Australia (National Tourism Organisation NTO)

Tourism Australia's role is to influence people to travel to and throughout Australia in order to increase the economic benefits to Australia from tourism and help foster a sustainable tourism industry in Australia.

Tourism Western Australia (State Tourism Organisation STO)

Tourism Western Australia is a State Government agency driving funding, strategic direction, co-ordinated marketing and campaigns, research and resources for developing tourism in WA.

Destination Perth – (Regional Tourism Organisation RTO)

The Perth region's peak destination marketing organisation responsible for promoting Perth and surrounds as a desirable leisure destination for visitors, trade, media and businesses.

Tourism Council of Western Australia (TCWA)

The peak body representing tourism businesses, industries and regions in WA. The Council promotes the value of tourism, facilitates sustainable tourism development, delivers tourism training and advocates industry policy on behalf of its members.

Western Australian Indigenous Tourism Operators Council (WAITOC)

WAITOC is the peak representative for Aboriginal tours and experiences in Western Australia. They promote and support authentic cultural experiences at state, national and international level.

Forum Advocating Cultural and Eco Tourism (FACET)

FACET represents tourism businesses and operators with an interest in cultural, nature-based and eco-tourism.

Perth Hills Tourism Alliance (PHTA)

A collaboration between the five Perth Hills LGA's (City of Armadale, City of Kalamunda, City of Swan, Shire of Mundaring and Shire of Serpentine Jarrahdale to coordinate destination marketing efforts and resources with an aim to increase visitor numbers, maximise branding opportunities, and attract increased investment.

Department of Biodiversity, Conservation and Attractions (DBCA)

The Department of Biodiversity, Conservation and Attractions is the Western Australian government department responsible for managing lands and waters, implementing the state's conservation and environment legislation and regulations.

STRATEGIC TOURISM PLAN

The Integrated Planning and Reporting Framework and Guidelines for all Western Australian local governments was introduced in 2010 by the Department of Local Government, Sport and Cultural Industries (Department) with the aim of creating a process of continuous improvement in local government planning.

The Department anticipates that over time, local governments will progress to an advanced level in their planning and integration. This framework takes into account community priorities as outlined in the City of Armadale's Strategic Community Plan, with other local government informing strategies, information and resourcing capabilities.

The City of Armadale's Tourism Strategy, is an informing document with all identified initiatives subject to budget considerations, availability of internal resources and requirements of the Department's Framework.

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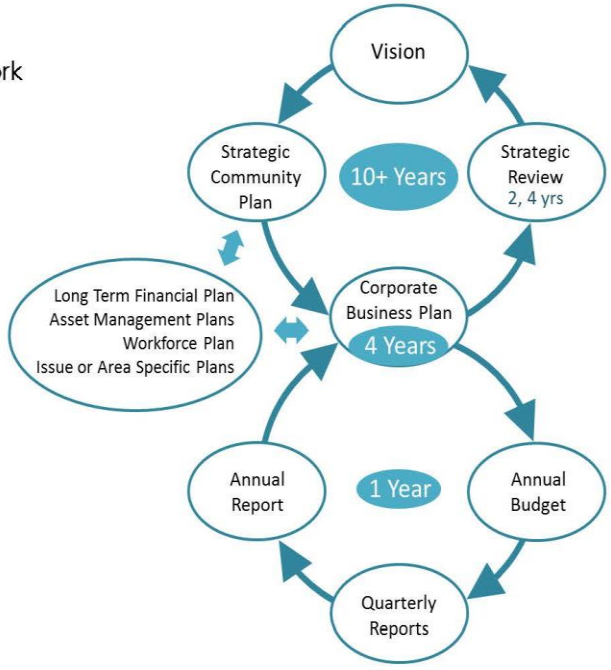
Integrated Planning Framework



1. Resource – Department of Local Government and Communities – Integrated Planning and Reporting: Framework and Guidelines, 2016

CURRENT TOURISM TRENDS

While many of the factors driving visitation to Western Australia remain unchanged, the pandemic fostered some new trends in the way people determine where, and how they travel.

With lockdowns driving a pent up desire for travel, people are now choosing to take their bucket-list holidays, sparing no expense in doing so. Research shows a rebound in arrivals, whether visiting Western Australia for the first time or on a return visit. In some part, this is due to Australia's well-managed response to the pandemic, with a reputation as a safe and secure place to travel. However, some of the newer trends surfacing, (which have influence over this strategy), are listed below:

- **Off-the-beaten track destinations** - While Sydney and Paris will always be on people's bucket lists, in the post-pandemic world they are choosing to travel to lesser known, farther-afield places where there are fewer crowds and more open space.
- **The Trails Network** – Mountain-biking, hiking and walking trails are the new equivalent to BMX tracks of the 80's. Nature-based activities have never been more popular. Especially in areas which offer scenic vistas and close up encounters with wildlife.
- **Staycations** – For those not yet confident enough to travel overseas, the short-stay local economy is thriving. Western Australia has seen a huge rise in the weekend warriors. Couples and families getting out and exploring their own back yard. This was heavily influenced by Tourism Western Australia's highly successful *#WanderOutYonder* campaign.
- **Quality Food and Wine** – Visiting wineries and enjoying quality cuisines has always complimented the holiday experience, but with the rise in cideries, gin and spirit distilleries, paddock to plate and bush tucker offerings, people are craving the new and original.
- **Cultural Tourism** – Travellers are keen to learn the origins and history of the places they visit. They want to understand ancient cultures and traditions, and to immerse themselves in activities with indigenous guides and locals with authenticity and respect.
- **Experiential Travel** – long gone are the days of the 'flop and drop' tourist. Modern adventurers wish to see themselves as travellers not tourists, by participating in experiences which educate, as well as entertain. Things like meeting the maker, fruit picking, cooking classes, wine appreciation classes, hobby retreats and challenging themselves on cycling and hiking trails.
- **Off-grid, sustainable and environmentally friendly** – Today's travellers place value on responsible travel; leaving a lighter (or no) carbon footprint. This is evident in the rise of popularity in off-grid eco cabins, zero-kilometre food, embracing the 'no single use plastics' campaigns, along with major airlines and transport companies committing to being carbon-neutral in the near future.
- **Off Peak and Shoulder Season Travel** – for the budget-conscious, travelling outside of peak seasons makes sense. Many hotels, airlines and tour operators offer considerable discounts to ensure occupancy in the less popular travel times.

This strategy provides a framework for the City of Armadale to plan and prioritise projects, based on the following **Key Focus Areas**;

Stakeholder Engagement

A COLLECTIVE VISION

We will foster congenial stakeholder relationships, engaging with industry and tourism businesses to forge a united tourism sector that is resilient, sustainable and eager to grow. This will be achieved by promoting collaboration and partnerships among stakeholders, establishing effective communications methods and providing support and resources to businesses and communities to enhance their capacity to contribute to the region's tourism offering. By fostering a positive and connected environment, the region's tourism industry will be better positioned to adapt to changing circumstances, build resilience, and drive sustainable growth to benefit all.

Product & Destination Development

BOUNDLESS OPPORTUNITIES

We will provide advocacy, support and connections to help achieve the region's tourism potential, prioritising destination and product development in order to drive visitation. We continue to create an identity that recognises our region as a unique part of the Perth Hills. We will assist to grow tourism capacity and capability by identifying and prioritising key projects, facilitating partnerships with relevant stakeholders, investors and those advocating for tourism growth, as well as providing resources, training and support to businesses and communities to enhance their ability to deliver exceptional visitor experiences.

Effective Marketing & Visitor Servicing

DRIVING DESIRE

We will develop and implement a targeted destination marketing plan to effectively promote the region as a unique and desirable tourist destination, by reassessing current objectives to ensure our promotions capture the essence of the region in a way that appeals to new and target audiences. Working closely with the team at the Perth Hills Armadale Visitor Centre, we will work towards excelling in our delivery of visitor servicing and encourage collaborative campaigns with key stakeholders.

MAJOR AREAS OF OPPORTUNITY				
UNIQUE ACCOMMODATION	**TRACKS & TRAILS**	**AGRICULTURAL, HORTICULTURAL & GARDEN TOURISM**	**ABORIGINAL & CULTURAL TOURISM**	**SIGNATURE EVENTS**
A lack of accommodation, be it luxury or budget is a major setback for the region. With very few rooms available (57 in total) through traditional bookable providers, a huge opportunity exists to expand and diversify the accommodation proposition, especially in light of new trends for tiny cabins, off-grid staycations, back to basics, farm stays and experiential offerings. This crosses over the aforementioned focus areas, with prospects to incorporate accommodation into each area.	Tracks and trails provide a gateway to the great outdoors and with vast areas of bushland with remarkable views and topography, it makes sense that the City would invest in growing its assets. With heavy investment from State Government to become the 'Trails State', Armadale is well placed to join the network of trail towns.	With a long tradition of fruit and flower growers botanists and landscapers in the Perth Hills, the Armadale region is well-placed to become a leader in Garden Tourism. It could provide a lifeline for businesses currently considering selling up, or struggling to get younger generations interested inpursuing horticulture, agriculture or arborist-type careers. By diversifying the traditional use of the land, planting new gardens and trees, Agri/horti tourism is a clever way to create additional visual impact as well as income streams to switch-up the interest of the younger generation by feeding into the tourism zeitgeist.	With twice as many Aboriginal residents than any other metropolitan local government areas, many opportunities exist to help position Western Australia as the premier Aboriginal tourism destination, to build the capacity for Aboriginal people to enter the tourism sector, to support Aboriginal employment and economic development through new business (owned, designed and operated by Aboriginal people), and sustainable job creation.	While the CoA already own and operate a myriad of events, there is scope to work with other established events, such as Perth International Arts Festival, Fringe Festival, Sculpture by the Sea to investigate offering satellite locations or extend the events into other times of the year.

KEY FOCUS AREAS – INTIATIVES & ACTIONS Aligning with the CBP objectives and KAPs

CBP Objective	CBP Key Actions and Projects (KAP)	Status	Stakeholder Engagement	Product and Destination Development	Effective Marketing	Visitor Servicing
1.1.1 Facilitate a dynamic calendar of events, festivals and cultural activities that activate suburbs, foster community connections, celebrate the diversity of the community, encourage a sense of place for residents as being part of the City of Armadale and to attract "first time" visitors to the City in order to contribute to changing the narrative regarding Armadale.	1.1.1.1 Review and implement the City's Event Strategy.	Existing Action	x		X	
	1.1.1.2 Develop and implement an Arts and Culture Strategy.	Existing Action	x	x		
	1.1.1.3 Implement the City's Public Art Strategy.	Existing Action		x		
	• **Deliver the annual Spring into Armadale Festival**	**New Action**		x	x	x
	• **Continue to deliver, improve and expand existing events to strengthen 'out of region' visitation and develop a tool to measure impact/success.**	**New Action**		x	x	x
	• **Allocate major events sponsorship budget in accordance with the Major Events Sponsorship Policy.**	**New Action**	x	x	x	
	• **Actively seek external opportunities to bring events to Armadale I.E. Awesome Arts Festival, Fringe, PIAF**	**New Action**	x	x		

	• **Initiate discussions with FORM, and other arts organisations to explore interest and feasibility of installing a permanent 'Giants'-like exhibition in a bush setting.**	**New Action**	x	x		
	• **Work with local tourism operators and businesses to develop a signature 'food and wine' event or actively work with neighbouring LGAs to expand existing events I.E. Bickley Harvest Festival.**	**New Action**		x		
	• **Ensure Visitor Information is provided at sponsored events (where relevant).**	**New Action**	x		x	x
	• **Develop incentives to garner support from neighbouring residents to allow venues to hold large events. I.E. Incentive program**	**New Action**	x			
1.1.2 Cultivate a sense of place generated by the City's heritage, vegetation and escarpment, wetlands and waterways as well as the participation in vibrant community hubs.	1.1.2.2 Review Master Plans and identify key components that create community 'hubs' versus stand-alone single facilities and rationalise in the CIP.	Existing Action	x			
	• **Elevate the Armadale Hills as a defined tourism region with a clear point of difference from neighbouring LGAs.**	**New Action**			x	
	• **Create marketable neighbourhoods with specific tourism activities.** 1. **Create unique positioning statements (UPS) for each tourism area to differentiate offerings. I.E. Brookton Valley, Forrestdale Wetlands, Heritage Country.**	**New Action**			x	
1.1.4 Preserve and celebrate the City's built,	1.1.4.1 Review and implement the Museum Interpretation Plan.	Existing Action	x			

natural and cultural heritage.	LANDSCAPING AND TREE PLANTATION • Work with City's landscaping teams to plant tree varieties to add colour and visual impact to attract Garden Tourism.	New Action		x		
	PIONEER VILLAGE REACTIVATION • **Establish a plan to reinvigorate the assets and space at Pioneer Village.** **1. Meet with existing business owners to gauge interest.** **2. Meet with the Team Town Movement (TTM) to learn how to set up a local team to drive activation.**	**New Action**	x	x		
1.4.1 Support a culture of volunteerism in the community and celebrate the contribution volunteers make to the City.	1.4.1.3 Create an annual Volunteers Recognition and Awards Night. **(With a tourism category.)**	Existing Action	x			x
	• **Initiate a local working group of volunteers to champion tourism and work on projects.**	**New Action**	x	x		
1.4.2 Encourage the provision of inclusive and accessible facilities, services and programs within the community.	1.4.2.1 Implement the Access and Inclusion Plan 2021-2026 and Review in 2026.	Existing Action	x	x		
	• **Devise a program specific to tourism businesses to ensure their venues and activities are inclusive to all.**	**New Action**	x	x	x	
3.2.2 Capitalise on the City's position as the Gateway to the metropolitan area.	3.2.2.1 Develop and implement a Signage Strategy to construct entry statements, locality signage, road signs and tourism signage throughout the city.	Existing Action		x		x
	3.2.2.2 Pursue the development of digital wayfinding and interpretation opportunities for visitors and include opportunities for data capture.	Existing Action		x		x

	• **Conduct a signage evaluation audit to identify where new signage is needed.**	**New Action**		x		
	• **Connect with Australia's South West Regional Tourism Organisation to investigate partnerships to benefit both regions.**	**New Action**	x	x	x	x
3.2.3 Advocate for opportunities to bring key stakeholders to the City to appreciate the opportunities available and to enlist their support to bring positive change in the community.	3.2.3.1Work with key stakeholders, investors, local members of parliament to bring relevant ministers and decision makers to the City to understand the infrastructure, programs and services that will create a positive future for Armadale as a strategic metropolitan centre.	Existing Action	x			
	• **Develop industry education sessions on 'How to Work with Tourism WA and Destination Perth and the CoA.'**	**New Action**	x			
	• **Proactively encourage operators to share news of upcoming events, new products, new developments. Award wins or general good news stories.**	**New Action**	x		x	x
	• **Seek opportunities to invite industry groups to host events at local venues.**	**New Action**	x		x	
	• **Host a familiarisation itinerary for key tourism stakeholders including representatives from Tourism WA, Destination Perth, media and influencers.**	**New Action**	x		x	
3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.	3.3.1.1 Review and implement the City's Economic Development Strategy.	Existing Action	x			
	3.3.1.2 Ensure the City's Town Planning Scheme is flexible and adaptive to facilitate business investment aligned to the outcomes of this SCP.	Existing Action		x		
	• **Identify potential areas and gaps for tourism growth within the CoA.**	**New Action**		x		

3.3.2 Facilitate access to business skills development opportunities.	3.3.2.1 Assist the activities of business networks such as Business Armadale that provide support, training and development opportunities for local enterprises.	Existing Action	x			
	• **Collate a database of all tourism stakeholders (Visitor centre members and non-members) to ensure stakeholder engagement.**	**New Action**	x			
	• **Facilitate access to business skills development and mentoring opportunities through TCWA, SBDC, Business Armadale and others providing support, training and development opportunities for tourism enterprises.**	**New Action**	x			
	• **Develop a workforce training program with a focus on encouraging young people to choose tourism and hospitality as a career path.**	**New Action**	x			
	• **Foster a culture of 'work close to home' by creating exciting job and business opportunities to entice locals and new residents.**	**New Action**	x			
3.4.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to tourism opportunities and trends.	3.4.1.1 Develop and implement the Tourism Strategy	Existing Action				
	• **Recognise Tourism as a significant driver of economic and social prosperity in the region and an important component of the City's economic activities.**	**New Action**	x	x	x	x
	• **Collaborate with local commercially-run venues to seek opportunities to partner with events, marketing and PR activities.**	**New Action**	x		x	x
	• **Strengthen the spirit of collaboration, networking and cross promotion among tourism operators, community members and businesses by:**	**New Action**	x			

	1. Facilitating a program of networking opportunities and focus training workshops. **2. Implementing support/mentorship programs with focus groups to drive development and growth of new and existing businesses.** **3. Develop responsive two-way communication channels and relationships to improve understanding of operator's role in the economic cycle.**					
	• **Draft a Responsible Tourism Policy for CoA**	**New Action**	x	x		x
	• **Implement the City's Communications and Digital Strategy.**	**New Action**			x	
3.4.2 Encourage the development of new attractions, accommodation and activities for tourists, particularly day trippers.	3.4.2.1 Explore opportunities for improved facilities for caravanning at appropriate locations within the City.	Existing Action		x		
	3.4.2.2 Encourage the development of event trails and destinations for cyclists.	Existing Action		x		
	3.4.2.3 Support the creation of activity trails that encompass the City's wineries, cideries, other hospitality venues, areas of natural interest and scenic beauty.	Existing Action		x		
	3.4.2.4 Encourage the development of short stay accommodation within the City.	Existing Action		x		
	• **Establish networks with private accommodation providers to encourage investment within CoA.**	**New Action**		x		

	• **Work with existing accommodation providers to gain insights into current appetite for accommodation in the region.**	**New Action**	x	x		
3.4.3 Foster strategic partnerships with key stakeholders to market the City's tourism offering and promote investment in new developments.	3.4.3.1 Support the City's participation in the Perth Hills Tourism Alliance.	Existing Action	x		x	x
	3.4.3.2 Capitalise on the unique nature of Champion Lakes being one of only two international standard rowing facilities in the southern hemisphere.	Existing Action		x		
	3.4.3.3 Promote the City's area of natural beauty such as its Regional Parks, Ramsar and other wetlands and advocate for the State to develop appropriate facilities and better protect these areas.	Existing Action		x	x	x
	3.4.3.4 Acknowledge the importance of events as a tourist attractor and support the development of new events or shows that encourage "first time" visitors to experience the beauty and opportunities the City has to offer.	Existing Action	x	x		
	3.4.3.5 Support the successful operation of major community led events such as the Kelmscott Show.	Existing Action	x	x		
	3.4.3.6 Explore opportunities for the development of a regional scale adventure park in the City.	Existing Action		x		
	• **Adopt and implement the Perth Hills Tourism Alliance Marketing Plan.**	**New Action**			x	x
	• **Involve local tourism stakeholders and community in the tourism development process by fostering a collaborative approach.**	**New Action**	x			

	• **Advocate for 'tourism' as a component of *the Business Investment Prospectus.***	**New Action**		x		
	• **Advocate for tourism businesses to invest in the CoA region by engaging specialists to provide recommendations and insights into emerging trends and steps to implement future vision.**	**New Action**	x	x		
	• **Continue strong alliances with key tourism stakeholders and align plans and objectives with other tourism organisations such as Tourism WA, Destination Perth, Perth Hills Alliance and others.**	**New Action**	x			x
4.1.1 Advocate for the delivery of key transformational projects.	4.1.1.1. Prepare for adoption by Council a revised Long Term Advocacy Strategy.	Existing Action		x		
	4.1.1.2 Form partnerships and development networks to influence government policy, infrastructure delivery, funding programs and budget allocations.	Existing Action	x	x		
	4.1.1.3 Seek representation of Elected Members and staff on relevant working groups and committees to advocate for the City's interests.	Existing Action	x			
	4.1.1.4 Maintain a portfolio of "shovel ready" projects consistent with identified community priorities in order to take advantage of funding opportunities.	Existing Action	x	x		
	TRACKS & TRAILS • **Form an internal working group to develop a CoA Trails Strategy to include plans for a world-class mountain-biking 'trail town or experience'.** 1. **Work with Environmental Services to establish current state of play and next steps.**	**New Action**	x	x		

	2. Initiate steps as outlined in the DBCA Guide to Trails Development. 3. Visit successful trail towns to study best practices and learn from creators and businesses. 4. Identify a location to support trails and additional infrastructure to complement the activity. 5. Initiate conversations with investors through *Investment Prospectus*. • Work with DBCA. • Work with local groups to improve trail information. I.E. Armadale Settlers Common Management Group. • Encourage commercial hiking, walking, horse-riding, wildflower businesses and groups to work with CoA to bring visitors to the region.					
	AGRICULTURAL, HORTICULTURE & GARDEN TOURSIM • Create a sub-strategy for the development of Agri-cultural, Horticultural and Garden Tourism within the Perth Hills Armadale region to include actions: 1. Build a database of interested parties and forge strong relationships with HOIG (Hills Orchard Improvement Group) and others. 2. Engage with consultants to develop a dedicated business case/strategy to establish forward steps. 3. To ensure success, bring the community along in the development process. 4. Establish a mentorship program (aligned with *Grow Your Business* program) for interested parties, inviting successful Agritourism businesses to share experiences and knowledge to inspire others.	New Action	x	x		

	5. Champion Agritourism (as a specific form of tourism) as part of the *Investment Prospectus*. 6. Establish a culture of collaboration and encourage 'out of the box' idea generation. I.E. Tiny cabins in orchards. 7. Establish relationships with horticulturalists (I.E. Rose growers, nurseries, arborists, landscaped gardens) to create a program of experiential activities.					
	CULTURAL TOURISM • Establish CoA as the Premier Destination for Aboriginal Tourism in the metropolitan area. Actions include: 1. Create a sub-strategy in collaboration with Tourism WA and WAITOC for the development of Aboriginal and Indigenous Culture within the City of Armadale aligning with the objectives of the JINA plan, which are: ○ *Development of new Aboriginal tourism experiences.* ○ *Encouraging more Aboriginal people to work in the tourism industry.* ○ *Development of administration and booking systems to support Aboriginal tourism businesses.* ○ *Investigate the potential of being one of three new camping with custodian sites.* 2. Work with the Champion Centre, local elders and Aboriginal community leaders to develop a framework for the delivery of Aboriginal Tourism opportunities. • Seek to establish a world-class Aboriginal Art trail/experience within a bush setting.	New Action	x	x		

	UNIQUE/BOUTIQUE ACCOMMODATION • **Assist to identify locations and businesses for growth of accommodation assets.** • **Investigate partnerships with unique accommodation providers to host sessions for interested parties in the community.** 1. **Develop connections with organisations such as Heyscape (tiny cabins), AirBnB, Ecocamps, Stayz etc… to explore less traditional options.** 2. **Work with Heritage Council and CoA property management to compile an asset register of unused buildings and their potential for repurposing. E.G. Premier Inn, Katanning.**	**New Action**	xx	x		
4.2.2 Drive innovation and develop culture that supports diverse perspectives and "outside the box" thinking across the organisation.	4.2.2.1 Acknowledge that to support a culture of innovation there needs to be boldness and calculated risk taking in decision making.	Existing Action	x			
	• **Initiate an ALL ORGANISATIONAL approach by sharing information and encouraging the use of handles and hashtags in both professional and personal communications.**	**New Action**			x	
	• **Investigate the inclusion of a tourism educational sheet/page in New Resident Packs.**	**New Action**			x	
4.4.4 Promote Excellence in customer experience in all areas of service delivery.	4.4.4.1 Strive for high quality, consistent and efficient customer service delivery.	Existing Action			x	x
	• **Assess value of website and use of other portals.**	**New Action**			x	x
	• **Upgrade digital marketing plan and website.**	**New Action**			x	x

	• Promote the region through annual visitor guide.	New Action			x	x
	• Participate in Destination Perth's annual holiday planner and collaborative campaigns.	New Action	x		x	x
	• Ensure appropriate resourcing to deliver strategic initiatives.	New Action	x	x	x	x

ACTION PLAN (BY KEY FOCUS AREAS) To be reviewed and revised annually.

