CITY OF ARMADALE

MINUTES

OF **DEVELOPMENT SERVICES COMMITTEE** HELD IN THE **COMMITTEE ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **TUESDAY, 19 MAY 2015 AT 7:00 PM.**

PRESENT:	Cr D M Shaw (Chair)	
	Cr C M Wielinga	
	Cr M Geary	
	Cr J H Munn JP CMC	
	Cr H A Zelones OAM JP	
	Cr K Busby	
APOLOGIES:	Cr M H Norman	(Leave of Absence)
	Cr C A Campbell JP	
OBSERVERS:	Nil	
IN ATTENDANCE:	Mr P Sanders	A/Executive Director Development Services
	Mr G Windass	A/Executive Manager Planning Services
	Mr G Dine	Health Services Manager
	Ms S Hillel	Building Services Manager
	Ms S Shepherdson	Administrator Planning Services
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 as there were no members of the public in attendance.

DECLARATION OF MEMBERS' INTERESTS

Nil.

QUESTION TIME

Nil.

DEPUTATION

Nil.

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 21 April 2015 be confirmed.

Moved Cr H A Zelones
MOTION CARRIED (6/0)

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 8 / 2015

- **Outstanding Matters & Information Items**
  Report on Outstanding Matters - Development Services Committee
  Review before the State Administrative Tribunal (SAT)
- **Health**
  Health Services Manager's Report - April 2015
- **Planning**
  Planning Applications Report - April 2015
  Town Planning Scheme No.4 - Amendment Action Table
  Subdivision Applications - WAPC Approvals/Refusals - April 2015
  Subdivision Applications - Report on Lots Registered for 2013/2014
  PAW Closure Report - Significant Actions during April 2015
  Compliance Officer's Report - April 2015
- **Building**
  Building Services Manager's Report - April 2015
  Building Health/Compliance Officer's Report - April 2015
  Building Applications Monthly Statistics - April 2015

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

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DEVELOPMENT SERVICES COMMITTEE

19 MAY 2015

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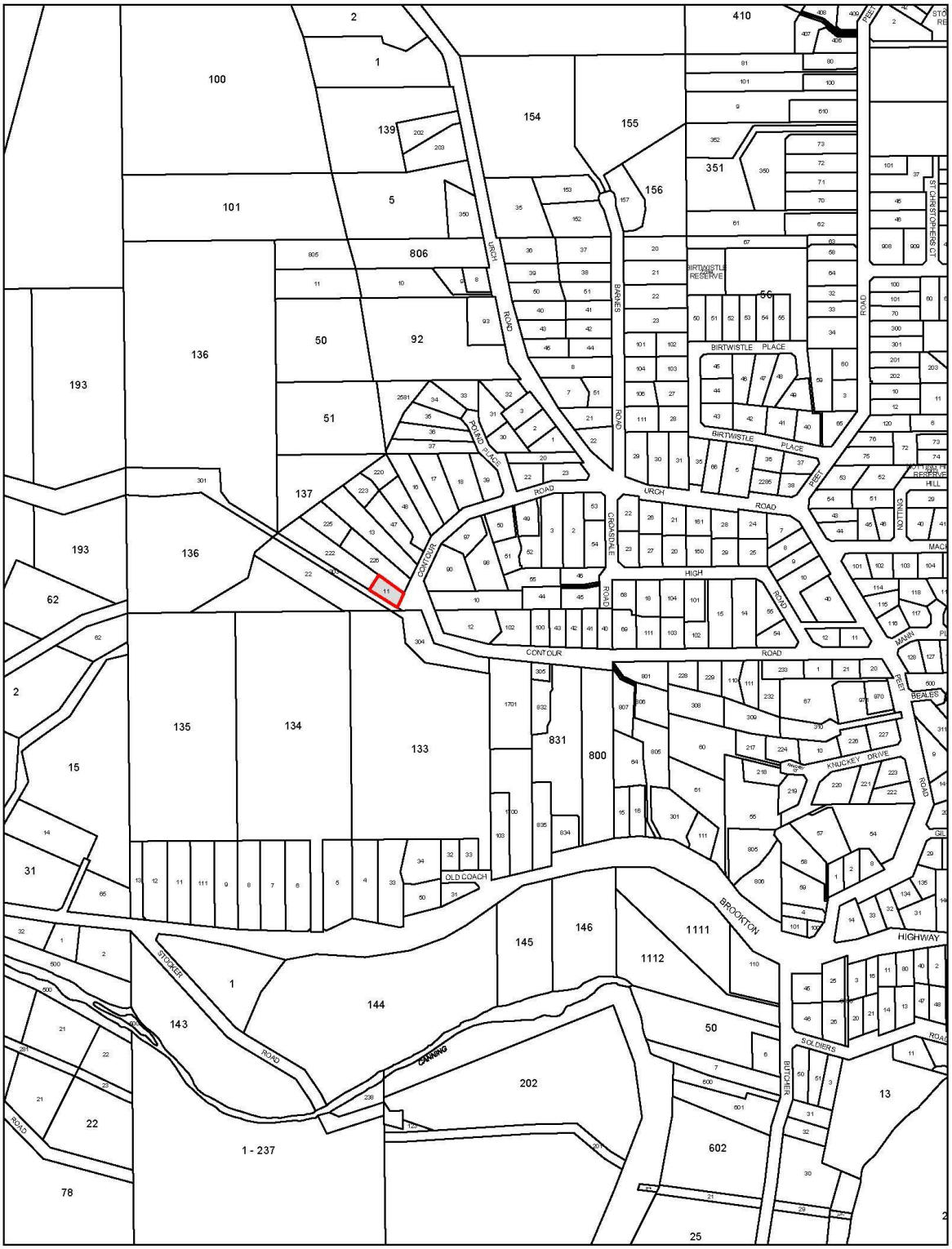


LOCATION PLAN
LOT 11 (No. 34) Contour Rd, Roleystone

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

DATE 4 May 2015 - REVISION 1501

1.1 - PROPOSED CLOSURE OF A PORTION OF CONTOUR RD ROAD RESERVE - ABUTTING LOT 11 (NO.34) CONTOUR ROAD, ROLEYSTONE

WARD	:	JARRAH
FILE No.	:	M/411/15
DATE	:	8 May 2015
REF	:	HB
RESPONSIBLE MANAGER	:	EDDS
APPLN No.	:	Road Reserve Closure
APPLICANT	:	L. Wallace
LANDOWNER	:	Crown Land
SUBJECT LAND	:	Portion of Contour Rd road reserve abutting Lot 11 (No.34) Contour Road, Roleystone.
ZONING MRS / TPS No.4	:	Unzoned.

In Brief:

- An application has been received to close a portion of road reserve abutting Lot 11 (No.34) Contour Road, Roleystone to enable better access to the subject property.
- The subject portion of road reserve is not required by the City for road purposes and does not adversely affect surrounding landowners.
- Recommend that Council support the closure of a portion of road reserve subject to the land being amalgamated with the adjoining land Lot 11 (No.34) Contour Road, Roleystone.

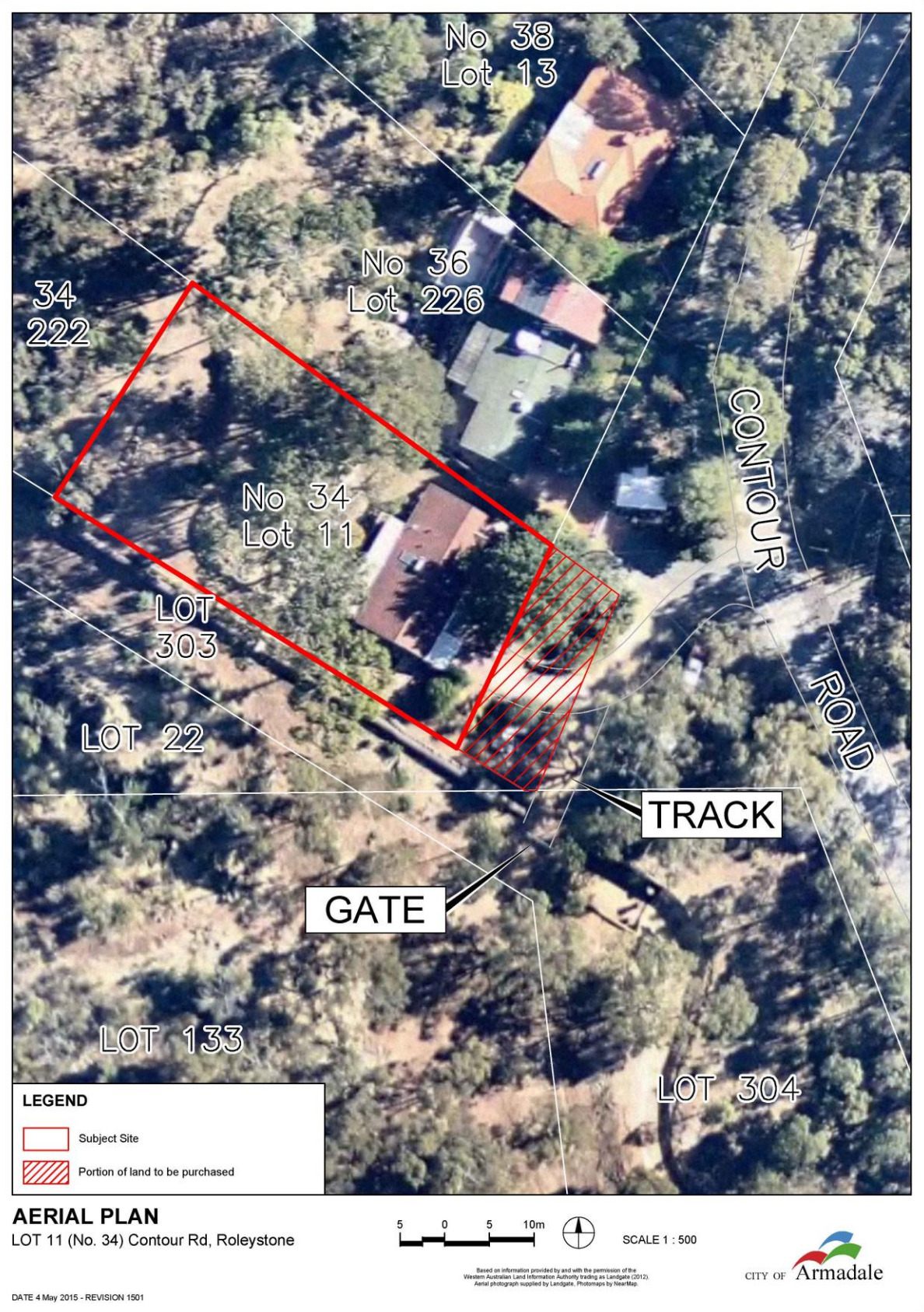
Tabled Items
Nil

Officer Interest Declaration
Nil

Strategic Implications
2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.
2.4.2 Maintain and improve where required the quality, amenity and accessibility of open spaces.

Legislation Implications
Land Administration Act 1997.
Crown Land Administration & Practice Manual

Council Policy/Local Law Implications
Nil.



AERIAL PLAN
LOT 11 (No. 34) Contour Rd, Roleystone

5 0 5 10m SCALE 1 : 500

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

DATE 4 May 2015 - REVISION 1501

Budget/Financial Implications
Nil.

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

BACKGROUND

An application to close a portion of road reserve abutting Lot 11 (No.34) Contour Road was received in September 2013. Initially the applicant proposed to purchase the land extending forward from the property encompassing additional road reserve and land owned by the Water Corporation (Lot 304). After a preliminary assessment, the proposal was not supported on the basis that part of the land provided legal access to the Darling Range Regional Park (comprising of Lots 133, 134, 135, 22 and 303 on the attached Location Plan) and to the Contour Channel which is owned by Water Corporation.

The applicant was informed of the issues and submitted a revised proposal that does not adversely affect the legal access to the adjoining Contour Channel and Darling Range Regional Park.

DETAILS OF PROPOSAL

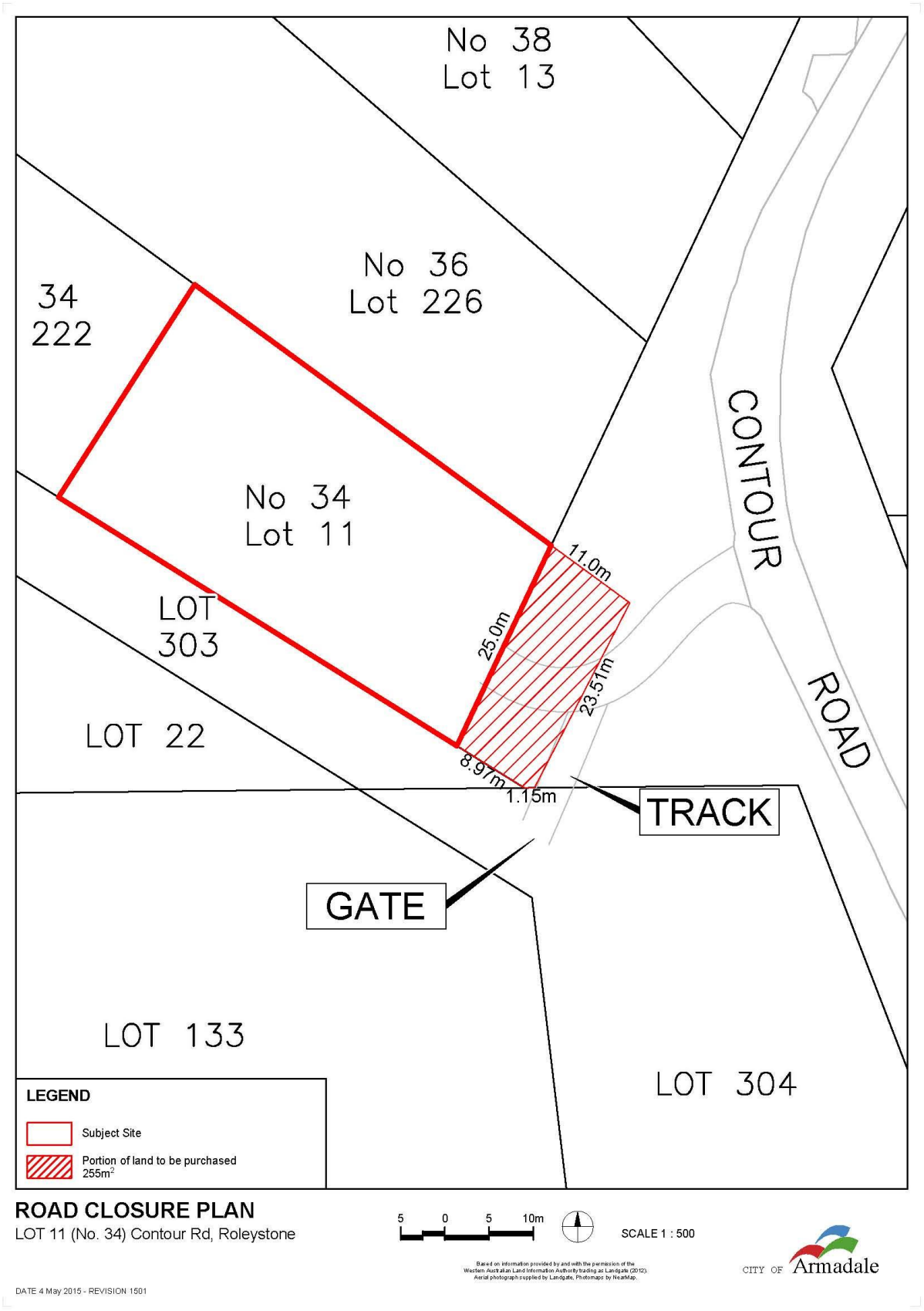
The applicant proposes the closure of a portion of road reserve as shown by the hatching on the Road Closure Plan. The proposal is to extend the boundary of Lot 11 to encompass a portion of the road reserve fronting the property. The proposal has been assessed to ensure access to the adjoining nature reserve and Water Corporation's land is not affected. Access to this reserve will remain clear and should be included as a condition of support. The applicant has requested the purchase of a portion of road reserve to establish a driveway and improve access to the property, as well as improve the overall maintenance of the proposed portion of land.

The subject area is approximately 255m² and does not contain any significant trees. The area contains a garden bed, driveway and grass area, as shown in the attached photos.

COMMENT

Technical Services Directorate has no objection to the disposal of the portion of road reserve

Water Corporation supports the proposal however, they will require a Galvanised Wrought Iron water main to be cut, capped and a new flushing point installed at the proposed boundary. The applicant will be responsible for all of the associated costs.


