

# **NOTICE OF SPECIAL MEETING AND AGENDA**

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PLEASE TAKE NOTICE that a **SPECIAL MEETING OF COUNCIL** will be held in the Committee Room, Orchard Avenue, Armadale at **7.00pm**

**MONDAY, 12 JANUARY 2015**

**I MACRAE**  
**Acting Chief Executive Officer**

8 January 2015

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**1     DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

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**2     RECORD OF ATTENDANCE/APOLOGIES / LEAVE OF ABSENCE**

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**3 PUBLIC QUESTION TIME**

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

*A procedure has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure is attached to the Council Agendas made available in the public gallery.*

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

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**4 BUSINESS OF THE MEETING**

**4.1 Ward System and Councillor Representation Review**

Report from the Acting Chief Executive Officer

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**5 CLOSURE**

***REVIEW OF WARD SYSTEM AND REPRESENTATION FROM 1 JULY 2015***

**Previous Items:** 10.5 - Report of the Chief Executive Officer - Council –  
15 Dec 2014 7:00pm

WARD : ALL  
FILE No. : M/9/5  
DATE : 7 January 2015  
REF : MD  
REPOSIBLE : A/CEO  
MANAGER

**In Brief:**

- The *Local Government Act 1995* (The Act) requires that Councils that use a Ward System are to review the Ward Boundaries and the number of offices of Councillor for each ward so that not more than 8 years elapse between successive reviews.
- The City last conducted a review of the Ward System and Councillor Representation in 2013.
- The Local Government reform process has now designated that a newly enlarged City of Armadale will have no wards.
- In order to revert to a ward system by 17 October 2015, Council needs to resolve to again review wards and representation.
- This item follows a report to Council from 15 December 2014.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

Section 4.1 (Good governance and leadership) of the City's Strategic Community Plan 2013 - 2028 applies, particularly 4.1.2 - Ensure governance policies, procedures and activities align with legislative requirements and best practice.

**Legislation Implications**

The Local Government Act 1995 –

Section 2.2 Districts may be divided into Wards

Section 2.3 Names and districts of wards

Section 2.18 Fixing and changing the numbers of Councillors

Schedule 2.2 Provisions about names, wards and representation

### **Council Policy/Local Law Implications**

Nil

### **Budget/Financial Implications**

The City has budgeted \$500,000 in 2014/15 in anticipation of a Government grant to fund the local government reform process. The Government has now determined only limited grants are available and that Councils may borrow to fund the process. This will be reported further in due course.

The cost of this review will be charged to the Metropolitan Local Government reform account.

### **Consultation**

1. Local Government Advisory Board (LGAB)
2. Department of Local Government and Communities (DLGC)
3. A/Chief Executive Officer of the Shire of Serpentine Jarrahdale
4. MANEX

### **BACKGROUND**

The Governor's Orders issued on 24 December 2014 now designate that the City of Armadale's boundary will change from 1 July 2015 and the City will consist of a one "district" ward.

As a consequence of the Governor's Orders declaring a one "district" ward, in accordance with schedule 2.2, 6(2) of the Act, if a local government is not divided into wards it may carry out a review as to:-

- a) *whether or not the district should be divided into wards; and*
- b) *if so -*
  - (i). *What the ward boundaries should be; and*
  - (ii). *The number of offices of councillor there should be for each ward,*

*from time to time so that not more than 8 years elapse between successive reviews.*

The City previously sought the views of the community on the matter of wards and representation in February/March 2013. At that time the City advertised five options:

- No ward option with 14 Councillors (1 x 14)
- Seven wards of two Councillors (existing) (7x2)
- Seven wards of two Councillors (alternative) (7x2)
- Six wards of two Councillors (6x2 )
- Three wards of three Councillors (3x3)

There were no submissions from the public and the City resolved (CS33/3/13) to adopt the alternative ward system currently in place, subsequently approved by the LGAB.

The City strongly submitted the benefits of continuing a 7x2 representation model when it made submission on the proposed change of the City's boundaries to the LGAB in May 2014.

The purpose of a review is to evaluate the current arrangements and consider other options to find the system of representation that best reflects the characteristics of the district and its people. Any of the following may be considered:

- Creating new wards in a district already divided into wards
- Changing the boundaries of a ward
- Abolishing any or all of the wards into which a district is divided
- Changing the name of a district or a ward
- Changing the number of offices of Councillor on a Council
- Specifying or changing the number of offices of Councillor for a ward

The LGAB encourages local governments to complete their reviews so that any changes can be in place within the 8 year period. It is appropriate for local governments to undertake reviews on a more frequent basis when the district is experiencing changes to its population that may impact on representation.

### *Review Process*

In carrying out the review, the local government must assess all options against the following factors -

- Community of interest
- Physical and topographical features
- Demographic trends
- Economic factors
- The ratio of Councillors to Electors in the various wards

The % ratio deviation gives a clear indication of the % difference between the average Councillor/Elector ratio for the whole local government and the Councillor/Elector ratio for each ward.

The Board considers that the ratio of Councillors to Electors is the most significant of the above factors. It is expected that each local government will have similar ratios of Electors to Councillors across the wards of its district. To that end, only under exceptional circumstances will the Board consider deviations to this ratio greater than plus or minus 10%.

Population growth is a significant issue for the City due to certain areas experiencing considerable and exponential population growth greatly affecting Councillor representation within certain areas within a very short period of time. For instance currently the locality of Harrisdale is growing by 520 persons per year, Piara Waters by 1118, and Byford by 1,562. With this fact in mind the Ward and representation options proposed within the discussion (Options 2 and 3) fall outside the LGAB's preferred 10% ratio deviation to reflect significant forecast population growths over the next one to two years.

### *Councillor Representation*

Under section 2.17 of the Act not less than 6 and no more than 15 Councillors are to be on the Council in circumstances where the method of filling the office of Mayor is election by the Council.