Stakeholder Engagement - A United Team with a Collective Vision – **PRIORITY ONE** **BUSINESS AS USUAL (BAU)**		
OBJECTIVE	**ACTIONS**	**Priority**
Strengthen the spirit of collaboration, networking, and cross promotion, among tourism operators, community members and businesses.	Facilitate a program of networking opportunities and focus training workshops. Implement support/mentorship programs with focus groups to drive development and growth of new and existing businesses. Develop responsive two-way communication channels and relationships to improve understanding of operators' role in the economic cycle.	High
Continue strong industry alliances and where possible align plans and objectives of other tourism stakeholders.	Maintain strong relationships with industry partners. Including: • Tourism Western Australia • Tourism Council • Destination Perth • Perth Hills Tourism Alliance • FACET (Forum Advocating Cultural & Eco Tourism) • WAITOC (Western Australia Indigenous Tourism Operators Council • Western Australia Visitor Centre • DBCA (Department of Biodiversity and Conservation • Business Armadale	High
Involve local tourism stakeholders and community in the tourism development process.	Foster a collaborative planning process by involving relevant stakeholders.	High
Collaborate with local, commercially-run venues to seek opportunities to partner with events, marketing and PR opportunities.	Innovate marketing activities to foster partnerships with different stakeholders.	Med
Engage with Environmental Services, Health, Planning, Champion Centre and other relevant CoA departments to ensure compliance and alignment with other strategies and plans.	Establish open channels of communication and regularly engage with relevant internal departments.	High

Destination and Product Development – Boundless Opportunities – **PRIORITY TWO** FOUNDATIONAL		
OBJECTIVE	**ACTIONS**	**Priority**
Identify potential areas and gaps for tourism growth within the City of Armadale.	Conduct an audit of current offerings. Compile a 'wish list' of desired products.	High
Job creation for local residents.	Promote a 'work close to home' ethos by creating exciting jobs and business opportunities for locals, or to entice new residents.	High
Engage with Environmental Services, Health, Planning, Champion Centre and other relevant CoA departments to ensure compliance and alignment with other strategies and plans.	Establish open channels of communication and regularly engage with relevant internal departments.	High
Advocate for tourism businesses to invest in CoA region.	Engage specialists to provide recommendations and insights into emerging trends and steps to implement future vision. Ensure tourism is a component of the Investment Prospectus.	Med
Encourage the provision of inclusive and accessible facilities, services and programs within the community.	Implement the Access and Inclusion Plan 2021-2026 and Review in 2026.	High
Ensure the provision of staff to implement and drive the initiatives of the tourism strategy.	Review and renew the Tourism Development Specialist contract and scope of work in order to maintain momentum, consistency and the successful delivery of the initiatives within this strategy.	High
Review recommendations of the 2019 Tourism WayFinding Audit and continue to improve tourism signage (physical and digital).	Conduct an audit of wayfinding signage and review accordingly.	Med
Develop a workforce training program with a focus on encouraging young people to choose tourism and hospitality as a career path.	Collaborate with the Growing Your Business program to develop a targeted tourism focussed series.	Med

Facilitate opportunities for new tourism investment and expansion of businesses through land use planning, where appropriate.	Ensure tourism is an integral part of the Investment Prospectus.	High
Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to tourism opportunities and trends.	Develop and implement the Tourism Strategy. Explore opportunities for improved facilities for caravanning at appropriate locations within the City. Encourage the development of event trails and destinations for cyclists. Support the creation of activity trails that encompass the City's wineries, cideries, other hospitality venues, areas of natural interest and scenic beauty. Encourage the development of short stay accommodation within the City.	High
Facilitate access to business skills development opportunities.	Assist the activities of business networks such as Business Armadale that provide support, training and development opportunities for local enterprises.	Low
Destination and Product Development – Boundless Opportunities – **PRIORITY THREE** TRACKS AND TRAILS		
OBJECTIVE	**ACTIONS**	**Priority**
Review existing CoA Trails Strategy.	Work with Environmental Services to establish current state of play and next steps.	High
Initiate plans for a World-Class mountain-biking 'trail town'.	Initiate steps as outlined in the DBCA Guide to Trails Development. Visit successful trail towns to study best practices and learn from creators and businesses. Identify a location to support new trails and additional infrastructure to complement the activity. Initiate conversations with investors through the Investment Prospectus.	Med

Allocate major events sponsorship budget in accordance with the Major Events Sponsorship policy.	Yates Springtime Tulip Festival Rowing Regatta Dams Challenge	High
Actively seek external opportunities to bring events to Armadale.	E.G. Awesome Arts Festival Approach Fringe/PIAF/Sculpture by the Sea	Low
Work with tourism businesses and their neighbours to allow large events to proceed.	Discuss strategies with relevant officers to foster good relationships between tourism businesses and nearby residents to allow big events to take place without issues. Develop incentives for residents such as discounted/free tickets to the event, free membership/entry priority seating or VIP experiences for residents.	Low
Destination and Product Development – Boundless Opportunities – **PRIORITY EIGHT** ARTS, CULTURE & HERITAGE TOURISM		
OBJECTIVE	**ACTIONS**	**Priority**
Cultivate a sense of place generated by the City's heritage, vegetation and escarpment, wetlands and waterways as well as the participation in vibrant community hubs.	Review Master Plans and identify key components that create community 'hubs' versus stand-alone single facilities and rationalise in the CIP.	Med
Preserve and celebrate the City's built, natural and cultural heritage.	Review and implement the Museum Interpretation Plan.	Med
Active Pioneer Village.	Engage with Town Team Movement to establish Armadale group. Establish a local 'Town Teams' group to champion a plan to reinvigorate the assets and space.	Low
Investigate the opportunity to install a 'Giants'-type art exhibition in an existing trail.	Initiate discussions with FORM, and other art organisations to explore interest and feasibility of installing a permanent exhibition.	Med

Explore ways to diversity the scope of the tourism offering beyond orchards.	Establish relationships with horticulturists (I.E. Rose growers, nurseries, arborists and parks/gardens) to create a program of experiential activities.	
Destination and Product Development – Boundless Opportunities – **PRIORITY FIVE** ABORIGINAL & CULTURAL TOURISM		
OBJECTIVE	**ACTIONS**	**Priority**
Establish CoA as the premier destination for Cultural Aboriginal Tourism in the metropolitan area.	Work with the Champion Centre, local Elders and Aboriginal community leaders to develop a framework for the delivery of Aboriginal Tourism opportunities.	High
Use the Department of Jobs, Science, Tourism and Innovation's (JTSI), JINA Plan to guide framework.	Establish working relationships with Tourism WA, WAITOC and others. Align framework initiatives with JINA Plan objectives: - Development of new Aboriginal tourism experiences. - Encouraging more Aboriginal people to work in the tourism industry. - Development of administration and booking systems to support Aboriginal tourism businesses. - Investigate the potential of being one of the three new camping custodian sites.	High
Create a world-class Aboriginal Art Walking Trail/Experience	Work with FORM WA (Mandurah Giants). Commit capital expenditure to ensure project is realised.	Med
Destination and Product Development – Boundless Opportunities – **PRIORITY SIX** UNIQUE/BOUTIQUE ACOMMODATION		
OBJECTIVE	**ACTIONS**	**Priority**
Engage with private businesses to encourage investment.	Utilise the *Business Investment Prospectus* activities.	High

Work with existing accommodation providers to gain insights into current appetite for accommodation in the hills.	Build a case for the requirement of additional accommodation options.	High
Investigate partnerships with unique accommodation providers to host sessions for interested parties in the community.	Develop connections with organisations such as Heyscape (tiny cabins, AirBnB, EcoCamps etc… to investigate less traditional options. Host sessions for interested parties to raise interest and generate 'out of the box' ideas. Work with Heritage Cuncil and CoA property management to compile an asset register of unused buildings and their potential for repurposing.	High
Destination and Product Development – Boundless Opportunities – **PRIORITY SEVEN** SIGNATURE EVENTS		
OBJECTIVE	**ACTIONS**	**Priority**
Facilitate a dynamic calendar of events, festivals and cultural activities that activate suburbs, foster community connections, celebrate the diversity of the community, encourage a sense of place for residents as being part of the City of Armadale and to attract "first time" visitors to the City in order to contribute to changing the narrative regarding Armadale.	Review and implement the City's Event Strategy. Develop and implement an Arts and Culture Strategy. Implement the City's Public Art Strategy.	Med
Continue to deliver, improve and expand existing annual events.	Spring into Armadale Armadale Arts Festival Armadale Highland Gathering and Kilt Run Australia Day in Armadale Armadale Hills Open Studio Arts Trail	High

Allocate major events sponsorship budget in accordance with the Major Events Sponsorship policy.	Yates Springtime Tulip Festival Rowing Regatta Dams Challenge	High
Actively seek external opportunities to bring events to Armadale.	E.G. Awesome Arts Festival Approach Fringe/PIAF/Sculpture by the Sea	Low
Work with tourism businesses and their neighbours to allow large events to proceed.	Discuss strategies with relevant officers to foster good relationships between tourism businesses and nearby residents to allow big events to take place without issues. Develop incentives for residents such as discounted/free tickets to the event, free membership/entry priority seating or VIP experiences for residents.	Low
Destination and Product Development – Boundless Opportunities – **PRIORITY EIGHT** ARTS, CULTURE & HERITAGE TOURISM		
OBJECTIVE	**ACTIONS**	**Priority**
Cultivate a sense of place generated by the City's heritage, vegetation and escarpment, wetlands and waterways as well as the participation in vibrant community hubs.	Review Master Plans and identify key components that create community 'hubs' versus stand-alone single facilities and rationalise in the CIP.	Med
Preserve and celebrate the City's built, natural and cultural heritage.	Review and implement the Museum Interpretation Plan.	Med
Active Pioneer Village.	Engage with Town Team Movement to establish Armadale group. Establish a local 'Town Teams' group to champion a plan to reinvigorate the assets and space.	Low
Investigate the opportunity to install a 'Giants'-type art exhibition in an existing trail.	Initiate discussions with FORM, and other art organisations to explore interest and feasibility of installing a permanent exhibition.	Med

Deliver the annual Spring into Armadale Festival.	Ensure strong marketing and continual improvement of event.	High

Highly Effective Marketing & Visitor Servicing – Driving Desire – **ALWAYS ON ACTIVITIES**		
OBJECTIVE	**ACTIONS**	**Priority**
Engage with ALL stakeholders.	Develop a database of all tourism stakeholders (members and non-members) to arrange further face to face introductions.	High
Initiate a collaborative ALL ORGANISATIONAL approach.	Compile a list of handles and hashtags for tourism marketing purposes and share with internal and external stakeholders to ensure consistency of message.	Med
Industry education on how to work with Destination Perth and Tourism WA and City of Armadale.	Proactively encourage operators to share news of upcoming events, new products, new developments, award wins or general good news stories.	Med
Adopt and implement the Perth Hills Tourism Alliance Marketing Plan.		High
Discuss and develop a plan for a refreshed tourism website.	Evaluate current portals and decide which works best for CoA purposes.	Med
Create marketable neighbourhoods with specific tourism activities.	Create unique positioning statements (UPS) for each tourism area to differentiate offerings. IE; Brookton Valley, Forrestdale Wetlands, Heritage Country.	Med
Ensure a Visitor Information presence at sponsored and relevant events.	Pop-up stands with marketing and informative collateral and staffing.	Med
Draft a Responsible Tourism Policy.	Addressing the City of Armadale's best practices and guidelines for caring and protecting the natural environment, wildlife, flora and sustainable, conservation and preservation best practices.	Low
Seek opportunities to invite industry groups to host events at local venues.	Create an internal database to share with tourism groups and organisations to drive visitation of conference delegates. I.E Armadale District Hall	Low

Investigate the inclusion of a tourism educational sheet/page in New Resident Welcome Packs.	Outline ways to holiday in your own backyard. Days out in your LGA.	Low
Promote the region through the annual Visitor Guide.	Review annually prior to reprint.	High
Participate in Destination Perth's annual Holiday Planner.	Offer new and exciting content.	High
Capitalise on the City's position as the Gateway to the metropolitan area and the South West.	Develop and implement a Signage Strategy to construct entry statements, locality signage, road signs and tourism signage throughout the city. Pursue the development of digital wayfinding and interpretation opportunities for visitors and include opportunities for data capture.	High

MONITORING AND EVALUATING

The City of Armadale will be responsible for the implementation of this strategy and will work with internal and external stakeholders and community groups, to support its delivery through regular monitoring and reporting processes. This strategy is a living document and will be reviewed and amended as circumstances change.

The review will include:

- Accessing the progress of the strategies objectives;
- Accessing whether the indicators of success bring the City closer to meeting the guiding principles;
- Amending and evolving the objectives to reflect the changing needs of the City; and
- Optimising new funding opportunities that may arise, or new direction which may be developed.

The City intends to review this strategy annually.

MEASURING IMPACT

Providing an overarching snapshot of the changes in and economic contribution of Armadale's tourism industry to the City and region will be achieved through analysing key performance indicators (KPIs) and presented to Council as part of an ongoing progress report.

Recommended KPIs and their most recent figures are shown in the table below. All figures are sourced via the National Institute of Economic and Industry Research and Tourism Research Australia with data access via www.economy.id.com.au

KPI	MEASURE	TIME PERIOD	EXAMPLE OUTPUT
Visitor Centre Service	No. of visitors	2021/22 2022/23	8533 8627
Visitor Membership	No. of members	2021/22 2022/23	49 45
Representation at Events	No. of events	2021/22 2022/23	5 9
Domestic Day Trips	Total Number	2021/22 2022/23	7994 7402
Tourism Contribution to CoA GRP	%	2016/17 2021/22	5.4%
Direct Value Added	$ Value to CoA	2021/22	$47.58m
	Change in $ Value	2021/22 – 2016/17	-$15.9m
	Change - % of total CoA industry	2021/22 – 2016/17	-0.2%
Employment – total (direct and indirect)	Number	2021/22 2016/17	1,546 1,878
	Change of total industry	2021/22 2016/17	-332

BENEFITS OF TOURISM

FOR THE COMMUNITY

- Helps build social capital
- Aids to increase a positive perception
- Promotes preservation of local traditions, customs and culture
- Improves community image and pride
- Builds opportunities for healthy and useful community relationships and partnerships
- Provides research, education and workplace opportunities for students and local youth
- Showcases a region to entice future residents
- Creates enjoyable experiences for local residents and visitors
- Boosts local investment in attractions, accommodation and other amenities that support tourism services

FOR THE ECONOMY

- Injects money into the local economy and boosts businesses
- Creates new jobs, businesses, events and attractions, thus diversifying the local economy
- Supports small businesses and enables expansion
- Encourages the development and maintenance of new/existing community amenities

FOR THE ENVIRONMENT

- Encourages a culture of conservation and preservation
- Boosts awareness of an attraction's, or area's significance
- Drives local residents and visitors to be mindful of their impact on the natural and built environment
- Fosters an appreciation for the natural and unique flora and fauna

HASHTAGS & HANDLES

#ExperiencePerthHillsArmadale

#CityofArmadale

#PerthHillsArmadale

#DestinationPerth

#WAtheDreamState

#seeaustralia

#Comeseeus

ZONING TABLE

USE CLASSES	ZONES (Note 36 and Note 47)										
	Residential	Special Residential	Rural Living	Special Rural	General Rural	Local Centre	District Centre	General Industry	Industrial Business	Mixed Business/ Residential	Strategic Regional Centre
Agriculture - Extensive	X	X	A	X	P	X	X	X	X	X	X
Agriculture - Intensive	X	X	A	A	P	X	X	X	X	X	X
Agroforestry	X	X	A	X	A	X	X	X	X	X	X
Amusement Parlour	X	X	X	X	X	A	D	X	X	X	D
Ancillary Accommodation	P	D	D	D	D	X	X	X	X	X	D
Animal Establishment	X	X	X	X	X	X	X	X	X	X	X
Animal Husbandry - Intensive	X	X	X	X	A	X	X	X	X	X	X
Auction Mart	X	X	X	X	X	D	D	D	D	D	A
Bed & Breakfast	D	A	D	D	D	X	X	X	X	D	D
Betting Agency	X	X	X	X	X	P	P	X	X	D	D
Bulky Goods Showroom	X	X	X	X	X	X	X	X	D	X	D
Car Park	X	X	X	X	X	D	D	P	P	D	D
Caravan Park	X	X	X	X	A	X	X	X	X	X	X
Caretaker's Dwelling	X	X	X	X	A	D	D	D	D	D	D
Child Care Premises	A	X	A	X	X	P	P	X	D	D	D
Cinema/Theatre	X	X	X	X	X	X	D	X	X	X	P
Civic Use	D	X	X	X	X	P	P	A	D	D	D
Club Premises	A	X	A	X	X	A	A	X	D	D	D
Commercial Vehicle Parking	A	A	A	A	A	D	D	P	P	A	D
Community Purpose	A	X	A	X	X	D	D	X	D	D	P
Consulting Rooms	A	X	X	X	X	P	P	X	D	D	P
Convenience Store	X	X	X	X	X	A	A	X	A	X	P
Corrective Institution	X	X	X	X	A	X	X	X	X	X	X
Dam Construction	X	X	D	D	D	X	X	X	X	X	X
Display Home Centre	D	X	X	X	X	X	X	X	X	D	A
Educational Establishment	A	X	A	X	X	D	D	D	D	D	D
Exhibition Centre	X	X	A	X	A	P	P	X	D	P	D
Family Day Care	D	D	D	D	D	X	X	X	X	X	X
Fast Food Outlet	X	X	X	X	X	D	D	X	A	D	D
Fuel Depot	X	X	X	X	X	X	X	D	X	X	X
Funeral Chapel	X	X	X	X	X	D	D	A	D	A	X
Funeral Parlour	X	X	X	X	X	D	D	A	D	A	X
Garden Centre - Retail	X	X	A	X	A	D	D	X	D	A	D
Grouped Dwelling	D	X	X	X	X	D	D	X	X	D	D
Holiday Accommodation	X	X	A	X	A	D	D	X	X	D	A
Home Business	A	A	A	A	A	D	D	X	P	P	D
Home Occupation	D	D	D	D	D	P	P	X	D	D	D
Home Office	P	P	P	P	P	P	P	P	P	P	D
Home Store	A	X	X	X	X	X	X	X	X	X	D
Hospital	X	X	X	X	X	D	D	X	X	D	X
Hotel	X	X	X	X	X	A	A	X	X	A	D
Industry - Cottage	D	D	D	D	D	P	P	P	P	P	D
Industry - Extractive	X	X	X	X	A	X	X	X	X	X	X
Industry - General	X	X	X	X	X	X	X	P	X	X	X
Industry - Light	X	X	X	X	X	X	X	P	D	X	X
Industry - Mining	X	X	X	X	A	X	X	X	X	X	X

USE CLASSES	ZONES (Note 36 and Note 47)										
	Residential	Special Residential	Rural Living	Special Rural	General Rural	Local Centre	District Centre	General Industry	Industrial Business	Mixed Business/ Residential	Strategic Regional Centre
Industry - Rural	X	X	X	X	D	X	X	P	X	X	X
Industry - Service	X	X	X	X	X	D	D	P	D	D	X
Land Sales Office	D	X	X	X	X	X	X	X	X	X	X
Liquor Store - Small	X	X	X	X	X	D	P	X	X	A	D
Liquor Store - Large	X	X	X	X	X	X	D	X	X	X	D
Lunch Bar	X	X	X	X	X	P	P	D	D	P	P
Market	X	X	X	X	X	D	D	X	X	D	P
Medical Centre	X	X	X	X	X	P	P	X	D	D	P
Motel	X	X	X	X	X	A	A	X	X	D	X
Motor Vehicle Repair	X	X	X	X	X	A	A	P	D	X	A
Motor Vehicle Wash	X	X	X	X	X	D	D	P	D	A	A
Motor Vehicle, Boat & Caravan Sales	X	X	X	X	X	A	A	D	D	A	X
Multiple Dwelling	D	X	X	X	X	D	D	X	X	D	A
Night Club	X	X	X	X	X	X	A	X	X	X	A
Occasional Uses	A	A	A	A	A	D	D	D	D	D	D
Office	X	X	X	X	X	P	P	X	A	P	P
Park Home Park	X	X	X	X	A	X	X	X	X	X	X
Place of Worship	A	X	A	X	X	D	D	X	X	D	D
Plantation	X	X	A	X	X	X	X	X	X	X	X
Reception Centre	X	X	A	X	A	D	D	X	D	D	D
Recreation - Domestic	P	P	P	P	P	X	X	X	X	P	D
Recreation - Private	A	X	A	X	A	D	D	D	D	D	D
Recreation - Public	P	A	X	X	P	P	P	D	P	P	P
Residential Building	A	A	X	X	X	D	D	X	X	D	X
Restaurant	X	X	A	X	A	P	P	X	A	D	P
Restricted Premises	X	X	X	X	X	X	X	X	A	X	X
Rural Home Business	X	X	A	A	A	X	X	X	X	X	X
Rural Pursuit	X	X	D	D	P	X	X	X	X	X	X
Service Station	X	X	X	X	X	A	A	D	D	X	D
Shop	X	X	X	X	X	P	P	X	A	A	P
Small Bar	X	X	X	X	X	A	A	X	X	A	P
Single Bedroom Dwelling	P	X	X	X	X	P	P	X	X	D	D
Single House	P	P	P	P	P	P	P	X	X	P	D
Storage	X	X	X	X	X	X	X	P	D	X	X
Tavern	X	X	X	X	X	A	A	X	X	A	P
Telecommunications Infrastructure (Note 1)	X	X	A	A	A	A	A	D	A	A	A
Trade Display	X	X	X	X	X	D	D	D	D	X	X
Trade Supplies	X	X	X	X	D	X	X	D	D	X	D
Transport Depot (Note 2)	X	X	X	X	X/A	X	X	P	D	X	X
Vehicle Wrecking	X	X	X	X	X	X	X	D	X	X	X
Veterinary Centre	X	X	A	X	D	D	D	D	D	D	X
Warehouse	X	X	X	X	X	X	X	P	D	X	X
Winery	X	X	A	X	D	X	X	A	X	X	X

No.	Description of Land	Additional Use	Conditions and Requirements (See Note 1)
			proposed to directly abut any residential lot. 34.3 The overall development of the site should be of a high quality architectural design, with glass facades that address both street frontages and to be setback in accordance with the existing streetscapes. 34.4 Plot Ratio limited to 0.3. 34.5 Comprehensive landscape plan of the site to be prepared, submitted and consequently implemented to address the following matters to the local government's satisfaction: • retention of existing trees where appropriate; • generous screening landscaping on common boundaries to residential lots. 34.6 The development of 'shop' floor space shall not exceed 250m^2 NLA and be limited to use by a Pharmacy only in conjunction with the operation of a Medical Centre on the site.
35.	Lots 1, 1102, 1017, 1018, 1019 and 1020, Piara Waters comprising the CY O'Connor ERADE (Education, Research and Development Employment) Village. ~~Part of Lot 114 Warton Road and part of Lot 3 Nicholson Road, Forrestdale comprising the CY O'Connor ERADE (Education, Research and Development and Employment) Village being the area identified on Scheme Map.~~	Education, Research and Development and Employment Village and Neighbourhood Centre. Permitted (P) Uses: • Caretaker's Dwelling • Car Parking • Child Minding Centre • Civic Building • Club Premises • Educational Establishment • Laboratory • Office • Recreation (public) • Research Facility • Residential Building The local government may at its discretion, permit the following uses (D Uses):- • Aged Person's Dwelling • Consulting Room • Convenience Store • Convention Centre • Community Purpose • Depot	35.1 All subdivision and development, including the building disposition, car parking, landscaping and vehicular access shall take place in accordance with the adopted Local Structure Plan and generally in accordance with an ERADE Village Development Plan to be approved by the local government, and in accordance with the Urban Water Management Strategy prepared by the Department of Environment, Water and Catchment Protection. 35.2 The maximum retail floor area for commercial development within the zone shall be in accordance with the provisions of the Metropolitan Centres Policy as adopted by the Western Australian Planning Commission (WAPC), or a Retail Strategy for the Forrestdale locality which has been adopted by the local government and WAPC. 35.3 The design of the Neighbourhood Centre shall encourage a mix of floor space to accommodate a range of commercial and community based land uses, demonstrate a suitable architectural theme and scale to promote its character and prominence

No.	Description of Land	Restricted Use	Conditions
		• Garden Centre - Retail • Liquor Store - Small • Liquor Store - Large • Lunch Bar • Market • Motor Vehicle Repair • Motor Vehicle Wash • Motor Vehicle, Boat and Caravan Sales • Night Club • Restricted Premises • Service Station • Shop • Bulky Goods Showroom • Small Bar • Tavern	• the retention of existing on-site trees or significant vegetation. 2.4 An ancillary kiosk Shop may be permitted where a kiosk is an incidental use, which is subordinate to the predominant use of the site.
3	Lot 651 Shrike Court, Westfield.	The Residential Zone (Restricted) acknowledges that the location and accessibility characteristics make this site suitable for Aged or Dependent Persons Dwellings up to a density of R40. The following uses listed in the base Residential zone shall be uses that are Not Permitted (X) in the Restricted Use Area: • Single Dwelling (other than for Aged or Dependent Persons Dwelling) • Single Bedroom Dwelling (other than for Aged or Dependent Persons Dwelling) • Group Dwelling (other than for Aged or Dependent Persons Dwelling)	3.1 All other permitted use classes listed in the base Residential zone shall be D (discretionary) in the Restricted Use Area. 3.2 In determining any planning application for development approval the local government shall have regard to the compatibility of proposed uses with the existing and potential uses of the site.
4.	Lot 101 and 502 Nicholson Road, Piara Waters ~~Lots 2, 3 & 4 Nicholson Road, Piara Waters.~~	The Restricted Use acknowledges that the location and accessibility characteristics need to be addressed and that some of Local Centre uses conflict with the predominant use of the site as a Service Station and the location of the land in the Forrestdale Environmental Management Area. All use classes in the Zoning table for this site are "X" except as follows:-	4.1 A Structure Plan shall be prepared and approved that considers traffic circulation, the need for provision of turning lanes, the location of overnight truck parking (if any), the allocation of retail floor space and management of noise, prior to consideration of any application for development approval by the local government. 4.2 In considering a Structure Plan or an application for development approval the local government should seek advice from Main Roads Western Australia.

