

CITY OF ARMADALE

AGENDA

OF DEVELOPMENT SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 4 OCTOBER 2021 AT 7.00PM.

A meal will be served at 6:15 p.m.

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

“For details of Councillor Membership on this Committee, please refer to the City’s website – [www.armadale.wa.gov.au/your council/councillors](http://www.armadale.wa.gov.au/your_council/councillors).”

DISCLAIMER

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

DECLARATION OF MEMBERS' INTERESTS

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 20 September 2021 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 17 - SEPT 2021

Outstanding Matters & Information Items

Report on Outstanding Matters - Development Services Committee
Review before the State Administrative Tribunal (SAT)
Design Review Panel Meetings 2021

Health

Health Services Manager's Report - September 2021

Planning

Planning Applications Report - September 2021
Town Planning Scheme No.4 - Amendment Action Table
Subdivision Applications - WAPC Approvals/Refusals - September 2021
Subdivision Applications - Report on Lots Registered for 2021/2022
Compliance Officer's Report - September 2021

Building

Building Services Manager's Report - September 2021
Building Health/Compliance Officer's Report - September 2021

If any of the items listed above 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

4 OCTOBER 2021

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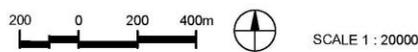
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LOCATION PLAN

Keane Road, Forrestdale
 Proposed road name change and realignment

DATE 15 September 2020 - REVISION 2001
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1.1 - ROAD NAMING - KEANE ROAD, FORRESTDALE

WARD : LAKE and RANFORD
FILE No. : RDK/15-02 - M/570/21
DATE : 30 September 2021
REF : KC
RESPONSIBLE MANAGER : EDDS
APPLICANT : City of Armadale
LANDOWNER : Various
SUBJECT LAND : Keane Road, Forrestdale
ZONING : Urban Development
MRS / : MRS
TPS No.4 : DevelopmentWA Scheme

In Brief:

- The proposal involves renaming a portion of Keane Road in Forrestdale.
- The realignment of Keane Road to Armadale Road as identified by the adopted Structure Plans for the area, which necessitates the renaming of this portion of Keane Road to ensure continuation of services, including timely response from emergency services.
- Council resolved at its meeting on 28 June 2021 (D7/6/21) to advertise its intention to rename the portion of Keane Road, Forrestdale, between Armadale Road and Anstey Road, liaising with occupants, landowners, government agencies and the wider community by way of letters and newspaper advertising.
- A total of 10 submissions were received during the advertising period.
- Recommend that Council submit the supported name 'MacFarlane' to Landgate's Topographic, Names and Addressing (TNA) with the secondarily preferred name of 'Forrestdale' to accompany this submission in the case that the preferred name is deemed unsuitable by TNA.

Tabled Items

Nil

Decision Type

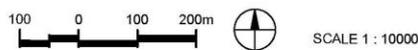
- Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive** The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial** 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



AERIAL PLAN
 Keane Road, Forrestdale
 Proposed road name change and realignment



DATE 21 July 2020 - REVISION 001
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Based on information provided by and with the permission of the Western Australian Land Information Authority (LIDAR) as at 2012. Aerial photograph supplied by Landgate. Photographs by YearMap.



Strategic Implications

- 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.
- 2.5.4 Proactively plan for normalization of Development WA (DWA) areas back to the planning jurisdiction of the City.
- 2.5.5 Seek opportunities to preserve, document and acknowledge the heritage of the City.
- 3.2.1 Prioritise the creation and promotion of a positive image and identity for the City in order to change the perception and narrative about Armadale and make it a location of choice for residents, businesses and visitors.
- 3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.

Legal Implications

Land Administration Act 1997

Council Policy/Local Law Implications

Council Policy - Street Numbering

Council Policy - Naming of Roads, Parks, Places and Buildings

City of Armadale Street Numbering Local Law 2010

Budget/Financial Implications

Advertising costs have been accommodated within the Planning Services budget. New street signage shall be required, which can be accommodated in the Technical Services Budget.

Consultation

Landgate's Topographic, Names and Addressing (TNA; formerly Geographic Names Committee); Australia Post; Water Corporation; Western Power; ATCO Gas Australia; Department of Planning, Lands and Heritage; Australian Electrical Commission; Department of Fire and Emergency Services; Landgate; St John Ambulance; Synergy; WA Police; Western Australian Land Authority; LandCorp; and the Department of Transport.

BACKGROUND

Keane Road through virtue of the environmental constraints presented via the Bush Forever sites has resulted in two separate sections of road. The separation and subsequent duplication of road names in such close proximity needs to be resolved prior to development along Keane Road in the Forrestdale Business Park West. This will ensure the safety of the community, continued service provision and ease of location by visitors to businesses and residences.

The suggested names considered by Council at its meeting on 28 June 2021 (D7/6/21) were advertised via letter on 21 July 2021 for feedback to the affected landowners and occupants, government agencies and Topographic, Names and Addressing (TNA). The wider community was consulted via advertising in a newspaper circulated locally on 20 July 2021, with comments and suggestions to be lodged by 20 August 2021. The City provided the opportunity for landowners and the community to suggest alternative names. Suggestions that comply with Landgate's *Policies and Standards for Geographical Naming in Western Australia* were accepted for consideration.

Suggested names were advertised from the City's list of potential road names held in reserve and other names which followed the existing theme of inventors used in the Forrestdale Business Park. The proposed names were:

- Forrestdale
- Fulton
- Gutenberg
- MacFarlane
- Trevithick

Renaming of this portion of Keane Road will also require street renumbering. Renumbering is required by the Australian and New Zealand Standard – *Rural and urban addressing* (AS/NZS 4819:2011) and shall be in accordance to Council Policy – *Street Numbering*.

COMMENT

Landgate requires evidence of community consultation and feedback from all relevant agencies. Whilst proposals normally require the support of the local government authority, the Minister for Planning, Lands and Heritage is the final authority in such matters.

Renaming of this portion of Keane Road and subsequent renumbering is required given the risk to the public and operational safety if this is not performed. Emergency service responders require clear, unambiguous road names for optimised service delivery. If the road is not renamed then this could potentially be confusing for emergency service responders, transport, utility, communication and mail services.

The road type shall be one deemed suitable by TNA. The City will advise all affected landowners, occupants and relevant government agencies, of the outcome to this proposal.