The City will be subject to a boundary adjustment and the requirement to move from a seven ward representing each ward to a one "district" ward system from 1 July 2015. However, if the outcome of the ward review process is for the re-establishment of a ward system, then the issue of the allocation of wards to those councillors whose term continues beyond the next ordinary election to be held 17 October 2015 will need to be addressed. While this is not a matter for Council to determine, the following advice is provided from the DLGC Metropolitan Local Government Reform Information sheet titled "Wards and representation arrangements" published December 2014. The information sheet indicates that:

- Where a Governor's Order is made under section 2.2 of the Local Government Act 1995 to divide a district into wards, and under section 2.18(3) to specify the number of offices of councillor for each ward it will be necessary to make a subsequent order under section 9.62 to allocate the existing councillors to wards.
- Existing councillors will be allocated to wards where at least some of the electors elected them. That is, there will be some geographical overlap between the old and new ward.
- Councillors will be allocated to wards such that the total number of councillors are to retire every two years.
- In wards with no overlap, all offices of councillor will be filled at the next election. As near as practicable to half of these will have four year terms, with those receiving a lesser number of votes getting two year terms.
- Consideration will be given to enable existing councillors whose terms end in 2017 to serve out the remainder terms, to the extent that the concept of ward representation are still complied with.
- The application of the provisions of the Act to each district and its ward structure will need to be considered on a case by case basis before a definitive decision can be made on the allocation of existing councillors to wards.

The final decision for the allocation of wards to councillors will be determined by the DLGC and published within the Governor's Orders.

### **COMMENT**

In determining that the City of Armadale's boundaries will be extended south to Mundijong Road from 1 July 2015, the LGAB and the Minister determined that a "district" ward (i.e. no wards) must be implemented from that date.

This determination has been made for all metropolitan boundary adjustments or amalgamations other than the City of Melville and Shire of Murray proposals. It is understood the district ward determination is based on a technicality regarding the Act's

requirement on continued Councillor representation. Now the Governor's Orders are issued these are binding.

However a process is available to enable the option of wards to be revisited in time for the first election of the newly enlarged City on 17 October 2015. This process is in line with advice from the DLGC and must follow the following steps:

Date	Step
24 Dec 2014	Governor's Orders gazetted designating City of Armadale's boundary will change from 1 July 2015 to include the localities of Oakford, Darling Downs, Byford, Cardup, Oldbury, Mundijong and Whitby.
12 Jan 2015	Special Council Meeting- Initial report explaining the Ward Review and Representation process and endorsement of discussion paper.
15 Jan 2015	Public Notice period commences inviting submissions - six week minimum statutory advertising period.
19 Jan 2015	Officers canvass Councillors views on the Ward system by way of a survey.
26 Feb 2015	Public Notice period finishes. Officers assess public submissions and draft report and recommendation.
16 Mar 2015	City Strategy Committee - Final report recommending ward structure and Councillor representation.
20 March 2015	Council Meeting - Council resolves preferred option for forwarding to the LGAB
31 March 2015	Deadline for proposal to be submitted to LGAB
Apr/June 2015	LGAB consider proposal and assess it against requirements of the Act. If satisfied will make recommendations to the Minister.
May/June 2015	Minister may accept or reject Board's recommendations.
June 2015	On acceptance of the recommendations issuance of Governor's Orders.
On or before 22 August 2015	The Western Australian Electoral Commission to be made aware of the number of councillors vacant and require filling at the election. Councillors have until 10 August 2015 to indicate whether they are continuing as a Ward representative.
17 October 2015	Local Government Elections – New wards take effect

Given this matter was canvassed as recently as March 2013 and the communities of both the City of Armadale and Shire of Serpentine Jarrahdale have expressed their views on representation throughout the reform process, it is proposed to canvas three options over the compulsory 6 week submission period.

- Option 1 - One district ward as proposed under Governor's Orders
- Option 2 - Seven wards of two Councillors each (7x2)
- Option 3 - Two wards, one North Ward of 10 Councillors representing predominantly residents of the current City of Armadale and one South Ward of 4 Councillors representing predominantly the northern part of the current

Shire of Serpentine Jarrahdale.

(i.e. Option 3 combines 5 Armadale Wards from Option 2 into 1 and 2 SJ Wards into 1)

A discussion paper outlining the benefits/dis-benefits of each option (without indicating any preference) is included as an attachment to this report.

The issuing of Governor's Orders removes any doubt as to the City's area of responsibility from 1 July 2015. The Shire of Serpentine Jarrahdale and the LIC will be kept fully apprised of the process. Both are supportive of commencing a process that will enable a ward structure to be in place by October 2015.

At the closure of submissions all options must be considered against the relevant factors.

As detailed within section 3 of the LGAB's Guide for Local Governments on how to conduct a review of wards and representation the Board will be reluctant to consider changes to ward boundaries and representation that result in ward councillor/elector ratios that are greater than plus or minus 10% of the average councillor/elector ratio for that local government unless exceptional circumstances apply.

Reaching a decision, it needs to be clear from the consideration of submissions and the assessment of options against the above relevant factors - why an option has been chosen as the best one for the district. An **absolute majority** is required.

Once a Council has completed its review, it must provide a written report to the LGAB. This report must outline the process and the outcome of the review and include the recommendations for change. If the Board determines that some part of the review does not meet the requirements of the Act, then the local government may be requested to undertake another review (or part of a review) that does meet the requirements.

### **OPTIONS**

1. Undertake a review of ward boundaries and councillor representation.
2. Not undertake a review and as at 1 July 2015 continue to operate under a one district ward system.

### **CONCLUSION**

As a direct result of Local Government reform and the State Government's mandate, the City of Armadale's boundary will be extended south to Mundijong Road and will revert to a one "district" ward system from 1 July 2015. It is considered important that an urgent review be undertaken to ensure the Ward and Councillor representation model is in place at the next election as this is considered to be the most reflective and representative of the interests of all affected electors.

**RECOMMEND**

**That Council:**

- 1) Pursuant to Schedule 2.2 of the Local Government Act 1995 and having regard for:**
  - (i) The timetable proposed by the Department of Local Government & Communities (DLGC) under the Metropolitan Local Government Reform process; and**
  - (ii) The Governor's Orders of 24 December 2014 decreeing that the City's boundaries be adjusted from 1 July 2015;**

**Resolve to undertake a review of:**

- a) The City's ward boundaries, and**
  - b) The number of offices of Councillor for each ward.**
- 2) Conduct the review in accordance with the DLGC's recommended schedule to enable implementation prior to the local government election scheduled for 17 October 2015.**

**ATTACHMENTS**

Discussion Paper: Review of wards and representation

City of Armadale

DISCUSSION PAPER:  
Review of wards and representation

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## 2 Advertisement – Review of Wards and Representation

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As a result of the State Government’s metropolitan Local Government Reform Review (MLGR) on 1st July 2015 the City of Armadale’s boundary will be adjusted to incorporate the localities of Byford, Darling Downs, Karrakup, Oakford, Oldbury, Cardup, Mundijong and Whitby (currently within the Shire of Serpentine Jarrahdale).