No 38
Lot 13
No 36
Lot 226
34
222
No 34
Lot 11
LOT
303
LOT 22
CONTOUR
ROAD
11.0m
25.0m
23.51m
8.97m
1.15m
TRACK
GATE
LOT 133
LOT 304
LEGEND
Subject Site
Portion of land to be purchased
255m²
ROAD CLOSURE PLAN
LOT 11 (No. 34) Contour Rd, Roleystone
5 0 5 10m
SCALE 1 : 500
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
DATE 4 May 2015 - REVISION 1501

Western Power has advised they do not object to the proposal.

ATCO Gas & Telstra are yet to offer any comments to the proposal. A DBYD search did not show any related infrastructure within the proposed land.

Public Advertising

The proposal was advertised to the surrounding landowners and Government service agencies for comment including in the 'Comment News' and 'Examiner' newspapers. The advertising period was from 10th March to the 21st April 2015.

Results of Advertising

No. of landowners/occupiers notified	:	9
No. of government agencies notified	:	4
No. of private submissions objecting to closure	:	1
No. of private submissions supporting/not objecting to closure	:	0
No. of government agencies not objecting to closure	:	2
No. of government agencies objecting to closure	:	0

One written response of objection was received during the advertising period. The key issues are outlined below.

Issue 1 - Restricted Access
The submission raised concerns of restricted access to emergency services, maintenance vehicles and pedestrians to the Darling Range National Park.

Comment
This concern has been addressed in the initial stages of assessment through notices to the Department of Environment and Conservation (to which no response was received), Water Corporation and discussions with the City's Technical Services Directorate to ensure the driveway remained unrestricted and the property of the Crown. This will keep the access gate open to emergency services, Water Corporation, the City of Armadale and other Governmental Departments as required.

ANALYSIS

This proposal has been assessed in accordance with Section 58 of the Land Administration Act 1997 (LAA) as outlined by the Department of Lands. This section describes the requirements to close a public roadway. It reads as follows:

*"Closing roads**:***

(1) When a local government wishes a road in its district to be closed permanently, the local government may, subject to subsection (3), request the Minister to close the road.

(2) When a local government resolves to make a request under subsection (1), the local government must in accordance with the regulations prepare and deliver the request to the Minister.

Access gate and driveway
taken from boundary between No.34 & No.36 Contour Road

Proposed boundary between nature reserve and No.34 Contour Road
taken from access gate

(3) A local government must not resolve to make a request under subsection (1) until a period of 35 days has elapsed from the publication in a newspaper circulating in its district of notice of motion for that resolution, and the local government has considered any objections made to it within that period concerning the proposals set out in that notice.

(4) On receiving a request delivered to him or her under subsection (2), the Minister may, if he or she is satisfied that the relevant local government has complied with the requirements of subsections (2) and (3) —

(a) by order grant the request; or

(b) direct the relevant local government to reconsider the request, having regard to such matters as he or she thinks fit to mention in that direction; or

(c) refuse the request.

(5) If the Minister grants a request under subsection (4) —

(a) the road concerned is closed on and from the day on which the relevant order is registered; and

(b) any rights suspended under section 55(3)(a) cease to be so suspended.

(6) When a road is closed under this section, the land comprising the former road —

(a) becomes unallocated Crown land; or

(b) if a lease continues to subsist in that land by virtue of section 57(2), remains Crown land."

OPTIONS

1. Council could resolve to decline the closure of the portion of road reserve for reasons it considers appropriate.

2. Council could resolve to request Department of Lands to dispose of the portion of road reserve based on the minimal impact it will have on the surrounding landowners and Government agencies.

CONCLUSION

It is recommended that Council should support the road reserve closure in-accordance with Option 2 on the grounds that the disposal of the land will not adversely affect surrounding landowners or Government agencies' access to the abutting reserve and the land is not required by the City.

View of driveway and proposed boundary line
taken from access gate towards Contour Road

View of road reserve and access driveway from Contour Road, Roleystone

ATTACHMENTS
There are no attachments for this report.

D24/5/15 **RECOMMEND**

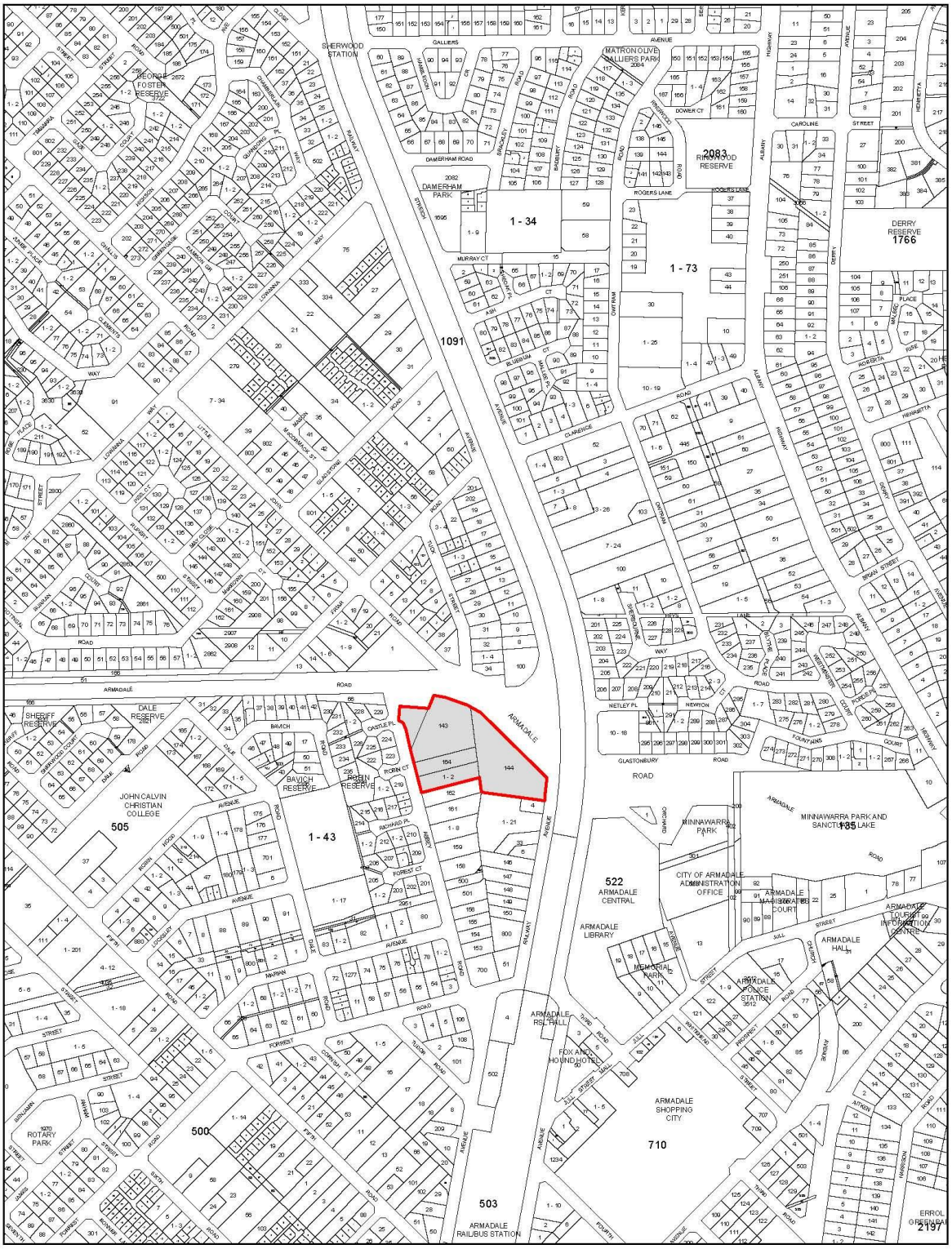
That Council:

1. **Submit a written request and disposal report to the Department of Planning seeking closure of the portion of road reserve abutting Lot 11 (No.34) Contour Road, Roleystone.**

2. **Once approval has been received from the Department of Planning, request the Department of Lands to close and dispose of the road reserve with the land being amalgamated with the adjoining lot, subject to the purchaser(s) agreeing to meet all costs of the closure.**

3. **Advise the respondents and applicants of Council's decision.**

Moved Cr C Wielinga
MOTION CARRIED (6/0)



LOCATION PLAN

TPS Amendment No. 79
Lot 144 (401) Railway Avenue, Lot 143 (39),
Lot164 (37) and Lot 1-2 (35 & 35A) Abbey Road, Armadale

DATE 5 May 2015 - REVISION 1501

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

2.1 - PROPOSED INITIATION OF AMENDMENT NO.79 TO TOWN PLANNING SCHEME NO.4 - REZONING OF LOT 144 (401) RAILWAY AVENUE AND LOT 164 (37), LOT 143 (39) & LOTS 1-2 (35 & 35A) ABBEY ROAD ARMADALE

WARD	:	All
FILE No.	:	TPS/4/79 M/222/15
DATE	:	7 MAY 2015
REF	:	MK
RESPONSIBLE MANAGER	:	EDDS
APPLICANT	:	City of Armadale
LANDOWNER	:	City of Armadale
SUBJECT LAND	:	Lot 144 (401) Railway Avenue, Lot 164 (37), Lot 143 (39) Abbey Road and Lot 1-2 (35 & 35A) Abbey Road, Armadale. Parcel 1: 9714m^2 Parcel 2: 3907m^2
ZONING		
MRS /	:	Urban
TPS No.4	:	Residential R40, Primary Regional Roads, Parks and Recreation Local

In Brief:

- The City is proposing to initiate a scheme amendment to rezone Lot 144 (401) Railway Avenue, Lot 143 (39) and Lot 164 (37) Abbey Road and Lot 1-2 (35 & 35A) Abbey Road, Armadale from 'Residential R40' and 'Parks and Recreation- Local' to 'Residential R80 / Additional Use' including 'Holiday Accommodation'.
- The proposal reflects the density increases adopted in the City's Local Planning Strategy.
- Recommend that Council initiate Amendment No.79.

Tabled Items

Nil.

Officer Interest Declaration

Nil

Strategic Implications

2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.

2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.

2.2 A revitalized City of Armadale.

2.2.2 Plan and implement projects to revitalize the Armadale City Centre.

AERIAL PHOTOGRAPH - April 2015
TPS Amendment No. 79
Lot 144 (401) Railway Avenue, Lot 143 (39),
Lot164 (37) and Lot 1-2 (35 & 35A) Abbey Road, Armadale
DATE 5 May 2015 - REVISION 1501

15 0 15 30m

SCALE 1 : 1500

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CITY OF Armadale

Legislation Implications

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

Council Policy/Local Law Implications

Local Planning Strategy 2005
PLN 3.1 – Residential Density Development
Economic Development Strategy
Community Strategic Plan

Budget/Financial Implications

The rezoning and future development of these City owned lots is necessary to offset the cost of realigning of Abbey Road and the Railway Avenue/Armadale Road intersection constructed in 2012.

Consultation

- MANEX
- City Projects
- Technical Services (including Parks and Reserves & Environmental Services)
- If initiated, the scheme amendment will undergo a process of advertising for public submissions in-accordance with the requirements of the Town Planning Regulations 1967.

BACKGROUND

Historical Zoning

The subject area involves four City-owned freehold lots which have been historically zoned for residential purposes for many years. Lot 164 (37) and Lot 1-2 (35 & 35A) Abbey Road, Armadale have always been zoned Residential and Lot 144 (401) Railway Avenue and Lot 143 (39) Abbey Road have been zoned Residential in Town Planning Scheme (TPS) No.1 from 1973 to 1985. These two lots were also zoned Residential in TPS No.2 from 1985 to 1992 and was zoned Residential in TPS No.3 from 1992 to November 2005. The land was reserved for Park and Recreation- Local in TPS No.4 (gazetted November 2005), however the land has no social or environmental value to be considered for a reserve. In 2006, Amendment No.20 to Town Planning Scheme No.4 rezoned the majority of the land back to its original Residential zoning, whilst retaining a portion as Parks and Recreation for possible future community purpose.

Historical Community Purpose

The southern portion of Lot 144 Railway Avenue (approximately 4091m^2) was retained via Amendment No.20 as a Parks & Recreation- Local reservation (at the time) to potentially accommodate the relocation of Minawarra House, a community service managed by the Roberta Jull Child Care Association (RJCCA). Minawarra House was subsequently relocated from land where the Armadale Central Shopping Centre and Neerigen Street now reside. To enable the retail expansion needed in a growing City, Council resolution 435/11/2005 in-principally supported the relocation of Minawarra House to Lot 144 with a temporary lease arrangement offer. To address donor funding requirements needed to locate a suitable site for RJCCA to continue servicing the community, RJCCA explored alternative funding and location opportunities. State funding arrangements typically required security of long lease terms which were offered to RJCCA by the City at 24 Numulgi Street, Armadale at Reg Williams Reserve via resolution (CS84/8/09) for ten years. With Lot 144 no longer identified for the Minawarra House relocation or any other recreational use, the land has been included in the Abbey Road Project.

Abbey Road Realignment/Intersection Construction

Concurrently, the City has also been dealing with the realignment of Railway Avenue with construction of a new intersection between Armadale Road, Railway Avenue and Abbey Road as a separate project for a number of years. This project created a connection between Abbey Road and Railway Avenue to improve safety and legibility (north-south) across Armadale Road. This has been of strategic importance to the City's road network and capacity however the proposal required the acquisition of portions of several properties in private ownership and inclusion of City owned land. An alignment was determined in May 2007 (D52/5/07) and the City subsequently purchased the necessary land throughout 2008-09 (T27/4/08, T42/6/08, T57/10/08, and T74/8/09). The land purchased included Lot 164 (37) Abbey Road and Lots 1-2 (35/35A) Abbey Road, Armadale (portion of the subject site). A tender was accepted for the installation of traffic control signals in December 2011 (T83/12/11), and the intersection is in full operation.

Local Planning Strategy

In March 2015, Council adopted recommendations to revise its Local Planning Strategy as part of its five year scheme review process. As part of the review, the City's strategies for housing have been adopted, with particular focus on increasing density in areas of significance such as those effectively connected to public transport and within close proximity to the City's major activity centres. This is in part to meet the requirements of the Western Australian Planning Commission's (WAPC's) Directions 2031.

Land Exchanges

The subject site consists of two parcels of land located within (4) four freehold City owned lots identified as **'Parcel 1'** and **'Parcel 2'** on the attached Context Plan. 'Parcel 1' and 'Parcel 2' will have a developable area of approximately 9714m^2 and 3907m^2 respectively once all existing road reservations have been rationalised the potential land exchange finalised.

The creation of the two separate land parcels is expected to be a lengthier process than usual as it is subject to a number of additional stages/processes including the possible closure of a portion of the original Abbey Road reserve in exchange for the dedication of the new Abbey Road alignment. As the City has provided significant areas of its freehold land for the regional road network, the Department of Lands has agreed to exchange the unutilised portion of the Abbey Road road reserve for land of equal value (approximately 1689m²). This closed portion is intended to be amalgamated into Lot 143 to create 'Parcel 2'. The process to close the remaining portion of Abbey Road reserve is progressing, with the City currently investigating the impacts of several services within the subject land and its future tenure. It should be noted that the cost of relocating some services may prevent the land exchange from occurring.

After the land exchange has been formalised, the City can then proceed towards creating new titles for the respective parcel landholdings. Concurrently a business plan may need to be prepared, developed, and advertised in accordance with Section 3.59 of the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996, for any sale or development of land over $1 million dollars.

DETAILS OF PROPOSAL

The City proposes to initiate an amendment to the Town Planning Scheme No.4 to rezone Lot 144 (401) Railway Avenue, Lot 143 (39) Abbey Road, Lot 164 (37) Abbey Road and Lot 1-2 (35 & 35A) Abbey Road, Armadale from 'Residential R40' and 'Parks and Reserve-Local' to 'Residential R80 / Additional Use' including 'Holiday Accommodation'.

A new entry under 'Schedule 2- Additional Uses' of TPS No.4 is proposed as follows:

No.	Description of Land	Additional Use	Conditions and Requirements
43	Lot 144 (401) Railway Avenue, Lot 164 (37), Lot 143 (39) Abbey Road and Lot 1-2 (35 & 35A) Abbey Road, Armadale.	Discretionary (D) use: • Holiday Accommodation	43.1 Development shall be in accordance with an approved Local Development Plan(s). 43.2 No vehicular access permitted from Armadale Road.

It is not proposed to unzone the newly constructed alignment of Abbey Road at this stage as the City needs to ensure there is sufficient Residential zoned land remaining to facilitate a land exchange of equal value with the Department of Land, and until such time as the road reserve has been formally dedicated.

ANALYSIS

The City has identified the subject site as having potential to deliver short-stay (tourist) accommodation in line with action item 4.2.2 of the City's *Economic Development Strategy 2013 - 2017* and Outcome 3.4.2 of the *Corporate Business Plan 2013 – 2018*. A consultant (Urbis Pty Ltd) was appointed by the City to assess and report on the feasibility of tourism opportunities within the City.