PUBLIC ADVERTISING

Total No. of letters sent to residents/owners	:	11
Total No. of letters sent to service providers and agencies	:	20
Total No. of submissions received	:	10
No. of submissions of conditional support/no objection	:	9
No. of submissions of objection	:	1
No. of submissions of general advice by service agencies	:	4

Submissions were invited over a 32 day period, with a total of 10 responses received: two (2) of which were from affected landowners; four (4) from members of the greater Armadale community; one (1) from a service provider and three (3) from State government agencies.

A copy of the Submitter Plan is presented in the Confidential Attachments to this report.

ANALYSIS

The four (4) community members submitted support for the proposed name of 'MacFarlane' for the road name. The two (2) landholder submitters supported the proposed name of 'Forrestdale' to increase awareness of the suburb. Two (2) submitters provided no comment or objection on the proposal. One (1) of the State government agencies advised the name 'Forrestdale' could be confused with Forrest Road.

The key issues raised in the submissions are outlined below with comments addressing each one.

Key Issues

Issue 1 - Retain the road name as Keane Road is shown on the engineering drawings.

Comment

This reason is insufficient cause to preserve a road name, given the risk to the public and operational safety if the road renaming is not performed. If the road is not renamed then this could potentially contribute to delays in emergency service response times and confusion for transport, utility, communication and mail services.

Recommendation

The issue is not supported.

Issue 2 - The proposed name of 'MacFarlane' is supported.

Comment

'MacFarlane' is included in the list of advertised proposed potential road names. Clement MacFarlane was born 24 February 1920. He enlisted for full time war service from 25 July 1940 to 26 November 1945 as a Private in 2/28 Australian Infantry Battalion, seeing a total of 1161 days of active service overseas. After the war he lived in Forrestdale with his family and became the Captain of the Forrestdale Bush Fire Brigade. He died aged 65 on 17 September 1986.

This name satisfies the commemorative criteria set by TNA. The City has received supporting documentation providing evidence of local contributions. Preliminary validation suggests that the proposed name of 'MacFarlane' will meet TNA criteria for road naming. Thus this name could be submitted as the preferred name for this portion of Keane Road.

Recommendation

The issue is supported.

Issue 3 - Forrestdale is not supported as the road name as it may be too similar to Forrest Road.

Comment

Affected landholders demonstrated a preference for the proposed name of 'Forrestdale' to assist with increasing awareness of the suburb. The suburb of Forrestdale is named after the townsite it encompasses. The location was reserved for the townsite of Jandakot as the hub of the Jandakot Agricultural Area when the project was being surveyed. The original name of East Jandakot was applied to the area, gazetted in 1908.

Clause 2.3 of Landgate's *Policies and Standards for Geographical Naming in Western Australia* advises that "road names submitted for approval shall not be, regardless of road type:

- *homonymous, for example similar in spelling to an existing road name*
- *similar in sound to an existing road name"*

It is noted that Landgate's policies require this standard is applied equally to the renaming of roads, and that "*the requirements of emergency service responders for clear, unambiguous road naming shall also be a consideration.*"

In this case, the name 'Forrestdale' does not pass preliminary validation tests via TNA's validation tool, which notes the similar road name of 'Forrest Road' exists in Forrestdale. Given its support from two landholders, the City could submit this to Landgate's TNA as an alternative name and propose to further differentiate these names by applying a different road type, such as 'Drive' or 'Boulevard'.

Recommendation

The issue is supported in part.

Suggested Names

The City received suggestions seeking to recognise the achievements of Australian women from its canvassing of the public.

Dr Collette Burke was suggested, whom was Victoria's first Chief Engineer. TNA's preliminary validation tool shows that the following are considered as similar road names to 'Burke', existing within 10km of the development site:

- Bird Road in Aubin Grove
- Barcoo Bend in Hammond Park.

Professor Judy Raper was suggested to commemorate as one of Australia's greatest female engineers. She is the founding lead of PLuS Engineering. Professor Raper was UNSW's first female chemical engineering graduate and now only the second woman to win the Chemeca Medal, the most prestigious award in chemical engineering in Australia and New Zealand.

TNA's preliminary validation tool shows that the following is considered as a similar road names to 'Raper', existing within 10km of the development site, which is likely to make the name unsuitable:

- Roper Boulevard in Hammond Park

Trish White has been National President and Chair of Engineers Australia since 2018, following a varied career including defence engineering, senior executive roles and state politics.

TNA's preliminary validation tool shows that the following are considered as similar road names to 'White', existing within the postcode of 6112, or existing within 10km of the development site, which is likely to cause the name to be deemed unsuitable:

- Whiteoak Way in Piara Waters
- Whitehorse Drive in Harrisdale
- Whiteley Road in Hilbert
- Whitehead Street in Armadale
- Wida Way in Byford
- Wade Street in Gosnells
- Whiteman Street in Thornlie
- Wythe Lane in Byford

Landgate's policies state that homonymous or similar sounding road names cannot duplicate less than 10km from an existing road name or in an adjoining locality.

The highlighting of women's achievements would be appropriate, however Landgate will not accept a commemorative naming proposal of a person whilst they are still alive for a road or locality.

OPTIONS

Council has the following options:

1. Approve the road name 'MacFarlane' as the preferred name and 'Forrestdale' as the secondarily preferred name to Landgate's TNA to obtain approval for the renaming of the portion of Keane Road between Anstey Road and Armadale Road in Forrestdale.
2. Not approve the road names indicated as preferred and that Council recommend new road names to TNA.
3. Not approve the road names indicated as preferred and that Council not pursue the renaming of this portion of Keane Road between Anstey Road and Armadale Road in Forrestdale.

CONCLUSION

The commemorative name of 'MacFarlane' is supported by community members and is an appropriate proposal for Council to approve for the renaming of this portion of Keane Road in Forrestdale. The proposed name satisfies the commemorative criteria set by Landgate's TNA and preliminary validation suggests that the proposed name will meet TNA's criteria for road naming. Option 1 is recommended.

