

CITY VIEWS

Budget 2023/2024



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Mayor's Message



The 2023/2024 budget reflects a range of priorities which are set out in our Strategic Community Plan. Our Council has continued to focus on economic development, important community programs and services, the protection of our natural environment and the upgrade of community buildings.

In this year's budget, over \$1M is earmarked for improvements to the public open space and amenities in both Armadale and Kelmscott, which will include landscaping, new paths and other features to soften the built area.

We are fortunate to live in an area which has an abundance of natural beauty and interesting environmental features. We plan to extend and improve our bush trail network, by undertaking further design work and committing \$500,000 for new trails, so that we can make these areas more accessible whilst also protecting their environmental values.

Council has also increased funding towards our Urban Forest Strategy. This year, we will be planting more trees in residential areas to increase our urban tree canopy, in an effort to combat the 'heat island effect' in our growing suburbs. Cooling our streets with trees is a great way of making our suburbs more attractive and liveable, whilst also keeping cooling costs down for households.

I'm really excited to see the Piara Waters Library construction commence. This significant project will be completed and opened in late 2024. We also have some long awaited redevelopments progressing for the Forrestdale

Community, with a new sports pavilion and hall, reaching detailed design phase. Elsewhere, we have a new pavilion and lighting at Morgan Park, and we will also be commencing design work on a new district community centre for Hilbert, and for a renewed Gwynne Park Pavilion.

Our furry friends who are lost or abandoned can also look forward to improved facilities at our Animal Management Facility, to make their stay more comfortable.

We have listened to the concerns of our residents about mosquitos, and we have increased funding for an environmental mosquito abatement program.

Our community programs, which support the diverse needs of our residents have also received increased funding to meet the aspirations of our growing community. Many of these programs are coordinated through the City's well loved, Champion Centre, which has proudly served our residents since 2008.

Achieving a balanced budget in the current economic environment has not been easy, due to the cost increases that have been experienced by both the City and our residents. However, I believe we have struck the right balance between adding value for our community,

minimizing the impact on ratepayers and ensuring the City remains financially sustainable.

Finally, I'd like to thank my fellow Councillors and officers at the City of Armadale for their efforts and contributions in ensuring our community is well served now, and into the future.

Cr Ruth Butterfield
Mayor City of Armadale



2023/2024 Budget Overview

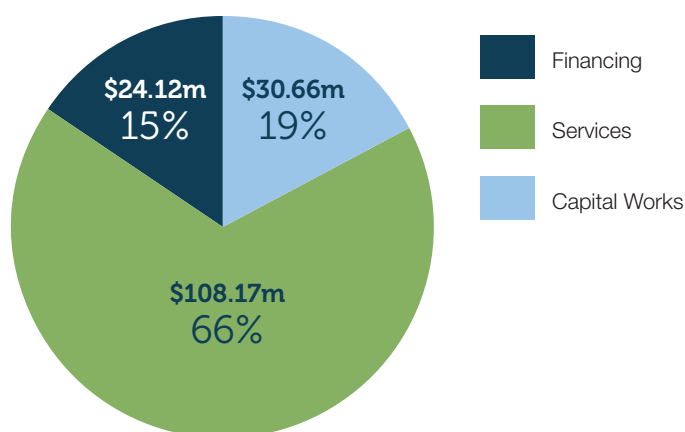
The City of Armadale continues to be one of the highest urban growth areas in Western Australia. The population now exceeds 100,000 and is expected to grow to nearly 150,000 by 2041.

The City is working hard to continue to provide the services and infrastructure our growing community needs in the most financially responsible manner, whilst ensuring we look after our environmental and cultural heritage.

This year, the Council has set an operating budget of \$108 million, to deliver a range of City services. These services include maintaining our local parks, community facilities and libraries, providing important community services including City Rangers, emergency management and public health, and maintaining our roads, drainage and footpath networks.

