

CITY OF ARMADALE

MINUTES

OF DEVELOPMENT SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 8 DECEMBER 2025 AT 7:02PM

Official Opening and Acknowledgement Of Country read by Dr C Wielinga

The City respectfully acknowledges the past and present traditional custodians of this land on which we are meeting, the Wadjuk people of the Noongar nation. The City pays its respects to the Aboriginal Elders past, present and always, and to extend that respect to any Aboriginal people in the room.

PRESENT:

Dr C M Wielinga (Chair) *(via Teams)*
Mayor R Butterfield *(via Teams)*
Cr J Keogh *(via Teams 7.00pm – 7.51pm)*
Cr L Sargeson *(via Teams)*
Cr A Singh *(via Teams)*
Cr G J Smith *(via Teams 7.07pm)*
Cr T Thomas *(via Teams)*
Cr S Stoneham *(Deputy to Cr S J Mosey) (via Teams)*

APOLOGIES:

Cr S J Mosey (Leave of Absence)

OBSERVERS:

Nil

IN ATTENDANCE:

Ms J Abbiss	Chief Executive Officer <i>(via Teams)</i>
Mr P Sanders	Executive Director Development Services
Mr J Lyon	Executive Director Corporate Services <i>(via Teams)</i>
Ms L Larsen-Henry	Manager Communications & Engagements <i>(via Teams)</i>
Mrs N Mathieson	Executive Assistant Development Services <i>(via Teams)</i>

PUBLIC:

Nil

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read, as there were no members of the public present.

DECLARATION OF MEMBERS' INTERESTS

Nil

QUESTION TIME

Nil

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 17 November 2025 be confirmed.

Moved Cr L Sargeson

MOTION CARRIED

8/0

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 19 - DECEMBER 2025

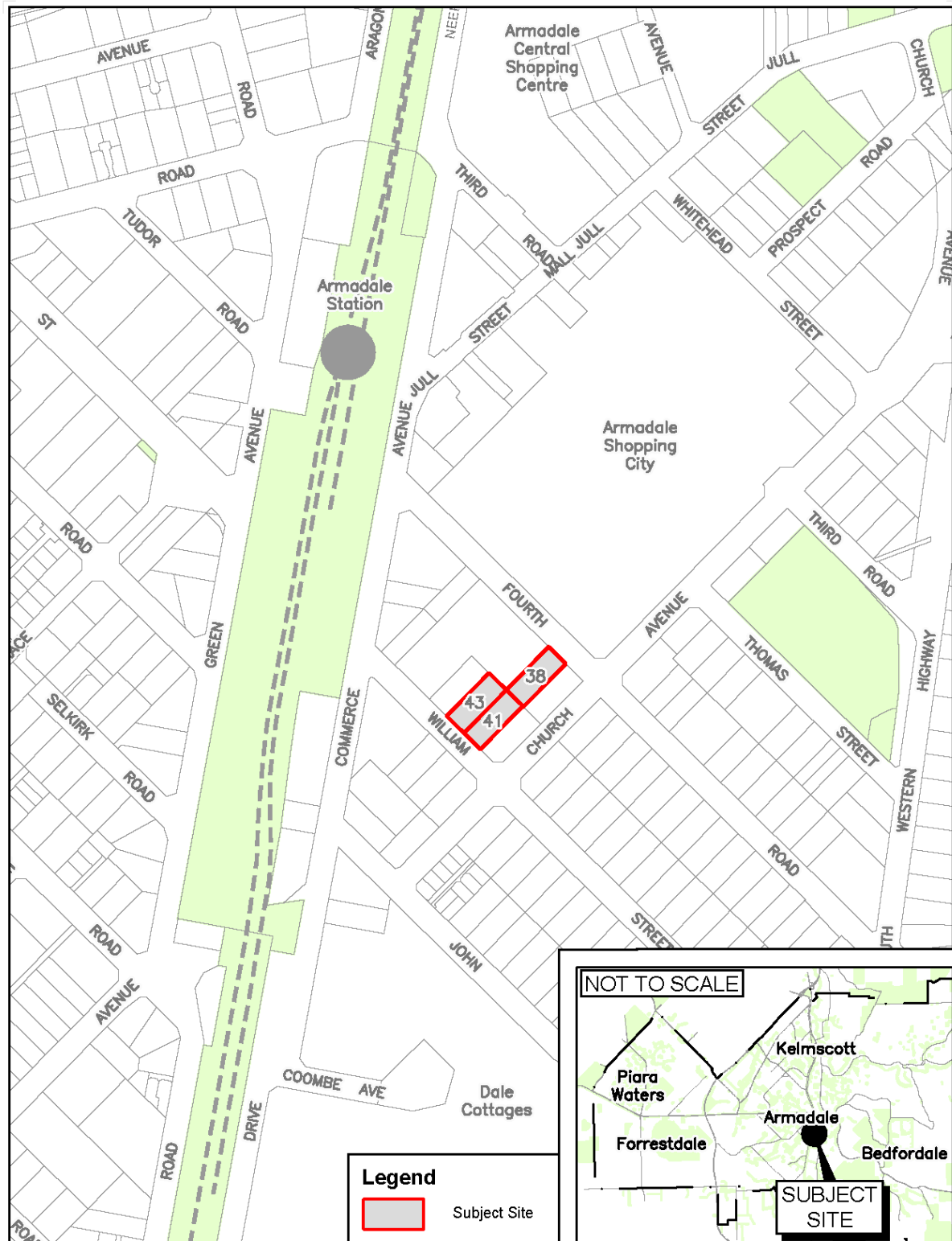
No items were raised for further investigation or report.