RECOMMEND

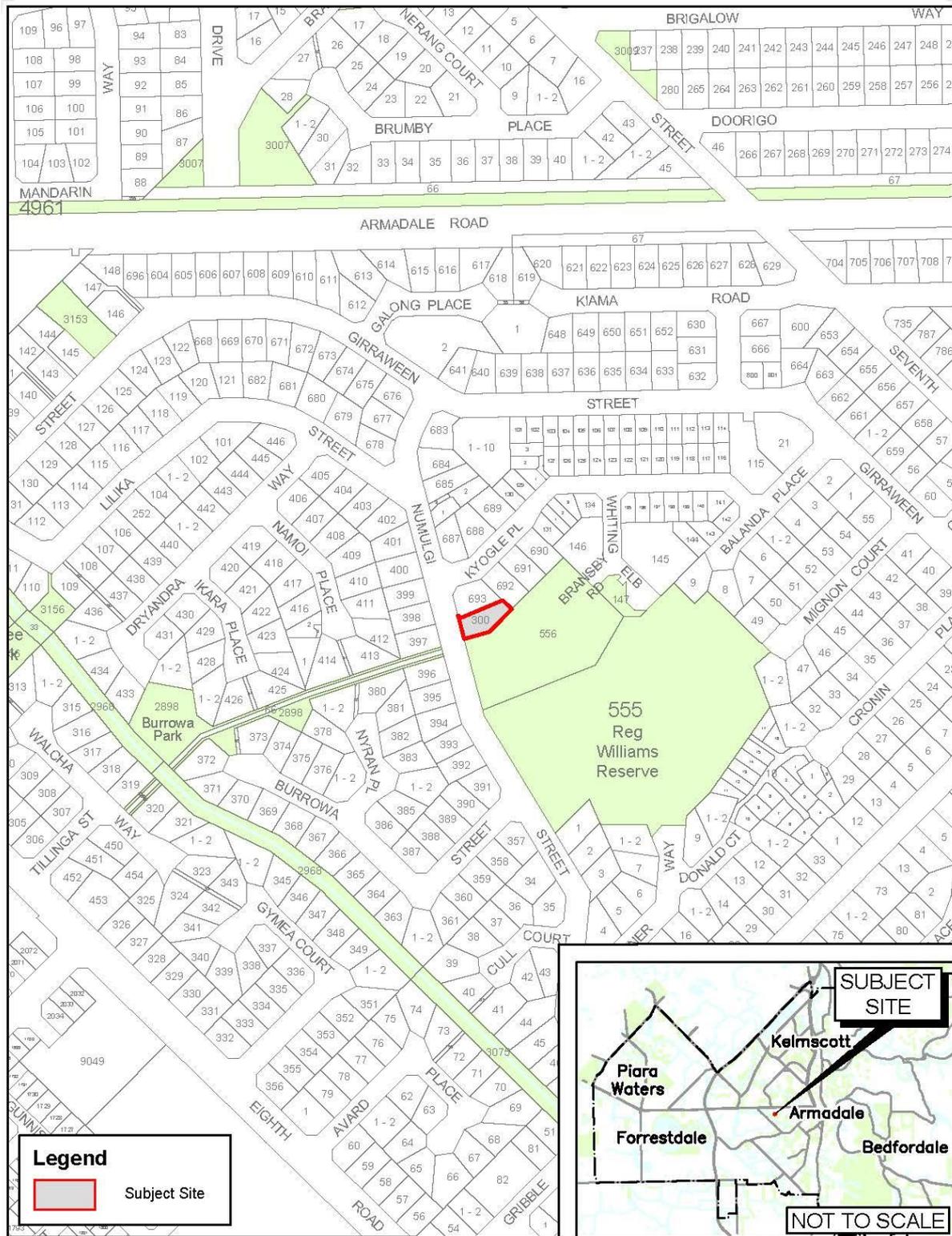
That Council:

- 1. Approach Landgate's Topographic, Names and Addressing seeking approval for the renaming of the portion of Keane Road between Anstey Road and Armadale Road in Forrestdale, with 'MacFarlane' as the first preference and 'Forrestdale' as an alternative name, and the road type to be one deemed suitable by Topographic, Names and Addressing.**
- 2. Note that once this portion of Keane Road is renamed, then the City will allocate new street numbers to the properties.**

ATTACHMENTS

- [1.↓](#) Proposed Realignment Plan - Road Renaming - Keane Road, Forrestdale
- [2.↓](#) Schedule of Submissions - Road Renaming - Keane Road, Forrestdale
3. Confidential - Submitter Plan - Road Renaming - Keane Road, Forrestdale - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as it deals with the matter relates to the personal affairs of a person*
4. Confidential - Schedule of Submissions List - Road Renaming - Keane Road, Forrestdale - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as it deals with the matter relates to the personal affairs of a person*

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LOCATION PLAN

Lot 300 (No.16) Numulgi Street, Armadale



SCALE 1 : 5000

DATE 6 September 2021 - REVISION 2101
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Based on information provided by you and with the permission of the
Western Australian Planning Authority (WAPWA) on 10 October 2021.
Aerial photography supplied by LandScan, Melbourne, Victoria.



2.1 - SALE OF LOT 300 (16) NUMULGI STREET, ARMADALE

WARD : MINNAWARRA
FILE No. : M/629/21
DATE : 30 September 2021
REF : DS
RESPONSIBLE : EDDS
MANAGER

In Brief:

- Lot 300 Numulgi Street in Armadale is attributed with Precinct C of the City's POS Strategy. The site is zoned Residential under the City's TPS 4.
- The site is a vacant and underutilised lot that adjoins the car park at Reg Williams reserve.
- There is an existing Business Plan endorsed by Council that recommends disposal of the lot and that proceeds from the sale are spent on upgrades of surrounding reserves.
- The City has received an offer to purchase the site at \$169,000.
- Recommend that Council proceeds with advertising of the proposed offer.

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

- 2.2.4 Develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City.
- 2.3.1 The condition of the City's assets are accurately captured, regularly reviewed and the subject of comprehensive management plans in order to assist Council balance the financial cost of asset renewal and replacement with delivery of other community priorities.



AERIAL PLAN
Lot 300 (No.16) Numulgi Street, Armadale



DATE 5 January 2021 - REVISION 2101
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Based on information provided by and with the permission of the
Western Australian Land Information Authority (Landscape 2012)
Aerial photograph supplied by Landsat. Photographs by Newflop.

Legal Implications

Local Government Act 1995 - Section 3.58 and 3.59
Town Planning Scheme No.4

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

The sale of the land would provide funds towards upgrades of surrounding reserves/parks in Precinct C with 70% of funds being allocated to the Precinct Trust for improvements to existing reserves within Precinct C of the City's POS Strategy and the remaining 30% of the proceeds being included in the City's 'Regional Recreation Initiatives Trust 47'. If the land is sold, then the City would not need to maintain this land anymore.

Consultation

If Council decides to endorse the offer, then the offer will have to be advertised for a period of 2 weeks in a local newspaper in accordance with Section 3.58 of the *Local Government Act 1995*.

