



LOCATION PLAN
 Waterwheel Road, Bedfordale



DATE: March 2019 - REVISION 1901
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2.1 - ROAD RENAMING - WATERWHEEL ROAD AND WATERWHEEL ROAD NORTH, BEDFORDALE

WARD : HILLS
FILE No. : RDW/24; RDW/25 - M/129/19
DATE : 12 March 2019
REF : KC
RESPONSIBLE MANAGER : EDDS
APPLICANT : City of Armadale
LANDOWNER : Various
SUBJECT LAND : Waterwheel Road and Waterwheel Road North, Bedfordale
ZONING
MRS / : Special Residential,
TPS No.4 : Rural Living 4, Parks and Recreation Local

In Brief:

- Council has received a request to consider the renaming of Waterwheel Road North, Bedfordale, to resolve issues arising from the similar names of Waterwheel Road and Waterwheel Road North in Bedfordale.
- The proposed road name changes should comply with Topographic, Names and Address (TNA) naming criteria.
- Recommend that Council support the advertising by newspaper advertisement (for wider public comment) and by letter to the residents/landowners of Waterwheel Road North, Bedfordale, seeking comment on the proposal to rename Waterwheel Road North to Waterwheel Road, and seeking suggestions for a suitable road name with which to rename the eastern portion of Waterwheel Road.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.3.1 Apply best practice design and construction methodologies for the provision of infrastructure.

2.5.1 Implement and administer the City's Town Planning Scheme and Local Planning Strategy to deliver quality development outcomes.

Legislation Implications

Land Administration Act 1997.

Council Policy/Local Law Implications

Council Policy DEV 1 - Street Numbering

Council Policy DEV 2 - Naming of Roads, Parks, Places and Buildings

City of Armadale Street Numbering Local Law 2010

Budget/Financial Implications

Advertising costs can be accommodated within the Planning Services budget.

Consultation

- Topographic, Names and Address.

BACKGROUND

Waterwheel Road was the name given to the road adjacent to the waterwheels constructed by the Bowden family who owned the property in 1913.

Waterwheel Road was gazetted as a public road in 1987, with the extension of Waterwheel Road North gazetted in 1998 as the road network was extended to accommodate the new subdivision of land.

DETAILS OF PROPOSAL

The City received a request in January 2019 from a resident in Waterwheel Road, Bedfordale, to consider renaming Waterwheel Road North to resolve issues arising from similar address names both located in close proximity in Bedfordale.

A resident in Waterwheel Road advises of having experienced problems with visitors, including tradespersons, attending the wrong address over a number of years, as both roads have properties with duplicate street numbers. The applicant has voiced concerns over emergency service respondents attending the incorrect address.

The same resident previously contacted the City to advise that “since moving to this address in October 2013 I have had to redirect mail and deliveries” for their counterpart in Waterwheel Road North. The City subsequently wrote to the landowners of the Waterwheel Road North property to encourage clear addressing of their mail.

It is considered appropriate to rename the eastern portion of Waterwheel Road. This will allow for the renaming of Waterwheel Road North to continue the extent of Waterwheel Road, terminating at Churchman Brook Road.

COMMENT

Landgate’s Policies and Standards for Geographical Naming in Western Australia states that “road names are intended to be enduring”, with the renaming of roads discouraged unless issues arise such as mail delivery problems and property street addressing issues. Further reasons considered in support of changing a road name are outlined in Clause 2.4 ‘Naming amendments’ of the Policy.

In this case it is well documented that there have been ongoing issues that are prevalent over time, including:

- Mail delivery problems
- Tradespeople attending the incorrect address
- Visitors attending the incorrect address
- Deliveries of materials to the incorrect address

Renaming Waterwheel Road North

Renaming Waterwheel Road North to Waterwheel Road will accord to the expectation that the extent of a road is considered to include bends, divided carriageway sections and curves between two datum points.

Landgate requires evidence of community consultation and feedback from all relevant agencies and jurisdictions.

Whilst the Policy states “there must be majority support from the affected landowners and residents”, it also notes that “the Minister is the final authority in all such matters”.

Renaming eastern portion of Waterwheel Road

Renaming the eastern portion of Waterwheel Road provides an opportunity for the City to promote the rich and significant heritage history of the area. Part of this may include continuation of the theme of Scottish Highlands used in the area.

The following suggested names have been sourced from the City’s list of potential road names, and derived from the Scottish Highland theme.

Redman: Robert Redman was an orchardist associated with the Wahroonga Orchard on Turner Road, purchasing Canning Location 671 (97 acres) in 1913.