The \$31 million capital investment budget will see a number of projects delivered, which includes a new public library, renewed sports and community buildings, renewed parks playgrounds and lighting, and an improved footpath network.

Financing commitments of the City total \$24 million and include allocations to cash reserves for future works, and repaying debt, which this year will total \$5.5 million.




Funding the City's budget is mainly derived from rate revenue, which is expected to be around \$83 million this year. Other funding sources include fees, charges, grants and contributions.

Source of Funds	\$million	%
Rate Revenue	\$83.10	51%
Operating Grants, Subsidies and Contributions	\$7.32	4%
Fees and Charges	\$32.20	20%
Interest Earnings	\$6.44	4%
Other Revenue/Income	\$.02	0%
Non Operating Grants, Subsidies and Contributions	\$6.11	4%
Proceeds from the Sale of Assets	\$.70	0%
From Cash Reserves	\$16.68	10%
Loans	\$7.58	5%
Funds carried forward from prior year	\$2.80	2%
Total Sources of Funds	\$162.95	100%



Understanding your Rates Notice

EXAMPLE ONLY



CITY OF Armadale

RATE NOTICE TAX INVOICE

7 Orchard Avenue, Armadale
Western Australia 6112

Locked Bag No 2, Armadale
Western Australia 6992

www.armadale.wa.gov.au

ABN: 79 863 269 538

Rate Enquiries
(08) 9394 5788

General Enquiries
(08) 9394 5000

Waste Enquiries
(08) 9394 5124

EMAIL
info@armadale.wa.gov.au

OFFICE HOURS
8.15am to 4.45pm Monday to Friday

JOANNE ABBISS
CHIEF EXECUTIVE OFFICER

Facsimile
(08) 9394 5184

Should the name or address shown be incorrect, please advise council in writing

J A Smith & A B Smith
123 Street Name
SUBURB WA 6112

ASSESSMENT NUMBER 1234

DUE DATE 28 September 2023

PROPERTY ADDRESS:
123 Street Name SUBURB WA 6112

RECYCLING AREA 2

ESL CATEGORY 1

Financial Year: 01.07.2023 to 30.06.2024

Issue Date: 22 August 2023

Valuation: \$17,420.00 - GRV

Minimum Payment: \$1,356

Ward: Ward Name

Lot/Location No: Lot: 0 D/P: 456789

ESL Usage: Residential

ESL Valuation: \$17,420.00

DETAILS	RATE IN \$ OR CHARGE PER SERVICE	CURRENT	Bal/FWD	TOTAL
GRV - Residential Improved	9.4040	\$1,638.18	\$0.00	\$1,638.18
Domestic Rubbish	417.00 1	\$417.00	\$0.00	\$417.00
Pool Inspection Levy	35.00 1	\$35.00	\$0.00	\$35.00
Emergency Services Levy	1.3953	\$243.06	\$0.00	\$243.06
		\$2,333.24		
		GST* Local Govt. Charge \$2,333.24		
		GST \$0.00		
			TOTAL DUE	\$2,333.24

1 How are your rates calculated?
This is your rates amount for 2023/2024, which is calculated by multiplying the rate in the dollar by the valuation (GRV set by the Valuer General at Landgate – see page 5 for explanation).



(cents in dollar set by the Council)

×



(GRV of your property as set by the Valuer General)

=

Your Rates

3 Pool Inspection fee
This covers the cost of regular safety compliance inspections.

4 Emergency Services Levy
(refer to pages 10-11)
This is a State Government charge, shown on all Council rate notices. ESL money levied is paid to the Department of Fire and Emergency Services.