Short-stay (tourist) accommodation is considered to fit the definition of 'Holiday Accommodation', which is defined under TPS No.4 as follows:

> ***"holiday accommodation"*** *means accommodation comprising two or more cabins, apartments, chalets, cottages, or flats which, by way of trade or business, or for the purpose of any trade or business, is held out as being available or is made available for holiday purposes for occupation by persons other than the proprietor.*

'Holiday Accommodation' is a 'X' use under TPS No.4 within the Residential zone, meaning the use is not permitted by the Scheme. As such, in order to provide for the option of short-stay accommodation on either land parcel it is necessary to amend the Scheme by inserting a new entry under Schedule 2- Additional Uses to include 'Holiday Accommodation' as a 'D' (discretionary) use.

The findings of the report conducted by Urbis support the potential development of 'Holiday Accommodation' on the subject land as summarised below:

- The subject land is in close proximity to the Armadale City Centre (an attractor in terms of its convenient access to businesses, leisure, medical facilities and exposure to passing traffic) resulting in an increase of visitors encouraging flow on expenditure throughout the local economy and support for local businesses with positive tourism dollar impact;
- Provides opportunity to address the lack of short stay accommodation currently available within the City and to meet demand for additional rooms desired by current tourists and visitors restricted to being day-trippers;
- Such accommodation provides opportunity for tourism growth with convenient location within close proximity of both the Perth CBD and the hill side rural location and tourism attractions.

Proposed Density Increase- R80

To meet the requirements under Directions 2031 and the City's Local Housing Strategy the population indicates a different form of housing is needed rather than the traditionally larger typical three bedroom two bathroom designs for family sized households and greater owner maintenance requirement. As a result, the Local Planning Strategy focuses higher density residential coding on priority areas including locations with immediate access to key transport links, major centres and public open space and opportunities to promote Transit Orientated Development principles in accordance with Directions 2031. Density increases have been identified as necessary to address the housing needs of the City's growing population.

The subject parcels are identified as density increase areas under the City's Local Planning Strategy adopted by Council 23/03/15 (awaiting WAPC endorsement) which identifies precinct areas in and around the Strategic City Centre area for zoning increases. The areas for proposed density coding changes within the Strategy have been strategically identified in Figures 23 and 24 of the Local Planning Strategy which is inclusive of this subject area. It is expected that the development would mirror the adjacent zoning in the Strategic Regional Centre and expands on the density increases already approved through related Town Planning Scheme Amendment No 71, which involved rezoning former Lots 70 and 71 Little John Road and Lot 1612 Railway Avenue (now Lot 100 Little John Road) within the North/West Precinct from "R15/40" to "R25/60".

The proposed density of R80 will provide a greater variety of housing options in accordance with the City's Local Planning Strategy and WAPC's Directions 2031 and incentive to establish a high quality/landmark residential building(s) on the subject sites. The inclusion of Holiday Accommodation as an additional use will provide an option for the City to encourage short-stay accommodation, to assist in addressing the current shortfall of such accommodation within the City. The subject land is well positioned adjacent to the Armadale CBD and still within close access to key tourism attractions. To ensure high quality design outcomes are achieved it would be appropriate to impose a condition as part of the Additional Use table requiring a Local Development Plan(s) to be prepared and approved prior any development of either parcel.

'Parks & Recreation'- Lot 144

The portion of Lot 144 reserved 'Parks & Recreation-Local' is consider to have limited capacity and functionality for recreational or community purposes given its awkward shape, size and close proximity to Armadale Road. The land has limited pedestrian access and no existing or planned facilities. The site appears to be infrequently used and mostly consists of sparse grassed area with infrastructure consisting of a decommissioned bore, and an underground reticulation line which will need to be relocated by the City's Technical Services. Existing trees on site will be further considered for possible retention and/or relocation as proposals for the land are progressed.

OPTIONS

1. Council may initiate the Scheme Amendment as proposed.

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

CONCLUSION

The amendment proposes to initiate rezoning of Lot 144 (401) Railway Avenue, Lot 143 (39) Abbey Road, Lot 164 (37) Abbey Road and Lot 1-2 (35 & 35A) Abbey Road, Armadale from 'Residential R40' and 'Parks and Reserve - Local' to 'Residential R80 / Additional Use' including 'Holiday Accommodation'.

The purpose of this amendment is to facilitate a high quality development on a prominent/gateway site adjacent to the City Centre and to provide an opportunity to encourage much needed short-stay (tourist) accommodation within the City.

If initiated, the scheme amendment will undergo a process of advertising for public submissions in accordance with the requirements of the Town Planning Regulations 1967. Following the closure of the advertising period, the proposed amendment and any submissions received during the advertising period will be forwarded to Council for its consideration for final adoption.

Given the above, Option 1 is recommended.

ATTACHMENTS

1. Context Plan - Abbey Road - TPS Amendment No.79
2. Proposed Closure of Portion of Road Reserve - Abbey Road - Amendment No.79
3. Zoning Map - TPS Amendment No.79

The Executive Director Development Services provided further details on the road closure process, future road widening for Armadale Road, timing of the Local Development Plan for Lot 100 and subdivision application for Lots 143 and 144.

D25/5/15 **RECOMMEND**

That Council:

1. Pursuant to Part 5 of the Planning and Development Act 2005, initiate Amendment No.79 to Town Planning Scheme No.4 to:

a) Rezone Lot 144 (401) Railway Avenue, Lot 143 (39) Abbey Road, Lot 164 (37) Abbey Road and Lot 1-2 (35 & 35A) Abbey Road, Armadale from 'Residential R40' and 'Parks and Recreation-Local' to 'Residential R80 / Additional Use' including 'Holiday Accommodation';

b) Amend Schedule 2 – Additional Use Table by inserting a new entry in appropriate numerical order as follows:

No.	Description of Land	Additional Use	Conditions and Requirements
43	**Lot 144 (401) Railway Avenue, Lot 164 (37), Lot 143 (39) Abbey Road and Lot 1-2 (35 & 35A) Abbey Road, Armadale.**	**Discretionary (D) use:** • **Holiday Accommodation**	**43.1 Development shall be in accordance with an approved Local Development Plan(s).** **43.2 No vehicular access permitted from Armadale Road.**

c) Amend the Scheme Maps accordingly.

2. Refers the above Amendment to Town Planning Scheme No.4 to the Environmental Protection Authority (EPA) pursuant to section 81 of the Planning and Development Act 2005. Should the EPA advise that the amendment does not require assessment, advertise the amendment for a period of 42 days.

3. Authorise the Mayor and the Chief Executive Officer to execute the Amendment documents.

4. Forward a copy of the amendment to the Western Australian Planning Commission for information.

Moved Cr J H Munn
MOTION CARRIED (6/0)

3.1 - INTERNATIONAL CITIES, TOWN CENTRES & COMMUNITIES (ICTC) CONFERENCE & 5TH MAINSTREET AUSTRALIA CONFERENCE - 22ND TO 24TH JULY 2015 - WOLLONGONG NSW

WARD : ALL

FILE No. : M/701/14

DATE : 28 April 2015

REF : SS

RESPONSIBLE MANAGER : EDDS

In Brief:

- The ICTC and Mainstreet Conference will be held in Wollongong NSW from 22nd to 24th July 2015.
- Matters to be covered should be of relevance to Armadale.
- Recommend that consideration be given to nominating a Councillor to attend.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Relates to the aim for good governance and leadership to:

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

Legislation Implications

Nil.

Council Policy/Local Law Implications

Council Policy ADM3 – Conferences and Training
Council Policy EM1 – Reimbursement Councillor's Expenses

Budget/Financial Implications

The International Cities, Town Centres and Communities (ICTC) and Mainstreet conferences are on the Approved Conference List for both Officers and Elected Members. Officer attendance will be funded from the Planning Service's Conference and Meeting budget. Sufficient funds are available in the Councillor/Member Development Budget should a Councillor be nominated to attend.

The total cost of the conference (registration, accommodation and air fares) is estimated at $2,600 - $3,000 per delegate.

BACKGROUND

The ICTC & Mainstreet conference is being held at the Novotel, Wollongong, NSW from 22nd to 24th July 2015. It is entitled "People, Places and Partnerships Creating Liveable and Loveable Places".

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

The ICTC & Mainstreet conference typically hosts a number of topics which are potentially applicable to the City and may provide valuable insight and information in a number of areas that impact the City.

DETAILS OF CONFERENCE

- Renowned international/national keynote speakers.
- Cross-disciplinary concurrent sessions.
- Interactive sessions–master classes, panel sessions and special interest group (SIG) meetings.
- Trade exhibition–with the latest industry products.
- Field trips–showcasing latest developments in Wollongong and surrounding Sydney areas.

Tuesday 21 July - 3pm to 5pm

- Special Interest Group sessions
    - Temporary Activation;
    - Smart Cities;
    - Business Improvement District – Is there potential for them in Australia?

Wednesday 22 July

- Full day sessions - keynotes and concurrent speakers.
- Networking function from 5.30pm to 7.00pm.

Thursday 23 July

- Full day sessions - keynotes and concurrent speakers.
- Wollongong City – Evening economy and entertainment precinct.
- Presentations.
- Evening economy CBD tour.

Friday 24 July

- Field Trips - Wollongong or Parramatta.

The concurrent sessions include speakers from Government, Local Government and private enterprise.

The Development Services Meeting scheduled for Tuesday 21st July 2015 is during the Conference. It is potentially beneficial for an Elected Member to attend the ICTC conference, given a number of topics may be applicable to the City and offer insight into matters that are impacting the City.

CONCLUSION

An officer may be attending the ICTC & Mainstreet Conference. The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

ATTACHMENTS

1. Brochure - Liveable and Loveable Places Registration Brochure

There were no nominations received at the Development Services Committee.

Committee requested that the matter be referred to full Council in the event that any Member wishes to nominate.

There was no nomination made at Council at its Ordinary Meeting on 25 May 2015.

D26/5/15 **RECOMMEND**

That Council:

1. **That no nomination be made for an Elected Member to attend the ICTC & Mainstreet Conference entitled "People, Places & Partnerships, Creating Liveable and Lovable Places" to be held in Wollongong NSW from 22nd to 24th July 2015.**

Moved Cr H A Zelones
MOTION CARRIED (6/0)

Council resolved at its Ordinary Meeting on 25th May 2015 that Recommendation D26/5/15 be amended to read - That no nomination be made for an Elected Member to attend the ICTC & Mainstreet Conference entitled "People, Places & Partnerships, Creating Liveable and Lovable Places" to be held in Wollongong NSW from 22nd to 24th July 2015.

3.2 - 8TH INTERNATIONAL URBAN DESIGN CONFERENCE - 16TH TO 18TH NOVEMBER 2015 - BRISBANE QLD

WARD : ALL

FILE No. : M/408/15

DATE : 28 April 2015

REF : SS

RESPONSIBLE MANAGER : EDDS DDS

In Brief:

- The 8th International Urban Design Conference will be held in Brisbane, Queensland from 16 to 18 November 2015.
- Matters to be covered should be of relevance to Armadale.
- Recommend that consideration be given to nominating a Councillor to attend.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Relates to the aim for good governance and leadership to:

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

Legislation Implications

Nil.

Council Policy/Local Law Implications

Council Policy ADM3 – Conferences and Training
Council Policy EM1 – Reimbursement Councillor's Expenses

Budget/Financial Implications

The 8th International Urban Design Conference is on the Approved Conference List for both Officers and Elected Members. Officer attendance will be funded from the Planning Service's Conference and Meeting budget. Sufficient funds are available in the Councillor/Member Development Budget should a Councillor be nominated to attend.

The total cost of the conference (registration, accommodation and air fares) is estimated at $3,000 per delegate.

BACKGROUND

The 8th International Urban Design Conference will be held at the Sofitel Brisbane from Monday 16 November to Wednesday 18 November 2015. Wednesday 18 being optional walking tours.

DETAILS OF CONFERENCE

This years' theme titled 'Empowering Change: Transformative Innovations and Projects' will focus on inspirational changes in urban environments.

Across the globe cities are forming and re-forming rapidly. Progressive projects in cities around the world are addressing pressing issues of Climate Change, economic stability, social equality and sustainable resource use. This conference will showcase these innovations and projects which embrace and create transformational change in urban environments, ranging from the modest but high impact idea to the new Eco-city, from technological experimentation to multicultural cities, from the use of big data to physical city making.

The Conference program will also include presentations on the operation of an urban design practice, industry standards and the Urban Design Profession. The program will be released closer to the conference.

This years' Conference streams include:

- Building inclusive multicultural cities
- Eco cities
- Health & urban design
- Higher density urbanism
- Spatial / temporal changes in Chinese cities
- Rapid urban development in South East Asia, China & India
- Balancing the quick and slow formation of cities
- Using technology to change how cities work
- How will big data change the future of cities?
- Urban Design Practice

Confirmed Keynote Speakers are:

- The Hon. Ms Jacklyn (Jackie) Trad MP- Deputy Premier, Minister for Transport, Minister for Infrastructure, Local Government and Planning and Minister for Trade, QLD.
- Adj. Prof Penelope Coombes - The People for Places and Spaces, NSW.
- Mr Paul Scott - Make Architects, London, UK.
- Mr Michael Dixon - General Manager, IBM's Global Smarter Cities Business.

It should be noted that the City's Development Services Meeting is on 17 November 2015, when the conference is being held. It is potentially beneficial for an Elected Member to attend the 8th International Urban Design Conference, given a number of topics may be applicable to the City and offer insight into matters that are impacting the City and growth areas.

CONCLUSION

An Officer may be attending the 8th International Urban Design Conference. The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

ATTACHMENTS
There are no attachments for this report.

There were no nominations received at the Development Services Committee.

Committee requested that the matter be referred to full Council in the event that any Member wishes to nominate.

Cr's Butterfield and Frost were nominated at Council at its Ordinary Meeting on 25 May 2015.

D27/5/15 **RECOMMEND**

That Council nominates Cr Butterfield and Cr Frost to attend the 8th International Urban Design Conference to be held in Brisbane, QLD from 16th to 18th November 2015.

Moved Cr J H Munn
MOTION CARRIED (6/0)

Council resolved at its Ordinary Meeting on 25th May 2015 that Recommendation D27/5/15 be amended to read "That Council nominates Cr Butterfield and Cr Frost to attend the 8th International Urban Design Conference to be held in Brisbane, QLD from 16th to 18th November 2015".

COUNCILLORS' ITEMS

4.1 **Abbey Road Project** (Cr Munn)

Cr Munn requested an update on the Abbey Road Precinct Project.

D28/5/15 **RECOMMEND**

That the Councillor item regarding the Abbey Road project be referred to the relevant Directorate for action and/or report back to Committee.

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

5.1 - MATTERS RELATING TO BUSHFIRE REFORM

Regulatory Reforms for Bushfire-Prone Land

In September 2014 Council received a report noting the State Government is preparing major reforms to the way risk and protection from bushfires is to be dealt with in future Building Permit applications and in assessment of new planning proposals (D47/9/14). This major reform addresses the building and development recommendations of the Keelty Report into the Perth Hills bushfires.

The components of the reform which were published as draft documents in late 2014 include a draft State Planning Policy, draft Bushfire Risk Management Regulations and draft Planning Guidelines. Once finalised, these instruments will form a major new regulatory intervention in Building Permit approvals for sites that have elevated risks of bushfire and have been designated as Bushfire-Prone.

Subsequently, in January 2015 (D4/1/15) Council also noted the State Government's intention to introduce deemed provisions on Bushfire Risk Management in the Planning and Development (Local Planning Schemes) Regulations 2014. Once gazetted these will automatically amend local government Town Planning Schemes and apply uniform processes and procedures for bushfire risk assessment in all Building Permit applications and planning proposals in the State where the site is designated as Bushfire-Prone.

Update on the Bushfire Assessment Regime

The Fire and Emergency Services Amendment Bill 2014 was recently introduced into Parliament to create a head of power allowing the Fire and Emergency Services ('FES') Commissioner to make Orders designating areas of the State as bushfire-prone. It is expected the State Government will release further information on the progress of the new bushfire policy framework once the FES Bill has been passed.

The Office of Bushfire Risk Management (OBRM) are currently undertaking the mapping of bushfire-prone areas which the ('FES') Commissioner will formalise in the Orders (the State Bushfire- Prone Area Map). It was previously publicised by State Government that OBRM would release the State Map on 1st May, however, on that date OBRM advised the City this has been delayed and possibly won't be released for a few weeks.

