

CITY OF ARMADALE

AGENDA

OF DEVELOPMENT SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 18 AUGUST 2025 AT 7:00PM.

OFFICIAL OPENING & ACKNOWLEDGEMENT OF COUNTRY

PRESENT:

Dr C M Wielinga (Chair)
Cr M Silver (Deputy Chair)
Mayor R Butterfield
Cr J Keogh
Cr S Peter JP
Cr L Sargeson
Cr G J Smith
Cr S Stoneham

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read.

DECLARATION OF MEMBERS' INTERESTS

ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

The following question was taken on notice at the Development Services Committee Meeting on Monday 21 July 2025 and the response below forwarded in a letter by the Executive Director Community Services, dated 23 July 2025.

Veronica Hansen

Q-1 Now that the Lease and Licensing Policy has been approved, do we have a timeline on when officers will be reviewing submissions, for example the Roleystone Markets for co-leasing arrangements for the Community Garden shed for example?

Response

The majority of leases/licences were delayed while Council considered, and now have endorsed, an updated Lease and License Policy. Officers will be meeting with all agreement holders over the next four to eight weeks to communicate how the new policy may impact them. Immediately after that, officers will commence negotiations for all priority one groups, with Roleystone Community Garden falling into that category. We expect these discussions to commence in the next eight to 12 weeks. Assuming all things progress, the lease or license will be presented to Council towards the end of 2025 or early 2026.

It should be noted that officers have no direction from Council to negotiate with the Roleystone Markets, however, given the Roleystone Community Garden are a high priority, and both groups have indicated they would like to enter into a shared licence agreement, officers will include both groups in the same negotiations.

QUESTION TIME

Public Question Time is allocated for the asking of and responding to questions raised by members of the public.

Minimum time to be provided – 15 minutes (unless not required)

Policy and Management Practice EM 6 – Public Question Time has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure can be found at <http://www.armadale.wa.gov.au/PolicyManual>

It is also available in the public gallery.

The public's cooperation in this regard will be appreciated.

DEPUTATION

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 21 July 2025 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 12 - AUGUST 2025

If any of the items listed in the Information Bulletin - Issue 12 – August 2025 require clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.

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DEVELOPMENT SERVICES COMMITTEE

18 AUGUST 2025

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***1.1 - ANSTEY KEANE DEVELOPMENT CONTRIBUTION PLAN NO. 4 -
INFRASTRUCTURE COST SCHEDULE REVIEW 2025***

WARD : LAKE
FILE No. : M/401/25
DATE : 12 August 2025
REF : NB/RS
RESPONSIBLE : Executive Director
MANAGER : Development Services

In Brief:

- Council at its May 2025 meeting resolved to advertise the Draft Development Contribution Plan No.4 Report, Infrastructure Cost Schedule and Assessed / Proposed Values of land to be acquired in accordance with the provisions of Schedule 9B of the City's TPS No.4.
- The Draft DCP 4 Report and ICS was advertised for public comment for 36 days closing on 4 July 2025.
- Four (4) submissions were received during the advertising period which provided additional information warranting some minor modifications to the Draft ICS and DCP Report.
- Council is required to consider final approval of the DCP No.4 Report and ICS which includes a Cost per Hectare Base Rate of \$570,076.03 and a Cost Per Hectare Additional Rate of \$122,399.60.
- It is recommended that Council adopts the DCP No.4 Report and ICS.

Tabled Items

Nil

Decision Type

☐ **Legislative**

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

☐ **Executive**

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

☒ **Quasi-judicial**

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

Officer Interest Declaration

Nil, but it is noted that the Development Contribution Plan No.4 (DCP 4) provides funding to the City for staff costs associated with administering DCP 4. These costs are included in the Infrastructure Cost Schedule (ICS) and reconciled on an annual basis.

Strategic Implications

- 1.2.3 Take an adaptive approach to the provision of a diverse range of active and passive recreational opportunities within the City.
- 1.3.1 Ensure the equitable provision of Community Facilities throughout the City.
- 1.4.4 Facilitate the provision of facilities, services and programs to meet the needs of the City's current and future demographics.
- 2.1.2 Improve the quality of water in the City's rivers, streams, brooks, drains and wetlands.
- 2.2.1 Focus on achieving a high level of streetscape amenity in new developments.
- 2.2.3 Develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City.
- 2.5.1 Ensure the City's planning framework is modern, flexible, responsive and aligned to achieving the outcomes of the Strategic Community Plan and Corporate Business Plan.
- 3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.
- 4.1.2 Develop and maintain a comprehensive suite of strategies and plans to guide the City's delivery of infrastructure and services to the community.
- 4.3.1 Deliver strategic financial planning to ensure that services are effectively delivered, assets are efficiently managed and renewed, and funding strategies are equitable and responsible.

Legal Implications

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

State Planning Policy 3.6 – Infrastructure Contributions

Town Planning Scheme No.4

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Through DCP 4, the City collects development contributions which constitutes an external source of funding for the development of essential facilities and infrastructure that will provide benefits to the community within the Anstey Keane Urban Precinct.

DCP 4 includes the cost of providing a community and sporting facilities in the precinct. Although the DCP provides funding for the provision of the facilities/infrastructure, the City is required to fund the future recurrent operational and maintenance costs for the facilities and infrastructure that is delivered. The City also manages the financial impact of depreciation of these new assets. However, these assets are needed to deliver essential facilities and infrastructure to service the needs of the area.

Consultation

The DCP report and ICS including Assessed Values were advertised for a 36 day period from 29 May 2024 to 4 July 2025 in accordance with the provisions of Schedule 9B of the City's Town Planning Scheme No.4 (TPS 4). As part of the public advertising process, landowners holding undeveloped/un-subdivided parcels of land with subdivision potential within the Development Contribution Area were notified of the advertising period in writing and the DCP documentation was placed on the Engage Page on the City's website.

BACKGROUND

DCP 4 provides a mechanism to equitably share the cost of providing common infrastructure within the Anstey Keane Urban Precinct which will result in the delivery of essential infrastructure and facilities in a coordinated manner to benefit future residents within the area.

The DCP 4 Report is referenced within TPS 4 and contains information and instructions on the operation of DCP 4 as periodically reviewed in accordance with the Scheme. The ICS, which is included within the DCP 4 report, contains the estimated cost of infrastructure in DCP 4 inclusive of administration costs, cost contribution rates and details of developable land area.

At its meeting of 19 May 2025 (M/821/24), Council resolved to approve advertising of the Draft DCP 4 Report and Draft ICS 2025, including the Assessed Values contained in the ICS, including a Cost per Hectare Base Rate of \$586,753.36 and a Cost Per Hectare Additional Rate of \$122,399.60.

DETAILS OF PROPOSAL

The common infrastructure items to be funded by DCP No.4 are set out in Schedule 9B of TPS No.4. This report discusses the submissions received during the advertising period and recommends approval of the DCP 4 report, amended Infrastructure Cost Schedule, including a Cost Contribution per hectare Base Rate and Additional Rate.

COMMENT AND ANALYSIS

A summary of submissions received during the 36-day advertising period is provided as follows:

Total No. of submissions received:	4
No. of submissions of conditional support/no objection:	1
No. of submissions of objection:	1
No. of submissions with comment only:	2

Refer to the Confidential Attachments for location plan of submitters and list of submitter's details.

The issues raised by the submissions have been summarised and a recommendation made on each submission in the attached 'Schedule of Submissions'.

The main issues raised in the submissions, together with a comment and recommendation on each issue, are outlined below.

Issue 1 – The submitter notes that there has been a significant increase in in DCP Infrastructure Costs relating to the widening and construction of Anstey Road, and ATCO High Pressure Gas Pipeline.

Comment

The most recent Infrastructure Cost Schedule costings for these items were established by means of obtaining revised estimates and are largely the result of increases in construction

costs since the last ICS Review in 2022. The DCP will only seek to fund infrastructure that is considered to be necessary to serve the DCA, and in administering the DCP.

Recommendation

Not supported.

Issue 2 – The submitter cites that the Anstey Road infrastructure item costs are impeding lot creation reliant on Anstey Road and is compromising the amenity of the estate.

Comment

As part of consultation for the Annual Review, the City received two combined submissions which explored the possibility of redesigning the Anstey Road upgrade seeking to reduce costs to modify the road design. It is worth noting that the City has been working with the submitters' consultants and ATCO on progressing a practical outcome for all parties for Anstey Road to expedite the works being implemented on the ground.

A considerable amount of work has already been carried out in preparing the civil design documentation for the road upgrade. Nonetheless, if there are opportunities to explore an alternative design for the Anstey Road upgrade and associated infrastructure items that could save costs without compromising the ultimate standard of road and the ATCO gas main, then the City will investigate alternative design options, in collaboration with the relevant stakeholders. The applicant's design has a number of issues and risks which require detailed consideration. The City needs to continue with the current design and costings as part of this review. The City will review the information submitted and will engage to develop an appropriate design for Anstey Road and the ATCO gas main or continue with the current design, if this design is considered appropriate.

Recommendation

Support in part.

Issue 3 – The submitter requested that the Additional Rate applied under the DCP to assist in funding Baileys Branch Drain, be replicated for landowners within Precinct 3 to account for under-provision of POS under their prospective Structure Plan.

Comment

DCP 4 contains an 'additional rate' mechanism that applies within the Precinct 2 area to ensure all landowners within the Precinct are contributing towards the provision of POS in an equitable manner. This is achieved either through the ceding of land for POS, or the payment of an additional contribution in lieu of the provision of POS.

The additional rate approach is predicated on the approved planning framework that applies within the DCA.

This arrangement provides an equitable approach to address precinct-wide disparities in POS land contributions within the DCA; where landowners over-providing POS towards the Bailey's Branch Drain would ultimately be reimbursed through the DCP by landowners who area underproviding.

The existing house lots that the submitter is referring to are a series of undeveloped residential properties aligning Armadale Road. These lots form the majority of Precinct 3, and are currently the subject of a Draft Structure Plan application with modifications required

by Department of Planning Lands and Heritage (DPLH). If the structure plan is ultimately approved, then the WAPC decision will be implemented.

Recommendation

Not supported.

Issue 4 – Suggested Modifications to Methodology of Calculating Cost Contributions for Precinct 3. The submitter queries contributions calculation methodology for the whole of Precinct 3. They state that the current arrangement in place for Cost Contributions covering the household lots along Armadale Road was made on the assumption that the existing dwelling on each lot would be retained with only the balance land having the potential to be redeveloped. Should the Draft Structure Plan be approved, then the methodology for calculating Cost Contributions for these lots would no longer be applicable, and further, inequitable.

Comment

When the DCP was first incorporated into the Scheme, the City was uncertain as to the future development potential for the Existing House Lot, adopting an approach to recognise that existing houses may not be further subdivided or developed, therefore they should not pay DCP contributions.

Following on from Issue 3 above, there continues to be no Structure Plan in place in Precinct 3. In accordance with Clause 4.2 of Schedule 9B of the City's TPS4, the Scheme secures the ability for the City to act flexibly at its discretion, accounting for either outcome - subdivided as is, or subdivided following modifications that secure an increased density under an approved Structure Plan or other approval.

With reference to Lot 99 Armadale Road, the City accepts that there is reasonable cause to remove the Existing House Lot deduction on this particular lot where the land has been rezoned to Local Centre and the existing house demolished, with mixed-use service station development covering the site. Now that the works to implement the development approval have commenced, the contribution liability is triggered and the base rate subsequently applied, with no deduction.

Recommendation

Supported in Part.

Summary of Recommended ICS Modifications

In response to submissions received during the ICS advertising period and further as part of the officer review process, the following modifications to the advertised ICS 2025 and DCP Report are recommended:

DCP Administration Costs

As part of the City's review of interest earnings on the Anstey Keane DCP Reserve Account at the end of the 2024/2025 financial year, it was considered appropriate to update the forecast interest earnings for the years 2025 to 2032 based on an expected increase in interest earnings. The updated interest forecast has resulted in a minor reduction to the DCP cost per hectare base rate.

Updates to Contributions Collected

As the DCP has continued to operate during the advertising period, several additional contributions have been collected from developers, and it is therefore considered appropriate to reflect the additional developed land area and DCP income received since advertising of the Draft ICS commenced.

Removal of Existing House Lot Deduction – Lot 99 Armadale Road

With reference to Lot 99 Armadale Road, it is noted that Amendment No. 113, which rezoned the subject land from Urban Development to Local Centre was gazetted after the DCP first commenced operating on an interim basis.

At its meeting in June 2024, Council approved the development of a proposed service station, convenience store and three fast food outlets on the subject land. It is noted that the development has started earthworks. As the existing house has been demolished, based on equity principles, it is considered appropriate to remove the DCP deduction for the retention of the existing houses from the subject land in the ICS as the houses have been demolished. This modification results in an increase to the landowner's contribution liability and a minor decrease to the DCP cost per hectare base rate.

OPTIONS

The options for Council's consideration are as follows:

1. Approve the DCP 4 Infrastructure Cost Schedule 2025, DCP 4 Report and proposed Assessed Values with or without modifications.
2. Resolve to further revise the ICS costings before adopting the ICS 2025 and Assessed Values.

CONCLUSION

The modifications that have been recommended in the ICS have been in response to submissions received, and additional information identified during the advertising period and the following review period. These modifications have improved accuracy of the ICS 2025 (DCP Report) and have resulted in a minor decrease to the proposed advertised Contribution Costs per hectare base rate. Having regard to these factors, it is recommended that Option 1 be supported.

RECOMMEND

That Council:

1. **In accordance with Development Contribution Plan 4 in Schedule 9B of Town Planning Scheme No.4 approve the attached Development Contribution Plan 4 Report and Infrastructure Cost Schedule 2025, including the Assessed Values, which includes a Cost Contribution per hectare Base Rate and Additional Rate of \$570,076.03 and \$122,399.60 respectively.**
2. **Advise the submitters of the above decision.**

ATTACHMENTS

1. [Development Contribution Plan 4 Report](#)
2. [Schedule of Submissions](#)
3. Confidential - DCA04 - Submitters Names and Addresses - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*
4. Confidential - DCA04 - Submitter Plan - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*
5. [DCA04 - Location Plans and DCA4 Plan](#)
6. [DCA04 Precincts and Deductions Plan](#)
7. [DCA04 - Infrastructure Items Plan](#)
8. [DCP 4 Draft Infrastructure Cost Schedule 2025](#)
9. [DCA04 2a - Anstey Road Upgrade Cost Estimate](#)
10. [DCA04 4b Relocation and Upgrade of ATCO Pipeline](#)
11. [DCA04 - Annual Status Report 2025](#)
12. [DCA04 Capital Expenditure Plan](#)

1.2 - OMNIBUS LOCAL PLANNING POLICY REVIEW 2025

WARD : ALL

FILE No. : M/422/25

DATE : 12 August 2025

REF : SD

RESPONSIBLE
MANAGER : Executive Director
Development
Services

In Brief:

- The Omnibus Local Planning Policy Review 2025 relates to the following four local planning policies:
 - PLN 2.9 Landscaping
 - PLN 3.3 Home Occupation, Home Businesses and Rural Home Businesses
 - PLN 3.6 Ancillary Dwellings – Control of Additional Accommodation
 - PLN 5.1 Highway Development
- The review has identified general changes for three policies including corporate rebranding; terminology improvements such as removing mandatory words; adding citations; updating references; and correcting or updating policy content.
- Review of PLN 2.9 recommends adding canopy cover trees to landscaping requirements as recommended by the City's Canopy Cover Working Group.
- Review of PLN 3.3 recommends renaming and changing policy requirements, given that home occupations are now a land use exempt from development approval in all zones.
- The review of PLN 3.6 recommends renaming, given the policy applies to ancillary dwellings in Rural zones.
- The review of PLN 5.1 recommends revocation, as the application and objectives of the policy are otherwise addressed in the broader planning framework.

Tabled Items

Nil

Decision Type

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

Officer Interest Declaration

Nil

Strategic Implications

- City of Armadale Strategic Community Plan 2020-2030

Key Outcomes

- *Outcome 2.5: Quality Development that Enhances the Amenity and Liveability of the City*
 - *Objective 2.5.6 Seek improvements to the nature and standard of developments within the City.*
- *Outcome 3.3: Responsive and Flexible Support of Business*
 - *Objective 3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.*
- City of Armadale Corporate Business Plan 2024/25 – 2027/28

Key Actions and Projects

- *2.2.2.1 Review and implement the City's Urban Forest Strategy*
- *2.5.1.1 Prepare and implement a new Local Planning Strategy*
- *2.5.2.1 Advocate for the retention of trees in new subdivisions and developments*

Other City of Armadale strategic documents relevant to the omnibus policy review include:

- Local Planning Strategy 2016
- Draft Local Planning Strategy (2024)

Legal Implications

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

Council Policy/Local Law Implications

- PLN 2.9 Landscaping
- PLN 3.3 Home Occupation, Home Businesses and Rural Home Businesses
- PLN 3.6 Ancillary Dwellings – Control of Additional Accommodation

- PLN 5.1 Highway Development

Budget/Financial Implications

Costs to publish a notice in the local newspaper confirming amendment or revocation of policy can be met through departmental operational budget.

Consultation

- Planning Services

BACKGROUND

Council in September 2024 (D22/9/24 refers) adopted the Omnibus Local Planning Policy Review 2024 for the following:

- PLN 2.5 Erosion Prevention and Sediment
- PLN 2.10 Environmentally Sustainable Design
- PLN 3.12 Percent for Public Art
- PLN 4.1 Industrial Sites and Estates

The Omnibus Local Planning Policy Review 2025 represents another tranche of review for the following local planning policies:

- PLN 2.9 Landscaping
- PLN 3.3 Home Occupation, Home Businesses and Rural Home Businesses
- PLN 3.6 Ancillary Dwellings – Control of Additional Accommodation
- PLN 5.1 Highway Development

DETAILS OF PROPOSAL

As part of the Omnibus Local Planning Policy Review 2025, it is recommended that the following policies be amended:

- PLN 2.9 Landscaping
- PLN 3.3 Home Occupation, Home Businesses and Rural Home Businesses
- PLN 3.6 Ancillary Dwellings – Control of Additional Accommodation

It is also recommended that the following policy be revoked:

- PLN 5.1 Highway Development

The proposed omnibus review is presented for Council's consideration. Copies of the draft amended policies for PLN 2.9, PLN 3.3 and PLN 3.6 are included in the Attachments, with the proposed amendments in green text.

Council is required to follow the procedure in the Deemed Provisions of *P&D Regulations 2015* to amend and/or revoke the policies.

Although not yet mandatory, the Omnibus Review has addressed the content and advice in the Department of Planning, Lands and Heritage (DPLH) draft WA Planning Manual – Local Planning Policies (2024), particularly Section 5.0 (Reviews), Section 6.0 (Amending) and Appendix 1 (Template), with a relevant extract from Section 6.0 provided below:

“When preparing an amendment to a local planning policy the local government must follow the same procedure as when prepare a new policy but does not need to advertise the amendment if it is determined to be ‘minor’ ... where it does not materially alter the strategic intent or application of the policy. This may include amendment(s) that relate to the following considerations:

- ***Administrative*** – correct administrative errors such as typographical errors, updates to reference, or other non-material adjustments.
- ***Clarification*** – clarify the existing policy without introducing new provisions or significantly altering existing ones.
- ***Format and content*** – bring the policy in line with the template approved by the WAPC.
- ***Align with local planning scheme*** – address conflicts within the scheme (including Schedule 2 of the Regulations).
- ***Align with State planning framework*** – address inconsistencies with the State planning framework.”

The DPLH advice reiterates that policy terminology is to provide guidance for exercising discretion by decision-makers. As such, mandatory or controlling language such as ‘shall’, ‘must’, and ‘not permitted’ are not to be contained in a local planning policy.

COMMENT

The outcome of the review of PLN 2.9, PLN 3.3, PLN 3.6 and PLN 5.1 and the justification for the recommended changes to three policies and revocation of one policy, is outlined below for Council’s consideration.

General Modifications

The four subject policies have been reviewed with three amended to reflect the following general modifications:

- a) Corporate rebranding using the current City of Armadale policy template.
- b) Replacing mandatory or controlling language such as ‘shall’, ‘must’, and ‘not permitted’ with softer words such as ‘will’, ‘may’ or ‘to’ where appropriate, plus simplification of language.
- c) Using the full title *Planning and Development (Local Planning Schemes) Regulations 2015*, Town Planning Scheme No. 4 and Residential Design Codes Volume throughout where applicable.
- d) Adding a citation to the Introduction section of each policy to confirm preparation under Schedule 2 of the *P&D Regulations 2015*.
- e) Correcting typographical and formatting issues, clarifying some policy statements and provisions, and correcting any possible conflicts with relevant legislation, strategies and guides.

PLN 2.9 Landscaping

PLN 2.9 aims to conserve and enhance the natural environmental biodiversity attributes of the district, provide guidance and requirements on landscaping design and provide a common theme for landscaping that encourages the enhancement of biodiversity.

PLN 2.9 was last amended by Council in July 2022 to address improved landscaping and street tree planting through modified road cross-sections; local development plans requirements; corner lot depth ratios; and landscape master planning and management.

In addition to the recommended general modifications above, the recommended modifications in the amended policy are as follows:

- a) In Section 1. Introduction, adding 'change' to read 'Climate change adaption' and deleting reference to global warming; and replacing 'trees' with a broader description of 'plants' which help to reduce the urban heat island effect.
- b) Using correct full titles of Urban Forest Strategy and Biodiversity Strategy throughout.
- c) In Section 4.3.6 adding 'canopy cover trees' for landscaping master plans/strategies and street tree conditions, as requested by the Canopy Cover Working Group to better address the objectives of the City's Urban Forest Strategy.
- d) In Section 4.3.8, correcting reference to the Western Australian Planning Commission's draft Liveable Neighbourhoods 2015.

PLN 3.3 Home Occupations, Home Businesses and Rural Home Businesses

PLN 3.6 aims to provide residents with the opportunity to conduct activities from their homes in small scale enterprises within strict guidelines to ensure local amenity is not compromised, and to facilitate small scale activities that do not necessarily warrant location in the activity centres or industrial zones.

PLN 3.6 was last amended by Council in September 2020 to include reference to the new Special Rural zone and text provision changes in Amendment No. 97 to Town Planning Scheme No. 4, and to include a new land use of rural home business.

In addition to the recommended general modifications above, the recommended modifications in the amended policy are as follows:

- a) Changing the title and policy to delete Home Occupations, which is a land use exempt from development approval in all applicable zones as per the *P&D Regulations*.
- b) In Section 1. Introduction, simplify wording including deletion of home occupations and the applicable zones which are repeated in Section 2.
- c) In Section 2. Application of Policy, deleting home occupations.
- d) In Section 3. Policy Objectives adding the word 'business' to 'activities.'

- e) Adding new title of Application Assessment for Section 4.1 and deleting text relevant to home occupations in Sections 4.1, 4.2 and 4.3.
- f) Changing the Policy Note to confirm that the policy is not applicable to home occupations, and for reference include the home occupation definition from Town Planning Scheme No. 4.
- g) Deleting the Compatibility Table 5.1 relevant to Home Occupations, and renumbering retained tables relevant to Home Businesses and Rural Home Businesses.

PLN 3.6 Ancillary Dwellings – Control of Additional Accommodation

PLN 3.6 aims to ensure ancillary dwellings can provide accommodation for people who live independently or semi-independently to primary dwellings without compromising the services and amenities of surrounding properties.

PLN 3.6 was last amended by Council in May 2020 to include reference to the new Special Rural zone and text provision changes in Amendment No. 97 to Town Planning Scheme No. 4.

In addition to the recommended general modifications above, the recommended modifications in the amended policy are as follows:

- a) Changing the title to Ancillary Dwellings in Rural Zones to reflect the application of the policy; and deleting the unnecessary words ‘Control of Additional Accommodation’.
- b) In Policy Statement 4.1.4, deleting unnecessary words such as ‘to the City’s satisfaction; replace ‘and’ with ‘or’; and change ‘approved buildings’ to ‘approved dwelling’ to avoid compatibility with non-habitable structures in Policy Statement 4.1.4.
- c) In Position Statement 4.2, replacing the word ‘allowed’ with more appropriate planning term ‘permissible’.
- d) Modifying the Definition of Ancillary Dwelling to match the definition from the Residential Design Codes Volume 1.

PLN 5.1 Highway Development

PLN 5.1 aims to encourage uninterrupted movement of traffic, minimise conflicts between traffic passing, entering or leaving properties and between pedestrians and motor vehicles. PLN 5.1 was last amended by Council in April 2012 to refine wording and terminology for consistency with other policies.

The Metropolitan Region Scheme (MRS) designates reserves for Primary Regional Roads (e.g. Albany Highway) and Other Regional Roads (e.g. Champion Drive). MRS Clause 28 Notice of Resolution and Instrument of Delegation 2025/04 provide the power, process and guidance to local government and other decision-makers, and the requirement to consult with and satisfy the recommendation of Main Roads Western Australia for development fronting a Primary Regional Road.

The review of PLN 5.1 concludes that the policy is no longer fit for purpose or necessary to assist development assessment given the applicable contemporary planning framework and is recommended for revocation.

ANALYSIS

Schedule 2, Part 2, Division 3, Clauses 4, 5 and 6 of the *P&D Regulations 2015* outlines the procedure for making a local planning policy; substantially amending an existing policy; or revoking a local planning policy. Should Council resolve to make a planning policy or substantial changes, the City must advertise the proposed policy for a minimum period of 21 days, with submissions to be considered by Council, prior to proceeding with the policy.

Clause 5(2) of the *P&D Regulations 2015* allows advertising to be waived, if in the opinion of the local government, the amendment is considered minor. The proposed modifications to PLN 2.9, PLN 3.3 and PLN 3.6 are considered minor in nature and therefore do not require advertising for public comment.

Clause 6 in Schedule 2, Part of the *P&D Regulations 2015* allows local governments to revoke a local planning policy by adoption of a subsequent policy or by a published notice of revocation. PLN 5.1 Highway Development is considered no longer necessary and revocation is recommended.

OPTIONS

In relation to the omnibus policy review of PLN 2.9, PLN 3.3, PLN 3.6 and PLN 5.1, the options available to Council are:

1. Resolve to adopt all or some the amended local planning policies, with or without further modifications.
2. Resolve to adopt all or some of the amended policies, with or without further modifications, for public advertising purposes.
3. Resolve to not adopt all or some of the amended local planning policies.
4. Resolve to revoke all or some of the current local planning policies.

Option 1 is recommended in relation to amended PLN 2.9 Landscaping, PLN 3.3 Ancillary Dwellings – Control of Additional Accommodation, and PLN 3.6 Home Occupations, Home Businesses and Rural Home Businesses, as the proposed amendments are considered to be practical and minor, with public advertising considered unnecessary.

Option 4 is recommended in relation to PLN 5.1 Highway Development with the policy no longer fit for purpose or necessary given the applicable contemporary planning framework.

CONCLUSION

The review of PLN 2.9, PLN 3.3 and PLN 3.6 has highlighted a number of worthwhile and necessary amendments to the policies.

The changes include appropriate updates to naming and terminology; corporate rebranding using the current City of Armadale template; adding policy adoption citations; improving references to relevant legislation, strategies and guidelines; and modest improvements to policy statement and provisions.

Due to the minor nature of the proposed changes for PLN 2.9, PLN 3.3 and PLN 3.6, it is recommended that Council adopts the draft amended policies without advertising.

The review of PLN 5.1 Highway Development has concluded that the policy is no longer fit for purpose or necessary to assist development assessment given the applicable contemporary planning framework, and is recommended for revocation.

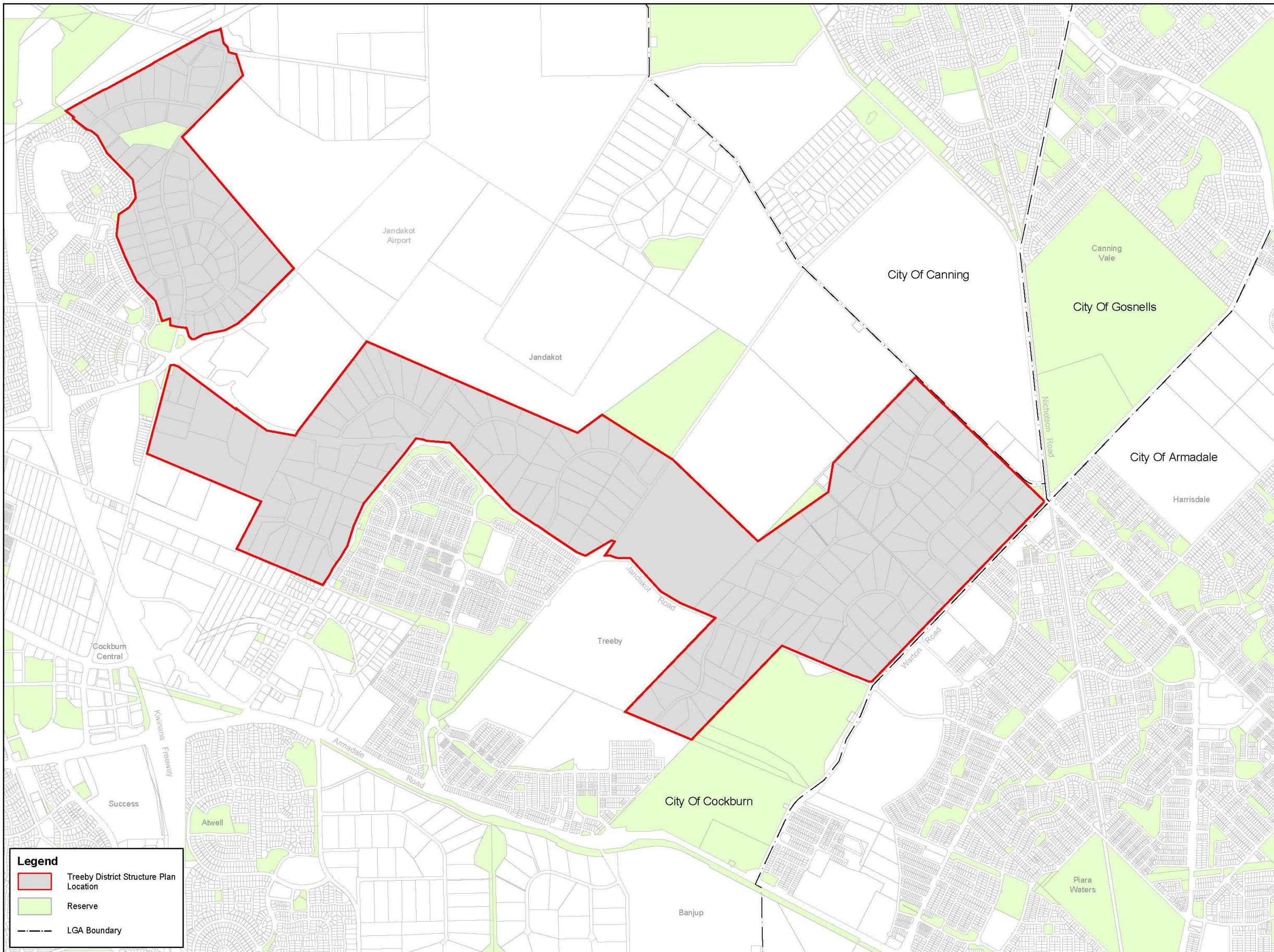
RECOMMEND

That Council:

1. Pursuant to Schedule 2, Part 2, Division 2, Clause 5 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to adopt the following amended local planning policies, without advertising, as shown in the Attachments:
 - PLN 2.9 Landscaping
 - PLN 3.3 Home Businesses and Rural Home Businesses
 - PLN 3.6 Ancillary Dwellings In Rural Zones
2. Pursuant to Schedule 2, Part 2, Division 2, Clause 6 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to revoke the following policy as shown in the Attachments:
 - PLN 5.1 Highway Development
3. Directs the Chief Executive Officer to publish one notice in a local newspaper circulating in the district listing the three amended local planning policies PLN 2.9, PLN 3.3 and PLN 3.6 adopted by Council and revocation of PLN 5.1, pursuant to the Schedule 2, Part 2 Clause 4(4), Clause 6(b) and Part 12, Clause 87 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

ATTACHMENTS

1. [↓](#) Local Planning Policies (Current)
2. [↓](#) Amended Local Planning Policies (Marked Up)
3. [↓](#) Amended Local Planning Policies (Clean)



LOCATION PLAN



SCALE 1 : 20000





AERIAL PHOTOGRAPH
Jandakot Treeby District Structure Plan

200 0 200 400m



SCALE 1 : 20000



DATE 25 July 2025 - REVISION 2501
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Based on information provided by and with the permission of the
Western Australian Land Information Authority (LGA 2012)
Aerial photograph supplied by Landgate, Photos by New Map

1.3 - DRAFT JANDAKOT TREEBY DISTRICT STRUCTURE PLAN

WARD : LAKE
FILE No. : M/436/25
DATE : 12 August 2025
REF : MK
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The Western Australian Planning Commission (WAPC) have referred the Draft Jandakot Treeby District Structure Plan to the City inviting submissions.
- Recommend that Council request Officers lodge a submission with WAPC on the draft structure plan that identifies matters that should be taken into consideration by WAPC when making a determination.

Tabled Items

Nil.

Decision Type

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

Officer Interest Declaration

Nil.

Strategic Implications

The Draft District Structure Plan (DSP) area is within the City of Cockburn. As such, no aspect of the Draft DSP directly aligns with any of the objectives of the City's Strategic Community Plan 2020-2030, which only applies to the City of Armadale. Nevertheless, it is important to consider how certain proposals within the Draft DSP (such as District Playing Fields, Activity Centres, school provision, road function etc) might impact infrastructure located within the City.

Legal Implications

Nil.

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Nil.

Consultation

The Draft Structure Plan was referred to the City's Development Assessment Unit for comment on the proposals contained in the structure plan, any issues that the State Government needs to take into consideration when determining this structure plan and impact on the current planning framework for the City of Armadale (e.g. adopted Structure Plans within City of Armadale abutting Warton Road).

BACKGROUND

The DSP area is within the City of Cockburn and abuts the City of Armadale's western boundary along Warton Road between Mason Road and Nicholson Road adjacent to Piara Waters. The attached Location Plan and Aerial Photo identify the boundaries of the District Structure Plan (DSP).

The DSP area was originally identified in the Perth and Peel @3.5 million South Metropolitan Peel Sub-regional Framework (2018) as a Planning Investigation area. Under this framework, Planning Investigation Areas were areas that had been classified for further planning investigation as part of the strategic reconsideration of land use in the sub-region. Key considerations were listed for the investigation of the Jandakot Treeby area before the WAPC would consider supporting the area for Urban Expansion. The Key Considerations identified for the Jandakot Treeby area were:

- Protection of the Jandakot groundwater resources – impact, risks and management;
- Protection of significant environmental values in the area; and
- Noise issues associated with the operation of Jandakot Airport.

These investigations were required to be undertaken prior to any related Metropolitan Region scheme amendment processes.

Subsequently, in 2022, the WAPC published an update report on the Planning Investigation areas identified in the 2018 frameworks. With regard to the Jandakot Treeby Planning Investigation Area (PIA) the following statement was made by the WAPC:

The State Government has committed to undertake an integrated and whole-of-Government strategic review of water and land use values in the Jandakot water protection area as a priority. The review will inform further consideration by the WAPC and State Government regarding future policy settings within the broader Jandakot water protection area, including the PIA. For the interim period until the review is completed, the PIA will remain as a Planning Investigation Area.

Following the completion of the review of the Jandakot water protection area, the South Metropolitan Peel Sub-regional Framework Plan was modified and the Jandakot Treeby Planning Investigation area was changed to an "Urban Expansion" area.

The WAPC requested the main land developers owning land within the Jandakot Treeby area to collaborate to prepare a joint District Structure Plan for the now Urban Expansion Area prior to an MRS amendment being considered. The Draft DSP has now been lodged with the Western Australian Planning Commission for approval.

DETAILS OF PROPOSAL

Below is a summary from the application of the dwellings, lots and land uses that will potentially be produced by this Structure Plan:

Item	Data	
Total area covered by the DSP	580.06 ha	
Area of each land use proposed:		
Residential		
<i>Residential</i>	296.00 ha	4,440 lots
<i>Rural Residential, Subject to Site Specific Investigation*</i>	219.78 ha	330 lots
Total		4,770 lots
Commercial		
<i>Neighbourhood Centre</i>	5 ha	
Schools		
<i>Primary Schools</i>	17 ha	4 schools
<i>High School</i>	10 ha	1 school
Public Open Space		
<i>Potential Future Regional Open Space</i>	13.24 ha	
<i>Public Open Space</i>	5.76 ha	
<i>District Open Space (Sporting Facilities)</i>	9 ha	2 x 4.5ha sites
Other		
<i>Zoning as per the City of Cockburn TPS3</i>	3.73 ha	
Summary		
Estimated Dwellings		4,770 lots
Estimated Population**		12,900 people

* *Land Use Subject to Site Specific Investigation - 330 Lots is calculated on the assumption that 10% of the total area is found to be available for residential development at a rate of 15 dwellings per hectare. Under a 'high growth scenario' (25% of land available for development) this land would provide approximately 825 lots, increasing the total DSP yield to approximately 5,250.*

** *Based upon average number of 2.7 people per dwelling for Treeby (ABS Census 2021).*

Attached is the Draft District Structure Plan Map and further links to the documents being advertised are included in the following website link <https://haveyoursay.dplh.wa.gov.au/jtdsp>.

The District Structure Plan (DSP) outlines the Planning framework for the preparation of more detailed Local Structure Plans to be prepared in the future.

The following Technical appendices were included with the DSP:

- Bushfire Management Plan;
- Environmental Assessment Report (including Archaeological and Ethnographic);
- Acoustic Assessment;
- Transport Impact Assessment;
- District Water Management Strategy (including Landscape Masterplan);
- Activity Centre Assessment;
- Servicing Report; and
- Community Needs Assessment.

COMMENT

Assessment of the Draft District Structure Plan (DSP) has identified that the following matters that should be identified to the Western Australian Planning Commission for their consideration when progressing and determining the outcome of the DSP.

Schools and Other Community Infrastructure

Timely development of schools and other community infrastructure within the Draft DSP area should be coordinated so that additional undue burden is not placed on schools and community infrastructure within Piara Waters and Harrisdale. The existing public schools in Piara Waters have substantial student numbers and a significant number of temporary infrastructure as a result, with traffic and parking concerns. It is likely that in the early stages of development of land in the Draft DSP area that residents in that area will rely on schools in the Piara Waters area (and existing Treeby area) particularly until new facilities are constructed in the draft DSP area. Piara Waters High School and the primary school that will open to the south of the High School in 2027 would be impacted. The Education Department will need to acquire and build new schools in the early stages of development of the DSP area, noting that other existing primary schools are already beyond their originally forecast capacities.

The Draft DSP identifies that four (4) primary schools and one (1) high school will be required within the area. The ratio of schools to residents needs to be carefully considered as household sizes in the South Metropolitan area tend to be larger than the average household size for the whole of the Metropolitan area. This has significant implications for schools.

Warton Road/Jandakot Road

The City of Armadale has already completed upgrades to Warton Road in recent years to accommodate traffic volumes forecast as a result of the development areas on the eastern side of Warton Road with limited funding from the City of Cockburn. Future upgrades to Warton Road and its intersections will be required given the existing network is already at capacity in areas. To accommodate traffic generated by development within the Draft DSP area and growth, these upgrades should be coordinated and funded by City of Cockburn/relevant developers. This should be identified in the DSP.

There will be a need for alternative routes to be provided within the draft DSP area to relieve pressure on the Warton Road and Nicholson Road roundabout and the Warton Road and Jandakot Road roundabout. This should be identified in the DSP. Whilst the City is committed to assisting with design advice, future upgrades should be coordinated by the City of Cockburn (including funding) because the road widenings have already occurred in the City of Armadale (with little to no ability to provide further widenings in the City of

Armadale). The City of Armadale met the whole cost of the construction of these roundabouts without contributions from other Local Governments.

The City has been engaging with Shawmac and the Department of Planning Lands and Heritage (DPLH) in recent months with regard to the Jandakot Road Planning Study being prepared by DPLH. The City has provided comment particularly with regard to the existing roundabouts on Warton Road and their ability to cope with forecast traffic volumes that are included in the DSP. One of the logical structure planning solutions is to provide alternative north-south local distributor routes to be built within the DSP area to enable some of the traffic to move internally and avoid the two (2) roundabouts. Piara Waters has several existing north-south local distributor roads (Southampton Drive, Sheet Road, Harrisdale Drive, Wright Road, Nicholson Road etc, that serve this function but the Draft DSP area has none and there are not any proposed in the Draft DSP area.

The future issue of pedestrians crossing Warton Road to and from the Treeby area to access Piara Waters High School and shops has also been identified by the City (relating to the Jandakot Road Planning Study) as an area of concern. Treeby is currently in the catchment for Piara Waters High School and it is likely that future development areas under the Jandakot Treeby DSP will also be within the catchment for the high school in the future, as the only High School proposed in the draft DSP is in the far western portion of the DSP area rather than central to the DSP area.

Accordingly, the DSP should address the need to establish safe pedestrian links across Warton Road and a shared path on the western side of Warton Road. The Draft DSP should identify that these facilities need to be funded/coordinated by the City of Cockburn. The City of Armadale/Developer Contribution Plan for Piara Waters West coordinated/funded construction of a shared path on the eastern side of Warton Road.

Previous comment provided to the Department of Planning, Lands and Heritage's Planning and Engineering team with regard to the Jandakot Road Planning Study should be forwarded to the DPLH team assessing the draft District Structure Plan.

It is possible that Warton Road may be identified to eventually come under State control as part of the Future Metropolitan Roads program. This is updated every 12 months. Warton Road is already designated as a Primary Freight Route.

