

Advocacy Priorities Strategy

CITY OF ARMADALE | 2022-2030



Acknowledgement of Country

We acknowledge the Traditional Owners and Custodians of the land upon which we stand, work and play.

We acknowledge the Aboriginal People as the First Nations People and their connection to the land and waters, as the land and waters are a part of them; spiritually and culturally.

We acknowledge their ancestors, the Elders past and present, who have led the way for us to follow in their footsteps.

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Front cover:

"Link" by Si Hummerston, Western Australia.

Sculpture location:

Intersection of Albany Highway and South West Highway, Armadale.

Si Hummerston's Link represents the constant movement and flow of people and traffic through Armadale's major intersection and entry point.

The two intersecting loops are representative of Armadale's dual identity – one representing the rural landscape and the other the urban environment – reinforced through the playful fine grain details. Observing the artwork from close proximity reveals new and surprising details – a farm truck full of local goods, a faithful dog rides in the ute, a vintage car passes holiday makers towing a caravan and the ubiquitous kangaroo hops into view."



A message from the Mayor



I am pleased to present this Advocacy Priorities Strategy which takes us a step closer to securing critical and transformational projects to support our fast growing and important community.

The City's ambition is to be a desirable place for people to live, work, invest, study and visit with high quality modern infrastructure, public transport links and growing employment.

To achieve this, the City of Armadale has prepared this Advocacy Priorities Strategy which outlines key projects and alliances necessary to attract investment and to accelerate development and growth as we adjust to the changing landscape in which we operate and live.

The priorities that Armadale will be advocating for until 2030 can be categorised into two broad themes – City Centre Priorities and Community Priorities.

For the City Centre, the time is right to build on and complement current State and Federal Government project commitments.

With a new Courthouse and Police Complex due for completion by 2023, the Metronet railway extension to Byford and a new inner-city TAFE campus, Armadale's City Centre is ready to be transformed. Armadale's City Centre is set to become an active hub that services its community with health and social services, education and training, legal and professional services and other supporting facilities.

The second theme of Community Priorities focuses on facilities which provide a direct social outcome to the communities in which they are located.

We look forward to working with the State and Federal Governments as well as private investors to continue to grow Armadale and support our community.

Cr Ruth Butterfield
Mayor

Associated strategies and plans

This Advocacy Priorities Strategy is an objective of the City of Armadale Corporate Business Plan 2021-2026 and its long-term Strategic Community Plan 2020-2030, both of which set the foundations and key actions to achieve the aspirations of the community.

This Advocacy Priorities Strategy has also been developed to support projects and recommendations outlined in the following plans and strategies:

- Armadale Activity Centre Structure Plan
- Community Development Strategy
- Community Infrastructure Plan
- Economic Development Strategy
- City Centre Investment Framework

All these documents are complementary and guide the strategic projects needed to support Armadale's economic future and growth.



“The City's ambition is to be a desirable place for people to live, work, invest, study and visit with high quality modern infrastructure, public transport links and growing employment.”



City of Armadale

A place of growth and opportunity

Strategically located in Perth's metropolitan South East corridor, the City of Armadale consistently continues to be one of the fastest growing local government areas in Western Australia and in the country.

Offering a unique and enviable lifestyle for those who wish to live, work, study and visit in naturally beautiful surrounds, Armadale is a diverse place full of opportunities and community pride. There are vineyards and orchards, green open spaces, bushland and the backdrop of the Darling Ranges combined with growing residential, commercial and industrial areas.

Just 28 km from Perth's CBD, Armadale is easily accessed via the metropolitan rail and road network and spans a vast area of some 560km². Servicing a diverse and rapidly growing community, in 2022, Armadale consists of 19 suburbs, 26 primary schools, 12 secondary schools and 3 libraries.

The average annual population growth of Armadale (3.4%) has consistently exceeded state (1.5%) and national (1.3%) growth between 2012 – 2022. This is largely due to the significant and sustained growth in residential development with the fastest growing communities being to the west, including Piara Waters, Harrisdale, Hilbert, and Haynes.

This has attracted both public and private investment into the region, resulting in improved amenities and infrastructure. Growth is predicted to continue beyond 2041.

The Estimated Residential Population (ERP) in Armadale is expected to increase to over 150,000 by 2041. This is a strong average annual change of 2.5%.

“ The City of Armadale is one of the fastest growing local government areas in Western Australia and in the country...”



>150,000

Estimated Residential Population (ERP) in Armadale by 2041



28km

From Perth's CBD

*Estimated Residential Growth ERP – Source Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id (informed decisions)



3.4%

Average population growth

Even so, as an outer metropolitan growth council, Armadale City Centre and some of the City's older suburbs face far higher levels of disadvantage than other more established inner-city local government areas.