The Office of Bushfire Risk Management (OBRM) provided its initial confidential draft mapping of Bushfire-Prone Vegetation/Land to the City in August 2014. Council's Community Emergency Services Coordinator, in liaison with the local volunteer bushfire groups and City officers, provided OBRM with feedback on locations the City views as bush-fire prone and which OBRM should consider in preparing the State Bushfire-Prone Area Map.

Notwithstanding that the State Bushfire-Prone Area Map designating bushfire-prone areas may be released in a few weeks, the new regulatory regime will only have legal effect when complementary amendments to the Building Regulations and the Planning Regulations have been completed. This will be subsequent to the FES Commissioner formally making the Orders and OBRM releasing the Map.

The City understands that liaison is still occurring between the various State Government agencies, including the Department of Planning, the Department of Fire and Emergency Services and OBRM, the Department of Commerce (Building Commission) and the Parliamentary Counsel's Office, to coordinate the various regulatory changes referred to above.

The Building Commission is currently undertaking the amendments to the Building Regulations 2012 which are intended to align commencement of the bushfire construction requirements of the Building Code of Australia (BCA) with the commencement of the related Planning Regulations (ie. it intends that the BCA requirements will not apply until 1st September, possibly three or four months after the State Map is published by the FES Commissioner). The State Government intends that this transitional period will give the housing/building and planning industries additional time to take into account the effect of the State Map and the proposed regulation changes, when they are considering future building or development in affected areas.

The City still anticipates commencement of the new regulatory regime to be 1st September 2015, however, given the sweeping nature of the reform and the many regulatory changes required by different agencies before it all takes legal effect, further delays cannot be ruled out.

The City understands that after 1st September 2015, Building Permit applications within areas designated as bushfire-prone by the FES Commissioner will require supporting Bush-Fire-Attack (BAL) assessments. The process of approvals varies dependant on what fire attack energy rating or level results from the BAL assessment. These are outlined further in the Committee report D47/9/14 referred to above.

While the State Government has not set a formal accreditation requirement for preparing assessments under the new bushfire regime, it nevertheless is proposing to introduce a training system over time. Initially this training system will provide for the accreditation and training of Level 1 Bushfire Attack Level (BAL) Assessors. Level 1 BAL Assessors will be accredited and trained to:

- determine the appropriate BAL using Method 1 (simplified method) of Australian Standard, AS 3959 Construction of buildings in bushfire-prone areas as referenced by the Building Code of Australia (BCA); and

- provide general advice on the design construction requirements of AS 3959.

The State Government anticipates that training courses for formal accreditation as Level 1 BAL Assessors will be offered by a private training provider from mid-2015 but will release more details as they become available. One training pathway will cater for local government Building Officers to obtain formal accreditation. During 2015, the State Government intends to further develop the framework to include two additional (progressive) levels of practitioners i.e. Level 2 Bushfire Planning Practitioners and Level 3 Bushfire Planning and Design Practitioners.

The City will continue to monitor the release of information from State Government and the prospective dates of commencement. When the State Bushfire- Prone Area Map is released by OBRM this will be linked via the City's website together with text information and appropriate links to State policy documents.

The State Government intends to provide landowners, residents and the building industry with a transitional learning period of several months before the anticipated date mandatory BAL assessments will be required for all Building Permit applications for habitable building sites in the Bushfire-Prone State Area Map.

As noted above, the introduction of mandatory BAL assessments and adherence to the bushfire construction requirements of the Building Code of Australia (BCA) are a major intervention in building and land development industry practices. The administration of these new processes through local government building and planning processes will impose additional assessment tasks for checking submitted plans and provision of advice to landowners and builders. The City's Building, Planning and Rangers Departments particularly will be required to undertake additional compliance and customer liaison tasks as the State Government's new Bushfire-Prone regime comes into operation on 1st September 2015. The resourcing of these tasks will require monitoring by the respective Departments. New fees and charges for additional services, which are found to be necessary to support the assessment and administration of future Building and Planning applications may also need to be considered, where appropriate.

5.2 - MRA'S PROPOSED CITY CENTRE WEST OF RAILWAY STRUCTURE PLAN

The City has received a referral from the Metropolitan Redevelopment Authority (MRA) on 5 May 2015 seeking its comments on the proposed City Centre West of Railway Structure Plan by 26 May 2015. The proposed Structure Plan Map and Concept Plan are included in the Attachments. The full document is available on the MRA's website.

The proposed Structure Plan covers the area directly to the west of the Armadale Train Station that is included in the MRA's *Armadale Redevelopment Scheme 2004*. The area comprises a number of separately owned parcels of land and is bordered by Forrest Road, Green Avenue and Fifth Road, Armadale. The proposed Structure Plan is to replace the existing Structure Plan dating from 2010. The MRA has stated that the existing Structure Plan does not reflect their current vision for the area. The main elements of the proposed Structure Plan are:

- The Structure Plan is intended to facilitate transport oriented development in close proximity to the Armadale Train Station. The intended land uses are predominately residential at a density of R80 with allowances made in places for commercial/mixed uses, such as restaurants. The Structure Plan also incorporates land directly to the north of the Armadale Train Station that is not included in the existing Structure Plan.

- The proposed Structure Plan includes a simplified road layout in comparison to the existing Structure Plan. A landscaped plaza connecting the Armadale Train Station to the future Cornish Road is proposed.

- A minimum building height of two storeys is required with heights increasing to three to five storeys in closer proximity to the Armadale Train Station. Mandatory minimum building heights of five storeys are required for feature sites on located on prominent street corners and gateway points to the area.

The proposed Structure Plan is a significant improvement on the existing Structure Plan. Officers are currently assessing the proposed Structure Plan and supporting documents.

5.3 - EDUCATIONAL ESTABLISHMENT- STAGE 2A-C ST JOHN BOSCO COLLEGE - LOT 334 (170) MONTICELLO PARKWAY, PIARA WATERS

The City has received (3) three separate development applications relating to the expansion of the existing St John Bosco College.

The school opened in 2015 and currently caters for 130 students from Kindergarten to Year 2. This proposed development will complete the Primary School by adding two stream Year levels 3, 4, 5 and 6 and proposes a portion of the new Secondary School to cater for four stream Year levels 7, 8 and 9.

Details of the works proposed in each stage are summaries as follows:

Stage 2A (Civil Works and Parking)

- Earthworks for Stages 2b and 2c proposed works.
- Extension of Monticello Parkway as a temporary private road to cater for a new temporary turnaround.
- Installation of main sewer services and electrical services.
- Installation of boundary fencing including gates and signage.
- Construction of driveways, car park and hardstand areas.

Stage 2B (Proposed Primary School and Secondary School Science Facility - for completion by December 2016)

- Additions to Block 1 to cater for 2 classrooms (Primary School).
- New Block 2 to cater for 6 classrooms (Primary School).
- Multi-Purpose Facility (Primary School).
- Science Facility (Secondary School).
- Hard and soft landscaping inclusive of Primary School oval.

Stage 2C (Proposed Secondary School- For completion by December 2017)

- Practical & Creative Arts Centre.
- Temporary Technology & Enterprise building.
- Practical & Creative Arts building.

The application is currently being advertised for public comment with the submission period closing on 26 May 2015. Officers are in the process of assessing the application.

Cr Shaw thanked the officers identified in Health, Planning and Building Services regarding an email received for exceptional service the landowners recently received for Lot 800 Thompson Road, Roleystone.

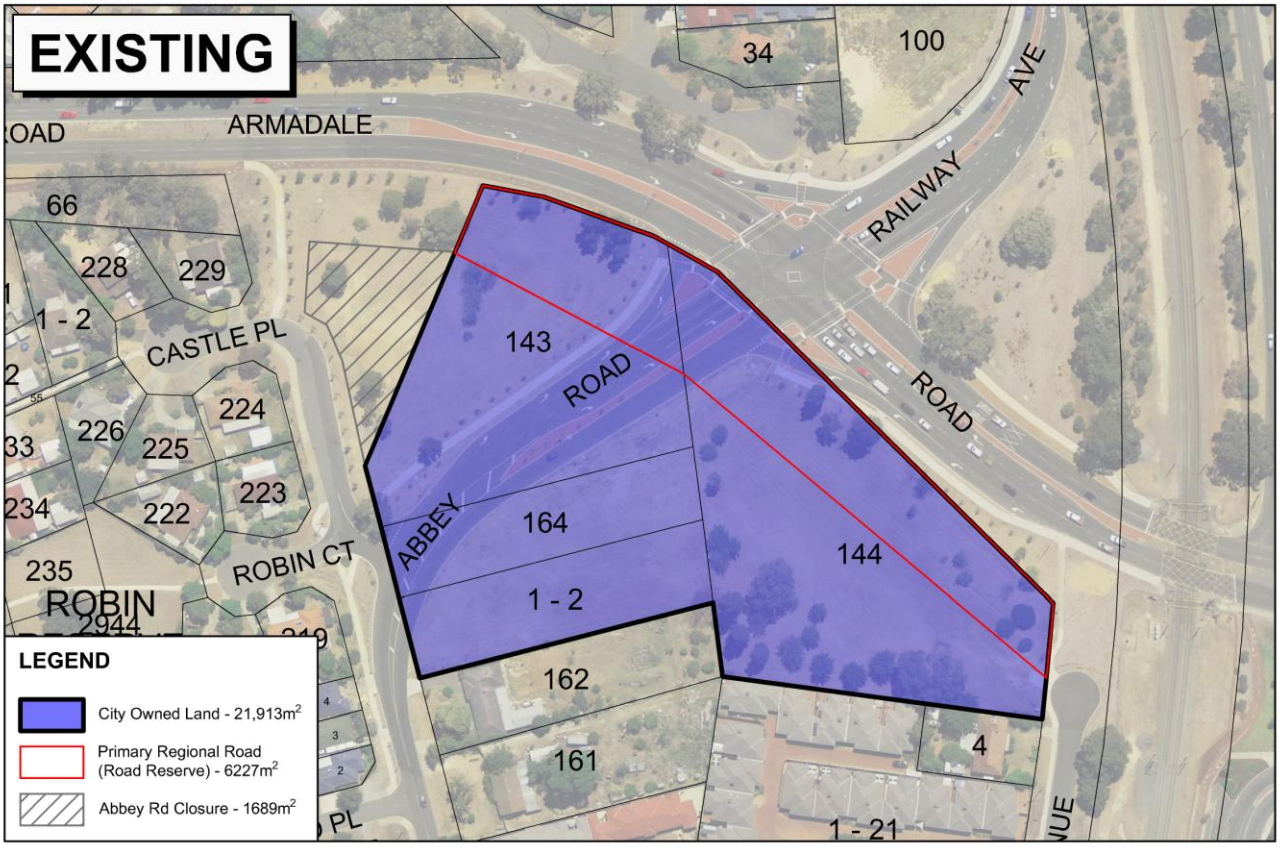
MEETING DECLARED CLOSED AT 7.35 PM

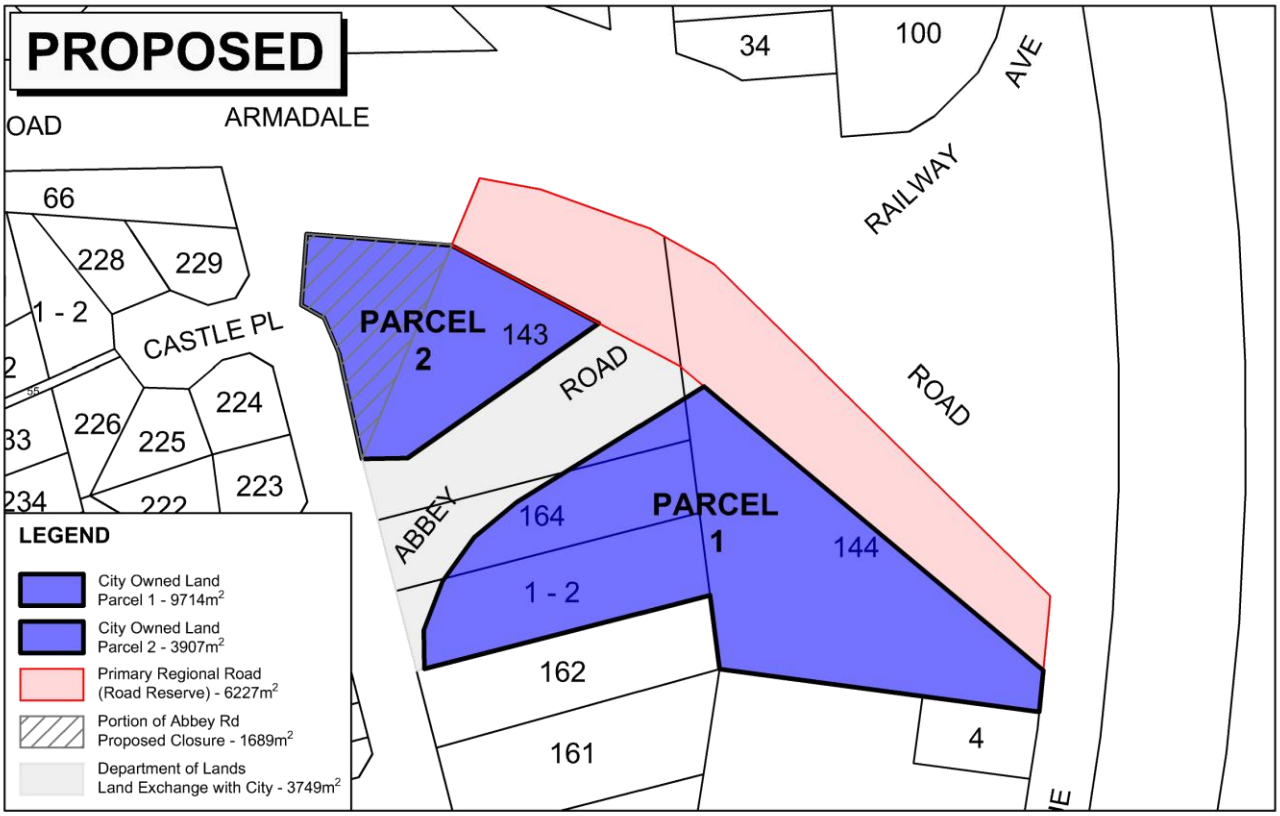
DEVELOPMENT SERVICES COMMITTEE

SUMMARY OF "A" ATTACHMENTS

19 MAY 2015

ATT NO.	SUBJECT	PAGE
2.1	**PROPOSED INITIATION OF AMENDMENT NO.79 TO TOWN PLANNING SCHEME NO.4 - REZONING OF LOT 144 (401) RAILWAY AVENUE AND LOT 164 (37), LOT 143 (39) & LOTS 1-2 (35 & 35A) ABBEY ROAD ARMADALE**	
2.1.1	Context Plan - Abbey Road - TPS Amendment No.79	37
2.1.2	Proposed Closure of Portion of Road Reserve - Abbey Road - Amendment No.79	38
2.1.3	Zoning Map - TPS Amendment No.79	39
3.1	**INTERNATIONAL CITIES, TOWN CENTRES & COMMUNITIES (ICTC) CONFERENCE & 5TH MAINSTREET AUSTRALIA CONFERENCE - 22ND TO 24TH JULY 2015 - WOLLONGONG NSW**	
3.1.1	Brochure - Liveable and Loveable Places Registration Brochure	40
5.2	**MRA'S PROPOSED CITY CENTRE WEST OF RAILWAY STRUCTURE PLAN**	
5.2.1	Location Plan - City Centre West of Railway	59
5.2.2	Aerial Photograph - City Centre West of Railway	60
5.2.3	Existing Structure Plan - City Centre West of Railway	61
5.2.4	Proposed Structure Plan Layout - City Centre West of Railway	62
5.2.5	Concept plan - City Centre West of Railway	63





CONTEXT PLAN

TPS Amendment No. 79
Lot 144 (401) Railway Avenue, Lot 143 (39),
Lot164 (37) and Lot 1-2 (35 & 35A) Abbey Road, Armadale

