

# City Views

CITY OF  Armadale

VOLUME 10  
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## Champion Lakes maiden regatta

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## Armadale's Vision for 2022

The City of Armadale is soon to consider a new version of its 15 Year Plan. In advance of that report, CEO, Ray Tame provides the following comments:

Armadale raises over half (54%) of its income from rates. If the Council only controls half its income, every 1% increase in cost means a 2% increase in rates if current services are to be retained.

Analysts estimate that as CPI rises by 3.5%, local government costs rose by 5.4% (local government costs more closely reflect the construction cost index).

So for Armadale, without any growth at all, the simple equation would be to raise rates by twice the local government index or 10.8%.

Not an attractive or practical proposition when 85% of those rates must come from residential landowners.

Further to this, few WA Councils are aware of the underlying cost of their

assets and infrastructure. No WA Council fully funds its asset replacement as yet.

In the next four years, Armadale wants to provide two new libraries, a new aquatic centre and upgrade its own "shop-front" to service the growing district. Private enterprise has invested strongly in our City over the past two years and it's important the City rises to the same standards of quality. And of course, these new "strategic initiatives" must be provided on top of the basic Council functions which have rapidly expanded over the past decade.

Then there are the new suburbs. Armadale has to grow to service new facilities enjoyed by all. New railway stations, two new shopping centres, cinemas, aquatic centres and libraries can't be properly supported by a population of just 55,000.

So we have to grow, but at a cost. New suburbs add to the infrastructure backlog. Even if new suburbs pay higher rates to maintain parks and playgrounds in their area, ratepayers throughout the district are still not being charged the true cost of their roads, footpath, parks and facilities.

Most Councils in WA are passing this cost (and the problem) onto future generations.

At Armadale, we are trying not to do that and have estimated all the expected costs and all the expected income over the next 15 years.

This Plan under discussion contains more than ever before, but still fails to close the infrastructure gap.

We are working with other smart Councils throughout Australia and New Zealand, to close the gap further, perhaps by convincing the Federal and State Governments to return some more of the income tax "cake" back to the community.

## Armadale Community Portal

A unique new online information service to help Armadale residents learn more about the services on offer in their community has been launched jointly by the City of Armadale and the Armadale Redevelopment Authority (ARA).

The Armadale Community Portal – go to [www.armadale.wa.au](http://www.armadale.wa.au) to check it out – was launched on May 11.

Both the City of Armadale and the Armadale Redevelopment Authority (ARA) have each contributed \$20,000 to the development of the portal.

Armadale councillor and ARA member Henry Zelones chairs the local committee, Connected Communities, which is responsible for organising the online portal and will manage the site in the future.

Cr Zelones said the service was expected to be self funding through the sale of commercial online advertising space.

"I urge the Armadale community to get on-line and log on to the new portal. It's fast, easy, and free," Cr Zelones said.

"Go to [www.armadale.wa.au](http://www.armadale.wa.au) and promote your event or business for example, or let everyone in Armadale know about your club or group – whether five members or 500."

Armadale Mayor Linton Reynolds said the Council was pleased to be involved in a project which promised to connect communities.

"A community portal like this can link diverse communities by making local information readily available," Cr Reynolds said. "It also provides a vital link to local businesses and industry through sponsorship, advertising and business listings."

Planning and Infrastructure Minister and Armadale MLA Alannah MacTiernan said the ARA had supported the initiative since the idea was first introduced by the Hon Mal Bryce in 2004.

"As Armadale welcomes tens of thousands of new residents in coming years there will need to be a local point of



(L-R) Mayor Linton Reynolds with Kay Hallaghan, Deputy Chair ARA; the Hon. Mal Bryce, and Cr Henry Zelones

information about services offered in the region," Ms MacTiernan said.

"This service will be extremely helpful to current and future Armadale residents as a point of reference about what is on offer commercially, professionally and recreationally in the City.

"This is a fantastic service that was developed locally and will be used as the model for other local government areas throughout Australia."

## Median house prices continue to grow

Property values in most suburbs in the City of Armadale have continued to show strong performance over the past two years.

Median house prices have gone up on average by 74% over the last two years, while unit prices have increased by 108%.

By suburb the figures are:

- Bedforddale 47%
- Roleystone 60%
- Forrestdale 62%
- Mt Nasura 72%
- Mt Richon 74%
- Kelmscott 88%
- Seville Grove 90%
- Westfield 92%
- Brookdale 100%
- Armadale 103%

REIWA (Real Estate Institute of Western Australian) publishes regular reports from which these figures have been calculated.