Public Transport

The DSP needs to address the need for planning of new or extension of existing public transport routes within the DSP area and connections to Piara Waters/Harrisdale areas and across the region.

Protection of Environmental Values

Review of the Environmental Assessment report lodged with the Draft DSP has identified the following matters:

- The Draft DSP report states that approximately 82.9ha of remnant native vegetation will be retained as 'Rural Residential' and that more than half of this is Banksia woodland (classified as Priority 3 at State level and Endangered at Commonwealth level). It is considered that retention of this vegetation within the Rural Residential zone will not afford adequate protection. Clearing would likely occur for fire breaks and asset protection zones, building construction, driveways etc. More adequate protections are

required for this vegetation complex, particularly where surveys have determined the condition of the vegetation is Good or Excellent.

- The Environmental Assessment document also states that the Draft DSP area contains approximately 139.78ha of foraging habitat for Carnaby's cockatoo and 137.59ha for Baudin's cockatoo (both critically endangered). It is proposed that Foraging habitat for black cockatoo species is proposed to be retained as 'Rural Residential, subject to site specific investigation' or within areas of POS. Leaving much of this existing Foraging habitat within the Rural Residential zone leaves the vegetation vulnerable to clearing especially for bushfire protection purposes or future development.
- Ten (10) wetlands are mapped as being within the DSP area with the DSP proposing to retain their current status as 'Rural Residential – Subject to Site Specific Investigation'. Better protection for these wetlands and their associated vegetation and buffers needs to be considered (such as Parks and Recreation reservations in the Metropolitan Region Scheme) to prevent degradation of the wetland values.

Another important impact of these areas not being determined in the DSP is that if they change to an urban/residential land uses, then the existing traffic modelling, school and community/sporting infrastructure is under estimated and the area will be significantly under provided with significant impact on the community and surrounding communities.

ANALYSIS

The draft District Structure Plan (DSP) is recognized in the Perth and Peel @3.5 million South Metropolitan Peel Sub-regional Framework which (following the 2022 re-examination of Planning Investigation Areas) identifies the DSP area for Urban Expansion.

The DSP has been prepared as a precursor to future Metropolitan Region Scheme Amendments to rezone the land to Urban or Urban Deferred and relevant Regional Reserves such as Regional Parks and Recreation and High School Reserves. The MRS amendment will also need to address the requirement for widening of Warton Road at the roundabout locations to enable future upgrade of the roundabouts to accommodate the increased traffic volumes through the roundabouts as a result of development in the Draft DSP area.

Subsequent planning processes that will require completion prior to subdivision occurring in the area include:

- Metropolitan Region Scheme Amendment;
- Local Planning Scheme Amendments (City of Cockburn); and
- Local Structure Plans (LSP's for each of 4 precincts identified in the DSP).

There will be public advertising requirements for each of the above future processes and where the areas covered by those processes abut the boundary between the City of Cockburn and the City of Armadale, there should be direct referral to the City of Armadale for comment. Precinct 3 of the DSP abuts the City of Armadale's western boundary.

Development is expected to occur over multiple stages with staging and timing of development being informed by landownership coordination, servicing provision and the removal of site constraints (e.g. the existing Kennel Zone on Warton Road in Treeby). The Staging Plan contained in the DSP identifies that Precinct 3 (adjacent to the City of Armadale) will likely have a development timeframe of 11-40 years. However, it is considered that continuing high demand for residential land supply in Perth may see much

shorter timeframes for development of Precinct 3 and the WAPC's predictions on the timing have not been accurate in the past.

OPTIONS

Council has the following options:

1. Request Officers lodge a submission with the WAPC outlining their comments on the Draft District Structure Plan as outlined in this report with or without modifications.
2. Resolve to not make a submission to the WAPC on the District Structure Plan.

CONCLUSION

Preparation of the Draft District Structure Plan for the Jandakot Treeby area (DSP) is consistent with the identification of the area for Urban Expansion under the Perth and Peel @3.5 million South Metropolitan Peel Sub-regional Framework. The draft DSP enables identification of matters to be addressed in subsequent planning processes including amendments to the Metropolitan Region Scheme and the City of Cockburn Local Planning Scheme and more detailed local structure plans in the future.

The City of Armadale considers it is important that the DSP identifies the coordination and funding requirements for infrastructure within and adjacent to the DSP (including which organisations will be responsible for these matters) particularly with regard to:

- Warton Road – upgrades, pedestrian links and Shared Paths.
- Ratios for provision of schools and other community facilities in the Draft DSP area and potential interim impacts on City of Armadale facilities.
- Planning for Public Transport provision.
- Ratios for provision of District Open Space and Playing Fields in the Draft DSP area so that the DSP area is ultimately self-sufficient in this regard.
- Protection measures for wetlands and remnant vegetation within the draft DSP area such as inclusion in Regional Parks and Recreation Reserves.

It is recommended that Council request Officers lodge a submission with the Western Australian Planning Commission addressing the matters raised in this report. As such, Option 1 is recommended.

RECOMMEND

That Council:

1. **Request Officers lodge a submission to the Western Australian Planning Commission outlining matters that the WAPC should take into consideration when finalising the Structure Plan as discussed in this report.**
2. **Advise the City of Cockburn of its submission.**

ATTACHMENTS

1. [Structure Plan](#)
2. [Staging Plan](#)

2.1 - ARMADALE BOWLS AND TENNIS CLUBS SHARED FACILITY CONCEPT PLANS

WARD : MINNAWARRA
FILE No. : M/277/25
DATE : 12 August 2025
REF : WS
RESPONSIBLE : Executive Director
MANAGER : Development Services

In Brief:

- The Long-Term Financial Plan (LTFP) endorsed in February 2025, includes provision of \$11,400,000 for a new shared bowls/tennis facility to commence delivery at Gwynne Park from 2028/29.
- Recommend that Council endorse the concept plans as presented in the Attachments of this report and request Officers proceed with planning and design to be undertaken from 2027/28 for commencement of delivery in 2028/29 in the current location occupied by the current bowls facility.

Tabled Items

N/A

Decision Type

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

Officer Interest Declaration

Nil.

Strategic Implications

Strategic Community Plan

- 1.3.1 Ensure the equitable, evidence-based provision of Community Facilities throughout the City.
- 1.4.2 Encourage the provision of inclusive and accessible facilities, services and programs within the community.
- 1.4.4 Facilitate the provision of facilities, services and programs to meet the needs of the City's current and future demographics.

Corporate Business Plan

- 1.3.1 Ensure the equitable provision of Community Facilities throughout the City
- 1.3.1.3 Progress the development of Gwynne Park

- 2.3.3 Maintain the City's Assets effectively in order to meet service levels throughout their life cycle.

Legal Implications

- Any building works associated with the project would need to be carried out in accordance with the Building Code of Australia (BCA) and any other relevant legislation and/or Australian Standards.

Council Policy/Local Law Implications

Assessment of Policy/Local Law indicates that the following is applicable:

- ENG13 – Asset Management
- Lease and License Policy

Budget/Financial Implications

The Long-Term Financial Plan (LTFP) endorsed in February 2025, includes provision of \$11,400,00 for a new shared bowls/tennis facility to be delivered in 2028/29. The City will review the likely grant sources as part of its preparation of the LTFP later this year.

Consultation

- Councillor Workshop - 29 March 2021 and Briefing - 6 June 2023
- State Sporting Associations
- Facility leaseholders and user groups
- Department of Cultural Industries, Tourism and Sport.
- Architects (Bollig Design Group)
- Other City internal departments as required.

BACKGROUND

At its July 2024 meeting, Council was presented with a Concept Plan for a co-located bowls/tennis facility. For that report co-location referred to buildings with shared spaces, while a shared building referred to buildings with a shared roof only and all separate spaces for each club. The shared spaces in the co-location concept would need to meet the requirements of both clubs. Councillors advised that the Concept Plan did not achieve their vision of two clubs under one roof with clear separation of the two sports and resolved as follows:

That Council request Officers to complete the Concept Planning phase for a new shared facility within the existing vicinity of the Armadale District Bowling Club and report back to Council prior to commencement of Schematic Design. (C17/7/24)

DETAILS OF PROPOSAL

The purpose of this report is to present Council with Concept Plans and order of probable costs for a new shared facility replacing the current bowls and tennis pavilions at Gwynne Park reserve. A concept floor plan and elevations are shown as Attachments. These plans will provide a guide for the final design and will be further refined in the next stages of design work. It is proposed that Council direction will inform future works at Gwynne Park for the bowling and tennis pavilions.

The Concept Plan includes separate spaces for both tennis and bowls under the one roof and with clear separate entrances.

- Tennis:
 - Small improvement to the kitchen area.
 - Addition of a game day room.
 - Additional storage space.
 - An improved the club room.
 - Inclusion of cleaner's room.
- Bowls
 - Social spaces combined into one large area that can be separated into two spaces with a retractable acoustic wall.
 - Inclusion of a cleaner's room.
 - Inclusion of gopher parking spaces.
 - Committee room and office space located near the entrance.
- Overall
 - Toilets and showers align more closely with the National Construction Code.
 - Toilets are located closer to the bowling greens and tennis courts.
 - Inclusion of bin stores for both sides of the building.
 - Provision of a Communications Room for housing critical networking and telecommunications equipment.

COMMENT

Gwynne Park is in the South Mid-Catchment area of the City's Community Infrastructure Plan. The South Mid-Catchment consists of the suburbs of Armadale South, Mt Richon, Brookdale and Wungong.

Forecast population	Forecast year			
	2025	2030	2035	2040
Population	14,185	14,713	15,728	18,507

By 2040, the population of the South Mid-Catchment is expected to grow by approximately 4,321 people typically through infill development. The South Mid-Catchment is primarily built out and the provision of additional community infrastructure may not be possible, instead the improvement of existing community infrastructure to increase capacity for more users can be undertaken.

Gwynne Park is in the Profile Area – Armadale South. Armadale South has a SEIFA index of 811.8 putting it in the bottom 3% of areas in Australia. Compared to the City of Armadale, Armadale South has a higher proportion of lone persons households (37.2% compared to 20.5%) and a higher proportion of one parent households (15.9% compared to 12.3%).

The high amount of lone person and one parent households within the South Mid catchment drives a need for spaces, which can create opportunities for social interactions and foster community connections. Ensuring these spaces are affordable is equally important.

Gwynne Park is a district level reserve and it is currently the City's largest recreation reserve at 16.26ha. The City of Armadale Parks Facilities Strategy considers district open space as areas principally designed to provide for organised formal sport and will generally include recreation space and some nature space. These areas serve several neighbourhoods, with players and visitors travelling from surrounding districts.

Armadale Tennis Pavilion

The modest tennis pavilion was constructed in 1974. The building is over fifty years old and as reported in July 2024 requires a substantial amount of work to bring it up to an acceptable standard. There has never been a lease on this building.

There are currently 14 courts at Gwynne Park – four hard courts and 10 grass courts. Currently the grass courts are not being used. The hard courts recently had new lighting installed. In the July 2024, report it was noted that there were significant cracks in the hard courts and at a recent visit, the City's Officers were advised that now only three courts were considered playable by club representatives and this is limiting usage.

Current hard-court usage includes:

- Schools during term one and four:
 - Dale Christian School – Monday, Wednesday and Friday mornings.
 - John Calvin Christian College – Monday, Tuesday, Wednesday and Friday afternoons.
- A regular ladies group on Thursday mornings.
- Coaching sessions are held on Tuesday afternoons and Saturday mornings.
- Some adhoc usage.

Playing numbers can fluctuate at clubs for a variety of reasons. As reported in previous Council reports while current usage is low, it should be noted that previously there were 200 members playing at this site. The City currently only has tennis courts in Kelmscott (9) and Roleystone (8).

There is currently no registered tennis club at Gwynne Park. The courts are currently being managed by past Presidents of the Armadale Tennis Club with minimal assistance from other community members. Officers are currently working with these representatives to reinstate a functioning committee with a new constitution being endorsed for lodgement with the Department of Local Government, Industry Regulation and Safety (LGIRS) reestablishing the club. The City's Officers have experienced challenges in recent years of the club being unresponsive including to offers of club development support. There has been some improvement with group communication in recent months and Council has been keen to support the tennis club and its users including future generations.

Armadale Bowling Club

The Armadale Bowling Club facility was constructed in 1956, with extensions in 1978. The lease on the building expired in October 2019 and holding over clauses currently apply. Despite the age of the building being almost 70 years, it has been well maintained over the years by the leaseholder.

The City's Officers have been meeting with representatives from the Armadale District Bowling Club to discuss pending works and seek feedback on potential improvements for a new facility. Spectator viewing, a "sense of club" and the ability to display memorabilia was high on the club's priorities. The Club provided City Officers with a list of suggestions for a new facility and all reasonable proposals were incorporated into Concept Plans.

The Club is experiencing significant growth and currently the club has 313 members. This membership is broken down as follows and is growing weekly:

1. Adult bowling members – 62 and growing
2. Junior bowling members – 4
3. Social members – 141
4. Darts members – 19
5. Bridge members – 19
6. Pool members – 47
7. Life members - 5

The Club hosts multiple community organisations and events that include activities such as the “The Fathering Project”, an initiative sponsored by Telethon, the Rotary Club and Communicare. “Sunset Bowls and BBQs” - these events provide fathers and father figures the opportunity to bond with their children over fun activities on the green, followed by a community dinner; Groove Time - is a nonprofit community organisation that offers individuals with disabilities a chance to socialize with their peers and caregivers and various other fundraiser events.

Within the leased area there are four bowling greens at the Armadale District Bowling Club. Currently only two greens are being used. Only one of these greens is synthetic – green “B”. This synthetic green is nearing the end of its useful life. The Club has been very successful through its advocacy efforts to secure an election commitment of \$100,000 to upgrade green “A” to synthetic. To better accommodate the Club’s growing membership, the provision of two synthetic greens is considered a more suitable and sustainable solution. The Club states that having two usable greens made from the same materials would assist the Club in attracting larger events including state competitions. Such a proposal would require consideration to this process. Depending on future works completed by the City the Club may also renovate C green to create a community-based green for barefoot bowls and community/school events.



ANALYSIS

The City has appointed Bollig Design Group (the Consultant) to develop Concept Plans for this project.

Scope and functionality

For the December 2020 Council report, a design brief was prepared based on the Tennis Infrastructure Planning, Design & Delivery Resource (2018), feedback from tennis representatives and the existing facility provision. While this design brief was for a separate stand-alone building, similar functionality has been incorporated into this new Concept Plan.

Bowls Australia Construction and Refurbishment Guidelines do not provide any functionality requirements for new pavilions and instead focuses on aesthetics, environmentally sustainable design and spaces and their relationships with other areas.

The City's Consultant was asked to design a shared facility with similar sized rooms and amenities as the current buildings and provide additional amenities where required to meet the National Construction Code and an increase in spaces to improve functionality. Additional features included cleaners and communications rooms, a game day room in tennis, bin stores and gopher parking at the Bowling club. The Consultant was requested to design a facility that would not impact trees on the site or current parking arrangements.

Officers met with City internal departments and representatives from the Armadale Bowling Club and Armadale Tennis with preliminary concept sketches. Comments have been incorporated into the Concept Plan provided, where possible, as part of this report.

Participation data

Tennis Australia's Tennis 2020 facility development and management framework note one court to every 1,500 people is optimum. With a current population of 14,186 people living in the south mid catchment indicates an optimum (not minimum or recommended) provision of 9 courts. The projected population of this catchment is 18,507 by 2040 which would be 12 courts as optimum.

Ausplay data estimates 5.1% of the adult population play tennis in Australia. If City Officers apply 5% percent to the current adult population of the South Mid population (10,552 persons 18+) there could be potentially 520 persons participating in the sport of tennis at Gwynne Park.

Likewise, Ausplay data estimates 0.9% of the adult population play bowls in Australia. If City Officers apply 0.9% percent to the current adult population of the South Mid population (10,552 persons aged 18+) there could be 95 persons participating in the sport of bowls at Gwynne Park.

Numbers will escalate in both sports if surrounding catchments populations are included.

Project budget and cost estimates

The LTFP endorsed in February 2025 includes provision of \$11,400,00 for a new shared bowls/tennis facility to commence delivery from 2028/29. The City's Consultant was made aware of the monies allocated in the LTFP for this project and was asked to develop Concept Plans within this allocation.

Each community facility delivered by the City, has several hold-points through the project's development, which provide an update to each project's estimate. This is a preferred cost-effective common practice which utilises estimated material and contractor rates at each point in time, overlaid by an estimate accuracy that progressively refines as illustrated by the bullet-points below. Further, it needs to be recognised that every project's estimate is not locked in until the point at which a contract is in place and then, theoretically, the only changes to the budget should be due to project provisional sums being actualised or approved variations, potentially including the consequence of latent conditions.

The hold-points referenced above may be a combination of the following:

1. Concept Design (approximately +/- 40%), supporting the Project Initiation Document.
2. Schematic Design (approximately +/- 20%), used to provide currency of estimate using a Quantity Surveyor.
3. Detailed Design (approximately +/- 5%), which informs the Construction Contract Award process and final pricing.

An Order of Probable Costs (OPC) has also been prepared for this report, and it has been based on the Concept Plans only. Current cost estimates for a new shared bowls/ tennis facility are \$8,246,563. The amount is based on today's costs and does not include escalation to 2028/29 when this project is currently being proposed to commence construction. As the project is at the Concept Design stage, a variance of +/-40% should be considered when assigning a budget allowance. In this case, the latest OPC of \$8.2M with a 40% loading equates to approximately \$11.48M. As such, the existing budget allowance in the current LTFP is appropriate.

Additional items considered by the OPC include:

- Demolition of the existing buildings.
- External site works
- Contingencies.

The OPC does not consider:

- Escalations for delivery at a future point in time
- Any work on the tennis courts
- Any work on the bowling greens
- Public Art
- Loose furniture and equipment
- Computing equipment and services
- Operable walls to separate spaces in the Bowling Club as shown on the concept.
- Portable amenities during construction
- Replacement of external amenities such as sheds with three phase power and BBQ areas or water tanks and bores.

Noting:

- The Bowling Club's maintenance equipment is electric and three phase power is essential for charging. Likewise, water tanks are essential in maintaining the greens. It should be noted that synthetic greens also need watering.
- Tennis require storage for maintenance equipment for the courts. If the courts were synthetic it is likely they will require less storage.

Currently the project is in the LTFP for commencement of delivery in 2028-2029. The cost estimate referred to in this report is at the stage of Concept Design and does not allow for construction at a future date.

OPTIONS

Council has the following options:

1. Endorse the concept plans as presented in the Attachments of this report and request Officers proceed with planning and design to be undertaken in 2027/28 to commence delivery from 2028/29 in the current location occupied by the current bowls facility.
2. Request further work.
3. Retain the current facilities and undertake renewal works when necessary.

CONCLUSION

Both pavilions are at a point where consideration should be given to renewal or replacement. The proposed new pavilion will provide the current and future members with appropriate and functional amenities and as with any new sporting/community facilities, the new pavilion will be inclusive to everyone. Option 1 is the preferred option.

RECOMMEND

That Council:

- 1. Endorse the concept plans as presented in the Attachments of this report and request Officers proceed with planning and design to be undertaken in 2027/28 for commencement of delivery from 2028/29 in the current location occupied by the current bowls facility.**

ATTACHMENTS

1. [↓](#) Gwynne Park Bowls Tennis Shared Facility - Concept Plans
2. [↓](#) Gwynne Park Bowls Tennis Shared Facility - Elevations based on concept
3. [↓](#) Gwynne Park Bowls Tennis Shared Facility - Site Plan
4. [↓](#) Armadale Bowling Club - Existing Floor Plan
5. [↓](#) Armadale Tennis Pavilion - Existing Floor Plan
6. [↓](#) Gwynne Park Aerial

2.2 - CITY OF ARMADALE CREST AT THE ARMADALE DISTRICT HALL

WARD : MINNAWARRA
FILE No. : M/160/24
DATE : 12 August 2025
REF : WS/ PH
RESPONSIBLE : Executive Director
MANAGER : Development Services

In Brief:

- In September 2023 Council referred an item for the installation of a crest at the Armadale District Hall to the Community Services Committee.
- The City of Armadale crest and logo are the organisation's primary corporate brand marks. The City's logo is the major visual branding while the crest is used for formal civic purposes.
- Recommend that Council note the progress of the City's Signage Style Guide and, upon its finalisation, consider the installation of signage recognising the City within the vicinity of each of the City's halls, using the City of Armadale logo, subject to available funding.

Tabled Items

Nil.

Decision Type

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

Officer Interest Declaration

Nil

Strategic Implications

Strategic Community Plan

1.1.4 Preserve and celebrate the City's built, natural and cultural heritage.

Corporate Business Plan

3.2.2.1 Implement the Signage Strategy

Legal Implications

The Armadale District Hall is included in the City's Local Heritage Survey as Management Category 1 and the Heritage Council WA (HCWA) State Heritage Register. Any significant

works are required to be approved by the HCWA under the *Heritage of Western Australia Act 1990*.

Council Policy/Local Law Implications

Assessment of Policy/Local Law indicates that the following are applicable:

- Policy ADM10 – Use of City Crest and Logo
- Armadale District Hall Conservation Plan
- Town Planning Scheme No 4, Part 7 – Heritage Protection, and Part 9.3 – Additional Material for Heritage Matters.
- Local Heritage Survey
- City of Armadale Signage Strategy 2023-2027

Budget/Financial Implications

There are currently no funds available in the budget or the Long Term Financial Plan for this proposal.

Consultation

1. Department of Planning, Lands and Heritage
2. City departments

BACKGROUND

A successful redeveloped Armadale District Hall (the Hall) was reopened to the public in 2019. The Hall underwent significant renovation and was complemented by a new hireable space

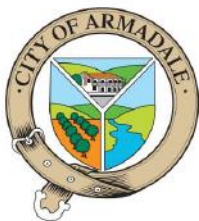
At the Council meeting held on 11 September 2023, the following matter was referred to the Community Services Committee.

That the matter of the Armadale crest at the Armadale Hall be referred to the Community Services Committee.

The referral item sought recognition of the City of Armadale in the Armadale District Hall with the installation of the City's crest above the stage.

Officer's comment:

The City of Armadale has a traditional Council crest – refer below:



Costs of purchasing a crest would vary depending on size and the materials the image is printed on.

The space above the stage is contoured, as shown in the photo below. The suitability of the construction materials used in this space would need to be examined before such an installation could proceed.



The appropriateness of such installation should also be considered carefully as the Armadale District Hall was opened in 1936 and the crest was not introduced until 1979. The Hall is on the State Register of Heritage Places and at the very least advice should be obtained from the Heritage Council of WA before erecting the crest. The Armadale Hall is also listed as a Category A in the City's Local Heritage Survey which is available on the City's Website. A Conservation Management Plan document was also written for the development when the expansion of the hall was constructed.

At its meeting on 12 February 2024, Council resolved (C2/2/24):

That Council request a report on options and costings for the placement of the City of Armadale Crest in the Armadale District Hall.

The current logo was adopted by Council at its meeting in December 2002 (CS/102/02). At this meeting it was resolved:

- 1. That the new City of Armadale logo, as depicted and outlined in the attached "Logo and Rationale" be adopted.*
- 2. That progress on a new City corporate style-guide be noted.*
- 3. That a public launch of the new logo be tentatively set to coincide with the 2002 Civic Dinner to be held on 14th December 2002.*
- 4. That the Council crest continue to be used for formal civic purposes.*

The City's Signage Strategy 2023-2027 was approved by Council in its January 2023 meeting (CE07/1/23). At this meeting, it was resolved that:

That Council approve the City of Armadale Signage Strategy 2023-2027 as attached to this report.

The Corporate Business Plan - Action 3.2.2.1 states: *Implement the Signage Strategy*. This implementation is subject to funding.

An important recommendation for the implementation of the Signage Strategy was to update and refresh the City's signage style guide. This is currently being worked on by Officers.

DETAILS OF PROPOSAL

This report outlines the suitability of installing a crest at the Armadale District Hall and the potential costs.

When considering acknowledging the City at the Armadale at the Armadale District Hall, the following items need consideration.

The Hall

The Armadale District Hall was opened on 12 December 1936. In June 2016 Council endorsed the City's Heritage Precinct Master Plan. A redeveloped Armadale District Hall including a new Lesser Hall was one of the elements of this Master Plan.

In May 2019 the newly redeveloped Armadale District Hall with additional spaces was officially reopened.

The original Hall, where the stage is located, is on the City's Local Heritage Survey and is a Category one building with an exceptional level of significance. Key considerations in terms of Heritage significance include Aesthetic, Historic and Scientific value. Details regarding these aspects are provided below.

Aesthetic value

The Armadale District Hall has aesthetic value as a competently built hall, which displays the characteristics of the Inter-War Art Deco style used to produce a well composed principal elevation and appropriately embellished interior. It has landmark qualities as a distinctive building set in a prominent, lightly raised, open site.

Historic Value

The hall is associated with the development of Armadale and the immediate district that evolved out of the Depression years. The establishment of the place in 1936 represents the renewed optimism that was emerging at the end of the Depression. As the second community hall built in Armadale, the Armadale District Hall is representative of the increase in population and consolidation of the district which had occurred in the 1920s and continued following the Depression.

The hall was designed by eminent Western Australian architectural firm Oldham Boas & Ednie-Brown and constructed by well established builders J.B. Hawkins & Son.

Scientific Value

Armadale District Hall is highly valued by the local and regional communities for its social, cultural and aesthetic associations and in particular for its use as a picture theatre until c1958. This was illustrated in March 2001, when rallies were staged opposing the redevelopment of the site for commercial use. As the district's community centre since 1936, and the venue for balls, dances, public meetings, displays, fundraising, wedding receptions, school concerts and similar events, the hall contributes to the local community's sense of place.

The original hall was placed on the State Register of Heritage Places on 26 August 2003. Only places of State cultural heritage significance are entered in this Register. A

Conservation Management Plan was also written for the restoration and development with expansion of the hall was constructed.

Any significant works are required to be approved by the Heritage Council of WA (HCWA) under the *Heritage of Western Australia Act 1990*.

In consideration of this, Officers contacted the Heritage Council of WA (HCWA) seeking advice on such an installation. The advice provided stated: *“Basically, it would come down to where Council decide they would like to install the crest and the size. In general fixing into significant fabric of the building needs to be reversible - so drilling into mortar joints would be best if the crest was to be installed in the original Hall.”*

The Department of Planning, Lands and Heritage also advised that the Crest would probably fall under the signage policies of the City’s Conservation Management Plan – Palassis October 2001.

Signage:

Signage can clutter and confuse the experience of places with cultural heritage significance. It is therefore necessary to limit its use.

Policy 27

The installation or permanent display of commercial, directional and regulatory signage on the site is generally unacceptable. Exceptions may be made where:

- *The signage is for temporary use and has no physical impact on the building fabric*
- *The signage is required to protect the fabric of the place or the physical wellbeing of visitors; or*
- *The signage is low key and part of an interpretation strategy for the place.*

Policy 28

A uniform signage policy for the building should be developed, internal signage should be based on the gilt lettering found on the door to the dressing rooms. Any new signage should be should, however, be discernible as new fabric and not a direct copy of the existing. Exit signs should be based on the early exit sign extant above the stair gallery (so long as they comply with current safety regulations).

Additional comments from the Department of Planning, Lands and Heritage include:

Its location and distinctive art deco façade makes it a landmark building. Generally additional signage to this external façade would not be supported.

‘Stick on engraving’ (which can be removed) to the glazing of the doors could be considered depending on the glazing. Closer inspection is needed to identify if it is original glazing.

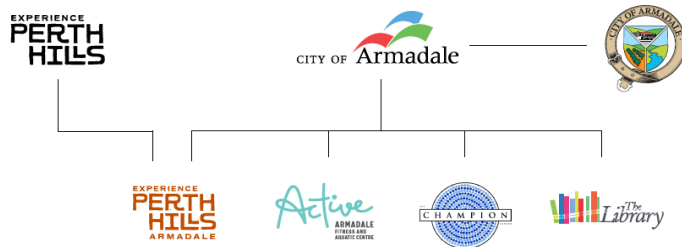
COMMENT

The Crest

In preparation for its change to Town status in 1979, the Shire of Armadale Kelmscott became the Town of Armadale and adopted a crest design which is still used as the official City of Armadale crest today, with the exception being that the word 'Town' is now replaced

with 'City'. This crest has been retained for use in an official capacity on important civic documentation and/or signage etc. and is used at the instruction of the City of Armadale and the Council.

The City's brand hierarchy is displayed below:



The City of Armadale's style guide states that the traditional Council crest should be applied for applications specifically related to the Council itself while the City's logo is the major visual branding. Implementing dual branding, such as combining the crest and logo on signage, is not supported by the City's Signage Strategy. It also introduces risks of visual clutter, inconsistent application and increased production complexity.

ANALYSIS

The City's Halls:

The City of Armadale has seven community halls:

- Armadale District Hall
- Bedforddale Hall
- Forrestdale Hall
- John Dunn Hall
- Karragullen Hall
- Kelmscott Hall
- Roleystone Hall

Typically, community halls differ from community centres in that community halls are a specific building or space within a larger community centre. Community halls are often used for gatherings, events and activities. Community Centres on the other hand is a broader term that can encompass multiple facilities, including community halls, meeting rooms, and other services, serving as a hub for community activities and services.

The City's halls do not have consistent signage.

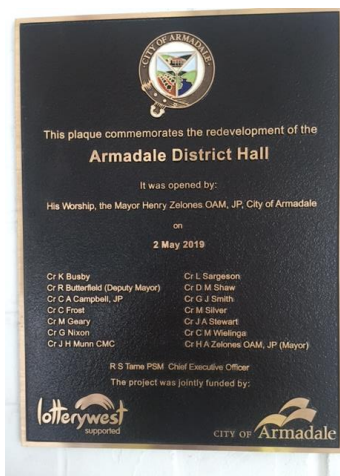
Armadale District Hall

At the Armadale District Hall there is a foundation stone on the building from when the building was originally constructed.



At the Armadale District Hall there is a small plaque on the exterior of the building recognising that the building is on the State Register of Heritage Places. The words Armadale District Hall are on the façade of the building and there is a small sign in the garden at the corner of Jull St and Church Avenue. The signage includes the City's logo and the text "Centenary Grove.". There is no other signage that recognises the City.

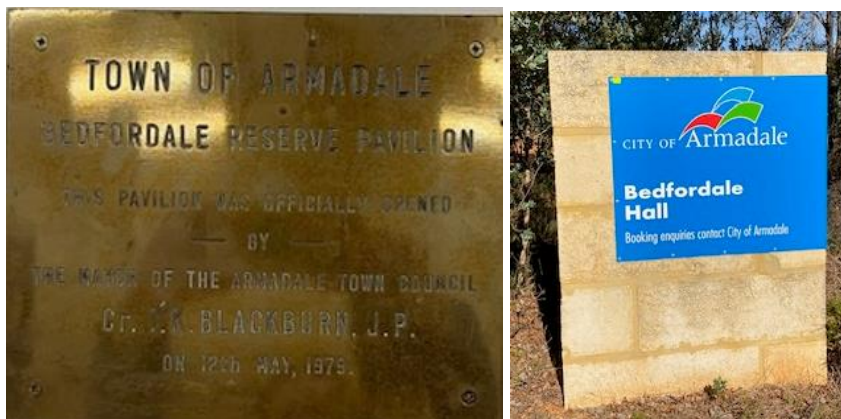
On the interior of the building there is a small plaque that was installed following the restoration and redevelopment works that recognises the City and includes a copy of the crest as shown below:



This plaque meets the requirements in the draft Signage Style Guide currently being reviewed.

Bedforddale Hall

There is a small plaque inside the hall recognising the "Town of Armadale" and a sign on the road.



Forrestdale Hall

There is currently nothing recognising the City on or in the Forrestdale Hall. Locality signage has been recently installed on the corner of Weld Street, Forrestdale and building signage will be considered during the redevelopment of the Hall.

John Dunn Hall

The John Dunn Hall has a small plaque installed that refers to the Shire of Armadale-Kelmscott and it is the only Hall that recognises the City on the exterior of the building itself.



Karragullen Hall

There is nothing on the building recognising the City at this location. A small plaque adorns the walls but only recognises the Minister for Works at the time of opening.



Kelmscott Hall

There is currently nothing recognising the City on the Kelmscott Hall.

Roleystone Hall

There is currently nothing recognising the City on the Roleystone Hall. There is a plaque on the reserve which incorporates the use of the belt from the crest.

Armadale District Hall is the only hall on the State Heritage Register and the Local Heritage Survey. The Karragullen Hall is also on the Local Heritage Survey. No other halls appear in either document.

City of Armadale Crest and Logo

The City of Armadale crest and logo are the organisation's primary corporate brand marks. Both brand marks are trademarked.

The City has a policy for the use of the City's crest and logo (ADM10); however, the objective of the policy is to ensure consistent management and appropriate use of the City's corporate crest, logo, sub-brand logos and other related branding elements by external organisations and groups only. The Policy does not mention any requirements for the City's Halls.

The policy puts the following criteria on external organisations for the use of the logos and crest:

- 1) *Use of the branding, logos or crest is to be in accordance with the City's Style Guide and the Communications & Marketing Standards.*
- 2) *The City is to determine a period for which the approval remains valid.*

- 3) *The City retains the right to withdraw its approval, with the applicant subsequently being obligated to remove the City's corporate branding, logos or crest from their materials and circulation.*
- 4) *Any other conditions deemed appropriate to the circumstances of the application.*

The consistent and professional application of these ensures appropriate recognition for the City while also protecting brand and reputation. To avoid brand dilution and visual inconsistency, the City Officers recommended that the Council's crest only be used in ceremonial or commemorative applications (e.g. plaques, official invitations), not public-facing signage. The City's logo remains the single point of brand recognition on signage.

Costs

Signage costs can differ significantly depending on size and materials. Examples include:

Drop n Shop Signage from 2022. Digital printed ACM with UV laminate. 3m x 2.4m \$1251 ex GST.

Proposed University Study Hub signage 2025. Digital printed ACM with UV laminate. Main Entrance Sign - 5540 x 660mm and Secondary Entrance Sign - 5420 x 780mm \$1,682 ex GST; 2.1m x 1.2m \$592 ex GST respectively and pylon roadside signage, overall size 1960 x 4100mm \$4,322 ex GST.

Signage recently installed Champion Lakes Community Centre 600 x 600mm aluminium composite signage. Digital printed vinyl graphics with clear UV laminate cost \$75 per sign. It should be noted that this cost was for the sign only as it was attached to existing infrastructure.

Subject to funding, this report proposes that Councillors consider the approval and installation of signage recognising the City within the vicinity of all the City's community halls once the review of the Signage Style Guide is completed as this will ensure consistent messaging and cohesive design standards are maintained across the City and make budgeting for this project easier.

OPTIONS

Council has the following options:

1. Note the progress of the City's Signage Style Guide and, upon its finalisation, consider the installation of signage recognising the City within the vicinity of each of the City's halls, using the City of Armadale logo, subject to available funding.
2. Note the report and take no further action.

CONCLUSION

The City of Armadale's Style Guide states that the Council crest should be applied for applications specifically related to the Council itself while the City's logo is the major visual branding. Implementing dual branding, such as combining the crest and logo on signage, is not supported by the City's Signage Strategy, introduces risks of visual clutter, inconsistent application, and increased production complexity. It is recommended that Council wait for the Signage Style Guide to be completed, then consider approval of the installation of signage recognising the City within the vicinity of each of the City's halls, using the City of Armadale logo.

RECOMMEND

That Council:

- 1. Note the progress of the City's Signage Style Guide and, upon its finalisation, consider the installation of signage recognising the City within the vicinity of each of the City's halls, using the City of Armadale logo, subject to available funding.**

ATTACHMENTS

There are no attachments for this report.

2.3 - BUSINESS DEVELOPMENT - KELMSCOTT (REFERRAL ITEM)

At the Council meeting held on 28 April 2025, Cr J Keogh referred the following matter to Development Services Committee.

That the matter of business development in Kelmscott be referred to the Development Services Committee.

Comment from Cr J Keogh

The Kelmscott town centre is in need of investment and upgrades to amenity and request the City undertake the following:

- Ensure that commercial business are complying with the landscaping guidelines for trees and carparking ratios.
- If there are historical situations where these guidelines are not the case, request the City investigate costings for buying or subsidising the cost for buying back existing car bays from commercial businesses and installing trees.
- Consider as part of the Economic Development Plan to engage with businesses in Kelmscott to see what avenues exist to help stimulate further economic development.
- Engage with the owner/s of the brick power/telecommunications structure along Albany Hwy with the aim of gaining permission to paint some form of mural on it to help develop further amenity.



Officer Comment

The City's Landscape Guidelines only apply where they are referenced or included as part of a Landscape Condition in a development approval. The City's Planning Compliance Officers are continuing to liaise with property owners to ensure compliance with landscaping requirements and ongoing maintenance in accordance with relevant development approvals.

The City has engaged consultants to prepare a Public Realm Strategy for Kelmscott, which includes a focus on land in road reserves. The Strategy does not include the investigation or development of costings for buying or subsidising the cost for buying back existing car bays from commercial businesses and installing trees. Such a proposal would be a new proposal requiring investigation and consideration by the City and Council as it requires detailed

investigations, costing and resources to consider the proposal, as there are no funds or resources allocated for this task. The City's Officers do not recommend delaying the progress of the Kelmscott Public Realm Strategy.

The City's Economic Development Team is already engaging with businesses in Kelmscott as part of its Business Support initiatives under the City's Economic Development Strategy.

The brick structure shown in the picture above is a Western Power transformer and NBN pillar. The structure/transformer is located in the road reserve so the City would need to liaise with both Western Power, NBN and Main Roads WA to seek permission to undertake any works. The Arts and Culture Strategy refers to a community art category called 'Responsive programming' which are ad hoc art projects that are carried out according to the needs of the community. This can include community murals, however the Strategy notes that these types of projects should be either low cost or are funded externally. Regardless of whether it is approached as a community art project (where people are invited to participate in installing the artwork under the guidance of a professional artist) or the City commissions an artist to create and install the mural, it would still require detailed investigation and a resource commitment with new funding that is currently not included in the City's Long Term Financial Plan.

RECOMMEND

That Council:

To be considered

ATTACHMENTS

1. [Were Here for Your Business Flyer Electronic](#)

COUNCILLORS' ITEMS

Nil

This refers to any brief updates from Councillors from their attendance at Working Group or Advisory Group meetings on which they represent Council.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT _____

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18 AUGUST 2025		
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CITY OF ARMADALE

DEVELOPMENT CONTRIBUTION PLAN 4 REPORT

Anstey Keane Precinct (Forrestdale)
Urban Development Area as identified
on Scheme Special Control Area Map 3

May 2025

This report has been prepared in accordance with Town Planning Scheme No.4 and State Planning Policy 3.6. The report provides the rationale and justification for the development contribution plan, the calculation of costs, and the Infrastructure Cost Schedule specifying the costs for each Owner. Development Contribution Plan 4 is included in Schedule 9B of Town Planning Scheme No.4.

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1. INTRODUCTION

This report has been prepared in accordance with Part 5A of Town Planning Scheme No.4 (the Scheme) and the WAPC's State Planning Policy 3.6 to set out in detail the calculation of the Cost Contribution for each Owner in Development Contribution Area (DCA) 4.

Development Contribution Plan (DCP) 4 was prepared by the City of Armadale (the City) in conjunction with the major Owners in the area and other key stakeholders. The plan will operate in accordance with the provisions of DCP 4 in Schedule 9B and applicable provisions of Part 5A of the Scheme. Where the provisions of DCP 4 are inconsistent with the provisions of Part 5A of the Scheme, then the provisions of DCP 4 in Schedule 9B prevail to the extent of any inconsistency.

This report should be read in conjunction with DCP 4 in Schedule 9B of the Scheme and the DCP 4 Infrastructure Costs Schedule (ICS). Schedule 9B specifies the projects that are to be funded by DCP 4. The ICS forms part of DCP 4, and contains the estimated cost of Infrastructure and Administration of DCP 4, contribution cost, land area deductions and land area summary; and is periodically reviewed. The ICS provides further detail of the DCP projects included in Schedule 9B.

2. OVERVIEW

2.1 Development Contribution Area

The DCA is shown on Special Control Area Map 3 in the Scheme (*refer to 'DCA 4 Plan' in Attachments appended to this report*) and is commonly known as the Anstey Keane Precinct, Forrestdale. The area is bound by MacFarlane Road (formerly Keane Road) to the north-east, Armadale Road to the south and Bush Forever Site No. 342 to the north-west.

DCP 4 is intended to apply to all land within the Anstey Keane Precinct capable of being developed to an urban standard beyond the currently prevailing rural uses. Owners are required to contribute to infrastructure that is attributable to the subdivision and development of the precinct and their land.

Effective urbanisation within the Precinct requires the cost-efficient provision of infrastructure and facilities, such as utilities, roads, open space and sporting and community facilities. This physical and social infrastructure greatly benefits the standard of living, mobility and lifestyle choices of the community, and seeks to support the community's economic and social wellbeing.

DCPs enable a 'user pays' approach to the provision of required infrastructure and facilities under a 'need and nexus' approach. Items included in DCPs have a direct connection between development and the demand created by the development.

Landowner contributions shall be made through monetary payment or, at the discretion of the City, offset by undertaking works-in-kind or ceding land. The requirement to provide a contribution arises in accordance with Clause 5A.5 of the Scheme.

DCP costs have been distributed either:

- a) over entire Anstey Keane Precinct, or
- b) over defined Precincts that reflect the Structure Plan Precincts,

depending on whether the subject infrastructure item benefits all of the landowners, or just those within the defined Precinct. Allocation of Contribution costs also has regard to the principles underlying development contributions as defined in the State Planning Policy (SPP) 3.6.