5 Total Due, this is the total amount payable for 2023/2024

6 Your property assessment number
Required for when you register for e-Rates online (refer to back page for e-Rates information)

7 This is your Gross Rental Value (GRV) as set by Landgate

8 This is your recycling day
(Refer to your Waste and Recycling Guide)

2 Domestic Rubbish charge
Pays for your:

- Weekly general waste and fortnightly recycling bins collection
- One scheduled bulk waste verge collection
- Two scheduled green waste verge collections
- One booked mattress collection
- Four (4) tip passes



Rating Information

In the Gross Rental Value (GRV) areas of the City

Under the *Local Government Act 1995* the City can impose differential rates on certain categories of properties. The categories are split into:

- GRV Residential Improved
- GRV Vacant Land
- GRV Business Improved

Following a rates increase of 4% in 2022/2023 financial year, Council has imposed the following differential rates:

GRV Residential Improved Land – The proposed rate in the dollar for this GRV differential has been increased by 4.5%.

GRV Vacant Land – The proposed rate in the dollar for this GRV differential has been increased by 4.5%. The rate in the dollar is higher than residential improved land in an effort to promote the development of all properties to their full potential, thereby stimulating economic growth and development in all areas of the community.

GRV Business Improved Land – The proposed rate in the dollar for this GRV differential has been increased by 4.5%. It is different to the residential land rate to recognise the higher demand on the City's infrastructure and services, occasioned by matters such as:

- The City's Economic Development function which is largely to provide support for the industrial and commercial community;
- The improvements to the upgrade of and renewal of the street network in the CBD, including improvements to the street lighting systems;
- Increased maintenance and operational costs in and around shopping precincts including verge mowing, litter removal, street trees and weed control spraying;
- Increased maintenance and operational costs in industrial areas, particularly related to drainage.

In the Unimproved Value (UV) areas of the City

The proposed rate in the dollar has been set to ensure that the proportion of total rate revenue derived from unimproved valued (UV) land remains consistent with previous years.

Details of the rates and minimum payments to apply are as follows:

Rate Groups	Rate in \$ (cents)	Minimum payment (\$)	Number of rateable properties	Total rates levied (\$)
Gross Rental Value area				
Differential Rates				
Vacant Land	14.5778	1,175	2,900	5,262,970
Residential Improved	9.4040	1,356	35,806	64,201,397
Business Improved	9.8134	1,577	1,114	11,242,447
Unimproved Value area				
General Rate	0.4755	1,624	139	701,457
Totals			39,959	81,408,271

For further information on the City's objects and reasons, please visit the City's website, www.armadale.wa.gov.au

Residential Rates Concession

A Residential Rates Concession has been implemented in accordance with Section 6.47 of the *Local Government Act 1995* by the City of Armadale for 2023/2024. This concession is provided to properties in a Business Improved zoned area but used for residential purposes to be rated in a like manner to properties in residential areas.

Emergency Services Levy

The Emergency Services Levy (ESL) is a State Government charge applicable to all properties in WA, which is invoiced and collected by local governments on behalf of the Department of Fire and Emergency Services (DFES).

The ESL provides the majority of funding required for the emergency services provided by DFES, and for local government Bushfire Brigades and SES units.

The amount of ESL to be collected, and the applicable rates and charging parameters, are declared annually by the Minister for Emergency Services.

For more information please refer to the ESL section of the DFES website www.dfes.wa.gov.au/esl or enquire on 1300 136 099.



Specified Area Rates (SAR)

Some areas pay a SAR to cover the cost of additional services in that location.

1. Townscape Amenity Service

The purpose of the Townscape Amenity SAR, is to enhance the amenity level of specified areas through increased service levels in programs such as litter control, verge and streetscape maintenance, verge mowing, etc.

The Townscape Amenity Service has four business/commercial areas;

- Specified Area A – Armadale Town Centre
- Specified Area B – Kelmscott Town Centre
- Specified Area C – Kelmscott Industrial Area
- Specified Area D - South Armadale Industrial Area

Area	Rate in dollar (cents)	Number of Properties	Total SAR levied (\$)
SAR A	0.435600	88	127,600
SAR B	0.880000	79	72,400
SAR C	0.169700	342	21,300
SAR D	0.349600	140	24,300
Total		649	245,600

2. Residential Amenity Service

The purpose of the Residential Amenity Services SAR is to maintain and enhance the public open space provided in the newer residential estates to a standard higher than that which occurs in public open space, throughout the remainder of the City. These include maintenance of irrigation systems, garden beds and park lighting.