The City's newer suburbs also face challenges as there can be a gap between population growth and investment in infrastructure and services. We are committed to reducing the gap through facilitating infrastructure investment at all levels of government, which will lead to both economic and social benefits.

A key focus of the Council is to accelerate economic development to ensure Armadale fulfils its designated role as one of Perth's Strategic Metropolitan Centres providing employment opportunities and a range of services for the community.

Led by a successful advocacy program in recent years and to support the local community and residents in the south metropolitan region, the City of Armadale secured State and Federal funding commitments to deliver major infrastructure projects. These projects include:

To really capitalise on the current infrastructure commitments, for Armadale to continue growing following COVID-19, and to ensure appropriate services and infrastructure are delivered to the region, there needs to be more and substantial investment from the State and Federal Government which will in turn catalyse investment from the private sector.

The availability of residential, commercial and industrial land means that Armadale is well positioned to grow as a region over the coming decades, however to reach its full potential and to reinvigorate the heart of our city, further public and private investment is needed.

CONSTRUCTION OF ORCHARD HOUSE OFFICE BUILDING	\$20m	Completed
ARMADALE ROAD UPGRADE	\$145m	Completed
ARMADALE ROAD BRIDGE	\$237m	Completed
DENNY AVENUE LEVEL CROSSING REMOVAL	\$69m	Completed
COURTHOUSE & POLICE COMPLEX	\$86m	Expected completion in 2022
WESTERN POWER SOUTH METROPOLITAN DEPOT	\$23m	Expected completion in 2022
ARMADALE TAFE CAMPUS	\$33.8m	Committed Construction starts in 2022/23
RAIL EXTENSION TO BYFORD, GRADE SEPARATED RAIL CROSSING AT ARMADALE ROAD AND AN ELEVATED STATION AT ARMADALE	\$625m (est.)	Committed Project starts in 2023

2. Why advocate?

Advocacy is important to attract investment to the City which supports the continued economic growth of the local community.

Previous advocacy strategies have successfully focussed on essential infrastructure projects and assisted to secure more than \$1 Billion worth of State and Federal Government funding in recent years.

A core reason for the City of Armadale to advocate for key priority projects is the social disadvantage that continues to challenge some of its community and where Armadale consistently scores lower than other local government authorities in the Australian Bureau of Statistics' (ABS) Socio-Economic Indexes for Areas (SEIFA).

High levels of unemployment and housing stress, domestic violence, substance abuse, youth disengagement and lower levels of education are intergenerational challenges that some parts of our community experience.

To address this, the City of Armadale continues to work with relevant agencies at State and Federal level with the objective of reducing the local impacts of this

intergenerational disadvantage. However transformative change is needed as these adverse social impacts will continue to impose ongoing costs at every level of government, whether in child protection, justice and security, mental health or other social services.

Another fundamental reason for advocating for the City's priorities is its prime location at the core of major freight and transport routes connecting major distribution hubs in the metropolitan region and the opportunities this presents for investors. With connections including Perth and Jandakot airports, Kewdale, Canning Vale and Welshpool industrial areas; major ports such as a Fremantle to the west including the proposed Outer Harbour in Kwinana.

Armadale is truly a region of opportunity with a growing population and a diverse workforce living in a well-connected community full of commercial and industrial activity while also providing a picturesque and laid back semi-rural lifestyle.



“Armadale is truly a region of opportunity with a growing population and a diverse workforce living in a well-connected region.”

The Approach

Successful advocacy, particularly for transformational projects, takes time and is competitive. In 2022, as the world learns to live with COVID-19 and political and business landscapes continue to change, the City of Armadale needs to be agile, flexible and considered in the approach and requests to secure funding commitments or policy decisions in line with its advocacy priorities.

Successful advocacy will ensure:



The City of Armadale secures funding commitments and policy decisions aligned with its advocacy priorities.



State and Federal Members of Parliament are actively engaged with the City of Armadale, are aware of its advocacy priorities and consider them in strategy, policy and budget deliberations.



Infrastructure Australia and Infrastructure Western Australia are engaged with the City of Armadale and recognise its advocacy priorities.



Key decision-makers and influencers advocate for the City of Armadale to secure funding commitments.



The City of Armadale represents the region's views at round tables, task forces, and other strategic forums.



Image: Robot Park, Piara Waters. Courtesy of Stockland.



3. Armadale - right place and right time

A significant metropolitan centre, within a strategic location

This region is located along key transport routes such as Albany Highway, South Western Highway, Tonkin Highway and Armadale Road. Armadale is linked directly to the Perth CBD and metropolitan areas and is located close to key distribution infrastructure such as Perth and Jandakot airports, Fremantle Ports and Kwinana's industrial area.

Identified by the State Government as a key metropolitan growth area in Perth, the region is a powerhouse in terms of its collective economy.

Many of Perth's existing and planned industrial estates, such as the Forrestdale Business Park, are located within the region which are supported by private capital and are already producing sustained growth in employment opportunities.