2.2. Purpose

Elaborating on Part 5A.2 of the Scheme, the purpose of DCP 4 is to:

- a) enable the application of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the Development Contribution area (DCA);
- b) provide for the equitable sharing of the costs of infrastructure and administrative items between Owners;
- c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the DCA; and
- d) support the coordination and timely provision of infrastructure.

The DCP generally conforms to the Southern River Forrestdale Brookdale Wungong District Structure Plan, structure plans for the precinct and the City's Community Infrastructure Plan (CIP), Local Planning Strategy, Corporate Business Plan and Strategic Community Plan.

2.3. Period of Plan

In accordance with Clause 4.5 in Schedule 9B of the Scheme, DCP 4 was proposed to operate for a period of 12 years from the date of gazettal of the Scheme amendment that adds DCP 4 into the Scheme (Amendment No. 102 - gazetted on 22 February 2021). By the end of this period, it was intended that all development within DCA 4 is expected to be largely complete. The proposed timeframe aims to account for uncertainty regarding the staging and completion of subdivision and/ or development across the whole Precinct. The City will need to review this period in the next few years and monitor the rate of subdivision.

In the future, the City may need to consider extending the period of operation, through an amendment to the Scheme, in the event that growth does not occur as rapidly as expected, or if new growth areas occur. The City may also terminate DCP 4 earlier, through an Amendment to the Scheme, if growth occurs quicker than expected and all contributions have been settled. All land within DCA 4 is subject to the requirements of the DCP 4 until the plan expires, or is revoked or terminated.

The City is committed to providing the infrastructure items, including the acquisition of land for infrastructure, as soon as feasible taking into consideration the rate of development and funds collected in DCP 4.

2.4. Application Requirements

Where a subdivision, strata subdivision, development application or an extension of land use is lodged which relates to land within the DCA, the City shall have regard to the provisions of the plan in making a recommendation on or determining that application.

2.5. Principles

In accordance with State Planning Policy 3.6, DCP 4 has been prepared in accordance with the following principles:

- a) **Need and the nexus:** The need for the infrastructure must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus).
- b) **Transparency:** Both the method for calculating the infrastructure contribution and the manner in which it is applied should be clear, transparent, and simple to understand and administer.
- c) **Equity:** Infrastructure contributions should be levied equitably from identified stakeholders within a contribution area, based on the relative contribution to need.

- d) **Certainty:** The scope, timing, and priority for delivering infrastructure items, and the cost of infrastructure contributions and methods of accounting for escalation, should be clearly identified.
- e) **Efficiency:** Contribution should be justified on a whole-of-life capital cost basis consistent with maintaining financial discipline on service providers by precluding the over-recovery of costs.
- f) **Consistency:** The system for infrastructure contributions for apportioning, collecting and spending contributions should be consistent, efficient and transparent.
- g) **Accountable:** That there is accountability in the manner in which infrastructure contributions are determined, collected and expended.
- h) **Right of consultation and review:** Landowners and developers have the right to be consulted on the manner in which development contributions are determined, and the opportunity to seek a review by an independent third party regarding the calculation of costs, and return of funds.

3. INFRASTRUCTURE ITEMS

3.1 Community Infrastructure - Sporting and Community Facilities - Senior Size Playing Field - Land Acquisition

3.1.1 Proposal

The City's Community Infrastructure Plan (CIP), including CIP updates and interim reviews, classifies the facilities required to service the City's population over the next twenty years. This is carried out through a detailed analysis of population growth and settlement patterns, community profile and trends, existing community facility provision, facility service catchments and locally appropriate facility provision standards.

Justification for the Sporting and Community facilities proposed for development within the Anstey Keane Precinct is provided in this report, and previous reports to Council, and will continue to be a basis for consideration of updates to the City's CIP and Capital Expenditure Plan (CEP).

An appropriately located local level, senior sized, open space playing field and multiple use community and sporting facility will be required to serve the needs of the proposed Anstey Keane Precinct.

The development includes land acquisition, construction of the playing field and multiple use sporting and community pavilion centre, and the construction of associated supporting infrastructure and structures such as landscaping, paths, car parking, play spaces, multiple games area, practice cricket nets and seating.

Whilst sports lighting has always been accounted for within the specification for this Infrastructure work, it should be noted that as part of the 2025 ICS Annual Review, the ICS has included it as a separate item within the breakdown of costs.

3.1.2 Need and Nexus

Fit-for-purpose community infrastructure is an important element of a community's urban fabric and quality of life. Community infrastructure has the ability to enhance sense of place, contribute to the built form, provide physical activity and recreation opportunities, improve community cohesion and create safer neighbourhoods. The provision of quality community infrastructure is particularly important in new developments such as the Anstey Keane Precinct where higher density smaller lots will be prominent and there is a greater reliance on community spaces to accommodate activities that were previously accommodated within private properties.

The following analysis provides further justification for the provision of local level community infrastructure within the Anstey Keane Precinct. The need for community infrastructure is based upon standards of provision within City of Armadale's CIP 2011-2031 (2010) and the Western Australian Planning Commission's (WAPC) Liveable Neighbourhoods Policy (2015). The standards derived from these documents have been applied to the urban development within the Anstey Keane Precinct to determine the community infrastructure required.

3.1.2.1 Demographic Profile

The Anstey Keane Precinct is set to yield between 1,300 and 1,400 dwellings which when applying the average forecast household size of similar City of Armadale growth areas (3.12 persons per dwelling Informed Decisions, 2016. Average Household Size Study), equates to a population of approximately 4,321.

3.1.2.2 Site Context

The Anstey Keane Precinct is bound by Armadale Road, MacFarlane Road, Forrestdale Business Park, and Bush Forever site No. 342. Armadale Road is a Primary Regional Road in the Metropolitan Regional Scheme (MRS) with an average weekday daily traffic of 32,580vpd (vehicles per day) and an average 7-day daily traffic of 29,785vpd (Main Roads Western Australia data 2023/4). MacFarlane Road is expected to cater for high industrial traffic volumes as the Forrestdale Business Park develops. Armadale and MacFarlane Roads are significant transport routes. In order to provide the future Anstey Keane community with accessible community infrastructure, it should be located within the Anstey Keane Precinct.

3.1.2.3 Existing Community Infrastructure

Analysis found that sporting provision in the surrounding suburbs of the Anstey Keane Precinct was at capacity and could not accommodate additional growth. The closest existing community infrastructure to the Anstey Keane Precinct is the Forrestdale Sports Precinct (FSP) - Alfred and William Skeet Playing Fields - located south of Armadale Road. The sports clubs and relevant playing fields within FSP are also reaching capacity, and are unable to accommodate the Anstey Keane population growth forecast in the Precinct.

3.1.2.4 Anstey Keane Population Demand

Future population growth within Forrestdale can be attributed to both the Anstey Keane Precinct and the recently rezoned Forrestdale East Townsite under the MRS, which is expected to yield approximately 640 additional dwellings over and above the Anstey Keane Precinct.

Given the location of the Precinct and inability of existing infrastructure to cater for an increased population demand, adequate and fit-for-purpose community infrastructure must be provided within the precinct. The City provides major community infrastructure such as open space and community buildings through a variety of mechanisms including development contributions. Community

infrastructure also relates to smaller scale community infrastructure such as play spaces, shared use pathways and recreation open spaces.

The City's CIP 2011-2031, together with the WAPC's Liveable Neighbourhoods Policy, drives the requirements for major community infrastructure within the municipality. The Community Infrastructure Plan 2011-2031 categorises community infrastructure into four distinct levels:

Hierarchy	Population Catchment	Distance Catchment
Local	5,000 people	3km/ 5 minute drive
District	5,000- 20,000 people	<5km/ 5-10 minute drive
Municipal	Entire City of Armadale	Entire City
Regional	Beyond the City's boundaries	Beyond boundaries

The Anstey Keane Precinct forecast population of 4,000 to 5,000 people will require community infrastructure on a local level.

3.1.3 Scope

The community infrastructure required within the Anstey Keane Precinct has been established through the application of benchmarks and criteria set out within the City's Standards of Provision for Community Infrastructure. The Standards of Provision for Community Infrastructure requires the provision of a local level senior sized playing field (including an associated sports pavilion and change rooms) and a local level community centre at a ratio of 1: 4,000 persons. The required community infrastructure to be located within the site includes:

3.1.3.1 Infrastructure Item 1a - Sporting and Community Facilities - Senior Size Playing Field - Land Acquisition

Full costs to acquire land for a minimum of 4.9ha of Public Open Space (POS) in the location shown in the approved Structure Plans.

3.1.3.2 Infrastructure Item 1b - Sporting and Community Facilities - Senior Size Playing Field – Construction

Full costs to construct a minimum of 4.9ha of POS, including a senior sized multi-use playing field area, to the specifications, dimensions and location (within DCA 4) approved by the City, minus contributions from other sources if and when they become available and including, fill and earthworks; service relocation or reconfigurations; sports flood lighting to Australian Standards; irrigation, drainage, turf, landscaping, toilets, off-street car parking, cricket nets, multi-use games area, play space, shelters, 1.0m of perimeter road pavement widening and on-street car bays, technical reports, project management, design, and other associated project costs.

3.1.3.3 Infrastructure Item 1c - Sporting and Community Facilities - Sporting and Community Buildings and other Structures – Construction

Full costs to construct sporting and community buildings and structures at the public open space included under Infrastructure Items 1a and 1b (minus contributions from other sources if and when they become available), including a multi-use community and sporting facility with a minimum 1200m² floor area and including, club rooms, activity/ function spaces, meeting rooms, kitchen facilities, kiosk, bin store, car parking, change rooms and toilets, umpire room, first aid room, internal storage spaces, external storage spaces, covered terrace and veranda areas, technical reports, project management, design, and other associated project costs.

3.2 Movement Network – Anstey Road Widening and Construction

3.2.1 Proposal

Currently Anstey Road is a local road (classified as an Access Road) providing local access within the Anstey-Keane Precinct. It is constructed as a single carriageway, two-lane rural road.

Preliminary analysis of future traffic volumes indicates that about half the length of Anstey Road, north of Armadale Road (up to the southern boundary of the proposed primary school site) is likely to carry more than 3,000 vehicles per day (vpd). Consequently, this section will be upgraded to Neighbourhood Connector A (NCA) standard. Anticipated volumes diminish from this point, to less than 1,000 vpd, to the point where Anstey Road is to be closed off to prevent industrial traffic through the residential area.

The scope of works for this infrastructure item relates to the portion of Anstey Road which extends from Armadale Road to the primary school site. Developers are to fund the remaining section of Anstey Road up to MacFarlane Road. Once Hypatia Boulevard has been fully constructed, which provides a secondary emergency access route within the urban precinct, it is proposed that Anstey Road will be closed off at the Anstey/MacFarlane Road intersection. The WAPC has advised that the road closure can only occur when secondary access for fire evacuation purposes is constructed (Hypatia Boulevard) as part of the subdivision estate east of Anstey Road. The road closure will deter industrial traffic from driving through the residential area.

3.2.2 Need and Nexus

The upgrading of Anstey Road is a requirement of the urban development of the Anstey Keane Precinct based on traffic modelling undertaken for the Precinct.

3.2.3 Scope

Full cost to upgrade Anstey Road, including road widening land, from Armadale Road to the Primary School as detailed in the DCP Report and ICS. The following works apply:

- Land acquisition for road widening on each side of the road as shown in the Infrastructure Cost Schedule and Extent of Widening Plan;
- Construction to a Neighbourhood Connector A standard;
- 2 x roundabouts (RAB);
- Landscaping;
- 1.8m Footpath on eastern side (2.5m shared path on western side included under separate item);
- Relocation of Services, including Water Reticulation (excludes Serpentine Canning Link Main DN1400), ATCO Gas Main (excludes ATCO High Pressure Gas Main), power and comms;
- Closure and landscaping of redundant portion; and
- Undergrounding of power lines adjacent to playing field (undergrounding of the remainder of the powerlines is to be funded by abutting developers).

3.3 Movement Network – MacFarlane Road Construction

3.3.1 Proposal

Currently MacFarlane Road (formerly known as Keane Road) is a local road providing access for the Anstey Keane Precinct and Forrestdale Business Park West (FBPW). It was previously constructed as a single carriageway, two-lane rural road and has recently been upgraded to an industrial standard. The upgrade was first proposed as result of the development of Forrestdale Business Park West that preceded approval of the urbanisation of the Anstey Keane Precinct.

Following the approval of urbanisation of the Anstey Keane Precinct it was identified and agreed that it was reasonable for DCP 4 to make a contribution to the upgrade of Keane (now MacFarlane) Road in line with demand being generated from the precinct. At the time when public advertising of DCP 4 concluded and was adopted by Council, the quantum of the contribution for MacFarlane Road was still under investigation with the final decision deferred to final approval of DCP 4 ICS.

The methodology for calculating the DCP contribution to MacFarlane Road was based on the order of magnitude of that which the Anstey Keane Precinct landowners would have borne had both precincts been developed for solely residential purposes.

This methodology has assisted in the determination of need, nexus and equity as required under SPP 3.6, and on this basis, a hypothetical road network scenario was investigated where MacFarlane Road is upgraded to Residential Access Street C in accordance with Liveable Neighbourhoods (as amended). This excludes costs associated with realigning the road or upgrading of the Armadale Road intersection which are required for development Forrestdale Business Park.

This was approved by WAPC, and subsequently the Minister before being included in Clause 4.3.5, Schedule 9B of the Scheme, which carries through to the DCP4 ICS.

3.3.2 Need and Nexus

MacFarlane Road will be used by vehicles from the Anstey Keane Precinct.

3.3.3 Scope

Contribution towards upgrading MacFarlane Road as detailed in the DCP Report and ICS, with the contribution calculated being equivalent to the standard of a Residential Access Street C in accordance with Liveable Neighbourhoods (as amended), excluding costs associated with realigning the road or upgrading of the Armadale Road intersection.

3.4 Movement Network – Shared Path Network

3.4.1 Proposal

A shared path network is required to connect future residents with community infrastructure (school and open space) within the Anstey Keane Precinct and externally, as identified on the attached *Shared Use Path Plan*. The shared path will be located within the pipeline corridor through to Armadale Road and within the relocated Bailey's Branch Drain Corridor, also extending to Armadale Road. Shared paths will also be constructed as part of the Neighbourhood Connector road network.

3.4.2 Need and Nexus

The need is generated by the residential subdivision and development of the Anstey Keane Precinct. The path network is required to provide access to key destinations within the precinct and to the wider area via Armadale Road PSP and Keane Road and for enhanced amenity for the areas future community. The network has been designed to provide an easily legible and convenient loop within the precinct and direct access onto the external network and provides for a network over constrained and fragmented land.

3.4.3 Scope

Fixed maximum contribution towards a shared path network within the Anstey Keane Urban Precinct as detailed in the DCP Report and ICS. A 2.5m – 3.0m wide shared path is detailed in the attached *Shared Use Path Plan*.

3.5 Baileys Branch Drain Surrounds – Betterment of Baileys Branch Drain Immediate Surrounds

3.5.1 Proposal

In the course of the preparation of a structure plan and accompanying Local Water Management Strategy (LWMS) for this Precinct, it became evident that a coordinated POS, drainage and earthworks strategy was required to facilitate subdivision and development, including reconfiguration of the existing Water Corporation Bailey's Branch Drain to accommodate drainage and integration within a residential environment. This resulted in the preparation of a structure plan, supporting concept plan and technical reports which consolidated the 1 year, 5 year and 100 year stormwater events within a generally 30m - 40m wide Baileys Branch Drain corridor which widens further in some areas to accommodate drainage and POS requirements from within the structure plan area. This results in an unequal distribution of POS and drainage areas across Precinct 2.

In the absence of a coordinated POS and drainage strategy, there is a risk that numerous, small, unusable areas of POS would be provided by individual landowners and the existing Water Corporation Bailey's Branch Drain would be retained in its current unsatisfactory state for a residential development. The DCP represents an opportunity to help deliver a more equitable approach to POS and drainage for the benefit of the future development of the entire Precinct.

Within Precinct 2, the majority landowner is the Housing Authority which is developing the land in partnership with developer Satterley. The HA/Satterley landholdings accommodate the bulk of the POS and drainage required to serve Precinct 2, which results in HA/Satterley over supplying POS and drainage, and other lots not contributing POS and not needing to accommodate drainage onsite. In order to address this inequity, it was proposed that a mechanism be included within the DCP to reimburse Developers for the concentration of POS along the Bailey's Branch Drain.

In order to ensure a fair and equitable arrangement for the concentration of POS along the Baileys Branch Drain in Precinct 2, it was proposed to include a requirement in DCP 4 for a contribution towards the betterment of the Bailey's Branch Drain immediate Surrounds. The contribution is representative of POS not provided from six lots (Lots 6 Allen, 8 Allen, 52 Anstey, 84 Anstey, 86 Anstey & 87 Anstey Road) within Precinct 2 and the construction of POS along the Baileys Branch Drain. The contribution towards this item is only proposed to come from the aforementioned landowners, with POS in other land/ Precincts being dealt with, and/or distributed appropriately through structure planning.

3.5.2 Need and Nexus

Overall Precinct Public Open Space Requirements

It was demonstrated in the preliminary POS calculations for the Precinct (dated 14 November 2018), that the following POS is to be provided within the overall Precinct based on a 10% requirement:

- Required POS (10%) – 8.47ha
- Unrestricted POS – minimum 80% - 6.78ha
- Restricted POS – maximum 20% - 1.69ha

POS Calculation

- A 4.91ha senior sized oval equates to approximately 5.8% unrestricted POS of the required 10% POS contribution for the overall Precinct.
- Each Local Structure Plan area is therefore required to provide and develop 4.2% POS in addition to the senior sized oval which may consist of a minimum of 2.2% unrestricted POS and a maximum of 2% restricted POS, as determined by specific site characteristics.

As detailed in the Local Water Management Strategy, there is a need to consolidate land along the realigned Bailey's Branch Drain corridor to accommodate drainage and POS. The consolidation of this land will also help deliver a more useable multiple use corridor that will assist to enhance amenity areas for residents within the precinct.

3.5.3 Scope

Partial contribution only towards improvements to the Bailey's Branch Drain immediate surrounds that deliver a multiple use corridor as detailed in the DCP Report and ICS.

The contribution is based on the cost and development of land that would need to otherwise be provided on lots with a shortfall of POS located within Precinct 2 of DCA 4 as detailed in the following table:

Lot	POS Deficit (m2)
Lot 6 Allen	836
Lot 8 Allen	84
Lot 52 Anstey Remaining	488
Lot 52 Anstey Pt1	183
Lot 52 Anstey Pt2	187
Lot 84 Anstey	382
Lot 86 Anstey	248
Lot 87 Anstey	206
Total	2126

3.6 Waste Water Pump Station Land

3.6.1 Proposal

The Balannup Waste Water Pump Station Land (WWPS) L – Type 90 is required to pump waste water from the whole of the Precinct. As the land requirement for pump stations is not included in the Water Corporations headworks charge, the Developers have requested that there be certainty on the funding of the site. Whilst WWPS is not part of the City's infrastructure, the WWPS is required to facilitate / allow subdivision and development.

3.6.2 Need and Nexus

The pump station is required to facilitate residential subdivision and development and will service the whole Anstey Keane Precinct. It will be located central to the Anstey Keane Precinct and accessible to all future subdividers, subject to arrangements to be made between landowners. The DCP only purchases the land, the developers and Water Corporation are responsible for the pump station construction.

3.6.3 Scope

Contribution towards the acquisition of land for a sewer pump station as detailed on the approved structure plan. Land acquisition comprises of 1,377m² for the WWPS.

3.7 ATCO High Pressure Gas Pipeline

3.7.1 Proposal

Contribution towards the upgrade of the ATCO Gas Pipeline in Anstey Road as it pertains to the Anstey Keane Precinct (Forrestdale). Relocation of the pipeline is required to facilitate subdivision and development.

3.7.2 Need and Nexus

ATCO require works to be undertaken on the high pressure gas main in order to mitigate risks that are a result of the proposed land use changes, in particular, the proposed primary school in the vicinity. The works are required to facilitate residential development to progress.

3.7.3 Scope

Contribution towards the upgrade of the ATCO Gas Pipeline in Anstey Road as it pertains to the Anstey Keane Precinct (Forrestdale). Works involve the re-lay 1100m of DN300 HP Steel into the new verge or other approved location within the wider Anstey Road Reserve.

4.0 ESTIMATED COSTS

4.1. Infrastructure Costs

The estimates and valuations outlined in this report are current estimates verified by suitably qualified persons (*Refer 'Infrastructure Cost Estimate' Attachment*). The following table outlines the cost estimates for the respective infrastructure:

1a Community Infrastructure	
Item 1a	Sporting and Community Facilities - Senior Size Playing Field - Land Acquisitions.
Cost	\$6,977,135.00 (February 2025) - Costs will continue to be reviewed in accordance with the DCP and any updated costs that are included in the DCP 4 ICS will apply. Refer to DCP 4 ICS for current allocation.
Method of Provision	Works to be fully funded by the DCP and apportioned across whole of Anstey Keane Precinct.
Sources	Valuations from Herron Todd White and MMJ February 2025.

1b and 1c Community Infrastructure and Allowances	
Item 1b and 1c	Sporting and Community Facilities - Senior Size Playing Field Construction & Sporting and Community Buildings and other Structures Construction.
Cost	\$13,749,497.48 (February 2025) - Costs will continue to be reviewed in accordance with the DCP and any updated costs that are included in the DCP4 ICS will apply. Refer to DCP4 ICS for current cost allocation.
Method of Provision	

Works to be fully funded by the DCP and apportioned across whole of Anstey Keane Precinct.
Sources <ul style="list-style-type: none"> - Rider Levett Bucknall Indicative Cost Estimate (Oct 2024) + ICS cost escalation factor - Emerge (February 2025) - JDSI Consulting Engineers (February 2025)

2a Movement Network

Item 2a Infrastructure Item – Movement Network – Anstey Road Widening and Construction.
Cost Land Acquisitions: \$374,115.50 (February 2025) - Costs will be reviewed in accordance with the DCP and any updated costs that are included in the DCP4 ICS will apply. Refer to DCP4 ICS for current allocation. Construction: \$8,470,535 (February 2025) - Costs will continue to be reviewed in accordance with the DCP and any updated costs that are included in the DCP4 ICS will apply. Refer to DCP4 ICS for current cost allocation.
Method of Provision Works to be fully funded by the DCP and apportioned across whole of Anstey Keane Precinct.
Sources <ul style="list-style-type: none"> - JDSi Cost Estimate (February 2025) - Valuations from Herron Todd White and MMJ February 2025

2b Movement Network

Item 2b Infrastructure Item – Movement Network – MacFarlane (Keane) Road Construction.
Cost Land Acquisition: \$79,348.50 (Feb 2025) - Costs will be reviewed in accordance with the DCP and any updated costs that are included in the DCP4 ICS will apply. Refer to DCP4 ICS for current allocation. Construction: \$2,063,149.11 (February 2025) - Contribution to construction costs to Residential standard only. Costs will be reviewed in accordance with the DCP and any updated costs that are included in the DCP4 ICS will apply.
Method of Provision The contribution is to be fully funded by the DCP and apportioned across whole of Anstey Keane Precinct.

Sources <ul style="list-style-type: none"> - Valuations from Herron Todd White and MMJ (February 2025) - Edgeloe Engineers (February 2025) + ICS cost escalation

2c Movement Network

Item 2c Infrastructure Item – Movement Network – Shared Path Network.
Cost \$849,062 (February 2025) – Fixed contribution. Indexing has been applied to reflect cost escalations encountered since 2022 ICS Review.
Method of Provision Works to be partially funded by the DCP and apportioned across whole of Anstey Keane Precinct.
Sources City of Armadale Technical Services and Local Government Cost Index Actuals (WALGA) Perth, Western Australia 2024, escalating previous estimates calculated.

3a Betterment of the Baileys Branch Drain Surrounds

Item 3a Infrastructure Item – Baileys Branch Drain Surrounds – Betterment of the Baileys Branch Drain Immediate Surrounds.
Cost \$684,338 (February 2025) - Fixed contribution. Indexing has been applied to the allocation for betterment at each review of the ICS. Land values reviewed at each review of the ICS.
Method of Provision Partial fixed contribution only apportioned only across Lots 6 Allen, 8 Allen, Parts of Lot 52 Anstey, 84 Anstey, 86 Anstey and 87 Anstey Road in Precinct 2 of the Anstey Keane Precinct.
Sources <ul style="list-style-type: none"> - Emerge Associates - Landscape Preliminary Order of Cost – October 2018 and Construction Cost Index Forecast (CCIF) Perth, WA 2019 and 2020 (2nd Quarter 2020) + ICS cost escalation factor derived from Dec 2024 LGCI Actuals and 2024/2025 Forecast figures (WALGA) - Valuations from Herron Todd White and MMJ (February 2025)

4a Utilities
<p>Item 4a</p> <p>4a Infrastructure Item – Utilities – Waste Water Pump Station Land – Lot 39 Allen Road.</p>
<p>Cost</p> <p>Land Acquisition: \$227,205 (February 2025) - Costs are reviewed in accordance with the DCP and any updated costs that are included in the DCP4 ICS will apply. Refer to DCP4 ICS for current allocation.</p>
<p>Method of Provision</p> <p>Land Acquisition to be fully funded by the DCP and apportioned across whole of Anstey Keane Precinct.</p>
<p>Sources</p> <p>Valuations from Herron Todd White and MMJ (February 2025)</p>

4b Utilities
<p>Item 4b</p> <p>4b Infrastructure Item – Utilities – High Pressure Gas Pipeline</p>
<p>Cost</p> <p>\$3,238,000 (March 2025) - Costs will be reviewed in accordance with the DCP and any updated costs that are included in the DCP4 ICS will apply.</p>
<p>Method of Provision</p> <p>Works to be fully funded by the DCP and apportioned across whole of Anstey Keane Precinct.</p>
<p>Sources</p> <p>GPA Engineering (March 2025)</p>

4.2 Administration Costs

Administration Costs as specified in the Infrastructure Cost Schedule associated with administering DCP 4 including but not limited to: legal expenses, valuation fees, design costs, estimation and certification of costs, audit fees, consultant and contract services, project management, financing costs including interest charges for loans, proportion of City staff salaries, technical support and office expenses for the purposes of administering the plan and expenses incurred by the City in relation to litigation in any Court of Tribunal or arbitration or any compensation paid or payable for or in respect of the provision of any of the infrastructure, land or facilities included in the Plan, whether incurred before or after the incorporation of the DCP in Schedule 9B of the Scheme.

The City may raise loans for the purpose of providing the finance necessary for the implementation of Infrastructure Works at a timing and order of prioritisation determined by the City with any interest or charges incurred in raising loans or carrying out such work deemed to be an Administration Cost.

4.3 Acquisition of Land for Common Infrastructure Works

4.3.1 Valuation Provisions Information

The provisions of Clauses 5A.9.2 to 5A.9.6 of the Scheme do not apply to DCP 4. The following variations apply to the acquisition of land for Infrastructure Works, calculation of costs and valuation of land within DCA 4, as also detailed in Clauses 4.4.3 to 4.4.7 of DCP 4 in Schedule 9B of the Scheme.

4.3.2 Compulsory Acquisition

Where land has been compulsorily acquired and a lawful claim for compensation has been served on the City, the City may claim compensation for betterment under Section 184 of the Planning and Development Act 2005. The value attributed to the betterment of the land the subject of the claim shall be set off against any compensation otherwise payable to the claimant under the Land Administration Act 1997 or any re-enactment of its provisions related to compulsory acquisition and compensation.

4.3.3 Assessed Values

- a) The City may, at any time, ascertain the value of any land in DCP 4 for the purpose of estimating infrastructure costs, payments and cost contributions.
- b) If it is necessary, for any purpose to ascertain the value of any land, such value should be determined by two licensed valuers appointed from time to time by the City herein referred to as “the Valuation Panel”. The members of the Valuation Panel may confer as to value, and if they are unable to arrive at a consensus value, they shall confer with the Chief Executive Officer of the City (“CEO”) or the officer to whom the CEO delegates that function from time to time. If the valuers with the officer cannot arrive at a consensus value then the officer shall select a value which represents the median value between the two values nominated by the valuers on the Valuation Panel and will be advertised under the next following paragraph (c) (“the Assessed Value”).
- c) The Valuation Panel may determine more than one Assessed Value in the DCP area, where the City or the Panel identifies that there are significant differences in land values within Development Contribution Area 4.
- d) As soon as possible after the Assessed Value or Assessed Values have been ascertained it should be advertised for a period of not less than 28 days to allow for submissions to be made in regard to the proposed Assessed Value or Assessed Values. Assessed Values may be advertised concurrently as part of a DCP 4 review carried out in accordance with Clause 4.8.1 of DCP 4 in Schedule 9B of the Scheme.

An Owner who lodges an objection under this clause shall submit with the objection supporting evidence from a suitably qualified person in the specific field being objected to.

- e) The City shall as soon as possible consider all submissions made on an Assessed Value and may refer any submission to the Valuation Panel for comment, but where a submission is accompanied by expert valuation advice based on the valuation principles contained in DCP 4, it should be referred by the City to the Valuation Panel for comment.

- f) Having considered the submissions and any comment from the Valuation Panel, the City shall fix upon the Assessed Value or Assessed Values to be applied under DCP 4 and Infrastructure Cost Schedule until the next Assessed Value or Assessed Values has been determined.
- g) It is intended that any Assessed Value or Assessed Values should apply for no more than 13 months but while an Assessed Value remains current it shall stand as the value of land within DCP 4 and Infrastructure Cost Schedule for all purposes under DCP 4 and Part 5A of the scheme and the Infrastructure Cost Schedule.
- h) Where land is ceded or acquired for a Infrastructure Work, otherwise than by compulsory taking, for the purpose of determining the amount to be paid to the Owner from whom the land is acquired, the value of the land shall be calculated according to the same Assessed Value as was applied to the Cost Contribution paid or payable by that Owner on the clearance by the City of the subdivision of land in the same deposited plan as contains the land acquired.

4.3.4 Valuation Principles

In ascertaining the Assessed Value or Assessed Values under DCP 4, all land shall be valued in its broad acre form as depicted on 1 January 2019, ignoring any services or infrastructure provided in accordance with the provisions of the relevant Structure Plan and applying the following principles:

- i. regard is to be had to the land classifications and zonings existing at the date of valuation;
- ii. the date of valuation is to be the date on which the City nominates;
- iii. ignoring any improvements or works on the land;
- iv. the land should be valued without regard to the Infrastructure work and the purpose for which the land is acquired shall not be taken into consideration;
- v. in selecting relevant sales evidence, regard should be had first to values derived from land in the same area, and if there is not adequate evidence, from nearby or similar land in the area, in priority to any other sales evidence;
- vi. the method of valuation shall otherwise be in accordance with normal fair market valuation principles.

4.3.5 Variance and Solatium

- a) When calculating or reviewing Contribution Costs and the Infrastructure Cost Schedule, the City will have regard to the value of the land required for Infrastructure Works and include an amount of 10% over and above the Assessed Value of such land, to ensure that the City has or will receive sufficient funds in DCP 4 account to acquire land for Infrastructure Works to meet its obligations for appropriate payment to such Owners, and ensure the Infrastructure Works can be completed in a manner that minimises the need for external borrowing. The City may also apply a further amount above the Assessed Value to recognise any compulsory taking of land, compensations and/or acquisition of structures.
- b) Where land is acquired in the circumstances contemplated in subclause 4.3.3(h) of this Report, the City shall pay to the Owner an additional amount not more than 10% of the amount calculated under that Clause.

4.3.6 Acquisition Prior to Gazettal

Where land required for Infrastructure Works is ceded to the Crown or acquired by the City prior to the Minister granting final approval and publication of the DCP 4 Amendment in the Government Gazette, the appointment of the Valuation Panel by the City under of DCP 4, or adoption of the ICS by the City, the land shall be valued in accordance with the clauses 4.3.1 to 4.3.5 of this Report by the Valuation Panel and the date of valuation shall be the date the land for the Infrastructure Work is acquired by the

City, or the City issues its clearance to the deposited plan that contains the Infrastructure work land, whichever is the earlier.

5.0 METHOD FOR CALCULATING CONTRIBUTIONS

The method for calculating contributions is included in Section 4.4 in Schedule 9B of the Scheme and reflected below.

5.1 Approach

Contributions for infrastructure items will be calculated on a Developable Area (HA) basis.

5.2 Cost Contribution Calculation

The contribution to be made by each Owner to the implementation of the Infrastructure and Administration Costs shall be a Cost Contribution, based on a per hectare basis calculated by the City as follows:

Infrastructure Items per hectare calculation

- a) Calculation for entire Development Contribution Area Base Rate

Infrastructure Items per hectare Base Rate (E) calculated as follows at each review of the Infrastructure Cost Schedule and to remain applicable from the approval of one review to approval of the next:

Cost of infrastructure items where the costs are to be shared across the entire Development Contribution Area 4 as detailed in the ICS (A) + (plus) Administrative Costs (B) minus Base Rate contributions collected (C) / (divide) total Developable Area remaining (ha) for Development Contribution Area 4 (D).

$$A + B - C / D = E$$

- b) Calculation for Additional Rate for applicable areas within DCA 4

Infrastructure Items per hectare Additional Rate (I) calculated as follows at each review of the ICS and to remain applicable from the approval of one review to approval of the next:

Cost of infrastructure items where the costs are to be shared across part of DCA 4 as detailed in the Infrastructure Cost Schedule (F) minus Additional Rate contributions collected (G) / (divide) total Developable Area remaining (ha) for the part of DCA 4 over which the costs are to be shared (H).

$$F - G / H = I$$

5.3 Cost Contribution Due

The Cost Contribution due by Owners shall be based on the Developable Area of an Owner's land parcel and calculated as follows:

1. Cost Contribution due by Owners that is applicable to all Developable Area within DCA4:

Developable Area (ha) of an Owner's land parcel x (multiply) Infrastructure items per hectare Base Rate

2. Additional Cost Contribution due by Owners that is applicable to Developable Area within DCA 4 where an Additional Rate also applies as specified in the ICS calculated as follows:

Developable Area (ha) of an Owner's land parcel where an additional Cost Contribution applies
x (multiply) Infrastructure items per hectare Additional Rate

6.0 PRIORITY AND TIMING OF INFRASTRUCTURE

In relation to community infrastructure, thresholds inform when the provision of such infrastructure will occur and are important in ensuring that residents to a new growth area have access to a certain level of infrastructure. Therefore, the population threshold that indicates when construction begins will be clarified during the initial planning and development stages of a community. The timing for whole or part construction should be based on the following broad thresholds:

- When 30% of the forecast lots have been created in the catchment, local and neighbourhood level facilities will, at a minimum, be in the design phase; and
- When 50% of the forecast lots have been created in the catchment, district facilities will, at a minimum, be in the design phase.

MacFarlane Road and Anstey Road upgrades are programmed so that construction works will be completed prior to the construction of the Senior Sized Playing Field for Anstey Keane. It is imperative that new communities in isolated development areas have access to community infrastructure to assist in develop a sense of belonging and community cohesion.

It is anticipated that infrastructure other than community infrastructure will be prefunded by developers and constructed as development progresses, with consideration being given to Anstey Road and the Waste Water Pumping Station land as initial infrastructure items. The City may still consider and enter into arrangements with Developers regarding the prefunding of community infrastructure.

The Capital Expenditure Plan (*Refer to DCP 4 'Capital Expenditure Plan' Attachment*) is based on some general assumptions and information provided by developers at the time this report was prepared. The CEP provides an indication on the priority and timing of Infrastructure. Notwithstanding, the City will use its best endeavours to provide Infrastructure, including the acquisition of land for Infrastructure, as soon as necessary and possible. Accordingly, the CEP will be reviewed at least annually taking into consideration the rate of development in Development Contribution Area 4, costs to date, availability of land, funds collected in DCP 4, the need for infrastructure and other applicable forecasting, including the City and Developers ability to prefund infrastructure.

7.0. PAYMENT OF CONTRIBUTION

Provisions related to the payment of contributions are included in Schedule 9B and Part 5A of the Scheme and reflected below.

7.1 Liability for Cost Contributions

An Owner's liability to pay the Owner's Cost Contribution to the City arises as per Clause 5A.5 of the Scheme.

7.2 Credits for Infrastructure

Upon application from an Owner and at the discretion of the City, a credit may be recorded in respect to any Owner which if approved by the City may be used as payment of future Cost Contribution required from that Owner or the Owner may apply for reimbursement, which shall be paid out without any interest payment, when the City deems sufficient funds have accumulated to cover any such claims, the outstanding and anticipated Infrastructure Works costs are estimated to be fully recoverable from the anticipated future subdivision and development and having regard to the priority and timing of

Infrastructure works. Where a credit has not been approved by the City an Owner shall pay any Cost Contribution due direct to the City.

Where several subdividers have accumulated credits or outstanding reimbursements, the City may satisfy refunds in staged payments in proportion to the credit amounts held by each subdivider.

7.3 Provision of Land for Infrastructure

Where the Infrastructure Cost Schedule includes a land component for a Infrastructure on the relevant lot for which a Cost Contribution is due, an Owner shall cede to the Crown or transfer to the City the required Infrastructure land at the first stage of subdivision and/or development for that particular landholding or by prior agreement at an alternative date agreed by the City . The value of the land will be determined in accordance with DCP 4 and Owners will be paid once the land is ceded to the Crown or transferred to the City and is already included in DCP 4 and sufficient funds have been collected in the DCP 4 account and / or having regard to the timing and priority of infrastructure works.

7.4 Collection and Enforcement

The City will collect and enforce the payment of contribution as per Clause 5A.6 of the Scheme. In addition to Clause 5A.6 of the Scheme, any overdue Cost Contribution shall be a liquidated debt due to the City by the Owner of such land (including the subdivider of the land) and may be recovered by the City in a court of competent civil jurisdiction.

7.5 Administration of Funds

The administration of funds by the City will be as per Clause 5A.7 of the Scheme.

7.6 Shortfall in Cost Contributions

If there is a shortfall in the total of Cost Contributions will be considered as per Clause 5A.8.1.

7.7 Excess in Cost Contributions

Clause 5A.8.2 of the scheme does not apply to DCP 4. If there is an excess in the total of Cost Contributions when all Cost Contributions have been made or accounted for in the Development Contribution Area, the City is to refund the excess funds to the contributing Owners and or use all or some of the excess funds for improvements to infrastructure included in DCP 4 and subject to agreement from the majority of the contributing Owners.

If, however, it is not reasonably practicable to identify Owners and their entitled amount of refund and consult with Owners, any excess in funds shall be applied to the provision of additional improvements to Infrastructure included in DCP 4.

The City shall make information publicly available regarding any spend of excess funds.

8.0 PREFUNDING OF COMMON INFRASTRUCTURE WORKS

8.1 Application Required

An Owner of land within the Development Contribution Area may, with the prior written approval of the City, undertake implementation of any of the Infrastructure works referred to in Clause 4.3 of DCP 4. Where an Owner wishes to undertake implementation of Infrastructure works, with the exception of land required for a Infrastructure work, the Owner shall, before commencing to carry out such works, first lodge a prefunding application for the cost of the Infrastructure works with the City, which reserves the right to review and accept or reject the prefunding application, and to permit or prevent the Owner from carrying out the works until such time as the Owner's prefunding application has been agreed. The City will endeavour to respond to an Owner's prefunding application within sixty (60) days.

8.2 Records and Disputes

If the City agrees that an Owner can pre-fund the Infrastructure works, the Owner shall at all times maintain proper and itemised records of all relevant expenditure, including receipts and invoices and provide copies of the same to the City on request. Where the cost of carrying out such works exceeds the amount of the prefunding application originally agreed to by the City, the City may accept or reject the additional cost or any part thereof.

Any dispute regarding the entitlement of the Owner to additional reimbursement from the DCA account, except for any land required for a Infrastructure work, shall in the first instance be discussed at a meeting attended by the Owner and the City representatives who shall endeavour to reach agreement.

Any dispute not settled at the meeting regarding the entitlement of the Owner to additional reimbursement from the DCA account, except for any land required for a Infrastructure work, shall be then referred to the arbitration of a single arbitrator in the manner provided by the Commercial Arbitration Act 1985 and if the parties are unable to agree upon the arbitrator he may be nominated by the President for the time being of the Law Society of Western Australia (or its successor) on the application of any party. The arbitrator shall be bound by the provisions of Part 5A of the Scheme, DCP 4 and the ICS.

8.3 Timeframe to Lodge Claim

An Owner who undertakes pre-funded works or provides land for infrastructure should lodge a first and final claim for credit or reimbursement that includes relevant records within one year of completing the agreed works, unless agreed otherwise by the City. If a claim for credit or reimbursement is not lodged within one year, the City may determine that the time period for claiming credit or reimbursement has expired and it is no longer liable for payment of the prefunded works or land.

8.4 Treatment of Claim

Where the City accepts a claim for a credit or an entitlement to re-imbursement for the carrying out the implementation of Infrastructure works, the City shall record the extent of the claim and if necessary adjust the ICS accordingly or defer the adjustment to the next review undertaken as per of DCP 4.

8.5 Credit against Cost Contribution Due

Where an Owner seeks a credit for a contribution to Infrastructure works (whether by the provision of land or the construction of any works) against their Cost Contribution liability and the City has previously agreed to the carrying out of such works by that Owner on that basis, then the credit to be given to the Owner will be calculated on the basis of the cost agreed by the City under Clauses 8.1 and 8.2 of this report provided the credit is sought before the period identified in Clause 8.3 of this report.

8.6 Refund of Excess Credits

Notwithstanding subclause 8.4 of this report, where an Owner has pre-funded Infrastructure works and the credit allowed by the City exceeds the obligation for payment towards Contribution Costs by the Owner under DCP 4 and ICS, the Owner should be refunded the excess after the City has received sufficient contributions from other Owners in DCA 4 towards meeting the anticipated Infrastructure works and having regard to the priority and timing of Infrastructure works.

9.0 REVIEW

Provisions related to reviews are also included in Schedule 9B of the Scheme.