O’Reilly: Bernard O’Reilly (1887 – 1975) brought a house in Sixth Road, Armadale in 1938 and lived there until he was admitted into a nursing home in his late 60’s. He was in the 16th Battalion and was in the landing of Gallipoli and served later in the Western Front. He was awarded the Russian Cross of St. George and later was a member of Armadale RSL as well as St. Francis Xavier Catholic Church.

Torrison: Torrison Hills surround Torrison village in the Northwest Highlands of Scotland. The Torrison Hills have some of the most dramatic mountain scenery in the British Isles.

Westerross: Wester Ross is an area of the Northwest Highlands of Scotland, generally defined as the area lying to the west of the main watershed of Ross.

The suggested alternative names will be advertised for feedback to the affected landowners and occupants, government agencies, Topographic, Names and Address (TNA), and the wider community. Suggestions that comply with Landgate’s Policies and Standards for Geographical Naming in Western Australia shall also be accepted by the City for consideration.

ANALYSIS

The current Waterwheel Road, being the historic Waterwheel Road extent, would appear from that point to have more claims to retaining its current name. 18 properties have this extent of Waterwheel Road allocated as their address.

It is recommended to renumber the south-eastern portion of Waterwheel Road as this requires minimal residents to update their street number allocation, as 36 residential properties use Waterwheel Road North as their address. This renumbering would accord to the City's Street Numbering Policy (DEV 1) and ensure compliance with the Australian and New Zealand Standard – Rural and urban addressing (AS/NZS 4819:2011), continuing numbering from Churchman Brook Road.

The 36 properties of Waterwheel Road North will undergo a change of address, with residents required to remove 'North' from their address.

3 properties use the eastern portion of Waterwheel Road as their address, and the residents shall be provided an opportunity to suggest suitable names (with written reasons) for the renaming of this portion of road.

Preliminary assessment of names for renaming the eastern portion of Waterwheel Road via Langate's online 'Request Road Name' form suggests these names will meet the criteria for road naming and pass preliminary validation. The criteria is set out in Clause 2.3.1 "Existing duplicated or similar sounding names" in Landgate's Policies and Standards for Geographical Naming in Western Australia.

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

OPTIONS

1. Support advertisement of the proposal to rename Waterwheel Road North, Bedforddale, to Waterwheel Road; rename the eastern portion of Waterwheel Road; and proceed with canvassing of landowners, occupants and government agencies in regards to the proposed alternative names.
2. Recommend alternative names for the renaming of the eastern portion of Waterwheel Road and Waterwheel Road North, Bedforddale, to meet Landgate's policy criteria prior to advertisement and canvassing of landowners, occupants and government agencies.
3. Decline to pursue road renaming of the eastern portion of Waterwheel Road and the renaming of Waterwheel Road North, Bedforddale, with both roads retaining their current names.

CONCLUSION

Appropriate measures to ensure safety of the community is paramount and renaming should be undertaken in response to the confusion arising due to the similarity in names of Waterwheel Road and Waterwheel Road North, particularly due to their close proximity.

The resulting duplication of road names in such close proximity needs to be resolved to minimise delaying emergency service respondents, and decrease issues surrounding incorrect mail deliveries and attendance by visitors and tradespersons.

Emergency service responders require clear, unambiguous road names for optimised service delivery. A lack of renaming could potentially be confusing for emergency service responders and transport, utility, communication and mail services.

It is appropriate to rename the eastern portion of Waterwheel Road, and extend the name of Waterwheel Road to include Waterwheel Road North. This will require new street number allocations for the residents along Waterwheel Road North.

Names suggested for the eastern portion of Waterwheel Road commemorate the heritage of the area, sourcing from pioneers and the existing theme of the Scottish Highlands. Option 1 is therefore recommended.

Following the closure of the advertising period, a report will be prepared for Council's consideration of the submissions received and proposed names.

ATTACHMENTS

1. [Road Naming Plan - Waterwheel Rd, Bedfordale](#)

Committee considered that the proposed road names "Torridon" and "Westerross" were unsuitable and requested that road name "Foan" as an alternative historical name for consideration of Council.

RECOMMEND

D18/3/19

That Council:

1. **Advertise the proposal to rename Waterwheel Road North, Bedfordale, to Waterwheel Road, Bedfordale, to affected landowners, government agencies, and the wider community by way of letters and newspaper advertisement.**
2. **Advertise the proposal to rename the eastern portion of Waterwheel Road, Bedfordale, with the following suggested names for consideration:**
 - a) **Redman**
 - b) **O'Reilly**
 - c) **Foan**

to government agencies, and the wider community by way of letters and newspaper advertisement, and seeking suggestions for an alternate suitable road name (with written reasons) from residents.

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MOTION CARRIED

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