The case for a City Centre focus

In recent years, the City of Armadale has experienced significant residential and commercial development. However this has been largely outside its City Centre, particularly in newly developed suburbs such as Piara Waters, Harrisdale, Hilbert, and Haynes.

This growth, although beneficial and encouraging, predominantly benefits suburbs nearby the City Centre. This means that new residents moving into the suburbs enjoy various commercial, employment and recreational options close to home, making these new communities self-sufficient.

This makes it a competitive environment for businesses operating in the City Centre that rely on people passing by accessing the services and amenities that a metropolitan centre has to offer such as banking, shopping, medical and community services just to mention a few.

In order to truly maximise the economic development of the City Centre to become a destination of choice with a thriving local economy, the City of Armadale is working towards the transformation of its inner-city by stimulating private and public investment.

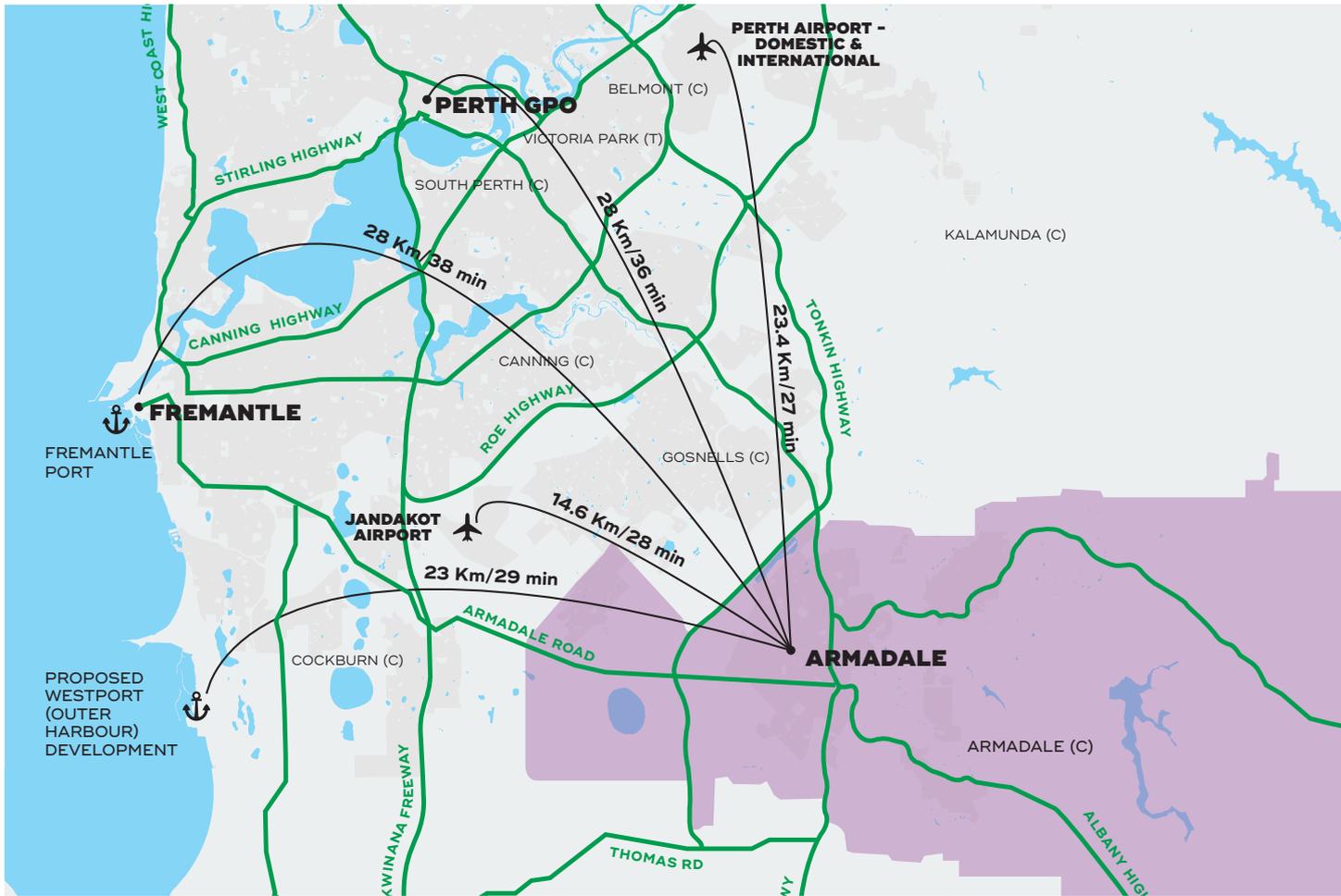
Based on population growth figures, the Armadale inner-city will need to grow significantly and provide more employment

opportunities, residential capacity and diversity of land uses to fulfil its function as a strategic metropolitan centre. This includes some 18,000 jobs estimated to be required to sustain the local economy over the next 20 years. Additional inner-city residential and commercial spaces are fundamental to support the City's ambition to stimulate the local economy.