It is worth noting that whilst the actual quantity of sales has remained consistent over the two years, the values have gone up dramatically in most of the suburbs in the City of Armadale.

## Mayor's Message



Recently residents would have read in a local paper of Council's review of options available to us for providing an all year round aquatic facility. Recent heavy increases in construction costs and changes to State Government health requirements have closed the gap between the two options.

This is only one of many difficult decisions surrounding funding and timing of the major infrastructure upgrades that are needed as we prepare for a steep increase in the number of new residents.

At the same time we have also made allowance for major improvements to public open spaces in older suburbs; improved sporting facilities, and the allocation of funds for ongoing operations and infrastructure maintenance.

The other priorities that must be met in the next 3 – 5 years include the provision of a significant increase in space for library services, both in Armadale and Kelmscott, and a long overdue refit and expansion of accommodation for staff that will be required to service this growing regional centre

Over the last two months Councillors and senior staff have participated in seven 15 Year Plan workshops exploring such issues. The workshops have also looked at ways to maintain and increase standards across the whole range of Council services.

The 15 year Financial Plan which has resulted, will guide our decision making for the coming months and years, and also in the immediate future as we now begin to shape our budget for 2007/08.

**Cr Linton Reynolds, AM JP**  
City of Armadale Mayor

# Wungong Urban Water Project

The exciting Wungong redevelopment, which will eventually house 40,000 people, reached an important stage in April when Minister for the Environment and Water Resources Malcolm Turnbull visited the site, launching the Wungong Urban Water project.

The Minister announced federal funding of \$6.19 million, to be matched by the State government, towards the \$48.18 million project. The Armadale Redevelopment Authority (ARA) will fund \$35.8 million towards the project, which involves water sensitive urban development.

Armadale Deputy Mayor, Jeff Munn, said that the City of Armadale was delighted that the next phase of the Wungong/

Brookdale redevelopment had been kick-started by the Federal Government's support.

"This really capitalises on the hard work of the past two years by the ARA, CSIRO, City staff and a huge team of consultants," he said.

"One day the Wungong River will pass through a new community with the same population as Bunbury, just 5 minutes from central Armadale!"

Armadale CEO, Ray Tame, said that the innovative approach to both water-use in summer and water management in winter will set the Wungong/Brookdale development apart.



Minister Turnbull launches the Wungong Urban Water project while local MP Don Randall looks on

"As Minister Turnbull said at the launch, one day we'll be displaying this development to visitors from all over Australia."

## COMMUNITY



*Fun at Westfield Health and Fitness Fun Fest*

### Successful Fun Fest leads to neighbourhood interest group

Following the success of the Westfield Health and Fitness Fun Fest on the last day of the April school holidays, where families enjoyed a range of healthy activities for free on Westfield Reserve, the City's Community Development Team is now looking to establish a Westfield Neighbourhood Interest Group.

The Fun Fest included everything from soccer and basketball clinics, a climbing wall, health checks and weight lifting trials to environmental activities, road safety advice, farm animals and pony rides.

Visitors could also participate in the 'Community Voice Box' free raffle. A box was used to house ideas from residents on ways to improve their neighbourhood – two lucky people won local government and the community board games as a result.

Anyone interested in joining the Westfield Neighbourhood Interest Group can call Trish McCourt on 9399 0630.

### Have a Go gardening, and scrapbooking

All ages are welcome at the free Have a Go scrapbooking and gardening days during the July school holidays.

The Have a Go gardening afternoon will be held on Monday 16 July from 12 noon to 5pm at the Armadale Community Family Centre (101 Challis Road Armadale). A soup pot will be on, full of vegies from the Centre's community garden, to warm you up during winter.

The scrapbooking day will be held at the centre on Thursday 12 July from 10am to 5pm.

Have a Go gardening and scrapbooking aims to get the different generations doing activities together. Gardening is held regularly on Mondays, and scrapbooking on Thursdays, both from 4pm to 5pm.

Please contact Ruth Aspinall at the City of Armadale on 9399 0638 for further information.



*Seniors and kids gardening together*

### 'Respect Yourself, Respect Your Culture' drama workshops

The City of Armadale invites Aboriginal children aged 6 – 12 and their families living in the Armadale area to be part of the 'Respect Yourself, Respect Your Culture' drama program run by Yirra Yaakin, a Western Australian Aboriginal performing arts company.