EXISTING ZONING

ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE No.1
- ADDITIONAL USE No.7
- RESTRICTED USE RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

PROPOSED ZONING

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

CG	Commonwealth Government
TS	Technical School
HS	High School
PS	Primary School
H	Hospital
WSD	Water Authority of WA
SU	Special Use
SEC	State Energy Commission
T	Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

AMENDMENT No. 122 - Proposal 1 - Map 1

City of Armadale Town Planning Scheme No. 4

50 0 50 100m

SCALE 1 : 5000

DATE 28 March 2022 - REVISION 2201

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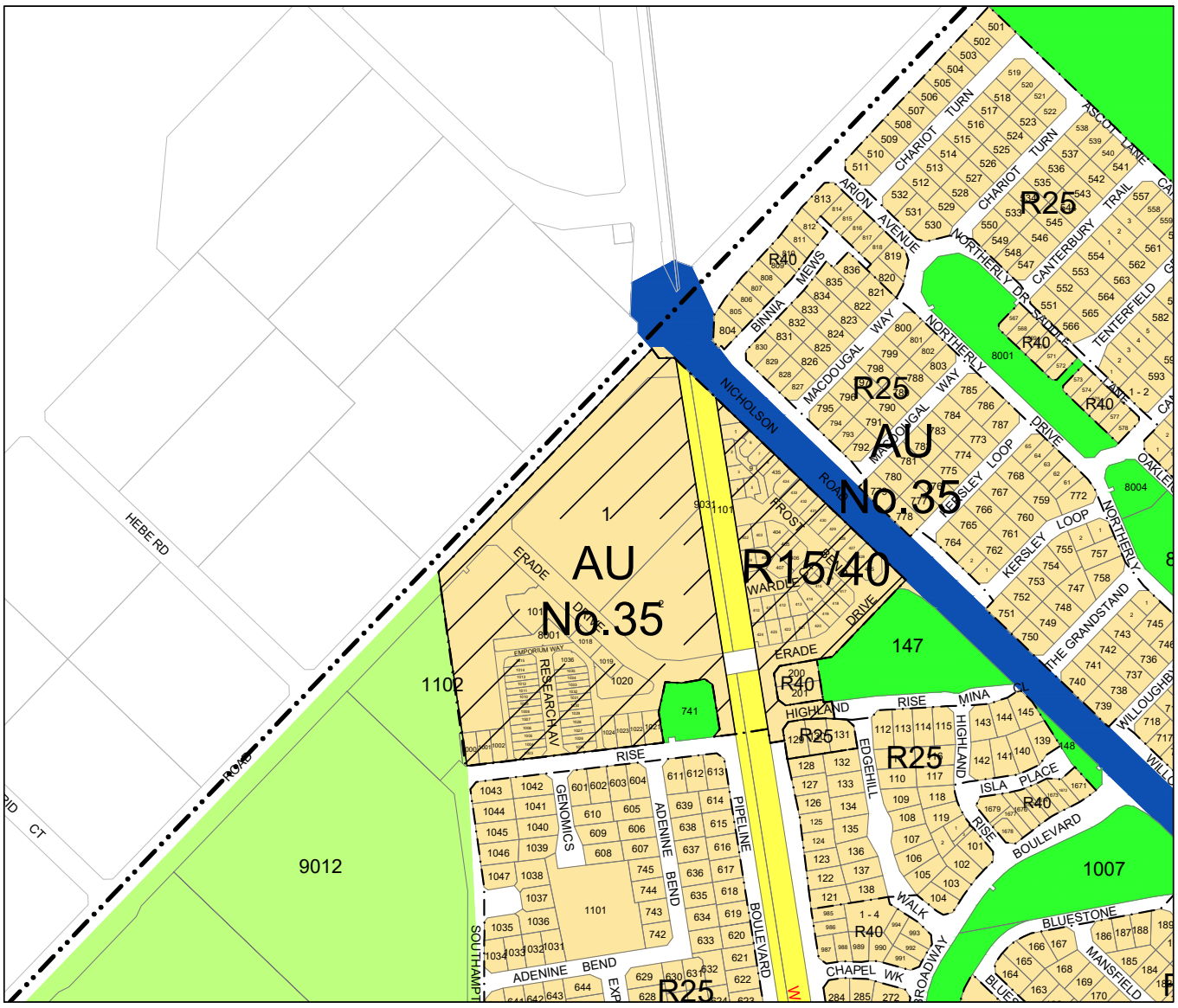
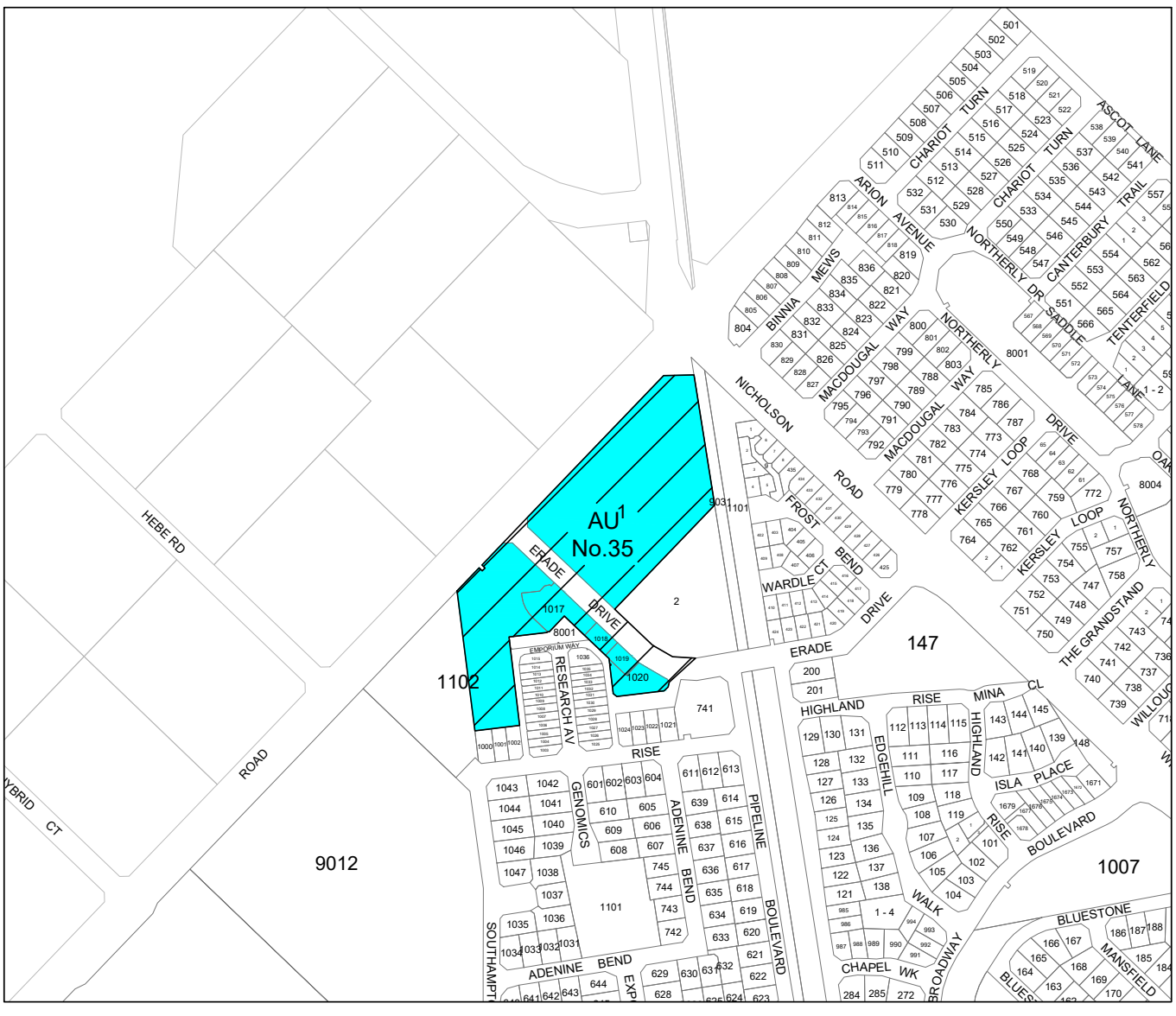
CITY OF Armadale

EXISTING ZONING



PROPOSED ZONING



ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE
- No.1 ADDITIONAL USE
- No.7 RESTRICTED USE
- RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

CG	Commonwealth Government
TS	Technical School
HS	High School
PS	Primary School
H	Hospital
WSD	Water Authority of WA
SU	Special Use
SEC	State Energy Commission
T	Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

AMENDMENT No. 122 - Proposal 1 - Map 2

City of Armadale Town Planning Scheme No. 4

50 0 50 100m

SCALE 1 : 5000

DATE 28 March 2022 - REVISION 2201

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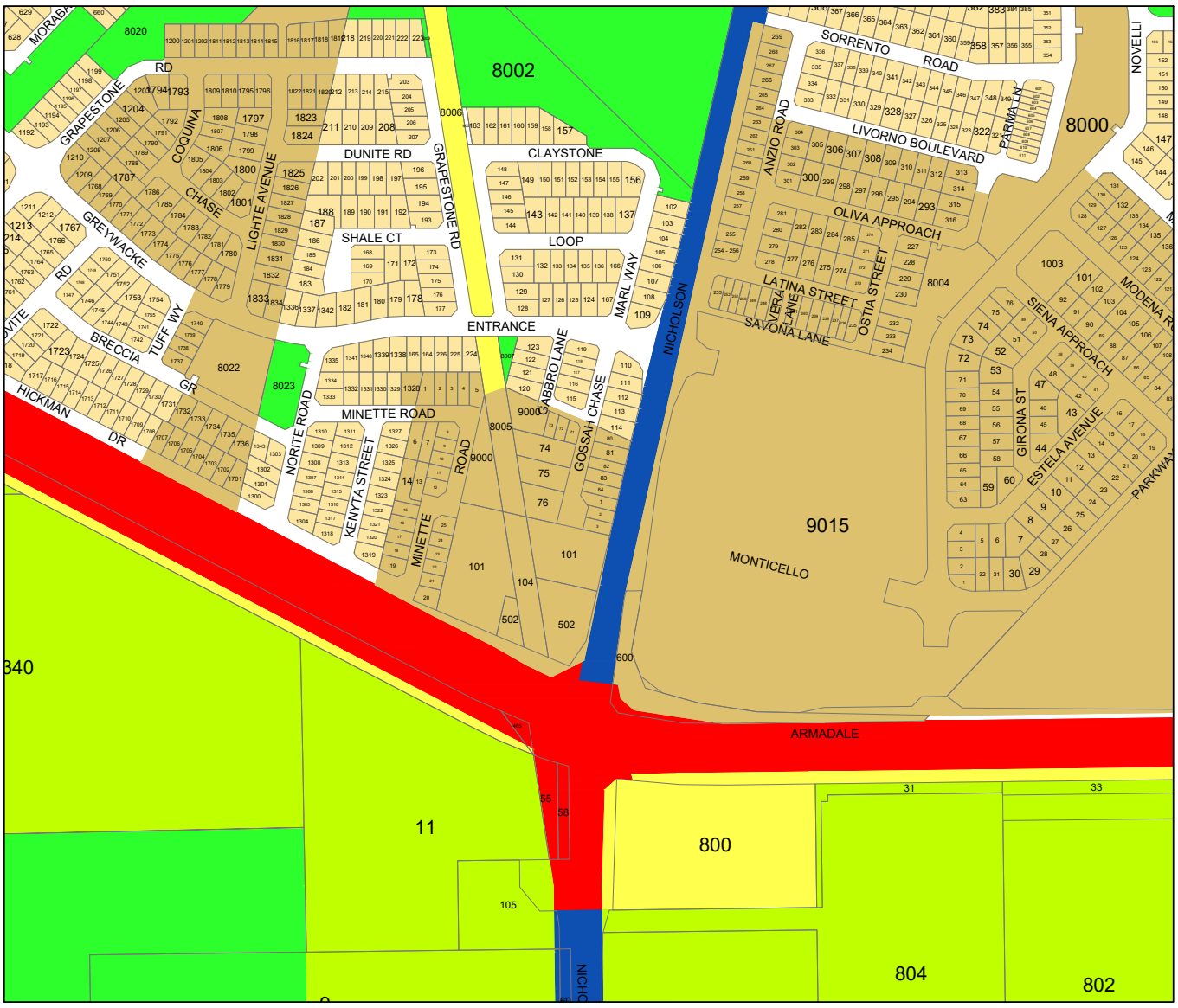
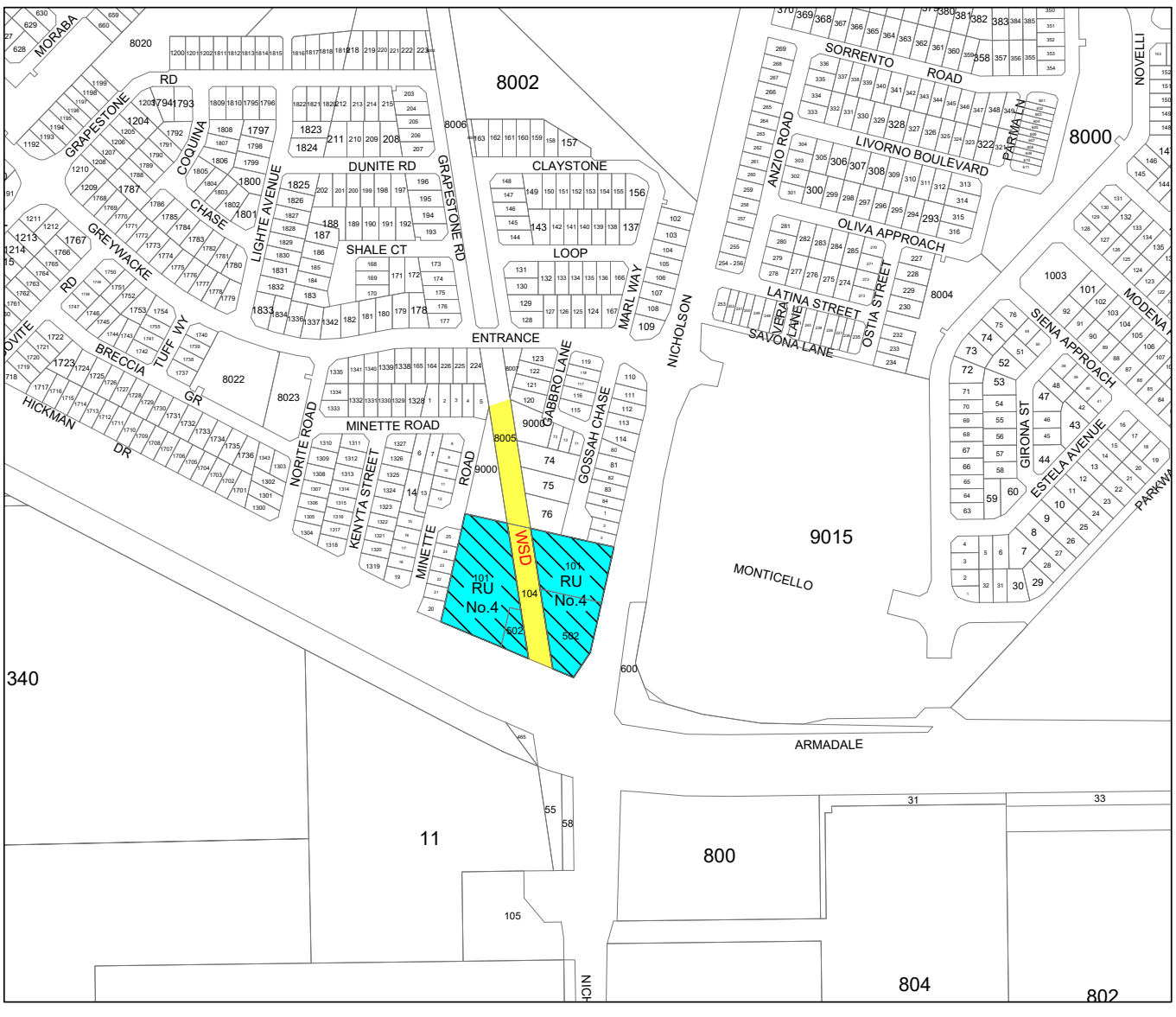
CITY OF Armadale

EXISTING ZONING



PROPOSED ZONING



ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE No.1
- ADDITIONAL USE No.7
- RESTRICTED USE RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

CG	Commonwealth Government
TS	Technical School
HS	High School
PS	Primary School
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AMENDMENT No. 122 - Proposal 1 - Map 3

City of Armadale Town Planning Scheme No. 4

50 0 50 100m

SCALE 1 : 5000

DATE 8 June 2022 - REVISION 2201

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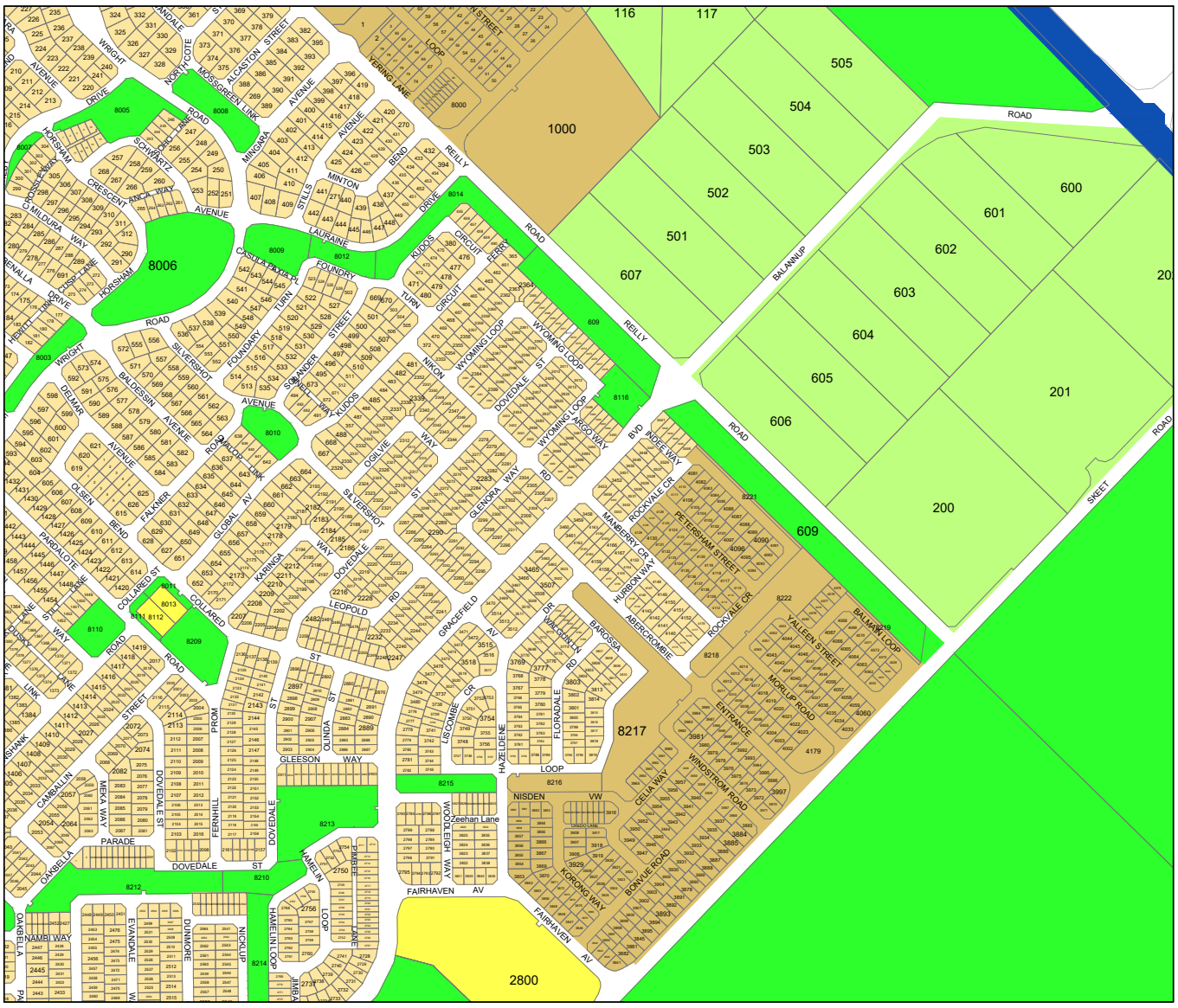
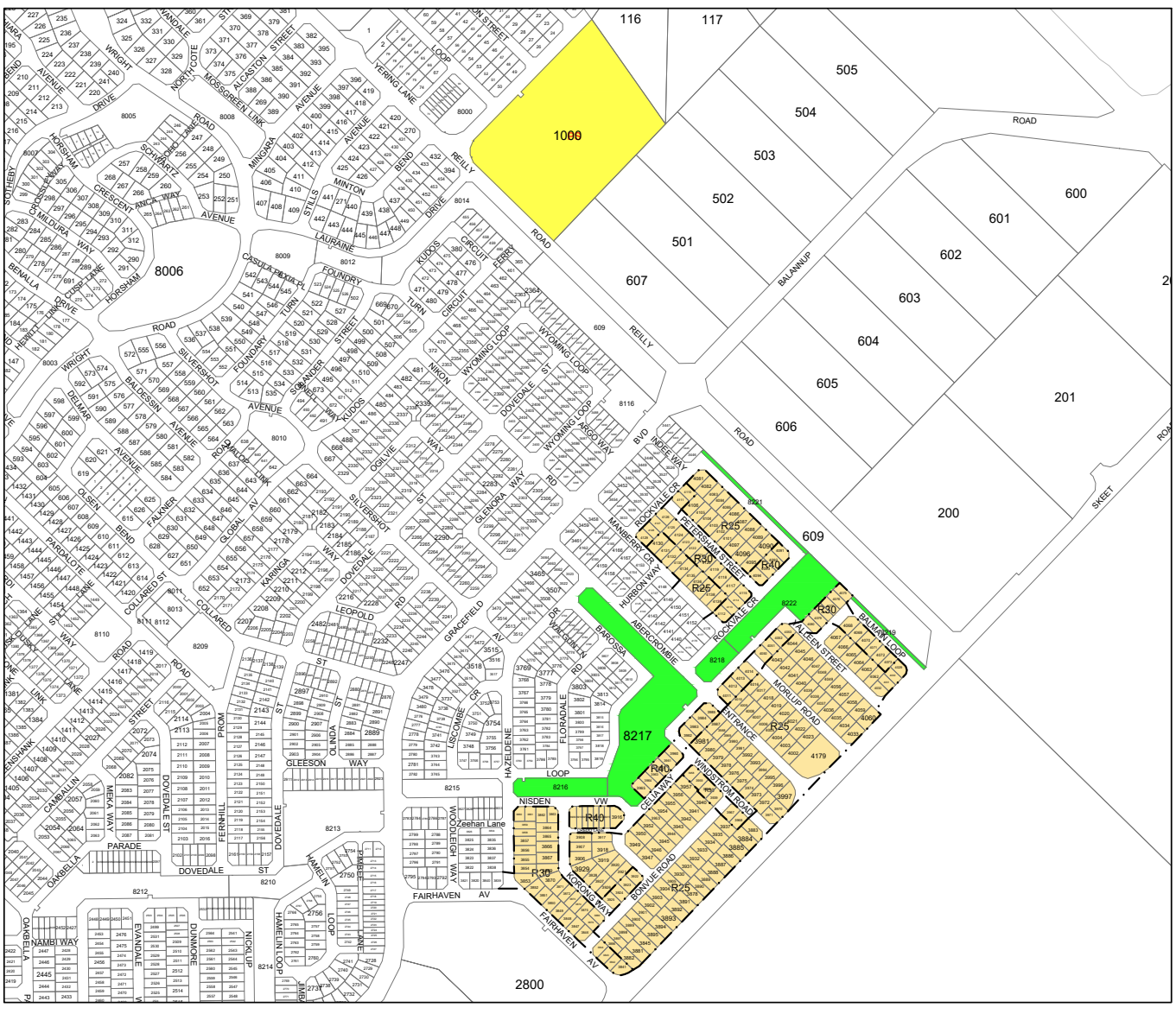
Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate, Photomaps by NearMap.

CITY OF Armadale

EXISTING ZONING



PROPOSED ZONING



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AMENDMENT No. 122 - Proposal 2 - Map 1

City of Armadale Town Planning Scheme No. 4

DATE 8 June 2022 - REVISION 2201

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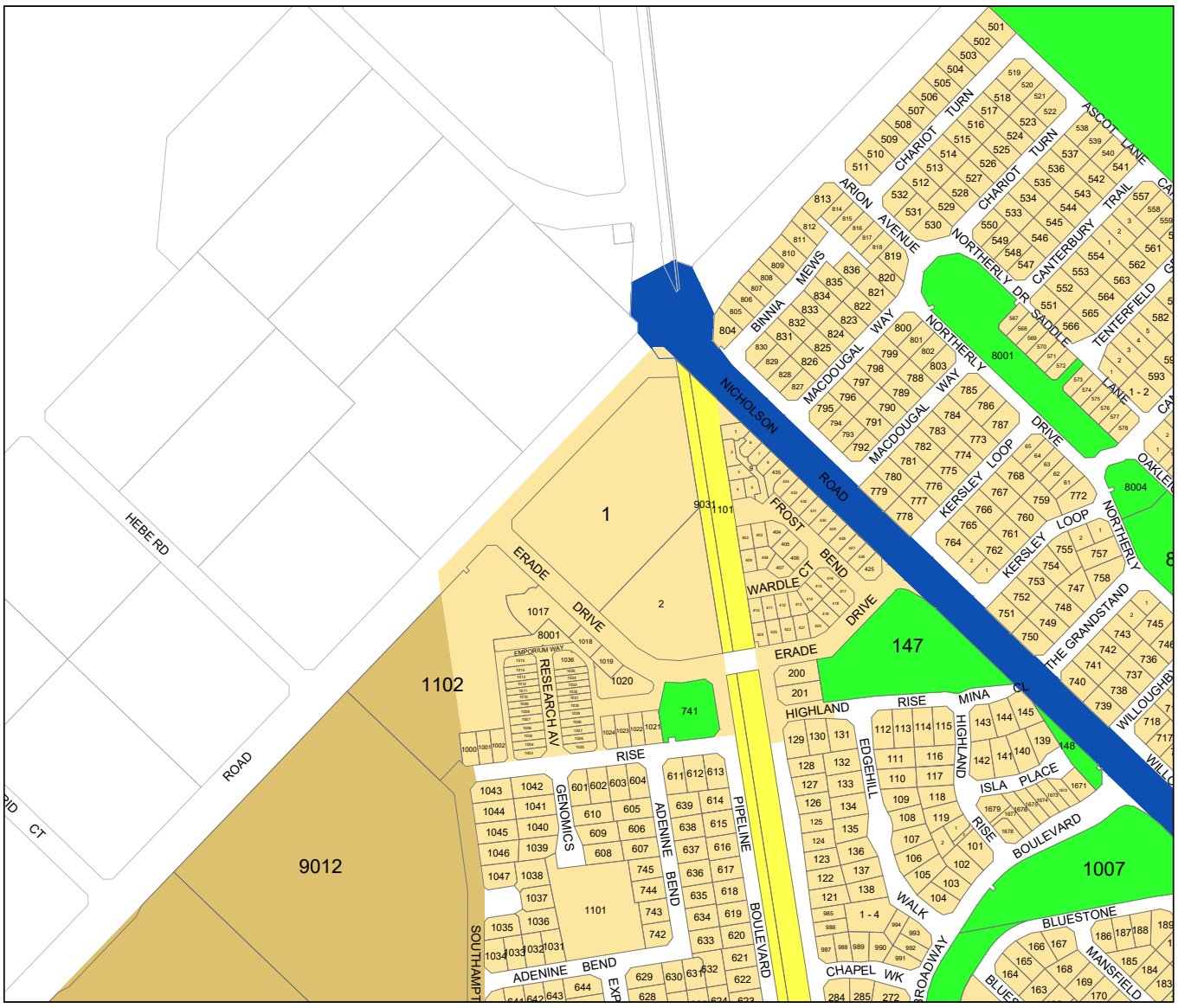
75 0 75 150m

SCALE 1 : 7500

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, Photomaps by NearMap.