9.1 Timeframe

DCP 4 will undergo a major review at least every 5 years from the date of gazettal or when considered appropriate having regard to the rate of development in the area since the last review and the degree of development potential still existing.

The estimated Infrastructure Costs, Assessed Values and ICS will be reviewed and updated at least annually. The Review will reflect changes in material prices, design costs, design requirements, specifications, labour requirements, Assessed Values and other expenditure associated with DCP 4 and actual and forecast future development patterns in the area. In some instances the costs will be indexed based on the Local Government Cost Index (LGCI) or another appropriate index and they may be reviewed and certified by a suitably qualified person. the City's priority and timing for infrastructure will also be reviewed at least annually.

9.2 Matters to be considered

The City shall, at the time it reviews Contribution Costs and the ICS review:

- a) The estimated and actual cost of infrastructure;
- b) the remaining area of the DCA which is capable of being developed;
- c) Assessed Values;

having regard for the actual lots produced in the DCA since the last review, the remaining Infrastructure works, any amendments to Structure Plans and any other factors the City considers relevant.

When calculating or reviewing cost for land required for Infrastructure Works, the City will have regard to the value of the land required for Infrastructure Works and include an amount of 10% over and above the Assessed Value of such land, to ensure that the City has or will receive sufficient funds in the DCP to acquire land for Common Infrastructure Works to meet its obligations for appropriate payment to such Owners, and ensure the Infrastructure Works can be completed in a manner that minimises the need for external borrowing and also represents an offer of good will to such Owner in exchange for their cooperation to acquire land required for Infrastructure Works. The City may also apply a further amount above the Assessed Value to recognize any compulsory taking of land and/or acquisition of structures.

The City, in reviewing the various elements pursuant to Clauses 9.1 and 9.2 of this Report, may revise or amend any of those elements and any Contribution Costs payable by an Owner of land in the DCA.

9.3 Advertising

Following a review of the DCP or Infrastructure Cost Schedule, including Assessed Values, the City shall notify by way of public advertising the outcome of the review advising of the availability of details concerning the review and inviting comment. A period of no less than 28 days shall be allowed from the date such advertising commenced for an Owner affected by the review to submit comments on the review.

9.4 Treatment of Objections

- a) An Owner who lodges an objection shall submit with the objection supporting evidence from a suitably qualified person in the specific field of the cost revision being objected to and can only object to those elements that have been altered as part of the review.
- b) Any objection received by the City shall be:
 - i. discussed at a meeting between suitably qualified representatives of the Owner and the City who shall endeavour to reach agreement; then

- ii. assessed and determined by the City; and
 - iii. if the objecting Owner objects to the local government's determination it should be referred by the City or Owner to the arbitration of a single arbitrator in the manner provided by the Commercial Arbitration Act, 1985. The arbitrator shall be bound by the provisions of Part 5A, DCP 4 and Infrastructure Cost Schedule.
- c) If the parties are unable to agree upon the arbitrator, the arbitrator may be nominated by the President for the time being of the Law Society of Western Australia (or its successor) on the application of any party. The costs of each party involved in the arbitration process will be borne by that party, however, in the case where the arbitrator believes an objection to be frivolous or where a party has unnecessarily frustrated the process of arbitration, the Arbitrator may at his discretion, award costs against the erring party.
- d) If objections are received under Clause 9.4 (b)(iii) of this Report, the City may adopt a revised Infrastructure Cost Schedule and Cost Contribution using a value being the average of that identified by the City and by the Owner until such time as the arbitration is determined.
- e) When a dispute has been determined by arbitration under subclause 9.4 (b)(iii) of this Report, the ICS shall be amended in accordance with the decision of the arbitrator and the Cost Contribution per lot recalculated.
- f) Objections to advertised Assessed Values shall be dealt with under Clause 4.4.5 (d) in Schedule 9B of the Scheme.

10.0 DEFINITIONS

Assessed Value means a land value obtained in accordance with the procedures described in clauses 4.4.5 to 4.4.6 of DCP 4.

Developable Area is defined as a total area of land minus land area deductions as detailed in the DCP 4 Infrastructure Cost Schedule. The Existing House Land deduction as noted in the DCP can be adjusted at the discretion of the City at the time when a Cost Contribution becomes due for a lot affected by such an Existing House Land deduction. Such an adjustment may be determined as necessary where an Existing House Land lot is subdivided or developed beyond the potential assumed in the Land Area Deductions summary. Such an adjustment will then be incorporated into the next review of the DCP 4 Infrastructure Cost Schedule.

DCP 4 means DCP 4 contained in Schedule 9B of the City of Armadale Town Planning Scheme No. 4.

DCP Report means a report appurtenant to the Scheme and DCP 4, and containing information and instructions on the operation of DCP 4, as periodically reviewed in accordance with DCP 4.

Infrastructure Cost Schedule means a schedule appurtenant to the Scheme and DCP 4, and containing the estimated cost of Infrastructure and Administration of DCP 4, contribution cost, land area deductions and land area summary, as periodically reviewed in accordance with DCP 4.

11.0 SOURCES AND ACKNOWLEDGMENTS

- a) State Planning Policy 3.6 Development Contributions for Infrastructure
- b) City of Armadale 2021-2023. Community Infrastructure Plan 2011-2031
- c) Informed Decisions, 2016. Average Household Size Study
- d) Informed Decisions, 2017. 2018 Estimated Residential Population: Forrestdale

- e) Informed Decisions, 2021. 2046 Population Forecast: Forrestdale
- f) Main Roads, 2018. Traffic Count Map
- g) Middle, Middle and Smith, 2015. Impacts of Decreasing Backyard Sizes in Perth Greenfields Developments: Full Research Report. Centre for Sport and Recreation, Curtin University
- h) Ward Thompson, Catharine 2011, Linking landscape and health: The recurring theme.
- i) Western Australian Planning Commission, 2015. Liveable Neighbourhoods

Acknowledgment and thanks is offered to all those involved in the preparation, approval and / or implementation of DCP 4, including:

- a) City of Armadale Council
- b) Various staff from all the City's Directorates
- c) Minister for Planning
- d) Western Australian Planning Commission
- e) Department of Planning, Lands and Heritage
- f) Major landowners within Development Contribution Area 4, in particular major landowners Cedar Woods Property, Satterley/ Department of Communities (Housing) and Yolk Property Group
- g) Taylor Burrell Barnett Planning Consultants
- h) JDSi Consulting Engineers
- i) MMJ Valuers
- j) Herron Todd White Valuers
- k) Rider Levett Bucknall Quantity Surveyors
- l) Development WA
- m) GPA Engineering
- n) ATCO Gas

The above list may not be exhaustive and aims to acknowledge those with key involvement. Other organisations and people not mentioned above may be involved throughout the life of DCP 4. Any omission was unintentional.

12.0 APPENDICES

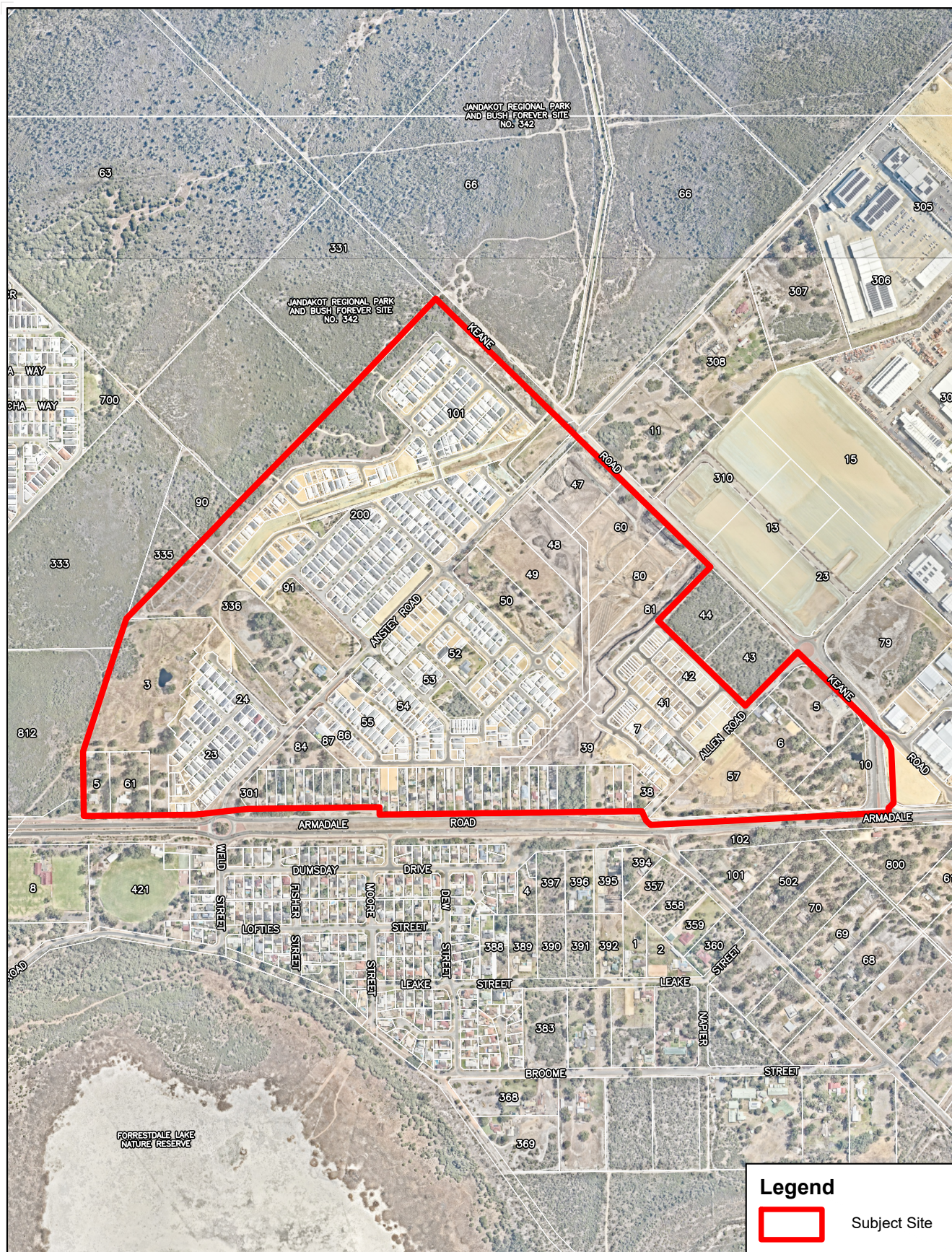
- A. Location Plans and DCA 4 Plan
- B. Precincts and Deductions Plan
- C. Infrastructure Items Plan
- D. Draft Infrastructure Cost Schedule 2025
- E. Infrastructure Cost Estimates
- F. Shared Use Path Plan
- G. Audited Income and Expenditure Statements
- H. DCP 4 Annual Status Report
- I. DCP 4 Capital Expenditure Plan

DEVELOPMENT CONTRIBUTION PLAN NO. 4 – INFRASTRUCTURE COST SCHEDULE REVIEW 2025 SUMMARY OF SUBMISSIONS			
NO.	SUPPORT, OBJECTION, COMMENT	SUMMARY OF SUBMISSION	RESPONSE / RECOMMENDATION
1	Objection	<p>Issue:</p> <p>(i) DCP Administration The submitter suggests there is a lack of certainty regarding the contribution liability for the submitter's property and impact on submitter's ability to sell their land.</p> <p>(ii) Non-DCP Related – General Planning Matters The submitter raises concern regarding traffic and amenity impacts arising from intensification of land uses within the DCA. The submitter also provides comment on subdivision staging and utility servicing arrangements for future lots.</p>	<p><i>Not supported.</i></p> <p>(i) The landowner's contribution liability is clearly defined in the TPS and DCP documents. The operation of the DCP does not affect the ability for landowners to sell their land.</p> <p>(ii) The ICS Review 2025 relates to the City's Annual Review of the estimated cost of infrastructure in the DCP area, cost contribution rates and details of developable land area. General planning matters such as those identified in the submission are not within the scope of the DCP 4 ICS Review.</p>
2	Support	A response of 'no objection in principle' was provided by the submitter.	<i>Noted.</i>
3	Comment	<p>Issue:</p> <p>(i) DCP Infrastructure Costs The submitter notes that the proposed costs associated with the upgrade of Anstey Road and relocation of the ATCO High Pressure Gas Pipeline have increased significantly and the City should explore alternatives to reduce the cost to the DCP.</p> <p>(ii) Modifications to DCP Infrastructure Scope The submitter comments that the delivery of the Anstey Road upgrade based on its current design, including the associated requirement for the relocation and upgrade of the HP Gas Main is complex, has an adverse impact on the developer's ability to create lots and compromises the amenity of the abutting estate.</p> <p>The submitter contends that the current design of Anstey Road constitutes an over-design and has provided an alternative civil design and cost estimate which proposes to significantly reduce costs and enable the road upgrade to be delivered sooner than currently planned.</p>	<p><i>Comments noted.</i></p> <p>The City is amenable to receiving any information that would serve to better achieve desired outcomes of the DCP, its proposed infrastructure, landowners contributing and those residing in the DCA. However, the City has undertaken an engagement process over an extended period with the landowners and consultants on these matters. There are a number of issues and risks with the proposed design submitted by the submitter, which require detailed consideration. The City will review the information submitted and will engage to develop an appropriate design for Anstey Road and the ATCO gas main, or continue with the current design, if this design is considered appropriate.</p>

DEVELOPMENT CONTRIBUTION PLAN NO. 4 – INFRASTRUCTURE COST SCHEDULE REVIEW 2025 SUMMARY OF SUBMISSIONS			
NO.	SUPPORT, OBJECTION, COMMENT	SUMMARY OF SUBMISSION	RESPONSE / RECOMMENDATION
		<p>(iii) Modifications to Cost Contributions (POS)</p> <p>The submitter comments that a proposed Structure Plan is currently being considered for an area referred to as ‘Precinct 3’ of the DCP. Precinct 3 is comprised of the stretch of narrow frontage lots abutting Armadale Road between Anstey Road and Allen Road.</p> <p>Submitter cites that the proposed Structure Plan does not contemplate the provision of any meaningful POS in line with the WAPC’s standard 10% requirement. The submitter proposes that on the grounds of equity, the DCP should apply a requirement for the payment of additional contributions within the Structure Plan area to contribute towards POS that is currently being provided in the form of a living stream within the ‘Precinct 2’ area of the DCP directly to the north.</p>	<p><i>Comments noted.</i></p> <p>There is currently no approved Structure Plan in place within Precinct 3. Should a Structure Plan be approved, any modifications considered appropriate will be addressed within the following ICS Annual Review.</p> <p>The provision of POS is a matter that will be addressed by DPLH as part of the Structure Plan process. The Baileys Branch Drain infrastructure work has been set up in the DCP in recognition of some of the landowners within the Precinct 2 area overproviding POS (if it is demonstrated to meet the intent), which is subsequently reimbursed as a land acquisition item under that item.</p>

DEVELOPMENT CONTRIBUTION PLAN NO. 4 – INFRASTRUCTURE COST SCHEDULE REVIEW 2025 SUMMARY OF SUBMISSIONS			
NO.	SUPPORT, OBJECTION, COMMENT	SUMMARY OF SUBMISSION	RESPONSE / RECOMMENDATION
		<p>(iv) Modifications to Cost Contributions (DCP Deductions)</p> <p>In reference to the proposed Structure Plan currently being considered for Precinct 3 of the DCP as referenced by the submitter at point (iii) above, the submitter notes that the DCP applies a deduction to the total cost contribution payable by the landowners in this precinct (Existing House Lot Deduction).</p> <p>The submitter contends that in light of the proposed structure plan which would allow the lots within Precinct 3 to be developed beyond the current infill second dwelling potential, the Existing House Lot deduction should be removed, therefore allowing for the DCP liability to be calculated across the entire area of the lots.</p>	<p><i>Comment supported in part.</i></p> <p>With reference to Lot 99 Armadale Road, the City accepts that there is reasonable cause to remove the Existing House Lot deduction on this particular lot where the land has been rezoned to Local Centre, with the additional benefit of a mixed-use service station development covering the site. Where site works have recently commenced, the landowner is now liable to make a cost contribution to the DCP in accordance with the provisions of Clause 5A.5(c) of Part 5A of the City's Scheme, with no deduction applied.</p> <p>With regards to the household lots along Armadale Road, (see (iii) above), the deduction has been in place since the DCP first commenced operation. The deduction has been applied in recognition that the lots within Precinct 3 have limited infill development potential due to the precinct being predominantly comprised of small lots with existing single housing. Based on equity principles, a lower contribution liability has been applied to the precinct to recognise existing dwellings compared with most of the Anstey Keane DCP area. In accordance with Clause 4.2 of Schedule 9B of the City's Scheme, the adjustment of the Existing House Land deduction is at the City's discretion at the time when a Cost Contribution becomes due for a lot affected by an Existing House Land deduction.</p>

DEVELOPMENT CONTRIBUTION PLAN NO. 4 – INFRASTRUCTURE COST SCHEDULE REVIEW 2025 SUMMARY OF SUBMISSIONS			
NO.	SUPPORT, OBJECTION, COMMENT	SUMMARY OF SUBMISSION	RESPONSE / RECOMMENDATION
4	Comment	(i) DCP Infrastructure Costs The submitter identifies the same issues raised in Submission 3 above.	<i>See response to 3(ii) above.</i>
		(ii) Modifications to DCP Infrastructure Scope The submitter identifies the same issues raised in Submission 3 above. Additional supporting information has been provided with a traffic impact statement and a detailed engineering cost estimate to support the modifications being proposed to the scope of the Anstey Road upgrade.	<i>See response to 3(i) above.</i>



AERIAL PLAN

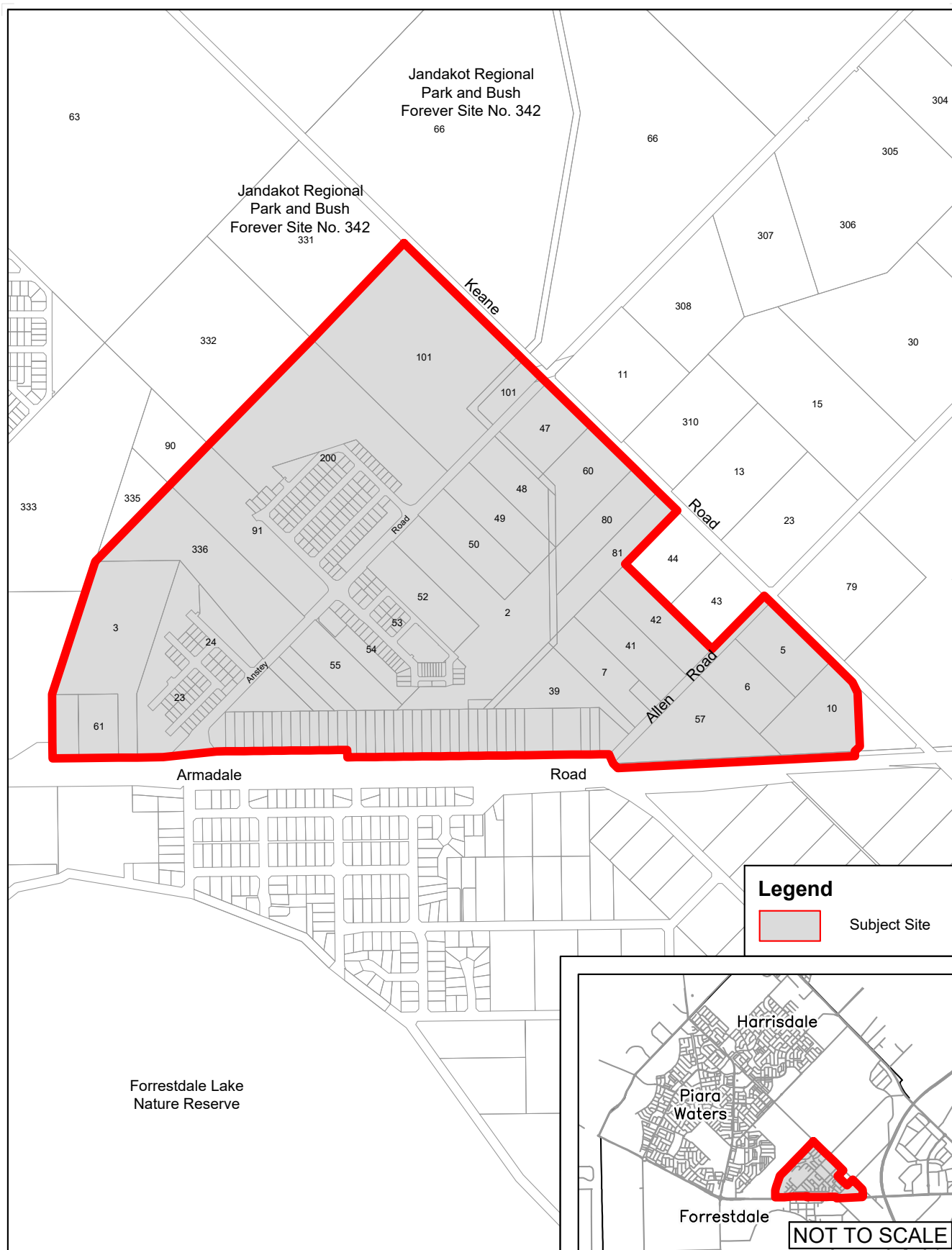
Developer Contribution Plan No. 4



SCALE 1 : 13000

DATE 14 November 2024 - REVISION 2401
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Based on information provided by and with the permission of the
Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate, Photomaps by Nearmap.



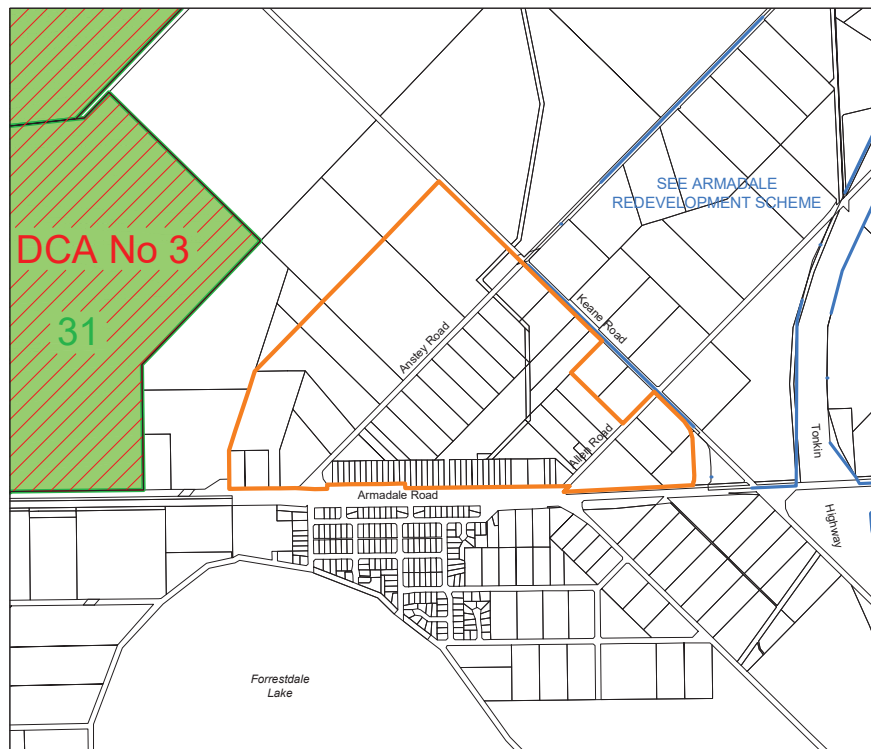
LOCATION PLAN

Developer Contribution Plan No. 4

May 2025

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

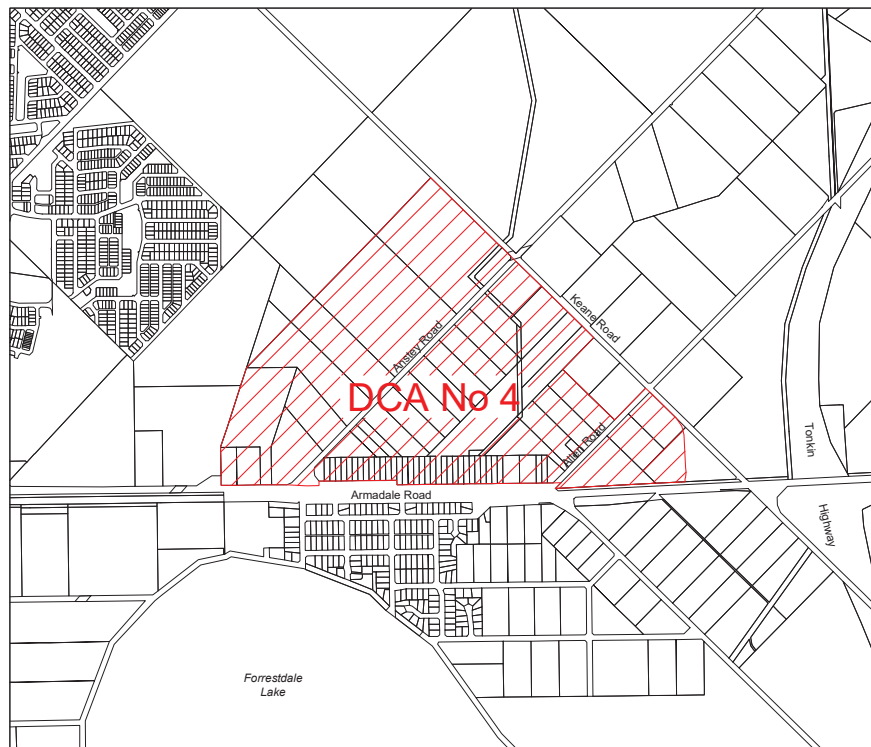
EXISTING ZONING - SPECIAL CONTROL AREA MAP 3



LEGEND

- Development Area (Structure Plan) (Schedule 8)
- Development Contribution Area (Schedule 9A & 9B)
- Environmental Conditions (Schedule 6)
- Armadale Redevelopment Area Boundary

PROPOSED ZONING - SPECIAL CONTROL AREA MAP 3



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

AMENDMENT No. 102

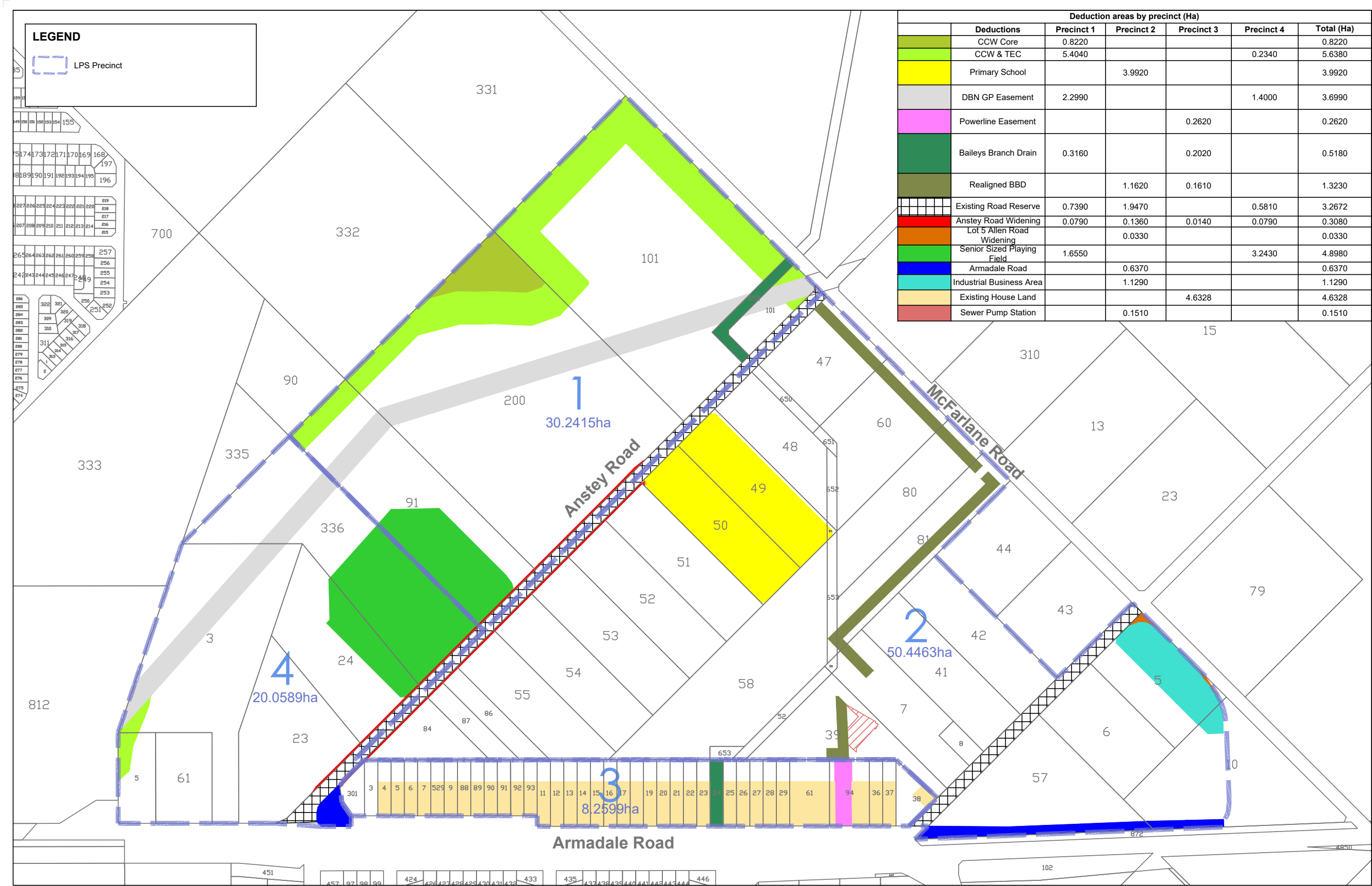
City of Armadale Town Planning Scheme No. 4
Special Control Area Map 3



SCALE 1 : 15000

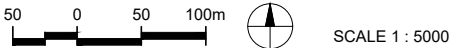
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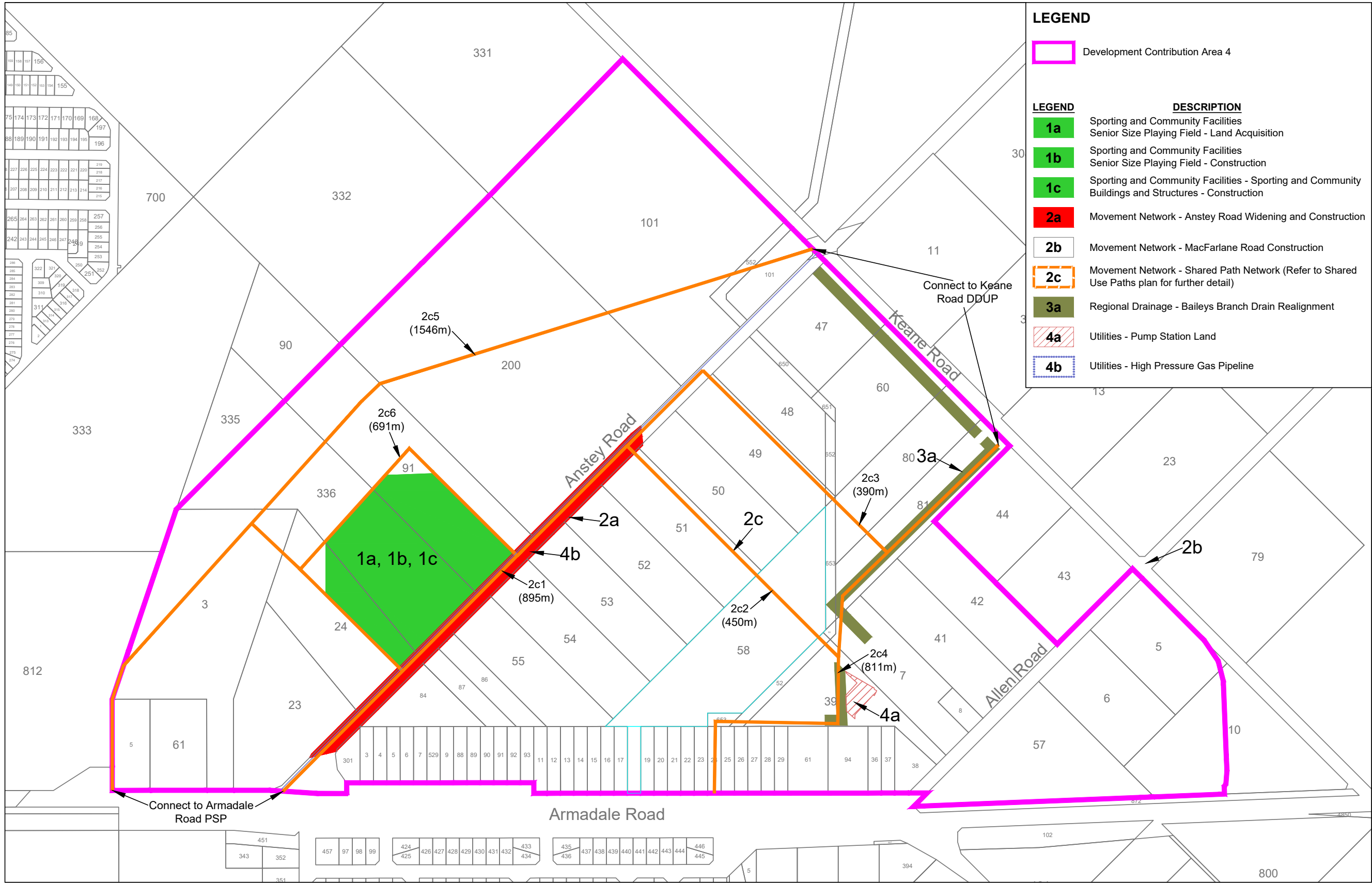
Development Contribution Plan 4
Anstey Keane Precincts and Deductions Plan 25/07/2025

DATE 24 March 2025 - REVISION 2501
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LEGEND	
	Development Contribution Area 4
LEGEND	
DESCRIPTION	
	1a Sporting and Community Facilities Senior Size Playing Field - Land Acquisition
	1b Sporting and Community Facilities Senior Size Playing Field - Construction
	1c Sporting and Community Facilities - Sporting and Community Buildings and Structures - Construction
	2a Movement Network - Anstey Road Widening and Construction
	2b Movement Network - MacFarlane Road Construction
	2c Movement Network - Shared Path Network (Refer to Shared Use Paths plan for further detail)
	3a Regional Drainage - Baileys Branch Drain Realignment
	4a Utilities - Pump Station Land
	4b Utilities - High Pressure Gas Pipeline

Development Contribution Plan 4
Anstey Keane Infrastructure Items

Date 29 April 2025 - REVISION 2501
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DRAFT INFRASTRUCTURE COST SCHEDULE 2025
Contribution Cost Summary

Infrastructure Items per hectare base rate calculation for entire Development Contribution Area (A + B – C / D = E)	
Total Costs for Items Covered by Entire DCA (A) & (B)	\$36,747,539.00
Base Rate Contributions Collected (C)	\$17,066,177.06
Total Developable Area Remaining (HA) (D)	34.5241
Total Cost Per HA (Base Rate) (E)	\$570,076.03

Infrastructure Items per hectare calculation for additional rate for by Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey within Precinct 2 (F – G / H = I)	
Total Costs for Additional Item Covered by Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey in Precinct 2 (F)	\$684,338.00
Additonal Rate Contributions Collected (G)	\$22,743.66
Total Developable Area Remaining (HA) of Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey in Precinct 2 (H)	5.4052
Total Cost Per HA for Additional Item (Additional Rate) (I)	\$122,399.60

Developable Areas					
Precinct	Gross Developable Area (HA)	Deductions (HA)	Net Developable Area (HA)	Land Developed (HA)	Developable Area Remaining (HA)
1	30.2415	11.2869	18.9546	17.6150	1.3396
2 (All Lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey)	44.2089	9.2638	34.9451	18.4791	16.4660
2 (Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey)	6.2374	0.0637	6.1737	0.7685	5.4052
3	8.2599	5.1059	3.1540	0.0000	3.1540
4	20.0589	7.5238	12.5351	4.3758	8.1593
Total	109.0066	33.2441	75.7625	41.2384	34.5241

Cost Contribution Due				Notes
Precinct	Developable Area Remaining (HA)	Contribution Rate	Total Due for Developable Area Remaining	Total Due
1	1.3396	\$570,076.03	\$763,673.85	\$10,805,563.12
2 (All Lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey)	16.4660	\$570,076.03	\$9,386,871.91	\$19,921,363.88
2 (Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey)	5.4052	\$692,475.63	\$3,742,969.28	\$4,275,136.80
3	3.1540	\$570,076.03	\$1,798,019.80	\$1,798,019.80
4	8.1593	\$570,076.03	\$4,651,421.35	\$7,145,960.04
		Total	\$20,342,956	

Contribution Cost by Lot Estimate

[illegible]

Land Area Deductions and Land Area Summary by Precinct

Land Area Deductions	Precinct 1 Remaining	Precinct 1 Actual	Precinct 2 Remaining	Precinct 2 Actual	Precinct 3 Remaining	Precinct 3 Actual	Precinct 4 Remaining	Precinct 4 Actual
Conservation Category Wetland (CCW) core	0.8215	0.0000						
CCW and TEC buffer	4.5977	0.7955					1.9475	0.0000
Primary School Site			3.9899	0.0000				
Dampier to Bunbury Natural Gas Pipeline (DBNGP) Easement Area	0.8409	1.4574					1.3985	0.0000
Powerline Easement Area					0.2614	0.0000		
Bailey's Branch Drain @ Lots 101 & 24	0.3166	0.0000			0.2024	0.0000		
Realigned Bailey's Branch Drain			1.3222	0.0000				
Existing Anstey and Allen Road Reserves	0.7301		1.9429				0.6670	
Anstey Road Widening Land	0.0000	0.0767	0.0386	0.0980	0.0119	0.0000	0.0278	0.0506
Lot 5 Allen Road Widening			0.0328	0.0000				
Senior Sized Playing Field	1.6505	0.0000					2.4583	0.7635
Armadale Road			0.6365	0.0000			0.2106	
Industrial Business Area			1.1289	0.0000				
Existing House Land					4.6302	0.0000		
Sewer Pump Station			0.1377	0.0000				
Totals	8.9573	2.3296	9.2295	0.0980	5.1059	0.0000	6.7097	0.8141

Land Areas						
	Gross Developable Area	Deductions Remaining	Deductions Actual	Net Developable Area Total	Net Developable Area Developed	Net Developable Area Remaining
Developable Area P1	30.2415	8.9573	2.3296	18.9546	17.6150	1.3396
Developable Area P2 excluding Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	44.2089	9.1658	0.0980	34.9451	18.4791	16.4660
Developable Area P2 Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	6.2374	0.0637	0.0000	6.1737	0.7685	5.4052
Developable Area P3	8.2599	5.1059	0.0000	3.1540	0.0000	3.1540
Developable Area P4	20.0589	6.7097	0.8141	12.5351	4.3758	8.1593
	109.0066	30.0024	3.2417	75.7625	41.2384	34.5241

Contributions Collected / Value of Agreed Credits	
	Total to Date
Base Rate Contributions Collected P1	\$7,190,063.06
Base Rate Contributions Collected P2 excluding Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	\$7,768,892.97
Base Rate Contributions Collected P2 Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	\$326,405.40
Additional Rate Contributions Collected P2 Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, 52 Anstey	\$22,743.66
Base Rate Contributions Collected P3	\$0.00
Base Rate Contributions Collected P4	\$1,780,815.63
Total Base Rate Contributions Collected	\$17,066,177.06
Total Additional Rate Contributions Collected	\$22,743.66

Contributions Collected

Precinct 1 - Base Rate											
Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits
67492 - Solaris Stage 1	2.5309	0.0141	2.5168	\$334,545.67	\$841,984.54	2.5126	\$379,345.72	\$953,144.06	\$841,984.54	3393221	\$111,159.52
76041 - Solaris Stage 2	3.0808	0.0466	3.0342	\$334,545.67	\$1,015,078.47	3.0339	\$379,345.72	\$1,150,896.98	\$1,015,078.47	3586241	\$135,818.51
420124 - Solaris Stage 2a	0.13104	0.00154	0.1295	\$352,580.24	\$45,659.14	0.1292	\$379,345.72	\$49,011.47	\$45,659.14	3692907	\$3,352.33
420907 - Solaris Stage 3	4.1009	1.4574	2.6435	\$379,345.72	\$1,002,800.41	2.6426	\$379,345.72	\$1,002,459.00	\$1,002,800.41	3901376	-\$341.41
421618 - Solaris Stage 4	2.6745	0	2.6745	\$379,345.72	\$1,014,560.13	2.6747	\$379,345.72	\$1,014,636.00	\$1,014,560.13	4176579	\$75.87
423252 - Solaris Stage 5	2.5488	0	2.5488	\$456,042.82	\$1,162,361.94	2.550	\$456,042.82	\$1,162,909.19	\$1,162,361.94	4431633	\$547.25
425975 - Solaris Stage 6	4.1246	0	4.1246	\$456,042.82	\$1,880,994.22	4.072	\$456,042.82	\$1,857,006.36	\$1,880,994.22	4847111	-\$23,987.86
Total	19.19154	1.51964	17.6719	N/A	\$6,963,438.85	17.615	N/A	\$7,190,063.06	\$6,963,438.85	N/A	\$226,624.21