It is necessary to review the wards and representation for the new City of Armadale following the bringing down of Governors Orders on 24 December 2014 requiring the establishment of a new expanded City from 1 July 2015.

The City of Armadale is now conducting a Review of wards and Councillor representation within the City prior to the October 2015 local government elections. The City invites the public to participate in this Review prior to making a submission to the LGAB.

The Local Government Advisory Board (LGAB) has recommended that from 1 July 2015 as part of the local government reform process the City of Armadale will become one ‘district’ ward with 14 elected Councillors.

Ward boundaries and the number of offices of Councillor for each ward will be reviewed against the following factors:

- Community of interest
- Physical and topographical features
- Demographic trends
- Economic factors
- Ratio of Councillors to Electors in the various wards.

A Discussion Paper outlining the current ward boundaries and Councillor offices for each ward, together with several alternative ward structures, has been prepared. Printed copies of the Discussion Paper can be obtained, during ordinary business hours, from the City’s Administration Centre or the City’s (3) public libraries. An electronic copy of the Discussion Paper can be downloaded from the City’s website address [www.armadale.wa.gov.au](http://www.armadale.wa.gov.au)

Public Submissions in writing are to be addressed to:

Chief Executive Officer  
City of Armadale  
Locked Bag 2  
ARMADALE WA 6992

Public submission can also be made by facsimile (08 9399 0184), email to [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au) or delivered in-person to 7 Orchard Avenue Armadale WA no later than 4pm (WST) on 26 February 2015.

### 3 Background

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The City of Armadale has resolved to undertake a review of its ward system in compliance with the requirements of the *Local Government Act 1995* ('the Act').

Schedule 2.2 of the Act requires local governments with Wards to carry out reviews of the ward boundaries, and the number of councillors for each ward, from time to time, so that no more than eight years elapse between successive reviews.

The last review of Wards in the City of Armadale was commenced in January 2013, with the gazettal of changes arising from that review occurring on 28 June 2013.

With a boundary adjustment occurring, and the City's boundaries extending to take into consideration the portion of Shire of Serpentine Jarrahdale north of Mundijong Road, it is necessary to conduct another review.

This review is prompted by the Governor's Orders of 24 December 2014 determining that (inter alia):

#### **Part 2 — Shire of Serpentine Jarrahdale**

##### **4. District abolished (s. 2.1(1)(c) of the Act)**

The district of Serpentine Jarrahdale is abolished.

#### **Part 3 — City of Armadale**

##### **5. District boundaries changed (s. 2.1(1)(b) of the Act)**

The boundaries of the district of Armadale are changed so that the district consists of the land delineated in red and coloured purple on Deposited Plan 404448.

##### **6. Wards abolished (s. 2.2(1)(d) of the Act)**

All wards in the district of Armadale are abolished.

## 4 Current Situation

The City of Armadale currently has fourteen (14) Councillors elected from seven (7) Wards. It is necessary for there to be a similar representation of Councillors to Electors in each Ward. Details of those Wards are provided in Table 1.

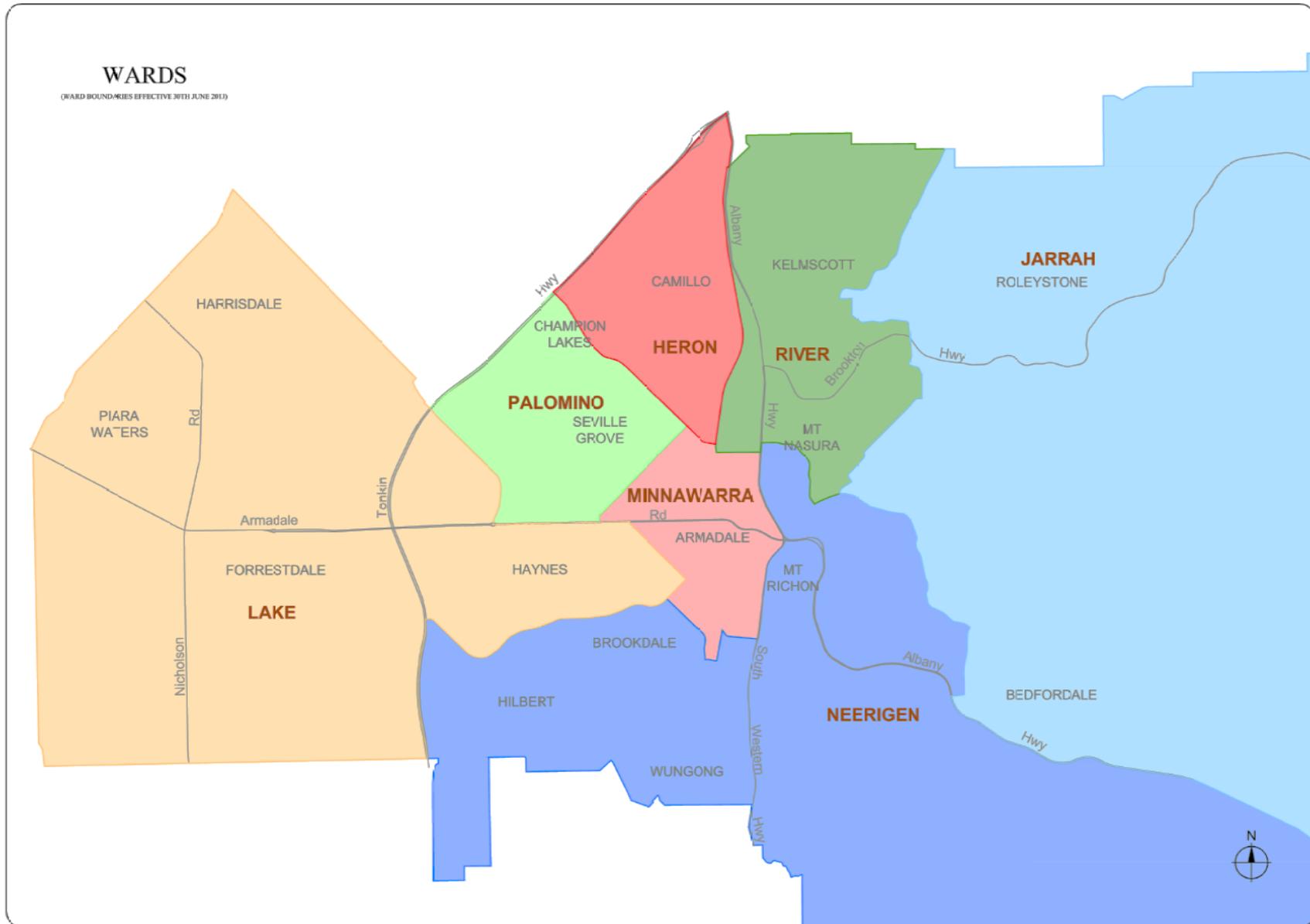
**TABLE 1 – City of Armadale elector to councillor ratios – current situation**