CITY OF Armadale

EXISTING ZONING



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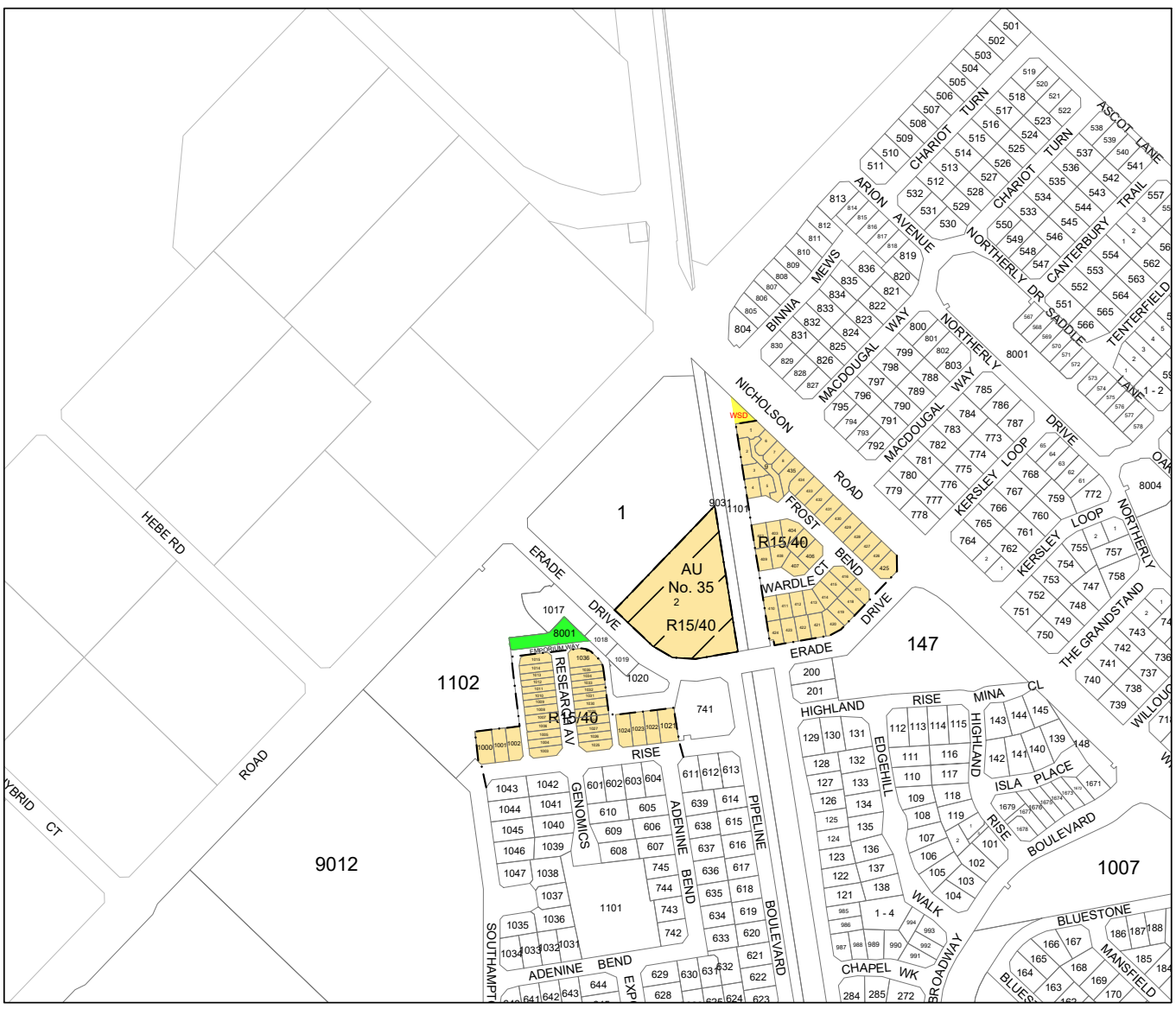
PROPOSED ZONING



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AMENDMENT No. 122 - Proposal 2 - Map 2

City of Armadale Town Planning Scheme No. 4

DATE 8 June 2022 - REVISION 2201

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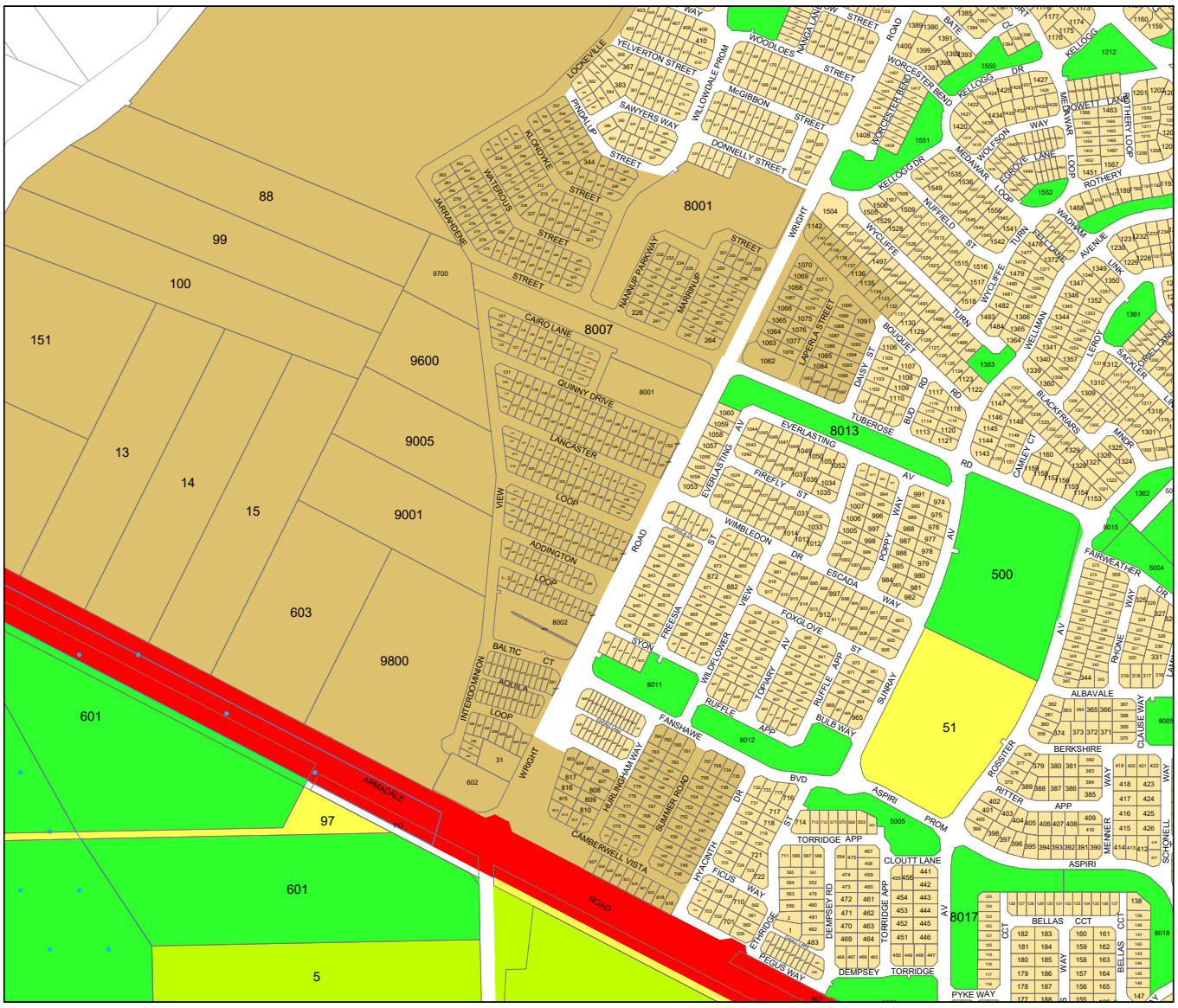
50 0 50 100m

SCALE 1 : 5000

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, Photomaps by NearMap.

CITY OF Armadale

EXISTING ZONING



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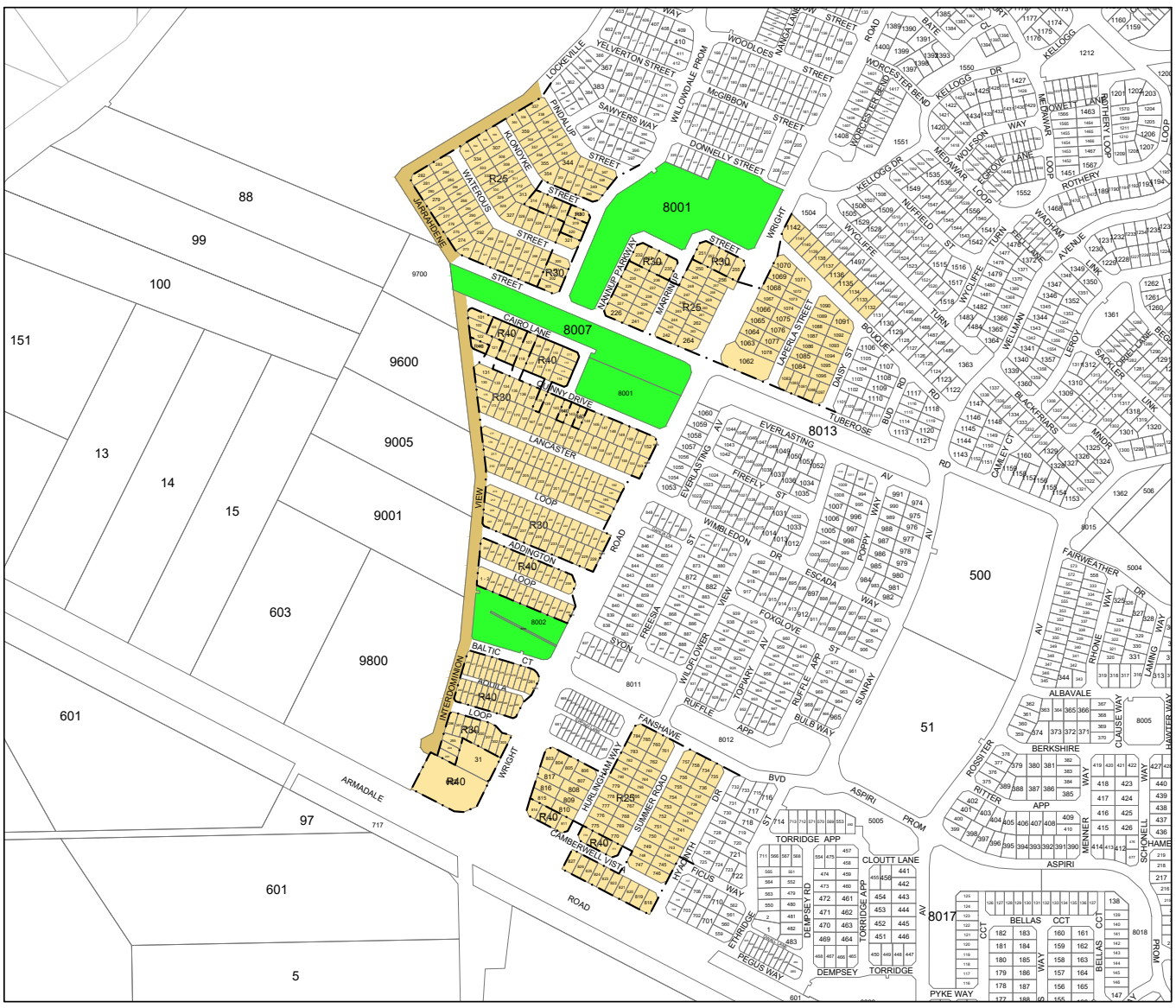

AMENDMENT No. 122 - Proposal 2 - Map 3

City of Armadale Town Planning Scheme No. 4

DATE 8 June 2022 - REVISION 2201

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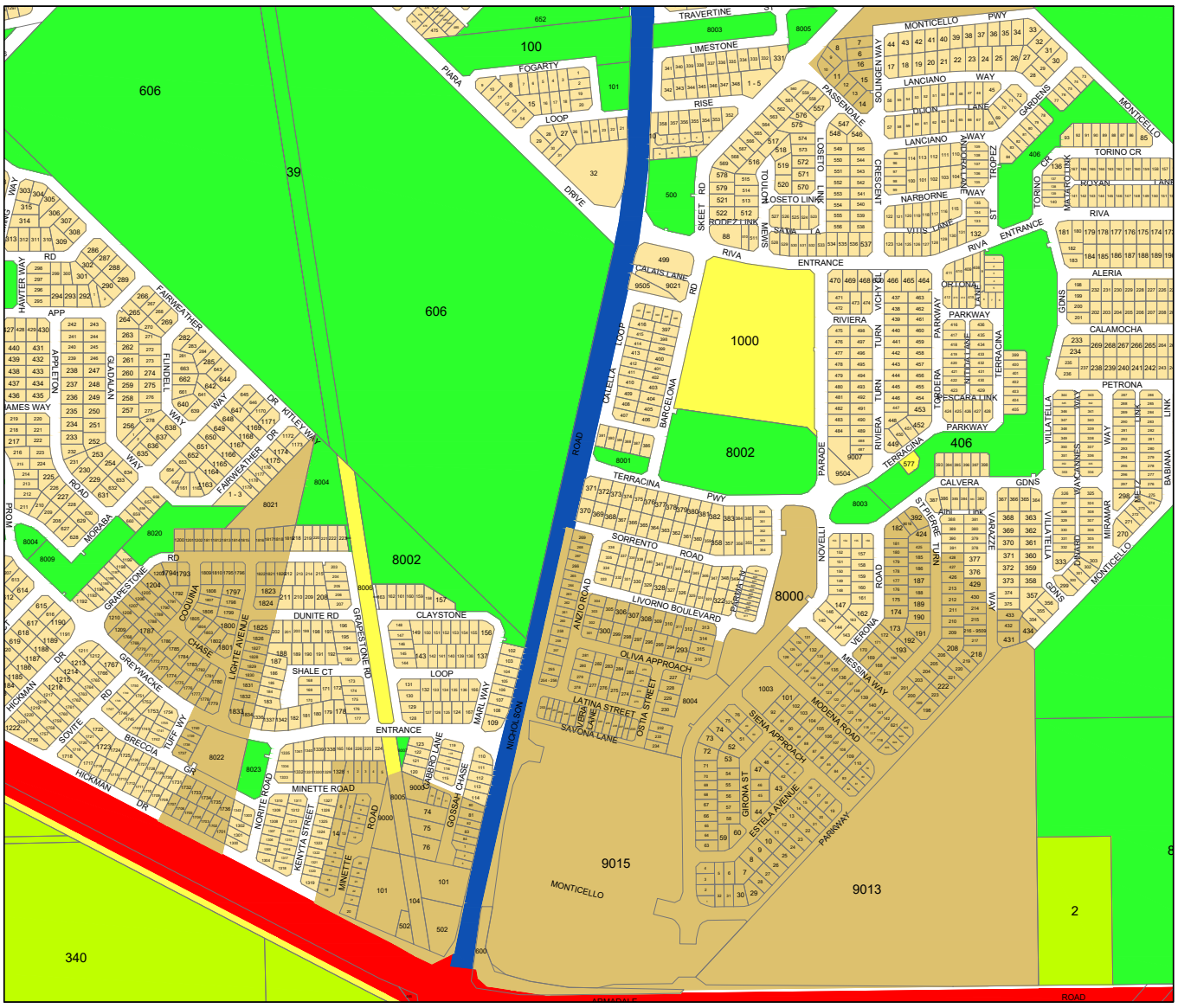
75 0 75 150m

SCALE 1 : 7500

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, Photomaps by NearMap.

CITY OF Armadale

EXISTING ZONING



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- INDUSTRIAL DEVELOPMENT
- SPECIAL USE
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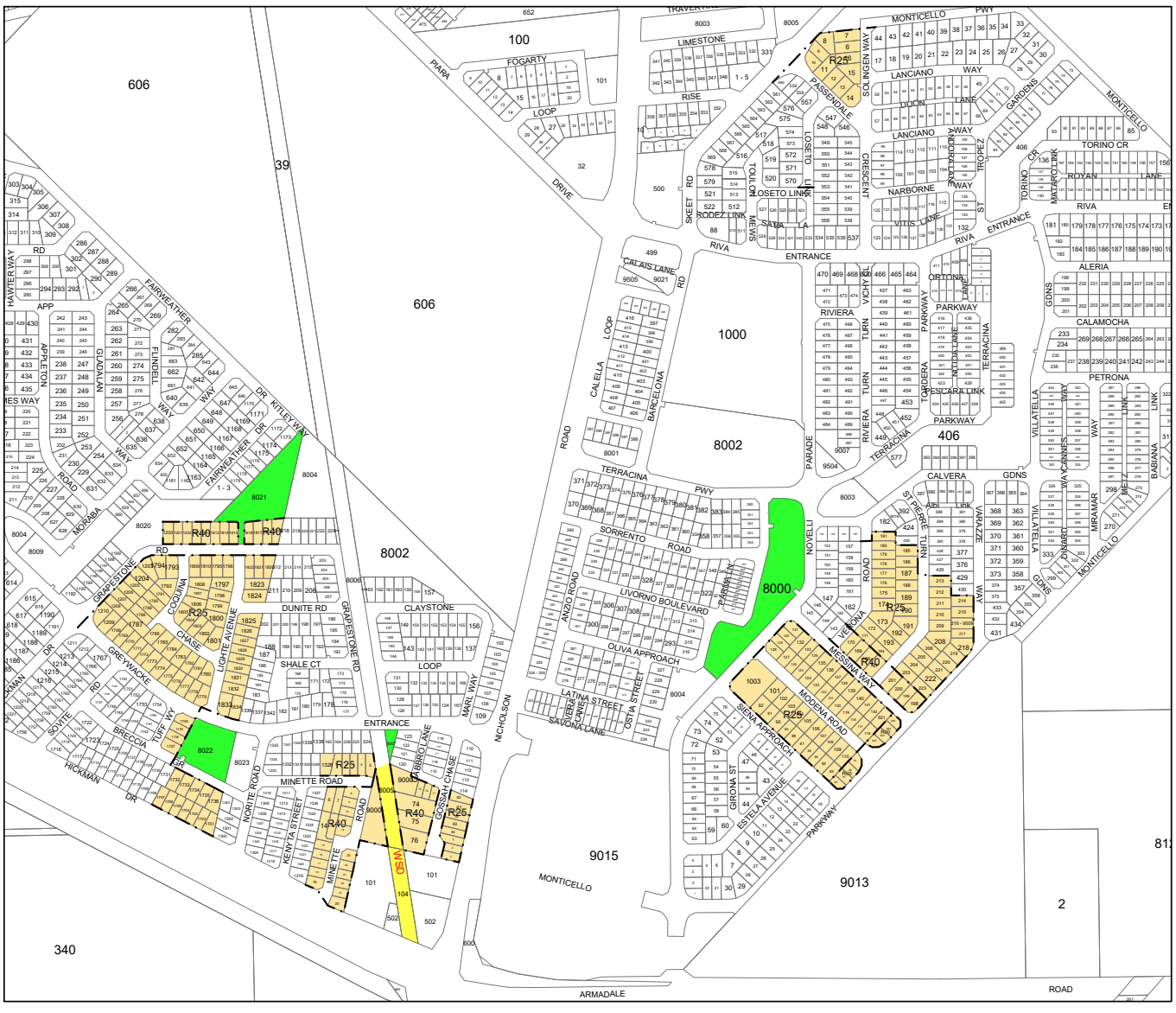
PROPOSED ZONING



AMENDMENT No. 122 - Proposal 2 - Map 4

City of Armadale Town Planning Scheme No. 4

DATE 8 June 2022 - REVISION 2201

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75 0 75 150m

SCALE 1 : 7500

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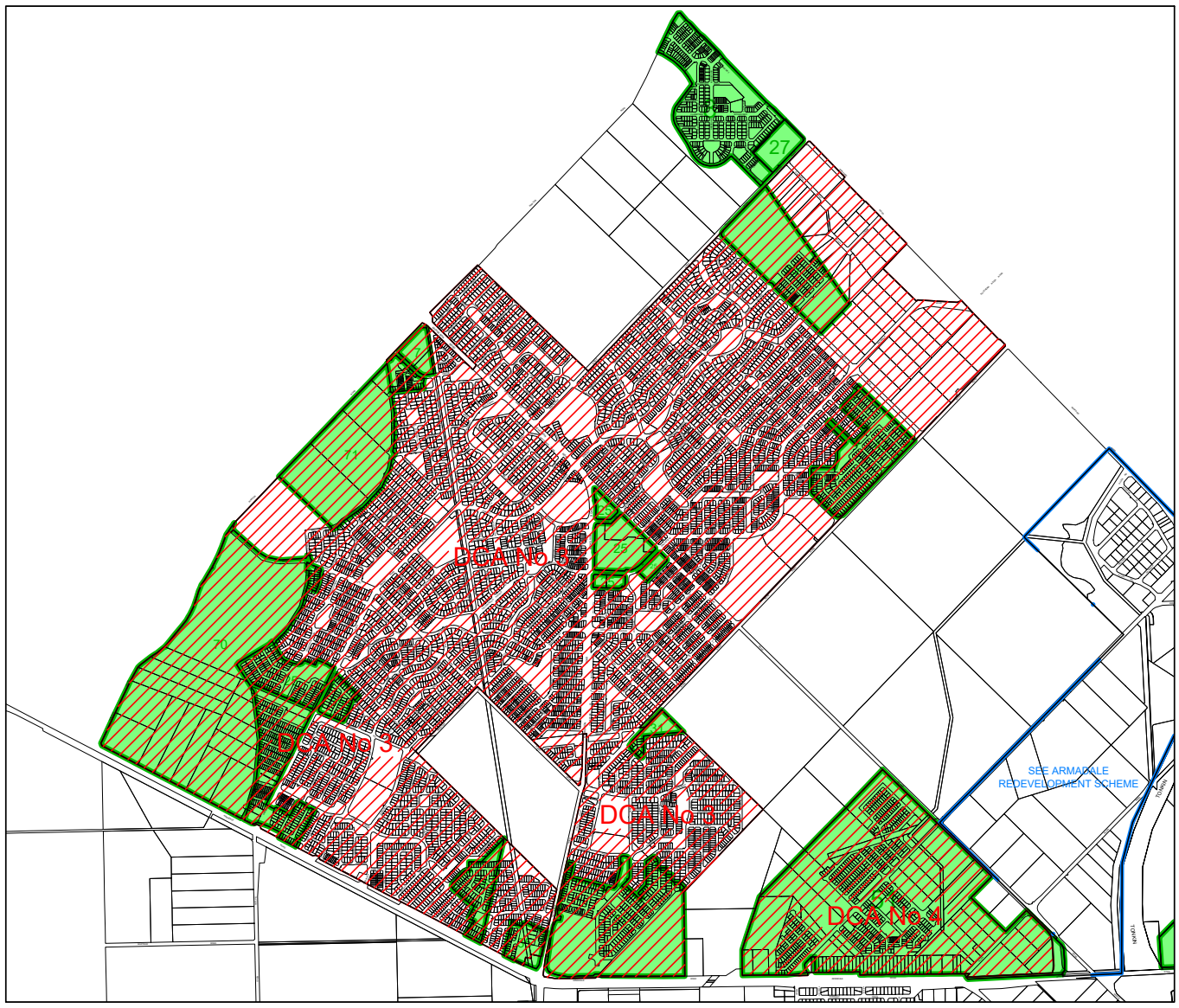
CITY OF Armadale

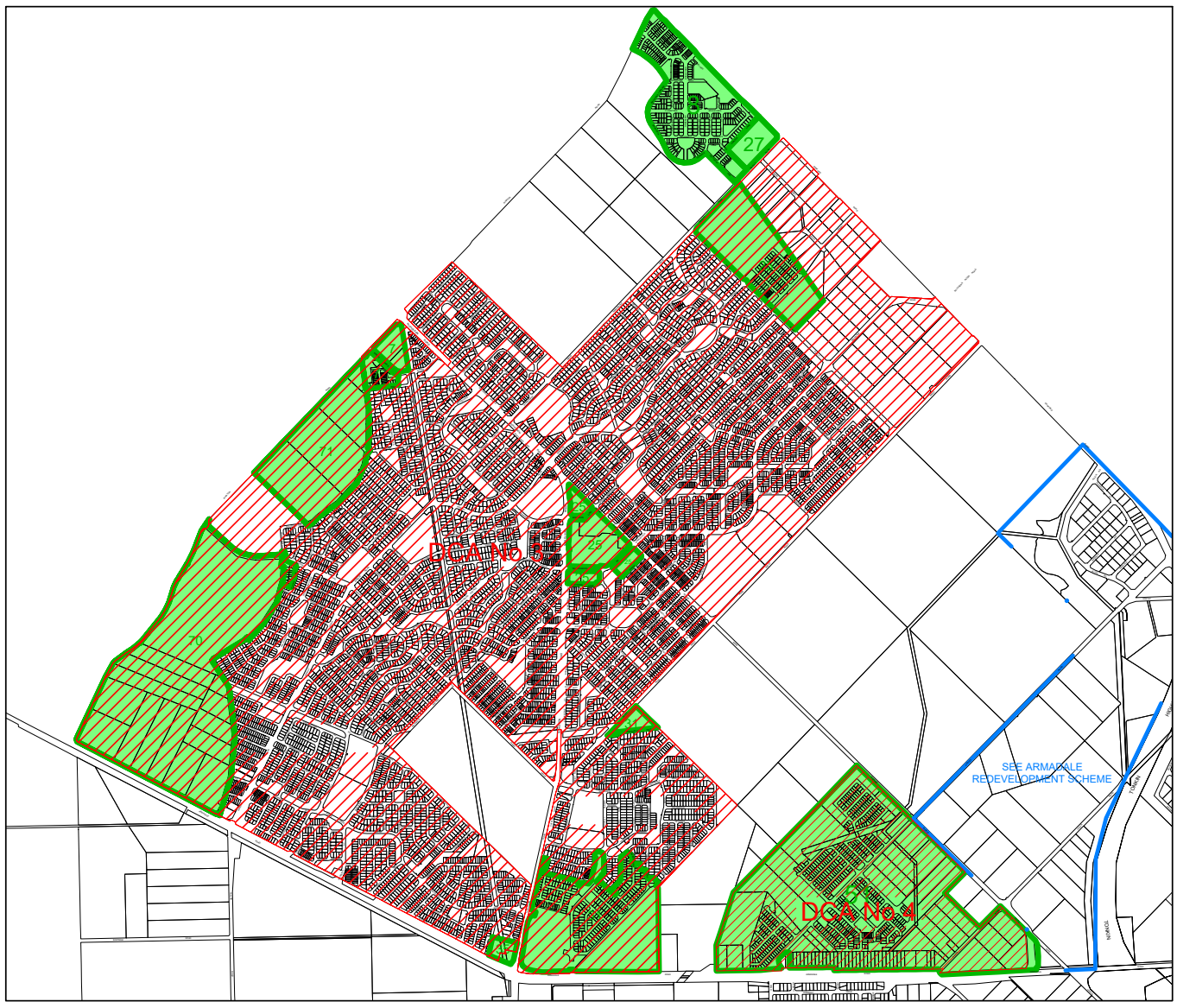
EXISTING ZONING - SPECIAL CONTROL AREA MAP 3



LEGEND

- 7 — Development Area (Structure Plan) (Schedule 8)
- DCA No.1 — Development Contribution Area (Schedule 9A & 9B)
- EC — Environmental Conditions (Schedule 8)
- Armadale Redevelopment Area Boundary