More people living, working, studying and visiting the area is key to sustaining a bustling, active and thriving economy. By intensifying density, diversifying land use and investing in new infrastructure the Armadale City Centre will become a regional attractor.

Metropolitan centres such as Fremantle, Rockingham and Joondalup were previously denoted as key growth regions and received significant investment by the State and Federal Governments to support development and as a result, have enjoyed a degree of rejuvenation.

Armadale must attract similar investment from government if it is to catalyse its City Centre and bring important social and economic benefits to the communities who call Armadale home.



New Kwinana Outer Harbour

The WA Government continues working towards building the new Outer Harbour in Kwinana set to transform WA's freight and logistics industry. Its success will be heavily reliant on road and rail connectivity by an uninterrupted freight corridor via Anketell Road and Tonkin Highway.

With its prime geographic location and transport network connections, this is a significant opportunity for Armadale to position itself as a central freight, logistics and manufacturing hub connected to Perth's main metropolitan distribution centres such as Perth Airport, Perth CBD, Fremantle Ports, Kwinana, Forrestdale Business Park and Crossroads Business Park.

“The City of Armadale is located at the southern end of the south east corridor, an area that covers the Cities of Armadale, Gosnells and Canning, and the Town of Victoria Park.”



4. Our advantages

Many competitive advantages demonstrate why Armadale is a solid investment for both private and public funding. Strategic projects such as the transformation of the City Centre capitalise on these advantages to generate growth, create jobs, provide education and training opportunities, and continue to enhance its significance in Western Australia.

4.1 A fast growing population

Armadale's average annual growth of 3.4% has exceeded state and national average annual growth rates of 1.5% and 1.3% respectively, for over a decade. While this has attracted both public and private investment to the region that has resulted in improved amenities and infrastructure, continued population growth is forecast from 96,128 (ERP 2021) to over 150,000 residents by 2041.

4.2 Metropolitan Strategic Centre

The WA Planning Commission recognises Armadale as a Strategic Metropolitan Centre, under its State Planning Policy 4.2 Activity Centres for Perth and Peel. In addition the Armadale City Centre is a designated Strategic Metropolitan Centre in the State Government's metropolitan plan Directions 2031 and Beyond.

The City of Armadale is focusing on unlocking the full potential of its City Centre to provide greater diversity of land uses and employment, education and training opportunities. Importantly, this will also provide significant opportunities to invest in Armadale.

4.3 Strong transport links and advantageous metropolitan location

Armadale is strategically located less than 30 minutes from Perth CBD, the domestic and international airports, major shipping ports and industrial areas in Fremantle, Rockingham and Kwinana. The City Centre also sits at the intersection of the Albany, Tonkin and South Western Highways including Armadale Road which is also easily accessible by major transport infrastructure including road and rail networks.

Armadale's access to strategic transport links and major transport corridors including Anketell Road and Tonkin Highway means that Armadale is well placed to service the proposed new port in Kwinana. Furthermore, Rowley Road has been highlighted as an integral part of the future Perth Freight Network.



4.4 Affordable and available residential, commercial and industrial land

Armadale is an affordable place to conduct business or establish a home. Unlike other areas which lack commercial and industrial land limiting the ability of local businesses to expand and for new investment to take place, Armadale has a diverse range of land available for residential, commercial and industrial development at competitive prices.

Median house prices in Armadale are below the greater Perth average, providing opportunities for people, particularly from diverse backgrounds and low incomes, for affordable property close to Perth CBD.

Additionally, the City of Armadale is ready to increase its City Centre residential and office space to diversify land use in the form of mixed-use apartments and new office buildings to boost the local economy.

4.5 Workforce diversity and growth

Armadale has a diverse workforce with key employment sectors including health care, retail, education and construction. Its position as the strategic centre for the south eastern region means it is well placed to be a primary employment centre, which is further bolstered by changing demographics which has seen people from a diverse range of backgrounds, ages and life stages move into the community.

4.6 A desirable nature-orientated lifestyle with a strong sense of community

Nestled amongst scenic parks, hills and picturesque valleys, the City of Armadale takes pride in its cultural heritage and unique community feel. The City's semi-rural hills lifestyle is appealing to many and provides an aspect for future investment.





“ Working proactively with major private landowners is critical to motivate and incentivise diversity of land use to limit reliance on population driven industries as the City Centre transitions to a service-focused and strategic destination.”

5. How we will advocate

Advocacy efforts will target the Federal and State Governments as well as the private sector. A range of channels will be utilised and will include participation in the National Growth Areas Alliance and the Growth Areas Perth and Peel Councils lobbying at Federal level, to the proactive local level collaboration of the South East Corridor Councils Alliance.