The Residential Amenity Services SAR is focused on the new residential areas of Harrisdale/Piara Waters (SAR F) and Champion Lakes (SAR G).

Area	Rate in dollar (cents)	Number of Properties	Total SAR levied (\$)
SAR F	0.271200	4,997	319,745
SAR G	0.231300	332	14,200
Total		5,329	333,945

Rate Payment Options

**1 Pay in full by the due date
28 September 2023**

2 Pay by two instalments

- 1st payment due 28 September 2023
- 2nd payment due 9 February 2024

The cost for this option includes an administration fee of \$9.00 and an interest charge calculated at 5.5% per annum.

3 Pay by four instalments

- 1st payment due 28 September 2023
- 2nd payment due 30 November 2023
- 3rd payment due 9 February 2024
- 4th payment due 12 April 2024

The cost for this option includes an administration fee of \$27.00 (\$9.00 per payment) and an interest charge calculated at 5.5% per annum.

Note for both instalment options:

The first instalment must include all arrears of rates and charges otherwise payment by instalment is not available.

Payments that are not made by the due date will also attract a late payment interest charge of 7% per annum.

Ratepayers will forfeit the right to pay by the two or four instalment options if the first instalment is not paid in full by the due date.*

*Payment must be made at the amount shown on the notice to trigger the instalment option.

4 A Smarter Way to Pay – Direct Debit

Pay your rates on an ongoing basis through a weekly, fortnightly, or monthly direct debit from your cheque or savings account (refer to page 7 for further information).

5 Financial Hardship information

If you are unable to pay your rates in full or according to the instalment plans offered by the City, *A Smarter Way to Pay* direct debit arrangement can be set up.

To discuss the details of a financial hardship application please contact our Rates Team on **(08) 9394 5788**.

See your Rates Notice for payment methods and full payment options.



Online



BPay



AusPost



Mail



In person



A Smarter Way to Pay



Contact the City's Rates Department on **9394 5164** to sign up and we can discuss this payment method.

Pay your rates on an ongoing basis through a weekly, fortnightly or monthly direct debit.

* Terms and conditions apply.

Ease the burden that a lump sum or limited instalment payment program can cause.

SAVE

No administration fees or penalty interest for this payment method.**

Direct Debit payments are accepted from a cheque or savings account only, not a credit card. Payments are reviewed annually.

* Dishonoured payment fee of \$25.00 per dishonour applies.

** If cancelled within two years of your commencement date an Administration Fee of \$55.50 will apply. Furthermore you will not be able to start another direct debit arrangement for the same property.



Payment Plan Options:

1 7 monthly payments example

If your Rates Notice total is \$2,256
 $\$2,256 / 7 \text{ monthly payments} = \322.29 rounded to \$323
 (starting in September – first year only)

2 12 monthly payments example

If your Rates Notice total is \$2,256
 $\$2,256 / 12 \text{ monthly payments} = \188
 (starting in April)

rates issued

review

Monthly examples	Apr 2023	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan 2024	Feb	Mar
1 No. of Months (7)						1	2	3	4	5	6	7
Amount	April start					\$323	\$323	\$323	\$323	\$323	\$323	\$323
2 No. of Months (12)	1	2	3	4	5	6	7	8	9	10	11	12
Amount	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188

In March 2024 the City will review your direct debit and your next year estimated rates will be paid over 12 months (April 2024 to March 2025)

3 14 fortnightly payments example

If your Rates Notice is \$2,256
 $\$2,256 / 14 \text{ fortnights} = \161.14 rounded to \$162 a fortnight
 (starting in September – first year only)