PROPOSED ZONING - SPECIAL CONTROL AREA MAP 3



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AMENDMENT No. 122 - Proposal 3

City of Armadale Town Planning Scheme No. 4

Special Control Area Map 3

DATE 8 June 2022 - REVISION 2202

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300 0 300 600m

SCALE 1 : 30000

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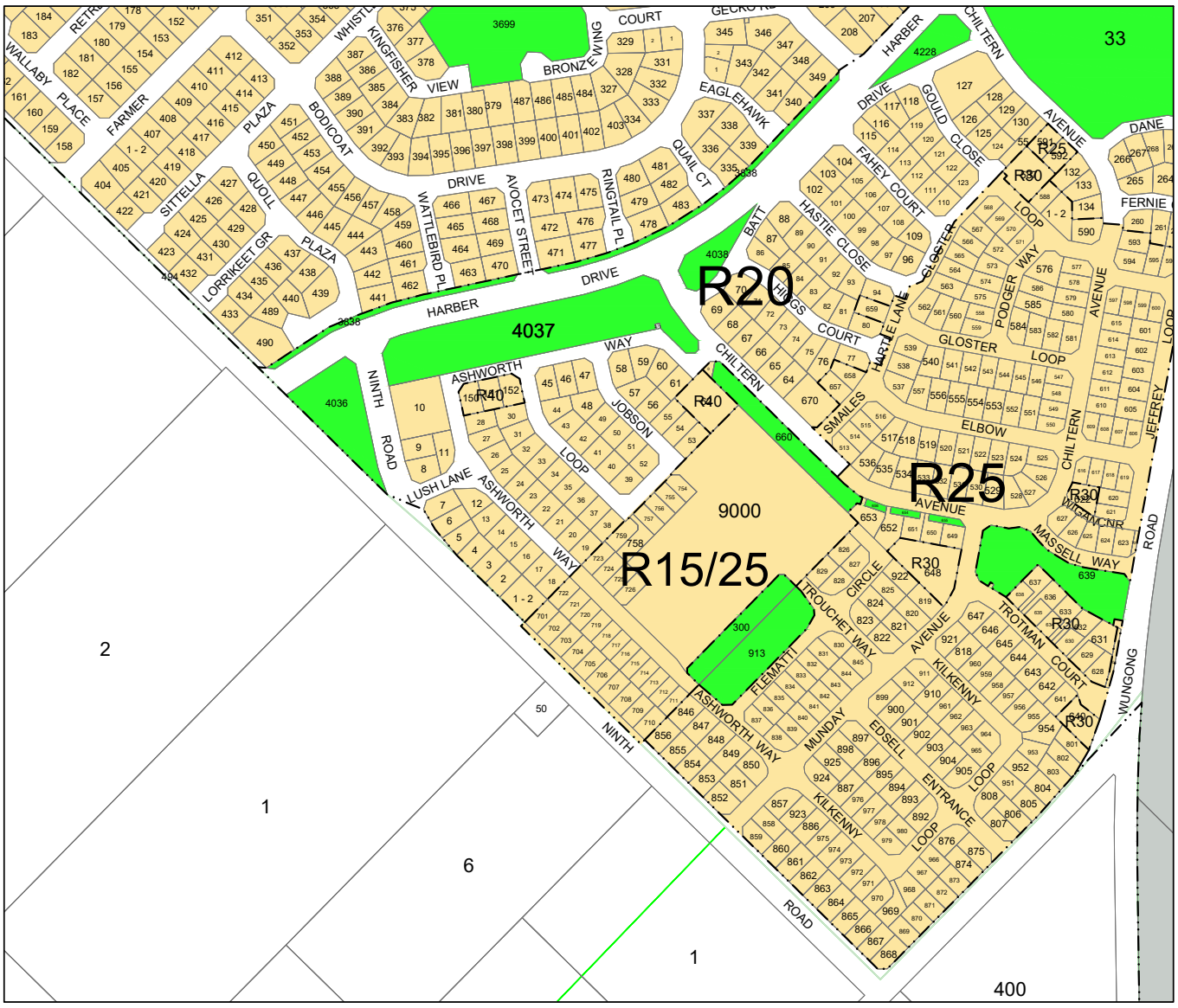
CITY OF Armadale

EXISTING ZONING



ZONES

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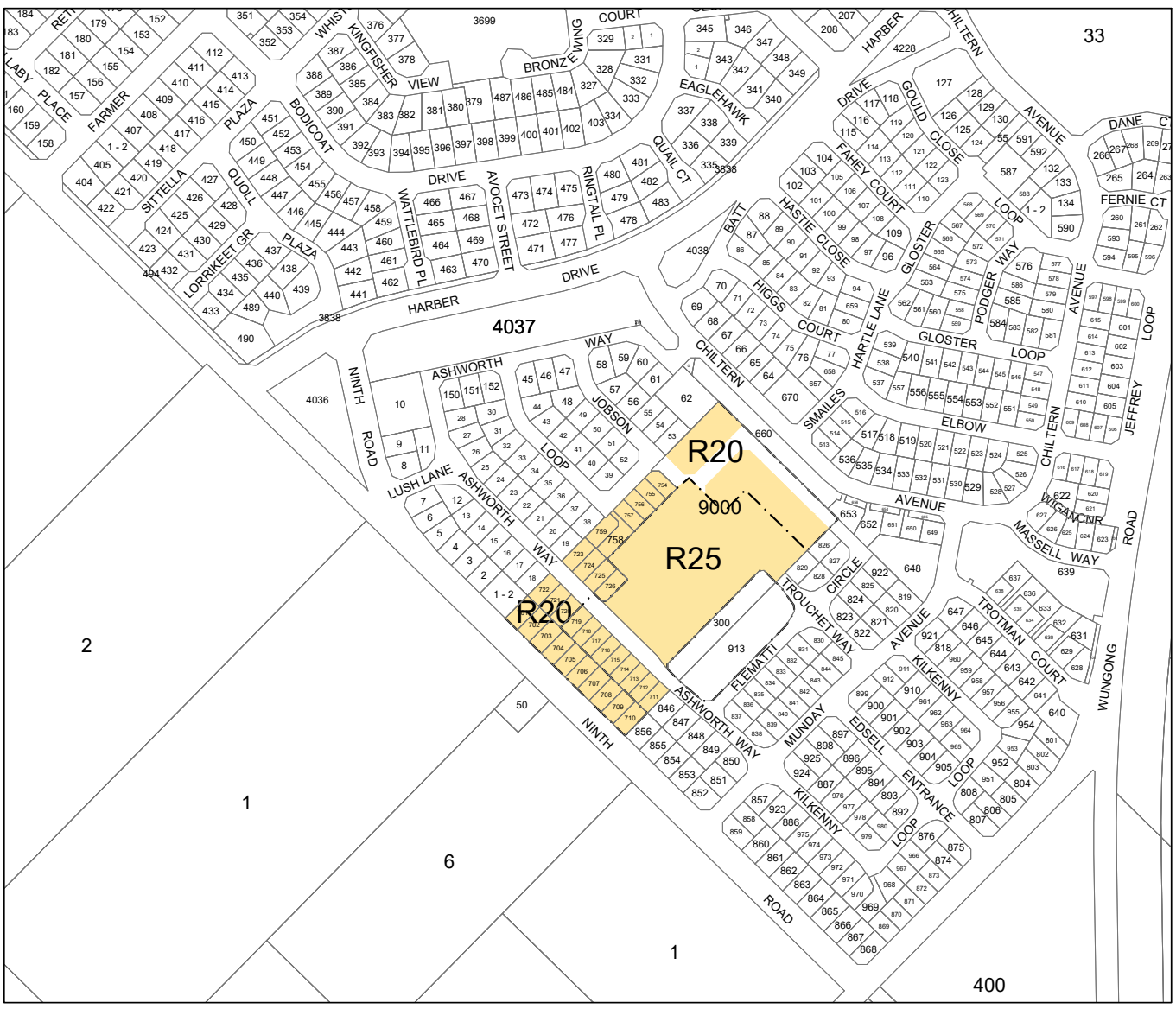
- ADDITIONAL USE No.7
- RESTRICTED USE RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

PROPOSED ZONING



RESERVATIONS

- MRS PARKS & RECREATION (Region)
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- RAILWAYS
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PUBLIC PURPOSE
Miscellaneous Sub Categories

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AMENDMENT No. 122 - Proposal 4 - Map 1

City of Armadale Town Planning Scheme No. 4

50 0 50 100m

SCALE 1 : 5000

DATE 28 March 2022 - REVISION 2201

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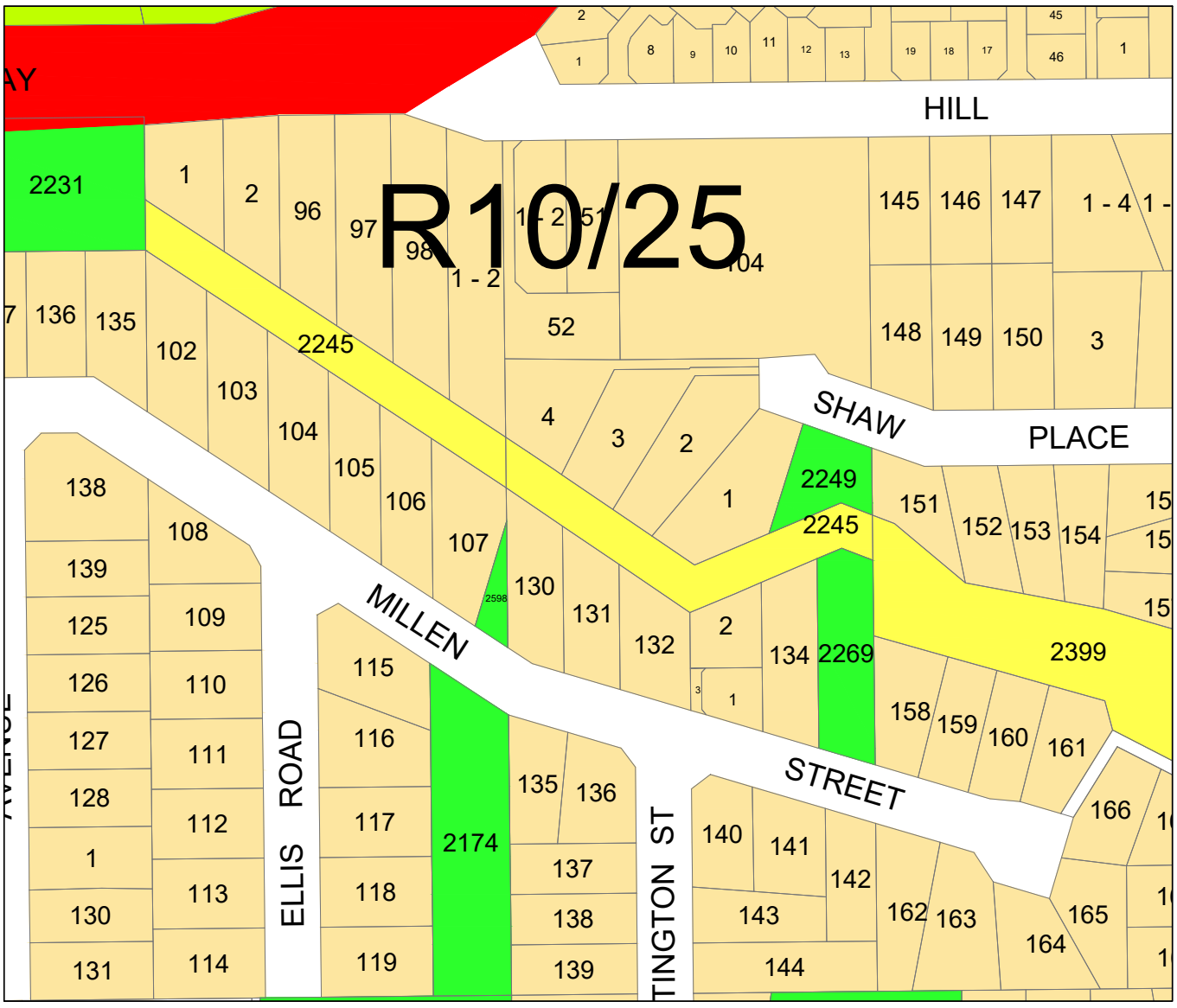
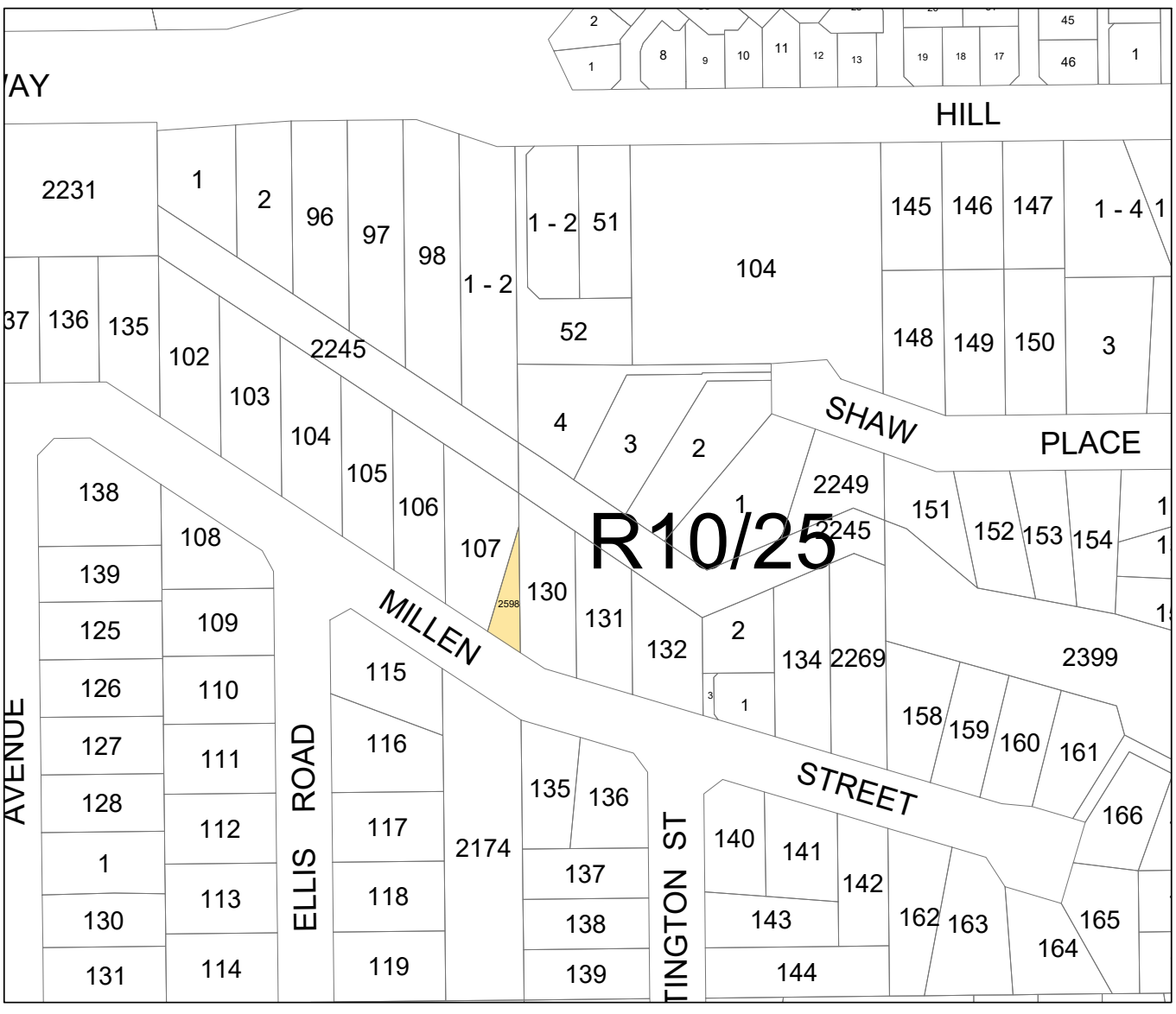
CITY OF Armadale

EXISTING ZONING



PROPOSED ZONING



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AMENDMENT No. 122 - Proposal 4 - Map 2

City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

DATE 8 June 2022 - REVISION 2201

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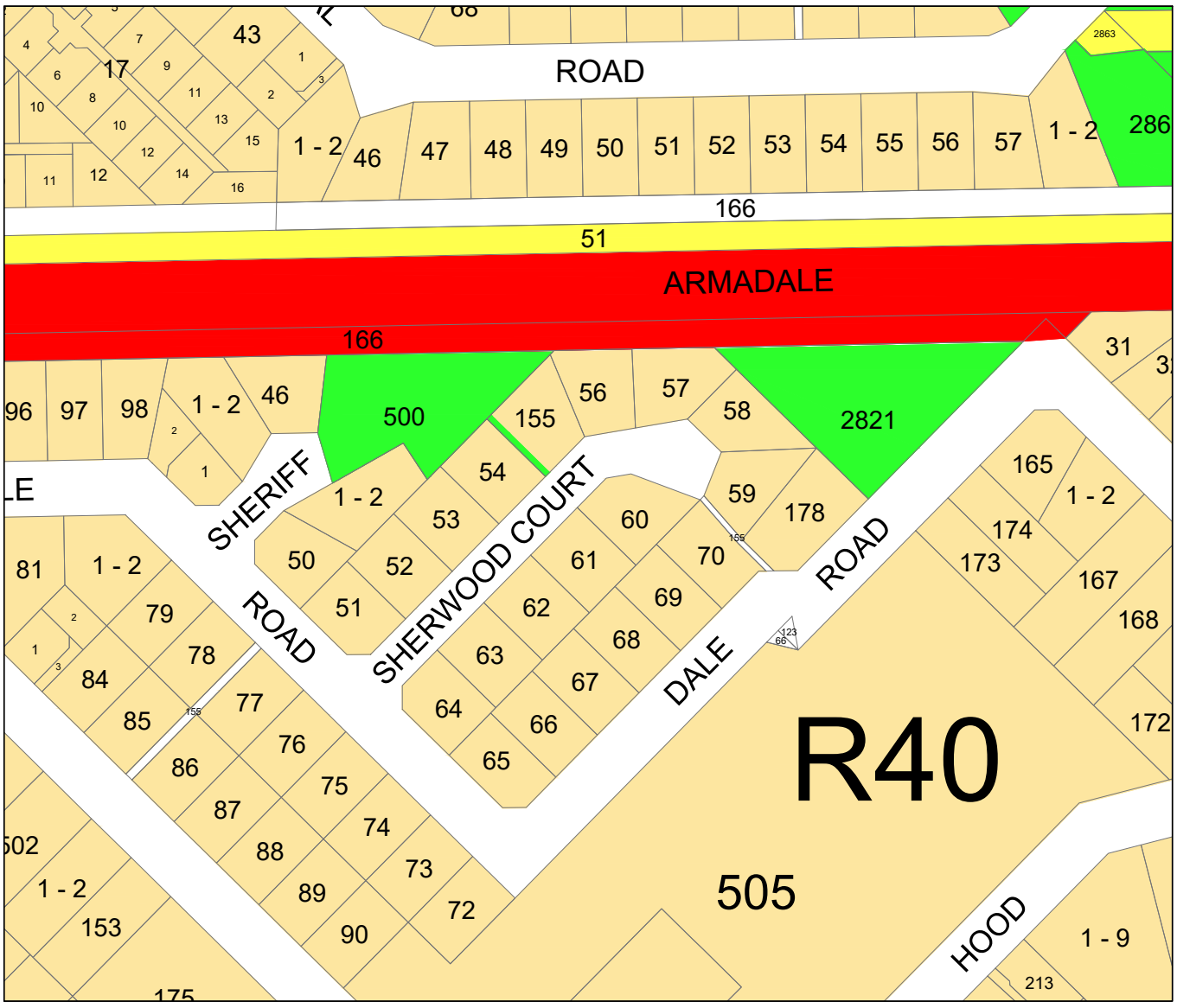
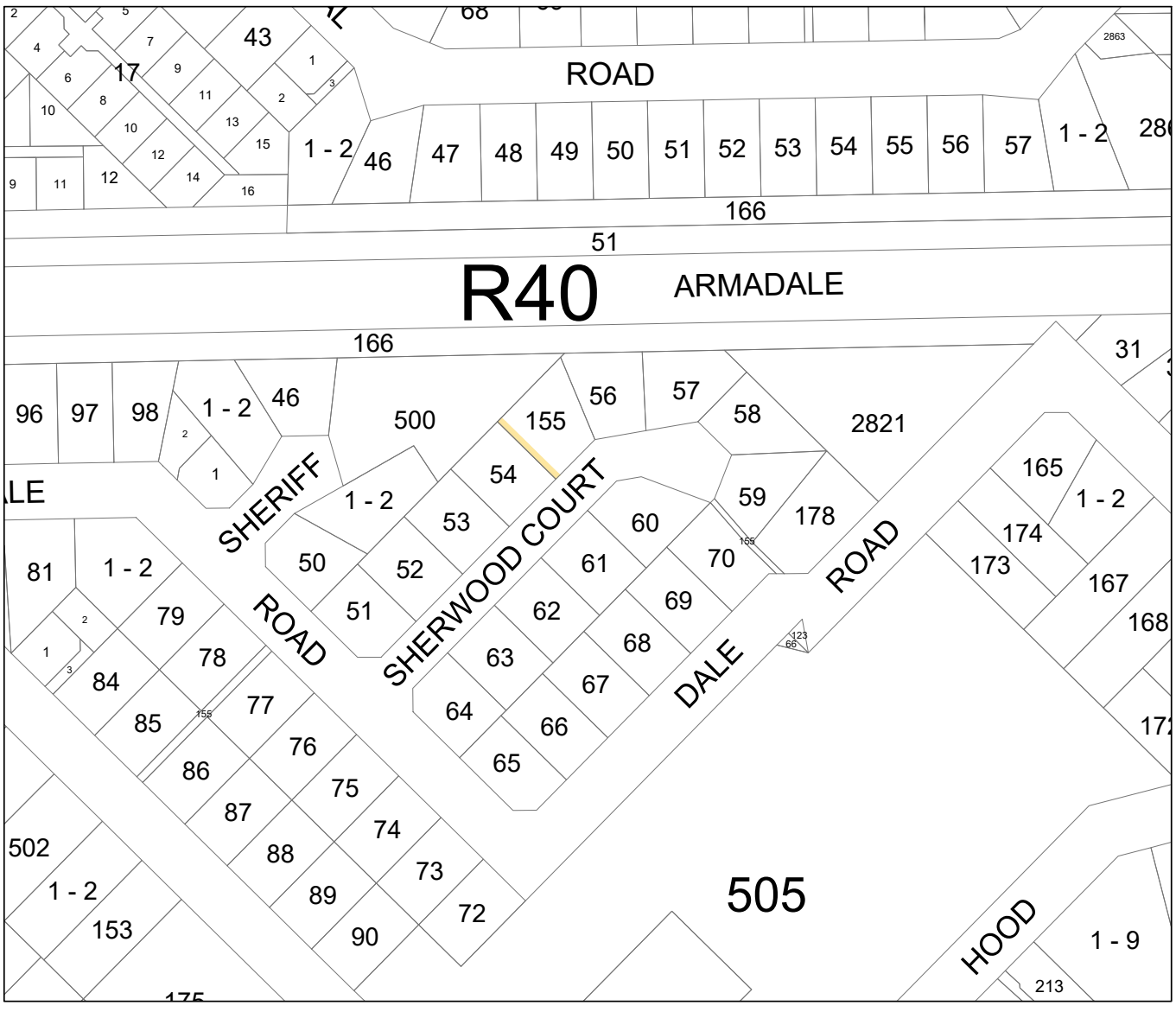
CITY OF Armadale

EXISTING ZONING



PROPOSED ZONING



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AMENDMENT No. 122 - Proposal 4 - Map 3