Working proactively with major private landowners is critical to motivate and incentivise diversity of land use to limit reliance on population driven industries as the City Centre transitions to a service-focused and as a strategic destination. Close collaboration with the two shopping centre owners in the inner-city is also vital to take on any opportunities available to stimulate the local economy.

5.1 Federal Government

5.1.1 Infrastructure Australia

Infrastructure Australia is the nation's independent infrastructure advisor. This organisation provides research and advice to governments, industry and the community on the priority infrastructure investments and reforms needed in the country.

The City of Armadale should continue to ensure that projects in this advocacy program are included in the National Infrastructure Priority List.

5.1.2 NGAA – National Growth Areas Alliance

The NGAA is the peak advocacy group for outer suburbs in Australia formed by more than 20 of the fastest growing councils in the country. The NGAA works with its members to advocate to State and Federal Governments.

In addition, the NGAA works with industry and other stakeholders to advocate for infrastructure and services, highlighting the challenges and opportunities presented by rapid growth.

5.1.3 GAPP - Growth Areas Perth and Peel Councils

The GAPP is a proactive group of eleven outer Metropolitan Councils who have consistently advocated to improve policy and governance, to influence State and Federal Governments on major infrastructure projects, and to secure crucial public investment for major initiatives of regional significance including the creation of more public open space and local sporting facilities.

GAPP Councils are currently jointly advocating the Federal Government to contribute up to \$350 Million to leverage complementary investments from GAPP members, the State Government and development contribution schemes for regional sport. This will result in a special fund to build over ten sporting precincts within eleven local government areas in Perth.

5.1.4 RDA - Regional Development Australia

By working with RDA, the City is a member of a national network of local leaders who work with all levels of government, business and community groups to support the economic development of their respective regions.

RDA is an Australian Government initiative administered by the Department of Infrastructure, Transport, Regional Development and Communications that brings together all levels of government to enhance the development of Australia's regions. A national network of RDA committees has been established to achieve this objective.

5.1.5 Federal Members of Parliament

Building and maintaining proactive working relationships and open communication lines with relevant Members of Parliament and Opposition Leaders is crucial to address the needs of the local community. Through these active working relationships, interest and attention can be brought up to the City's advocacy priority projects.

Federal electoral divisions within the City of Armadale include Canning and Burt.

5.2 State Government

5.2.1 Infrastructure WA

The role of this recently established independent agency is to provide advice and assistance to the WA Government on infrastructure priorities. Infrastructure WA's advice informs investment decision making and supports better outcomes for the people and economy of Western Australia.

It is important that Armadale's priority projects are considered as part of the State Infrastructure Strategy.

5.2.2 SECCA - South East Corridor Councils Alliance

A strategic partnership between the City of Armadale, City of Gosnells, City of Canning, and the Town of Victoria Park has resulted in the South East Corridor Councils Alliance formed by CEOs, Mayors and economic development specialists.

The objective of this alliance is to jointly advocate to generate interest and attract investment into the South East corridor region within the Perth metropolitan area.

5.2.3 Industry specific government agencies

Building close partnerships with key government agencies can assist in identifying opportunities and collaboration across all levels of government. Some specialised arms of government can assist the City in realising its vision of unlocking development potential in the inner-city. Key organisations include:

- Metronet
- Development WA
- Invest & Trade WA
- Department of Communities
- Department of Training and Workforce Development
- Department of Jobs, Tourism, Science and Innovation

5.2.4 State Members of Parliament

Armadale's Local Government Area sits across two State Legislative regions – the East Metropolitan region and the South Metropolitan region. The East Metropolitan region includes the Armadale and the Darling Range electorates. The South Metropolitan region includes the Jandakot electorate.

Building positive working relationships with the State Members of Parliament for each of these regions is crucial to secure resources from government.