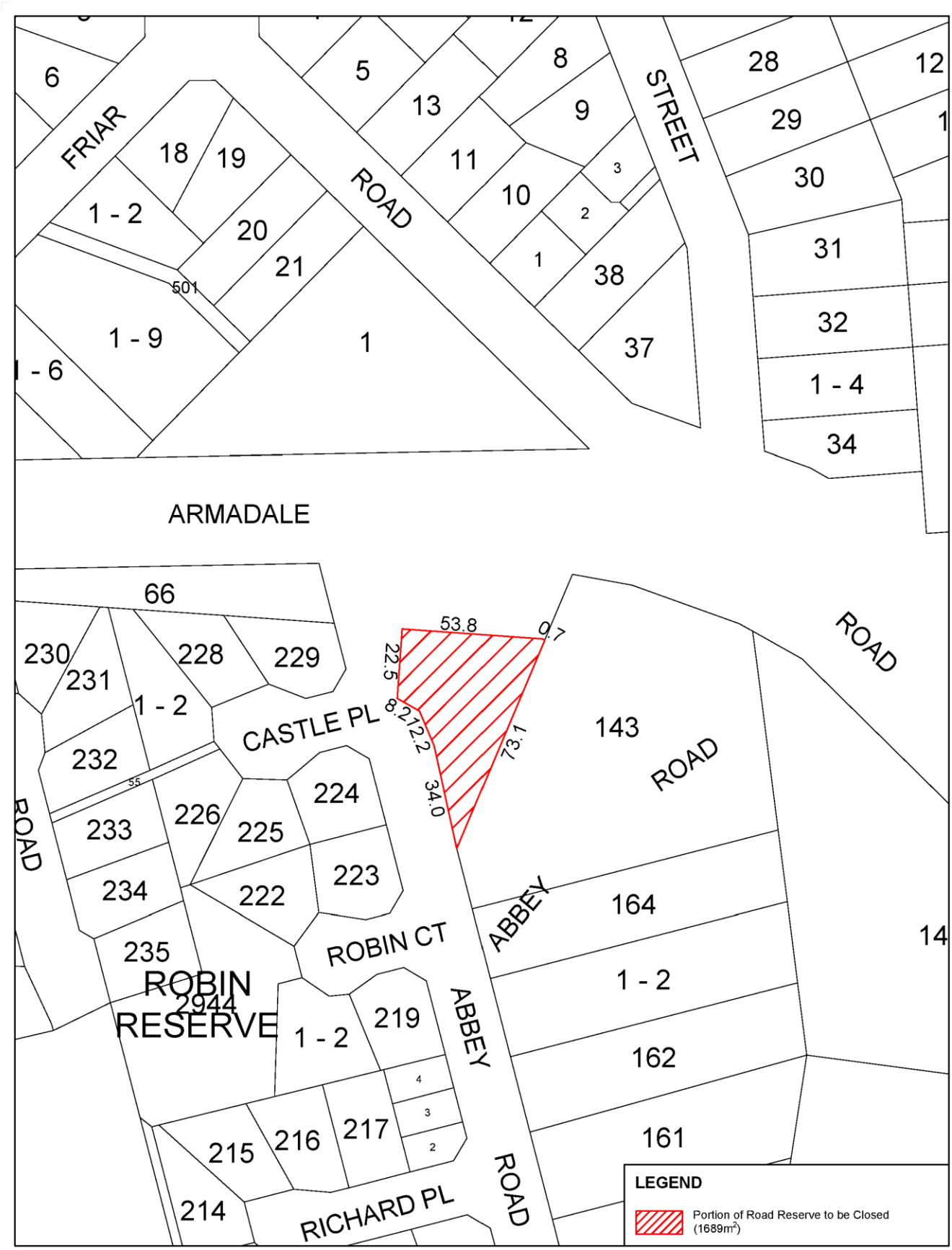
DATE 5 May 2015 - REVISION 1501

20 0 20 40m

SCALE 1 : 2000

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



Proposed Closure of Portion of Road Reserve

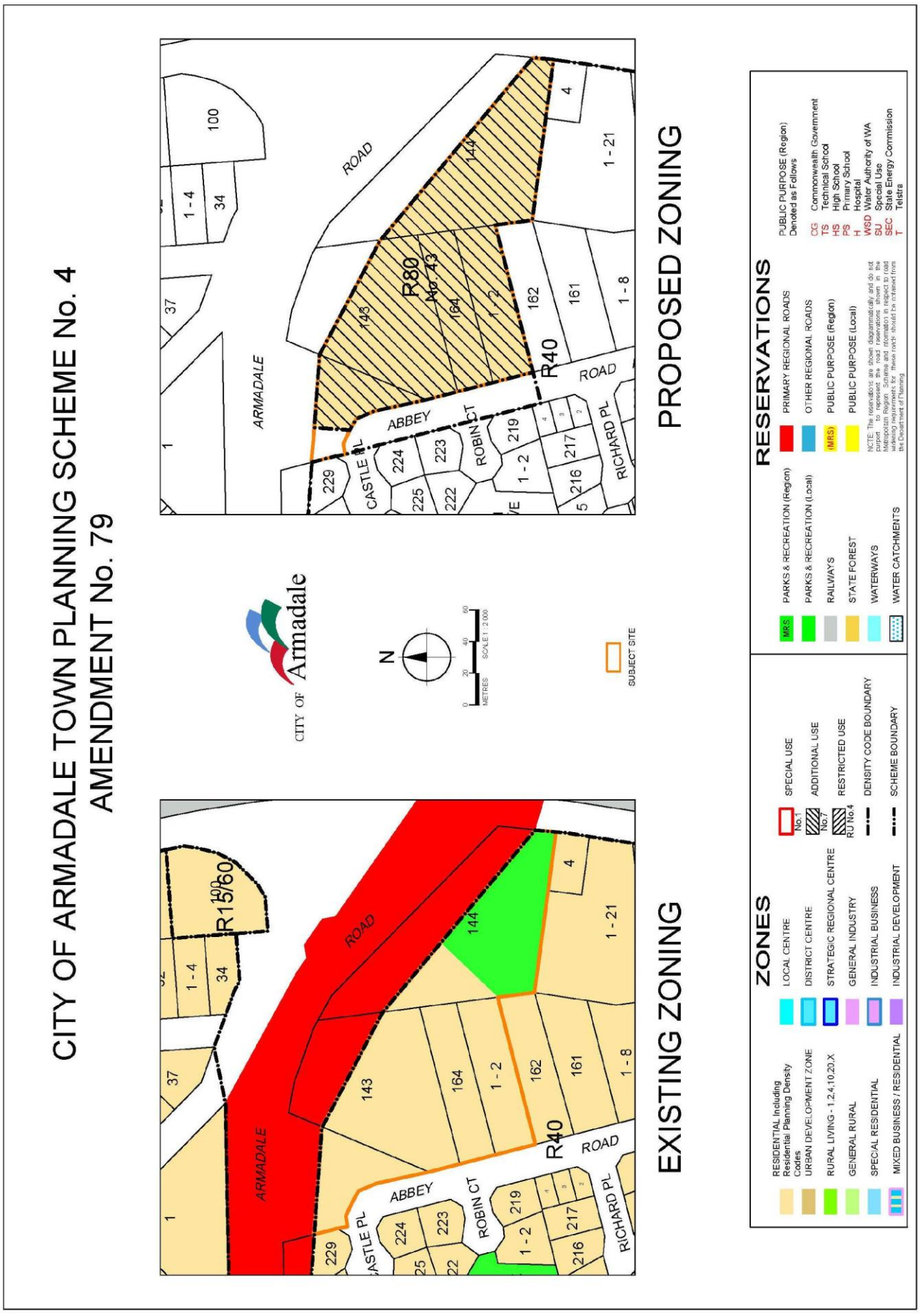
15 0 15 30m

SCALE 1 : 1500

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

CITY OF Armadale

DATE 5 May 2015 - REVISION 1501


CITY OF ARMADALE TOWN PLANNING SCHEME No. 4
AMENDMENT No. 79
EXISTING ZONING
PROPOSED ZONING
CITY OF Armadale
N
METRES
SCALE 1 : 2 000
SUBJECT SITE
ZONES
RESIDENTIAL Including Residential Planning Density Codes
URBAN DEVELOPMENT ZONE
RURAL LIVING - 1,2,4,10,20,X
GENERAL 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
PARKS & RECREATION (Region)
PARKS & RECREATION (Local)
RAILWAYS
STATE FOREST
WATERWAYS
WATER CATCHMENTS
PRIMARY REGIONAL ROADS
OTHER REGIONAL ROADS
PUBLIC PURPOSE (Region)
PUBLIC PURPOSE (Local)
PUBLIC PURPOSE (Region) Denoted as Follows
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
ROAD
ARMADALE
ABBEY
ROBIN CT
CASTLE PL
RICHARD PL
R80
R40
R15/60
No. 43

REGISTRATION BROCHURE

PEOPLE, PLACES & PARTNERSHIPS- CREATING LIVEABLE & LOVEABLE PLACES

21-24 JULY 2015 WOLLONGONG, NSW

15TH INTERNATIONAL CITIES TOWN CENTRES & COMMUNITIES CONFERENCE & 5TH MAINSTREET AUSTRALIA CONFERENCE

Mainstreet Australia

www.ictcmainstreet2015.org

ictc SOCIETY

A MESSAGE FROM ICTC & MAINSTREET

On behalf of the ICTC Society and Mainstreet Australia we welcome you to what we expect to be a very informative and engaging few days.

New technology, changing customer needs, expectations and behaviour means that successful Cities, Town Centres and Main Streets must continue to evolve in order to maintain the vital economic, social, community and environmental roles they play in urban life, as the hearts of our communities.

We have worked hard to bring you a wide variety of information, ideas, best practice and networks to create and foster places that will thrive and be relevant, meaningful and loved by their communities. It's also an occasion to celebrate 20 years of Mainstreet activities.

We have asked all our presenters to provide their information in easy to understand, practical and adaptable formats so you can walk away with a 'kit bag' of real tools and projects that you can start putting in place tomorrow.

We encourage you to ask lots of questions, to network, share and engage as the conversations and meeting of people at conferences like this can be so beneficial.

As always we welcome constructive feedback and recommendations to continually improve.

Enjoy.

Conference Venue: **Novotel North Beach**
2-14 Cliff Road, North Wollongong

Located on the ocean front, the 4 star Novotel Wollongong gives delegates direct access to Wollongong's scenic Blue Mile precinct boasting beachside cafes and restaurants.

Conference Manager:
Renee O'Halloran ICTC Society Inc

Post: PO Box 2313, BROOKSIDE CENTRE QLD 4053.
Tel: (+61) 0413 661 734 (+61) 7 3161 5901 **Email:** renee@ictcsociety.org

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EXHIBITION

The conference will feature a 2 day trade exhibition consisting of suppliers of goods and services to industry. Further information regarding sponsorship and exhibition opportunities can be downloaded from the conference web site or simply contact the conference manager by email or phone.

A MESSAGE FROM THE MAYOR

From the mountains to the sea, we value and protect our natural environment and we will be leaders in building an educated, creative and connected community.

That's our city's vision... Sounds like a great place to live, work and play.

Wollongong is New South Wales 3rd largest populated city and 9th in Australia and affectionately known as "The Gong". We are a region of coastal sandstone escarpments, rocky headlands, and sheltered beaches complimented by a mountainous backdrop.

The region in transformation - with a ground swell around transforming and diversifying our region with the aim of making our region more liveable and attractive to residents, investors and visitors.

Wollongong has experienced a promising 2014, with rapid transformation and growth.

Development in the City Centre alone surpassed $750 million over the course of the year and $2B across the region. The population of Wollongong's City Centre is set to almost double over the next 3 years. Recent 2014 visitor survey results show our domestic visitor economy is up 17% to $716M. Small businesses are popping up around the city with more than 20 small bars, cafes and galleries opening in a matter of months.

Our journey continues. I was recently involved in a Future Cities Program which focused on city centre revitalisation and assisting councils gain the knowledge, partnerships and resources to build the best sustainable and liveable communities possible. The program provided access to a wide range of experts in urban design, architecture, sustainability and economics and the study tour enabled us to see first-hand how cities in the US have revitalised districts and neighbourhoods.

Join us and experience our journey. We welcome you to our region and would be proud to show you around our region and all that it has to offer.

Lord Mayor Gordon Bradbery OAM,
Wollongong City Council

Proudly hosted by:

wollongong
city of innovation

INVITED SPEAKERS

MOLLY ALEXANDER

Associate Director, Downtown Austin Alliance, Texas, USA

Downtown Austin: Youth, music, innovation and tacos

Molly Alexander has had a successful career spanning 25 years in downtown revitalization, economic development, and enterprises in both the public and private sectors.
As the Downtown Austin Alliance's (DAA) associate director, Molly Alexander leads the organization's strategic planning and implementation, downtown retail development, operational management, and special projects such as the Congress Avenue initiatives.
She orchestrates a full range of programs that help vitalize the Austin business sector and create a sense of place.

In addition to Molly's role at the DAA, she and her partner Gary Luedecke own two successful and award-winning retail stores in historic downtown Elgin, Texas. Recently named Texas' downtown business of the year (2014), The Owl Wine Bar & Home Goods Store is a unique concept that offers quality home furnishings and accessories, a wine bar, live music and an atmosphere that has inspired revitalization in this small Texas town of 8,500. Molly and Gary opened G&M DRYGOODS, is a tastefully curated gift store focusing on made-in-America gifts and accessories, just down the street from The Owl in 2014.

Molly received her bachelor's degree in urban studies and history from Trinity University. Along with founding her own start-up company, her past positions have included Director of the Georgetown Chamber of Commerce, Director of the Georgetown Convention & Visitors Bureau, and Economic and Community Development Director for the City of Elgin. Molly and her partner Gary love to travel to out of the way places with their binoculars, backpack and books. Discovery, adventure, Gary and downtowns are her love.

MALCOLM ALLAN

Managing Director, Place Matters, UK

Using Place Brand Strategy to Create Liveable and Loveable Cities

Malcolm Allan was a qualified town planner and development economist before pursuing a career in urban planning and development in local government in the UK and the private sector globally.

Over the course of 40 years of practice he developed an interest in place-making and destination development which led to a deep and passionate interest in the contribution of place brand strategy to those fields and has pioneered the role of place brand strategy in the real estate development, in the renewal of city and town centres and in developing the offer of the tourism and culture sectors.

In 2003, with Simon Anholt and others, he set up the world's first dedicated place branding agency - Placebrands.

He subsequently worked on place and destination brand strategies as a director of Locum Destination Consulting, one of Europe's specialist destination development companies, and then Colliers International in London prior to establishing his current company Placematters in 2012.

For these companies he has worked on a wide range of brand strategy projects including country branding (Botswana), city branding in Amsterdam, Cork in Ireland, Mississauga in Canada, Kuala Lumpur city centre in Malaysia, Southampton and London (London Bridge) and Grimsby town centre in the UK, and tourism and health destination branding projects in China, Ireland, Kazakhstan, Malaysia, the Netherlands, Portugal, Russia, Singapore, Slovakia, Taiwan, Ukraine.

He is currently developing mid-career place brand strategy courses on "Competitive Advantage" for cities for the Universities of York in Toronto and Surrey in the UK and blogs regularly for The Place Brand Observer and his own blog at Placematters.

He recently has been appointed as a judge for the new City Nation Place Annual Place Branding Awards (London November 2015).

PROFESSOR EDWARD BLAKELY

Founder & Chair, Future Cities Collaborative
Bringing back Wollongong

Edward Blakely is the Founder and Chair of the Future Cities Collaborative.
He is one of the world's leading scholars and practitioners of urban policy.

He advised the City of New Orleans' Organization for Economic Cooperation and Development after Hurricane Katrina and has advised many other state and federal governments in the United States, Australia, Korea, Japan, Sweden, Indonesia, New Zealand and Vietnam.

He has been Dean of School of Urban Planning and Development at the University of Southern California and Robert J. Milano Graduate School of Management and Urban Policy, New School University in New York City. He currently serves as an Honorary Professor in Urban Policy at The United States Studies Centre and The University of Sydney.

His work at the Future Cities Collaborative allows Professor Blakely to combine his passion for sustainable urban design with his expertise in teaching and fostering capacity building in all levels of government.

ANTHONY MCNULTY

Head of Development – Retail & Major Projects, The GPT Group
Connecting with people

Anthony is responsible for the conversion and delivery of GPT's development pipeline for Retail and Major Projects. Anthony has 30 years of experience in the property industry in Australia and overseas. His project experience includes the major redevelopments of Penrith Plaza, Erina Fair, Melbourne Central, Bluewater in the UK; the award winning Rouse Hill Town Centre and One One One Eagle Street projects. More recently completed developments include Highpoint Shopping Centre, Liberty Place and West Keira Wollongong.

Anthony holds a Bachelor of Science in Quantity Surveying from the University of Ulster in Northern Ireland.

STEPHEN MOORE

Partner, RobertsDay
The Loveable City: How great places lead to great lives.

Named as one of Sydney's most influential designers and planners, Stephen Moore is Partner and Principal Designer at RobertsDay on large scale city design, urban renewal and infill projects. Projects with Stephen's involvement have received a variety of awards, including the Australia Award for Urban Design Excellence.

Stephen is the author of a number of publications, including 'Shaping Sydney's Squares' and 'Liveable Centres' and has been identified as one of Sydney's most influential designers and planners. Alongside his practice, Stephen teaches at the University of New South Wales.

In 2013, Sydney City Council invited Stephen to join its Cultural Sector Forum as a key creative stakeholder in the future of the City. In 2014, Urban Growth NSW chose Stephen to lead the place-making strategy for the North-West Rail project to transform Sydney.