4 26 fortnightly payments example

If your Rates Notice total is \$2,256
 $\$2,256 / 26 \text{ fortnights} = \86.77 rounded to \$87 a fortnight
 (starting in April)

review

Fortnightly examples	Apr 2023												Sept 2023						Mar 2024											
3 No. of Fortnights (14)													1	2	3	4	5	6	7	8	9	10	11	12	13	14				
Amount	April start												First year Sept start						\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162
4 No. of Fortnights (26)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26				
Amount	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87				

In March 2024 the City will review your direct debit and your next year estimated rates will be paid over 12 months (April 2024 to March 2025)



Other Rates and Charges Information

Late payment interest

Pursuant to Section 6.51 of the *Local Government Act 1995*, a late payment interest charge on outstanding rates and charges calculated at the rate of 7% will apply for the year ending 30 June 2024.

The late payment interest charge will apply to all rates and charges remaining unpaid after the due date. Interest is calculated daily.

Recovery of Rates

If the amount shown as payable in respect of rates and charges is not paid in full, or the first instalment is not paid by the due date or you are not on an agreed Direct Debit arrangement with the City, the full amount will become overdue and may be recovered by court action (for example through a General Procedure Claim (GPC), or Means Enquiry.

The average cost of the general procedure claim (summons) is approximately \$500.00. If a GPC is issued against you, the default is registered by the Magistrates Court. Credit reporting agencies within Australia, have the ability to access this information and subsequently record this debt on your credit report, where they are shown for a five year

period. This information is accessed for finance/loan applications. For more information, please go to the ASIC website www.moneysmart.gov.au

Statement of Rates or Rate Book confirmation letter

The following administration fees will apply when requesting a statement of rates or a rate book confirmation letter showing the rating information.

Current year	\$31.00
Current year and up to three prior years	\$62.00
Current year and four or more prior years	\$125.00

Financial Hardship Policy

The City of Armadale has adopted a Rates Assistance and Financial Hardship policy. If you are currently experiencing financial hardship, please contact our Rates Department on **(08) 9394 5788** to discuss how we may be able to assist you.

Anything changed?



Please advise the City within 21 days after the sale or disposal of land/property, change of name or address, or appointing a managing agent.

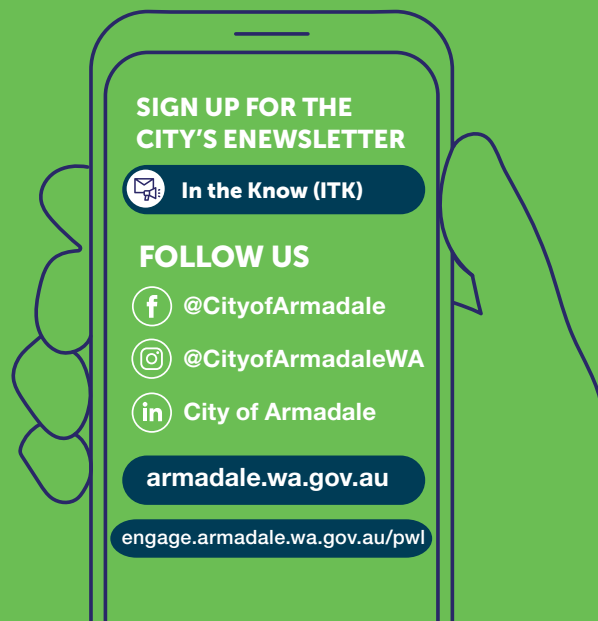
If you have a change of address notify the City promptly in writing to ensure we have the correct address for the service of notices.

Forms are now available via the City's website, Administration Centre or email info@armadale.wa.gov.au with the details and supporting information.

It is the responsibility of the ratepayer to ensure that the City has up to date contact details.

Keep up to date

To keep up to date on events and what your City does for you, all year round, look out for City Views magazine in your letterbox, sign up to our eNewsletter – 'In the Know', read your local newspapers, follow us on Facebook or visit the City website.