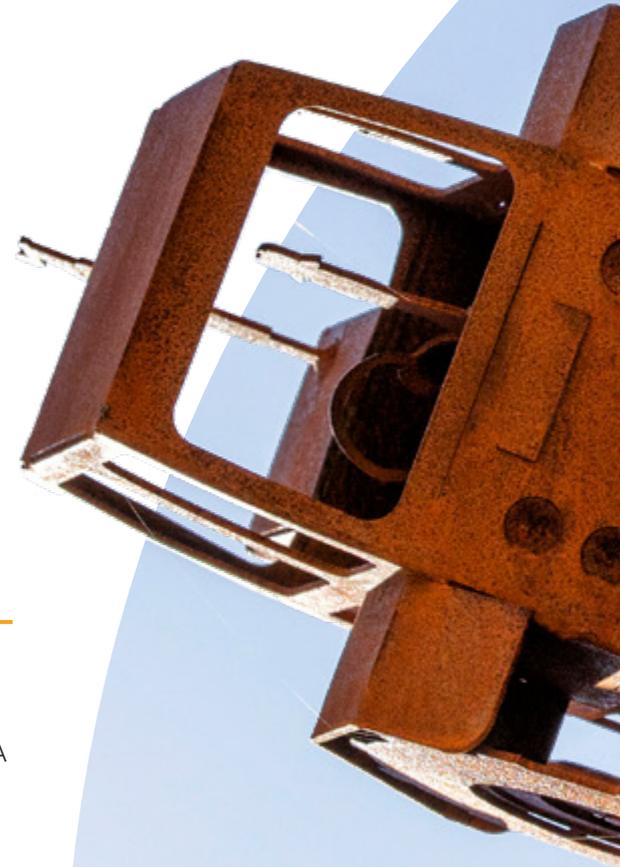
5.3 High Value Networks

A number of industry-specific networks in WA have been identified as important channels to engage with to influence decision makers not only from government but from the private sector.

Ongoing active collaboration with high value networks assist the City in disseminating Armadale's message of progress and development which in turn creates investment confidence.

These networks include:

- The Committee for Perth
- Chamber of Commerce & Industry WA
- The Westport Taskforce
- Property Council of Australia
- Urban Design Institute of Australia
- Planning Institute of Australia
- Master Builders WA
- Housing Industry Association





“Population is forecast from 96,128 (ERP 2021) to over 150,000 residents by 2041.”



6. Advocacy priorities

The six key priorities that the City of Armadale will be advocating for over the coming years can be categorised into two broad themes of City Centre Priorities and Community Priorities.

These key priorities are significant standalone projects which will require substantial, long-term planning and investment by Federal and State Governments including the private sector.

The delivery of other, smaller and localised community infrastructure projects such as park upgrades, community building upgrades or new path networks will remain an important focus of the City of Armadale, forming part of its Strategic Community Plan and Corporate Business Plan.

City Centre Priorities



City Viaduct
Public Realm



City Views -
Civic Precinct



Medical and
Health Precinct

Community Priorities



Armadale Regional
Recreational Reserve
(ARRR)



The Armadale
Champion Centre



Hilbert District
Community Centre



6.1 City Centre Priorities

Priority: City Viaduct Public Realm

Projected timeframe: **2022 - 2025**

Estimated Cost: **\$8 Million***

The new elevated railway station and viaduct presents the City of Armadale with an opportunity to invest in the public spaces under this railway line and create state-of-the-art, functional and multi-purpose spaces to revitalise the City Centre.

*Estimated cost subject to detailed Landscape Master Plan.

The Project

As part of Metronet's rail extension to Byford and its level crossings removal program, a new elevated Armadale Train Station and viaduct will be built.

The new elevated station and viaduct presents the City with an opportunity to invest in the public spaces beneath the viaduct by creating state-of-the-art, functional and multi-purpose spaces to transform Armadale's City Centre. Investment in these critical public spaces will enhance the area and ensure the new station and viaduct become an attractive, welcoming and vibrant part of the city.

Metronet's works are set to generate numerous pedestrian links, road connections and new open public spaces. Therefore planning, landscape design and public realm investment is needed now to ensure spaces are fit-for-purpose and functional. Works will also include the level-crossing removal at Armadale Road, Forrest Road and Church Avenue.

The City is actively advocating that Metronet appropriately considers design options that provide the right public funding and investment options to deliver the best possible outcome for the community at ground level by working together on the design, funding and delivery of this crucial part of infrastructure.

Given the transformational nature of this major infrastructure project, advocating for significant investment in the public realm, particularly in the landscape in and around the project area, is the key to accelerate Armadale's renewal and to unlock development in the City Centre.

The new open public spaces below the viaduct would help the City to better link this area by encouraging connections to Minnowarra Park, Memorial Park, the West of Rail and Civic Centre precincts, Abbey Road, Forrest Road, Jull Street and Church Avenue.

Long-term Benefits

Investment in the public spaces around the new Armadale Train Station and elevated viaduct will:

- Support the establishment of a town centre by creating a new station plaza adjacent to Jull Street Mall and the train station.
- Create additional connections east-west of the train station increasing pedestrian and vehicle connectivity and land use integration.
- Create potential connections by improving pedestrian links such as at Fifth Road and William Street.
- Increase activation of the area through potential commercial development and new public open spaces.
- Encourage and enable commercial development of the rail reserve while also minimising the visual impact of the railway line.
- Improve connection to the area west of the railway line, enabling development and potential rezoning.
- Support Armadale becoming a destination train station through improved transport orientated development.





“The City of Armadale is proposing an ambitious consolidation and redevelopment of its inner-city Civic Precinct.”

Priority: City Views - Civic Precinct

Projected timeframe: **2023 - 2028**

The City of Armadale is proposing an ambitious consolidation and redevelopment of its inner-city Civic Precinct.