BACKGROUND

Lot 300 Numulgi Street, Armadale has been owned by the City as a Freehold property since 1988. The property was created by way of subdivision. The then Town Planning Board approved subdivision 29713 on 17 April 1973. This subdivision created Reg Williams Reserve and 'Part Lot 695' (which is now referred to as Lot 300 Numulgi Street, Armadale). Lot 300 has historically been a vacant lot and is surplus to the City's recreational requirements. In the mid 1980's, Reg Williams Reserve was used as a netball facility. During this period a pedestrian access way (PAW) ran through Lot 300 which linked Kyogle Place to Reg Williams Reserve. This PAW appears to have been removed in the mid-1990's.

Condition 10 of subdivision 29713 required Lot 300 Numulgi Street to be "*transferred to Council for P.O.S. exchange purposes*". Lot 300 was not transferred to the City until 1988 and has historically been zoned "Residential" under the City's Town Planning Schemes. Given the property was not originally ceded for a Crown Reserve, the presumed intent at the time was for Lot 300 Numulgi Street to be later exchanged or sold to upgrade existing public open space in the area. The property was not created as a 20A "Public Recreation" Reserve and has a Residential zoning. The property has accordingly been treated in a similar manner as other POS Strategy land sales, which involved rationalisation and disposal of underutilised public open space with the proceeds used to fund POS upgrades.

In accordance with the process of the POS Strategy, 70% of the funds from the proceeds of the sale would be deposited into Precinct C Trust for park improvements within Precinct C (Trust 23) of the City's POS Strategy. The remaining 30% of the proceeds would be included in the City's 'Regional Recreation Initiatives' (Trust 47) which is dedicated to large regional recreation initiatives and projects.

On 15 December 2014, Council (D70/12/14) resolved to support the in-principle disposal of Lot 300 Numulgi Street and commence advertising of a Business Plan as required under Section 3.59 of the *Local Government Act*. Noting that there were no submissions, on 23 February 2015, Council resolved (D7/2/15) to endorse the business plan and to proceed with the sale of Lot 300 Numulgi Street by way of a private treaty or public tender and distribution of funds (70%/30%) in accordance with the POS Strategy.

The City received previous offers and interest from purchasers that didn't result in a disposal. Nearby surplus land also made the disposal more difficult. Two offers were presented but weren't finalised including:

- A formal offer provided in March 2017 that was accepted under delegation in April 2017. However this offer was subject to a development application for a "Place of Worship" within 120 days of the offer being accepted. Following submission and assessment of the development application, the owner opted to withdraw the development application and the offer.
- Another offer was submitted in August 2018 that was also accepted under delegation. However financing was not achieved by the applicant and settlement did not occur.

An expression of interest was presented to the City on March 2021 by Habilitas at a value of \$169,000, with an "Option Contract" which provided an exclusive sales period to the proponent for three months. Legal advice was sought regarding the City's ability to consider an Options Contract under delegation. The legal advice indicated the City's existing delegations (*DS 3.0 – Sale of land assets*) did not clearly provide authority for the CEO to accept an "Options Contract".

During the process of seeking legal advice, the lot was included alongside other freehold land assets at the City's Strategic Land Asset Workshop on 13 July 2021. The following actions were identified for Lot 300 Numulgi at the workshop:

1. *EDDS indicated that it would proceed with a report to Council on any land sale or offers for Numugli if required or part of other processes.*
2. *The City has investigated vegetation on the site and identified that all trees were outside the lot on adjoining residential land (see attached photos).*
3. *POS calculations will be provided for Council's consideration as part of reports. (where required)*

Discussions continued between the City and Habilitas on 23 August 2021, a formal offer was provided to the City that removed the Options Contract condition to simplify the proposal.

DETAILS OF PROPOSAL

Proposed Offer

The offer provided by Habilitas on 23 August 2021 contains the following details:

- *Purchase Price: \$169,000*
- *Settlement Timeframe: 5 months*
- *Deposit: 1% (\$1,690)*
- *Special Conditions: Habilitas would like to be able to lodge a Development Application while the property is under contract.*

A valuation was completed by Acumentis (formerly LMW) on the City's Valuation Panel on 14 September 2021 that valued Lot 300 Numulgi Street at \$165,000.

The following is an excerpt on their background that Habilitas included within its offer:

“Habilitas is a property development company registered with the NDIS (National Disability Insurance Scheme) to provide Specialist Disability Accommodation (SDA) in Western Australia. We offer a unique combination of services within an emerging asset class. Our purpose is to fill the missing link between investors and SDA participants (tenants) to fulfill future accommodation requirements. Habilitas enables participants to live comfortably and independently and connects investors and developers within the NDIS landscape. We help people wishing to live in their own home with independence and remain connected to their communities. At the forefront of our thinking is quality built form and the participants best interests whilst balancing the operational and functional design requirements of care providers.”

In May 2021, concept plans were submitted by KPA Architects representing Habilitas for Lot 300 Numulgi Street. The plans were submitted to the City's Planning Services for preliminary comment showing two grouped dwellings on the site. The applicant has indicated they have entered into a Memorandum of Understanding with a large independent living care provider who have clients with Specialists Disability Accommodation requirements. Before Habilitas can progress consultation with individual tenants regarding the design and location of the dwellings, the proponent needs confirmation of whether the City is prepared to sell the property.

Local Government Act 1995 Requirements

Section 3.58 of the *Local Government Act 1995* allows Local Governments to sell by private treaty after the details of the property and intention of disposal have been advertised in a local paper for a period not less than two (2) weeks. The advertising is to include:

- Names of all parties concerned;
- The details of the offer (including the purchase price); and
- The value of the lot carried out not more than 6 months before the disposition.

If any submissions are made during the advertising process then Council is required to consider all submissions as part of a separate report.

COMMENT

Public Open Space Strategy - Precinct C Calculations

The property falls within Precinct C of the POS Strategy which is bound by Armadale Road to the north, the railway line to the east, Eighth and Ninth Roads to the southwest. At the time of the creation of the POS Strategy in 2000, there were 37 reserves in total in Precinct C and the precinct gross land area being 460 hectares. It was stated in previous Council reports that the POS Strategy identified a total of 48.4 hectares of Public Open Space within Precinct C which equates value of 10.5% open space. This exceeds the 10% POS area required under the Western Australian Planning Commissions *Liveable Neighborhoods* document that is currently used to determine acceptable amounts of POS in developing residential areas.

As the land was zoned Residential, Lot 300 Numulgi Street was not considered as part of the POS Strategy calculations. An action outcome from the July 2021 Land Asset Workshop required the recalculation of POS percentages within Precinct C. The re-calculation of the total area of POS using mapping software found that there is currently 43.5 hectares of “Parks and Recreation Local” zoned land within Precinct C. After reductions that would be applied under *Liveable Neighborhoods* and the deduction of the MRA area, this would equate to approximately 9.89% open space in Precinct C. This percentage does not include Lot 300 Numulgi Street due to its Residential zoning.