The 20-week program starting Thursday 26 July, consists of weekly workshops teaching skills in drama, art and dance, and community performances.

Sponsored by Healthway and supported by the City of Armadale and Ab-Link, the program will include other facets of drama including choosing a theme for the performances, script development, costume designs, set design and marketing. This allows for the children and their families to develop and explore skills in areas they are comfortable with and develop the self-esteem and confidence of participants.

"These drama workshops and performances are both an excellent opportunity for the children to use the skills they learn, and to showcase the Aboriginal culture to the Armadale community," said Mayor Linton Reynolds.

**When:** Starting July 26 2007 at 4pm - 5pm and every Thursday after

**Where:** Champion Centre, Champion Drive, Westfield (next to the Armadale Aquatic Centre and Westfield Library)

**Contact:** Ruth Aspinall at the City of Armadale on 9399 0638 to book your spot.



# Outside the Frame

**11am - 4pm, Thursday  
23 August - Saturday  
25 August 2007**

Showcasing the work of Year 11 and 12 students from across the South East metropolitan region the Outside the Frame Exhibition is sure to delight and inspire.

The artistic talents of the South East region's Year 11's and 12's will be on display in the annual Outside the Frame art award, from Thursday August 23 till Saturday August 25. Over 100 entries are expected in the painting, drawing, prints, sculpture, textiles and photography categories.

The young artists will be motivated by the great prizes on offer with \$200 first prize in each category and a \$1000 prize for the school with the most winning entries.

The award is a particular favourite with the City's Mayor, Linton Reynolds.

"I enjoy being part of this award each year as the talent on display by such young people never ceases to amaze me," he said. "For art lovers it is a must see event."

The Outside the Frame exhibition will be open daily from 11am - 4pm, Thursday August 23 to Saturday August 25, upstairs in the City of Armadale administration building at 7 Orchard Avenue, Armadale. Outside the Frame is proudly sponsored by McDonalds restaurants of Armadale and Kelmscott.



*Last year's winner Lydia Winslade, with Mayor Linton Reynolds*

## Join winter wonderland of fun at libraries in school holidays

Children can get into the spirit of winter in the July school holidays at the City of Armadale libraries.

With a dreamy theme of a winter wonderland, children will be able to experience a make-believe snowy winter.

The libraries hold activities every school holidays for school-age children. The sessions are very popular so get in early and book your place with the relevant library.

### Make snowy silhouettes at Armadale

On Wednesday 11 July from 2-3pm, Armadale Library will be getting artistic by making snowy silhouettes. By using special salt and paint school children will be able to create a magnificent background to paste their cut out silhouette pictures on.

Phone: Armadale Library 9399 0125

### Build a snowman at Westfield

Enjoy a cup of hot chocolate and marshmallows at Westfield Library on Thursday 12 July from 2-3pm while you use craft materials to build your own snowman.

Phone: Westfield Library 9497 2622

### Make sparkly snowflake mobiles at Kelmscott

Kelmscott Library wraps up the fun on Wednesday 18 July from 10-11am by designing sparkly snowflake mobiles. Using your imagination, pine cones and all things sparkly construct a mobile to hang in your room.

Phone: Kelmscott Library 9390 5506

## Your Local Libraries

Did you know that over 20,000 people visit one of the City's three libraries every month? In addition to the thousands of books, CDs, DVDs and magazines on offer the libraries also boast a jam-packed Calendar of Events. Check out these exciting activities for starters.

### Pirates!

**3.45pm-4.45pm  
Monday 2 July 2007  
Kelmscott Library**

Enjoy some pirate crafts and read all about how they lived.

### Fairies!

**3.45pm-4.45pm  
Monday 30 July 2007  
Kelmscott Library**

Make a fairy picture out of paper cut outs and listen to a magical story.

### Bub Hubs

**10am-11.30am  
Friday 3 August 2007  
Westfield Library**

Parent Link will speak about their service and how it can help parents with the challenges of parenting.

### Visiting Author

**10.30am  
Friday 17 August 2007  
Kelmscott Library**

Join literary award winner Julianne Van Loon as she speaks about writing.