Concept Design Element	Estimated Cost (Million \$)*
Building A – Community Hub building	\$ 8.7
Building B – 3 Storey Commercial building	\$ 21.9
Building C – Civic Centre	\$ 23.5
City Views Sky Walk	\$16.5
Landscaping & Public Realm	\$ 9.2
Estimated Net Cost	\$80
With margins & adjustment (prelims/builders margin)	\$95
With contingencies & fees	\$127

*Estimated cost based on preferred design concept subject to detailed Business Case.

The Project

To stimulate inner-city investment and to help break the generational socio-economic disadvantage by encouraging more job opportunities, the City of Armadale is proposing an ambitious redevelopment of its inner-city Civic Precinct.

The City's ambition and long term vision has been to consolidate its property, invest and build a new high quality hub for civic activities reinforcing this area as the focal point for the principal administrative functions of the City of Armadale, as well as a desirable location for open space and celebration of historic buildings, culture and its community.

Initial planning has commenced with the vision encompassing a complete and innovative overhaul of Council and state-owned property that establishes the foundations for a thriving Civic Precinct in the heart of Armadale City Centre.

This precinct will include a number of new buildings to accommodate civic functions including Council and its staff. Mixed use buildings have been incorporated into the design which includes cultural and community services, digital remote learning and education, potential short term accommodation, functions facilities and hospitality.

More specifically, major inner-city land holdings will be available for redevelopment (pending engagement with the State Government) once the new Courthouse and Police Complex comes online in 2022 and the current Armadale Magistrates Court is relocated to their respective new facilities.

In addition, due to the increased flexibility required regarding workforce office space following COVID-19 and the age of its Administration building, the City of Armadale is planning to redevelop its Administration building, a major site adjacent to the picturesque Minnowarra Park. The proposed City Views - Civic Precinct Master Plan includes two to three buildings of mixed use, functional and high quality public open spaces and landscaping, and a regional community open space attractor such as a tree top walk. Realisation of the vision would likely require government and private sector investment in addition to City funding.

The City Views - Civic Precinct concept aims for the development of a modern and vibrant hub in Armadale which will become a focal point for residents, businesses and visitors alike.

The current concept balances the desire to retain the existing character of the area in terms of its high quality public open space, civic, cultural and heritage elements with the opportunity to provide profitable commercial opportunities and a positive return on the City's investment.



Long-term Benefits

A new Civic Precinct will deliver:

- An exciting new cultural and community precinct in the heart of Armadale City Centre.
- A new community hub with views to the lake and the Perth CBD via a roof garden and connection to the City Views tree top walk.
- A commercial building development around a historic Moreton Bay Fig tree.
- Establish a state-of-the-art open green public space in the centre of the precinct among the Fig and Gum trees with views opened up to the lake.

It is also planned for the City's Administration building and other properties to be created as multi-functional which will be able to be used as a mix of office, commercial, community, cultural spaces or for civic functions.



Priority: Medical and Health Precinct

Projected timeframe: **2024 - 2030**
 Estimated Cost: **\$30 Million***

A once in a lifetime opportunity to develop a medical and health precinct and provide preventative services as well as address urgent health care needs within the Armadale region that have been driven by fast population growth and increasing health service requirements.

*Estimated cost subject to detailed Business Case.

The Project

Addressing health risks such as chronic disease and mental health while also reducing reliance on the at capacity Armadale Hospital. The proposed hub will add to an industry that supports more than 230 local Armadale businesses already operating in the health care industry and currently employing more than 3,600 people.

Already the largest employer within the Armadale local government area and providing jobs across hospitals, medical services, residential care, private practice, seniors and childcare a new Medical and Health Precinct would provide support for mental health, palliative care and chemotherapy for an ageing population that has increased over the years as well as services for young adults and families.

Potential Services

[General Practice](#)

[Medi Hotel](#)

[Psychology and Counselling](#)

[Mental Health](#)

[Services for Seniors](#)

[Dietetics](#)

[Pathology](#)

[Developmental Children Behaviour](#)

[Perinatal and Infant care](#)

[Occupational Therapy](#)

[Radiology](#)

[Cancer Screening](#)

[Dental](#)

[Speech Pathology](#)

[Audiology](#)



6.2 Community priorities

Priority: Armadale Regional Recreational Reserve

Projected timeframe: **2024 - 2028**

Estimated Cost: **Stage 1 \$65 Million (Total project cost \$115 Million)**

The Armadale Regional Recreational Reserve (ARRR) is set to become a multi-stage development of regional significance which will respond to ongoing population growth and increasing sport and recreation needs.

The Project

Recreation facilities are vital for the health and wellbeing of the community as they facilitate physical activity, relaxation and somewhere for people to socialise.