Several factors may explain the deviation between the current POS land area attained through mapping software and the calculations used within the original POS Strategy document. The closure of three reserves and the reduction Sixty Reserve within Precinct C would not account for a difference of nearly 5 hectares of open space, however, potentially the methodology used to calculate the original POS land area included school sports reserves (John Calvin Christian College, Neerigen Brook Primary School, Gwynne Park Primary School) or water corporation reserves (Lot 3687 Chadwick Parade and the drainage reserve in the middle of Don Simmons Reserve). Legislation and policies regarding calculation of public open space have changed since the introduction of the POS Strategy in 2000 or the current method of calculation by software may be more accurate.

Lot 300 Numulgi Street has limited use as POS

Lot 300 Numulgi Street directly abuts the car park forming part of Reg Williams Reserve, however the land is not considered to provide a recreation benefit to the users of Reg Williams for the following reasons:

- It directly abuts the carpark of Reg Williams, with the carpark separating the site from the usable portion of Reg Williams which includes pavilions, footpaths, basketball courts, skateboarding half pipes and other facilities. Users of Reg Williams have no purpose or reason in crossing the carpark to access Lot 300 and the land is unlikely to be used for any additional future facilities, which would be more likely to be suitably located closer to other facilities in Reg Williams as opposed to within Lot 300 Numulgi Street.
- There are no existing trees, significant vegetation or facilities within Lot 300 Numulgi (see attachment for photos).
- The lot configuration of Lot 300 Numulgi Street is located amongst residential houses. The fence line demarking the boundary of Lot 300 with the adjoining residential

properties results in Lot 300 Numulgi forming a pocket of vacant unusable land directly adjoining the existing car park.

- Lot 300 is a vacant turfed space that requires maintenance by the City.
- The Parks Department have confirmed that there is no infrastructure located within Lot 300 and there are no plans to provide additional infrastructure within this parcel, with all future improvements in the immediate area being focused within Reg Williams Reserve.

As previously indicated, 70% of the funds generated from the sale would go towards upgrades of surrounding parks in Precinct C. Whilst the recent calculation of POS in Precinct C indicates a slight shortfall, it can be argued that the users of Reg Williams Reserve do not benefit from the additional pocket of land provided by Lot 300 Numulgi and that the funds of the sale could provide a greater benefit to the community through upgrading of Precinct C facilities.

The City has invested time and resources into enabling the sale of the site, including creation of a business plan, multiple Council reports, internal reports, multiple valuations and liaison with interested proponents and real-estate agents culminating in the current offer for the site at \$169,000.

OPTIONS

Council could consider the following options:

1. Accept the proposed offer and provide authority to the CEO to accept all future offers and sign all documentation relating to the disposal of Lot 300 Numulgi Street under current delegations and legislative requirements.
2. Decline acceptance of the offer, notify the proponent of the outcome, take the lot off the market and propose to rezone the site to "*Parks and Recreation*" under the City's Town Planning Scheme No.4 at a later date.
3. Decline acceptance of the offer, notify the proponent of the outcome, take the lot off the market and retain the land for a later purpose or sell.

CONCLUSION

The disposal of Lot 300 Numulgi Street presents an opportunity to dispose of an underutilised landholding and use the funds to provide additional facilities and landscaping within Reg Williams and other surrounding reserves in Precinct C of the POS Strategy. This would have the additional benefit of reducing unnecessary land area that needs to be maintained by the City, whilst also providing the better outcome to the residents who utilise parks in Precinct C. The land is considered suitable for the provision of disability accommodation given it has ready access to adjacent parklands and facilities and has other services nearby.

Whilst Precinct C calculations indicate a minor shortfall of POS in comparison to the ratio cited in *Liveable Neighborhoods*, it is recommended that Council proceed with the disposal to rationalise the use of the land, with resulting funds going towards improving the quality of existing open space.

On this basis, Option 1 is recommended.

RECOMMEND

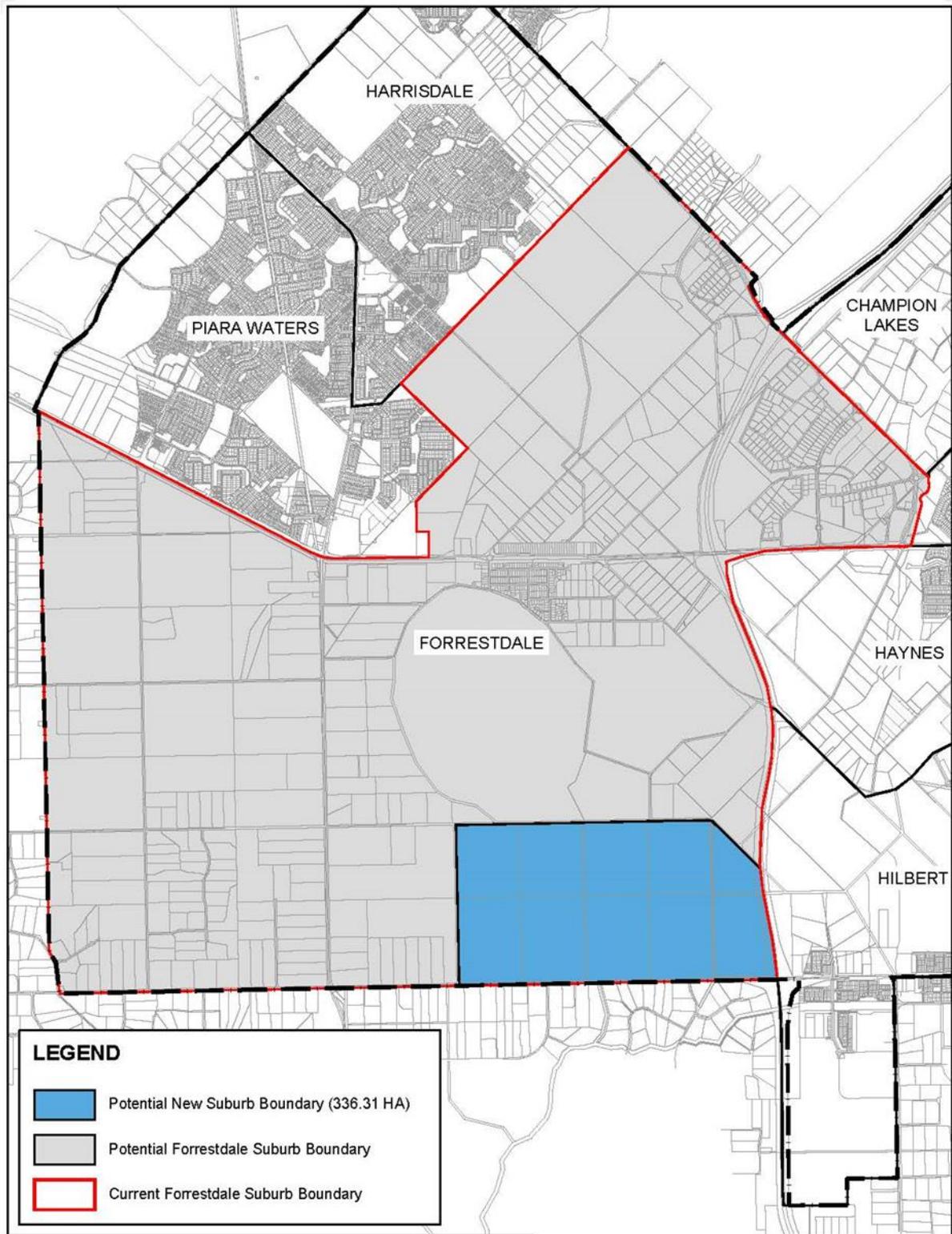
That Council:

- 1. Sell Lot 300 (16) Numulgi Street, Armadale by way of private treaty.**
- 2. Give local public notice, including an invitation for submissions (Notice), on the City's proposal to sell Lot 300 to Habilitas Pty Ltd (ACN 642 332 858) (Habilitas) on the terms set out in the letter from Habilitas to the City dated 23 August 2021 pursuant to and in accordance with the provisions of section 3.58(3)(a) of the *Local Government Act 1995*.**
- 3. Note that a report will be prepared for Council's consideration at a later date should any submissions be received during the public notice period.**

ATTACHMENTS

- [1.↓](#) TPS No.4 - Zoning Map - Lot 300 Numulgi Street, Armadale
- [2.↓](#) Photographs - Lot 300 Numulgi St, Armadale
3. Confidential - Concept Plan - Lot 300 Numulgi St, Armadale - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as it deals with the matter relates to the personal affairs of a person*
4. Confidential Correspondence - Lot 300 Numulgi St, Armadale - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as it deals with the matter relates to the personal affairs of a person*

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Existing and Proposed Locality Plan



DATE 13 November 2019 - REVISION 1001
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Based on information provided to and with the permission of the
Metropolitan Council of Brisbane, Brisbane, Queensland, Australia, 2019.
Aerial photograph supplied by LandScan, Brisbane by Metmap.



3.1 - SUBURB RENAMING - A PORTION OF FORRESTDALE (ROWLEY ROAD BUSINESS PARK)

WARD : RANFORD
FILE No. : M/589/21
DATE : 30 September 2021
REF : SS
RESPONSIBLE MANAGER : EDDS

In Brief:

- At its meeting in April 2020, Council resolved to recommit the above item to create a new suburb and suburb name for the future Industrial area located at the corner of Rowley Road and Tonkin Highway, Forrestdale.
- The City has further researched additional suitable names as listed with this report.
- Recommend that Council support the proposed boundary for the new suburb identified in the attachment to this report and advertise the following names to landowners and relevant stakeholders including CHAG, for public comment:
 - Pratt
 - Salmeri
 - Kargotich
 - De Bont; and
 - Quenda

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

- 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.
- 2.5.5 Seek opportunities to preserve, document and acknowledge the heritage of the City.



Aerial Plan
Rowley Road Industrial Area

300 0 300 600m  SCALE 1 : 30000

DATE 13 November 2019 - REVISION 1901
p:\a\z\cad\agenda_drawings\2019\12\december\rowley_road_industrial_area_sergio_famiano\00_dwg\rowley_road_industrial_areas.dwg

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 HeatMap.



- 3.2.1 Prioritise the creation and promotion of a positive image and identity for the City in order to change the perception and narrative about Armadale and make it a location of choice for residents, businesses and visitors.
- 3.3.1 Ensure the City has contemporary strategies and dynamic planning frameworks to be responsive to economic development opportunities and trends.

Legal Implications

Land Administration Act 1997

Council Policy/Local Law Implications

Council Policy - Naming of Roads, Parks, Places and Buildings

Budget/Financial Implications

Advertising costs can be accommodated within the Planning Services budget.

Consultation

Landgate's Topographic, Names and Addressing (TNA; formerly Geographic Names Committee).

BACKGROUND

At its meeting in January 2020, Council resolved to support the boundary of a new suburb (area associated with the South Forrestdale Business Park) and renaming of this area. The names; Doobarda, Moodjar, Oxley and Lockard were considered.

The City engaged with landowners and selected community groups such as the Community Heritage Advisory Group (CHAG) and Aboriginal Elders at the City's Champions Centre to consider the current list of names and if there were any other possible suggestions. Additional names such as 'Kwenda' and 'Beera' were recommended.

During public consultation a total of 12 submissions were received with support for the names 'Oxley', 'Lockard', 'Moodjar', 'Kwenda' and 'Quenda'. The City met with Landgate and the names 'Oxley', 'Lockard' 'Mooddjar' and 'Kwenda' did not satisfy Landgate's Topographic, Names and Addressing.

At its meeting on 14th April 2020, Council, considered the additional names and resolved to recommit the proposal pending further investigation of alternative names of a new locality in the area bounded by Tonkin Highway, Rowley, Oxley and unnamed Roads and Regional Reserve.

DETAILS OF PROPOSAL

The area is planned to be developed as an industrial area and the new suburb and name is intended to establish an identity, separate to the existing Rural and Industrial areas of Forrestdale. It is anticipated that this will make the area distinguishable from the larger Rural Forrestdale locality and avoid any confusion with the Forrestdale Business Parks East and West located to the north of the proposed new locality. The area is proposed to become a new Industrial Development Zone and become a Strategic Employment Area for the City of Armadale.

In November 2020 a memo was circulated to Councillors which identified a list of names from the themes - 'World War Two veterans' also allowing for additional nomination of new names.

Feedback from Councillors was received that provided support for the name "Quenda" and additional names such as 'Pratt', 'James' and 'Salmeri' were suggested as all played an important part in creating and protecting Forrestdale and its lake. Alternative some early land owners from the Forrestdale area are: 'Kargotich'; 'MacFarlane'; 'Hunt'; and 'de Bont'.

The names 'James', 'Hunt' and 'MacFarlane' are not suitable due to the existing suburbs of 'St James', 'Huntingdale' and 'MacFarlane (QLD)'. Both 'Pratt' and 'Salmeri' appear to be possibly suitable.