SUZEE BRAIN

Director, Brain&Poulter
Food to Activate The Main Street - 5 Critical Success Factors for Making Food A Strong Anchor

Suzee is a Director of Australasia's leading food consulting company to the Property Industry. Founded and staffed by award winning "foodies" from the Food Catering and Food Retail sectors, Brain&Poulter works with government and industry to develop food precincts of the future.

The companies highly strategic analytical skills coupled with passionate creativity have consistently delivered "food forward" concepts at Shopping Centres, Airports, Universities, Hospitals, Commercial Buildings, Theme Parks and Entertainment venues including ; Australia's 1st café court – Westfield Bondi, Wet'n'Wild Sydney and Sydney Airport T1, T2 & T3, Cockle Bay Wharf, Mumbai International Airport, Sydney Opera House, Robina Town Centre and Pacific Fair 2015.

Channel Nine Small Business Show ran an eight week story on the company's work in shaping Australia's food retail scene. The program has since been released as a training DVD. Suzee is also joining the PCA judging panel this year for the National Shopping Centre Marketing Awards.

PAUL DONEGAN

Author, City Limits and Cities Program Lead, The Grattan Institute

Liveable and Loveable Cities - The debate on how to create

Paul Donegan is the co-author of Grattan's first book, City Limits: why Australia's cities are broken and how we can fix them.

Paul leads the Cities program at the Grattan Institute. He has helped governments tackle some of Australia's biggest social and economic challenges – as a Commonwealth and state public servant, ministerial adviser, and at the Grattan Institute.
Paul will be leading the panel discussion on How to create liveable and loveable cites.

DEITER LIM

Managing Director, Tract Consultants.

Rethinking the strip – building resilience in main street strips

Deiter has a great deal of experience in large scale masterplanning, urban, landscape and infrastructure projects. He has overseen the integrated environmental, landscape and urban design aspects for projects across a diverse field of typologies including green and brownfield residential development, activity centres, public facilities, campuses, transport and infrastructure corridors.

Even as Managing Director of the firm, Deiter is directly involved in all major facets of project developments from the day to day running of the job including site analysis, conceptual design, design development, documentation through to contract administration.

SPECIAL INTEREST GROUPS (SIGS)

Tuesday 21 July, 2015: 3.00 – 5.00pm

These informal sessions provide the opportunity for individuals to come together as a group to discuss a common topic or issue of interest. You can choose to actively participate or just listen to what's being discussed – you won't leave without getting a bag full of ideas from others or having had the opportunity to bounce your ideas around the room too.

Want to suggest an item, question or topic for one of the SIGs? Simply email ideas to **renee@ictcsociety.org**
It will be at the discretion of the SIG moderator as to which items will be discussed.
Inclusive for full conference delegates and can be booked via your online registration.

ACTIVATION – WHAT WORKS AND WHERE SIG

Explore the design and implementation of initiatives that work with creatives to help energise places. Reimagining places for people to stay and play - drums, chalk, boxes, gardens, food trucks and ping pong. What will pop up next? Let's also explore how we can foster citizen led initiatives.

Moderated by Kylie Legge, Director, Place Partners

SMART CITIES – DO WE NEED THEM IN AUSTRALIA? SIG

Have you developed a digital strategy for your place? Are your systems and infrastructure working smarter for your city? What's within our reach and how do we start?

The statistics on present and future urbanisation in a global context are frightening. The resultant impacts on environmental, economic, social and cultural life will be significant with unimaginable implications.

The smart, human-focussed problem-solving that is going on overseas is diverse and people-focused. It is so diverse, it even begs the question of just what is a smart city? Will the strategies appropriate for the densely populated cities of Europe, Asia, the Middle East and the Americas suit the Australian context? What might our responses look like?

We need our creative and technically-skilled people to start working together to sort it out.

Moderated by Evelyn King, Creative Industries Coordinator, Newcastle NOW, Senior Research Officer, University of Newcastle

BUSINESS IMPROVEMENT DISTRICTS SIG

Business Improvement District (bid) centre management and development programs are now common through the USA, UK and Europe. Governments in these places strongly facilitate the programs and businesses and property owners have actively embraced, funded and supported them. Is there opportunity, benefit or desire to establish similar programs in Australia?

Come and share your ideas and experiences at this session and help forge a way forward.

Moderated by Mainstreet Australia

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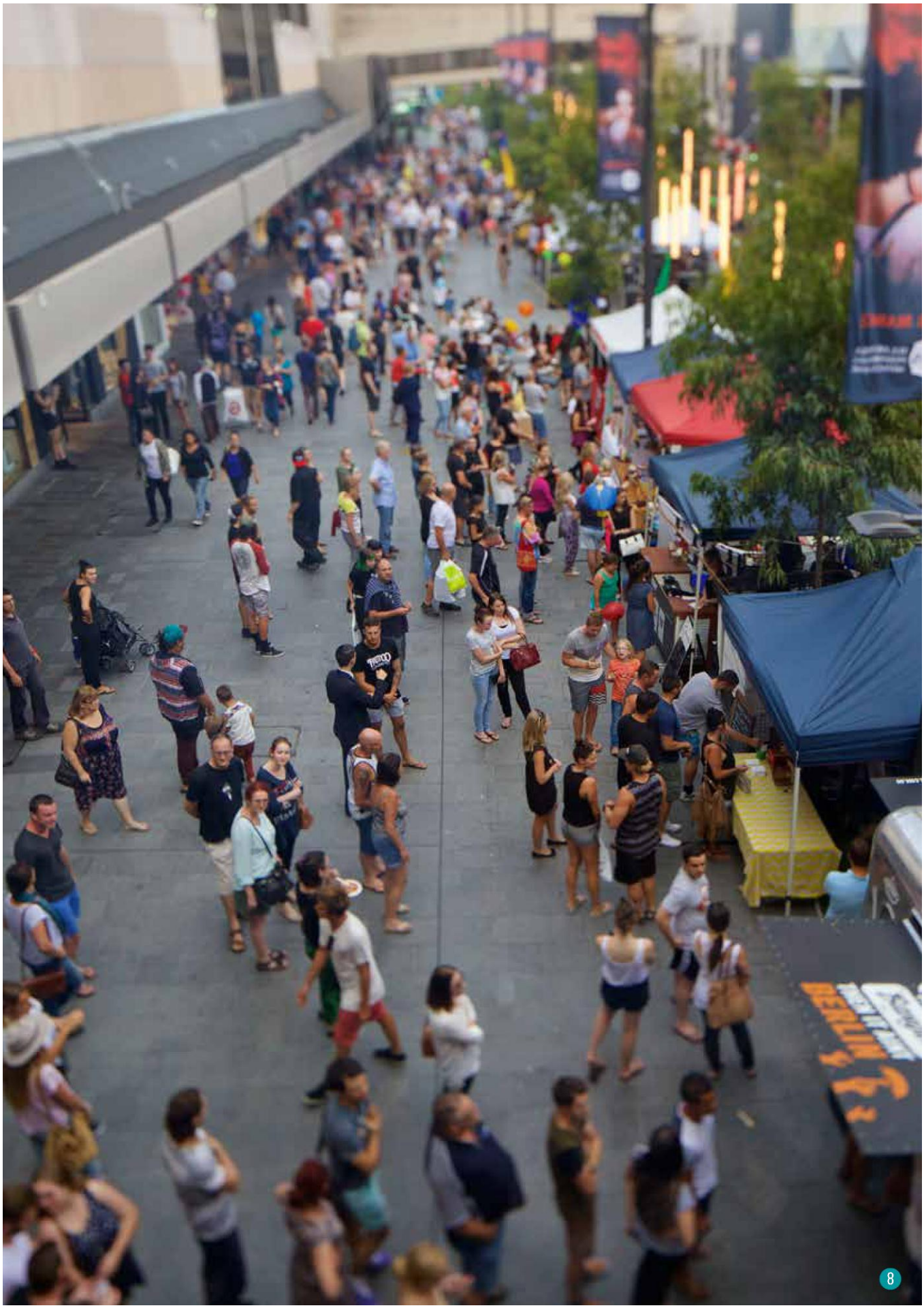
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TUESDAY 21 JULY 2015				
14:30-16:00	Arrival coffee & registration			
	Session 1 Special interest group sessions and workshops			
15:00-17:00	**Activation** - what works and where? Explore initiatives that work with creatives to help energise places. Reimagining places for people to stay and play - drums, chalk, boxes, gardens, food trucks and ping pong. What will pop up next?	**Smart Cities** - Have you developed a digital strategy for your place? Are your systems and infrastructure working smarter for your city? Should Australian and New Zealand cities embrace the smart city technologies being used in Europe, US and Asia? What's within our reach and how do we start?	**Business Improvement Districts** Is there potential for them in Australia? They're common in US and Europe - Is there opportunity or desire to have similar programs here?	**Place Branding Workshop** Malcom Allan, Managing Director, Place Matters, UK

WEDNESDAY 22 JULY 2015				
Plenary	**Session 2 Keynote Grand ballroom**			
08:30-08:45	Official conference opening & welcome			
08:45-09:40	**Molly Alexander, Associate Director, Downtown Austin Alliance, Texas, U.S.** Presentation: Downtown Austin. Youth, music, innovation and tacos.			
09:40-10:30	**Professor Edward Blakely, Founder and Chair, Future Cities Collaborative** Presentation: Bringing Wollongong Back			
10:30-11:00	**Morning tea**			
Concurrent sessions	**SESSION 3A PLACE MAKING** **Room:** Throsby	**SESSION 3B ACTIVATION** **Room:** McCabe	**SESSION 3C TRANSPORT/ACCESSIBILITY** **Room:** Hoskins	**SESSION 3D CITY/URBAN REVITALISATION** **Room:** Belmore
11:00-11:30	**Vital Signs - how to get the local edge** Jo Kelly, Director, People, Place and Partnership	**Backlanes, Bars & Bespoke Businesses - Nurturing the success of a city's Finegrain** Robyn Simon, Business Precincts Manager, City of Sydney	**Parking: its influence on People, Places and Prosperity** Steven Burgess, Principal Consultant, MRCagney	**Revitalising Geelong: Making grand ideas reality** Hilary Rutledge, Manager Central Geelong Action Plan & Tim Hellsten, Manager Planning Strategy & Urban Growth, City of Greater Geelong
11:30-12:00	**Is place measurable? The value proposition for place making.** Kylie Legge, Director, Place Partners	**Setting the structure for successful place activation** Alisha Baker, Senior Placemaker & Ai Ogawa, Senior Placemaker, Village Well	**New travel behaviours don't just happen: residential and workplace travel planning** Alice Woodruff, Senior Sustainable Transport Planner, Urban Trans ANZ	**Filling the "Hole in the Donut" – Creating a Heart and Soul for Ku-ring-gai's Town Centres** Andrew Watson, Director Strategy And Environment, Ku-Ring-Gai Council
12:00:12:30	**The nuts & bolts of creating high performing and well loved places** Gilbert Rochecouste, Placemaker, Village Well	**Active Spaces in Darebin** Sarah Poole, Business Development Unit, City of Darebin	**Creating Streets for People: Evidence + Partners = Boldness** Nigel Smith, Precinct Designer & Karen Mildren, Acting Coordinator Community Safety, Yarra Ranges Council	**Collaborative Revitalisation - The Story of Wollongong City Centre** Renee Campbell, Manager Environmental Strategy and Planning, Wollongong City Council
12:30-13:00	**Get your Arts into Gear: How to Maximise Place Value using Arts and Technology** Jason McFarlane, Principal Consultant, Pracsys Economics	**Port Macquarie Council: a journey in Place Making** Lucilla Marshall, Group Manager Community Place & Julie Priest, Place Facilitator, Port Macquarie Hastings Council	**Understanding the changing nature of Passive Recreation** Conrad Grayson, Landscape Architect /Director, sym. studio	**Recreating the heart of Melbourne's East** Councillor Nora Lamont, City of Maroondah
13:00-14:00	**Lunch**			
Concurrent sessions	**SESSION 4A ENGAGEMENT AND PARTNERSHIPS** **Room:** Throsby	**SESSION 4B MARKETING AND MANAGING MAIN STREETS** **Room:** McCabe	**SESSION 4C BUSINESS IMPROVEMENT / FUNDING PARTNERSHIPS** **Room:** Hoskins	**SESSION 4D TOWN REVITALISATION** **Room:** Belmore
14:00-14:25	**Translating Beautiful Dreams into Messy Reality: Marrying Creativity, Conversation, Strategy and Action to Make Liveable, Loveable Places** Sunny Haynes, Partner, Hello City	**Delivering and measuring digital success** Jodie Reyntjes, Executive Officer, Greater City of Geelong	**Projects and services in partnership in Canberra's CBD– how the City Centre Marketing and Improvements Grant benefits the CBD of the nation's capital** Jane Easthope, CEO, Canberra CBD Limited	**Burt Street Heritage Precinct Project** Don Burnett, CEO, City of Kalgoorlie-Boulder
14:25-14:50	**Place and the disengaged majority** Vivviene Holloway, Manager, Economic Development and Tourism, City of Victor Harbour & Greg Mackie OAM	**Sunshine Short Film Festival – creating successful events with no money or grant** Bruce White, President, Sunshine Business Association	**Absolutely Positively Suburban - A journey in WELLINGTON NZ** Roger Tweedy, Principal, Enterprising People	**Small towns revitalisation: Golden Plains, Golden Streets** Perry Mills, Principal, Perry Mills & Associates Landscape Architects & Paul Ryan, Community Projects Officer, Golden Plains Shire

14:50-15:15	**Community Planning: How two diverse suburbs created their communities.** Kym Murphy, Executive Officer Community Planning and Engagement & Samantha Press, CDO Urban Region, Yarra Ranges Council	**Collective approaches to marketing and management of main streets-Getting it right!** Nicole Maslin, Executive Offiver, Mainstreet Australia & Economic Development Officer, Banyule City Council	**Transition to successful partnerships with Business Improvement Associations in the City of Newcastle** Gregory Fenwick, Economic Development Coordinator, The City of Newcastle	**Urban Revitalisation & Place Making in a Regional Town - Anzac Albany** Tom Wenbourne, Jan Van Der Mescht & Anthony McEwan, Planning Services & Major Projects, City of Albany
15:15-15:45	**Afternoon tea**			
Guest speakers	**Session 5A Room:** Throsby		**Session 5B Room:** Belmore	
15:45-16:25	**Stephen Moore, Partner, RobertsDay** The Loveable City: How great places lead to great lives		**Suzee Brain, Director, Brain & Poulter** Food to Activate The Main Street – 5 Critical Success Factors for Making Food A Strong Anchor	
Panel debate	**Session 6 Room:** Grand ballroom			
16:25-17:15	**Creating liveable and loveable places - The debate on how to create** Panelists: Paul Donegan, Cities Program, The Grattan Institute, Professor Edward Blakely Future Cities Collaborative, Steven Burgess, MRCagney, Sunny Haynes, Hello City and other invited panelists			
17:30-19:00	**Networking function - Lagoon Seafood Restaurant**			
THURSDAY 23 JULY 2015				
Plenary	**Session 7 Keynote Room:** Grand Ballroom			
8:45 - 08:50	Announcements			
08:50 - 9:40	**Malcom Allan, Managing Director, Place Matters, England UK** Presentation: Using Place Brand Strategy to Create Livable and Lovable Cities			
09:40-10:30	**Anthony McNulty, Head of Development - Retail & Major Projects, The GPT Group** Presentation: Connecting with People			
10:30-11:00	**Morning Tea**			
Concurrent sessions	**SESSION 8A CREATIVE AND CULTURAL CITIES** **Room:** Throsby	**SESSION 8B MAIN STREET REVITALISATION** **Room:** McCabe	**SESSION 8C PLACE: COLLABORATION AND MANAGEMENT** **Room:** Hoskins	**SESSION 8D CENTRE PERFORMANCE /STRATEGIES** **Room:** Belmore
11:00-11:30	**planARTplace: planning the integration of public art** Richard Brecknock, Director, Brecknock Consulting	**The Curated Street** Mary Papaioannou, Principal, Landscape Architect, HASSELL	**Mind the Gap-The Art of Transitional Placemaking** Felicity Morey, Senior Urban Regeneration Advisor, Christchurch City Council	**RE-CREATING the NEIGHBOURHOOD centre** Diana Griffiths, Director Urban Design, Studio GL
11:30-12:00	**Dunedin's Warehouse Precinct: Revitalisation in a Low Growth Environment** Glen Hazelton, Policy Planner & Dr Anna Johnson, City Development Manager, Dunedin City Council	**The Main Street Cycle: A Co-ordinated Urban Design, Retail Architecture and Economic Solution** Geoff Parnell, Director Strategic Services & Michelle Cramer, Director Urban Development, Hames Sharley	**Collaborative Governance – How Everyone Becomes a Place Manager** Aidan Mullen, Place Manager, Activity Centres, Kingston City Council	**Revitalising the 21st Century Urban Centre | Unplanning the Planned** Michael Cowdy, Head of Urban Design, McGregor Coxall
12:00-12:30	**A Beautiful Collision in a Community Garden** Karen Summerhays, Environmental Programme Advisor, Auckland Council	**The Urban Centres Program in Marrickville Or How an Urban Village Recovered its Mojo (but don't call it Place Making!)** John Whelan, Economic Development Unit, Marrickville Council	**Let's Do It Together...but how?** Naomi Barun, Senior Urban Designer & Munir Vahanvati, Urban Design Unit Manager, Moreland City Council	**A spotlight on centre performance – looking beyond streetscape beautification and pretty facades** Elle Clouston, Senior Town Planner, Place Design Group
12:30-13:00	**Canada Bay Place Culture: How cultural development has been used to promote participation, prosperity and a sense of place** Stephanie Kelly, Manager Place Management, City Of Canada Bay Council	**Urban Renewal: The transformation of the historic town centre of Maroochydore** Bronwyn Buksh, Executive Manager, Maroochydore Revitalisation Association	**Taupo's Tale of Transformation** Gareth Green, Group Manager, Policy & Operations, Taupo District Council & Chris Johnston, Chairman, Towncentre Taupo Inc	**Retail as a Catalyst for Successful Placemaking in Town Centres** Jeff Greig, Director of Projects and Business Development, Thomas Consultants, Canada
13:00-14:00	**Lunch**			