City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

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CITY OF Armadale

DATE 8 June 2022 - REVISION 2201

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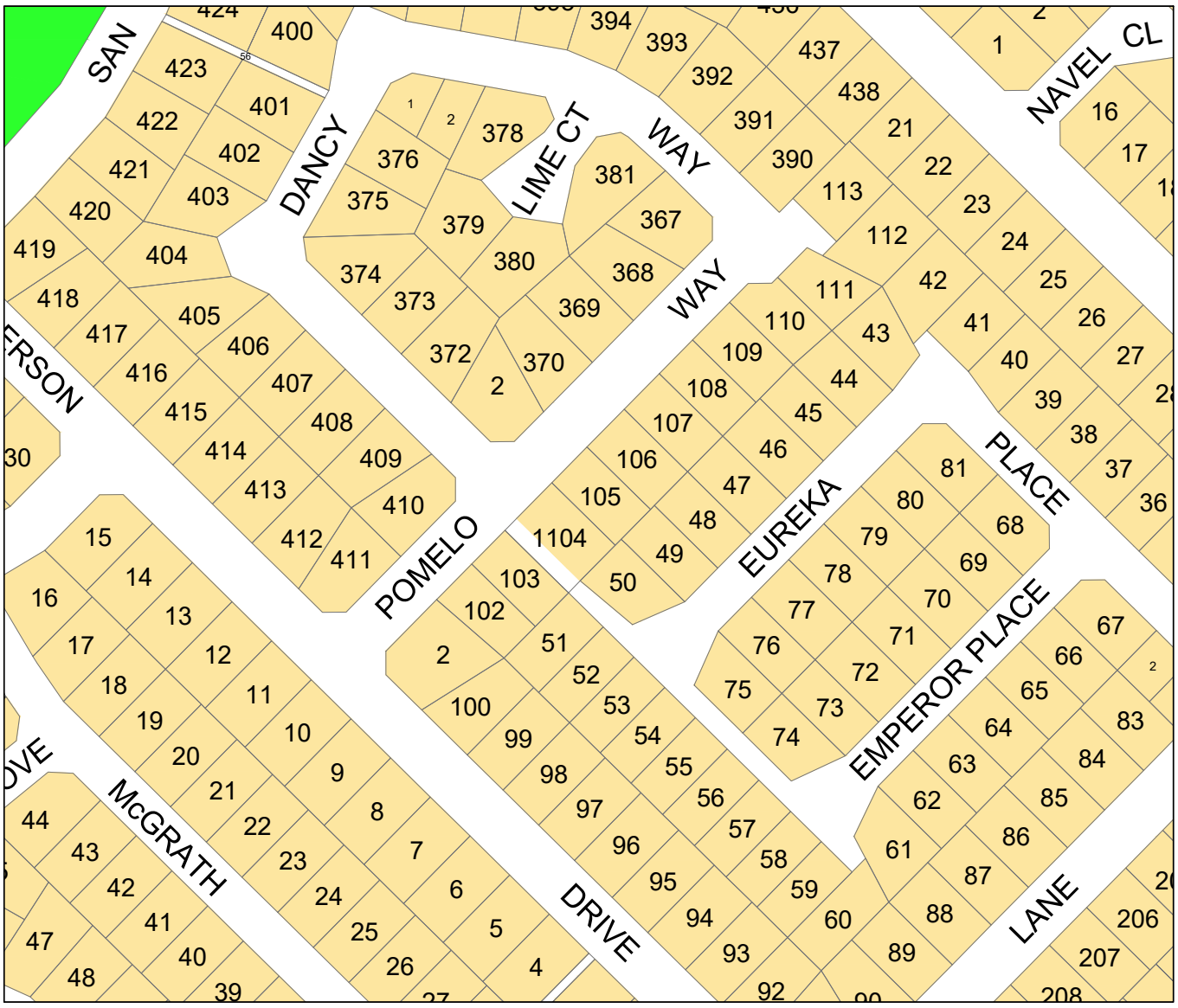

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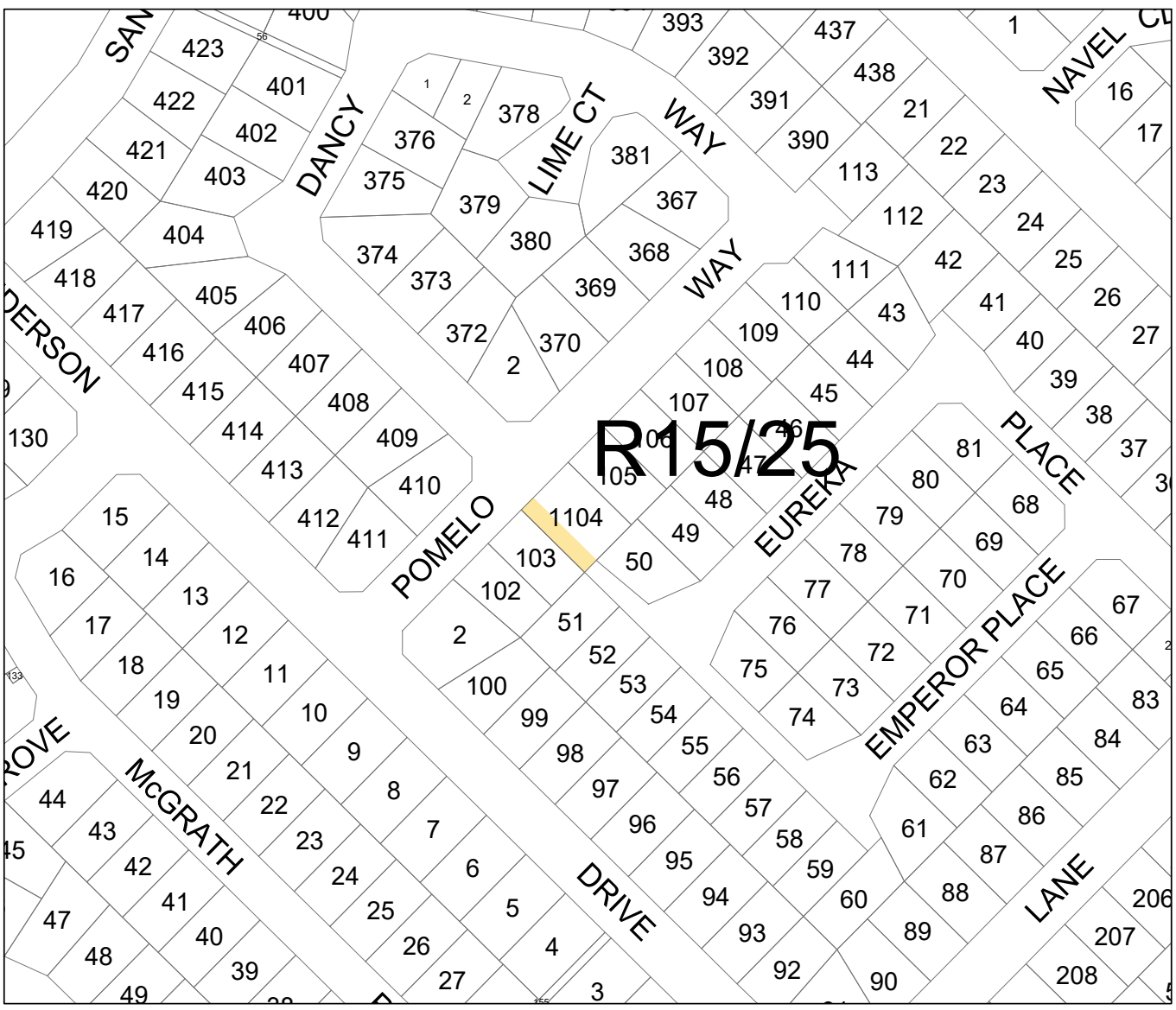

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AMENDMENT No. 122 - Proposal 4 - Map 4

City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

DATE 8 June 2022 - REVISION 2201

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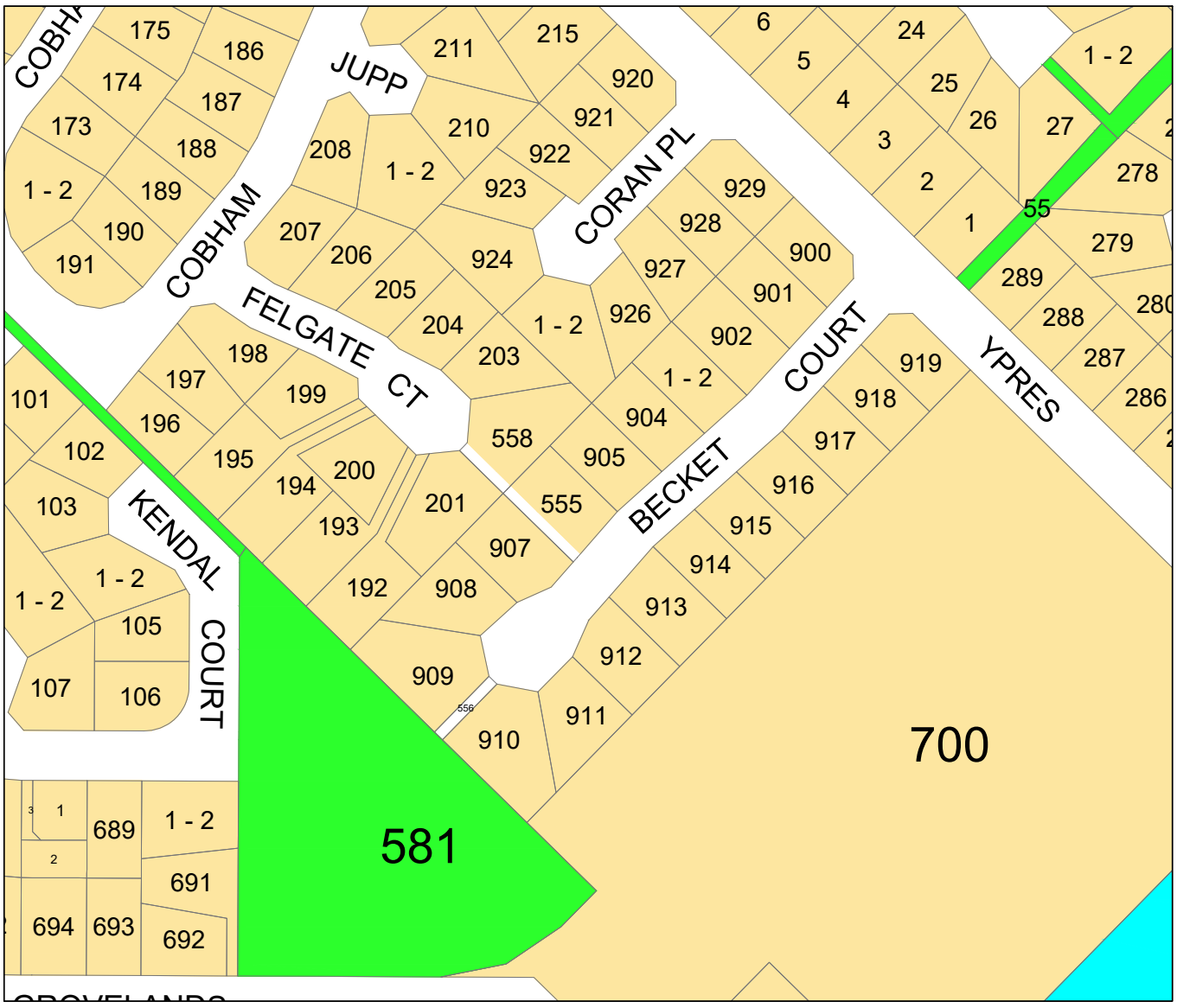
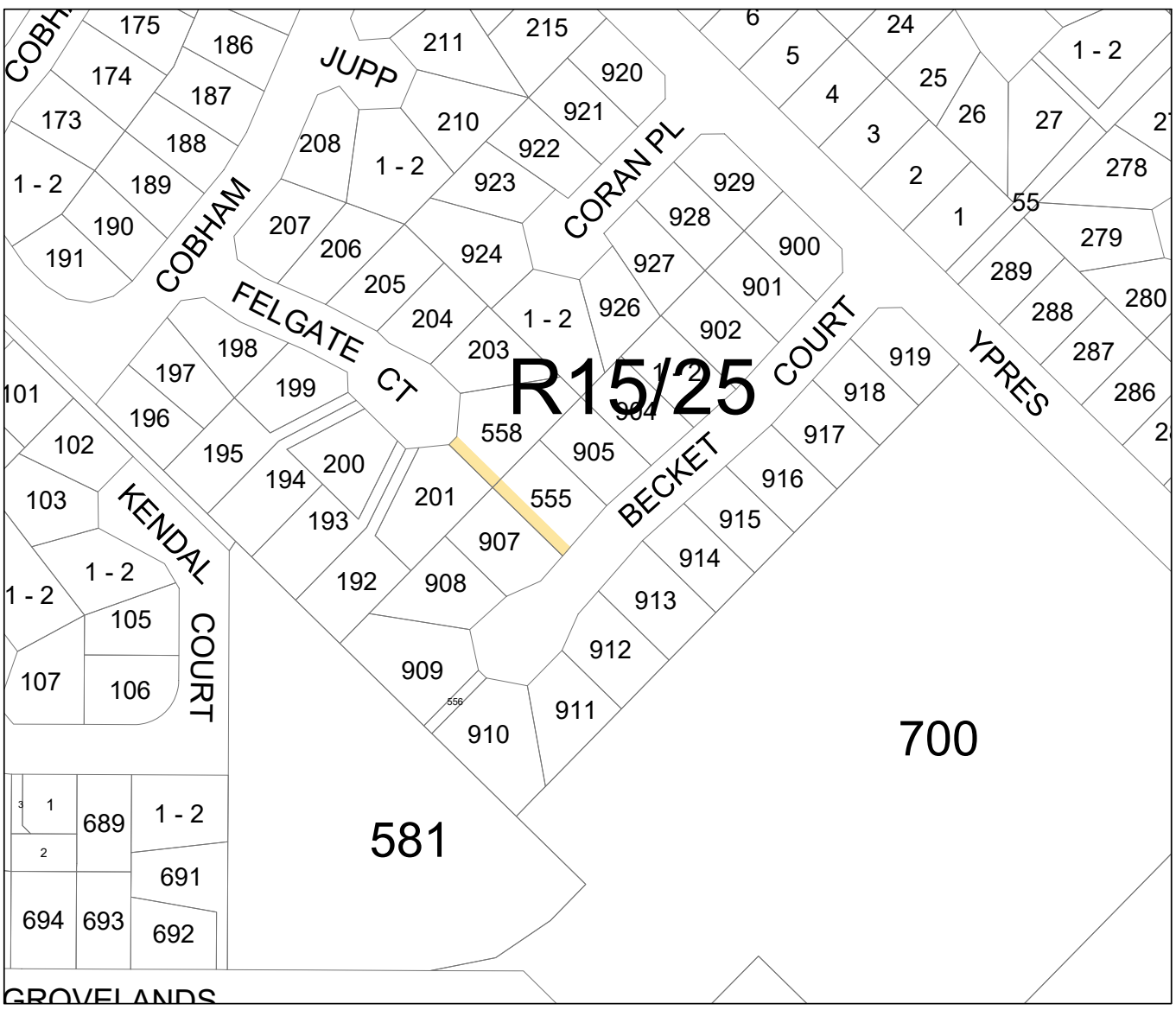
CITY OF Armadale

EXISTING ZONING



PROPOSED ZONING



ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE No.1
- ADDITIONAL USE No.7
- RESTRICTED USE RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

CG	Commonwealth Government
TS	Technical School
HS	High School
PS	Primary School
H	Hospital
WSD	Water Authority of WA
SU	Special Use
SEC	State Energy Commission
T	Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

AMENDMENT No. 122 - Proposal 4 - Map 5

City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

DATE 8 June 2022 - REVISION 2201

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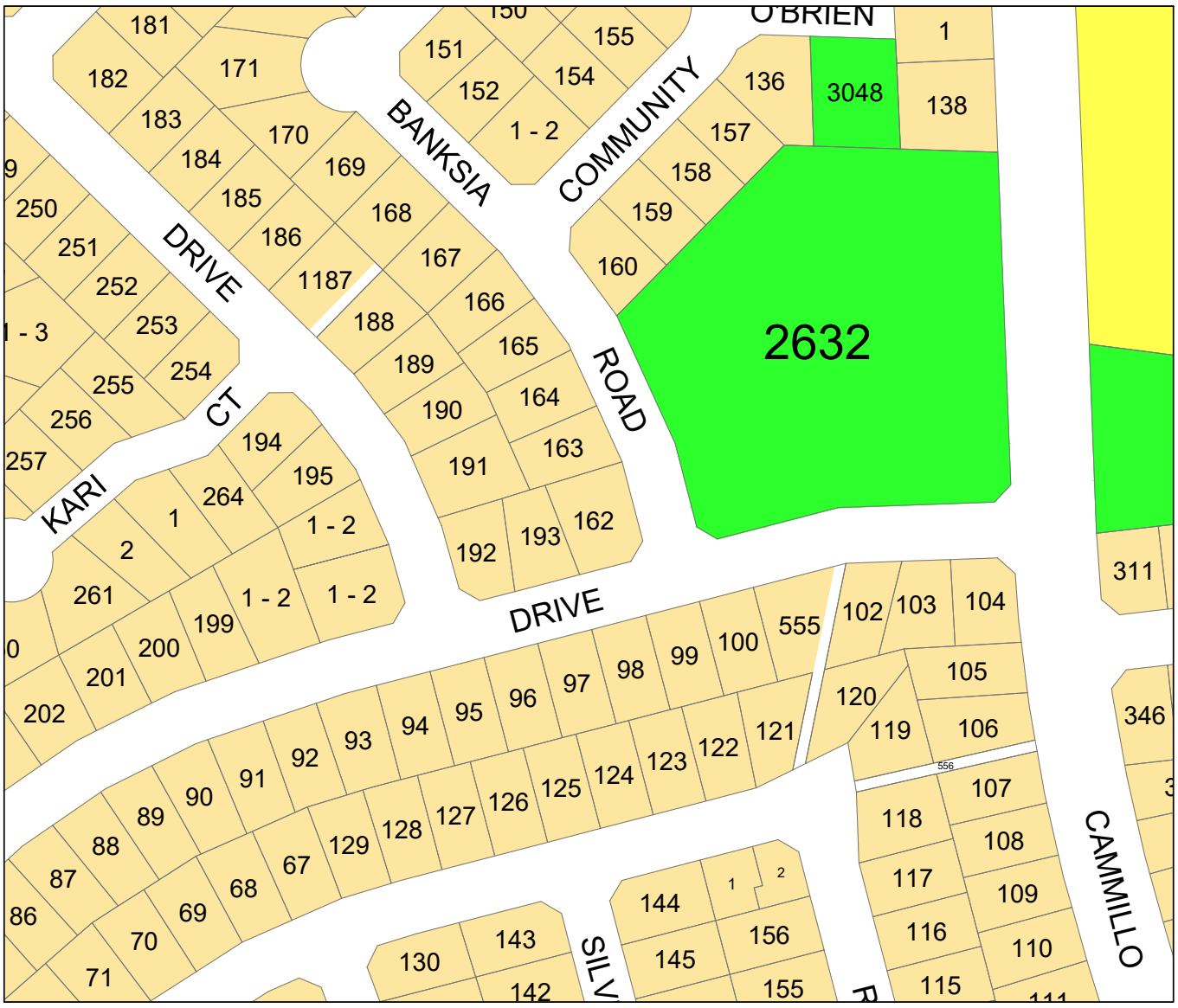
CITY OF Armadale

EXISTING ZONING



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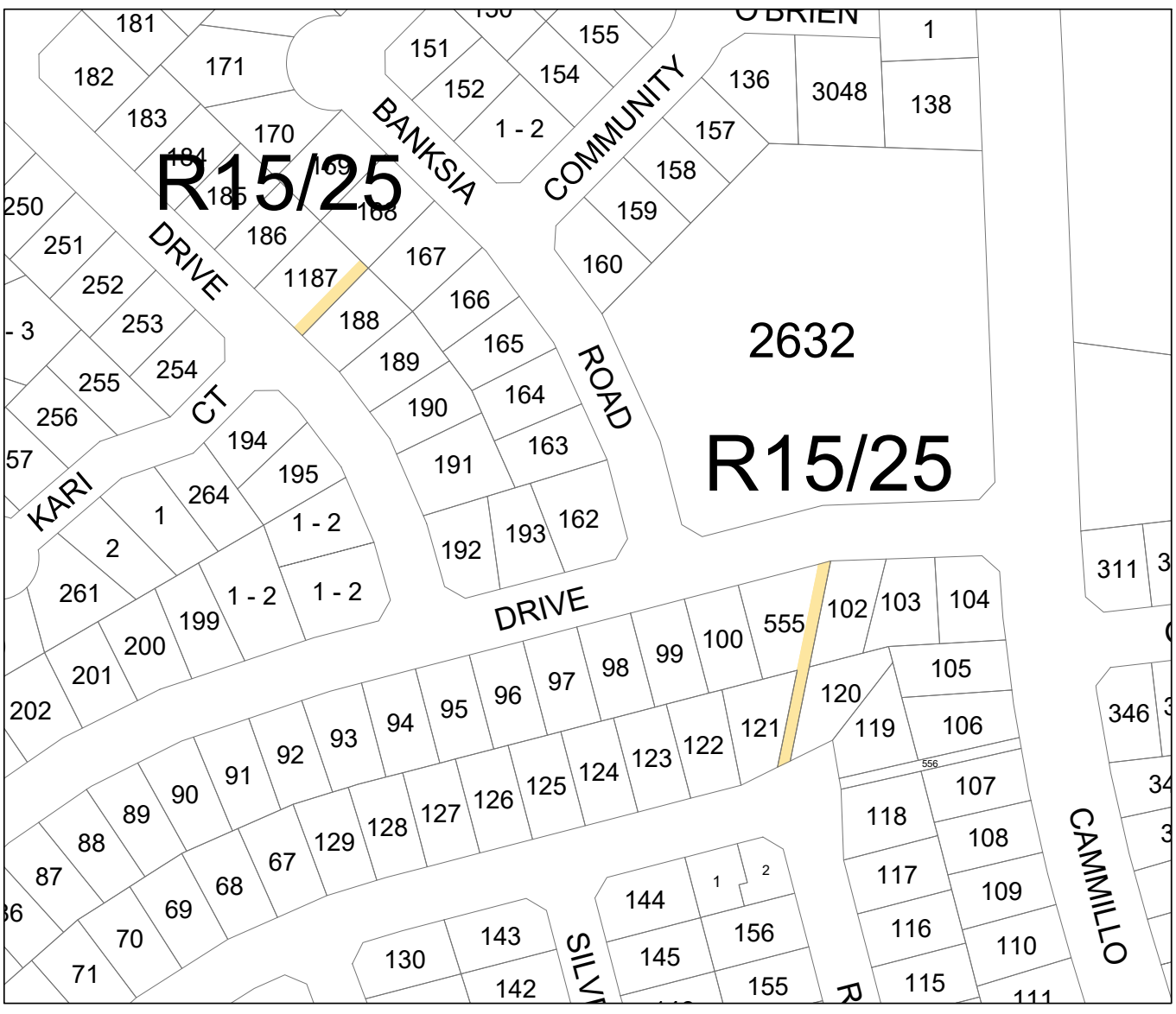

ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE
- No.1 ADDITIONAL USE
- No.7 RESTRICTED USE RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

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TS	Technical School
HS	High School
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WSD	Water Authority of WA
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AMENDMENT No. 122 - Proposal 4 - Map 6
City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