### Armadale Library

7 Orchard Avenue, Armadale  
Tel: 9399 0125

### Kelmscott Library

2800 Albany Highway, Kelmscott  
Tel: 9390 5506

### Westfield Library

76 Champion Drive, Seville Grove  
Tel: 9497 2622

## COMMUNITY

# All welcome at **Champion Lakes**

The opening of Champion Lakes with its maiden regatta on Sunday 29 April saw Council's long-held dream come to fruition.

Champion Lakes is WA's only purpose-built rowing facility, and a big crowd of spectators watched 500 rowing, canoeing and dragon boating competitors on the waters of the opening regatta.

Although a world-class rowing facility, Champion Lakes provides local residents with year-round, high-class 'passive recreation' options such as walking, cycling, and casual canoeing.

Now that the lake is open, there are plenty of activities for the community to regularly participate in.

Canoes and surf skis will be able to be taken on to the lake. You can also make use of the beach area adjacent to Henley Drive.

Enjoy a pleasant walk or bike ride along the pedestrian and cycle paths on the western side of the lake. Access to the island is available and around the warm up lake.

Dogs are welcome but must be on a leash at all times.

A carpark is available to the left of Henley Drive.



*Minister Alannah MacTiernan signals the boats racing at Champion Lakes maiden regatta*

"I sincerely thank Alannah whose whole-hearted support was central to the facility being built," Cr Reynolds said.

Champion Lakes and its associated housing and commercial development is tipped to have a significant impact on land values in the immediate area.



Powerboats however must not be taken on to the lakes by the public as the wash would affect the reeds on the foreshore and the waterbirds' habitat, and interfere with the course laid out on the lake.

City of Armadale Mayor Linton Reynolds acknowledged the support over many years of Rowing WA, and the effort of the Armadale Redevelopment Authority, and especially local member and Minister for Planning and Infrastructure, Alannah MacTiernan.



*Tonkin Highway*





## Keep our City **clean and tidy**

Council is always keen to maintain the tidiness of our beautiful City.

The City's Planning Compliance Officers enforce legislation as part of their duties which covers motor vehicle wrecks, unsightly properties, illegal landfill and parking of commercial trucks.

Although most residents are usually co-operative when requested to clear unsightly properties, remove wrecks or discarded domestic items, as a last resort, the City does have the option to prosecute.

A pro-active campaign is now underway where streets are being inspected and offending properties identified.

If you have a motor vehicle wreck you need to dispose of, there is some good news.

Sims Metal will remove the wreck and provide a \$50 shopping voucher for each vehicle. Phone Sims Metal on 9434 2776 to make arrangements.

*These photos show examples in Armadale of the type of unsightliness we want to avoid.*



## Useful Council Numbers

**City of Armadale  
Administration Centre**  
Tel: 9399 0111  
Fax: 9399 0184

Email: [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)  
Address: 7 Orchard Avenue,  
Armadale WA 6112  
Opening hours: Monday to Friday  
8.15am to 4.45pm

### City of Armadale newsletter

The *City Views* provides residents with information about Council policies, services, activities and community events. We welcome your articles and suggestions.

**Next deadline: 2 July 2007**  
Email: [krichardson@armadale.wa.gov.au](mailto:krichardson@armadale.wa.gov.au)  
Tel: 9399 0634 Fax: 9399 0184

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*This newsletter is printed on environmentally friendly paper*

# Councillor Contact List

## Heron Ward



**Cr Linton Reynolds AM JP, Mayor**  
Tel: 9390 7433



**Cr Jim Stewart**  
Tel: 9497 9524

## Jarrah Ward



**Cr Pat Hart**  
Tel: 9496 1634



**Cr Laurie Scidone**  
Tel: 9496 0445 Fax: 9496 3445

## Lake Ward



**Cr Alison Cominelli JP**  
Tel: 9397 0241 Fax: 9397 0073



**Cr June MacDonald**  
Tel/Fax: 9399 1738

## Minnawarra Ward



**Cr John Knezevich**  
Tel/Fax: 9497 1638



**Cr Jeff Munn JP CMC,  
Deputy Mayor** Tel: 9390 6018

## Neerigen Ward



**Cr Guenter Best**  
Tel: 9399 4371 Fax: 9497 3985



**Cr Bob Tizard**  
Tel/Fax: 9497 3469

## Palomino Ward



**Cr Jim Everts**  
Tel: 9399 6327 Fax: 9399 6833



**Cr Graham Wallace**  
Tel: 9390 9909 Fax: 9399 0664

## River Ward



**Cr Ruth Butterfield**  
Tel/Fax: 9390 1459



**Cr Henry Zelones JP**  
Tel: 9495 4073 Fax: 9495 4838

**City of Armadale**  
7 Orchard Ave, Armadale  
Tel: 9399 0111 Fax: 9399 0184  
[www.armadale.wa.gov.au](http://www.armadale.wa.gov.au)

# YOUR COUNCIL

**switch**  
your thinking!

a small change can make a big difference.