Ward	Councillors	Electors	Ratio	% Deviation
Jarraah	2	6,307	3,153	-5.4%
Neerigen	2	5,661	2,830	5.3%
River	2	5,968	2,984	0.2%
Heron	2	5,468	2,734	8.5%
Minnawarra	2	5,437	2,718	9.1%
Palomino	2	5,627	2,813	5.9%
Lake	2	7,419	3,709	-24%
<b>TOTAL:</b>	<b>14</b>	<b>41,887</b>	<b>2,991</b>	

The percentage ratio deviation gives a clear indication of the percentage difference between the average Councillor/Elector ratio for the whole local government and the Councillor/Elector ratio for each ward.

It can be seen that there is a significant imbalance in representation in the Lake Ward with it being significantly under represented. A balanced representation would be reflected in the percentage ratio deviation being within plus or minus 10%. It is also important to anticipate future changes which could exacerbate this under-representation in future years.

The Current ward boundaries are shown below:



## 5 Metropolitan Local Government Reform

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The Governor's Orders proposing the City of Armadale's new boundaries also designate that initially (from 1 July 2015) the City shall have one district ward, and its electors will be represented by 14 elected Councillors.

WARD	ELECTORS	COUNCILLORS	RATIO
<b>District</b>	51,769	14	1:3,697

*See map titled "Option 1 - One District Ward" on page 17 of this discussion paper*

## 6 Review Process

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The Review process involves a number of steps:

- The Council resolves to undertake the review.
- Public Submission period opens 15 January 2015
- Information is provided to the community for discussion.
- Public submission period closes.
- The Council considers all submissions and relevant factors and makes a decision.
- The Council submits a report to the Local Government Advisory Board (LGAB) for its consideration (March 2015).
- If a change is proposed, the LGAB submits a recommendation to the Minister for Local Government, Heritage, Citizenship and Multicultural Interest.
- The Minister's approved changes to be in place for the next ordinary election (October 2015).

## **7 Factors to be considered**

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When considering changes to Wards and Representation, Schedule 2.2 of the Act specifies the following factors that must be taken into account by a local government in the review process:

- Community of interest
- Physical and topographic features
- Demographic trends
- Economic factors
- Ratio of Councillors to Electors in the various Wards.

### **7.1 Community of Interest**

The term 'community of interest' has a number of elements. These include a sense of community identity and belonging, similarities in the characteristics of the residents of a community and similarities in the economic activities. It can also include dependence on the shared facilities in an area as reflected in catchment areas of local schools and sporting teams, or the circulation areas of local newspapers, as a few examples. Neighbourhoods, suburbs and towns are important units in physical, historical and social infrastructure and often generate a feeling of community and belonging.

### **7.2 Physical and topographic features**

These may be natural or man-made features that will vary from area to area. Water features, such as rivers and catchment boundaries, may be relevant considerations. Coastal plain and foothills regions, parks and reserves may be relevant as may other man-made features such as railway lines and freeways.

### **7.3 Demographic trends**

Several measurements of the characteristics of human populations, such as population size, and its distribution by age, sex, occupation and location provide important demographic information. Current and projected population characteristics will be relevant as well as similarities and differences between areas within the local government.

### **7.4 Economic factors**

Economic factors can be broadly interpreted to include any factor that reflects the character of economic activities and resources in the area. This may include the industries that occur in a local government area (or the release of land for these) and the distribution of community assets and infrastructure, such as road networks.

### **7.5 Ratio of Councillors to Electors in the various Wards**

Each local government will have similar ratios of Electors to Councillors across all Wards of their District.

The Minister for Local Government has previously indicated that changes to ward boundaries and representation that result in ward Councillor to elector ratios greater than plus or minus 10% of the average Councillor to elector ratio for the local government may not be supported unless exceptional circumstances apply.

## **8 Features of the District**

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### **8.1 A snapshot**

Located only 30 minutes south-east of the Perth CBD, Armadale is a growing metropolitan regional centre at the heart of a bustling urban community that offers a relaxed lifestyle with all the convenience of modern day living. More recently, the City has expanded its district to take in the rapidly growing centres of Byford and Mundijong, as well as the agricultural and equestrian areas of rural Oakford and Armadale has a modern City centre nestled amongst scenic parks, against a unique backdrop of undulating hills, and picturesque valleys. The City takes great pride in its cultural heritage and unique community feel.

The new City of Armadale is experiencing rapid growth and estimates its population will increase from 100,000 to 160,000 over the next ten years and to 194,000 by 2031. The extension of the Tonkin Highway the development of the Champion Lakes rowing facility and rapid urban growth in Piara Waters, Harrisdale, Sienna Wood and Byford make the Armadale district one of the fastest growing in the Perth metropolitan area.

### **8.2 Community of interest**

Armadale and Kelmscott are the service and commercial centres of the District and the majority of residents of the City use both centres. Roleystone and Byford, offer limited service and commercial facilities for local residents. Recent residential and commercial development in the north-west corner and southern parts of the City has not only increased population in the City but have generated alternative service and commercial opportunities that span across local government boundaries. The Forrestdale Business Park is providing much needed employment and business opportunities for residents. All centres have access to schools, shopping facilities and a range of recreational/sporting facilities. Outside of these centres other communities of interest consist of the broad-acre agricultural areas, equestrian areas, the foothills and hills-rural and rural residential lifestyles as well as orchard activities.