DATE 8 June 2022 - REVISION 2201
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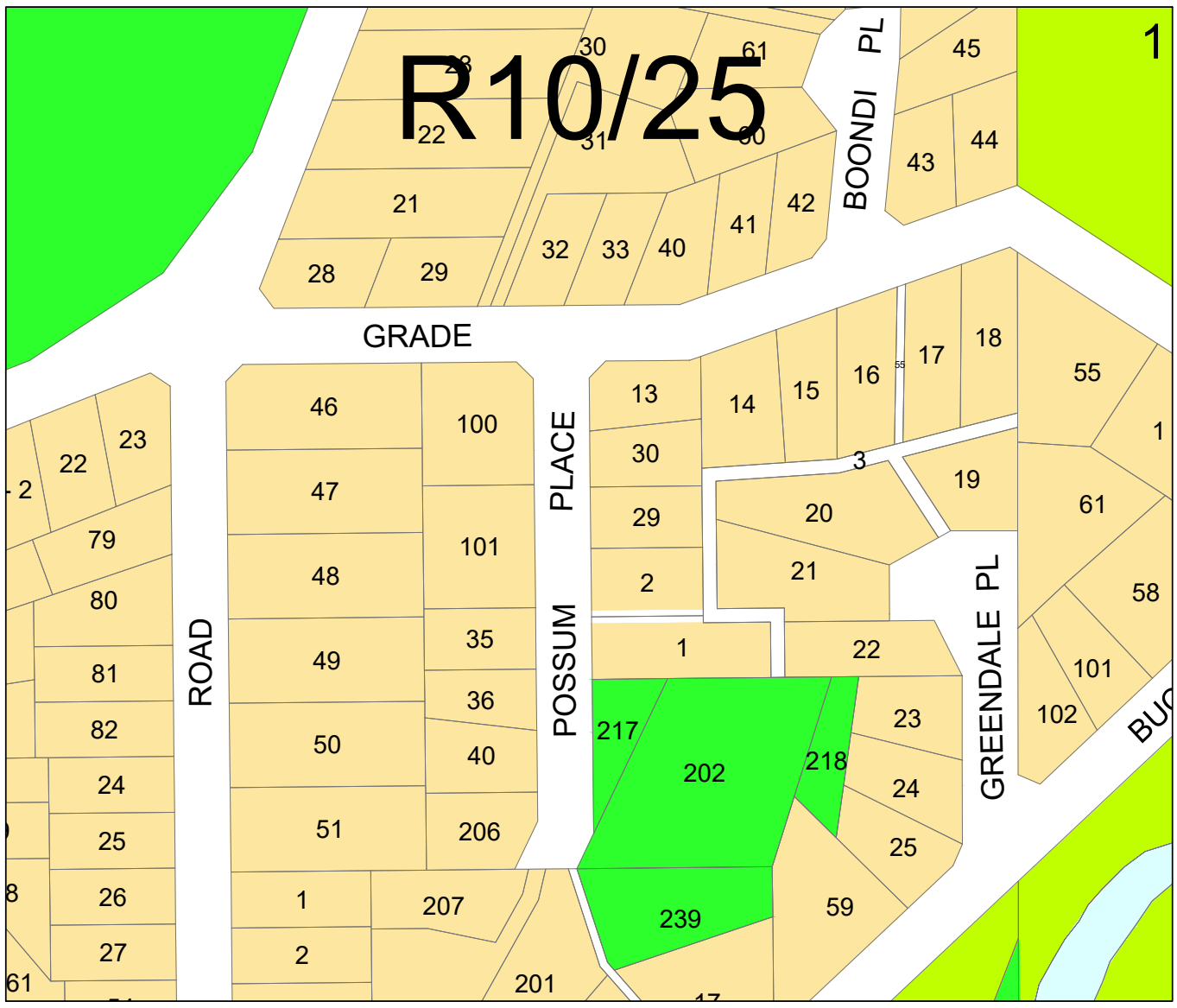
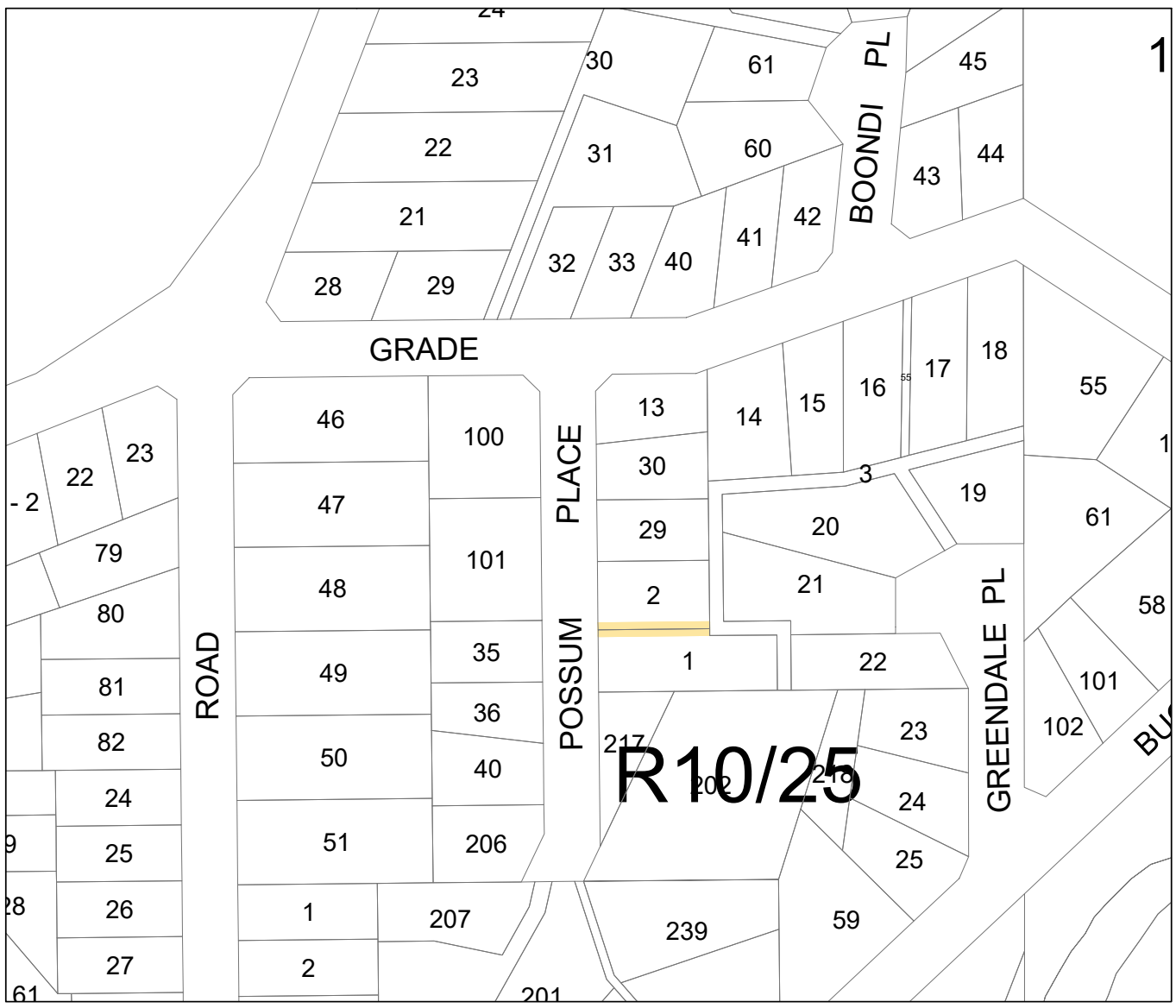
CITY OF Armadale

EXISTING ZONING



PROPOSED ZONING



ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE
- No.1 ADDITIONAL USE
- No.7 RESTRICTED USE
- RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

CG	Commonwealth Government
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WSD	Water Authority of WA
SU	Special Use
SEC	State Energy Commission
T	Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

AMENDMENT No. 122 - Proposal 4 - Map 7

City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

DATE 8 June 2022 - REVISION 2201

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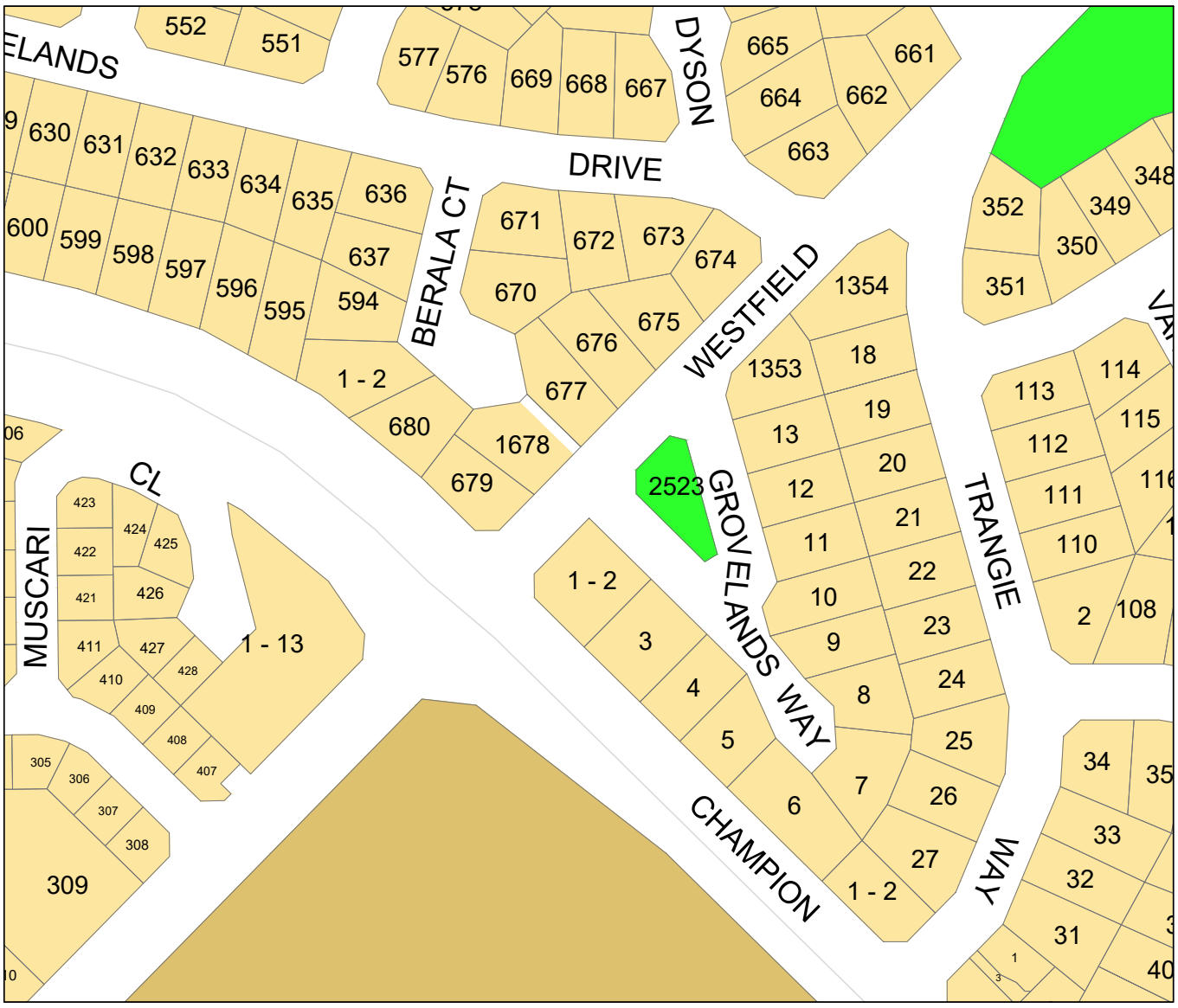
CITY OF Armadale

EXISTING ZONING



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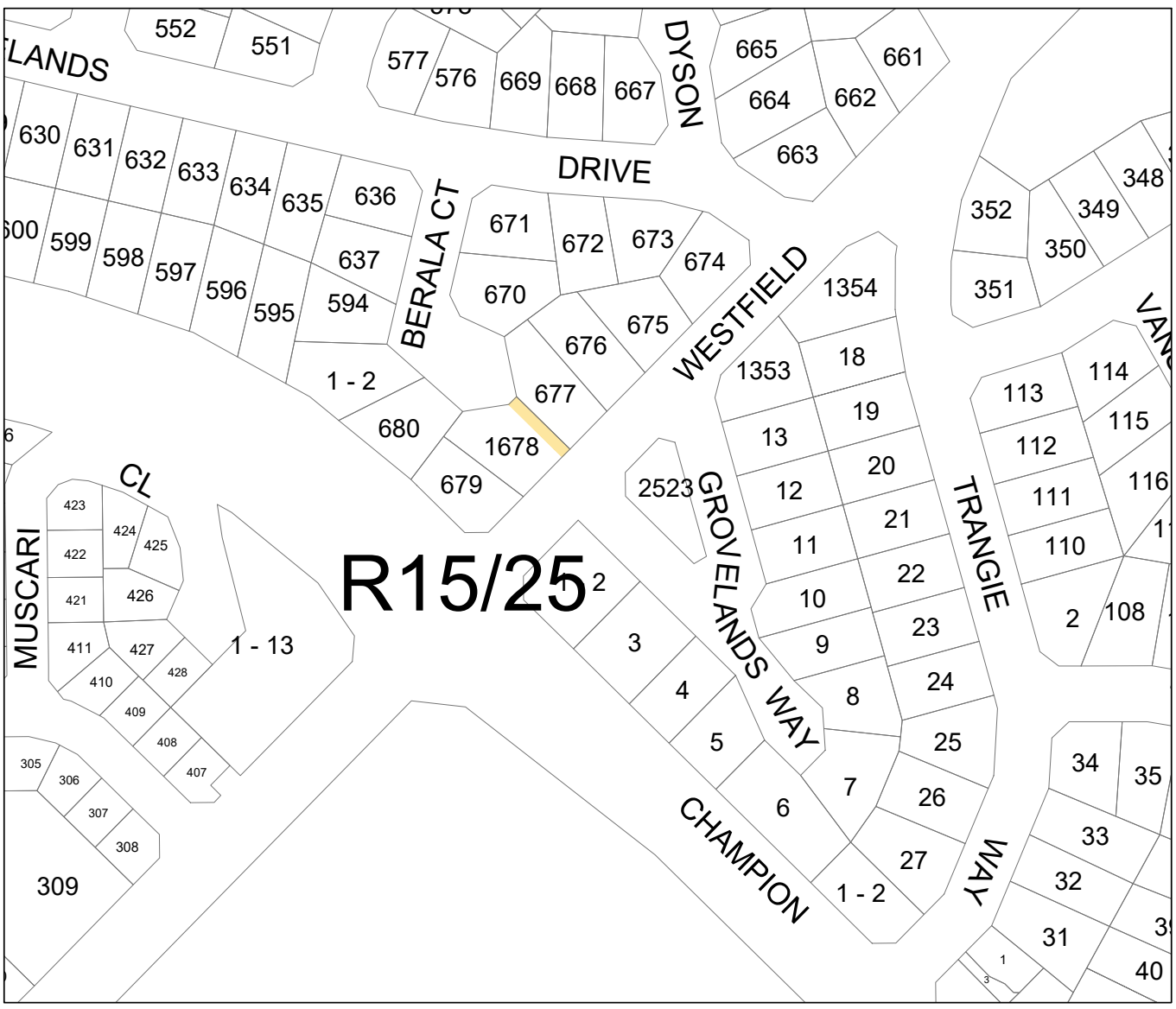

ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE No.1
- ADDITIONAL USE No.7
- RESTRICTED USE RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

CG	Commonwealth Government
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HS	High School
PS	Primary School
H	Hospital
WSD	Water Authority of WA
SU	Special Use
SEC	State Energy Commission
T	Telstra

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AMENDMENT No. 122 - Proposal 4 - Map 8

City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

DATE 8 June 2022 - REVISION 2201

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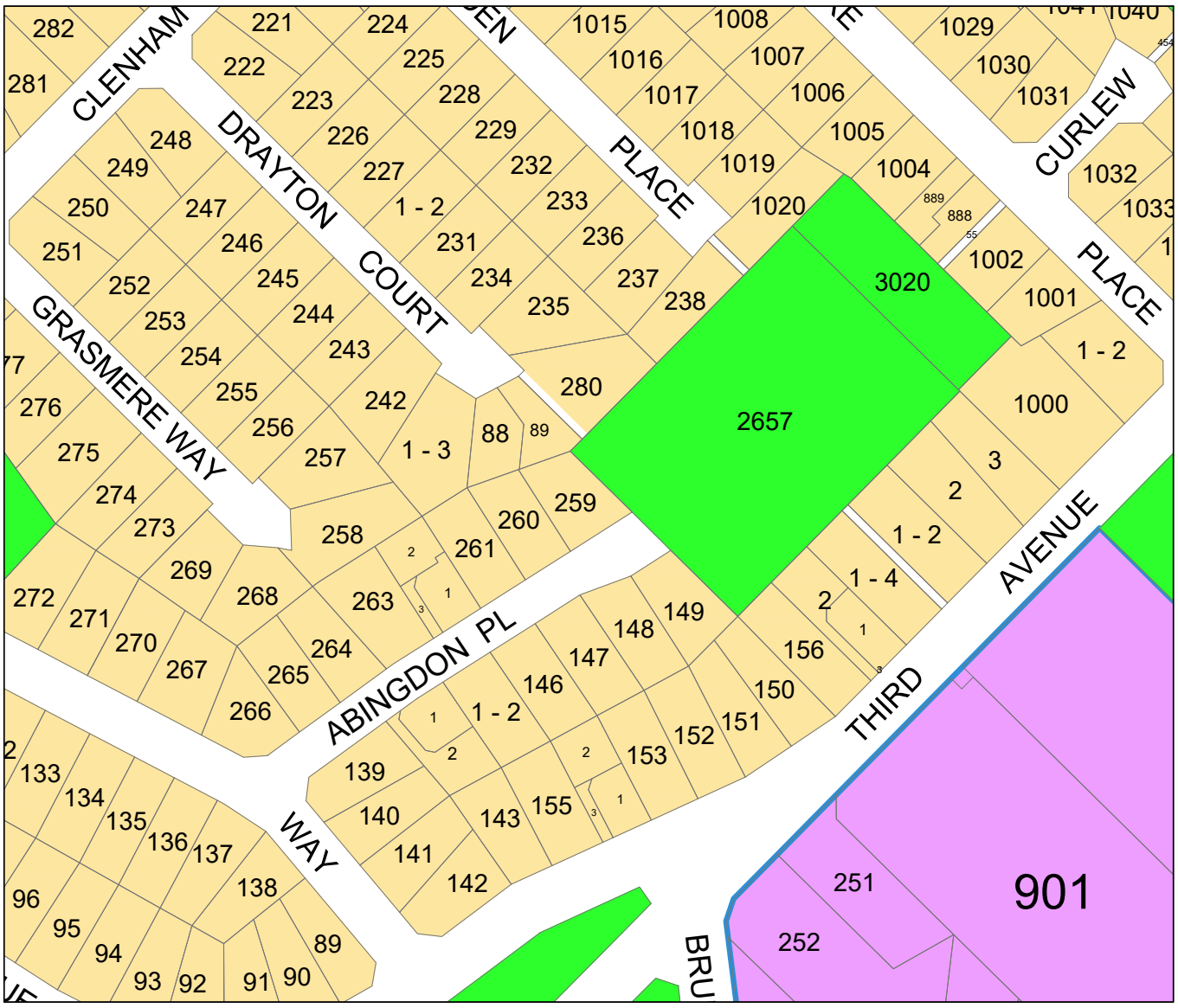
CITY OF Armadale

EXISTING ZONING



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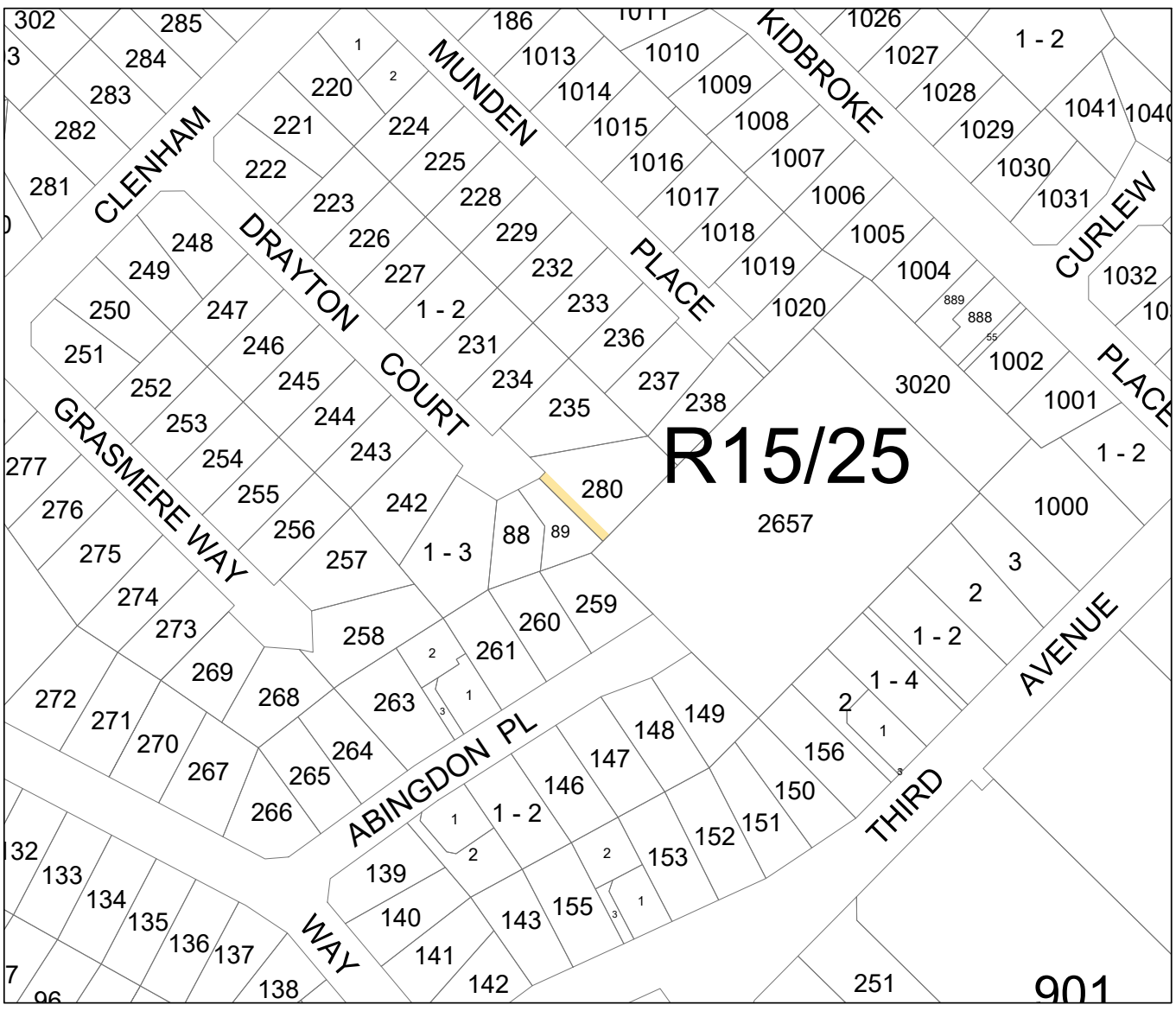

ZONES

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

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

CG	Commonwealth Government
TS	Technical School
HS	High School
PS	Primary School
H	Hospital
WSD	Water Authority of WA
SU	Special Use
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T	Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

AMENDMENT No. 122 - Proposal 4 - Map 9

City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

DATE 8 June 2022 - REVISION 2201

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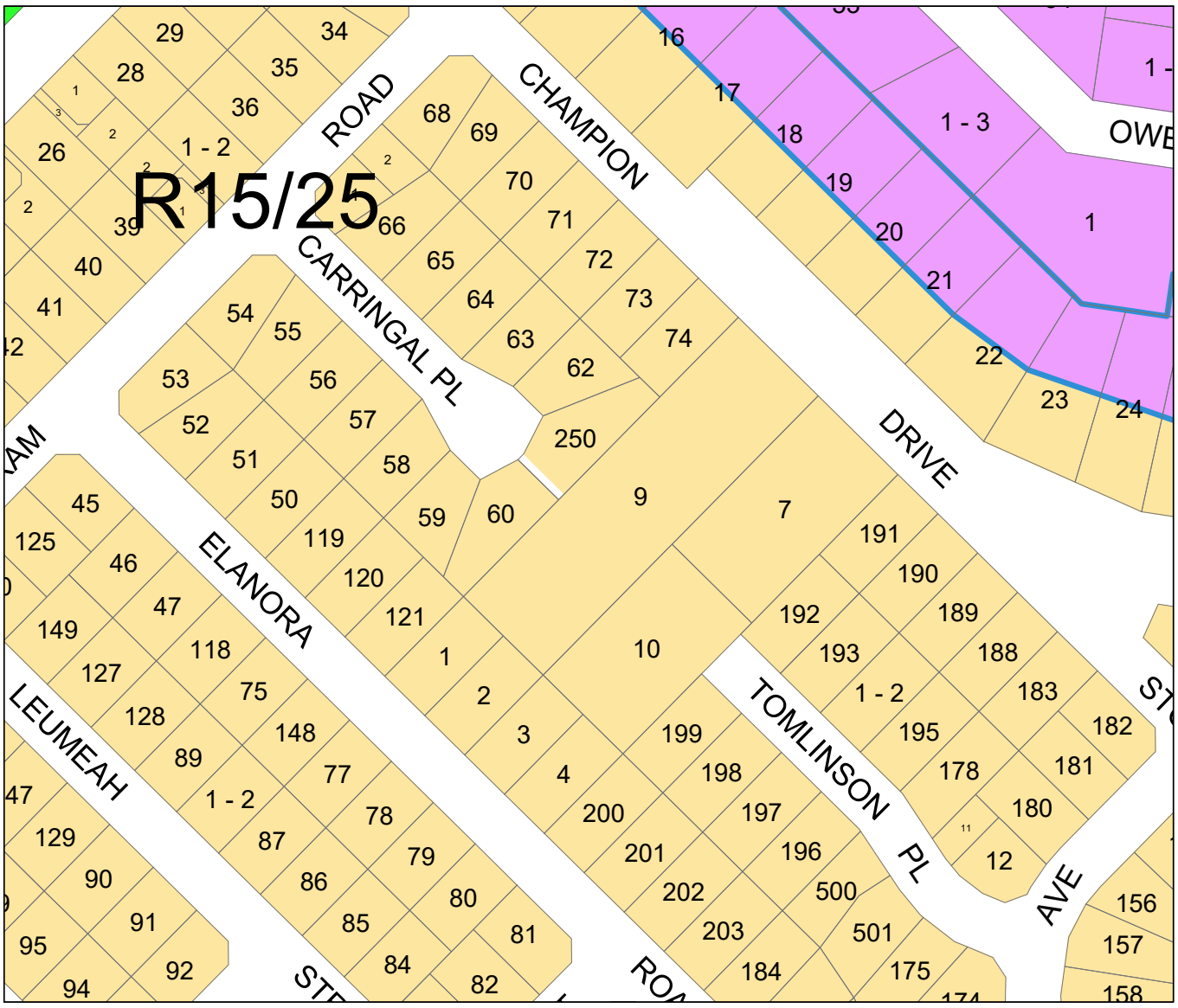
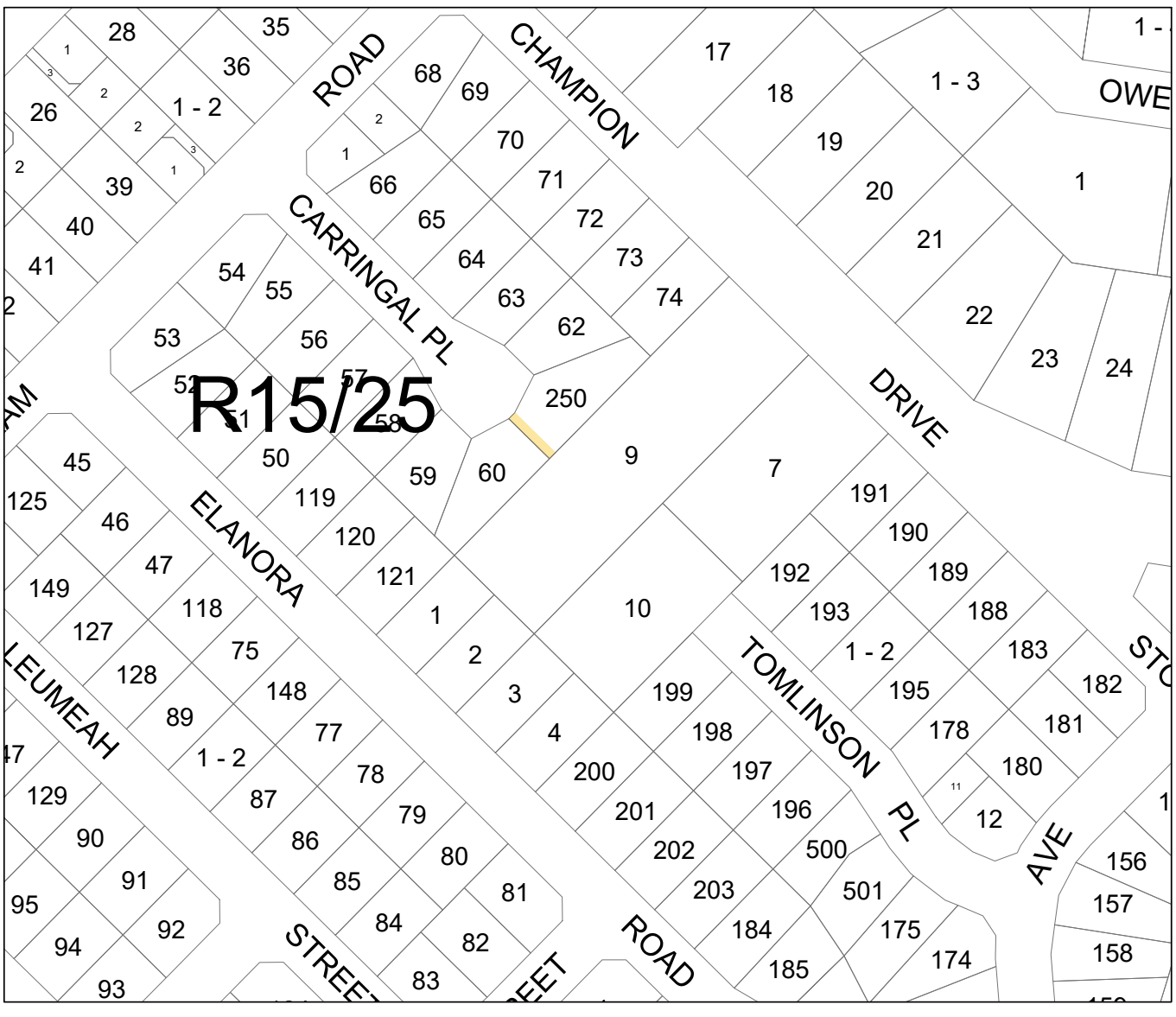
CITY OF Armadale