Pensioners and Seniors Rebate Information

The following concession details are in accordance with the *Rates and Charges (Rebates and Deferments) Act 1992* which is governed by the Office of the State Revenue and administered by the City. The concessions are funded by the Government of Western Australia.

If you owned and occupied your house as at 1 July 2023 and currently hold either a:

- Pension Concession Card
- State Concession Card
- Commonwealth Seniors Health Card together with a WA Seniors Card
- WA Seniors Card only

you may be entitled to claim a rebate and/or deferment on your current rates and Emergency Services Levy (ESL).

Eligible Pensioner

If you are in receipt of a pension payment and hold the appropriate card mentioned above you may be entitled to a rebate of up to 50% (to a maximum of \$750 as capped by the State Government) on your current rates, plus 50% of the ESL. You may also be able to defer your current rates and ESL.

Eligible Senior

If you hold a Seniors Card only, you may be entitled to a rebate of up to 25% (to a maximum of \$100 as capped by the State Government) on your current rates, plus 25% of the ESL.

Should you satisfy the criteria listed above and have not previously registered with the City of Armadale, contact the Water Corporation on **1300 659 951** or **www.watercorporation.com.au** to apply.

If you have outstanding rate arrears on your property and are deemed to be an eligible pensioner or senior you may still be able to claim a rebate and/or deferment on your

current year's rates provided that you enter into a suitable payment arrangement for the arrears. The arrangement must be maintained and is available under the City's direct debit system.

Pro-rata rebates and deferments are allowed for those who become eligible pensioners or seniors during the rating year i.e. after 1 July 2023. If you become a pensioner or senior during the year, please apply via the Water Corporation.

If your circumstances change, particularly with respect to the ownership of your property, or your eligibility as a pensioner or senior, you must notify the City immediately.

Rebates or deferments apply to your current rates and ESL. All other charges, e.g. rubbish service, must be paid in full by 28 September 2023.

Eligible pensioners and seniors are exempt from the late payment/instalment interest charges and instalment/special payment arrangement administration fees.

Visit the City's website **armadale.wa.gov.au** for further information or Office of State Revenue **finance.wa.gov.au**





EMERGENCY SERVICES LEVY FOR A SAFER STATE

The Emergency Services Levy (ESL) helps to deliver essential fire and emergency services to keep Western Australian communities safe from natural hazards and emergencies.

Wherever you live in this big State of ours, you will see the ESL hard at work.

The ESL assists us to protect 2.7 million Western Australians by funding our ability to respond to bushfires, storms, cyclones, floods, road crashes, hazardous spills and perform search-and-rescue missions.

The levy supports around 26,000 emergency services volunteers and over 1,800 firefighters and staff from the Department of Fire and Emergency Services to provide around-the-clock fire and emergency services across WA every year.

Your ESL contribution also goes towards funding fire and emergency vehicles and aerial fleet, life-saving equipment and emergency services facilities.

To learn more about how your ESL is calculated, including information on the different ESL rates, limits and concessions visit dfes.wa.gov.au/esl

The ESL helps firefighters and emergency services volunteers to respond to 28,000 plus emergency incidents every year that includes:



Severe Weather

responding to more than 1,600 requests from the community for assistance after storm, cyclone and flood



Fire Response

fighting over 8,700 fires every year



Marine Rescue

performing more than 1,800 search-and-rescue missions at sea



Road Crash Rescue

attending more than 2,900 road crash rescues across the State





In 2023/24 the Emergency Services Levy will fund:



Triple Zero (000)
responding to 35,000 calls for emergency assistance from the community each year



Emergency WA
publishing more than 6,000 alerts and warnings to keep everyone informed during an emergency



Emergency Vehicles
powering the frontline with more than 2,000 emergency response vehicles



Aerial Fleet
dropping 10.4 million litres of fire suppressant and flying more than 1,600 firefighting, search-and-rescue and transport missions