### **8.3 Physical and topographic features**

The City has ten roads of major significance:

- Albany Highway, which bisects the District north to South
- Brookton Highway, which runs from the east to Albany Highway
- South West Highway, which runs from the southern boundary at Mundijong to Albany Highway
- Tonkin Highway, which runs north to south through the western half of the District
- Nicholson Road, which runs north to south through the western half of the District
- Armadale Road, which runs from the Kwinana Freeway to Albany Highway
- Ranford Road, which runs, via South Street to Fremantle
- Thomas Road, which runs from South West Highway to Kwinana
- Rowley Road, which runs from Mandogalup to Wungong
- Mundijong Road, which runs from east to west along the southern boundary

The Perth to Bunbury railway line also bisects the District running north to south.

Significant natural features are the Canning River, which bisects Kelmscott in the north-east of the District and the Darling Scarp which traverses the district north to south.

### **8.4 Demographic trends**

The urban centres of Armadale, Kelmscott, and Roleystone have had relatively static populations over the past 20 years. However, established areas are experiencing considerable infill development and resulting population growth. New subdivision activity during the past decade in Seville Grove has resulted in population increase in the Palomino Ward. The western part of the District (Harrisdale and Piara Waters) is experiencing a significant growth in population, which will continue at an accelerating rate. The localities of Haynes and Hilbert, which form the Metropolitan Redevelopment Authority's Wungong Urban Development project, will experience considerable population growth in the short to medium future. In addition, Byford, to the south has recently experienced substantial growth.

The following table shows the recent and forecasted population growth across the localities within the District, indicating that over the 20 years (2011-2031) the City is expected to grow by 138%.

**TABLE 2 – City of Armadale population projections 2011 - 2013**

Areas	2011	2016	2021	2031	Increase
Armadale North	5898	6824	7164	8027	2129
Armadale South	7696	8340	8988	10563	2867
Bedforddale – Ashendon	2345	2884	3097	3264	919
Brookdale – Wungong	2983	3395	4072	6563	3580
Byford	7239	15049	22192	28601	21362
Camillo	4715	5028	5086	5230	515
Cardup	1593	1900	2067	2012	419
Champion Lakes	715	1452	1961	2274	1559
Darling Downs	2762	3010	3816	4317	1555
Forrestdale	1110	1192	1253	1670	560
Harrisdale	3950	6552	9034	12049	8099
Haynes	134	531	2944	8347	8213
Hilbert	589	2563	8005	23681	23092
Kelmscott East	5396	6105	6391	7203	1807
Kelmscott West	5164	5553	6005	6873	1709
Mount Nasura – Mount Richon	5184	5317	5459	5698	514
Mundijong	1676	2316	5187	13050	11374
Oakford – Oldbury	666	676	724	2050	1384
Piara Waters	2693	8286	13066	16706	14013
Roleystone – Karragullen – Lesley	7018	7420	7574	7829	811
Seville Grove	9691	11173	12172	12149	2458

Source: id Consultants 2014

## **8.5 Economic factors**

The extension of the Tonkin Highway through the western half of the District provided direct access to Forestdale Business Park, a major employment centre which is ultimately expected to accommodate in excess of 12,000 jobs. Future industrial areas planned for development include the Rowley Road Industrial Precinct (Corner Rowley Road and Tonkin Highway), Cardup Business Park (South Western Highway, Cardup) and West Mundijong Industrial Zone (bordered by Kargotich Road, Mundijong Road, Kwinana Freight Railway Line and the proposed Tonkin Highway Extension).

Large unimproved land holdings in the west and east of the District provide for broad acre rural pursuits, hills-rural and hills-semi rural pursuits as well as orchard activities. Whilst large scale industry is not a feature of the District, activity of a minor industrial nature, including brickworks, exist south of the Armadale CBD and the Forrestdale Business Park is scheduled to develop as a significant area for light industry and services.

A clear urban development framework exists, which identifies the localities of Byford, Harrisdale, Haynes, Hilbert, Piara Waters and Mundijong as key locations where the majority of City's future population growth and housing development will be centred.

## **8.6 Ratio of Councillors to Electors in the various Wards**

As shown in Table 1 (page 9) the City of Armadale currently has fourteen (14) Councillors elected from seven (7) Wards with each Wards respective ratios detailed.

From 1 July 2015 the Governor's Orders have designated the City of Armadale's new boundaries as one district ward and its 51,769 electors be represented by 14 elected Councillors which will result in a Councillor to Elector ratio of 1:3,697.

## 9 Options to Consider

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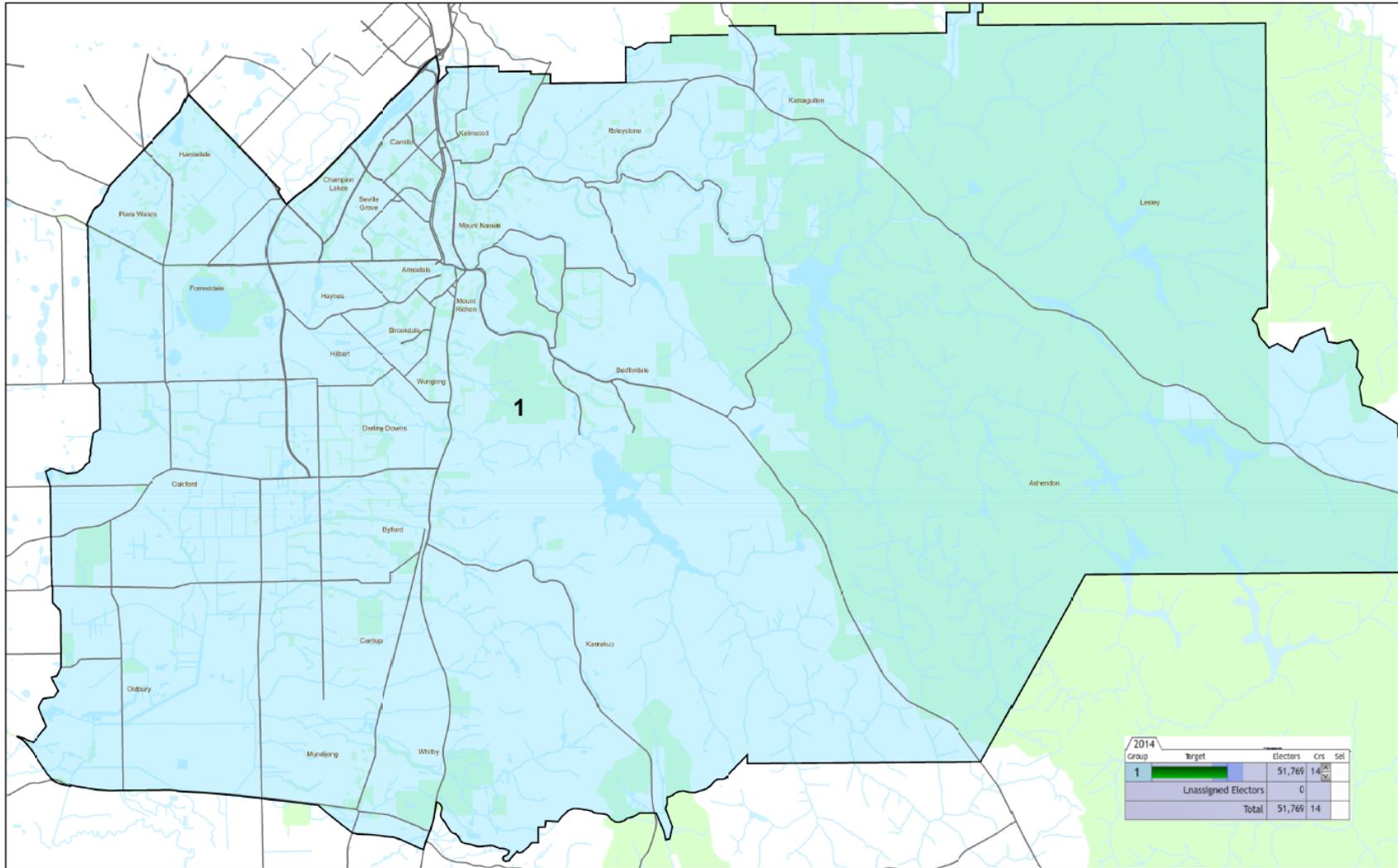
The Council has decided to consider the following options:

- Option 1      One district ward.
- Option 2      Seven wards with two Councillors per ward.
- Option 3      Two wards, one of 10 Councillors representing 39,243 electors and one of four Councillors representing 12,526 electors.

Members of the community may suggest other options as part of the submission process.

The names of the Wards will also be considered. For example rather than North or South, it may be preferable to use the localities, the names of pioneering families in the District, or other names suitably relevant to the ward boundary.

## 9.1 Option 1 – One District Ward



### REVIEW OF WARD SYSTEM AND REPRESENTATION

Option 1  
One District (No Wards)

DATE 17 December 2014 - REVISION 1402



SCALE 1 : 150000

Based on information provided by and with the permission of the Western Australian Land Information Authority (Linfo) (2012). Aerial photograph supplied by Linfo, Protonics to MapMap.



The following commentary on Option 1 is offered covering the relevant factors:

- One District Ward is an option that has support amongst some local governments. Under the current legislation a no Wards Council may have any number of Councillor Positions between 6 and 15, inclusive.
- Regardless of which option the City proceeds with, the City will adopt the no wards system from 1 July 2015 until Local Government Elections are held on the 17 October 2015 with newly appointed Councillors being sworn-in on the 19 October 2015.
- The Minister for Local Government favours between 6 and 9 positions, inclusive, and this has been well documented for some years, although currently the legislation does not oblige Councils to adopt this approach.

#### **9.1.1 Community of interest**

There is considerable diversity stretching from a highway urbanised commercial environment to reasonably isolated rural and forest living. Some living and employment environments have little in common.

No commentary under other factors is appropriate as under this model physical, demographic, economic, and representational factors are common to the entire district.

With one District Ward the whole community would be contained within a single ward which effectively means that all interests are represented within the ward boundary although there is no recognition of more localised interests.

#### **9.1.2 Physical and topographic features**

There is no consideration given to relating boundaries to physical features, there being only one ward.

#### **9.1.3 Demographic trends**

While different parts of the district are growing at different rates, the one District Ward option is not affected by this as all electors are in the same ward. The district boundary does not reflect the fact that the western parts of the district are experiencing rapid population growth.

## 9.2 Economic factors

There are no economic considerations specific to a one District Ward option.