This is well understood by State sporting associations and these organisations play an important role through local clubs and groups to encourage participation in physical activities which in turn helps to address social and health related issues. Such local clubs and groups however must be supported with appropriate infrastructure to be able to provide these services with a lack of facilities directly impacting on the number and range of programs that can be delivered.

The City of Armadale has strategically allocated land as part of the Wungong Urban Development to support such projects. A concept plan has also been developed for a 40-hectare Armadale Regional Recreation Reserve comprising playing fields, sporting and community use buildings, playgrounds, community gardens as well as bushland and trails for informal recreation, leisure and nature play.

While some government funding streams are available for local recreational facilities, there are limited funding opportunities for the larger regional spaces needed to cater for the City's expected population of over 150,000 people by 2041 and a broader population of up to 350,000 beyond the City's boundaries in coming years.

Incorporating local government areas of Cockburn, Gosnells, Serpentine Jarrahdale and Armadale, the ARRR will also service suburbs east to the Darling Range, north to Gosnells and Southern River, west to Cockburn and south to Byford. Rapidly growing suburbs of Piara Waters, Harrisdale, Hilbert and Haynes will also be captured.

Long-term Benefits

- Assisting in meeting the recognised chronic shortfall in sporting and recreational infrastructure in a high growth area.
- Enabling a more connected and resilient community through opportunities for volunteering, community interaction, building social capital, and positive engagement with at-risk youth due to the high levels of social and economic disadvantage.
- Improving the health of the current and future population to support greater economic activity and community physical and mental wellbeing.
- Supporting the economic development of the region through catalyst investment in the ARRR.

Stage 1 – Netball and basketball complex

Due to the scale of the ARRR, and dependency on funding and population growth, this transformational project is being planned to be delivered in stages with the first stage to be a netball and basketball complex.

With strong support from State sporting associations, this major facility will include:

- 20 outdoor netball courts
- 8 indoor basketball / netball courts within an indoor sporting complex (including 2 show courts)
- Gym and associated group fitness class rooms
- Allied health practitioner spaces
- Office, commercial kitchen and functions space

Importantly, Netball WA and Basketball WA have committed to working with the City of Armadale to develop a sustainable business model for the facility as well as developing a broader community outreach strategy to ensure participation.



Priority: The Champion Centre

Projected timeframe: **2022 - 2027**

Estimated Cost: **\$1 Million**

This priority focuses on advocating for the ongoing support of this important centre and the services it currently provides for the community. The Champion Centre is regarded as one of Armadale’s pillar community facilities.

The Project

Together with the City’s Aboriginal Development Team and a solid commitment from local Aboriginal Elders and external organisations, the custom-designed Centre forms an accessible, inclusive and effective service hub for the Aboriginal and Torres Strait Islander community.

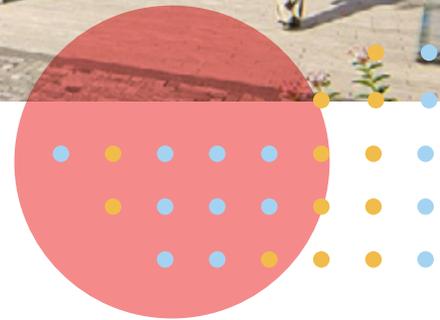
With the Centre’s capacity to accommodate up to 24 organisations in a dedicated ‘hot-desk’ space, services provided at the Champion Centre include youth employment programs, food security/emergency relief, driver training, youth justice placements, disability support groups, child and general health services, financial counselling, support playgroups, after school activities and drug and alcohol counselling.

This level of service provision aligns with the vision of the Champion Centre model comprising:

- Improved outcomes for families, including building cultural knowledge and practice.
- Improved outcomes for children and adults in both education and employment.
- Improved health outcomes for all age groups including mental health, nutrition and physical activity.

The Champion Centre as a facility is funded by the City of Armadale however key programs and services have been supported by short term funding from the Federal Government.

Long term funding is required to effect further positive change alongside the local Aboriginal community via the operation of the Champion Centre as an accessible, welcoming and neutral community and service hub.



Priority: Hilbert District Community Centre

Projected timeframe: **Completion in 2025**
Estimated Cost: **\$6.5 Million**

This community hub will provide a unique experience where people can network, have fun, be interactive, exchange, be social, find enrichment, find your local community, leisure, pleasure and education.

The Project

The suburbs of Haynes and Hilbert are high growth greenfield suburbs to the west of the Armadale City Centre. From a base population of just a few hundred in 2010, in 2022 the population is approximately 8,000 and is forecast to grow to over 42,000 by 2041.

This proposed Hilbert District Community Centre is an integrated multi-level community centre and library which celebrates community activities, events and social interaction.

It will be located adjacent to the popular Shipwreck Park and will form part of the vibrant Hilbert Town Centre.

It will be connected to, and integrated with, the retail and commercial tenancies on Main Street and connect to and share spaces with the upper floor community centre.



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