Precinct 2 - Base Rate Excluding Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Anstey											
Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits
419414 - Mahala Stage 1	3.6994	0.0532	3.6462	\$342,093.96	\$1,247,337.52	3.6965	\$379,345.72	\$1,402,251.45	\$1,247,337.52	3640054, 3639687	\$154,913.93
421711 - Mahala Stage 2	1.5455	0	1.5455	\$379,345.72	\$586,278.81	1.5448	\$379,345.72	\$586,013.27	\$586,278.81	3882811	-\$265.54
423048 - Mahala Stage 3A	1.8378	0.0020	1.8358	\$379,345.72	\$696,402.87	1.815	\$379,345.72	\$688,512.48	\$696,402.87	4256522	-\$7,890.39
423036 - Mahala Stage 3B	1.5346	0	1.5346	\$379,345.72	\$582,143.94	1.5277	\$379,345.72	\$579,526.46	\$582,143.94	4256522	-\$2,617.48
73112 - Mahala Stage 4A	2.9053	0	2.9053	\$456,042.82	\$1,324,941.20	2.9051	\$456,042.82	\$1,324,850.00	\$1,324,941.20	4509661	-\$91.20
424904 - Mahala Stage 4B	0.5982	0.0072	0.5910	\$456,042.82	\$269,521.31	0.581	\$456,042.82	\$264,960.88	\$269,521.31	4509661	-\$4,560.43
426305 - Mahala Stage 3C	0.9910	0	0.991	\$456,042.82	\$451,938.43	0.991	\$456,042.82	\$451,938.43	\$451,938.43	4676159	\$0.00
425778 - Mahala Stage 5	2.3409	0	2.3409	\$456,042.82	\$1,067,550.64	2.341	\$456,042.82	\$1,067,596.24	\$1,067,550.64	4846345	\$45.60
427600 - Mahala Stages 8/10	3.076	0	3.076	\$456,042.82	\$1,402,787.71	3.077	\$456,042.82	\$1,403,243.76	\$1,402,787.71	5077972	\$456.05
428600 - Mahala Stage 6	2.0729	0	2.0729	\$456,042.82	\$945,331.16						
430603 - Mahala Stage 13	3.249	0	3.249	\$456,042.82	\$1,481,683.12						
Total	23.8506	0.0624	23.7882	N/A	\$10,055,916.71	18.4791	N/A	\$7,768,892.97	\$7,628,902.43	N/A	\$139,990.54

Contributions Collected

Precinct 3 - Base Rate											
Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits
Total	0	0	0	N/A	\$0.00	0	N/A	\$0.00	\$0.00	N/A	\$0.00

Precinct 4 - Base Rate											
Deposited Plan and/or other Reference	Gross Developable Area Developed Lodged DP	Total Deductions Lodged DP	Net Developable Area Developed Lodged DP	Rate Applied	Invoiced Amount	Net Developable Area Developed Actual	Rate Applied	Amount Due	Amount Paid	Transaction Ref. / Comment	Balance Due / Value of Agreed Credits
418866 - Volk Stage 1	3.6156	0.8141	2.8015	\$342,093.96	\$958,376.23	2.7998	\$379,345.72	\$1,062,092.15	\$958,376.23	43241	\$103,715.92
422222 - Volk Stage 2A						1.05	\$456,042.82	\$478,844.96	\$0.00	Future credit for ceding of POS	\$478,844.96
423169 - Volk Stage 2B						0.526	\$456,042.82	\$239,878.52	\$0.00	Future credit for ceding of POS	\$239,878.52
430848 - Volk Stage 3A	0.0625	0	0.0625	\$456,042.82				\$28,502.68	\$0.00	Future credit for ceding of POS	
Total	3.6781	0.8141	2.864	N/A	\$958,376.23	4.3758	N/A	\$1,809,318.31	\$958,376.23	N/A	\$822,439.40

Infrastructure Cost Summary

Item	Description	Cost
Community Infrastructure		
1a	Full costs to acquire land for a minimum of 4.9ha of Public Open Space at a location approved by the City within Development Contribution Area 4.	\$6,977,135.00
1b	Full costs to construct a minimum of 4.9ha of public open space, including a senior sized multi use playing field area, to the specifications and dimensions approved by the City and at a location approved by the City within Development Contribution Area 4 minus contributions from other sources if and when they become available.	\$7,505,534.58
1c	Full costs to construct sporting and community buildings and structures at the public open space included under Infrastructure Items 1a and 1b minus contributions from other sources if and when they become available.	\$4,049,650.00
1b and 1c	1b and 1c Allowances	\$2,194,312.90
Movement Network		
2a	Full cost to upgrade Anstey Road, including road widening land, from Armadale Road to the Primary School as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule.	\$8,470,535.00
2b	Contribution towards upgrading Keane Road as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule, with the contribution calculated being equivalent to the standard of a Residential Access Street C in accordance with Liveable Neighbourhoods (as amended), excluding costs associated with realigning the road or upgrading of the Armadale Road intersection.	\$2,142,497.61
2c	Fixed maximum contribution towards a shared path network within the Anstey Keane Urban Precinct as detailed in the Development Contribution Plan Report.	\$849,062.00
Public Open Space and Drainage		
3a	Partial contribution only towards improvements to the Baileys Branch Drain immediate surrounds that deliver a multiple use corridor as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule. The contribution is a partial offset only of the full cost that will need to be met by applicable subdividers and is based on the cost and development of land that would be provided on lots with a shortfall of Public Open Space within Precinct 2 of DCA 4 and in lieu of them needing to cede free of cost and develop POS land in accordance with WAPC policy. It is to be paid on a per liner metre basis upon construction that is to be undertaken by applicable subdividers to the satisfaction of the City.	\$684,338.00
Utilities		
4a	Contribution towards the acquisition of land for a sewer pump station as detailed on the approved structure plan.	\$227,205.00
4b	Contribution towards the upgrade of the ATCO High Pressure Gas Pipeline in Anstey Road as it pertains to the Anstey Keane Precinct (Forrestdale).	\$3,238,000.00
Administration Costs		
Full costs associated with preparing and administering Development Contribution Plan 4.		\$2,153,019.89

Total Costs for Items Covered by Entire DCA minus Interest Earnings Forecast	\$36,747,539
Total Extra Costs for Extra Items Covered by Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey, Lot 52 Anstey in Precinct 2	\$684,338
Total Net Costs / Infrastructure Works Costs	\$37,431,877

Public Open Space and Sporting and Community Facilities

Item	Total Cost
1a	\$6,977,135.00
1b	\$7,505,534.58
1c	\$4,049,650.00
1b & 1c	\$2,194,312.90
Total	\$20,726,632.48

1a Infrastructure Item - Sporting and Community Facilities - Senior Size Playing Field - Public Open Space Land Acquisition

Full costs to acquire land for a minimum of 4.9ha of Public Open Space at a location approved by the City within Development Contribution Area 4.

Item	Area (m2)	Value Per m2	Total	Plus 10% as Per Clause 4.4.7 (a) of DCP 4	Notes
Land Acquisition - Lot 336 Anstey Road	24583	\$150.00	\$3,687,450.00	\$4,056,195.00	
Land Acquisition - Lot 24 Anstey Road	7635	\$110.00	\$839,850.00	\$923,835.00	As per DP 418866 - Ceded Feburary 2021 / Settlement of landowner credit arrangements pending
Land Acquisition - Lot 91 Anstey Road	16505	\$110.00	\$1,815,550.00	\$1,997,105.00	As per DP 67492 - Pending final ceding / Settlement of landowner credit arrangements pending

Total	\$6,977,135.00
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1b Infrastructure Item - Sporting and Community Facilities - Senior Size Playing Field – Construction

Full costs to construct a minimum of 4.9ha of public open space, including a senior sized multi use playing field area, to the specifications and dimensions approved by the City and at a location approved by the City within Development Contribution Area 4 minus contributions from other sources if and when they become available.

Item	Cost	Notes
Landscape and Irrigation Construction (including consolidation)	\$3,394,920.00	Emerge Landcape and Irrigation Construction OPC - Feb 2025
Demolition	\$134,000.00	JDSI Cost Estimate - Feb 2025
Earthworks	\$2,070,000.00	
Roadworks	\$266,000.00	
Drainage	\$377,000.00	
Supervision and Maintenance	\$22,000.00	
Playing Field Lighting	\$460,000.00	Costs were estimated by comparison with a recent site of similar scale with the addition of 4 poles. Ref: CE/56389/25
10% contingency	\$672,392.00	
Perimeter Road Pavement Widening / Carbays	\$109,222.58	45 car bays and 1.0m of additional pavement. Increased by cost escalator rate below.

Total	\$7,505,534.58
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1c Infrastructure Item - Sporting and Community Facilities - Sporting and Community Buildings and other Structures – Construction

Full costs to construct sporting and community buildings and structures at the public open space included under Infrastructure Items 1a and 1b minus contributions from other sources if and when they become available.

Item	Cost	Notes
Construction Costs	\$4,049,650.00	RLB QS Services - October 2024

Total	\$4,049,650.00
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General 1b and 1c Allowances

Item	Cost	Notes
7.5% Design Contingency	\$866,638.84	Claimed to date: \$138,805 (PD 2023 - Emerge: Sports Field Design) - CE/77154/23
5% Construction Contingency	\$577,759.23	
Loose Furniture and AV	\$50,893.94	Increased by cost escalator rate below.
Headworks Fee and Charges	\$309,301.28	
External Site Infrastructure Services	\$389,719.61	

Total	\$2,194,312.90
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Escalators - Road and Bridge Construction		Source: LGCI December 2023 & 2024
2023	2.10%	
2024	2.80%	

Escalators - Furniture		Source: LGCI December 2023 & 2024
2023	4.70%	
2024	3.70%	

Escalator - Utilities		Source: LGCI December 2023 & 2024
2023	2.50%	
2024	3.00%	

Movement Network

Item	Total Cost
2a	\$8,470,535.00
2b	\$2,142,497.61
2c	\$849,062.00
Total	\$11,462,094.61

2a Infrastructure Item – Movement Network – Anstey Road Widening and Construction

Full cost to upgrade Anstey Road, including road widening land, from Armadale Road to the Primary School as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule.

Item	Area (m2)	Value Per m2	Total	Plus 10% as Per Clause 4.4.7 (a) of DCP 4	Notes
Land Acquisition - Lot 23 Anstey Road	224	\$90.00	\$20,160.00	\$22,176.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 24 Anstey Road	282	\$90.00	\$25,380.00	\$27,918.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 336 Anstey Road	278	\$150.00	\$41,700.00	\$45,870.00	
Land Acquisition - Lot 91 Anstey Road	271	\$90.00	\$24,390.00	\$26,829.00	Claimed FY 2022
Land Acquisition - Lot 200 Anstey Road	498	\$90.00	\$44,820.00	\$49,302.00	Claimed FY 2022
Land Acquisition - Lot 50 Anstey Road	20	\$90.00	\$1,800.00	\$1,980.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 51 Anstey Road	178	\$90.00	\$16,020.00	\$17,622.00	Claimed FY 2022
Land Acquisition - Lot 52 Anstey Road	181	\$90.00	\$16,290.00	\$17,919.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 53 Anstey Road	178	\$90.00	\$16,020.00	\$17,622.00	Claimed FY 2022
Land Acquisition - Lot 54 Anstey Road	178	\$90.00	\$16,020.00	\$17,622.00	Claimed FY 2022
Land Acquisition - Lot 55 Anstey Road	182	\$90.00	\$16,380.00	\$18,018.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 86 Anstey Road	72	\$125.00	\$9,000.00	\$9,900.00	Ceding complete - credit arrangements to be finalised
Land Acquisition - Lot 87 Anstey Road	72	\$125.00	\$9,000.00	\$9,900.00	Claimed FY 2022
Land Acquisition - Lot 84 Anstey Road	301	\$120.00	\$36,120.00	\$39,732.00	Claimed FY 2022
Land Acquisition - Lot 3 Armadale Road	3	\$395.00	\$1,185.00	\$1,303.50	Claimed FY 2022
Land Acquisition - Lot 301 Armadale Road	116	\$395.00	\$45,820.00	\$50,402.00	Claimed FY 2022
Total	3034		\$340,105.00	\$374,115.50	

Item	Cost	Notes
Infrastructure Upgrades		
Mobilisation and Equipment	\$396,000	JDSI Cost Estimate - Feb 2025
Management	\$241,000	
Demolition	\$181,000	
Earthworks	\$505,000	
Roadworks	\$1,666,000	
Stormwater Drainage	\$633,000	
Subsoil Drainage	\$177,000	
Electrical and Street Lighting	\$196,000	
Stormwater Drainage from CH-745 to end	\$691,000	
Stormwater detention and outfall to BBD	\$697,000	
Provisional Sums	\$200,000	
Service Relocations and External Construction Items		
Telstra	\$202,000	JDSI Cost Estimate - Feb 2025
ATCO Medium Pressure Main	\$165,000	
Water Reticulation Relocation	\$129,000	
Underground Power and Optic Fibre	\$176,000	
Consultancy	\$1,095,000	
Closure of Redundant Portion	\$120,919	Fixed contribution. Indexing has been applied at this review of the ICS as per escalator rate below.
10% Contingency	\$625,500	Excludes consultancy and road closure costs.

Total	\$8,470,535
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2b Infrastructure Item – Movement Network – Keane Road Construction

Contribution towards upgrading Keane Road as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule, with the contribution calculated being equivalent to the standard of a Residential Access Street C in accordance with Liveable Neighbourhoods (as amended), excluding costs associated with realigning the road or upgrading of the Armadale Road intersection.

Item	Area (m2)	Value Per m2	Total	Plus 10% as Per Clause 4.4.7 (a) of DCP 4	Notes
Land Acquisition - Lot 5 Allen	328	\$192.50	\$63,140.00	\$69,454.00	
Land Acquisition - Lot 43 Keane Road	257	\$35.00	\$8,995.00	\$9,894.50	

Item	Cost	Notes
Contribution to Macfarlane Road (Keane Road)	\$2,063,149.11	Edgeloe Engineering estimate received Feb 2025 - Based on estimated costs provided by Densford / DevelopmentWA (Feb 2024 rates) + 2.8% LGCI escalation (December 2024)

Total	\$2,142,497.61
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2c Infrastructure Item – Movement Network – Shared Path Network

Fixed maximum contribution towards a shared path network within the Anstey Keane Urban Precinct as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule.

Item	Length (m)	Allocation/m	Total	Notes
2c1 - Anstey Road	895	\$164	\$146,780.00	Concrete - Fixed contribution. Indexing has been applied at this review of the ICS as per escalator rate below.
2c2 - Primary School South	450	\$164	\$73,800.00	
2c3 - Primary School North	390	\$164	\$63,960.00	
2c4 - Baileys Branch Drain	811	\$172	\$139,492.00	Red Asphalt - Fixed contribution. Indexing has been applied at this review of the ICS as per escalator rate below.
2c5 - Gas Pipeline and Link to POS	1546	\$190	\$293,740.00	
2c6 - Community and Sporting Facility Perimeter	691	\$190	\$131,290.00	
Total	4783		\$849,062.00	

Escalators		Source: LGCI
2023	2.10%	December 2023 &
2024	2.80%	2024

Utilities

Item	Total Cost
4a	\$227,205.00
4b	\$3,238,000.00
Total	\$3,465,205.00

4a Infrastructure Item – Utilities – Pump Station Land

Contribution towards the acquisition of land for a sewer pump station as detailed on the approved structure plan.

Item	Area (m2)	Value Per m2	Total	Plus 10% as Per Clause 4.4.7 (a) of DCP 4	Notes
Pump Station Land - Lot 39 Allen Road	1377	\$150.00	\$206,550.00	\$227,205.00	

Total	\$227,205.00
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4b Infrastructure Item – Utilities – High Pressure Gas Pipeline

Contribution towards the upgrade of the ATCO High Pressure Gas Pipeline in Anstey Road as it pertains to the Anstey Keane Precinct (Forrestdale).

Item	Cost	Notes
Equipment and Materials	\$478,000.00	GPA Engineering Cost Estimate - March 2025
Construction and Commissioning	\$1,297,000.00	
Engineering and Management	\$533,000.00	
Contingency and Escalation	\$930,000.00	

Total	\$3,238,000.00
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Betterment of Baileys Branch Drain Immediate Surrounds

Item	Total Cost
3a	\$684,338.00

3a Infrastructure Item – Baileys Branch Drain Surrounds – Betterment of the Baileys Branch Drain Immediate Surrounds

Partial contribution only towards improvements to the Baileys Branch Drain immediate surrounds that deliver a multiple use corridor as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule. The contribution is a partial offset only of the full cost that will need to be met by applicable subdividers and is based on the cost and development of land that would be provided on lots with a shortfall of Public Open Space within Precinct 2 of DCA 4 and in lieu of them needing to cede free of cost and develop POS land in accordance with WAPC policy. It is to be paid on a per liner metre basis upon construction that is to be undertaken by applicable subdividers to the satisfaction of the City.

Item	POS Deficit (m2)	POS Development Cost Allocation	Total Costs	Notes
Lot 6 Allen	836	\$87	\$72,732.00	Fixed contribution. Indexing has been applied at this review of the ICS as per escalator rate below. Was \$82 in 2022.
Lot 8 Allen	84	\$87	\$7,308.00	
Lot 52 Anstey Remaining	488	\$87	\$42,456.00	
Lot 52 Anstey Pt1	183	\$87	\$15,921.00	
Lot 52 Anstey Pt2	187	\$87	\$16,269.00	
Lot 84 Anstey	382	\$87	\$33,234.00	
Lot 86 Anstey	248	\$87	\$21,576.00	
Lot 87 Anstey	206	\$87	\$17,922.00	
Total	2614		\$227,418.00	

Item	Area (m2)	Value Per m2	Total	Notes
Lot 6 Allen	836	\$150.00	\$125,400.00	
Lot 8 Allen	84	\$400.00	\$33,600.00	
Lot 52 Anstey Remaining	488	\$150.00	\$73,200.00	
Lot 52 Anstey Pt1	183	\$150.00	\$27,450.00	
Lot 52 Anstey Pt2	187	\$150.00	\$28,050.00	
Lot 84 Anstey	382	\$235.00	\$89,770.00	
Lot 86 Anstey	248	\$175.00	\$43,400.00	
Lot 87 Anstey	206	\$175.00	\$36,050.00	
Total	2614		\$456,920.00	

Total	\$684,338
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Per Lineal Metre Rate - Based on 885m total length	\$773.26
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Escalators		
2023	3.20%	Source: LGCI - December 2024
2024	2.80%	

Administrative Costs

Item	Total Costs
Administrative Costs	\$3,212,432.38
Forecast Interest Earnings	-\$1,059,412.49

Full costs associated with preparing Development Contribution Plan 4 up to adoption of Year 1 ICS		
Item	Costs	Comment
All costs incurred by the Local Government associated with the preparation, processing and gazettal of the Development Contribution Plan No. 4.		
Preparation Cost Prefunded by Landowners	\$207,033	Claimed FY 2022 (LWP)
Preparation Cost Prefunded by Landowners	\$286,417	Claimed FY 2022 (Cedar Woods)
Local Government Administration Costs up to DCP adoption - May 2021	\$256,789	Total admin costs incurred in 2020 and 2021 FY including valuations
Sub Total	\$750,239.00	

Full costs associated with the ongoing administration of Development Contribution Plan 4		
Administration Costs incurred by the Local Government associated with administering Development Contribution Plan 4 including but not limited to: legal expenses, valuation fees, design costs, estimation and certification of costs, audit fees, consultant and contract services, project management, financing costs including interest charges, proportion of City staff salaries, technical support and office expenses for the purposes of administering the plan and expenses incurred by the City in relation to litigation in any Court of Tribunal or arbitration or any compensation paid or payable for or in respect of the provision of any of the infrastructure, land or facilities included in the Plan, whether incurred before or after the incorporation of the DCP in Schedule 9B.		
Estimated Administration Charges for DCP 4 to expiry	\$3,029,195.04	Will be reconciled annually and ultimately based on actuals.
Audit Statement 2022 (actual)	-\$242,487.00	
Audit Statement 2023 (actual)	-\$125,618.12	
Audit Statement 2024 (actual)	-\$198,896.54	
Audit Statement 2025		
Audit Statement 2026		
Audit Statement 2027		
Audit Statement 2028		
Audit Statement 2029		
Audit Statement 2030		
Audit Statement 2031		
Audit Statement 2032		
Audit Statement 2033		
Sub Total	\$2,462,193.38	

Total	\$3,212,432.38	
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Forecast Interest Earnings	
2020 (Actual)	\$0.00
2021 (Actual)	-\$4,420.00
2022 (Actual)	-\$21,170.00
2023 (Actual)	-\$227,162.00
2024 (Actual)	-\$447,217.49
2025	-\$111,027.00
2026	-\$68,615.00
2027	-\$46,397.00
2028	-\$24,259.00
2029	-\$25,309.00
2030	-\$49,056.00
2031	-\$27,409.00
2032	-\$7,371.00
Total	-\$1,059,412.49

Anstey - Keane Urban Precinct DCP		Item 2a - Anstey Road upgrade (JDSi)
<div><div><div>Client: Cedar Woods Properties</div><div>Date: 3/02/2025</div><div>Revision: D</div><div>Subject: Anstey Road Upgrade - Construction of NCA between Armadale Road and Future School Site (~Ch745)</div><div>Job Number: JDS13642.0</div></div><div><div>JDSi</div><div>CONSULTING ENGINEERS</div></div></div>		
1	Infrastructure Upgrades	DCP
	Description	
1.01	Mobilisation & Establishment	\$ 396,000
1.02	Management	\$ 241,000
1.03	Demolition	\$ 181,000
1.04	Earthworks	\$ 505,000
1.05	Roadworks	\$ 1,666,000
1.06	Stormwater Drainage	\$ 633,000
1.07	Subsoil Drainage	\$ 177,000
1.08	Street Lighting	\$ 196,000
1.09	Anstey Road Stormwater Drainage from Ch ~745 to End	\$ 691,000
1.10	Stormwater Detention and Outfall to Bailey's Branch Drain	\$ 697,000
1.11	Provisional Sums	\$ 200,000
	Sub-Total Infrastructure Upgrades	\$ 5,583,000
2	Service Relocations and External Construction Items	
	Description	
2.01	Anstey Road Telstra Relocation	\$ 202,000
2.02	Anstey Road ATCO Gas MP Gas Main Relocation	\$ 165,000
2.03	Anstey Road ATCO Gas DN300 STEEL HP Gas Main Relocation	\$ 2,870,000
2.04	Anstey Road Water Reticulation Relocation	\$ 129,000
2.05	Anstey Road Underground Power Reticulation and Optic Fibre Services (NBNC0 and Opticomm) Relocation	\$ 176,000
	Sub-Total Service Relocations	\$ 3,542,000
3	Consultancy Fees	
	Description	
3.01	Consultancy Fees (Applicable to Items 1 & 2 only)	\$ 1,095,000
	Sub-Total Consultancy Fees	\$ 1,095,000
4	Total DCP Estimate	\$ 10,220,000
5	Notes and Assumptions	
5.01	General <div>a) Costs are based on the latest engineering design for Anstey Road. Refer February 2024 design drawings for further details. b) Rates are based on current 2024/25 market rates, but will need to be proved at the time of tender. c) The effect of GST has not been included in these costings. d) Estimate is based on detailed design endorsed by the City of Armadale and is subject to the third party authority approvals process. e) Estimate includes nominal allowance for Contractor preliminaries (mobilisation and management) for upgrade and service relocation works. f) No allowance for landscaping and irrigation. g) Anstey Road Upgrade includes nominal allowances for demolition, clearing, earthworks, drainage, roadworks and street lighting associated with the proposed works from Armadale Road to Future School Site chainage ~745m unless otherwise advised. h) Construction water assumed to be obtained from scheme water. i) Estimate assumes works to be completed as a single stage.</div>	
5.02	Earthworks & Demolition <div>a) Estimate includes indicative allowance for the demolition and disposal of existing pavement, stormwater drainage components and existing fencing. b) Estimate has no allowance for removal, disposal and/or replacement of in situ material and that topsoil stripped from the area will be screened and reused on site. c) Estimate includes import fill at a rate of \$36/m³. d) Estimate includes allowance for removal and retention of existing trees as specified.</div>	
5.03)	Retaining Walls <div>a) No allowance for any retaining or feature walls has been made in this estimate. b) Estimate includes allowance for battering and replacement of existing fencing for abutting properties along Armadale Road.</div>	
5.04)	Sewer Reticulation <div>a) No allowance for sewer reticulation works has been made in this estimate as these works are undertaken by each Developer directly.</div>	
5.05)	Stormwater Drainage <div>a) Estimate includes allowance for pit and pipe system and box culverts within reserves for the full extent of Anstey Road b) Estimate includes allowance for Anstey Road Stormwater Drainage as a construction item (refer item 1.09). This is required to drain the upgrade of the Anstey Road associated with the Anstey Keane Precinct and may be subject to DCP consideration</div>	
5.06)	Roadworks <div>a) Estimate includes allowance for roadworks from Armadale Road up to chainage 745 east to Drafhorse Approach. b) Estimate includes allowance for feature pavement treatments as shown on the drawings.</div>	
5.07)	Water Reticulation <div>a) No allowance for water reticulation system to service the site as these works are undertaken by each Developer directly. b) No allowance for any headworks upgrades.</div>	
5.08)	Service Relocations <div>a) Nominal allowances has been made for relocation of existing services for the proposed road widening within Anstey Road. Installation undertaken as part of adjacent developments may require adjustment. These shall be confirmed via liaison with the affected service providers. b) Allowance for the relocation of the ATCO Gas DN300 Steel HP gas main is based on costs received from ATCO Gas dated 9/11/2020 less the JDSi's nominal allowance to relocate the ATCO Gas MP gas main. No new information has been received regarding the cost of this relocation.</div>	
5.09)	Gas <div>a) No allowance for gas infrastructure as this is typically installed by ATCO if installed within a common trench b) Allowance for upgrade of the ATCO High Pressure Gas Pipeline in Anstey Road as per contribution noted in CoA DCP4 dated May 2022</div>	
5.10)	Electrical <div>a) Estimate includes allowance for street lighting only. b) Nominal costs allowed for WP relocation and other works. Actual costs to be determined by WP via access offer or other works application.</div>	
5.11)	Fees <div>a) Estimate includes 12% of construction cost including preliminaries to cover all consultancy fees.</div>	

Item 4b Relocation and upgrade of HP Gas Pipeline (GPA)



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Total Installed Cost Estimate

Anstey Road Upgrade Project

City of Armadale

GPA Document No: 240320-TIC-001

Client Document Number: Client to Advise

GPA Project No: 240320

Client Project No: Client to Advise

Rev	Date	By	Checked	QA	Description
A	24/08/2022	SBL	RWJ	PJR	Issued for Review (Doc. No. 220608-TIC-001)
B	14/03/2025	BJY	SBL	DGG	Issued for Review



Document Title		Document Subtitle
Total Installed Cost Estimate		Executive Summary
Client Name	City of Armadale	
Client Project No.	Client to Advise	Document No. (Client / GPA)
	GPA Project No. 240320	Client to Advise
Project Name	Anstey Road Upgrade Project Pipeline Relocation Cost Estimate	
		240320-TIC-001

Basis of Estimate	
Estimate Basis	AACE International RP 18R-97 (2019)
Estimate Class (Accuracy Range)	Class 5 (-50%, +100%)
Project Definition Maturity	~5% (Note 3)
Estimate End Usage	Inform Budget Considerations
Cost Basis	\$ AUD 2025

Scope	
1	This Total Installed Cost (TIC) estimate was prepared in conjunction with the Basis of Estimate (BOE) Report (Note 4). Project scope and cost estimate basis are detailed in the BOE Report, refer to Section 3 (Note 4).
2	The scope of this TIC estimate is limited to the pipeline relocation works required for the Anstey Road Upgrade project, as detailed in Section 1.3 of the BOE Report (Note 4).

Methodology	
1	AACE International RP 18R-97 defines Class 3 Estimating Methodology as follows: "Class 3 estimates generally involve predominant use of unit cost line items, although these may be at an assembly level of detail rather than individual components. Factoring and other stochastic methods may be used to estimate less-significant areas of the project".
2	This TIC Estimate was prepared in accordance with AACE International RP 18R-97, Class 3 Estimating Methodology (Note 2) as detailed above, as well as multiple other key principles. Refer to Section 3.3 of the BOE Report for details (Note 4).

Cost Summary					
Option	Direct Costs		Indirect Costs		Estimated Total Installed Cost (-50%, +100%)
	Equipment & Materials	Construction & Commissioning	Engineering & Management	Contingency & Escalation	
1	\$ 478,000	\$ 1,297,000	\$ 533,000	\$ 930,000	\$ 3,235,000
2	\$ -	\$ -	\$ -	\$ -	\$ -
3	\$ -	\$ -	\$ -	\$ -	\$ -


Notes	
1	This TIC Estimate was prepared in accordance with the AACE International Recommended Practice (RP) 18R-97 (2019): Cost estimate classification system - as applied in engineering, procurement and construction for the process industries. Refer to Section 2.1 & 3 of the BOE Report for details (Note 4).
2	GPA have prepared this cost estimate in accordance with the AACE Class 3 methodology, as per methodology section above, however the cost estimate is considered an AACE Class 5 estimate.
3	Project definition maturity refers to maturity of the pipeline relocation portion of the Anstey Road Upgrade project, the civil portion of the project is significantly more mature, as per Section 1.1 of the BOE Report (Note 4).
4	A Basis of Estimate (BOE) Report has not been developed for this cost estimate, as per Exclusion 9.



Document Title			Document Subtitle
Total Installed Cost Estimate			Assumptions & Exclusions
Client Name	City of Armadale		Document No. (Client / GPA)
Client Project No.	Client to Advise	GPA Project No. 240320	Client to Advise
Project Name	Anstey Road Upgrade Project		240320-TIC-001

Assumptions	
Item	Description
1	Assumptions for direct costs are detailed for each line item within the 'direct cost estimate breakdown' sheet and assumptions for indirect costs are detailed within the 'summary' sheet.
2	Working hours on site assumed to be 12hr days, 7 days per week. Day shifts only.
3	The following site construction and commissioning durations have been assumed, refer to the 'High-Level Construction Schedule' included in this document for details: <ul style="list-style-type: none"> > CS Pipeline Construction & Commissioning: 10 weeks. > HDPE Pipeline Construction & Commissioning: 5 weeks. > Handover: 1 week. Total site construction and commissioning duration: 16 weeks.
4	The commissioning team will be provided by the Commissioning (EPCM) Contractor and will consist of: <ul style="list-style-type: none"> > 1 x Commissioning Supervisor (Manager) > 1 x Commissioning Engineer (Mechanical) > 1 x Commissioning Engineer (Electrical)
5	Civil engineering and construction works required for the Anstey Road Upgrade project will be completed by others. GPA have excluded direct and indirect costs associated with the civil scope from this cost estimate, as per Section 3.1 of the BOE Report (refer to Exclusion 9).
6	No allowance has been included for general site facilities, including site hut/office, ablutions and lunch room. It is assumed that general site facilities will be setup by the civil construction contractor for the duration of the road upgrade works. It is assumed that the pipeline construction and commissioning contractors can utilise these facilities for the duration of the pipeline relocation site works.
7	Length of CS pipeline requiring relocation is 1.14km (as per Concept Study Close Out Report). Pipeline service is sales quality natural gas at MAOP 1,900 kPag (as per Concept Study Close Out Report).
8	The new CS pipeline will largely replicate the design of the existing pipeline, with minor modifications and upgrades as required: <ul style="list-style-type: none"> > Existing pipeline (HP042) is constructed from DN300, WT 5.16mm, API 5L Gr B (as per preliminary SMS report). > Relocated pipeline section (HP042) will be constructed from DN300, WT 8.4mm, API 5L Gr B (as per Concept Study Close Out Report).
9	Pipelines shall be installed below ground, no above ground facilities required. Open-cut excavation method shall be used for demolition and installation works. These excavation and backfilling/restoration activities shall be completed by the civil construction contractor and are excluded from this cost estimate, as per Assumption 5.
10	Preferred demolition strategy is to remove/demolish accessible sections of the existing pipeline (as far as is reasonably practical) and grout fill (leave in-situ) non-accessible pipeline sections.
11	The existing pipeline cannot be shutdown for tie-in works and hot-tapping is required, based on the preliminary SMS report and correspondence from ATCO confirming that the existing pipeline (HP042) is a critical sole supply pipeline into ATCOs Metro-South Gas Distribution System.
12	The existing pipeline is not piggable, based on the pipeline integrity inspections being conducted using DCVG surveys (as per preliminary SMS report).
13	For the CS pipeline, only three (3) bends are required. Bends are not required to be piggable. Induction bends not required. All bends shall be long radius elbows (DN300, SCH40).
14	No offtakes exist on the current section of CS pipeline and no new offtakes will be required.
15	No valves or instruments exist on the current section of pipeline and no new valves or instruments will be required.



		Document Title		Document Subtitle
		Total Installed Cost Estimate		Assumptions & Exclusions
Client Name	City of Armadale			Document No. (Client / GPA)
Client Project No.	Client to Advise	GPA Project No.	240320	Client to Advise
Project Name	Anstey Road Upgrade Project			240320-TIC-001
Assumptions				
Item	Description			
16	ATCO require cathodic protection (galvanic type) and compliance with AS4853 for LFI-EPR mitigation on their pipelines (as per preliminary SMS report).			
17	No allowance has been included for a site survey or geotechnical study. It is assumed that site survey and geotechnical information will be available from the civil construction contractor.			
18	Indirect costs (Section C) cover the cost of future engineering works (e.g. concept, FEED and detailed design) for the pipeline relocation scope only. No allowance included for indirect costs associated with civil works.			
19	Assuming locally based contractors will be engaged for the pipeline relocation construction and commissioning works. On this basis, mobilisation costs are minised and travel, accomodation and meal allowances have been excluded.			
20	No major crane lifts (55T crane) will be required for the works. Allowance has been included for minor crane lifts only (20T franna crane).			
21	An overall contingency of 10% has been allowed for, which is intended to account for changes in external factors that impact the known scope, such as market forces, exchange rates, weather events, etc. No direct allowance has been included for impacts of COVID-19; this allowance would be hard to quantify.			
22	Similar pipeline installations have an anode approximately every 1km.			
23	No additional LFI or EPR considerations have been identified from the documentation provided.			
24	Length of HDPE pipeline requiring relocation is 900m (estimated based on Concept Study Close Out Report). Pipeline service is sales quality natural gas at MAOP 70 kPag (as per Concept Study Close Out Report).			
25	For the HDPE pipeline, only four (4) bends are required. Estimated based on the Concept Study Close Out Report.			
26	No allowance has been included for materials supply or construction of the HDPE pipeline offtakes, as per Exclusion 8.			
27	It is assuemd that one (1) side of Anstey Road must remain trafficable during the construction works. The construction schedule has been sequenced accordingly.			
28	Escalation has been applied to all items to account for pricing increases between 2022 and 2025. New line items added to this cost estimate (Rev B) were benchmarked to 2022 pricing, to ensure escalation has not been applied twice.			
Exclusions				
Item	Description			
1	Operational Expenditure (OPEX).			
2	Engineering works completed to date.			
3	This estimate is exclusive of GST.			
4	Regulatory compliance (i.e. Government approvals or other additional requirements).			
5	Owner's costs.			
6	Civil works (bulk earthworks, road construction, excavation, backfill, etc.)			
7	Escalation. As requested by COA, this estimate shall detail the current cost of implementation only. This estimate includes escalation, as per Assumption 28, but excludes any future escalation (beyond 2025) as requested by COA.			
8	Materials supply and construction of the HDPE pipeline offtakes. More information is required to provide a cost estimate for this aspect of the works.			
9	A Basis of Estimate (BOE) Report has not been developed for this cost estimate, due to budget and schedule constraints. However, a BOE Report was submitted for Revision A of this cost estimate, refer to 220608-TIC-001 for details. GPA can prepare an updated BOE Report for this cost estimate if required.			



Document Title				Document Subtitle	
Total Installed Cost Estimate				Summary	
Client Name	City of Armadale			Document No. (Client / GPA)	
Client Project No.	Client to Advise	GPA Project No.	240320	Client to Advise	
Project Name	Anstey Road Upgrade Project			240320-TIC-001	

Direct Costs, Section A - Equipment and Materials					
Item	Description	Estimate			Notes
		Low	Mid	High	
A1	Major Equipment (Supply Only)	\$ -	\$ -	\$ -	
A2	Minor Equipment (Supply Only)	\$ -	\$ -	\$ -	
A3	Materials and Components (Supply Only)	\$ 237,590	\$ 477,458	\$ 715,910	
Total (Section A)		\$ 237,590	\$ 477,458	\$ 715,910	
		-50%	-	50%	

Direct Costs, Section B - Construction and Commissioning					
Item	Description	Estimate			Notes
		Low	Mid	High	
B1	Construction Contractor	\$ 619,367	\$ 1,238,734	\$ 2,396,681	
B2	Commissioning (EPCM) Contractor	\$ 28,727	\$ 57,454	\$ 111,161	
Total (Section B)		\$ 648,094	\$ 1,296,188	\$ 2,507,842	
		-50%	-	93%	

Total Direct Costs (Sections A & B)		\$ 885,684	\$ 1,773,646	\$ 3,223,752	
		-50%	-	82%	

Indirect Costs, Section C - EPCM						
Item	Description	Factor	Estimate			Notes
			Low	Mid	High	
1	Project Management / Administration	8%	\$ 70,946	\$ 141,892	\$ 212,838	5,6,7
2	Engineering	15%	\$ 133,023	\$ 266,047	\$ 399,070	5,6,7
3	Construction Contractor Management	5%	\$ 44,341	\$ 88,682	\$ 133,023	5,6,7
4	Commissioning Management	2%	\$ 17,736	\$ 35,473	\$ 53,209	5,6,7

Indirect Costs, Section D - Contingencies							
Item	Description	Factor	Estimate			Notes	
			Low	Mid	High		
1	Contingency	15%	\$ 172,760	\$ 345,861	\$ 603,284	2	
2	Uncertainty	10%	\$ 115,173	\$ 230,574	\$ 402,189	3	
3	Escalation	15.3%	\$ 176,215	\$ 352,778	\$ 615,350	4	
		Total (Section D)	40%	\$ 464,148	\$ 929,213	\$ 1,620,823	
			-50%	-	74%		

Total Indirect Costs (Sections C & D)		\$ 730,194	\$ 1,461,307	\$ 2,418,963	
		-50%	-	66%	

Grand Total		Low	Mid	High	Notes
		\$ 1,616,000	\$ 3,235,000	\$ 5,643,000	
		-50%	-	74%	

Notes	
1	Refer to the 'direct cost estimate breakdown' sheet for details of allowances, assumptions and uncertainties for direct costs.
2	Overall contingency of 15% included to account for external factors impacting the known scope, as per Assumption 21.
3	Overall uncertainty of 10% included to account for currently unknown scope.
4	Escalation (inflation) of 15.3% included to account for increases between 2022 and 2025 (3 years of inflation @ 6.6%, 5.6%, and 2.4%).
5	Indirect EPCM costs (Section C) are calculated based on estimated factors/percentages of the total direct costs.
6	Cost of future engineering works only, as per Exclusion 2. The intent of these indirect costs (Section C) is to cover all engineering works required through to design completion (e.g. concept, FEED and detailed design) for the pipeline relocation works only.
7	EPCM cost inclusions are summarised in Section 3.7.1 of the Basis of Estimate Report (refer to Exclusion 9).