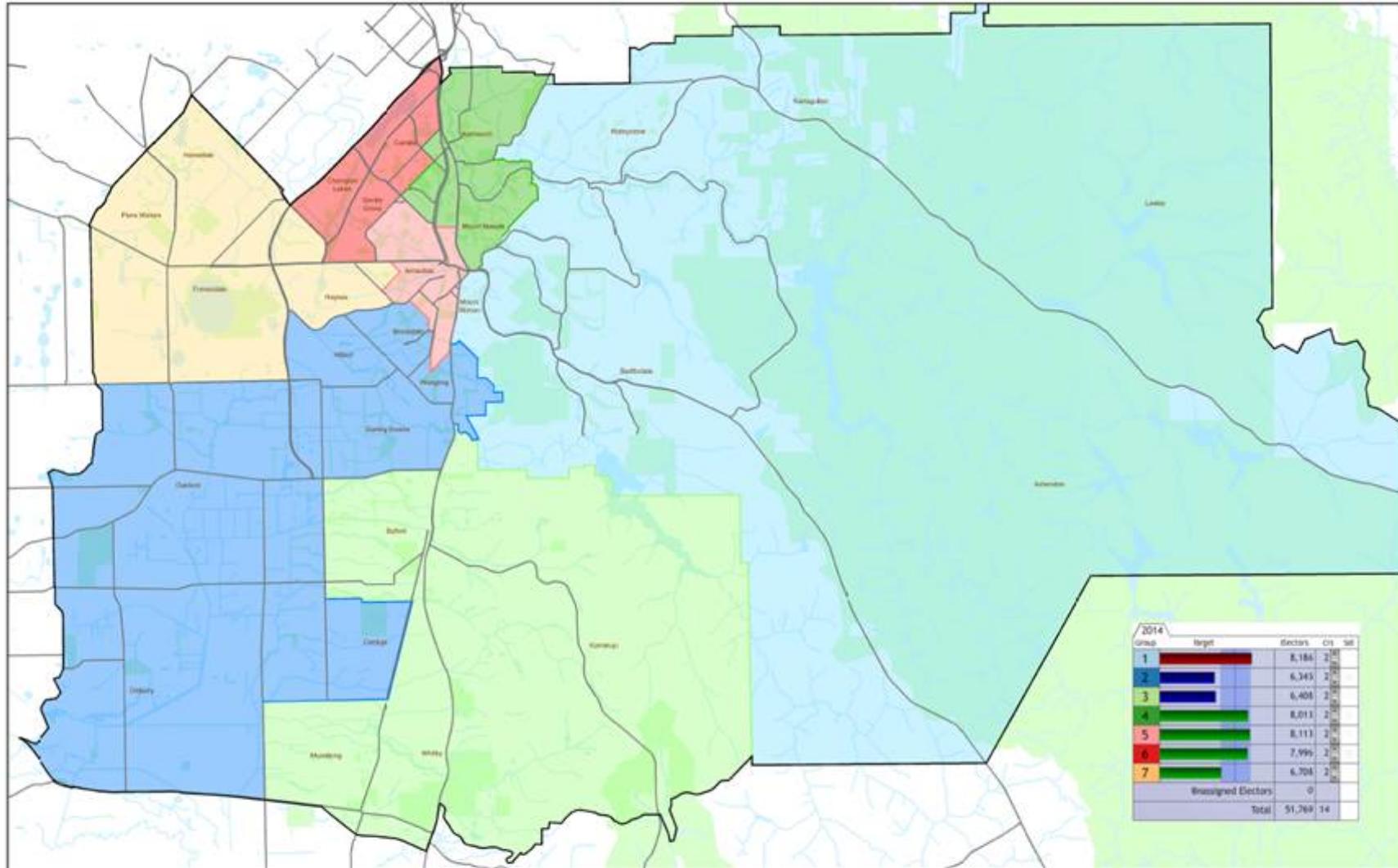
## 9.3 Ratio of councillors to electors

The one District Ward option ensures that there is an equal representation for each elector.

**Table 3 – Option 1 – District Ward option**

Ward	Councillors	Number of Electors	Councillor to Elector Ratio
One district (No wards)	14	51,769	1:3,697

## 9.4 Option 2 – Seven Wards with two Councillors per Ward



### REVIEW OF WARD SYSTEM AND REPRESENTATION

Option 2

Seven Wards Of Two Councillors Each (7x2)

DATE 1<sup>st</sup> December 2014 - REVISION 1402



Based on information provided by and with the permission of the Western Australian Land Information Authority, using an aerial image (2010). Aerial photograph supplied by Landgate, Perth-based in Newham.



The following commentary on Option 2 is offered covering the relevant factors:

#### **9.4.1 Community of interest**

It is considered that the diverse communities within the district have been accommodated in this option by grouping like interests into a particular ward. Generally the new communities are contained within Wards 2, 3 and 7, the Hills communities are contained within Ward 1 and the established communities are focused on the proposed Armadale (5), and Kelmscott (4) wards. An additional ward comprising suburbs developed over the past 30 years are contained in Ward 6. It is the City's experience that councillors representing areas with a growing population have quite different demands upon them compared with those representing more established electorates.

#### **9.4.2 Physical and topographic features**

The main physical features of the district (the Darling Range – Wards 1 and part of 3, the Foothills – 4 and part of 3, and the Coastal Plain – 3, 6 and 7) are reflected in this option. A number of significant roads have been used to define ward boundaries, notably Rowley Road, Ranford Road, Albany Highway, South Western Highway, Tonkin Highway, Armadale Road and Forrest Road.

#### **9.4.3 Demographic trends**

The City is characterised by a number of rapidly growing suburbs, in particular Harrisdale, Piara Waters, Haynes, Hilbert and Byford. Because of the fact that these suburbs are located in the west of the district it is difficult to balance all rapidly growing areas with static areas. Accordingly rapidly growing areas have been allocated a higher ratio of councillors initially in the knowledge that this situation will be reversed in a relatively short period of time. All of the proposed wards under this option will experience population growth however, wards 2, 3 and 7 will be experience the most rapid change.

#### **9.4.4 Economic factors**

Employment is to a certain extent scattered amongst all the proposed wards, however, the acknowledged main employment centres are focussed around Armadale (ward 5) and Kelmscott (ward 4). Employment growth in the west is expected to occur in the Forrestdale Business Park which is contained in the proposed ward 7.

This model provides for a more equalised spread of District and Neighbourhood centres across each ward. It also splits Mixed Business / Industrial areas across five of the seven wards.

Ward 1 – Neighbourhood Centre.

Ward 2 – District Centre.

Ward 3 – District Centre & Mixed Business/Industrial Centre.

Ward 4 – District Centre & Mixed Business/Industrial Centre.

Ward 5 – Strategic Metropolitan / City Centre.

Ward 6 – Neighbourhood Centre & Mixed Business/Industrial Centre.

Ward 7 – District Centre & Mixed Business/Industrial Centre.