EXISTING ZONING



PROPOSED ZONING



ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE No.1
- ADDITIONAL USE No.7
- RESTRICTED USE RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

CG	Commonwealth Government
TS	Technical School
HS	High School
PS	Primary School
H	Hospital
WSD	Water Authority of WA
SU	Special Use
SEC	State Energy Commission
T	Telstra

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AMENDMENT No. 122 - Proposal 4 - Map 10

City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

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CITY OF Armadale

DATE 8 June 2022 - REVISION 2201

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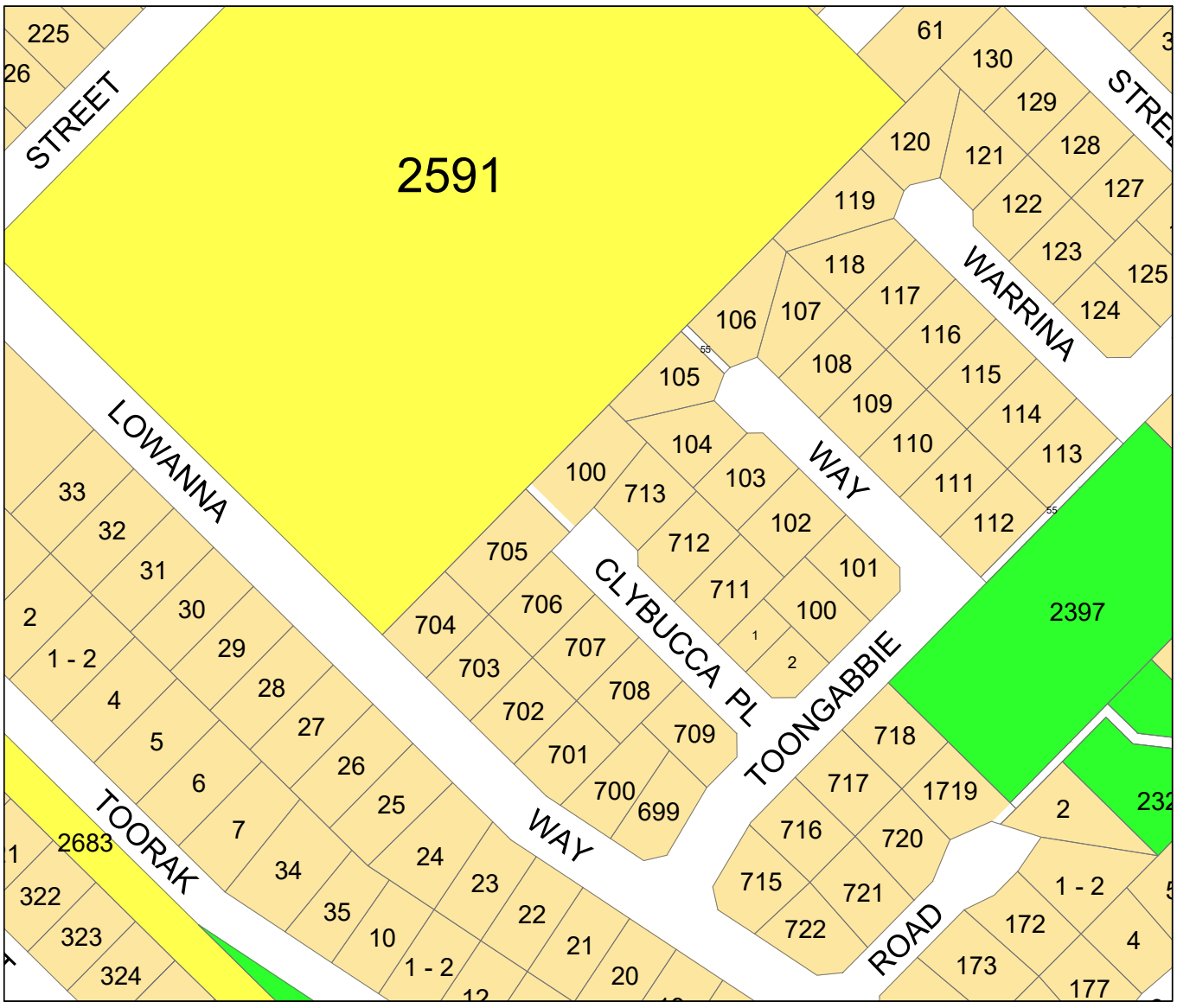
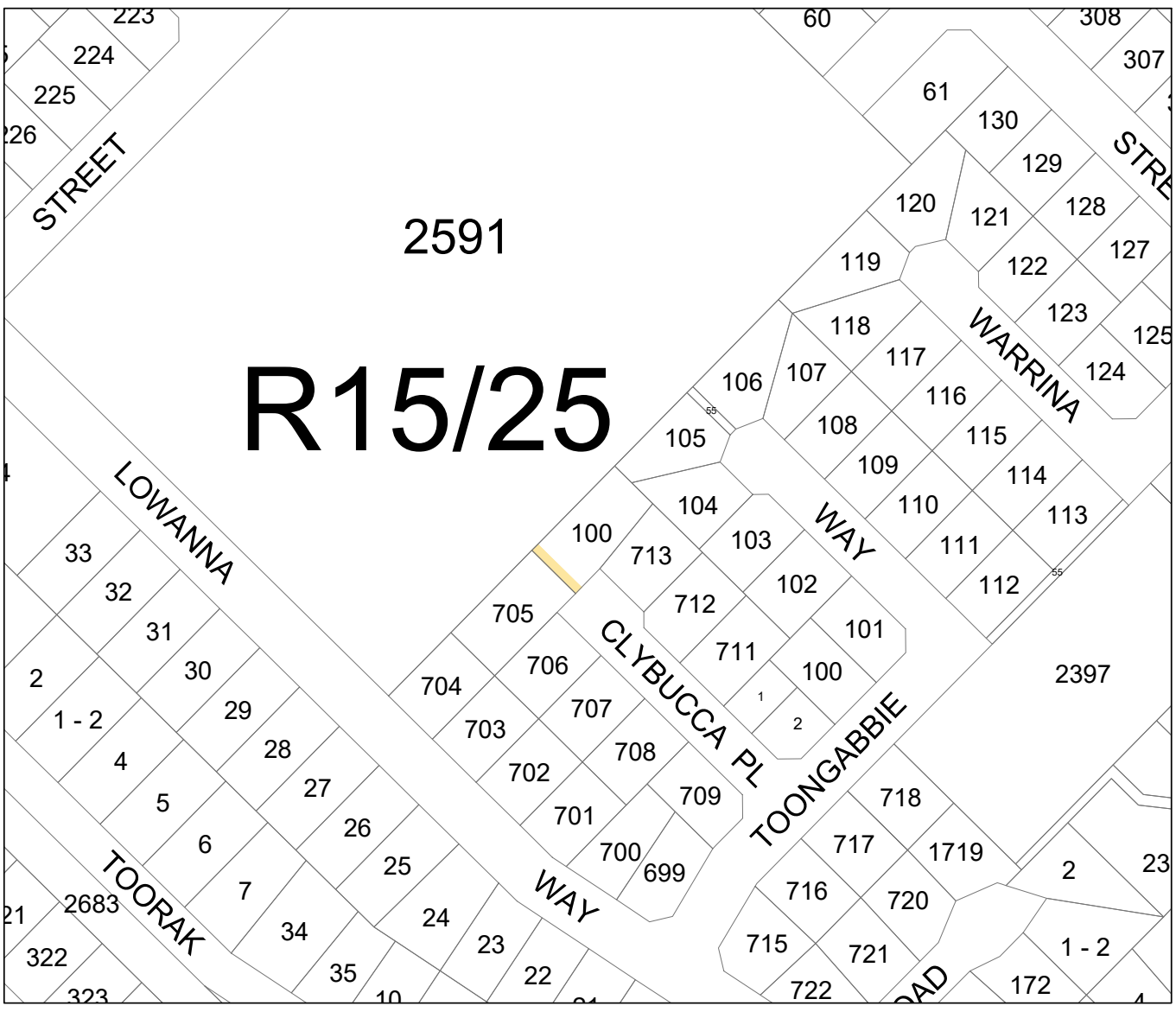
EXISTING ZONING



PROPOSED ZONING



ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE No.1
- ADDITIONAL USE No.7
- RESTRICTED USE RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

CG	Commonwealth Government
TS	Technical School
HS	High School
PS	Primary School
H	Hospital
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T	Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

AMENDMENT No. 122 - Proposal 4 - Map 11
City of Armadale Town Planning Scheme No. 4

20 0 20 40m

SCALE 1 : 2000

DATE 8 June 2022 - REVISION 2201
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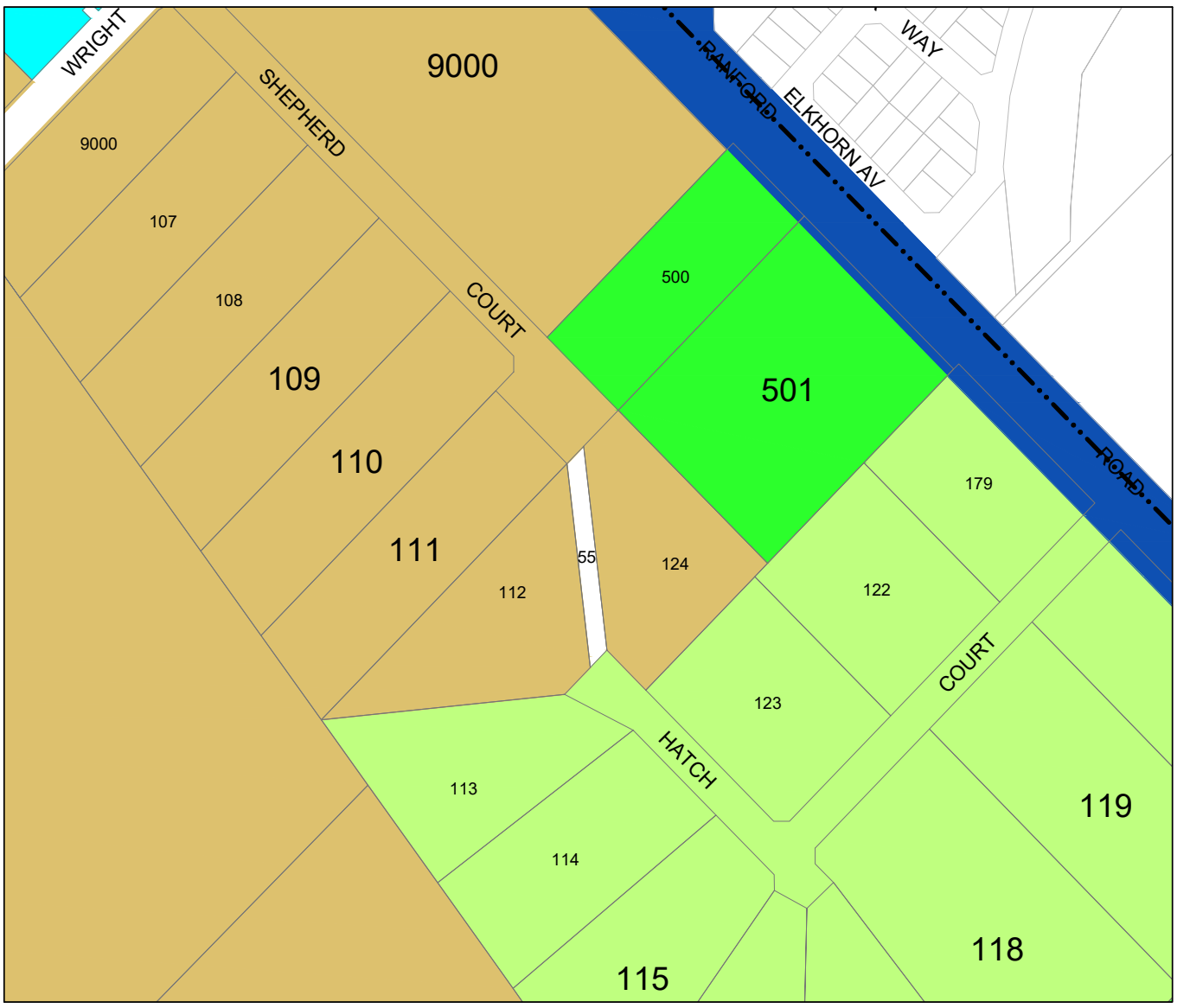
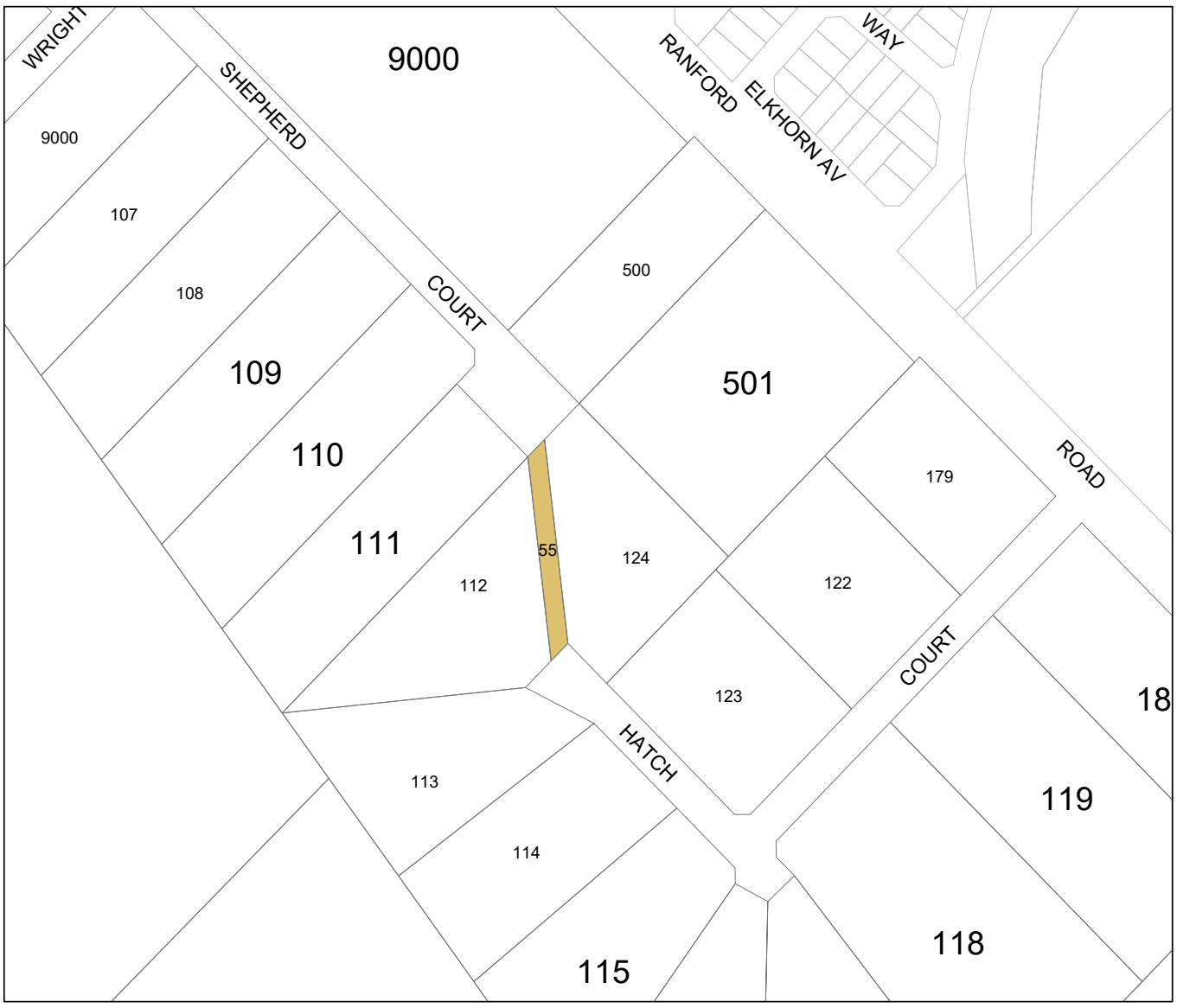
CITY OF Armadale

EXISTING ZONING



PROPOSED ZONING



ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE No.1
- ADDITIONAL USE No.7
- RESTRICTED USE RU No.4
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- (MRS) PUBLIC PURPOSE (Region)

PUBLIC PURPOSE
Miscellaneous Sub Categories

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PS	Primary School
H	Hospital
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SU	Special Use
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AMENDMENT No. 122 - Proposal 4 - Map 12
City of Armadale Town Planning Scheme No. 4

30 0 30 60m

SCALE 1 : 3000

DATE 28 March 2022 - REVISION 2201
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CITY OF Armadale

Delegation of authority

Delegation	**1.1.15 Notices requiring certain things to be done by owner or occupier of land (DRAFT)**
Category	Development Services Directorate
Head of power	Part 1 - Local Government Act 1995
Delegator	Council
Express power to delegate	***Local Government Act 1995*** s. 5.42 - Delegation of some powers and duties to CEO
Express power or duty delegated	***Local Government Act 1995*** s. 3.25 - Notices requiring certain things to be done by owner or occupier of land s. 3.26 - Additional powers when notices given
Function	1. Give a person who is the owner or, unless Schedule 3.1 indicates otherwise, the occupier of land a notice in writing relating to the land requiring the person to do anything specified in the notice that — (a) is prescribed in Schedule 3.1, Division 1; or (b) is for the purpose of remedying or mitigating the effects of any offence against a provision prescribed in Schedule 3.1, Division 2 [Act, s. 3.25(1)] 2. Do anything the local government considers necessary to achieve, so far as is practicable, the requirements of a notice issued pursuant to s. 3.25 of the Act where the person who is given the notice fails to comply with it [Act, s. 3.26(1)] 3. Recover the cost of anything done by the local government pursuant to s. 3.26(2) as a debt due from the person who failed to comply with the notice [Act, s. 3.26(3)]
Delegates	Chief Executive Officer
Conditions	Clauses 4(2) and 5(3) of Schedule 3.1 prescribe that a notice cannot be given to an occupier who is not an owner.
Statutory framework	***Local Government Act 1995*** s. 3.25 Notices requiring certain things to be done by owner or occupier of land s. 3.26 Additional powers when notices given Sch. 3.1 Powers under notices to owners or occupiers of land
Record keeping	Exercise of the authority is to be recorded in the City's records management system and Attain.

DRAFT

Delegation of authority

Delegation	**NEW TBC Notices requiring certain things to be done by property owner/occupier**
Category	Engineering and Property (New)
Head of power	Part 1 - Local Government Act 1995
Delegator	Council
Express power to delegate	*Local Government Act 1995* s5.42 Delegation of some powers to the CEO
Express power or duty delegated	*Local Government Act 1995*, Part 3, Division 3 s3.25 Notices requiring things to be done by owner or occupier of land s3.26 Additional powers when giving notices.
Function	1. Issue a notice in writing requiring certain things to be done by owner or occupier of land in accordance with Schedule 3.1 of the *Local Government Act 1995*; and 2. If the person fails, do anything it considers necessary to achieve the purpose for which the notice was given, including recovering any associated costs as a debt.
Delegates	Chief Executive Officer
Conditions	Nil
Express power to subdelegate	*Local Government Act 1995* s5.44 CEO may delegation some powers and duties to other employees
Statutory framework	*Local Government Act 1995*
Policy	Nil
Record keeping	The exercise of this delegation is to be recorded in Attain.
Date adopted	25 January 2021
Adoption references	Council Resolution - T68/1/21

Schedule 3.1 — Powers under notices to owners or occupiers of land

[Section 3.25(1)]

Division 1 — Things a notice may require to be done

1. Prevent water from dripping or running from a building on the land onto any other land.

2. Place in a prominent position on the land a number to indicate the address.

3. Modify or repair, in the interests of the convenience or safety of the public, anything constructed as mentioned in Schedule 9.1, clause 8, or repair any damage caused to the public thoroughfare or other public place mentioned in that clause.

4. (1) Ensure that land that adjoins a public thoroughfare or other public place that is specified for the purposes of this item by a local law —

   (a) is suitably enclosed to separate it from the public place; and

   (b) where applicable, is enclosed with a close fence, to the satisfaction of the local government, suitable to prevent sand or other matter coming from the land onto the public place.

   (2) The notice cannot be given to an occupier who is not an owner.

5. (1) Ensure that unsightly land is enclosed, to the satisfaction of the local government, with a fence or other means suitable to prevent the land, so far as is practicable, from being unsightly.

   (2) In this item —

   unsightly, in relation to land, means having an appearance that, because of the way in which the land is used, does not conform with the general appearance of other land in the locality.

   (3) The notice cannot be given to an occupier who is not an owner.

5A. (1) Ensure that overgrown vegetation, rubbish, or disused material, as specified, is removed from land that the local government considers to be untidy.

(2) In this item —

disused material includes disused motor vehicles, old motor vehicle bodies and old machinery.

[5B. Deleted: No. 16 of 2016 s. 41.]

6. Take specified measures for preventing or minimising the movement of sand, silt, clay or rocks on or from the land if, in the opinion of the local government, that movement would be likely to adversely affect other land.

7. Ensure that land that adjoins a public thoroughfare or other public place that is specified for the purposes of this item by a local law is not overgrown.

8. Remove all or part of a tree that is obstructing or otherwise prejudicially affecting a thoroughfare that is under the local government's control or management and adjoins the land where the tree is situated.

9. Ensure that a tree on the land that endangers any person or thing on adjoining land is made safe.

10. Take specified measures for preventing or minimizing —

    (a) danger to the public; or

    (b) damage to property,

    which might result from cyclonic activity.

11. Remove bees that are likely to endanger the safety of any person or create a serious public nuisance.

12. Ensure that an unsightly, dilapidated or dangerous fence or gate that separates the land from land that is local government property is modified or repaired.

13. Take specific measures to prevent —

    (a) artificial light being emitted from the land; or

    (b) natural or artificial light being reflected from something on the land,

    creating a nuisance.

14. (1) Remove or make safe anything that is obstructing or otherwise prejudicially affecting a private thoroughfare so that danger to anyone using the thoroughfare is prevented or minimised.

(2) In this item —

private thoroughfare has the same meaning as in Schedule 9.1 clause 7(1).

[Division 1 amended: Gazette 29 Apr 1997 p. 2144; amended: No. 49 of 2004 s. 72; No. 17 of 2009 s. 46; No. 16 of 2016 s. 41.]

Division 2 — Provisions contraventions of which may lead to a notice requiring things to be done

1. Regulations under Schedule 9.1, clause 3 (Obstructing or encroaching on public thoroughfare).

1A. Regulations under Schedule 9.1, clause 5(1) (Gates and other devices across public thoroughfares) requiring a person to remove a gate or other device from across a public thoroughfare when requested by a local government to do so.

2. Regulations under Schedule 9.1, clause 6 (Dangerous excavation in or near public thoroughfare).

2A. Regulations under Schedule 9.1, clause 7(2) (Crossings from public thoroughfares to private land or to private thoroughfares) that —

(a) prohibit a person from constructing a crossing; or

(b) by means of a notice in writing given to a person by the Commissioner of Main Roads, require the person to bring a crossing into accordance with an approval by the Commissioner of Main Roads or to remove a crossing and restore the place where it was to its former condition.

3. Regulations under Schedule 9.1, clause 8(1) (Constructing private works on, over, or under public places).

4. Regulations under Schedule 9.1, clause 9 (Protection of watercourses, drains, tunnels and bridges).

5. Regulations under Schedule 9.1, clause 10 (Protection of thoroughfares from water damage).

6. Regulations under Schedule 9.1, clause 12 (Wind erosion and sand drifts).

[Division 2 amended: Gazette 24 Jun 1996 p. 2862.]