Concurrent sessions	SESSION 9A REVITALISATION AND ACTIVATION **Room:** Throsby	SESSION 9B MARKETING AND BRANDING **Room:** McCabe	SESSION 9C DEVELOPMENT AND DESIGN **Room:** Hoskins	SESSION 9D ECONOMIC DEVELOPMENT & INVESTMENT **Room:** Belmore
14:00-14:25	**Rethinking the strip - building resilience in main street strips** Deiter Lim, Managing Director, Tract Consultants	**The power of place branding - how it can catalyse renewal and unleash confidence** Tamara Coles, Visual Communications Manager & Gilbert Rochecouste, Placemaker, Village Well	**Going beyond trends in place creation** Jody Summers, National Design Manager Place Making, Stockland	**How 'Economics' adds value to our Main Streets and Communities through Streetscape Improvements** John Henshall, Director, Essential Economics
14:25-14:50	**Rethinking the strip presentation continued** Deiter Lim, Managing Director, Tract Consultants	**Sunshine Pho Fever – turning a town centre's weaknesses into strengths** Simon McCuskey, Place Manager Sunshine Town Centre, Brimbank City Council	**The Place Evolution Process: A new way of creating vibrant communities** Bart Curnow, Urban Designer, ClarkeHopkinsClarke	**Advantage Wollongong - a best practise approach to regional economic development** Mark Grimson, Economic Development Manager, Wollongong City Council & Nigel McKinnon, Regional Director, NSW Trade & Investment
14:50-15:15	**Activation: how can things pop-up or pop-in to a local centre day or night?** Jo Kelly, Director, People, Place & Partnership	**What about me? In the overbearing shadow of Sydney, what has Newcastle NOW's strategy been to leverage the benefits of the creative/digital economy, broadband and free Wi-Fi to build local business outcomes?** Evelyn King, Creative Industries Coordinator, Newcastle NOW	**Parramatta – Building Australia's next great city** Bruce Mills, Manager Places Services, Parramatta City Council	**Regional Planning and Development: RDA Illawarra** David Muscio, Project Officer Natalie Burroughs, CEO, Regional Development Australia Illawarra
15:15-15:40	**From car park to people park: Penrith Trial Park - De-risking infrastructure delivery** Elise O'Ryan, Place Maker & Kylie Legge, Director, Place Partners	**PLACE MATTERS: BRANDING** Katherine O'Regan, Councillor, Woollahra Municipal Council	**Innovations in Public works – An International Perspective on Place Making** Alison Leighton, Director - Infrastructure, Mornington Peninsula Shire	**Partnering: A way forward for Business Development** Ben Harnwell, Manningham City Council
15:40-16:10	**Afternoon Tea**			
Concurrent sessions	**SESSION 10A PLACE PLANNING** **Room:** Throsby	**SESSION 10B SAFER, CLEANER, GREENER CITIES** **Room:** McCabe	**SESSION 10C SUSTAINABLE PLACES** **Room:** Hoskins	**SESSION 10D FUNDING REVITALISATION/ EVENING ECONOMY** **Room:** Belmore
16:10-16:30	**Revitalising St Leonards. Lane Cove Council's Public Domain and Transport Oriented Development Opportunities** Wayne Rylands, Executive Manager, Open Space & Urban Services & Simon Fenton, Urban Design Planner, Lane Cove Municipal Council	**Creating New Parks in the Middle Ring Suburbs – Expensive but Not Impossible Ku-ring-gai's Award Winning Open Space Acquisition Strategy** Andrew Watson, Director Strategy And Environment, Ku-Ring-Gai Council	**If you want to create beautiful and sustainable public buildings then sack the architect** John Warburton, Deputy General Manager Community, Warringah Council	**Creative Destruction: Innovations in community resiliency in Detroit** Alex Frankcombe, Planner & Urban Designer, Hames Sharley
16:30-16:50	**Mona Vale Place Planning** Paul William-Smith, Economic Development Coordinator, Pittwater Council	**Does a conversation with the community help change littering behaviours** Daniela Santucci, Manager, Resource Recovery, Bankstown City Council	**"BLaKC IS THE NEW GREEN": THE BANKSTOWN LIBRARY AND KNOWLEDGE CENTRE - Creating a Sustainable Building and a Great Place** James Carey, Manager, Sustainable Development, Bankstown City Council	**Revitalising Fremantle** Tom Griffiths, Manager Economic Development & Marketing, City of Fremantle
16:50-17:10	**Spaces between buildings: street retail precincts as outdoor restorative and transition spaces** Mary Myla Andamon, Lecturer, School of Property, Construction and Project Management, RMIT University	**Roads, rats, rubbish and removing graffiti: Local Governments role in managing graffiti** Rick Wiezel, Coordinator Graffiti Removal, Blacktown City Council	**Sustainable Rhodes: Community partnerships for a better future** Helen Laverty, Place Manager Rhodes & Belinda Koytz, Sustainability Projects Co-ordinator, City of Canada Bay	**Changing Rhythms: Wollongong City Centre's Evening Economy & Cultural Plan presentation followed by walking tour** Angela Perkovic & Sue Savage, Wollongong City Council
17:10	**Close of Educational Sessions**			
17.20-18:40	**Evening economy walking tour:** Visit lane way bars and boutique cafes, talk from business owners about why they are choosing Wollongong, Wollongong Central, new mall lighting. See the evening markets in action. For registered delegates only. Departs from Novotel finishes in CBD.			
	FRIDAY 24 JULY 2015			
9:00 - onwards	Wollongong Field Trip - Proudly sponsored by Wollongong City Council Departs Novotel Wollongong at **9am** Field trip returns to Novotel Wollongong at **3.15pm**		Parramatta Field Trip - Proudly sponsored by Parramatta City Council Departs Novotel Wollongong at **9am** Kingsgrove train station drop off for delegates (15 min taxi or train ride to Sydney Airport) at **3.15pm** Field trip returns to Novotel Wollongong at **5.00pm**	

TOURS & FIELD TRIPS

INCLUSIVE FOR FULL DELEGATES ONLY

EVENING ECONOMY TOUR

Thursday 23 July, 2015 5.20pm - 6.40pm

Take a guided walk around some of Wollongong's funkiest backlane bars, boutique cafes and bespoke businesses. Hear from business owners about why they're choosing Wollongong and where to next for them. Stroll past the new lighting at Wollongong Central and mall redevelopment before finishing at one of the latest hip places to pop up - taking advantage of the buzzing evening economy. You might even see the musical stylings and theatrics of some of Wollongong's local performers as you make your way through the Wollongong City Centre as part of the Live Sites in the City program. Be sure to hear Wollongong's evening economy presentation in Session 10D just prior to this tour. Numbers are strictly limited for this one - first in (first registered) best dressed.

FIELD TRIP 1 WOLLONGONG - A REVITALISING CITY

Proudly sponsored by Wollongong City Council

Friday 24 July, 2015. Departing Novotel Wollongong 9.00am – return approximately 3.15pm

Blue Mile and Foreshore Precinct. Start this journey along the jewel of the city, the foreshore. Walk the Blue Mile, and experience the result of the 2007 Master Plan, a vision to create a high quality destination for visitors and residents to enjoy. On this field trip we will have a detailed look at the refurbishment of the North Beach precinct.

University of Wollongong. Recognised nationally and internationally not just for academic excellence, the University of Wollongong is well recognised for the quality of its landscape, environment and culture. Through purposely planned spaces the University has been able to create a true community feel for students.

City Centre Revitalisation. Since 2010, Wollongong city centre has seen over $1 billion worth of development, with the centrepiece being the $20 million refurbishment of Crown Street Mall, and a new $200 million dollar shopping precinct by GPT. Complementing this period of high investment and revitalisation is an evolving cosmopolitan culture with art, music and coffee leading the re-creation of the city.

Take a tour of the city with the people facilitating change, experience the laneways, see the internationally renowned Wonderwalls, indulge in the thriving café culture, and visit the lively Friday fresh produce markets while you hear the story behind change in the city. Hear about the façade renewal project transforming streets, and hear the design philosophy behind Wollongong Central and Crown Street Mall.

TOURS & FIELD TRIPS

INCLUSIVE FOR FULL DELEGATES ONLY

FIELD TRIP 2 - PARRAMATTA

Proudly sponsored by Parramatta City Council

PARRAMATTA
WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY

Friday 24 July, 2015. Departing Novotel Wollongong 9.00am – return approximately 5.00pm

The Field trip will centre on Parramatta City Centre. Staff will begin by introducing delegates to the Farmers Market "Centenary Square". Following this a short presentation regarding the Markets and Activate Parramatta will be held in historic Parramatta Town Hall.

Delegates will then be taken on a walking tour of Parramatta CBD where they rub shoulder to shoulder with the cultural diversity and new vibe of this ever changing Parramatta. You will traverse laneways full of food surprises and conversations, stumble across colonial history, absorb the evolving River waterfront and finally arrive in Parramatta Square for an update on this once in a life time project. Hear the background on the project, key features and insights into success of such a nationally significant project.
Afternoon tea will be served as part of this presentation and if time allows there will be a short deviation to the nearby Harris Park Precinct which has now become a hotbed of Restaurants from India and the sub continent.

Airport drop-offs: Delegates flying out Friday afternoon may wish to take their luggage on board. A drop-off point approximately 15 minutes from the airport (around Kingsgrove train station) at approximately 3.15pm will be coordinated as part of this trip. Coaches return back to Wollongong via the coastal roads to see some of Wollongong's quaint coastal villages.

SOCIAL ACTIVITIES & TOURING OPTIONS

NETWORKING FUNCTION

Lagoon Seafood Restaurant

WEDNESDAY 22 JULY, 2015 5.30PM – 7.00PM

Inclusive for full delegates and includes canapes and beverages

Unwind and mingle with colleagues as you enjoy spectacular water and beach views from every angle of Wollongong's premier fine dining seafood restaurant. It's the perfect beachside setting to have a drink and experience quality local produce. Lagoon is approximately 3 minutes from the Novotel - it's a short walk north along the beachfront and park.

Additional Ticket $55.00 per person

SOCIAL ACTIVITIES & TOURING OPTIONS

To discover more information about pre and post touring or any of the tours below visit www.visitwollongong.com.au or phone Visit Wollongong on 02 4267 5910.

Friday Trader Markets at Crown Street Mall

Where can you tantalise the tastebuds, enjoy the sweet scents of fresh produce, take in the talent of local traders and relax with a massage? Market Fridays in Crown Street Mall! 9am to 3pm

Skydive The Beach

Skydive the Beach and Beyond Sydney-Wollongong jump from up to 14,000ft directly above the golden sands of North Wollongong. We operate fast large capacity aircraft that can take groups of up to 8 tandems per load, allowing you to jump with your friends and family in comfort and style! No experience is necessary – 15 minute brief provided beforehand. Book online through Visit Wollongong from $289 per adult.

Southcoast Scenic Tour – Grand Pacific Drive and Attractions

Be exhilarated travelling to the magnificent and scenic South Coast past the 2nd oldest National Park in the world with breathtaking views of our beautiful escarpment & coastline. Amazing coastal & beachside scenery, boutique winery and wine tasting, tourist stops including the Nan Tien Buddhist Temple the largest in the southern hemisphere. Book online through Visit Wollongong from $159 per adult.

Southcoast Scenic Tour – Boutique Wineries

Visit carefully selected premium wineries, stop off at The Berry Treat Factory, Killalea National Park & Beach & The Berry Hotel. Unique, friendly day tours showcasing our magnificent area highlighting world class scenery. *Book online through Visit Wollongong from $165 per adult.*

REGISTRATION FEES

All rates are quoted in Australian dollars unless otherwise stated. To be eligible for the early bird discount, your registration form must be returned with full payment by Tuesday 12 May, 2015. To be eligible for the mid rate discount, your registration form must be returned with full payment by Monday 15 June, 2015. The Late Rate will be applicable for all registrations and payments received after 15 June, 2015. Discounted registrations are only applicable if registration and payment is received by the due date.

Members of the ICTC Society and Mainstreet Australia are entitled to discounted registration fees at the member rate. All delegates will be given password access to speaker's papers after the conference.

Note: Registrations are for individuals only and cannot be shared.

	EARLYBIRD *(by 12 May)*	MID RATE *(by 15 June)*	LATE RATE *(after 15 June)*
ICTC/Mainstreet member full registration	$895	$995	$1095
Non member full registration	$995	$1095	$1195
ICTC/Mainstreet member Day registration	$485	$535	$585
Non member Day registration	$495	$555	$605

Full delegate registration for speakers, members and non-members include:

- Attendance at all conference sessions – Tuesday, Wednesday and Thursday
- Special Interest Group session - Tuesday
- All conference day catering - Wednesday and Thursday
- Networking Function - Wednesday
- Evening economy tour (limited capacity)
- Conference satchel and handbook
- Entry to trade exhibition – Wednesday and Thursday
- Field Trips - Friday
- Delegate list *

Speakers: Please note that subsidised Speaker registrations are limited to 2 presenters per presentation.

Day delegate registration for members and non-members include:

- Attendance to sessions for nominated day – Wednesday or Thursday
- Conference day catering for nominated day – Wednesday or, Thursday
- Conference satchel and handbook
- Entry to trade exhibition for nominated day – Wednesday or Thursday
- Delegate list *

**Due to privacy laws, delegate lists include only name and organisation. If you do not wish to be included in this list, please tick the appropriate box on the registration form.*

HOW TO REGISTER

Registrations are to be completed online via the secure online registration form.
To register go to www.ictcmainstreet2015.org and click on the new registration button.

TERMS AND CONDITIONS

The program and information contained in this brochure are preliminary. The ICTC Society and Mainstreet Australia reserve the right to change or alter any aspect of the program or contents herein at its discretion prior to the conference.

Payment

All prices quoted in this brochure are in Australian dollars and are inclusive of GST (unless otherwise stated). Registrations will not be processed until payment is received. Payment can be made by the following methods:

- Credit card – Visa or MasterCard only.
- Cheque
    - Australian delegates: personal or company cheques made payable to "ICTC Society No 2 Account".
    - New Zealand and International delegates: bank draft or international money order in Australian dollars, drawn on an Australian bank and made payable to "ICTC Society No 2 Account".
- EFT payments can be made but will only be accepted if the conference EFT Payment Form is used and emailed when the EFT payment is made. The form can be downloaded once your reach the payment section of your online registration. No responsibility will be taken for any EFT payments that are made without forwarding the EFT Payment Form that should include the invoice number and delegate(s) name(s).

Cancellation – Registration and additional tickets

Registration cancellations will only be accepted in writing. Cancellations made prior to 19 June, 2015 will be refunded less $125.00 to cover administration costs. No refunds will be made after this date. As an alternative to cancellation, your registration may be transferred to another person without incurring any penalty. The information in this brochure is correct at the time of release.

Insurance for Cancellation of Registration, Travel and Accommodation

It is strongly recommended that participants take out insurance for and during the conference, covering cancellation fees for registration, travel and accommodation bookings, as well as personal injury and loss or injury to property, including baggage. The organisers will be in no way responsible for any claims concerning insurance. In the event of industrial disruptions or force majeure, the ICTC Society, Mainstreet Australia and the organising committee accept no responsibility for losses incurred by delegates and/or partners.