Safety, Education and Training
reducing hazards and risks and developing firefighters and emergency services volunteers for frontline response



Bushfire Mitigation
reducing bushfire risk to protect people, property and the environment



Fire and Emergency Facilities
operating around the clock to protect communities in an emergency



Fire Investigations
investigating the cause of over 140 fire cases each year



Supporting Emergency Services
providing grants to fund Volunteer Bushfire Brigades, State Emergency Service units and Marine Rescue groups



For more information about the ESL or to request brochures in large print, Braille or another language, please call 1300 136 099 or visit dfes.wa.gov.au/esl



Waste Charge

The Domestic Waste charge of \$417 provides the following services for your property per financial year:

- Weekly general waste bin collection
- Fortnightly recycling bin collection
- One scheduled bulk waste verge collection
- Two scheduled green waste verge collections*
- Booked spring mattress collection – maximum two spring mattresses*
- Four (4) tip passes – limits and conditions apply



* To check your collection zone use the address look up tool at www.armadale.wa.gov.au/my-waste-collection-day

Your waste service charge includes the cost of the State Government's landfill levy of \$70 per tonne of waste disposed in landfill. It also covers the cost of litter and illegal dumping collections, compliance and waste education.

Other waste charges

Domestic Waste Charge	\$417
Commercial annual rubbish and recycling	\$416
Additional general waste service (weekly)	\$297.50
Additional recycling service (fortnightly)	\$95.50

Using Kerbside Bins

Visit www.armadale.wa.gov.au/bins-and-collections for more information about your bin collection day, recycling fortnight, how to arrange replacement bins, what goes into your recycling bin and what should not go into your kerbside bins.

A Waste and Recycling Guide is delivered to each household around early December. This contains information about your waste service, including scheduled verge collection dates for the calendar year.

To find out more visit www.armadale.wa.gov.au/waste-and-environment

Tip passes and what they are valid for

Four (4) tip passes are attached to your Residential Rates Notice. Each tip pass is valid for disposal of the following:

- 1.3 cubic metres of sorted waste, OR
- Two spring mattresses, OR
- Up to 4 cubic metres of green waste only

One of the four tip passes is designated for 4 small passenger car tyres off rim or can be used for any one of the above items.

Tip passes can only be used for loads up to a maximum of 2.6 cubic metres of sorted waste. Anything above 2.6 cubic metres will be charged the applicable fee. This does not apply to tip passes being used for green waste only.

If your residential property is tenanted, please transfer tip passes to tenants.

For more information on how to use your tip passes and what can be dropped off for free, visit armadale.wa.gov.au/waste-disposal-and-recycling-centres-0

Register for e-Rates



By choosing e-Rates you will be assisting the environment by reducing the impact on trees, plastic, water, greenhouse gas emissions and landfill waste which is all part of paper, envelope, printer cartridge and stamp production.

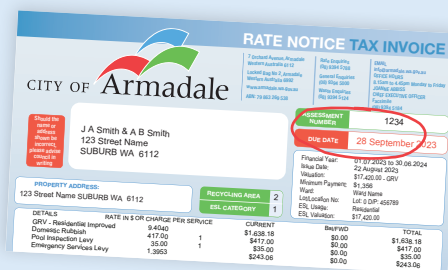


Register for e-Rates and you'll receive your rate notices, final notice and instalment reminder notices via email. All other correspondence will continue to be posted to the postal address we have on file for the assessment.

Would you like to receive your rates notice in a convenient electronic format? Then register for e-Rates, it's easy! Visit armadale.wa.gov.au/eRates

TO REGISTER

You must have your rates assessment number which can be found on the top right of any previously issued rates notice.



To find out more about e-Rates and how to register, go to armadale.wa.gov.au or contact us directly on **9394 5788**.

CITY OF ARMADALE
Administration Centre
7 Orchard Avenue,
Armadale WA 6112



9394 5000 | info@armadale.wa.gov.au
armadale.wa.gov.au