<div>GPA</div>				Client Name		City of Armadale		Document Title		Document Subtitle		Document No. (Client / GPA)																			
				Client Project No.		Client to Advise		240320		GPA Project No.		240320		Direct Costs		Client to Advise															
				Project Name		Anstey Road Upgrade Project		Total Installed Cost Estimate		Estimate Breakdown		240320-TIC-001																			
A. Equipment and Materials																															
Major Equipment (Supply Only)																															
1				Nil		0		-		-		\$		0%		0%		\$		-		\$		-							
2				Minor Equipment (Supply Only)		0		-		-		-		-		0%		0%		-		-		-							
B. Materials and Components (Supply Only)																															
Mechanical and Process																															
3				Piping Supply		1260		m		\$		210		Nominal allowance based on GPA cost database. Carbon steel pipe, DN300, SCH STD (9.53WT), API 5L Gr B / ASTM A106 Gr B, Length (1,140m) from Concept Study Close Out Report, as per Assumption 7. Includes additional 10 x 12m (120m) lengths for cut and waste allowance. Assuming no minimum order quantity from supplier/manufacturer. Excludes coating, documentation, spares, delivery and installation. Nominal allowance based on GPA cost database. Includes stopple fittings, valves, bypass line, offtakes, instruments, etc. Quantities estimated from concept alignment sheets. Excludes documentation, spares, delivery and installation.		-50%		50%		\$		132,300		\$		264,600		\$		396,900	
3.1.1				(Carbon Steel Line Pipe)		2		-		\$		45,000		Nominal allowance based on GPA cost database. Includes stopple fittings, valves, bypass line, offtakes, instruments, etc. Quantities estimated from concept alignment sheets. Excludes documentation, spares, delivery and installation.		-50%		50%		\$		45,000		\$		90,000		\$		135,000	
3.1.2				Special Piping (SP) Items Supply (CS Hot-Tap Fittings)		3		-		\$		280		Nominal allowance based on GPA cost database. Carbon steel elbows, long radius, DN300, SCH STD (9.53WT), ASTM A105. Quantities estimated from concept alignment sheets. Excludes documentation, spares, delivery and installation.		-50%		50%		\$		420		\$		840		\$		1,260	
3.1.3				Piping Fittings Supply (CS Elbows)		900		m		\$		25		Nominal allowance based on GPA cost database. HDPE line pipe, OD110, PE100, SDR 11, to AS 4130 Series 1 and AS 4131. Quantity estimated from Concept Study Close Out Report, as per Assumption 24. Excludes coating, documentation, spares, delivery and installation. Nominal allowance based on GPA cost database. Includes stopple fittings, valves, bypass line, offtakes, instruments, etc. Quantity estimated from Concept Study Close Out Report, as per Assumption 25. Excludes documentation, spares, delivery and installation. No allowance, as per Exclusion 8.		-50%		50%		\$		11,250		\$		22,500		\$		33,750	
3.1.4				Piping Supply (HDPE Line Pipe)		4		-		\$		70		Nominal allowance based on GPA cost database. Includes stopple fittings, valves, bypass line, offtakes, instruments, etc. Quantity estimated from Concept Study Close Out Report, as per Assumption 25. Excludes documentation, spares, delivery and installation.		-50%		100%		\$		140		\$		280		\$		560	
3.1.5				Piping Fittings Supply (HDPE Elbows)		1		-		\$		-		No allowance, as per Exclusion 8.		0%		0%		\$		-		\$		-		\$		-	
3.1.6				Piping and Fittings Supply (HDPE Pipeline Offtakes)		1		-		\$		-		Construction and commissioning consumables are covered in Section B.1.3.		0%		0%		\$		-		\$		-		\$		-	
3.1.7				Construction and Commissioning Consumables		1		-		\$		-		Construction and commissioning consumables are covered in Section B.1.3.		0%		0%		\$		-		\$		-		\$		-	
3.1.8				Documentation		1		-				-		10% Nominal allowance of 10% overall mechanical and process materials supply cost.		-50%		50%		\$		17,772		\$		37,822		\$		53,316	
3.1.9				Spares		1		-				-		10% Nominal allowance of 10% overall mechanical and process materials supply cost.		-50%		50%		\$		17,772		\$		35,544		\$		53,316	
3.1.10				Delivery		1		-				-		5% Nominal allowance of 5% overall mechanical and process materials supply cost.		-50%		50%		\$		8,886		\$		17,772		\$		26,658	
C. Electrical, Instrumentation and Controls																															
2				Cathodic Protection (CP) Materials Supply		1		-		\$		6,000		Nominal allowance based on GPA cost database. Allowance for 2 sacrificial anodes and test posts. Quantities estimated from concept design drawings, as per Assumption 22. Excludes documentation, spares, delivery and installation.		-50%		100%		\$		3,000		\$		6,000		\$		12,000	
2.1						1		-				-		15% Nominal allowance of 15% overall EIC materials supply cost.		-50%		50%		\$		450		\$		900		\$		1,350	
2.2				Documentation		1		-				-		15% Nominal allowance of 15% overall EIC materials supply cost.		-50%		50%		\$		450		\$		900		\$		1,350	
2.3				Spares		1		-				-		15% Nominal allowance of 15% overall EIC materials supply cost.		-50%		50%		\$		450		\$		900		\$		1,350	
2.4				Delivery		1		-				-		5% Nominal allowance of 5% overall EIC materials supply cost.		-50%		50%		\$		150		\$		300		\$		450	
D. Civil and Structural																															
3				Nil.		1		-		\$		-		Civil and structural works are out of scope, as per Assumption 5.		0%		0%		\$		-		\$		-		\$		-	
3.1						1		-				-		Civil and structural works are out of scope, as per Assumption 5.		0%		0%		\$		237,590		\$		477,458		\$		715,910	

GPA

City of Armadale				Document Title		Document Subtitle		Document No. (Client / GPA)			
Client Name		Client to Advise		GPA Project No.		240320		Client to Advise			
Client Project No.		Project Name		Anstey Road Upgrade Project		240320		240320-TIC-001			
Project Name		Anstey Road Upgrade Project		240320		240320		240320-TIC-001			
Project Name		Anstey Road Upgrade Project		240320		240320		240320-TIC-001			
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Project Name		Anstey Road Upgrade Project									

GPA

City of Armadale				Document Title		Document Subtitle		Document No. (Client / GPA)					
Client Name	Client Project No.	Client to Advise	GPA Project No.	240320	Total Installed Cost Estimate				Direct Costs		Client to Advise		
Project Name	Anstey Road Upgrade Project			Estimate Breakdown								240320-TIC-001	
Item	Description	Qty	Unit	Rate / Lump Sum	Assumptions	Rate/Sum Ranges		Amount					
						Low	High	Low	High				
1.4 HDPE Pipeline Demolition Works													
1.4.1	Excavation of Existing Pipeline	1	-	\$ -	Civil works will be completed by others, as per Assumption 5 & 9.	0%	0%	\$ -	\$ -	\$ -	\$ -		
1.4.2	Removal of Accessible Existing Pipeline Sections	4	day	\$ 3,860	Daily cost assuming 2 personnel @ 140/hr and equipment/tools at \$500/day. Estimated duration based on scope.	-50%	100%	\$ 7,720	\$ 15,440	\$ 30,880	\$ 30,880		
1.4.3	Grout Filling of Non-Accessible Existing Pipeline Sections	3	day	\$ 4,360	Preferred demolition strategy as per Assumption 10. Daily cost assuming 2 personnel @ 140/hr and equipment/tools at \$1000/day. Estimated duration based on scope.	-50%	100%	\$ 6,540	\$ 13,080	\$ 26,160	\$ 26,160		
1.4.4	Safe Disposal of Waste	1	-	\$ 2,000	Preferred demolition strategy as per Assumption 10. Nominal allowance based on previous projects.	-50%	100%	\$ 1,000	\$ 2,000	\$ 4,000	\$ 4,000		
1.5 HDPE Pipeline Construction Works													
1.5.1	Laying Line Pipe	14	day	\$ 5,180	Daily cost assuming 2 personnel @ 140/hr, 1 TA @ 110/hr and equipment/tools at \$500/day. Estimated duration based on scope.	-50%	100%	\$ 36,260	\$ 72,520	\$ 145,040	\$ 145,040		
1.5.2	Line Pipe Testing, Inspection & Cleaning	7	day	\$ 4,360	Includes jointing of HDPE lengths above ground and lifting into trench. Daily cost assuming 2 personnel @ 140/hr and equipment/tools at \$1000/day. Estimated duration based on scope.	-50%	100%	\$ 15,260	\$ 30,520	\$ 61,040	\$ 61,040		
1.5.4	Tie-in Works (Temporary Outage)	7	day	\$ 3,860	7 days for CS pipeline and 1 day for HDPE pipeline. Daily cost assuming 2 personnel @ 140/hr and equipment/tools at \$500/day. Estimated duration based on scope.	-50%	100%	\$ 13,510	\$ 27,020	\$ 54,040	\$ 54,040		
1.5.5	Backfill and Remediation	1	-	\$ -	Civil works will be completed by others, as per Assumption 5 & 9.	0%	0%	\$ -	\$ -	\$ -	\$ -		
1.5.6	Construction, Testing and Inspection Consumables	1	-	\$ 10%	Nominal allowance of 10% overall pipeline construction works cost.	-50%	100%	\$ 6,503	\$ 13,006	\$ 26,012	\$ 26,012		
1.6 Electrical Works													
1.6.1	Cathodic Protection (CP) System Remediation	5	day	\$ 3,860	Daily cost assuming 2 personnel @ 140/hr and equipment/tools at \$500/day. Estimated duration based on scope.	-50%	100%	\$ 9,650	\$ 19,300	\$ 38,600	\$ 38,600		
1.6.2	Construction, Testing and Inspection Consumables	1	-	\$ 20%	Nominal allowance of 20% overall CP remediation works cost.	-50%	100%	\$ 1,930	\$ 3,860	\$ 7,720	\$ 7,720		
Total						\$ 619,367		\$ 1,238,734		\$ 2,396,681			
						-50%				93%			
2 Commissioning (EPCM) Contractor													
2.1 General													
2.1.1	Site Mobilisation & Demobilisation / Preliminary Works	1	-	\$ 10,000	Nominal allowance based on previous projects. Assuming locally based commissioning contractor/crew, as per Assumption 19. Includes costs of logistics, onboarding, preparation of documentation, inductions, etc.	-50%	100%	\$ 5,000	\$ 10,000	\$ 20,000	\$ 20,000		
2.1.2	Off-Site Management and Technical Support	1	-	\$ -	Allowance covered by 'Commissioning Management' indirect cost, refer to Summary page for details.	0%	0%	\$ -	\$ -	\$ -	\$ -		
2.1.3	Travel, Accommodation and Meals	1	-	\$ -	Not required. Assuming locally based commissioning contractor/crew, as per Assumption 19.	0%	0%	\$ -	\$ -	\$ -	\$ -		
2.1.4	Administration, OHS & Profit Margin	1	-	\$ 15%	Nominal allowance of 15% has been included for contractors administration, Occupational Health and Safety (OHS) and profit margin. This allowance is calculated based on 15% of overall contractors costs.	-50%	50%	\$ 3,747	\$ 7,494	\$ 11,241	\$ 11,241		
2.2 Site Pre-Commissioning Works													
2.2.1	Site Supervisor (Commissioning)	3	day	\$ 2,520	Daily cost assuming 1 personnel @ 210/hr. Estimated duration based on scope.	-50%	100%	\$ 3,780	\$ 7,560	\$ 15,120	\$ 15,120		
2.2.2	Commissioning Engineer - Mechanical	3	day	\$ 2,160	Daily cost assuming 1 personnel @ 180/hr. Estimated duration based on scope.	-50%	100%	\$ 3,240	\$ 6,480	\$ 12,960	\$ 12,960		
2.2.3	Commissioning Engineer - Electrical/CP	2	day	\$ 2,160	Daily cost assuming 1 personnel @ 180/hr. Estimated duration based on scope.	-50%	100%	\$ 2,160	\$ 4,320	\$ 8,640	\$ 8,640		

Calculated User Input

GPA

Client Name		City of Armadale		Document Title		Document Subtitle		Document No. (Client / GPA)	
Client Project No.	Client to Advise		GPA Project No.	240320		Direct Costs Estimate Breakdown			
Project Name	Anstey Road Upgrade Project								
Total Installed Cost Estimate									
Calculated User Input									

Item	Description	Qty	Unit	Rate / Lump Sum	Assumptions		Rate/Sum Ranges		Amount		
					Low	High	Low	High	Estimated	High	
2.3 Site Commissioning Works											
2.3.1	Site Supervisor (Commissioning)	2	day	\$ 2,520	Daily cost assuming 1 personnel @ 210/hr. Estimated duration based on scope.		\$ -50%	100%	\$ 2,520	\$ 5,040	\$ 10,080
2.3.2	Commissioning Engineer - Mechanical	2	day	\$ 2,160	Daily cost assuming 1 personnel @ 180/hr. Estimated duration based on scope.		\$ -50%	100%	\$ 2,160	\$ 4,320	\$ 8,640
2.3.3	Commissioning Engineer - Electrical/CP	1	day	\$ 2,160	Daily cost assuming 1 personnel @ 180/hr. Estimated duration based on scope.		\$ -50%	100%	\$ 1,080	\$ 2,160	\$ 4,320
2.4 Handover Works											
2.4.1	Site Supervisor (Commissioning)	4	day	\$ 2,520	Daily cost assuming 1 personnel @ 210/hr. Estimated duration based on scope.		\$ -50%	100%	\$ 5,040	\$ 10,080	\$ 20,160
Total							\$ -50%		\$ 28,727	\$ 57,454	\$ 111,161
											\$ 93%
Sum of Direct Costs, Section B (Construction and Commissioning)											
							\$ -50%		\$ 648,094	\$ 1,296,188	\$ 2,307,842
											\$ 93%
Total Direct Costs											
							\$ -50%		\$ 885,684	\$ 1,773,646	\$ 3,223,752
											\$ 82%



DCP 4 Annual Status Report 2025				
Table 1: Summary of Infrastructure Delivery				
Item of Infrastructure	Scheduled Delivery Priority in DCP	Progress Complete	Expected Delivery	Notes
Community Infrastructure - Anstey Keane Playing Field				
1a - Full costs to acquire land for a minimum of 4.9ha of Public Open Space at a location approved by the City within Development Contribution Area 4.	Three (3) landholdings are to be acquired. Lot 24 has been formally ceded as POS and will be acquired through the settlement of landowner credit arrangements along with Lot 91. Lot 336 is pending future land acquisition.	66%	2025/26	Lot 336 has recently been re-valued as part of this review. The City will continue to liaise with the landowner on the land acquisition.
1b Full costs to construct a minimum of 4.9ha of Public Open Space , including a senior sized multi use playing field area, to the specifications and dimensions approved by the City and at a location approved by the City within Development Contribution Area 4 minus contributions from other sources if and when they become available.	Detailed design work complete. Construction to commence following completion of the above land acquisitions.	25%	2026/27	The playing field is unable to be constructed until all land acquisitions have been finalised. Detailed design for the construction of the oval has been finalised.
1c Full costs to construct sporting and community buildings and structures at the Public Open Space included under Infrastructure Items 1a and 1b minus contributions from other sources if and when they become available.	Construction to commence following completion of playing field construction.	15%	2029/30	The City continues to progress pre-planning of the facility. The sporting and community building is unable to be constructed until all land acquisitions have been finalised.
Movement Network - Anstey Road, MacFarlane Road and Shared Path Network				
2a Full cost to upgrade Anstey Road , including road widening land, from Armadale Road to the Primary School as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule.	Ability to commence construction contingent on a number of factors including: - completion of remaining land acquisitions for road widening - resolution of the planning for the upgrade of the HP Gas Pipeline (refer Item 4b) - cooperation and coordination with adjoining subdividers - adequate funding availability in DCP reserve account - The City has engaged extensively with the affected developers and servicing agencies over the last 3 years.	20%	2026/27	15 of a total 16 land acquisitions have been completed. The delivery of the road upgrade is anticipated to be complex and will require collaboration with multiple stakeholders including adjoining landowners in order for the road upgrade to capable of being progressed in a timely manner. This Review includes an estimate all costs of the associated with the delivery of both the road upgrade and HP Gas Pipeline relocation. Approval of the Annual Review will provide a greater degree of certainty to establish how this infrastructure item can be progressed including finalising concept plans to an end design etc.
2b Contribution towards upgrading MacFarlane Road as detailed in the Development Contribution Plan Report and Infrastructure Cost Schedule, with the contribution calculated being equivalent to the standard of a Residential Access Street C in accordance with Liveable Neighbourhoods (as amended),	Contingent on completion of road upgrade works by DevelopmentWA for Forrestdale Business Park West. The Draft ICS includes estimated costs to contribute to this Infrastructure item.	90%	Funding: 2029/30 Complete 2025	DevelopmentWA has recently completed construction of the road to an industrial standard.

excluding costs associated with realigning the road or upgrading of the Armadale Road intersection.				
2c Fixed maximum contribution towards a shared path network within the Anstey Keane Urban Precinct as detailed in the Development Contribution Plan Report.	Contingent on timing for completion of subdivision works by developers.	10%	2028/2029	Shared path awaiting claims from developers.
Utilities - Baileys Branch Drain, Sewer Pump Station and High Pressure Gas Pipeline				
3a Partial contribution only towards improvements to the Baileys Branch Drain immediate surrounds that deliver a multiple use corridor as detailed in the Development Contribution Plan Report and ICS. The contribution is a partial offset only of the full cost that will need to be met by applicable subdividers. It is based on the cost and development of land that would be provided on lots with a shortfall of Public Open Space within Precinct 2 of DCA 4 in lieu of them needing to cede free of cost and develop POS land in accordance with WAPC policy. It is to be paid on a per liner metre basis upon construction that is to be undertaken by applicable subdividers to the satisfaction of the City.	Timing to align with subdivisional works staging in Mahala Estate.	50%	2025/26	Ceding of the required land to create the baseflow drainage channel corridor is currently in progress. Works on site to re-align the Drain have already commenced by the developer. The City is keen to ensure a positive outcome environmentally and to create useable POS for this proposed infrastructure item.
4a Contribution towards the acquisition of land for a sewer pump station as detailed on the approved structure plan.	Timing to align with subdivisional works staging in Mahala Estate.	50%	2025/26	Not yet ceded by the developer, however construction of the sewer pump station has commenced.
4b Contribution towards the upgrade of the ATCO High Pressure Gas Pipeline in Anstey Road as it pertains to the Anstey Keane Precinct (Forrestdale).	Contingent on timing for commencement of works for Item 2a.	20%	2025/26	This Infrastructure item will be progressed in conjunction with the upgrade of Anstey Road. A concept design study for the gas pipeline relocation and upgrade has been finalised.

Table 2: Financial position of Development Contribution Fund Account					
	Received/value of contributions collected or land acquired	DCP funds expended/value	Current balance of DCF account	Value of credits	Interest earned on DCP funds
Cash component	\$14,708,941.85	\$1,123,415.54	\$15,393,777.70	\$0.00	\$447,217.49
Works in kind	\$0.00	\$0.00	\$0.00	\$379,356.26	\$0.00
Land contribution	\$3,249,185.50	\$0.00	\$0.00	\$128,997.00	\$0.00
TOTAL	\$17,958,127.35	\$1,123,415.54	\$15,393,777.70	\$508,353.26	\$447,217.49

Development Contribution Plan No. 4 Capital Expenditure Plan - May 2025																
This plan provides an informed opinion on probable income and expenditure for DCP 4, including the probable timing of projects.																
			Start										Forecast End Period			
Financial Year		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
		Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Opening Balance	0	-781,844.54	-3,665,289.54	-5,145,550.54	-7,865,113.99	-13,101,703.88	-15,909,468.88	-14,121,423.88	-11,621,226.59	-9,400,911.30	-8,585,376.30	-5,463,911.30	0.00	0.00	0.00
	Total Cash Revenue	-841,984.54	-3,211,356.00	-1,931,578.00	-2,756,824.45	-4,988,268.40	-5,002,000.00	-5,100,000.00	-4,250,000.00	-2,415,662.00	-1,892,000.00	-1,600,000.00	0.00	0.00	0.00	0.00
	Total Cash Reimbursements	0.00	327,911.00	451,317.00	37,261.00	-248,321.49	2,194,235.00	6,888,045.00	6,750,197.29	4,635,977.29	2,707,535.00	4,721,465.00	241,710.00	-3,510.00	0.00	0.00
	Total Infrastructure or Land Revenue (Credit)	60,140.00	-493,450.00	-923,835.00	0.00	0.00	-98,000.00	0.00	0.00	-684,338.00	-228,000.00	0.00	0.00	0.00	0.00	0.00
	Cash Balance Sub Total	-781,844.54	-2,883,445.00	-1,480,261.00	-2,719,563.45	-5,236,589.89	-2,807,765.00	1,788,045.00	2,500,197.29	2,220,315.29	815,535.00	3,121,465.00	241,710.00	-3,510.00	0.00	0.00
	Total Revenue	-781,844.54	-3,704,806.00	-2,855,413.00	-2,756,824.45	-4,988,268.40	-5,100,000.00	-5,100,000.00	-4,250,000.00	-3,100,000.00	-2,120,000.00	-1,600,000.00	0.00	0.00	0.00	0.00
	Total DCP Reserve Fund Cash Closing Balance (negative value means the DCP reserve is in credit)	-781,844.54	-3,665,289.54	-5,145,550.54	-7,865,113.99	-13,101,703.88	-15,909,468.88	-14,121,423.88	-11,621,226.59	-9,400,911.30	-8,585,376.30	-5,463,911.30	-5,222,201.30	-3,510.00	0.00	0.00
Income																
	Development Contributions Due	-841,984.54	-3,704,806.00	-2,855,413.00	-2,756,824.45	-4,988,268.40	-5,100,000.00	-5,100,000.00	-4,250,000.00	-3,100,000.00	-2,120,000.00	-1,600,000.00	0.00	0.00	0.00	0.00
	Development Contributions Cash	0.00	-3,211,356.00	-1,931,578.00	-2,756,824.45	-4,988,268.40	-5,002,000.00	-5,100,000.00	-4,250,000.00	-2,415,662.00	-1,892,000.00	-1,600,000.00	0.00	0.00	0.00	0.00
	Development Contributions Works / Credit	0.00	493,450.00	923,835.00	0.00	0.00	98,000.00	0.00	0.00	684,338.00	228,000.00	0.00	0.00	0.00	0.00	0.00
Expenditure		60,140.00	821,361.00	1,375,152.00	37,261.00	-248,321.49	2,292,235.00	6,888,045.00	6,750,197.29	5,320,315.29	2,935,535.00	4,721,465.00	241,710.00	-3,510.00	0.00	0.00
Administration Charges - Reimbursement		60,140.00	327,911.00	221,317.00	-101,544.00	-248,321.49	197,130.00	226,850.00	237,430.00	243,210.00	242,710.00	226,640.00	241,710.00	-3,510.00	0.00	0.00
Administration Charges - Credit		0.00	493,450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Administration Charges including contribution towards salaries and on cost for staff supporting the administration of Development Contribution Plan 4		256,789.00	242,487.00	125,618.00	198,896.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00			
	Interest Earnings		-4,420.00	-21,170.00	-227,162.00	-447,217.49	-52,870.00	-23,150.00	-12,570.00	-6,790.00	-7,290.00	-23,360.00	-8,290.00	-3,510.00		
	Start Up Costs - CITY	60,140.00	75,542.00													
	Start Up Costs - Landowners		493,450.00													
Contributions to Infrastructure - Reimbursement		0.00	0.00	230,000.00	138,805.00	0.00	1,997,105.00	6,661,195.00	6,512,767.29	4,392,767.29	2,464,825.00	4,494,825.00	0.00	0.00	0.00	0.00
Contributions to Infrastructure - Credit		0.00	0.00	923,835.00	0.00	0.00	98,000.00	0.00	0.00	684,338.00	228,000.00	0.00	0.00	0.00	0.00	0.00
	1a - Community Infrastructure - Sporting and Community Facility Land			923,835.00			1,997,105.00	4,056,195.00								
	1b - Community Infrastructure - Sporting and Community Facility - Senior Size Playing Field								3,752,767.29	3,752,767.29						
	1c - Community Infrastructure - Sporting and Community Buildings and other structures										2,024,825.00	2,024,825.00				
	1b, 1c - Community Infrastructure - Design and other allowances				138,805.00			400,000.00	600,000.00	500,000.00	300,000.00	250,000.00				
	2a - Anstey Road Land			230,000.00			98,000.00	45,000.00								
	2a - Anstey Road Construction							420,000.00	420,000.00							
	2b - MacFarlane Road											2,000,000.00				
	2b - MacFarlane Road Land											80,000.00				
	4a - WWPS Land										228,000.00					
	4b - ATCO High Pressure Gas Main							1,600,000.00	1,600,000.00							
	3a - Baileys Branch Drain Realignment									684,338.00						
	2c - Path Network						140,000.00	140,000.00	140,000.00	140,000.00	140,000.00	140,000.00				

PLN 2.9

LANDSCAPING

1. INTRODUCTION

Landscaping provides an opportunity to enhance environmental amenity and has a number of benefits including:

- *Community character.* Promotion of local character and a 'sense of place' for the City of Armadale.
- *Community benefits.* Provide shade, shelter and enhanced amenity.
- *Enhanced local biodiversity.* Use of local native plants will provide food and habitat for local fauna, and help reduce the genetic isolation caused by clearing of native vegetation through allowing connectivity between isolated bushland remnants.
- *Water conservation.* Landscaping can be designed to require less water and nutrients by utilising appropriate plant species.
- *Air quality.* Trees used in the landscaping generate oxygen, recycle water and filter air pollution.
- *Climate adaptation.* In adapting to global warming the cooling effect of trees can reduce the urban heat island effect and provide benefits such as a reduction in the use of energy intensive air-conditioning.

The above benefits are supported by the following key documents and aims:

Local Biodiversity Strategy - aims to protect, retain and manage a network of viable local and natural bushland areas that support biodiversity and related processes by providing priorities, guidance and integration with land use planning and community involvement.

Urban Forest Strategy - aims to strengthen the diverse landscape character through allocating suitable tree diversity, being proactive in appropriate landscape planning while showcasing the City's botanic heritage and enhancing Armadale as an expanding 'tree change' destination and distinguishing Armadale from other parts of the Perth metropolitan area.

Swan and Canning Rivers Management Act 2006 - aims to protect the environmental values of Perth's major river system, including the Canning and Wungong rivers in the City of Armadale.

2. APPLICATION OF POLICY

- a) This policy applies to all Structure Plan, Subdivision and Development proposals, where the provision of landscaping and revegetation plans are required in accordance with Town Planning Scheme No.4 or any other Development approval.

3. POLICY OBJECTIVES

The objectives of the policy are as follows:

- 1) To conserve and enhance the natural environmental and biodiversity attributes of the district by incorporating environmental principles into public and private decision making.
- 2) To provide applicants with guidance and requirements on landscaping design and appropriate tree/plant selection in accordance with the City's Urban Forest Strategy.
- 3) To provide a common theme for landscaping throughout the City that encourages the enhancement of biodiversity in accordance with the City's Urban Forest and Biodiversity Strategies.
- 4) To provide for climate change adaption by using native plants that use less water and which provide cooler microclimates.

4. POLICY STATEMENTS

4.1 Structure Plans

Any local Structure Plan shall be accompanied by the information required by *Part 4 – Structure Plans of the planning and Development (Local Planning Schemes) Regulations 2015* (Clause 16).

4.2 Subdivisions

Subdivision proposals shall be assessed in accordance with 4.1 above. In addition, prior to commencement of subdivisional works, applicants are required to identify and protect any vegetation worthy of retention in accordance with the City's *Subdivisional and Development Guidelines*.

Landscaping plans shall incorporate water wise plants and tree species identified within the City's Urban Forest Strategy and be designed in accordance with the City's Parks Facilities Strategy.

4.3 Developments

Developments shall be landscaped and maintained in accordance with Town Planning Scheme No.4 and the City's landscaping guidelines. Each guideline outlines detailed design principles relating to species selection, layout and installation requirements for the following circumstances:

4.3.1 Unit Developments

Grouped/Multiple housing developments shall take into consideration the 'Open Space and Landscaping' requirements of Planning Policy *PLN 3.1 Residential Density Development* and satisfy the City's *Landscaping Guideline – Unit Developments*.

4.3.2 Industrial and Commercial

Industrial and Commercial development need to take into consideration Clauses 4D.4 and 4C.5 of Town Planning Scheme No.4 relating to landscaping respectively and satisfy the City's *Landscaping Guideline - Industrial and Commercial*.

4.3.3 Screening

In circumstances where landscape screening is imposed as a condition of approval, applicants are required to satisfy the City's *Landscaping Guidelines - Screening*.

4.3.4 Verges

In circumstances where landscaping of the verge area is imposed as a condition of approval, applicants are required to satisfy the City's *Verge Landscape Guidelines (2021)*.

4.3.5 Species selection

Landscaping plans shall incorporate plant species that meet the objectives of this policy and are suitable for the function and location of the design and the broader development. Applicants are encouraged to utilise water wise plants and tree species identified within the City's *Urban Forest Strategy*. Refer to the City's *Streetscape Fact Sheet 6 - Urban Forest Strategy*, *Fact Sheet 7 - Trees for Confined Spaces* and *Verge Landscape Guidelines (2021)*.

The City has identified a range of plants species that are not suitable due to invasiveness and toxicity. Refer to the City's *Landscaping Guidelines - Plants to Avoid*.

4.3.6 Landscaping Master Plan & Management Strategy & Street Tree Conditions

For subdivisions containing public open space and/or larger subdivisions (greater than 10 lots) the City will request that the Western Australian Planning Commission (WAPC) apply a subdivision condition requiring that a Landscaping Master Plan & Management Strategy be prepared and implemented. For smaller subdivisions (10 or less lots) the City will request that the WAPC apply a subdivision condition requiring the provision of street trees.

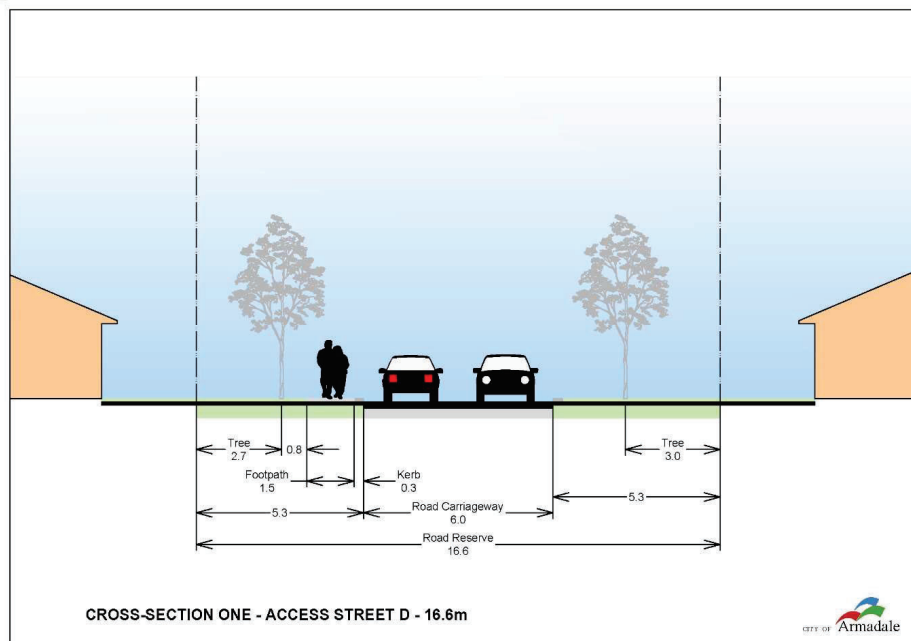
4.3.7 Local Development Plan (LDP) Required for Narrow Lots

The City requires that a Local Development Plan (LDP) be prepared for lots with a street frontage of less than 12m. The LDP should identify street tree locations in the verge in front of those lots, in order to preserve the street tree locations from potential conflicts with the house and crossover design.

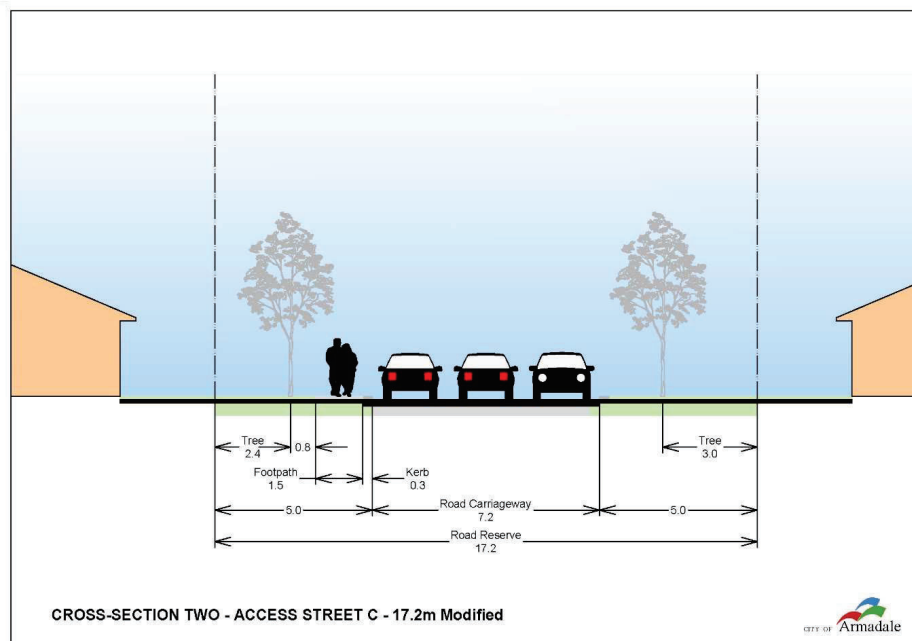
4.3.8 Road Widths and Cross-sections - Structure Plan and Subdivision

At both the structure plan and subdivision stage of development the City will require application of the following variations to cross-sections and reservations from Liveable Neighbourhoods 2015, in order to provide a less constrained 'corridor' for the planting of street trees, especially where on-street parking and dual use paths are required to be accommodated:

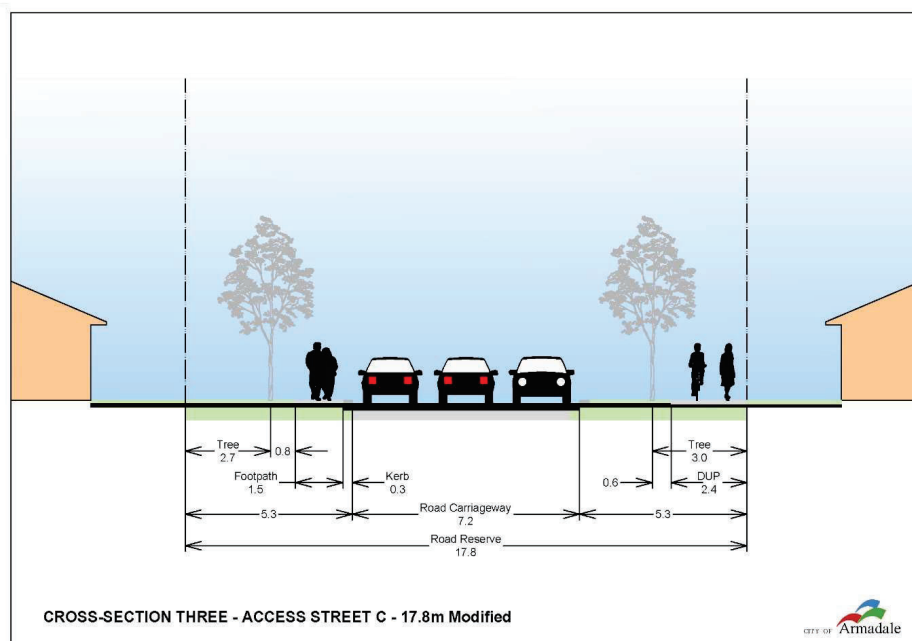
- Minimum 16.6m road reserve width for Access Street D with no on-street parking, in lieu of 15.5m in Liveable Neighbourhoods. A minimum 16.6m (5.3/6/5.3) wide reservation is required to accommodate placement of street trees and a 1.5m footpath at back of kerb;



- Use of a modified version of the cross section shown in Liveable Neighbourhoods for a 17.2m wide Access Street C, where there is on-street parking but no dual use path. This modified cross section would put the footpath at back of kerb and the street trees on an alignment further from the road pavement;



- Minimum 17.8m road reserve width for Access Street C with on-street parking and dual use path, in lieu of 17.2m in Liveable Neighbourhoods. The 5.3m verge shown within that cross section is necessary for both a dual use path and street tree to be contained in the same verge. While the 17.8m cross-section contains a footpath in one verge and a dual use path in the other that duplication of pedestrian facilities will not be commonplace, but may be necessary in certain circumstances.



4.3.9 Corner Lots – Design and Development of Long Verge

The following requirements are applicable to corner lots at subdivision:

- Corner lots that don't front a rear laneway should have a frontage to depth ratio of between 1:1.5 and 1:2 (as recommended in Liveable Neighbourhoods 2015) as that places a reasonable limit upon the length of the corner lot, and therefore, the amount of landscaping required to be installed and maintained on the long verge; and
- Parallel car parking bays should be installed wherever possible within the long verge abutting a corner lot, without compromising the requirement for two (2) street trees per side lot as standard practice.

D154/12/06	Development Services Committee 12 Dec 2006 – Adopted by Council 18 Dec 2006
D53/9/15	Development Services Committee 22 Sept 2015 – Adopted by Council 29 Sept 2015
D32/8/16	Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016 - Revised April 2018 (as per Amendment 86)
D9/7/22	Development Services Committee 18 July 2022 – Adopted by Council 25 July 2022

PLN 3.3

**HOME OCCUPATIONS, HOME BUSINESSES &
RURAL HOME BUSINESSES**

1. INTRODUCTION

Town Planning Scheme No.4 (TPS) allows the Council discretion to approve home occupations and home businesses in the Residential, Special Residential, Special Rural, Rural Living and General Rural zones and, rural home businesses in the Special Rural, Rural Living and General Rural zones. Such uses may be encouraged as a means of facilitating economic development opportunity provided local amenity is not compromised.

2. APPLICATION OF POLICY

This policy provides guidance to the City in exercising discretion to approve or refuse home occupations and home businesses in the Residential, Special Residential, Special Rural, Rural Living and General Rural zones and approve or refuse rural home businesses in the Special Rural, Rural Living and General Rural zones. The policy sets out the application requirements and matters to be considered in determining applications for home occupations, home businesses and rural home businesses.

3. POLICY OBJECTIVES

- a) To provide residents with the opportunity to conduct activities from their homes in small/domestic scale enterprises within strict guidelines to ensure local amenity is not compromised.
- b) To facilitate activities that are of a small scale and do not necessarily warrant location in the local centre, district centre or industrial zones.

4. POLICY STATEMENT

4.1 Applications for home occupations, home businesses and rural home businesses shall be assessed with consideration to the following:

- a) The definitions for home occupation, home business and rural home business in the TPS;
- b) Points determined for applications by the Scale of Compatibility Table (see attached tables in section 5) based on information supplied as part of the application and any other information;
- c) The circumstances particular to each application;
- d) The impact the proposal may have on the surrounding area; and
- e) Applications for home occupations, home businesses and rural home businesses involving food preparation for commercial purposes will not be permitted by the City unless it complies with the requirements of the relevant Health Regulations (advice from the City's Environmental Health Services should be sought in regard to this).

4.2 Advertising

Home occupation applications may be advertised by the City to surrounding neighbours in accordance with *Clause 64(3)(a) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015* where:

- a) The scale of compatibility criteria score is 20 or above; or
- b) When the City considers it necessary.

Home business and rural home business applications are subject to advertising in accordance with *Clause 64(1)(e) and Clause 64(3)(a) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015*.

Notwithstanding, applicants are encouraged to gain signed comments from surrounding neighbours or other affected properties as part of their application.

4.3 Validity of Approvals

Approvals for home occupations, home businesses and rural home businesses are valid for one year and must be renewed annually. Applications for renewal need to be lodged with the City prior to the current approval expiring and application fees are payable. The City may approve, approve with conditions or refuse a renewal application.

Note:

This policy does not apply to home offices which are “permitted development” under *Clause 61(2)(c) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015* therefore a development application is not required. However, persons must ensure their activities meet the definition of a home office in accordance with Schedule No.1 of TPS No. 4.

For reference a home office is defined as follows:

“home office” means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not:

- entail clients or customers travelling to and from the dwelling;
- involve any advertising signs on the premises; or
- require any external change to the appearance of the dwelling.

By way of clarification, a home office is considered to be the use of the premises by a person who conducts the activity off site (e.g. mobile mechanic) and only conducts the administration component of the enterprise at their residence.

5.0 COMPATIBILITY TABLES

5.1 HOME OCCUPATION COMPATIBILITY SCALE – SCORE NOT TO EXCEED 30 POINTS

SCORE	1 Point	2 Points	3 Points	SCHEME LIMITS
ACTIVITY TYPE e.g.	Arts	Storage; Crafts using electrical equipment	Activities proving a Service, Creation of goods or instruction	Must be associated with applicant's residence.
OCCUPIED AREA (including storage area)	< 10m ²	10m ² - 15m ²	>15m ² – and ≤ 20m ²	Not greater than 20m ²
LOCATION	Inside the residence	Inside an Outbuilding	Exposed	
ADVERTISING SIGN (confined to subject property)	Nil		Required	Not to exceed 0.2m ²
COMMERCIAL VEHICLE	Nil	One parked on property (approval required); none calling	More than one calling	Any commercial vehicle involved in the business to comply with the Scheme provisions
EQUIPMENT e.g.	Nil	Office equipment, telephone, word processor, kitchen appliances etc.	Power tools, mechanical tools, tools generally of a noisy nature.	Electric motor only
EMPLOYEES	Applicant only at all times	Two household members (includes intermittently)	More than two household members (includes intermittently)	
CUSTOMERS ATTENDING PER DAY	Nil	0 - 5	> 5	
OPERATING HOURS	< 10 hours per week	10-35 hours per week	> 35 hours per week	
PREVAILING LOT SIZE	> 2000m ²	600m ² – 2000m ²	< 600m ²	
STOCK/GOODS	Inside a building	In view	Questionable or unsightly	Not to prejudice amenity
TOTAL SCORE : <ul style="list-style-type: none"> < 20 - Approval recommended 20-30 - Can be approved by Delegation or submit for Council decision > 30 - Refusal on basis of cumulative score from above 				

5.2 HOME BUSINESS COMPATIBILITY SCALE – SCORE NOT TO EXCEED 30 POINTS

SCORE	1 Point	2 Points	3 Points	SCHEME LIMITS
ACTIVITY TYPE e.g.	Arts; Administration;	Crafts (using electrical equipment)	Activities proving a Service, Creation of goods or Instruction	Must be associated with applicant's residence.
OCCUPIED AREA (includes storage areas)	< 20m ²	20m ² - 30m ²	>30m ² - and ≤ 50m ²	Not greater than 50m ²
LOCATION	Inside the residence	Inside an Outbuilding	Exposed	
ADVERTISING SIGN	Nil		Required	Not to exceed 0.2m ²
COMMERCIAL VEHICLE	Nil	One parked on property (approval required); none calling	More than one calling	Any commercial vehicle involved in the activity to comply with the Scheme provisions
EQUIPMENT e.g.	Nil	Office equipment, telephone, word processor, kitchen appliances etc.	Power tools, mechanical tools, tools generally of a noisy nature.	Electric motor only
EMPLOYEES	Applicant only at all times	Two household members (includes intermittently)	Up to two employees not part of the household	
CUSTOMERS ATTENDING PER DAY	Nil	0 - 5	> 5	
OPERATING HOURS	< 10 hours per week	10 - 35 hours per week	> 35 hours per week	
PREVAILING LOT SIZE	> 2000m ²	1000m ² - 2000m ²	< 1000m ²	
STOCK/GOODS	Inside a building	In view	Questionable or unsightly	Not to prejudice amenity
TOTAL SCORE	<p>< 20 - Approval recommended</p> <p>20-30 - Can be approved by Delegation or submit for Council decision</p> <p>> 30 - Refusal on basis of cumulative score from above and that the proposal is likely to have an adverse impact on the neighbourhood</p>			

5.3 RURAL HOME BUSINESS COMPATIBILITY SCALE – SCORE NOT TO EXCEED 30 POINTS

SCORE	1 Point	2 Points	3 Points	SCHEME LIMITS
ACTIVITY TYPE e.g.	Arts; Administration;	Crafts (using electrical equipment)	Activities proving a Service, Creation of goods or Instruction	Must be associated with applicant's residence.
OCCUPIED AREA (includes storage areas)	< 50m ²	50m ² to 100m ²	>100m ² and ≤ 200m ²	Not greater than 200m ²
LOCATION	Inside the residence	Inside an Outbuilding	Exposed	
ADVERTISING SIGN	< 1m ²	1 to 2m ²	>2m ²	
COMMERCIAL VEHICLE (NUMBERS)	One parked on property (approval required); or calling	Two parked on property (approval required); or calling	Three parked on property (approval required); or calling	3
COMMERCIAL VEHICLE (SIZE)	< 10 tonnes	10 to 20 tonnes	>20 and ≤ 30 tonnes	30 tonnes
EQUIPMENT e.g.	Nil	Office equipment, telephone, word processor, kitchen appliances etc.	Power tools, mechanical tools, tools generally of a noisy nature.	Electric motor only
EMPLOYEES	Applicant only at all times	Two household members (includes intermittently)	Up to two employees not part of the household	
CUSTOMERS ATTENDING PER DAY	Nil	0 - 5	> 5	
OPERATING HOURS	< 10 hours per week	10 - 35 hours per week	> 35 hours per week	
PREVAILING LOT SIZE	> 4 hectares	4ha -1ha	< 1ha	
STOCK/GOODS	Inside a building	In view	Questionable or unsightly	Not to prejudice amenity
TOTAL SCORE	<p>< 20 - Approval recommended 20-30 - Can be approved by Delegation or submit for Council decision > 30 - Refusal on basis of cumulative score from above and that the proposal is likely to have an adverse impact on the neighbourhood</p>			

D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004
D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012
D32/8/16 Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016
- Revised February 2018 (as per Amendment 86)
D54/9/20 Development Services Committee 21 Sept 2020 - Adopted by Council 29 Sept 2020

PLN 3.6

**ANCILLARY DWELLINGS –
CONTROL OF ADDITIONAL ACCOMMODATION**

1. INTRODUCTION

While it is desirable to enable people to live in a separate dwelling either independently or semi-independently to the residents of a primary dwelling on a lot, it must be done in an appropriately controlled manner so properties are not overdeveloped or developed contrary to the City's requirements.