In order to progress this renaming Council's consideration is sought on the following names:

- Pratt
- Salmeri
- Kargotich
- De Bont
- Quenda

ANALYSIS

Suburb Naming Process

To rename a portion of an existing suburb, the City would be guided by Landgate's Policies and Standards for Geographical Naming in WA. Local governments and other authorities are to ensure that all naming submissions conform to the policies outlined in Section 1 'General Policies and Standards'.

The renaming of a suburb or portion of is guided by Section 4 'Localities', which states that *"for the purposes of these policies, a locality is a uniquely and clearly defined administrative area which may also be commonly referred to as a 'suburb' in an urban area."* This section outlines how localities can be named, renamed or have their boundaries determined or realigned. Section 4.4 'Naming and boundary amendments' provides an outline to how to amend a locality boundary, including:

- The amendment supports the requirements of the WA Police, emergency service responders and Australia Post;
- The amendment alleviates difficulties by the community and businesses in gaining access to and from the area;
- The benefits of the proposal to the community as a whole;
- The size of the area and the proposed boundaries; and
- The amendment facilities correct street addressing requirements as included in Australian Standards AS/NZS 4819:2011.

Section 4.9 'Review of Localities' states that the *"boundaries for localities in areas that are subject to urban development and residential infill shall be reviewed regularly and amended where appropriate"*.

Appendix 1A of the Policy advises of the name submission process used for all submissions. The general process steps are as follows:

- Check information;
- Apply the policies;
- Consult with Aboriginal communities if the proposed new name is derived from an Aboriginal language;
- Consult with emergency service response and other stakeholders. Such consultation should be undertaken prior to public consultation to ensure that unsuitable proposals are not unnecessarily provided to the public;
- Consult with the public, including community, residents, ratepayers and businesses;
- Council consideration - The local government's decision to accept or reject a proposal needs to be formally recorded. This also applies when the decision is made under delegated authority;
- Lodgment of submission to Landgate seeking approval of the submission;
- Review of submission by Landgate's Topographic, Names and Addressing (TNA; formerly Geographic Names Committee);
- Landgate recommendation to Minister for Lands; and
- Minister for Lands decision.

Suburb Name Options

There are a number of names with local connections that can be considered for use as the locality / suburb name. In addition there are possible aboriginal names that could be considered suitable. The list of names is detailed below:

Quenda - Kwenda / Quenda are a type of bandicoot which are small marsupials that live on the ground and are found in the southwest of WA. Our local Aboriginal Elders suggested the name Kwenda as one of the names to be put forward for the new Forrestdale locality. The reason for this is because the Kwenda resides in this area and highlighting this animal as a suburb name may assist with education about the Kwenda and in particular the fact they are different to rats and are in need of protection as a native animal. The Elders suggest that the Kwenda is promoted to schools as a totem animal to the Aboriginal people and in this way children can be educated about the need for the Kwenda's protection including safeguarding its habitat. The name Kwenda was identified as not being able to meet Landgate's Policies and Standards for Geographical Naming in WA, but Quenda was suitable therefore a possible suggested option.

Pratt - Ian Pratt he had a role in organising the Forrestdale Progress Association and local sports clubs for many years.

Salmeri - Steve Salmeri was extensively involved in the promotion of Forrestdale and the Forrestdale Lake. Mr Salmeri was one of the main organisers of the Progress Association and local sports clubs for many years.

Kargotich - Early residents. Originally named 'North South Road no. 2' on the Peel Estate. The Kargotich family were prominent in the district and Peter Kargotich, farmer, was a member of the Armadale / Kelmscott Road Board 1957-1977 and third President of the Armadale / Kelmscott Shire Council 1965-1973. He was a successful local businessman and was instrumental in the transfer of the Byford area to the Shire of Serpentine-Jarrahdale in July 1977.

De Bont - Early residents / landowner 'Paul de Bont' owned the Forrestdale store for a number of years.

OPTIONS

Council could consider the following options:

1. Support the proposed new suburb boundary and support the new suburb names of:
'Quenda';
'Pratt';
'Salmeri';
'Kargotich' and
'DeBont'
for advertising;
2. Elect not to propose a new suburb boundary and name maintaining that status quo;

CONCLUSION

With the progress of the MRS amendment to establish the full extent of the future South Forrestdale / Rowley Road Industrial Area and lodgment of the Stage 1 Structure Plan for the Industrial estate, it is timely for the City to support the establishment of a new suburb and suburb name that would support the future industrial business park and reduce the overall size of the suburb of Forrestdale.

Advice from Landgate and suggestions from the community confirm that the suburb names as mentioned above could be considered as suitable for the new suburb and is likely to meet the suburb naming guidelines as stipulated by Landgate's Policies and Standards for Geographical Naming in WA.

Following the close of the advertising period, a report on the proposed names and submissions received will be presented to Council for its consideration.

RECOMMEND

That Council:

1. **Support the proposal to consider a new locality in the area bounded by Tonkin Highway, Rowley, Oxley and unnamed Roads and Regional Reserve as proposed in the attachment to this report, and support the names of 'Quenda'; 'Pratt'; 'Salmeri'; 'Kargotich' and 'DeBont' as possible options to name the new locality, and proceed with public consultation including:**
 - **Letters be sent to all landowners within the proposed new locality, and Community Members of CHAG and History Reference Group seeking comment on the proposed new locality and its boundary and canvassing the suggested names.**
 - **Advertisements be placed in the local newspaper seeking wider public support.**

ATTACHMENTS

There are no attachments for this report.