Special needs

Every effort is made to cater for people with special needs. Should you require any specific assistance, including dietary requirements or wheelchair access, please include this in the relevant section of the registration form.

WHO SHOULD ATTEND?

Local Government- Mayors, Councillors, CEO's, Directors, Managers and other decision makers.
State and Federal Government,
Private firms, Main Street Businesses and Consultants
Business Associations, Academics and Industry Groups

With interests in:

- Planning, Urban Design, Development, Property
- Main Streets, Retail, Shopping and Town Centres
- Economic Development, Demography
- Placemaking, Project Management, Marketing
- Architecture, Landscape, Environment
- Infrastructure, Resources, Energy, Transport
- Engineering, Surveying, Public Works
- Banking, Law, Finance, Technology

ACCOMMODATION, TRAVEL AND TRANSFERS

FLIGHTS AND AIRPORT TRANSFERS

From Sydney delegates can travel to Wollongong via direct airport transfers, train, car hire or private car.
Wollongong is located just 80 kilometres south of Sydney on M1 Motorway or 250 kilometres north-east of Canberra via Hume Highway. From Sydney airport, Wollongong is approximately 80 minutes by car.

AIRPORT TRANSFERS

Iexpress Transfers (private cars only)
$160 private car one way (up to 4 people).
Visit www.iexpresstransfers.com.au to make a booking

Leisure coast Limousines (shuttles and private cars)

$60 shared mini coach one way (picking up other passengers)
$190 private car one way for a sedan, $250 7-seat limousine one way or $330 11-seater coach one way.
Visit www.leisurecoastlimousine.com to make a booking.

CAR HIRE

Visit www.sydneyairport.com.au for information on car hire companies located at Sydney airport.

TRAIN

Wollongong is located on Sydney Train's South Coast Line. Sydney Trains operate commuter trains at regular intervals to Wollongong. If travelling from the domestic or international airports catch a train on the airport line to Wolli Creek Station. Disembark and board the next South Coast Line train to the North Wollongong station – this leg is a 90 minute journey. Then simply walk 5 blocks east down Bourke Street to Novotel or hop on the free shuttle bus at the station and hop off at the Novotel bus stop – note the shuttle goes north and loops around onto the tourist drive - a 10 minute journey. For those travelling to other city hotels continue on the train to the Wollongong train station. Visit www.sydneytrains.info for train timetabling information.

Visit www.visitwollongong.com to download the free shuttle bus map.

ACCOMODATION BOOKINGS & PAYMENT

All bookings must be made via the online ICTC Mainstreet registration to receive the negotiated conference rate. In order to secure a reservation, all hotel bookings must be accompanied by a minimum of one nights accommodation deposit or credit card details (Visa, Mastercard or Amex).

If payment is to be made by cheque, please make cheque payable to the specified hotel and forward to the conference manager by no later than 19 June 2015. If payment is made by credit card, the details, including cardholder's signature, will be forwarded to your chosen accommodation venue as payment for your booking. If the cardholder is not the delegate please ensure you have downloaded and completed the credit card authority form and forward it by email to **renee@ictcsociety.org**

Delegates are responsible for any damage they cause and must settle the balance of their account with the accommodation venue upon departure.

Details on credit card surcharges for each hotel are specified in the accommodation section when booking online.

All rooms will be released from sale 20 June, 2015. ICTC and Mainstreet Australia will accept accommodation bookings after this date but are unable to guarantee accommodation will be available at the selected hotels or at the printed room rates.

ACCOMMODATION

Discounted room rates listed below have been negotiated on behalf of ICTC Mainstreet delegates.
To receive these rates delegates must book via the online conference registration site.
All properties listed below are located within walking distance to the conference hotel.

NOVOTEL WOLLONGONG

2-14 Cliff Road, Wollongong

The conference is being held at the Novotel. The hotel has stunning ocean views and is just footsteps from the golden sands of North Wollongong Beach and the scenic Blue Mile precinct hosting magnificent restaurants and cafes.

Hotel facilities include a 24 hour reception and room service, restaurant and bars, pool, spa, sauna, gym, day spa, laundry and dry cleaning services, internet kiosk and WiFi, undercover carpark and bike hire.

Room facilities include shower over bath, Austar & pay per view movies, iPod docking station, wifi access (charges apply), mini bar & fridge, tea & coffee making facilities, hairdryer, Iron & ironing board, air con, work station. Up to 2 children under 16 can stay free using existing bedding. Rooms have either a queen bed and a double sofabed or two double beds. Ocean view rooms have a room safe and two TV's.

Residential view room $169 per night
Ocean view room $189 per night
Ocean view balcony room $209 per night
Ocean view suite $229 per night
Buffet Breakfast $25 per person per night.

CHIFLEY WOLLONGONG

60-62 Harbour Street, Wollongong

Chifley Wollongong is about a 12 minute walk to the conference venue.
This modern hotel is situated on Wollongong's foreshore offering ocean, golf course or city views and is a short walk to Wollongong's restaurants, cafes, the newly developed Wollongong Central and Crown St Mall.

Hotel facilities include a 24hour front desk, bar/lounge, business centre, café, concierge, dry cleaning, laundry service, gym, interconnecting rooms, luggage storage, nonsmoking property, onsite secure undercover parking ($7 per car/ day), outdoor heated pool, C Grill Restaurant, 24 hr room service, wheelchair accessible and wifi access. Room facilities include highspeed broadband, inroom safe, 40 inch flat screen TV. air con, desk, hairdryer, iron & ironing board, mini bar, shower, tea/coffee making. Deluxe rooms have queen beds. All other rooms have king beds.

Deluxe room $136 per night
Executive balcony room $170 per night
Executive Suite $215 per night
Junior Suite $261 per night
Buffet Breakfast $23.50 per person per night.

QUEST WOLLONGONG APARTMENTS

59 - 61 Kembla Street, Wollongong

Quest Wollongong serviced apartments is centrally located in the heart of Wollongong CBD. The apartments are a 10 minute walk to the conference venue. The apartments are an easy stroll to restaurants, cafes, cultural attractions, shopping precinct, Wollongong's harbour and beaches.

Hotel facilities include onsite secure car parking ($10 per night), internet access, chargeback services at selected local restaurants and breakfast cafes.

Room facilities include fully equipped kitchen, separate spacious living/dining area, bathroom (2 bdm apartments contain 2 bathrooms), private laundry facilities, separate work desk, Wifi and daily housekeeping (except Sundays).

1 bedroom apartment $210 per night
2 bedroom apartment $310 per night

A minimum 2 night stay is required for this property. Note: Breakfast is not available inhouse but breakfast chargeback arrangements with nearby cafes can be made.

ADINA APARTMENTS

19 Market Street, Wollongong

Hotel facilities include 24 hour reception, dry cleaning service, car parking (fee), swimming pool and gym.

Room features include daily housekeeping, separate lounge/dining/work area, balconies off the apartments, fully equipped kitchen, fully equipped laundry, Iron, ironing board & hairdryer, air con, inroom movies, broadband, voicemail, inroom safe and grocery delivery service. Rooms have 2 single beds (no doubles).
Some rooms also have a double pullout sofa bed.

1 bedroom apartment $219 per night.

Note: No breakfast available at this property. Charge back for breakfast at the Lee & Me Café on Crown Street (5 min walk) is available.

ACCOMMODATION CHANGES AND CANCELLATIONS

Each hotel has its own cancellation and refund policy and it is highly recommended, before you make your booking, that you read the hotel's policies on cancellation and refunds on the conference website.

Any changes to or cancellations of reservations made through the conference website must be modified online and confirmed by email to ***renee@ictcsociety.org*** and not to the hotel directly.

Images courtesy of Wollongong City Council and The GPT Group.

Location Plan

City Centre West of Railway Structure Plan

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

DATE 7 May 2015 - REVISION 1501

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Aerial Photograph
City Centre West of Railway Structure Plan

30 0 30 60m

SCALE 1 : 3000

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

DATE 7 May 2015 - REVISION 1501

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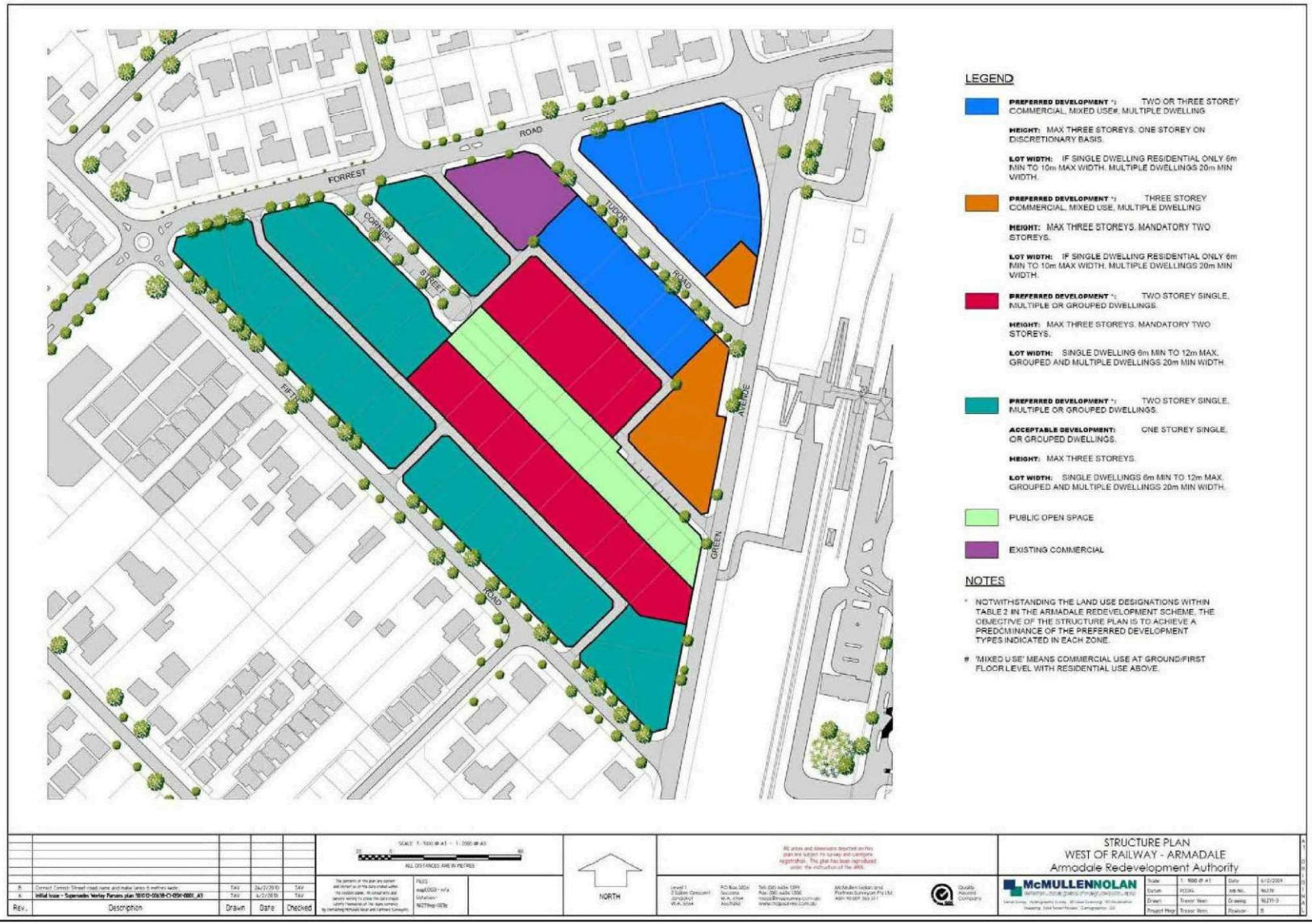


Existing Structure Plan

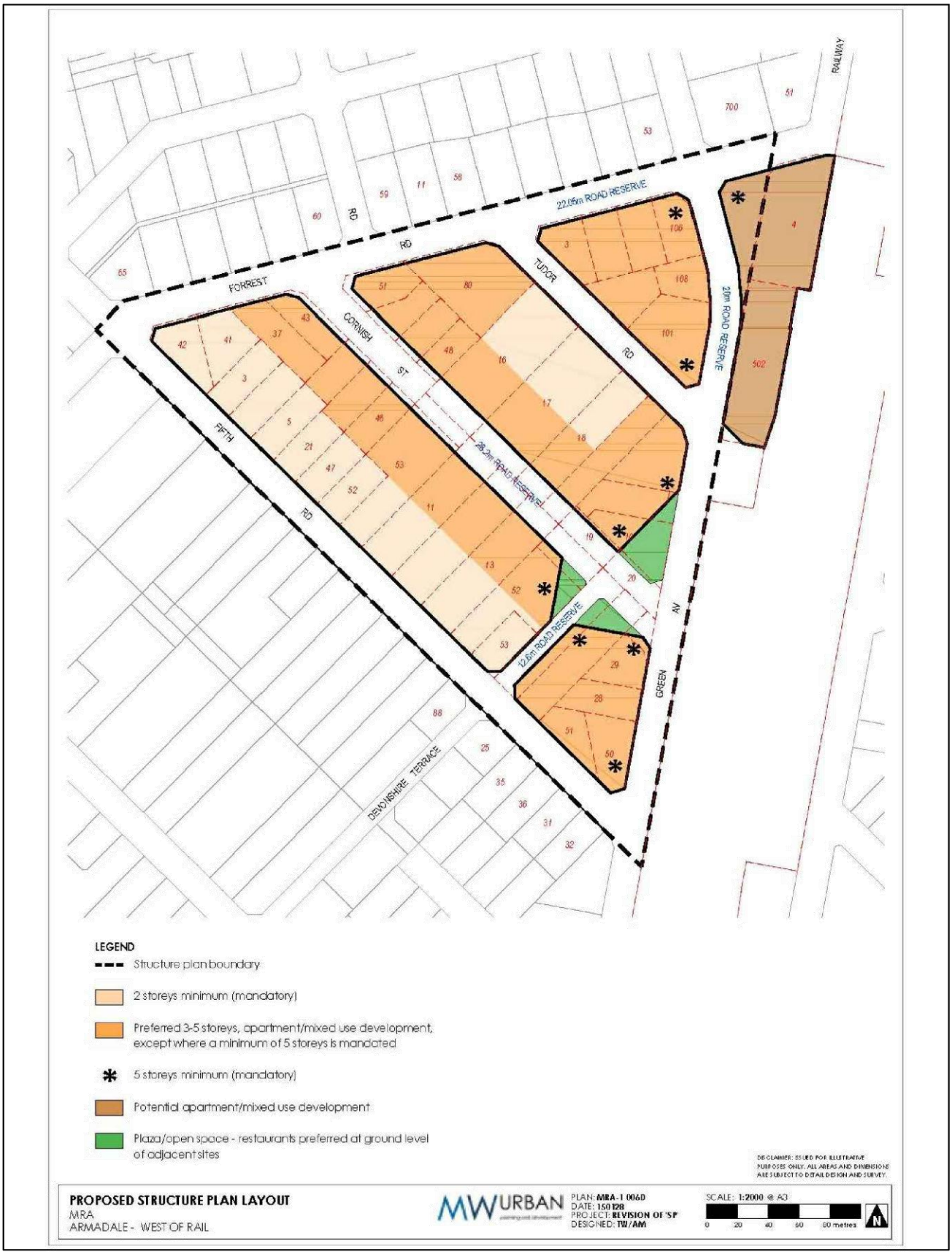
City Centre West of Railway Structure Plan

NOT TO SCALE

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

DATE 11 May 2015 - REVISION 1501



Proposed Structure Plan Layout

MRA Armadale - West of Rail

NOT TO SCALE

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CITY OF Armadale

DATE 7 May 2015 - REVISION 1501

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1. Traffic calmed entrance to Cornish Street.
2. Completion of Cornish Street as commercial mixed use street.
3. Angle parking to support commercial uses.
4. Central drainage swale and greenery.
5. Devonshire Terrace extended to link neighbourhood to rail and transit oriented development to local recreation fields.
6. Left in left out from Devonshire Terrace.
7. 'The Cornish' Urban green square as community and business focal point of transit oriented development.
8. North facing park and cafe plaza.
9. Park plaza visually linking 'The Cornish' and Devonshire Terrace to Rail Station.
10. Traffic calming and greening of Green Avenue.
11. Enhanced and reorientated Armadale Rail Station plaza with view to 'The Cornish'.
12. Potential MRA mixed use development overlooking Armadale Rail Station plaza.
13. Potential MRA apartment development.
14. Transit oriented apartment development

Concept Plan
MRA Armadale - West of Rail

NOT TO SCALE

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

DATE 7 May 2015 - REVISION 1501
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