#### **9.4.5 Ratio of Councillors to Electors**

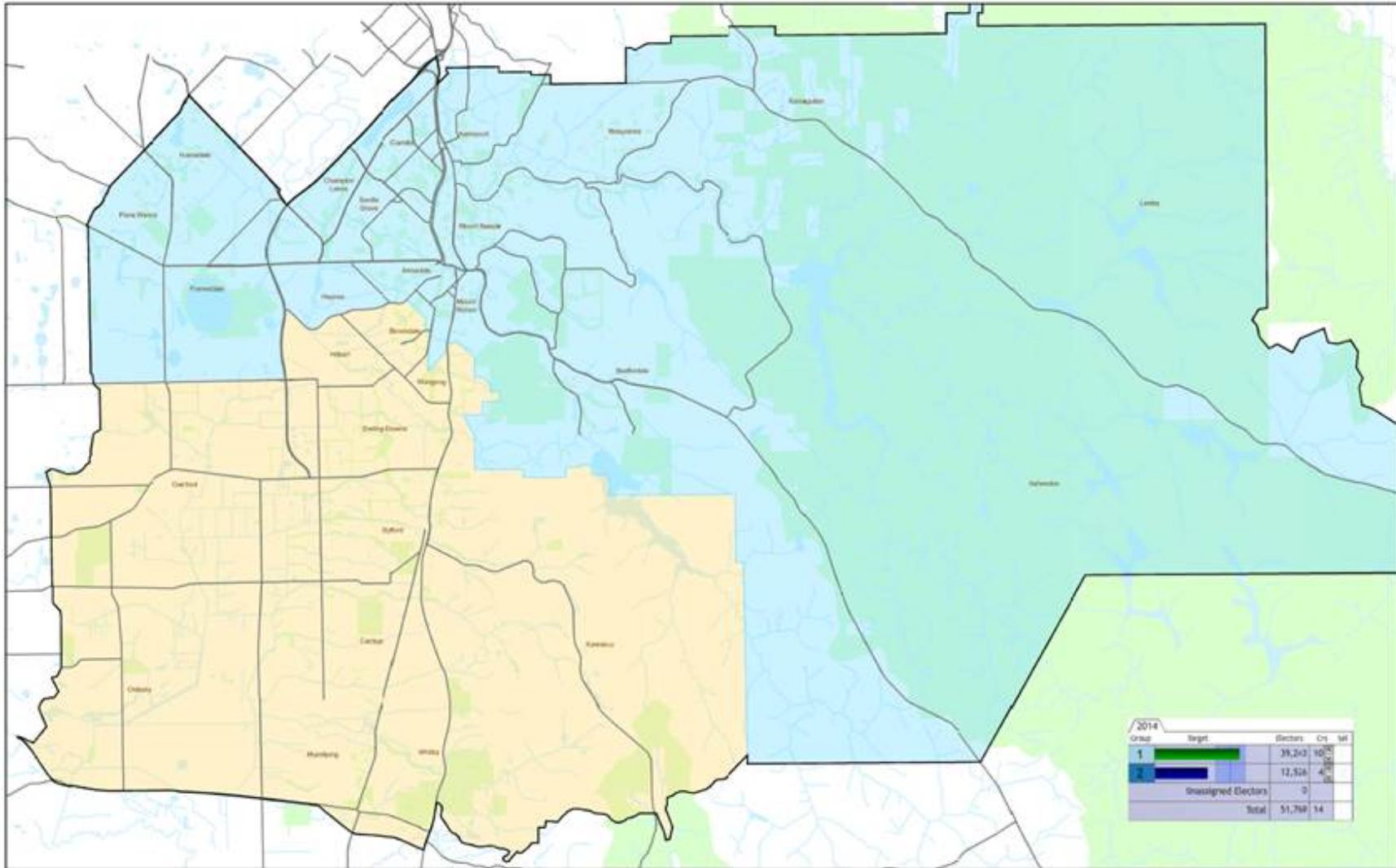
As shown on Table 4, there is a variation in the representation between the proposed seven wards. The design of the wards has attempted to ensure that those wards likely to experience most rapid population growth in the future commence with over-representation in the expectation that this will be diminished over time.

**Table 4 – Option 2 - Seven Ward Option**

Ward	Councillors	Number of Electors	Councillor to Elector Ratio	% Ratio Deviation
1 Roleystone/Bedforddale	2	8,186	1:4,093	-10.7%
2 Oakford/Darling Downs/Hilbert/Wungong	2	6,345	1:3,172	14.2%
3 Byford/Mundijong	2	6,408	1:3,204	13.3%
4 Kelmscott E & W	2	8,013	1:4,006	-8.3%
5 N & S Armadale	2	8,113	1:4,056	-9.7%
6 Camillo, Champion Lakes, Seville Grove	2	7,996	1:3,998	-8.1%
7 Harrisdale/Piara Waters/Haynes	2	6,708	1:3,354	9.2%
<b>TOTAL:</b>	<b>14</b>	<b>51,769</b>	<b>1:3,697</b>	

The three rapidly growing wards have a higher representation of councillors in the knowledge that within a few years this will reverse. To commence with a higher representation provides a degree of flexibility to reduce the need for frequent ward reviews. However, this option would require more frequent review due to the likelihood of population being uneven and an imbalance occurring over time. The other matter that is taken account of in this option is the fact that the populations of new suburbs have very different concerns to those needing to be addressed by councillors in established suburbs.

**9.5 Option 3 – Two Wards with ten (10) Councillors in Northern Ward and four (4) in Southern Ward**

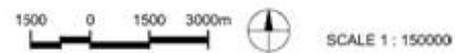


**REVIEW OF WARD SYSTEM AND REPRESENTATION**

Option 3

Two Wards - North Ward (10 Councillors) And South Ward (4 Councillors)

DATE: 17 December 2014 - REVISION 1402



Based on information provided by or on behalf of the jurisdiction of the Western Australian Local Government Authority, January to June 2013. Area photograph courtesy of Landgate, Perth and its Member.



### **9.5.1 Community of interest**

This option gives particular recognition to the community of interest in and around Byford and those areas formerly located within the Shire of Serpentine Jarrahdale which is allocated a southern ward. Because of the need to provide a sufficient number of electors to justify an allocation of four councillors, the growing suburbs of Hilbert and Wungong have also been included in the southern ward.

### **9.5.2 Physical and topographic features**

The option tends to reflect historic local government boundaries rather than physical features. However, the boundary has utilised the major roads (Rowley Road, Tonkin Highway and Forrest Road).

### **9.5.3 Demographic trends**

The option reflects demographic trends to the extent that the southern ward will grow, overall, faster than the northern ward and has therefore allocated greater representation initially. It should be noted that between 2011 and 2016 the population of Byford is expected to double.

### **9.5.4 Economic factors**

The option reflects the traditional economic distinctions between the Byford locality and associated equestrian and rural activities, and the more urban economic character of the Armadale district.

### 9.5.5 Ratio of Councillors to Electors

**Table 5 – Option 3 – Two Ward option**

Ward	Councillors	Number of Electors	Councillor to Elector Ratio	% Ratio Deviation
1 – Northern ward	10	39,243	3,924	-6.1%
2 – Southern ward	4	12,526	3,131	15.3%
<b>TOTAL:</b>	<b>14</b>	<b>51,769</b>	<b>3,697</b>	

While there is an over-representation of the Southern ward under this option by 15.3%, this will be reduced by the time the elections are held and will continue to reduce as indicated in the population table presented earlier in this discussion paper.

This option has the advantage of separately allowing for traditional interests of Serpentine Jarrahdale to be represented, but otherwise does not offer representation to reflect the differing needs and interests of the various localities within the district.

## 10 Public Submissions

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Members of the community are invited to make written submission about any aspect of ward boundaries and representation.

### **In person**

City of Armadale  
7 Orchard Avenue  
Armadale WA 6112

### **By post**

City of Armadale  
Locked Bag 2  
Armadale WA 6112

### **By email**

[info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)

All submissions **must** include the name, address and contact details of the person making the submission and **must** be received by 4pm (WST) on 26 February 2015.

Council will then consider all submissions lodged within the submission period and then propose to the Local Government Advisory Board the option that is most reflective and representative of the interests of all affected electors.

**Cr Henry Zelones JP**  
**Mayor**

**Ian MacRae**  
**A/Chief Executive Officer**