COUNCILLORS' ITEMS

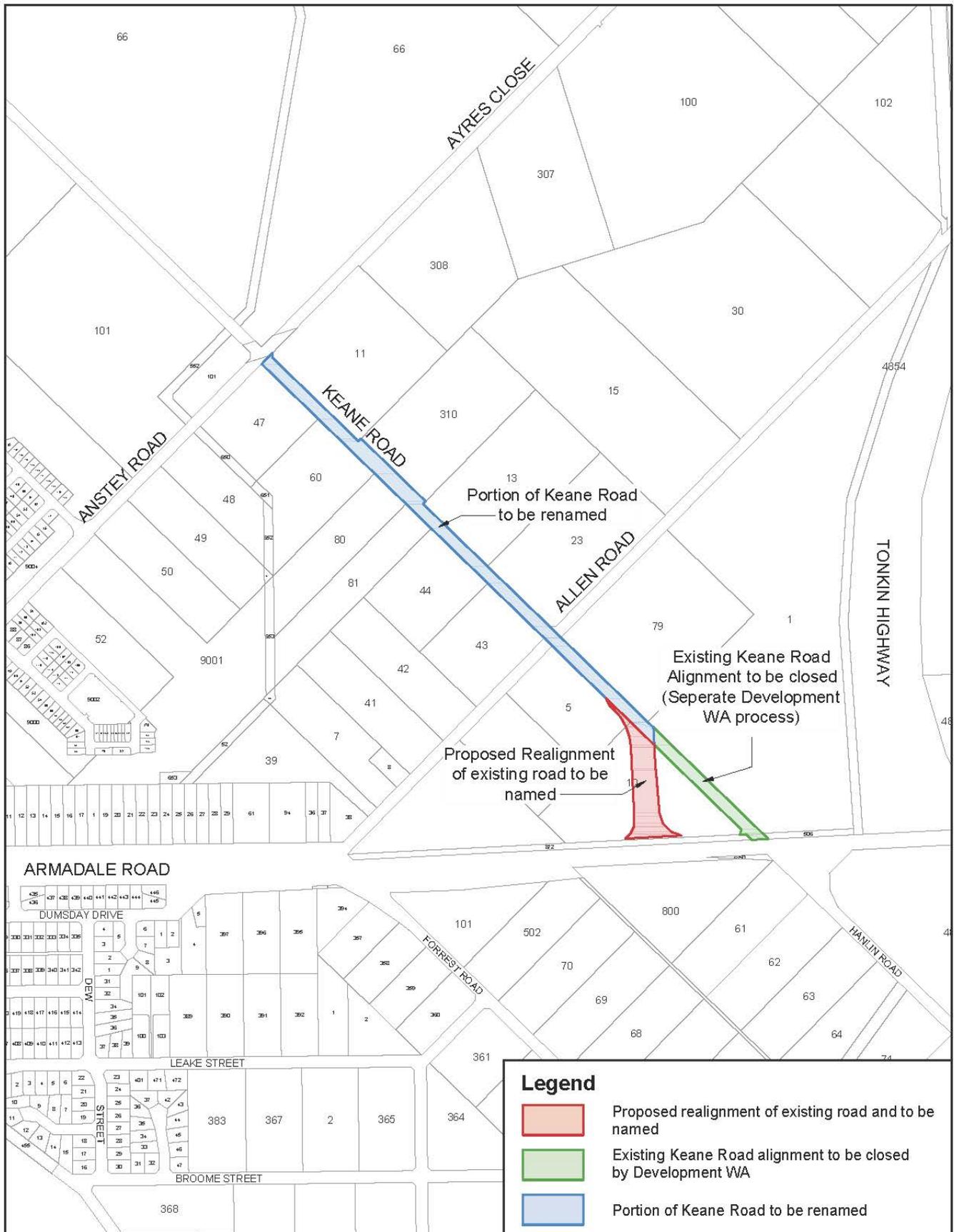
Nil.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

Nil.

MEETING DECLARED CLOSED AT _____

DEVELOPMENT SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
4 OCTOBER 2021		
ATT NO.	SUBJECT	PAGE
1.1 ROAD NAMING - KEANE ROAD, FORRESTDALE		
1.1.1	Proposed Realignment Plan - Road Renaming - Keane Road, Forrestdale	33
1.1.2	Schedule of Submissions - Road Renaming - Keane Road, Forrestdale	34
2.1 SALE OF LOT 300 (16) NUMULGI STREET, ARMADALE		
2.1.1	TPS No.4 - Zoning Map - Lot 300 Numulgi Street, Armadale	35
2.1.2	Photographs - Lot 300 Numulgi St, Armadale	36



**PROPOSED ROAD NAME CHANGE
 AND REALIGNMENT**

Keane Road, Forrestdale



DATE 15 September 2020 - REVISION 2001
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Based on information provided by and with the permission of the
 Western Australian Land Information Authority (Landscape 2020).
 Aerial photograph supplied by Landscape, Perthmaps by Westmap.



SCHEDULE OF SUBMISSIONS PROPOSED RENAMING OF SOUTHERN PORTION OF KEANE ROAD - FORRESTDALE				
NO.	SUBMITTER	SUPPORT, OBJECT, COMMENT	SUMMARY OF SUBMISSION	RECOMMENDATION
1	Service Provider CE/108762/21	Comment	1.1 Recommend name remains as Keane Road for purposes of maintaining Gas Pipeline Engineering Drawings.	The submitter's comments are not supported for the following reasons as described in Issue 1 of the Council report: 1) This reason is insufficient cause to preserve a road name, given the risk to the public and operational safety if the road renaming is not performed.
2	State government agency CE/105227/21	Comment	2.1 No preference but "Forrestdale" could lead to confusion with existing Forrest Road.	<ul style="list-style-type: none"> Dismissed – see Report.
3	State government agency CE/105416/21	Comment	3.1 No comment.	<ul style="list-style-type: none"> Noted
4	Community Member CE/115041/21	Comment	4.1 Support the name MacFarlane.	The submitter's comments are supported for the following reasons as described in Issue 3 of the Council report: 1) MacFarlane is a proposed potential road name and fits the commemorative criteria set by TNA.
5.	State government agency CE/119216/21	Comment	5.1 No comment.	<ul style="list-style-type: none"> Noted
6.	Landholder (Developer) CE/104574/21	Comment	6.1 Prefer the name Forrestdale to assist in greater awareness of suburb.	<ul style="list-style-type: none"> Noted
7	Community Member CD/75100/21	Comment	7.1 Support the name MacFarlane.	The submitter's comments are supported for the following reasons as described in Issue 3 of the Council report: 1) MacFarlane is a proposed potential road name and fits the commemorative criteria set by TNA.
8.	Community Member CD/75322/21	Comment	8.1 Support the name MacFarlane.	The submitter's comments are supported for the following reasons as described in Issue 3 of the Council report: 1) MacFarlane is a proposed potential road name and fits the commemorative criteria set by TNA.
9.	Community Member CD/75591/21	Comment	9.1 Support the name MacFarlane.	The submitter's comments are supported for the following reasons as described in Issue 3 of the Council report: 1) MacFarlane is a proposed potential road name and fits the commemorative criteria set by TNA.
10.	Landholder (Developer) CD/71908/21	Comment	10.1 Support the Name Forrestdale or alternative Australian Gender diversity selection.	<ul style="list-style-type: none"> See Report.



Lot 300 Numulgi Street – View from within lot



Lot 300 Numulgi Street – View from Reg William Reserve Carpark



Lot 300 Numulgi Street - Fence line from the Street



Lot 300 Numulgi Street - Fence line from the carpark