This policy applies design and siting requirements on ancillary dwellings to ensure the objectives of the Town Planning Scheme are upheld and adverse impacts on the amenity of a locality are minimised.

2. APPLICATION OF POLICY

This policy applies to proposals to develop ancillary dwellings in zones where the provisions of the Residential Design Codes do not apply. For example, the Special Rural, Rural Living and General Rural zones.

3. POLICY OBJECTIVE

To ensure ancillary dwellings can provide accommodation for people who live either independently or semi-independently to the residents of the primary dwelling, sharing some site facilities and services and without compromising the amenity of surrounding properties and ensuring the provisions of the Town Planning Scheme are not compromised.

4. POLICY STATEMENT

4.1 Ancillary dwellings shall meet the following requirements:

- 4.1.1 The maximum plot ratio area of Ancillary dwellings shall not exceed 70m². Plot ratio area shall be calculated as defined in the Residential Design Codes.
- 4.1.2 No more than two bedrooms shall be provided.
- 4.1.3 One car bay in a close proximity to the ancillary dwelling shall be provided.
- 4.1.4 The position on a lot and overall design of an ancillary dwelling shall complement the primary dwelling and not adversely affect the streetscape or surrounding properties to the City's satisfaction. This requirement may be met by the ancillary dwelling being setback near and behind and constructed in the same colours and materials as existing approved buildings on the lot.

4.2 Only one ancillary dwelling is allowed on a lot.

5. DEFINITIONS

Ancillary Dwelling:

Self-contained dwelling on the same lot as a single house/primary dwelling which may be attached to, integrated with or detached from the single house/primary dwelling.

D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
D160/9/05 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004
D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012
D7/2/14 Development Services Committee 18 February 2014 - Adopted by Council 24 February 2014
D32/5/20 Development Services Committee 19 May 2020 – Adopted by Council 25 May 2020

<u>PLN 5.1</u>	HIGHWAY DEVELOPMENT
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1. INTRODUCTION

This policy aims to control the development of land along all Primary Distributor Roads in the interests of maintaining and improving their efficiency and safety.

2. APPLICATION OF POLICY

This policy applies to the development, structure plans and scheme amendments on land abutting those roads identified as a Primary Distributor Road or on roads likely to achieve this status in the road hierarchy (Armadale Road, Albany Highway, Brookton Highway and South Western Highway are currently Primary Distributor Roads). Notwithstanding, if an existing Primary Distributor Road is reclassified in the road hierarchy this policy will still remain applicable.

3. POLICY OBJECTIVES

- a) To encourage the uninterrupted movement of traffic.
- b) To minimise conflicts between traffic passing, entering or leaving a property.
- c) To minimise conflicts between pedestrians and motor vehicles.

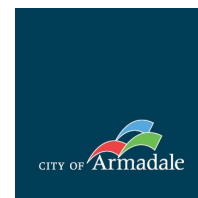
4. POLICY STATEMENT

- 4.1. No development will be permitted on properties fronting a Primary Distributor Road, nor on roads likely to achieve this status, unless they are permissible ("P" uses) under the zoning table in the Town Planning Scheme or there is an alternative means of access from a lower order road.
- 4.2. The City may give consideration to discretionary uses ("D" and "A" uses) in a zone but these uses will only be approved on the basis that they would not compromise the objectives of the zone and are, in the opinion of the City equal or lesser traffic generators than uses permitted ("P" uses) in the zone.
- 4.3. The City may require cross easements and reciprocal rights of carriageway agreements where appropriate.

4.4 Notwithstanding the above, the City will need to be satisfied on the following points before determining any application:

- a) Whether the development would inordinately restrict the movement of vehicles along the highway frontage or on side entrance roads;
- b) Whether vehicular access to the property could be provided from an alternative road or route to the highway, and whether it would be desirable to so require;
- c) Whether, in respect of shopping development or any other activity likely to attract pedestrians, suitable setback distances or other barriers or facilities will be provided to prevent conflict between pedestrians and motor vehicles; and
- d) Whether the amenity of surrounding properties would be significantly affected by the proposed development.

D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004
D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012



LANDSCAPING PLN 2.9

Local Planning Policies - Marked Up

POLICY	Local Planning Policy PLN 2.9
RESPONSIBLE DIRECTORATE	Development Services

1. Introduction

Landscaping provides an opportunity to enhance environmental amenity and has ~~a number of~~ benefits including:

- *Community character.* Promotion of local character and a 'sense of place' for the City of Armadale.
- *Community benefits.* Provide shade, shelter and enhanced amenity.
- *Enhanced local biodiversity.* Use of local native plants will provide food and habitat for local fauna, and help reduce the genetic isolation caused by clearing of native vegetation through allowing connectivity between isolated bushland remnants.
- *Water conservation.* Landscaping can be designed to require less water and nutrients by utilising appropriate plant species.
- *Air quality.* ~~Plants-Trees~~ used in the landscaping generate oxygen, recycle water and filter air pollution.
- *Climate change adaptation.* ~~In adapting to global warming The~~ the cooling effect of ~~plants trees~~ can reduce the urban heat island effect and provide benefits such as a reduction in the use of energy intensive air-conditioning.

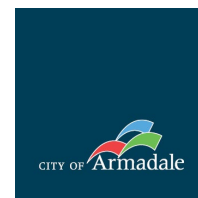
The above benefits are supported by the following key documents and aims:

~~Local Biodiversity Strategy~~ - aims to protect, retain and manage a network of viable local and natural bushland areas that support biodiversity and related processes by providing priorities, guidance and integration with land use planning and community involvement.

Urban Forest Strategy - aims to strengthen the diverse landscape character through allocating suitable tree diversity, being proactive in appropriate landscape planning while showcasing the City's botanic heritage and enhancing Armadale as an expanding 'tree change' destination ~~and thereby~~ distinguishing Armadale from other parts of the Perth metropolitan area.

Swan and Canning Rivers Management Act 2006 - aims to protect the environmental values of Perth's major river system, including the Canning and Wungong rivers in the City of Armadale.

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy PLN 2.9 Landscaping.



2. Application of Policy

- ⇒ This policy applies to all Structure Plan, Subdivision and Development proposals, where the provision of landscaping and revegetation plans are required in accordance with Town Planning Scheme No.4 or any other **development Development** approval.

3. Policy Objectives

The objectives of the policy are as follows:

- 1) To conserve and enhance the natural environmental and biodiversity attributes of the district by incorporating environmental principles into public and private decision making.
- 2) To provide applicants with guidance and requirements on landscaping design and appropriate tree/plant selection in accordance with the City's Urban Forest Strategy.
- 3) To provide a common theme for landscaping throughout the City that encourages the enhancement of biodiversity in accordance with the City's Urban Forest **Strategy** and Biodiversity **Strategy Strategies**.
- 4) To provide for climate change adaption by using native plants that use less water and which provide cooler microclimates.

4. Policy Statement

4.1 Structure Plans

Any local Structure Plan **must shall** be accompanied by the information required by **Division 1** Part 4 – Structure Plans **of the Planning planning and Development (Local Planning Schemes) Regulations 2015** (Clause 16).

4.2 Subdivisions

Subdivision proposals **will shall** be assessed in accordance with 4.1 above. In addition, prior to commencement of subdivisional works, applicants are required to identify and protect any vegetation worthy of retention in accordance with the City's *Subdivisional and Development Guidelines*.

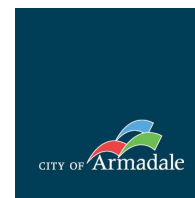
Landscaping plans **to shall** incorporate water wise plants and tree species identified within the City's Urban Forest Strategy and be designed in accordance with the City's Parks Facilities Strategy.

4.3 Developments

Developments **to shall** be landscaped and maintained in accordance with Town Planning Scheme No.4 and the City's landscaping guidelines. Each guideline outlines detailed design principles relating to species selection, layout and installation requirements for the following circumstances:

4.3.1 Unit Developments

Grouped/Multiple housing developments **to shall** take into consideration the 'Open Space and Landscaping' requirements of **Local Planning Policy PLN 3.1 Residential Density Development** and satisfy the City's *Landscaping Guideline – Unit Developments*.



4.3.2 Industrial and Commercial

Industrial and Commercial development ~~need~~ to take into consideration Clauses 4D.4 and 4C.5 of Town Planning Scheme No.4 ~~respectively~~ relating to landscaping ~~respectively~~ and satisfy the City's *Landscaping Guideline - Industrial and Commercial*.

4.3.3 Screening

In circumstances where landscape screening is imposed as a condition of approval, applicants are required to satisfy the City's *Landscaping Guidelines - Screening*.

4.3.4 Verges

In circumstances where landscaping of the verge area is imposed as a condition of approval, applicants are required to satisfy the City's Verge Landscape Guidelines ~~(2021)~~.

4.3.5 Species selection

Landscaping plans ~~to shall~~ incorporate plant species that meet the objectives of this policy and are suitable for the function and location of the design and the broader development. Applicants are encouraged to utilise water wise plants and tree species identified within the City's Urban Forest Strategy. Refer to the City's Streetscape *Fact Sheet 6 - Urban Forest Strategy*, *Fact Sheet 7 - Trees for Confined Spaces* and Verge Landscape Guidelines (2021).

The City has identified a range of plants species that are not suitable due to invasiveness and toxicity. Refer to the City's *Landscaping Guidelines - Plants to Avoid*.

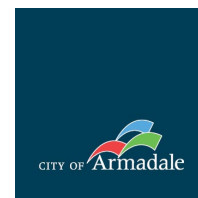
4.3.6 Landscaping Master Plan & Management Strategy ~~and~~ & Street Tree Conditions

For subdivisions containing public open space and/or larger subdivisions (greater than 10 lots) the City will request that the Western Australian Planning Commission (WAPC) apply a subdivision condition requiring that a Landscaping Master Plan & Management Strategy be prepared and implemented ~~including canopy cover trees~~.

For smaller subdivisions (10 or less lots) the City will request that the WAPC apply a subdivision condition requiring the provision of ~~canopy cover~~ street trees.

4.3.7 Local Development Plan (LDP) Required for Narrow Lots

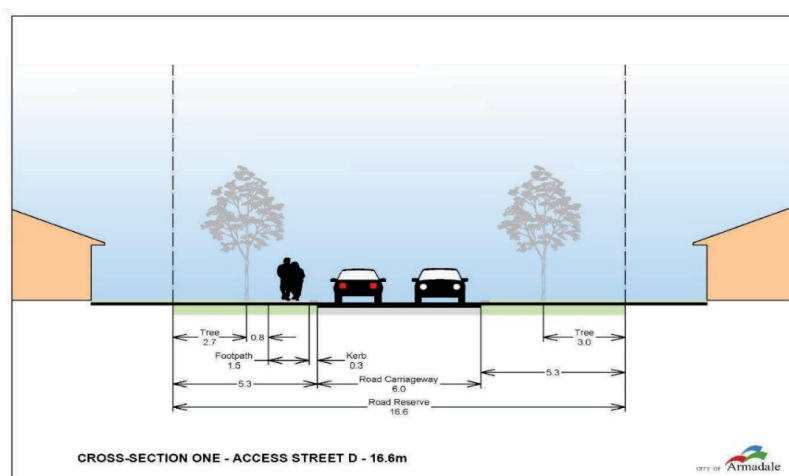
The City requires that a Local Development Plan (LDP) be prepared for lots with a street frontage of less than 12m. The LDP ~~will should~~ identify street tree locations in the verge in front of those lots, ~~in order~~ to preserve the street tree locations from potential conflicts with the house and crossover design.



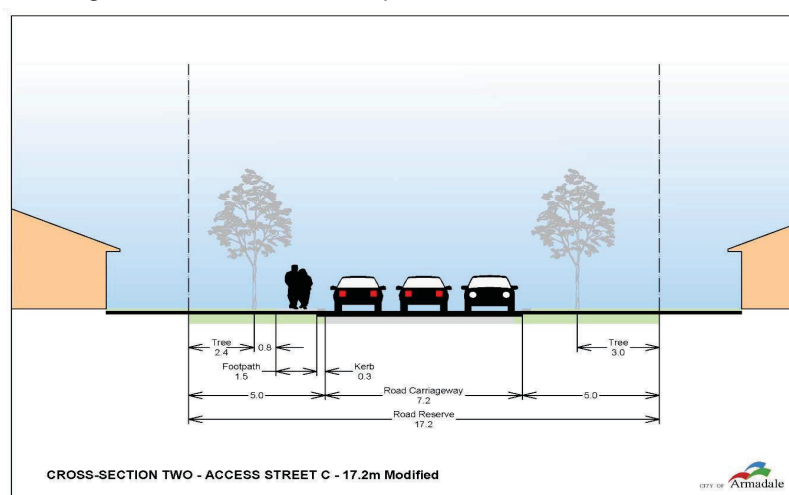
4.3.8 Road Widths and Cross-sections - Structure Plan and Subdivision

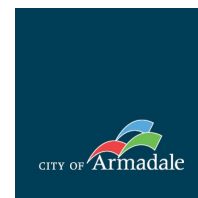
At both the structure plan **stage** and subdivision stage of development the City will require application of the following variations to **road** cross-sections and reservations from **Element 2 Movement in the Western Australian Planning Commission's Draft Liveable Neighbourhoods 2015**, **in order** to provide a less constrained **corridor** for the planting of street trees, especially where on-street parking and dual use paths are required to be accommodated:

- Minimum 16.6m road reserve width for Access Street D with no on-street parking, in lieu of 15.5m in Liveable Neighbourhoods 2015. A minimum 16.6m (5.3m/6m/5.3m) wide reservation is required to accommodate placement of street trees and a 1.5m footpath at back of kerb;

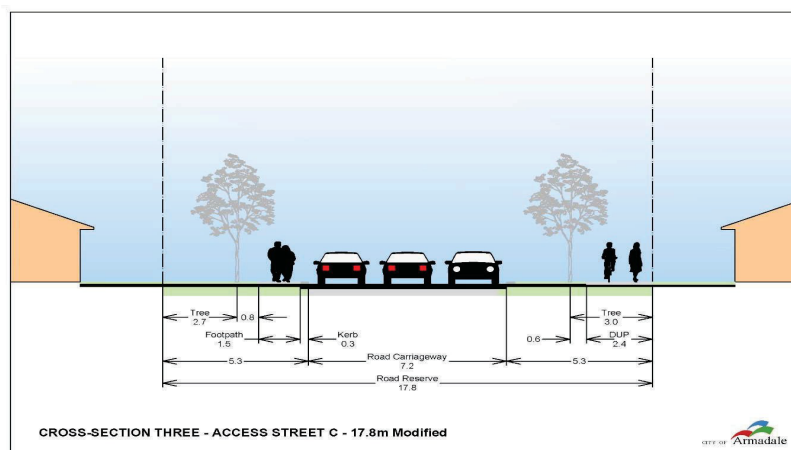


- Use of a modified version of the cross section shown in **Draft Liveable Neighbourhoods 2015** for a 17.2m wide Access Street C, where there is on-street parking but no dual use path. This modified cross section would put the footpath at back of kerb and the street trees on an alignment further from the road pavement; **and**





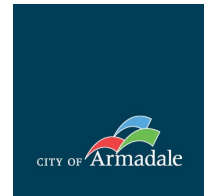
- Minimum 17.8m road reserve width for Access Street C with on-street parking and dual use path, in lieu of 17.2m in [Draft Liveable Neighbourhoods 2015](#). The 5.3m verge shown within that cross section is necessary for both a dual use path and street tree to be contained in the same verge. While the 17.8m cross- section contains a footpath in one verge and a dual use path in the other that duplication of pedestrian facilities will not be commonplace, but may be necessary in certain circumstances.



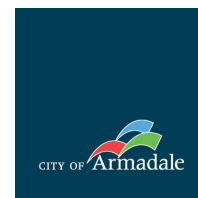
4.3.9 Corner Lots – Design and Development of Long Verge

The following requirements are applicable to corner lots at subdivision:

- Corner lots that don't front a rear laneway should have a frontage to depth ratio of between 1:1.5 and 1:2 (as recommended in [Draft Liveable Neighbourhoods 2015](#)) as that places a reasonable limit upon the length of the corner lot, and therefore, the amount of landscaping required to be installed and maintained on the long verge; and
- Parallel car parking bays should be installed wherever possible within the long verge abutting a corner lot, without compromising the requirement for two (2) street trees per side lot as standard practice.



OFFICE USE ONLY			
INITIAL COUNCIL ADOPTION	18/12/2003	RESOLUTION #	D154/12/06
LAST REVIEWED	24/07/2022	RESOLUTION #	D9/7/22
NEXT REVIEW DUE	Click or tap to enter a date.		
ADOPTION HISTORY	<ul style="list-style-type: none"> • D154/12/06 Development Services Committee 12 Dec 2006 - Adopted by Council 18 Dec 2006 • D53/9/15 Development Services Committee 22 Sept 2015 - Adopted by Council 29 Sept 2015 • D32/8/16 Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016 • Revised April 2018 (as per Amendment 86) • D9/7/22 Development Services Committee 18 July 2022 - Adopted by Council 25 July 2022 		



HOME OCCUPATIONS, HOME BUSINESSES AND RURAL HOME BUSINESSES PLN 3.3

POLICY	Local Planning Policy PLN 3.3
RESPONSIBLE DIRECTORATE	Development Services

5. Introduction

Town Planning Scheme No.4 (TPS No. 4) allows the City of Armadale Council discretion to support ~~approve home occupations and~~ home businesses in the Residential, Special Residential, Special Rural, Rural Living and General Rural zones, and, rural home businesses, in the Special Rural, Rural Living and General Rural zones. Such uses may be encouraged as a means of facilitating economic development opportunity provided local amenity is not compromised.

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy PLN 3.3 Home Businesses and Rural Home Businesses.

6. Application of Policy

This policy provides guidance to the City in exercising discretion to approve or refuse ~~home occupations and~~ home businesses in the Residential, Special Residential, Special Rural, Rural Living and General Rural zones and approve or refuse rural home businesses in the Special Rural, Rural Living and General Rural zones. The policy sets out the application requirements and matters to be considered in determining applications for ~~home occupations~~, home businesses and rural home businesses.

7. Policy Objectives

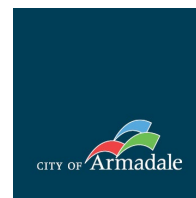
- To provide residents with the opportunity to conduct **business** activities from their homes in small/domestic scale enterprises within strict guidelines to ensure local amenity is not compromised.
- To facilitate **business** activities that are of a small scale and do not necessarily warrant location in the local centre, district centre or industrial zones.

8. Policy Statement

8.1 Application Assessment

~~4.1~~ Applications for ~~home occupations~~, home businesses and rural home business ~~will shall~~ be assessed with consideration to the following:

- The definitions for ~~home occupation~~, home business and rural home business in ~~the~~ TPS No. 4;
- Points determined for applications by the Scale of Compatibility Table (see attached tables in section 5) based on information supplied as part of the application and any other information;
- The circumstances particular to each application;
- The impact the proposal may have on the surrounding area; and



- e) Applications for ~~home occupations~~, home businesses and rural home businesses involving food preparation for commercial purposes will not be permitted by the City unless it complies with the requirements of the relevant Health Regulations (advice from the City's Environmental Health Services should be sought in regard to this).

8.2 Advertising

~~Home occupation applications may be advertised by the City to surrounding neighbours in accordance with Clause 64(3)(a) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 where:~~

- ~~a) The scale of compatibility criteria score is 20 or above; or~~
~~b) When the City considers it necessary.~~

Home business and rural home business applications are subject to advertising in accordance with Clause 64(1)(e) and Clause 64(3)(a) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Notwithstanding, applicants are encouraged to gain signed comments from surrounding neighbours or other affected properties as part of their application.

8.3 Validity of Approvals

Approvals for ~~home occupations~~, home businesses and rural home businesses are valid for one year and must be renewed annually. Applications for renewal need to be lodged with the City prior to the current approval expiring and application fees are payable. The City may approve, approve with conditions or refuse a renewal application.

Note:

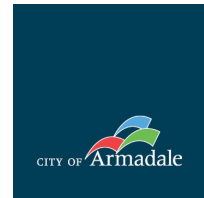
This policy does not apply to home offices or home occupations which are "permitted development" under Clause 61(2)(c) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* therefore a development application is not required. However, persons must ensure their activities meet the definition of a home office or home occupation in accordance with Schedule No.1 of TPS No. 4.

For reference a home office is defined as follows:

"home office" means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not:

- (a) entail clients or customers travelling to and from the dwelling;*
(b) involve any advertising signs on the premises; or
(c) require any external change to the appearance of the dwelling.

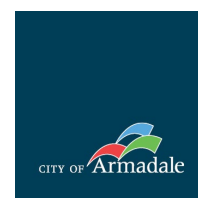
By way of clarification, a home office is considered to be the use of the premises by a person who conducts the activity off site (e.g. mobile mechanic) and only conducts the administration component of the enterprise at their residence.



For reference a home occupation is defined as follows:

"home occupation" means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —

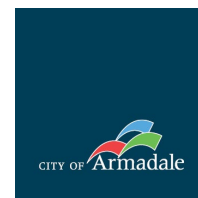
- (a) does not employ any person not a member of the occupier's household;*
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;*
- (c) does not occupy an area greater than 20 square metres;*
- (d) does not display a sign exceeding 0.2 square metres;*
- (e) does not involve the retail sale, display or hire of goods of any nature;*
- (f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and*
- (g) does not involve the use of an essential service of greater capacity than normally required in the zone.*



9. COMPATIBILITY TABLES

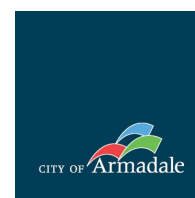
9.1 HOME OCCUPATION COMPATIBILITY SCALE – SCORE NOT TO EXCEED 30 POINTS

SCORE	1 Point	2 Points	3 Points	SCHEME LIMITS
ACTIVITY TYPE e.g.	Arts	Storage; Crafts using electrical equipment	Activities proving a Service, Creation of goods or instruction	Must be associated with applicant's residence.
OCCUPIED AREA (including storage area)	< 10m ²	10m ² – 15m ²	>15m ² – and ≤ 20m ²	Not greater than 20m ²
LOCATION	Inside the residence	Inside an Outbuilding	Exposed	
ADVERTISING SIGN (confined to subject property)	Nil		Required	Not to exceed 0.2m ²
COMMERCIAL VEHICLE	Nil	One parked on property (approval required); none calling	More than one calling	Any commercial vehicle involved in the business to comply with the Scheme provisions
EQUIPMENT e.g.	Nil	Office equipment, telephone, word processor, kitchen appliances etc.	Power tools, mechanical tools, tools generally of a noisy nature.	Electric motor only
EMPLOYEES	Applicant only at all times	Two household members (includes intermittently)	More than two household members (includes intermittently)	
CUSTOMERS ATTENDING PER DAY	Nil	0 – 5	> 5	
OPERATING HOURS	< 10 hours per week	10 – 35 hours per week	> 35 hours per week	
PREVAILING LOT SIZE	> 2000m ²	600m ² – 2000m ²	< 600m ²	
STOCK/GOODS	Inside a building	In view	Questionable or unsightly	Not to prejudice amenity
TOTAL SCORE :	< 20 – Approval recommended 20-30 – Can be approved by Delegation or submit for Council decision > 30 – Refusal on basis of cumulative score from above			



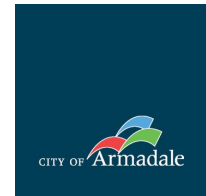
9.2 5.1 HOME BUSINESS COMPATIBILITY SCALE – SCORE NOT TO EXCEED 30 POINTS

SCORE	1 Point	2 Points	3 Points	SCHEME LIMITS
ACTIVITY TYPE e.g.	Arts; Administration;	Crafts (using electrical equipment)	Activities proving a Service, Creation of goods or Instruction	Must be associated with applicant's residence.
OCCUPIED AREA (includes storage areas)	< 20m ²	20m ² - 30m ²	>30m ² - and ≤ 50m ²	Not greater than 50m ²
LOCATION	Inside the residence	Inside an Outbuilding	Exposed	
ADVERTISING SIGN	Nil		Required	Not to exceed 0.2m ²
COMMERCIAL VEHICLE	Nil	One parked on property (approval required); none calling	More than one calling	Any commercial vehicle involved in the activity to comply with the Scheme provisions
EQUIPMENT e.g.	Nil	Office equipment, telephone, word processor, kitchen appliances etc.	Power tools, mechanical tools, tools generally of a noisy nature.	Electric motor only
EMPLOYEES	Applicant only at all times	Two household members (includes intermittently)	Up to two employees not part of the household	
CUSTOMERS ATTENDING PER DAY	Nil	0 - 5	> 5	
OPERATING HOURS	< 10 hours per week	10 - 35 hours per week	> 35 hours per week	
PREVAILING LOT SIZE	> 2000m ²	1000m ² - 2000m ²	< 1000m ²	
STOCK/GOODS	Inside a building	In view	Questionable or unsightly	Not to prejudice amenity
TOTAL SCORE	<p>< 20 - Approval recommended</p> <p>20-30 - Can be approved by Delegation or submit for Council decision</p> <p>> 30 - Refusal on basis of cumulative score from above</p>			

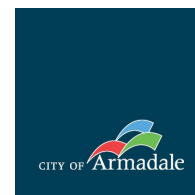


9.3 5.2 RURAL HOME BUSINESS COMPATIBILITY SCALE – SCORE NOT TO EXCEED 30 POINTS

SCORE	1 Point	2 Points	3 Points	SCHEME LIMITS
ACTIVITY TYPE e.g.	Arts; Administration;	Crafts (using electrical equipment)	Activities proving a Service, Creation of goods or Instruction	Must be associated with applicant's residence.
OCCUPIED AREA (includes storage areas)	< 50m ²	50m ² to 100m ²	>100m ² and ≤ 200m ²	Not greater than 200m ²
LOCATION	Inside the residence	Inside an Outbuilding	Exposed	
ADVERTISING SIGN	< 1m ²	1 to 2m ²	>2m ²	
COMMERCIAL VEHICLE (NUMBERS)	One parked on property (approval required); or calling	Two parked on property (approval required); or calling	Three parked on property (approval required); or calling	3
COMMERCIAL VEHICLE (SIZE)	< 10 tonnes	10 to 20 tonnes	>20 and ≤ 30 tonnes	30 tonnes
EQUIPMENT e.g.	Nil	Office equipment, telephone, word processor, kitchen appliances etc.	Power tools, mechanical tools, tools generally of a noisy nature.	Electric motor only
EMPLOYEES	Applicant only at all times	Two household members (includes intermittently)	Up to two employees not part of the household	
CUSTOMERS ATTENDING PER DAY	Nil	0 - 5	> 5	
OPERATING HOURS	< 10 hours per week	10 - 35 hours per week	> 35 hours per week	
PREVAILING LOT SIZE	> 4 hectares	4ha - 1ha	< 1ha	
STOCK/GOODS	Inside a building	In view	Questionable or unsightly	Not to prejudice amenity
TOTAL SCORE	< 20 - Approval recommended 20-30 - Can be approved by Delegation or submit for Council decision > 30 - Refusal on basis of cumulative score from above			



OFFICE USE ONLY			
INITIAL COUNCIL ADOPTION	16/06/2003	RESOLUTION #	D106/6/03
LAST REVIEWED	29/09/2020	RESOLUTION #	D54/9/20
NEXT REVIEW DUE	Click or tap to enter a date.		
ADOPTION HISTORY	<ul style="list-style-type: none"> • D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003 • D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004 • D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012 • D32/8/16 Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016 • Revised February 2018 (as per Amendment 86) • D54/9/20 Development Services Committee 21 Sept 2020 - Adopted by Council 29 Sept 2020 		



ANCILLARY DWELLINGS IN RURAL ZONES – ~~CONTROL OF ADDITIONAL ACCOMMODATION~~ PLN 3.6

POLICY	Local Planning Policy PLN 3.6
RESPONSIBLE DIRECTORATE	Development Services

10. Introduction

While it is desirable to enable people to live in a separate dwelling either independently or semi-independently to the residents of a primary dwelling on a lot, it must be done in an appropriately controlled manner so properties are not ~~overdeveloped or~~ developed contrary to the City's requirements.

This policy applies design and siting requirements on ancillary dwellings to ensure the objectives of ~~the~~ Town Planning Scheme No. 4 are upheld and adverse impacts on the amenity of a locality are minimised.

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy PLN 3.6 Ancillary Dwellings in Rural Zones.

11. Application of Policy

This policy applies to proposals to develop ancillary dwellings in zones where the provisions of the Residential Design Codes Volume 1 do not apply. ~~For example, specifically~~ the Special Rural, Rural Living and General Rural zones.

12. Policy Objective

To ensure ancillary dwellings can provide accommodation for people who live either independently or semi-independently to the residents of the primary dwelling, sharing some site facilities and services, ~~and~~ without compromising the amenity of surrounding properties, and ensuring the provisions of ~~the~~ Town Planning Scheme No. 4 are not compromised.

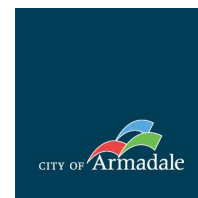
13. Policy Statement

13.1 Ancillary dwellings ~~to shall~~ meet the following requirements:

13.1.1 The maximum plot ratio area ~~of Ancillary dwellings shall to~~ not exceed 70m². Plot ratio area ~~to shall~~ be calculated as defined in the Residential Design Codes Volume 1.

13.1.2 No more than two bedrooms ~~may shall~~ be provided.

13.1.3 One car bay in ~~a close~~ proximity to the ancillary dwelling ~~to shall~~ be provided.



13.1.4 The position on a lot and overall design of an ancillary dwelling ~~to shall~~ complement the primary dwelling and not adversely affect the streetscape or surrounding properties ~~to the City's satisfaction~~. This requirement may be met by the ancillary dwelling being setback near and behind and constructed in the same colours and materials as the existing approved dwelling buildings on the lot.

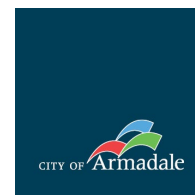
13.2 Only one ancillary dwelling is ~~permissible~~ allowed on a lot.

14. Definitions

Ancillary Dwelling:

Self-contained dwelling on the same ~~site lot~~ as a ~~single house/primary~~ dwelling which may be attached to, integrated with or detached from the ~~single house/primary~~ dwelling.

OFFICE USE ONLY			
INITIAL COUNCIL ADOPTION	16/06/2003	RESOLUTION #	D106/6/03
LAST REVIEWED	25/05/2020	RESOLUTION #	D32/5/20
NEXT REVIEW DUE	Click or tap to enter a date.		
ADOPTION HISTORY	<ul style="list-style-type: none"> D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003 D160/9/05 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004 D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012 D7/2/14 Development Services Committee 18 February 2014 - Adopted by Council 24 February 2014 D32/5/20 Development Services Committee 19 May 2020 – Adopted by Council 25 May 2020 		



LANDSCAPING PLN 2.9

Local Planning Policies - Clean

POLICY	Local Planning Policy PLN 2.9
RESPONSIBLE DIRECTORATE	Development Services

1. Introduction

Landscaping provides an opportunity to enhance environmental amenity and has benefits including:

- *Community character.* Promotion of local character and a 'sense of place' for the City of Armadale.
- *Community benefits.* Provide shade, shelter and enhanced amenity.
- *Enhanced local biodiversity.* Use of local native plants will provide food and habitat for local fauna, and help reduce the genetic isolation caused by clearing of native vegetation through allowing connectivity between isolated bushland remnants.
- *Water conservation.* Landscaping can be designed to require less water and nutrients by utilising appropriate plant species.
- *Air quality.* Plants used in the landscaping generate oxygen, recycle water and filter air pollution.
- *Climate change adaptation.* The cooling effect of plants can reduce the urban heat island effect and provide benefits such as a reduction in the use of energy intensive air-conditioning.

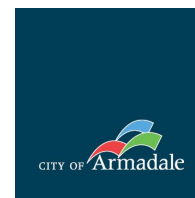
The above benefits are supported by the following key documents and aims:

Biodiversity Strategy - aims to protect, retain and manage a network of viable local and natural bushland areas that support biodiversity and related processes by providing priorities, guidance and integration with land use planning and community involvement.

Urban Forest Strategy - aims to strengthen the diverse landscape character through allocating suitable tree diversity, being proactive in appropriate landscape planning while showcasing the City's botanic heritage and enhancing Armadale as an expanding 'tree change' destination and thereby distinguishing Armadale from other parts of the Perth metropolitan area.

Swan and Canning Rivers Management Act 2006 - aims to protect the environmental values of Perth's major river system, including the Canning and Wungong rivers in the City of Armadale.

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy PLN 2.9 Landscaping.



2. Application of Policy

This policy applies to all Structure Plan, Subdivision and Development proposals, where the provision of landscaping and revegetation plans are required in accordance with Town Planning Scheme No.4 or any other development approval.

3. Policy Objectives

The objectives of the policy are as follows:

- 1) To conserve and enhance the natural environmental and biodiversity attributes of the district by incorporating environmental principles into public and private decision making.
- 2) To provide applicants with guidance and requirements on landscaping design and appropriate tree/plant selection in accordance with the City's Urban Forest Strategy.
- 3) To provide a common theme for landscaping throughout the City that encourages the enhancement of biodiversity in accordance with the City's Urban Forest Strategy and Biodiversity Strategy.
- 4) To provide for climate change adaption by using native plants that use less water and which provide cooler microclimates.

4. Policy Statement

4.1 Structure Plans

Any local Structure Plan must be accompanied by the information required by Division 1 Part 4 – Structure Plans of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Clause 16).

4.2 Subdivisions

Subdivision proposals will be assessed in accordance with 4.1 above. In addition, prior to commencement of subdivisional works, applicants are required to identify and protect any vegetation worthy of retention in accordance with the City's *Subdivisional and Development Guidelines*.

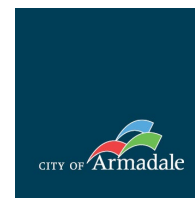
Landscaping plans to incorporate water wise plants and tree species identified within the City's Urban Forest Strategy and be designed in accordance with the City's Parks Facilities Strategy.

4.3 Developments

Developments to be landscaped and maintained in accordance with Town Planning Scheme No.4 and the City's landscaping guidelines. Each guideline outlines detailed design principles relating to species selection, layout and installation requirements for the following circumstances:

4.3.1 Unit Developments

Grouped/Multiple housing developments to take into consideration the 'Open Space and Landscaping' requirements of Local Planning Policy *PLN 3.1 Residential Density Development* and satisfy the City's *Landscaping Guideline – Unit Developments*.



4.3.2 Industrial and Commercial

Industrial and Commercial development to take into consideration Clauses 4D.4 and 4C.5 of Town Planning Scheme No.4 respectively relating to landscaping and satisfy the City's *Landscaping Guideline - Industrial and Commercial*.

4.3.3 Screening

In circumstances where landscape screening is imposed as a condition of approval, applicants are required to satisfy the City's *Landscaping Guidelines - Screening*.

4.3.4 Verges

In circumstances where landscaping of the verge area is imposed as a condition of approval, applicants are required to satisfy the City's Verge Landscape Guidelines.

4.3.5 Species selection

Landscaping plans to incorporate plant species that meet the objectives of this policy and are suitable for the function and location of the design and the broader development. Applicants are encouraged to utilise water wise plants and tree species identified within the City's Urban Forest Strategy. Refer to the City's Streetscape *Fact Sheet 6 - Urban Forest Strategy*, *Fact Sheet 7 - Trees for Confined Spaces* and Verge Landscape Guidelines (2021).

The City has identified a range of plants species that are not suitable due to invasiveness and toxicity. Refer to the City's *Landscaping Guidelines - Plants to Avoid*.

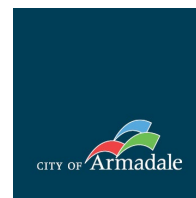
4.3.6 Landscaping Master Plan & Management Strategy and Street Tree Conditions

For subdivisions containing public open space and/or larger subdivisions (greater than 10 lots) the City will request that the Western Australian Planning Commission (WAPC) apply a subdivision condition requiring that a Landscaping Master Plan & Management Strategy be prepared and implemented including canopy cover trees.

For smaller subdivisions (10 or less lots) the City will request that the WAPC apply a subdivision condition requiring the provision of canopy cover street trees.

4.3.7 Local Development Plan (LDP) Required for Narrow Lots

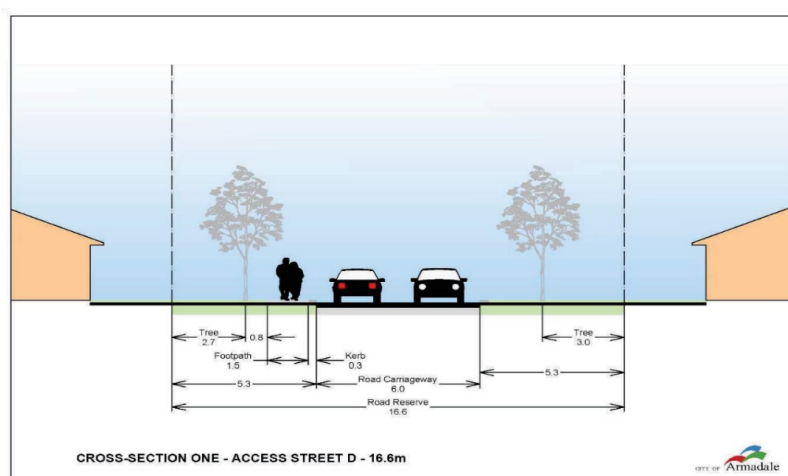
The City requires that a Local Development Plan (LDP) be prepared for lots with a street frontage of less than 12m. The LDP will identify street tree locations in the verge in front of those lots to preserve the street tree locations from potential conflicts with the house and crossover design.