## Banksia Awards

The firm partnership between the Cities of Armadale, Gosnells and the Shire of Serpentine Jarrahdale in implementing the environmentally friendly Switch Your Thinking initiative continues to deliver outstanding results for the local governments and their communities.

Recently announced as a finalist in the prestigious Banksia Awards, the Switch Your Thinking initiative has been recognised within the Local Government category for outstanding achievement in the development and implementation of environmentally sustainable initiatives.

The awards will be presented at a special ceremony held in Sydney on Friday 20 July.

## The Green House

A project which has continued to be recognised as an innovation throughout the state is The Green House, a sustainable demonstration home located at 23 Willow Way, Maddington showcasing the ease and affordability of simple, energy efficient and water wise retro fits.



The Green House will close its doors to the general public on Saturday 30 June, to progress to the next phase of the project which will see three Murdoch University students reside in the home for research purposes. Residents are encouraged to visit the home before it's too late. The home is open on Wednesdays between 1pm and 4pm, and Saturdays between 11am and 4pm.

For further information about the Switch Your Thinking initiative including ways to introduce environmentally friendly features to your home, access the website at [www.switchyourthinking.com](http://www.switchyourthinking.com).

## Residents can pay smarter

More and more Armadale residents are taking up the smart option of paying their rates in weekly, fortnightly or monthly payments.

People are choosing their own convenient payments, just as you do in purchasing goods from Harvey Norman or Myer.

CEO Ray Tame said it makes sense to spread payment for year-round services or fortnightly rubbish and recycling pick-ups over the whole year.

"If you let your paper bill mount up over a year it becomes a burden. Modern payment methods make it a simple transfer and people can choose the

convenient payment method," Mr Tame said.

Launched by the City of Armadale three years ago, this popular initiative allows payment of rates over a 12 month period between April and March each year via direct debit on a weekly, fortnightly or monthly basis.

No administration fees or penalty interest applies, with the rates payment reviewed annually.

To register for 'A Smarter Way to Pay', please contact the City's Rates Department on 9399 0164 for an application form, or visit the City of Armadale's Administration Centre at 7 Orchard Avenue, Armadale.

## PAWs for thought

Armadale residents are invited to register their interest to attend an upcoming workshop currently planned for July, following a decision by Council to join forces with the Department for Planning and Infrastructure to focus on Pedestrian Access Ways in Westfield.

Although the workshop will specifically look at the Westfield area, it is hoped the recommendations gathered during the forum may be applied to other areas of the City.

Mayor Linton Reynolds said the City has approximately 190 PAWs, 23 of which are located within Westfield, and although they are a concern for some nearby residents, other community members would like them to remain open.

"The City is keen to hear feedback from local residents during the upcoming workshop which will attempt to solve the issue of the PAWs, a majority of which are the result of planning philosophies of the past," Cr Reynolds said.

If you would like to register your interest to attend the upcoming workshop with a date and time yet to be secured, contact Noelene Cranfield on 9399 0144.

## City of Armadale Council and Committee Meetings

July and August meeting cycles are displayed below. All meetings are held in the City of Armadale's Administration Centre, 7 Orchard Avenue, Armadale and are open to the public.

### July 2007

Mon 2 July	7pm	Council Meeting
Mon 9 July	7pm	City Strategy Committee
Tues 10 July	7pm	Development Services Committee
Mon 16 July	7pm	Council Meeting
Mon 23 July	7pm	Technical Services Committee
Tues 24 July	7pm	Community Services Committee

### August 2007

Tues 7 August	7pm	Council Meeting
Mon 13 August	7pm	City Strategy Committee
Tues 14 August	7pm	Development Services Committee
Mon 20 August	7pm	Council Meeting
Mon 27 August	7pm	Technical Services Committee
Tues 28 August	7pm	Community Services Committee

The next South East Metropolitan Regional Council (SEMRC) Meeting will be held at the City of Armadale Administration Centre, 7 Orchard Avenue, Armadale at 6pm on Thursday 16 August 2007.