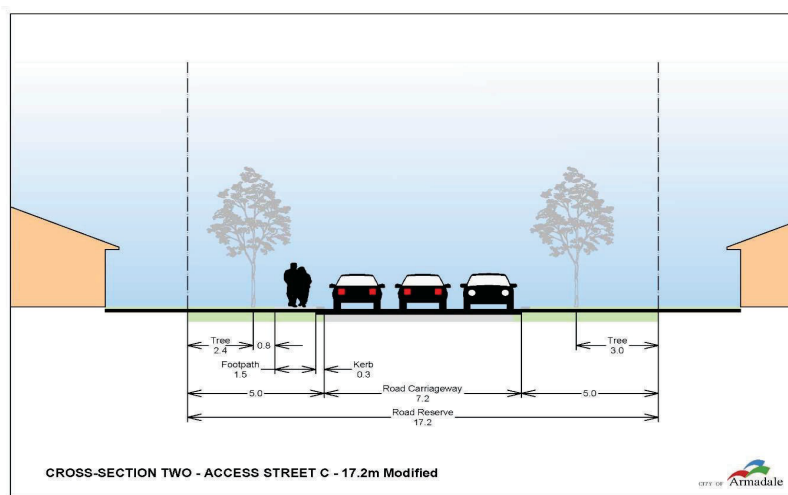
4.3.8 Road Widths and Cross-sections - Structure Plan and Subdivision

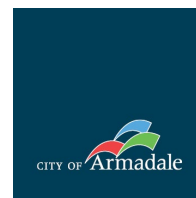
At both the structure plan stage and subdivision stage of development the City will require application of the following variations to road cross-sections and reservations from Element 2 Movement in the Western Australian Planning Commission's Draft Liveable Neighbourhoods 2015, ~~in order~~ to provide a less constrained corridor for the planting of street trees, especially where on-street parking and dual use paths are required to be accommodated:

- Minimum 16.6m road reserve width for Access Street D with no on-street parking, in lieu of 15.5m in Liveable Neighbourhoods 2015. A minimum 16.6m (5.3m/6m/5.3m) wide reservation is required to accommodate placement of street trees and a 1.5m footpath at back of kerb;

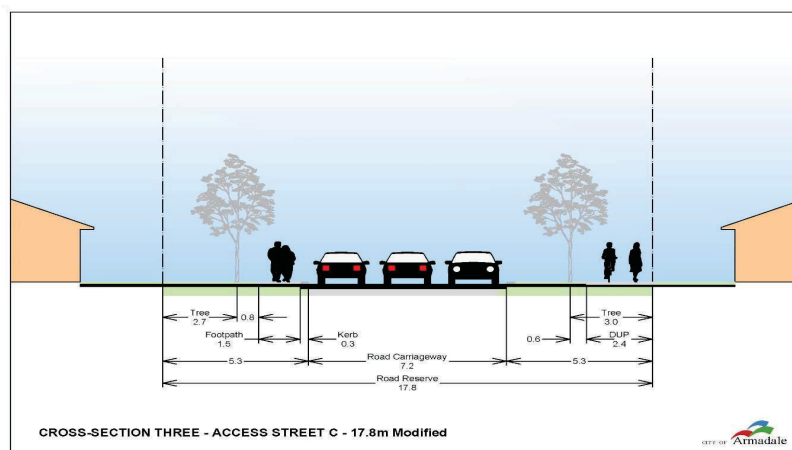


- Use of a modified version of the cross section shown in Draft Liveable Neighbourhoods 2015 for a 17.2m wide Access Street C, where there is on-street parking but no dual use path. This modified cross section would put the footpath at back of kerb and the street trees on an alignment further from the road pavement; and





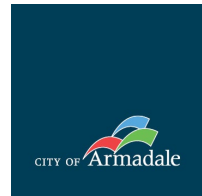
- Minimum 17.8m road reserve width for Access Street C with on-street parking and dual use path, in lieu of 17.2m in Draft Liveable Neighbourhoods 2015. The 5.3m verge shown within that cross section is necessary for both a dual use path and street tree to be contained in the same verge. While the 17.8m cross- section contains a footpath in one verge and a dual use path in the other that duplication of pedestrian facilities will not be commonplace, but may be necessary in certain circumstances.



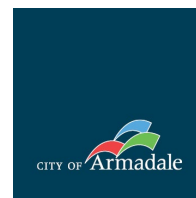
4.3.9 Corner Lots – Design and Development of Long Verge

The following requirements are applicable to corner lots at subdivision:

- Corner lots that don't front a rear laneway should have a frontage to depth ratio of between 1:1.5 and 1:2 (as recommended in Draft Liveable Neighbourhoods 2015) as that places a reasonable limit upon the length of the corner lot, and therefore, the amount of landscaping required to be installed and maintained on the long verge; and
- Parallel car parking bays should be installed wherever possible within the long verge abutting a corner lot, without compromising the requirement for two (2) street trees per side lot as standard practice.



OFFICE USE ONLY			
INITIAL COUNCIL ADOPTION	18/12/2003	RESOLUTION #	D154/12/06
LAST REVIEWED	24/07/2022	RESOLUTION #	D9/7/22
NEXT REVIEW DUE	Click or tap to enter a date.		
ADOPTION HISTORY	<ul style="list-style-type: none"> • D154/12/06 Development Services Committee 12 Dec 2006 - Adopted by Council 18 Dec 2006 • D53/9/15 Development Services Committee 22 Sept 2015 - Adopted by Council 29 Sept 2015 • D32/8/16 Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016 • Revised April 2018 (as per Amendment 86) • D9/7/22 Development Services Committee 18 July 2022 - Adopted by Council 25 July 2022 		



HOME BUSINESSES AND RURAL HOME BUSINESSES PLN 3.3

POLICY	Local Planning Policy PLN 3.3
RESPONSIBLE DIRECTORATE	Development Services

5. Introduction

Town Planning Scheme No.4 (TPS No. 4) allows the City of Armadale discretion to support home businesses and rural home businesses, as a means of facilitating economic development opportunity provided local amenity is not compromised.

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy PLN 3.3 Home Businesses and Rural Home Businesses.

6. Application of Policy

This policy provides guidance to the City in exercising discretion to approve or refuse home businesses in the Residential, Special Residential, Special Rural, Rural Living and General Rural zones and approve or refuse rural home businesses in the Special Rural, Rural Living and General Rural zones. The policy sets out the application requirements and matters to be considered in determining applications for home businesses and rural home businesses.

7. Policy Objectives

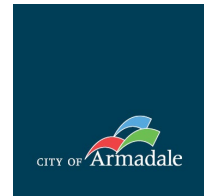
- To provide residents with the opportunity to conduct business activities from their homes in small/domestic scale enterprises within strict guidelines to ensure local amenity is not compromised.
- To facilitate business activities that are of a small scale and do not necessarily warrant location in the local centre, district centre or industrial zones.

8. Policy Statement

8.1 Application Assessment

Applications for home businesses and rural home business will be assessed with consideration to the following:

- The definitions for home business and rural home business in TPS No. 4;
- Points determined for applications by the Scale of Compatibility Table (see attached tables in section 5) based on information supplied as part of the application and any other information;
- The circumstances particular to each application;
- The impact the proposal may have on the surrounding area; and
- Applications for home businesses and rural home businesses involving food preparation for



commercial purposes will not be permitted by the City unless it complies with the requirements of the relevant Health Regulations (advice from the City's Environmental Health Services should be sought in regard to this).

8.2 Advertising

Home business and rural home business applications are subject to advertising in accordance with Clause 64(1)(e) and Clause 64(3)(a) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Notwithstanding, applicants are encouraged to gain signed comments from surrounding neighbours or other affected properties as part of their application.

8.3 Validity of Approvals

Approvals for home businesses and rural home businesses are valid for one year and must be renewed annually. Applications for renewal need to be lodged with the City prior to the current approval expiring and application fees are payable. The City may approve, approve with conditions or refuse a renewal application.

Note:

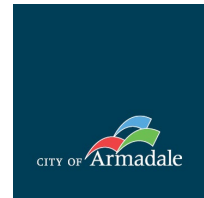
This policy does not apply to home offices or home occupations which are "permitted development" under Clause 61(2)(c) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* therefore a development application is not required. However, persons must ensure their activities meet the definition of a home office or home occupation in accordance with Schedule No.1 of TPS No. 4.

For reference a home office is defined as follows:

"home office" means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not:

- (a) entail clients or customers travelling to and from the dwelling;*
- (b) involve any advertising signs on the premises; or*
- (c) require any external change to the appearance of the dwelling.*

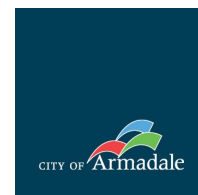
By way of clarification, a home office is considered to be the use of the premises by a person who conducts the activity off site (e.g. mobile mechanic) and only conducts the administration component of the enterprise at their residence.



For reference a home occupation is defined as follows:

"home occupation" means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —

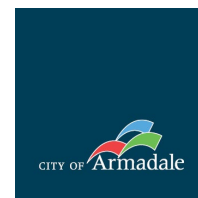
- (a) does not employ any person not a member of the occupier's household;*
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;*
- (c) does not occupy an area greater than 20 square metres;*
- (d) does not display a sign exceeding 0.2 square metres;*
- (e) does not involve the retail sale, display or hire of goods of any nature;*
- (f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and*
- (g) does not involve the use of an essential service of greater capacity than normally required in the zone.*



9. COMPATIBILITY TABLES

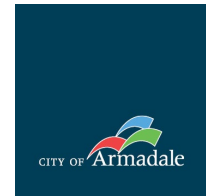
9.1 HOME BUSINESS COMPATIBILITY SCALE – SCORE NOT TO EXCEED 30 POINTS

SCORE	1 Point	2 Points	3 Points	SCHEME LIMITS
ACTIVITY TYPE e.g.	Arts; Administration;	Crafts (using electrical equipment)	Activities proving a Service, Creation of goods or Instruction	Must be associated with applicant's residence.
OCCUPIED AREA (includes storage areas)	< 20m ²	20m ² - 30m ²	>30m ² - and ≤ 50m ²	Not greater than 50m ²
LOCATION	Inside the residence	Inside an Outbuilding	Exposed	
ADVERTISING SIGN	Nil		Required	Not to exceed 0.2m ²
COMMERCIAL VEHICLE	Nil	One parked on property (approval required); none calling	More than one calling	Any commercial vehicle involved in the activity to comply with the Scheme provisions
EQUIPMENT e.g.	Nil	Office equipment, telephone, word processor, kitchen appliances etc.	Power tools, mechanical tools, tools generally of a noisy nature.	Electric motor only
EMPLOYEES	Applicant only at all times	Two household members (includes intermittently)	Up to two employees not part of the household	
CUSTOMERS ATTENDING PER DAY	Nil	0 - 5	> 5	
OPERATING HOURS	< 10 hours per week	10 - 35 hours per week	> 35 hours per week	
PREVAILING LOT SIZE	> 2000m ²	1000m ² - 2000m ²	< 1000m ²	
STOCK/GOODS	Inside a building	In view	Questionable or unsightly	Not to prejudice amenity
TOTAL SCORE	<p>< 20 - Approval recommended</p> <p>20-30 - Can be approved by Delegation or submit for Council decision</p> <p>> 30 - Refusal on basis of cumulative score from above</p>			

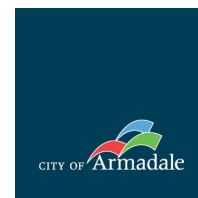


9.2 RURAL HOME BUSINESS COMPATIBILITY SCALE – SCORE NOT TO EXCEED 30 POINTS

SCORE	1 Point	2 Points	3 Points	SCHEME LIMITS
ACTIVITY TYPE e.g.	Arts; Administration;	Crafts (using electrical equipment)	Activities proving a Service, Creation of goods or Instruction	Must be associated with applicant's residence.
OCCUPIED AREA (includes storage areas)	< 50m ²	50m ² to 100m ²	>100m ² and ≤ 200m ²	Not greater than 200m ²
LOCATION	Inside the residence	Inside an Outbuilding	Exposed	
ADVERTISING SIGN	< 1m ²	1 to 2m ²	>2m ²	
COMMERCIAL VEHICLE (NUMBERS)	One parked on property (approval required); or calling	Two parked on property (approval required); or calling	Three parked on property (approval required); or calling	3
COMMERCIAL VEHICLE (SIZE)	< 10 tonnes	10 to 20 tonnes	>20 and ≤ 30 tonnes	30 tonnes
EQUIPMENT e.g.	Nil	Office equipment, telephone, word processor, kitchen appliances etc.	Power tools, mechanical tools, tools generally of a noisy nature.	Electric motor only
EMPLOYEES	Applicant only at all times	Two household members (includes intermittently)	Up to two employees not part of the household	
CUSTOMERS ATTENDING PER DAY	Nil	0 - 5	> 5	
OPERATING HOURS	< 10 hours per week	10 - 35 hours per week	> 35 hours per week	
PREVAILING LOT SIZE	> 4 hectares	4ha - 1ha	< 1ha	
STOCK/GOODS	Inside a building	In view	Questionable or unsightly	Not to prejudice amenity
TOTAL SCORE	< 20 - Approval recommended 20-30 - Can be approved by Delegation or submit for Council decision > 30 - Refusal on basis of cumulative score from above			



OFFICE USE ONLY			
INITIAL COUNCIL ADOPTION	16/06/2003	RESOLUTION #	D106/6/03
LAST REVIEWED	29/09/2020	RESOLUTION #	D54/9/20
NEXT REVIEW DUE	Click or tap to enter a date.		
ADOPTION HISTORY	<ul style="list-style-type: none"> • D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003 • D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004 • D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012 • D32/8/16 Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016 • Revised February 2018 (as per Amendment 86) • D54/9/20 Development Services Committee 21 Sept 2020 - Adopted by Council 29 Sept 2020 		



ANCILLARY DWELLINGS IN RURAL ZONES – PLN 3.6

POLICY	Local Planning Policy PLN 3.6
RESPONSIBLE DIRECTORATE	Development Services

10. Introduction

While it is desirable to enable people to live in a separate dwelling either independently or semi-independently to the residents of a primary dwelling on a lot, it must be done in an appropriately controlled manner so properties are not developed contrary to the City's requirements.

This policy applies design and siting requirements on ancillary dwellings to ensure the objectives of Town Planning Scheme No. 4 are upheld and adverse impacts on the amenity of a locality are minimised.

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy PLN 3.6 Ancillary Dwellings in Rural Zones.

11. Application of Policy

This policy applies to proposals to develop ancillary dwellings in zones where the provisions of the Residential Design Codes Volume 1 do not apply, specifically the Special Rural, Rural Living and General Rural zones.

12. Policy Objective

To ensure ancillary dwellings can provide accommodation for people who live either independently or semi-independently to the residents of the primary dwelling, sharing some site facilities and services, without compromising the amenity of surrounding properties, and ensuring the provisions of Town Planning Scheme No. 4 are not compromised.

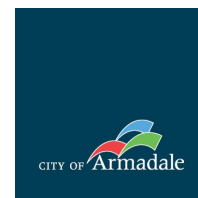
13. Policy Statement

13.1 Ancillary dwellings to meet the following requirements:

13.1.1 The maximum plot ratio area to not exceed 70m². Plot ratio area to be calculated as defined in the Residential Design Codes Volume 1.

13.1.2 No more than two bedrooms may be provided.

13.1.3 One car bay in proximity to the ancillary dwelling to be provided.



13.1.4 The position on a lot and overall design of an ancillary dwelling to complement the primary dwelling and not adversely affect the streetscape or surrounding properties. This requirement may be met by the ancillary dwelling being setback near and behind and constructed in the same colours and materials as the existing approved dwelling on the lot.

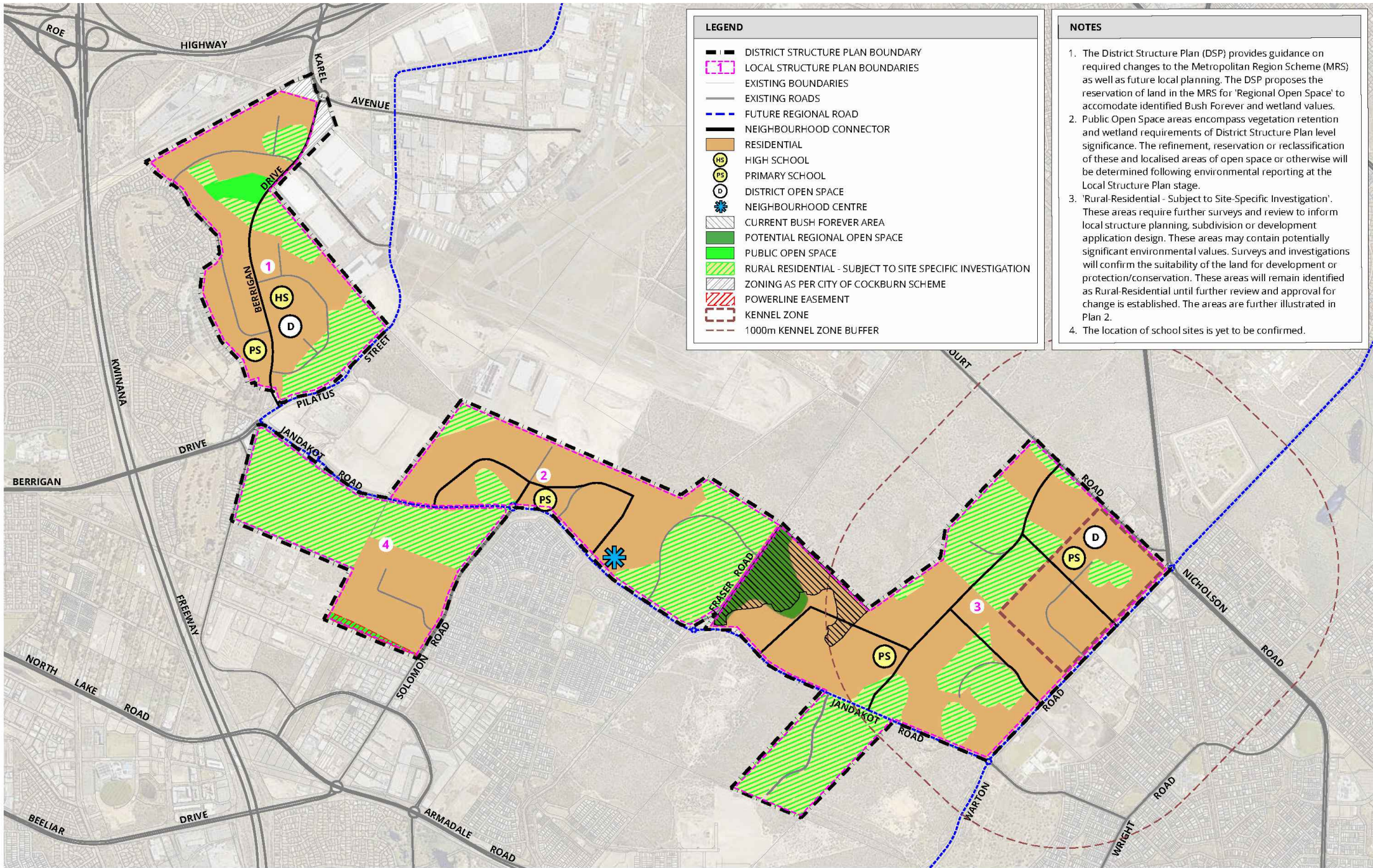
13.2 Only one ancillary dwelling is permissible on a lot.

14. Definitions

Ancillary Dwelling:

Self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling.

OFFICE USE ONLY			
INITIAL COUNCIL ADOPTION	16/06/2003	RESOLUTION #	D106/6/03
LAST REVIEWED	25/05/2020	RESOLUTION #	D32/5/20
NEXT REVIEW DUE	Click or tap to enter a date.		
ADOPTION HISTORY	<ul style="list-style-type: none"> D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003 D160/9/05 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004 D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012 D7/2/14 Development Services Committee 18 February 2014 - Adopted by Council 24 February 2014 D32/5/20 Development Services Committee 19 May 2020 – Adopted by Council 25 May 2020 		



Plan 1 – District Structure Plan Map 5.



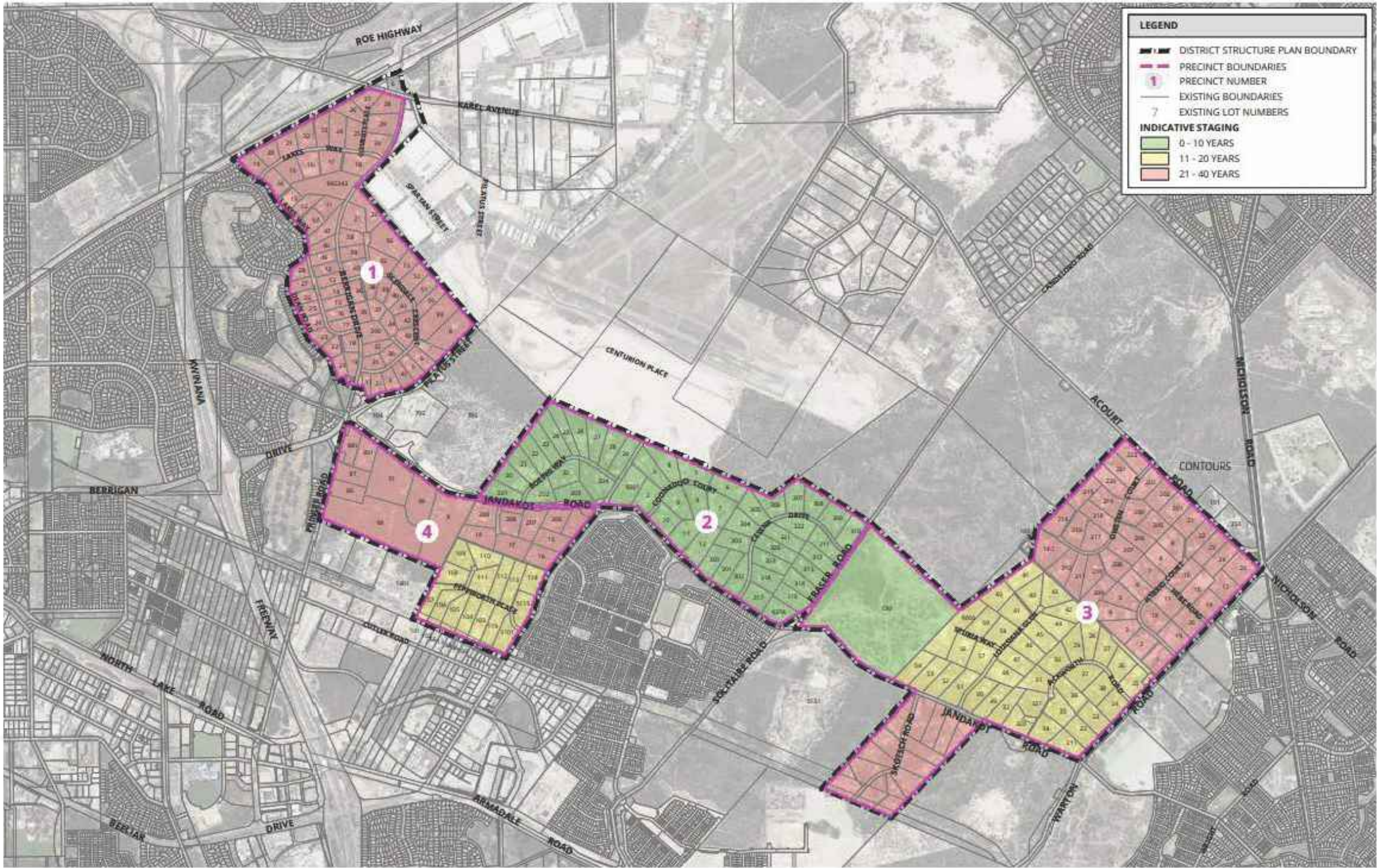
NOT TO SCALE



Based on information provided by and with the permission of the
Western Australian Planning Commission (WAPC) and the
Department of Planning, Lands and Heritage (DPLH).

PROPOSED DISTRICT STRUCTURE PLAN
Jandakot Treeby District Structure Plan

DATE: 21 July 2025 - REVISED 2025
Version: 1.0 - Draft Structure Plan Map 5

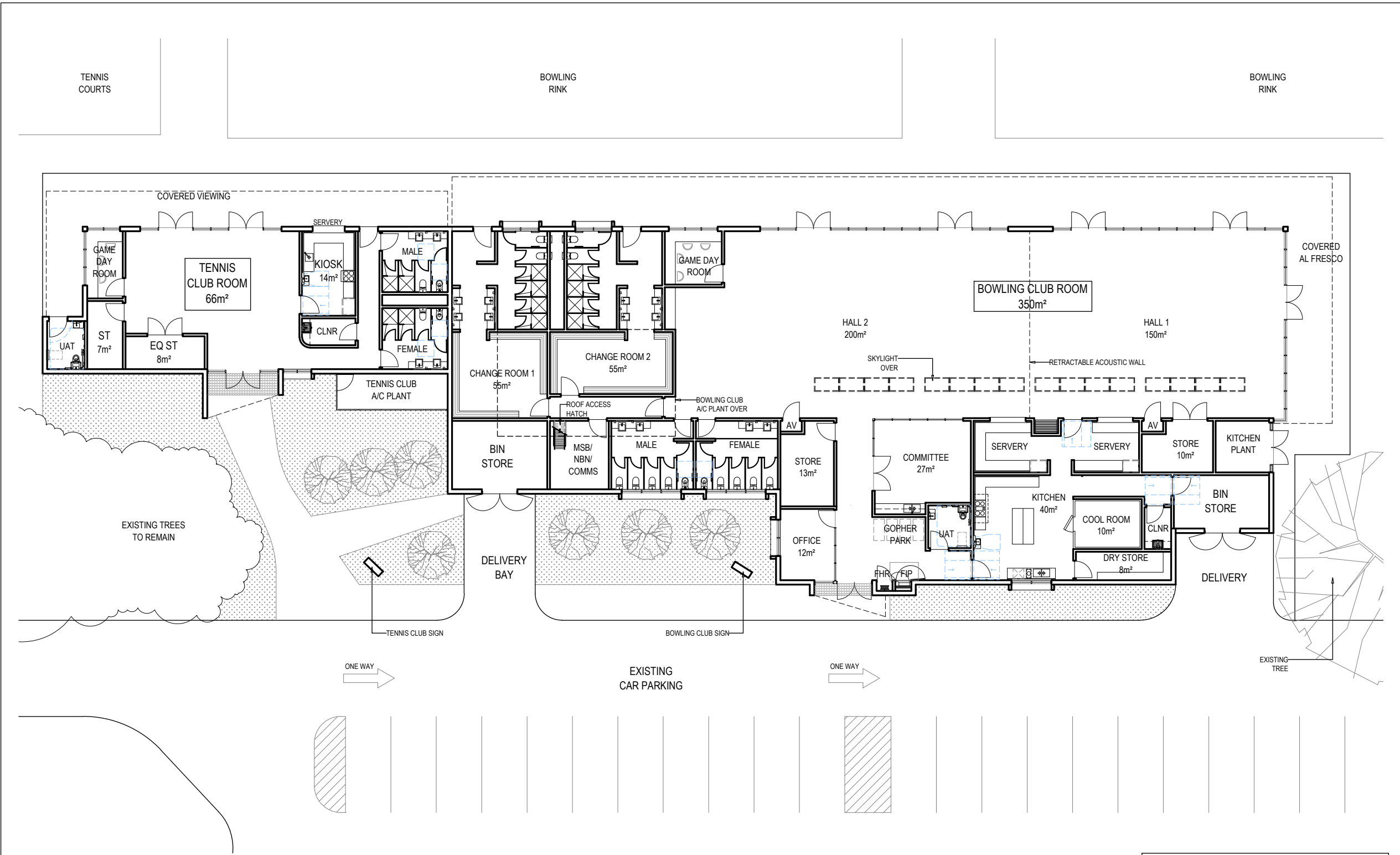


27. DSP Staging Plan

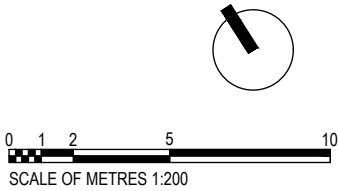
STAGING PLAN
Jandakot Treeby District Structure Plan



DATE: 21 July 2025 - REVISED 2021
Version: 1.0 - Final Draft Structure Plan



SK01 | Gwynne Park Pavilion
Ground Floor Plan - Option 3
JUNE 2025 SCALE 1 : 200 @ A3 JOB NO. BDG 2513



bdg
Bolig Design Group
Architecture
Urban Design
Master Planning
Interior Design
Level 1, 1260 Hay Street, West Perth 6005
PO Box 1224, West Perth 6872
E. bdg@bolig.com.au W. bolig.com.au



> SK

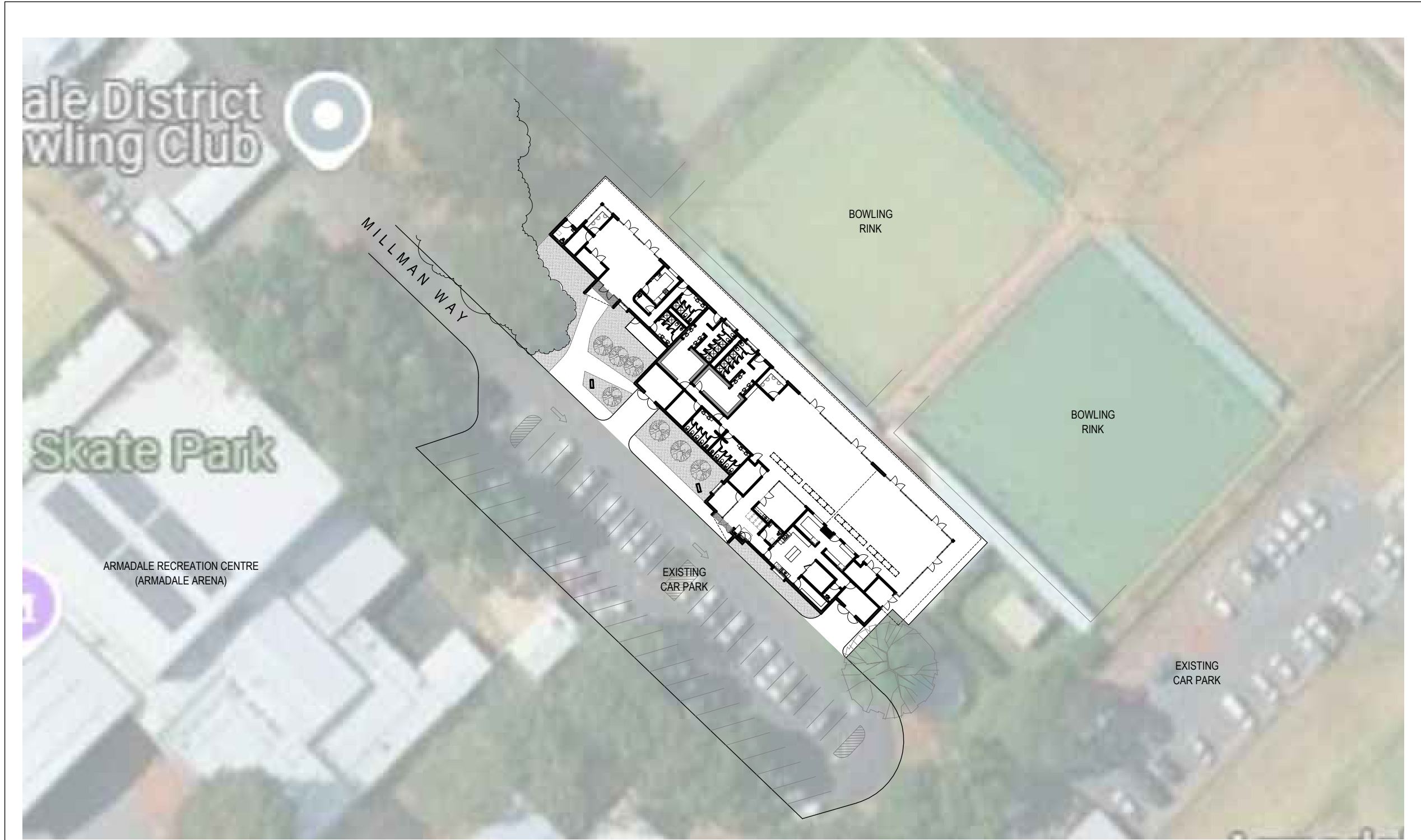
02

> ELEVATIONS - OPTION 3

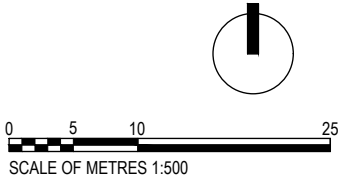
0 1 2 5 10
SCALE 1:200 @ A3

PROJECT > GWYNNE PARK PAVILION
JOB NO. > 2513
DATE > JULY 2025

Bollig Design Group
Architecture
Urban Design
Masterplanning
Interior Design
Level 1, 1260 Hay Street, West Perth 6005
PO Box 1224, West Perth 6872
E bdg@bollig.com.au W bollig.com.au
T 61 8 9321 4402



SK00 | Gwynne Park Pavilion
SITE PLAN - OPTION 3
JUNE 2025 SCALE 1 : 500 @ A3 JOB NO. BDG 2513

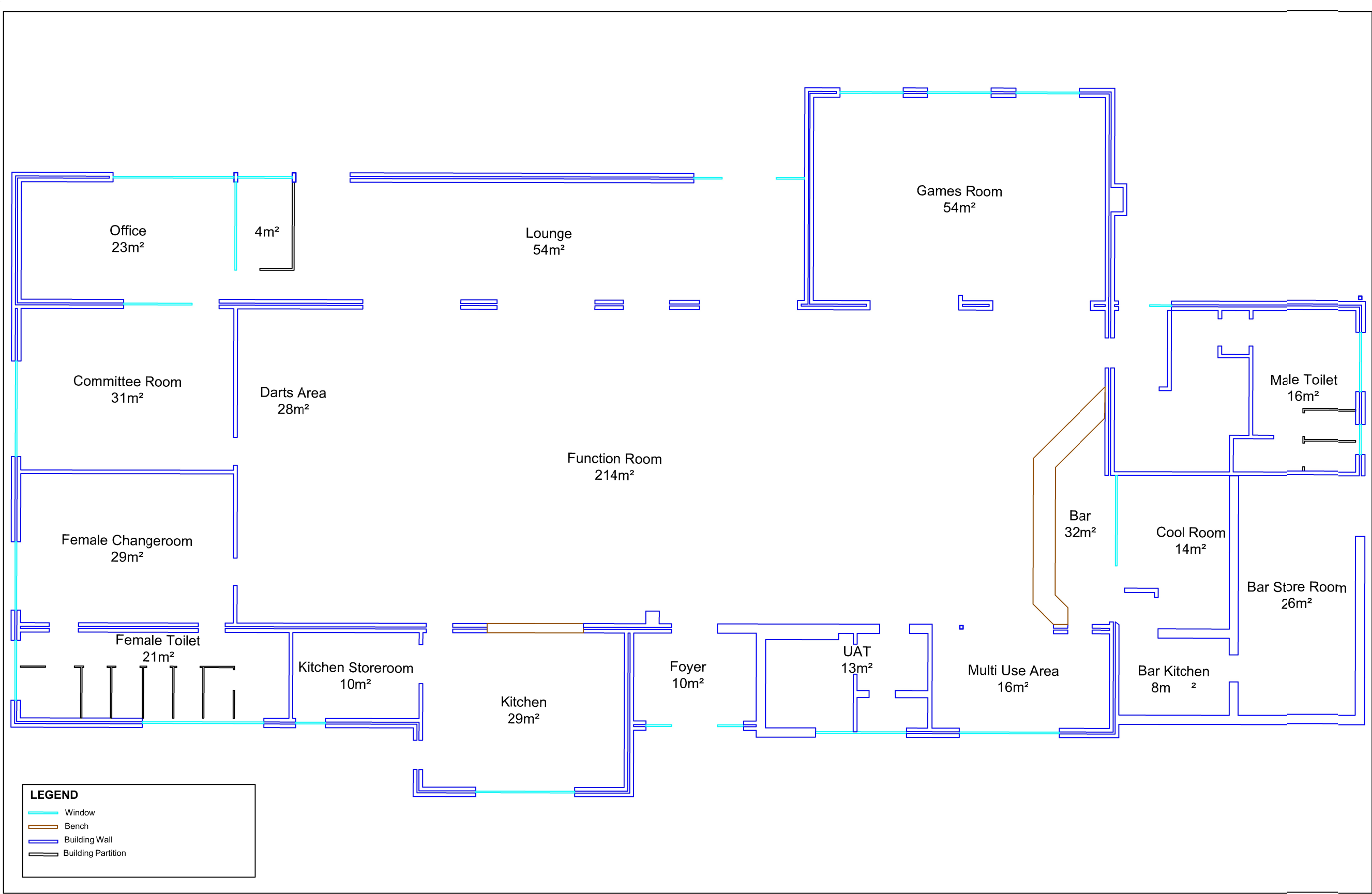




Bolig Design Group

Architecture
Urban Design
Master Planning
Interior Design

T. 61 8 9321 4402
Level 1, 1260 Hay Street, West Perth 6005
PO Box 1224, West Perth 6872
E. bdg@bolig.com.au W. bolig.com.au



Bowling Club Floor Plan
Address: Lot 21, Forrest Rd ARMADALE 6112

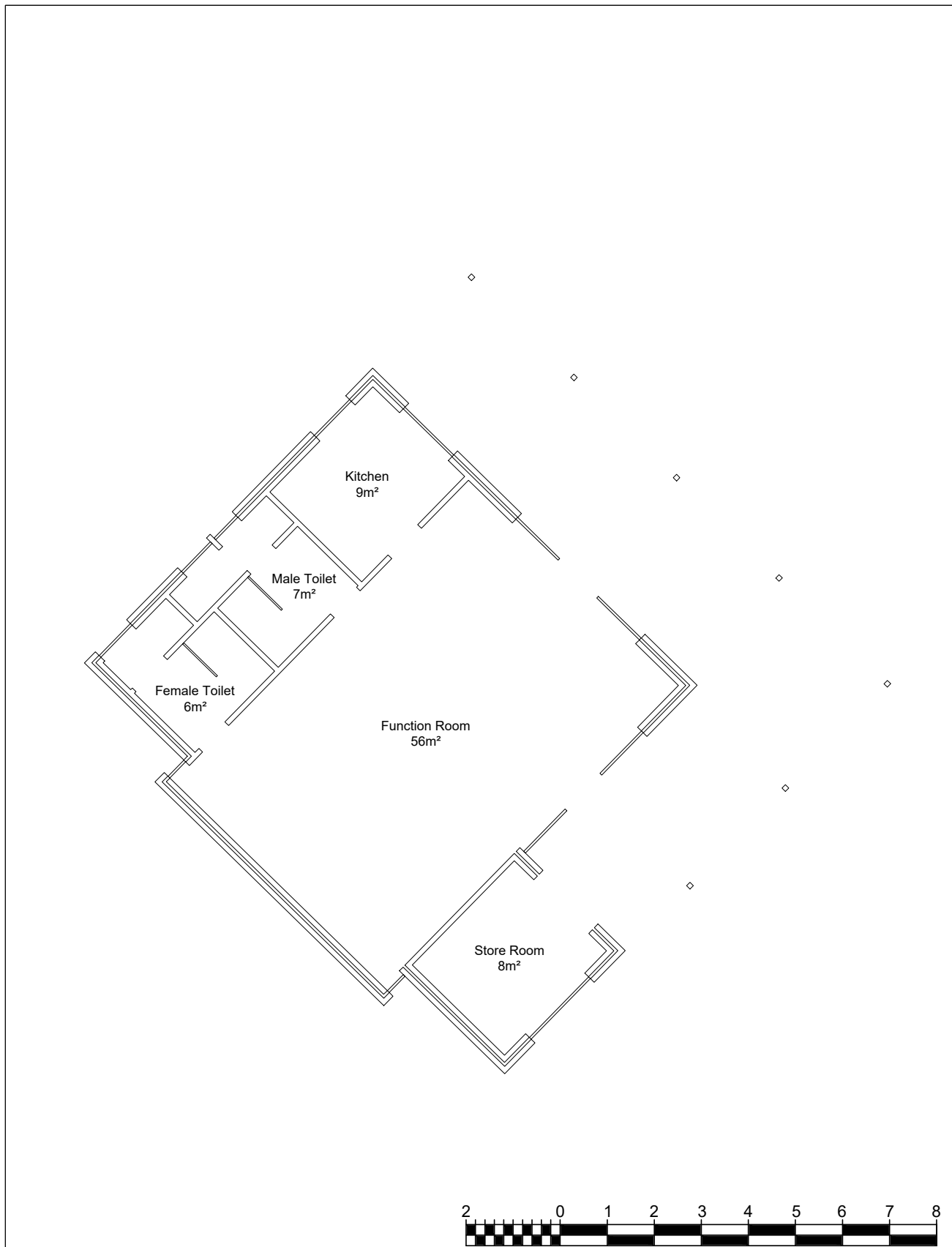
DATE DRAWN: 24 May 2023



SCALE 1 : 100
(@A3)

Drawing should be verified before commencing work.





FLOORPLAN

Armadale Tennis Club

DATE 1 September 2020 - REVISION 001
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SCALE 1 : 100

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





ARMADALE BOWLING CLUB AND ARMADALE TENNIS PAVILION

Forrest Road, Armadale

DATE 28 July 2025 - REVISION 2501
\\aws-file-01\dsdraft\autocad\agenda_drawings\2025\8. august\ts_armadale_bowls_tennis\armadale_bowls_tennis.dwg

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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 WE'RE HERE FOR YOUR *Business*



At the City of Armadale, we're dedicated to helping local businesses thrive. Whether you're just getting started or ready to expand, we provide a variety of support services, including workshops, valuable business information, and connections to leading organisations. The region is experiencing remarkable growth, and it's the perfect time to start or grow your business.



Fast-growing population

Estimated 109,554 residents in 2025 – projected to reach 145,843 by 2046.
11 new residents move to the City of Armadale every day.



Thriving economy

Gross Regional Product of \$3.76 billion in the year ending June 2023, up 3.8% on the previous year and up from \$3.17 billion in 2020.



Construction is on the rise

- \$518 million in building approvals (2023/24)
- 27.5% increase in residential projects



Key industries thriving

- Health care
- Education
- Construction
- Logistics
- Transport, Postal and Warehousing
- Professional, Scientific and Technical Services



Strategic location – the smart choice for business

The City of Armadale offers direct access to key road, rail, and port infrastructure – just 30 minutes from Perth CBD, airports, Fremantle Port, and the new Westport in Kwinana. Connected by Tonkin, Albany, and Armadale Highways, it's a rising logistics and manufacturing hub in Perth's southeast.

Stay connected with us

www.armadale.wa.gov.au | economicdevelopmentteam@armadale.wa.gov.au | (08) 9394 5000



Promote Your Business for **FREE** with the City of Armadale Local Business Directory

The City of Armadale Local Business Directory is your 'go-to' hub for showcasing your services to the community. It's a great way to boost your visibility and connect with a broader audience.

Upload your details here:



Support & Resources for Your Business

Grow Your Business Armadale

This City of Armadale program is aimed at providing businesses with the tools to adapt and thrive in an ever-changing environment and is provided free to our local business owners.



Small Business Development Corporation (SBDC)

SBDC is your trusted resource for practical business support across Western Australia.

Services include:

- Business skills workshops
- Free advisory services
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