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8 DECEMBER 2025

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LOCATION PLAN

Lot 32 (No. 43) Williams Street, Armadale

50 0 50 100m



SCALE 1 : 5000

DATE 10 November 2025 - REVISION 2501
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Based on information provided by and with the permission of the
Western Australian Land Information Authority (LIDAR) as of 10/11/2025.
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1.1 - REQUESTED ACCESS TO 43 WILLIAM STREET, ARMADALE

WARD : MINNAWARRA

FILE No. : M/703/25

DATE : 1 December 2025

REF : SD

RESPONSIBLE MANAGER : Executive Director
Development Services

APPLICANT LANDOWNER : Peter Hobbs Architect
43 William Street - 3D
Property Pty Ltd
41 William Street and
38 Fourth Road – City
of Armadale

PROPERTY : Lot 33 (43) William
Street, Lot 32 William
Street and Lot 28 (38)
Fourth Road, Armadale

ZONING MRS
TPS No.4 : Central City Area
Strategic Regional
Centre (R-AC0)

In Brief:

- A written request has been received seeking City of Armadale support for continued vehicular and pedestrian access to Lot 32 (43) William Street via City owned car parks located at Lot 33 (41) William Street and Lot 28 (38) Fourth Road, Armadale.
- Lodgment of a development application for Lot 32 (43) William Street, Armadale is pending authorisation by the City as a landowner of Lot 33 (41), or formalisation of legal vehicle access.
- Historic aerial photographs show the car park facilities on William Street and Fourth Road have been operational for approximately 35 years.
- It is recommended that Council grant in-principle support for the requested access via Lot 33 (41) William Street only, and authorise the Chief Executive Officer to sign a development application form relevant to Lot 33 (41) William Street, Armadale.

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

City of Armadale Strategic Community Plan 2026 – 2035

- 2.2.1 Focus on achieving high streetscape amenity in new developments.
- 2.5.2 Seek tree retention in new developments.
- 3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.

Legal Implications

- *Transfer of Land Act 1893*
- *Land Administration Act 1997*
- *Land Administration Regulations*
- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- City of Armadale Town Planning Scheme No.4

Council Policy/Local Law Implications

- Parking and Parking Facilities Local Law
- Armadale Retail (Commercial) Centres Strategy 2020
- Integrated Transport Strategy 2023-2050
- Local Planning Strategy
- Armadale Strategic Metropolitan Activity Centre Structure Plan
- Armadale Strategic Metropolitan Activity Centre Structure Plan Parking Supply and Management Strategy

Budget/Financial Implications

The recommended Option 1 to give in-principle support for the request to access via Lot 33 (41) William Street Armadale, has no budget implications. All costs would need to be met by the applicant. Ongoing maintenance costs for the City's car park facilities are already met in Asset Management operational budget.

Lot 33 (41) William Street is a strategic land asset, owned in freehold by the City of Armadale. Should Council support the requested vehicular access, and development approval is subsequently granted with access in the location on the development plans and then constructed, the owner will have vehicles access movements across the City's lot. Whilst this would not prevent further redevelopment of the lot, it would inhibit the scope of redevelopment as vehicle access would need to be maintained.

Consultation

- Development Services - Statutory Planning and Strategic Planning
- Corporate Services - City Legal
- Technical Services - Asset Management

BACKGROUND

The following summary details the land purchases and planning/development approvals relevant to the subject and surrounding properties, and provided for context:

- October 1984 - Lot 28 (38) Fourth Road transferred to the (then) Town of Armadale in Fee Simple as land payment for cash-in-lieu of parking.

- February 1986 - Lot 33 (41) William Street was purchased by the Town of Armadale in Fee Simple.
- August 1987 - The Town of Armadale approved a proposed shop and caretakers' residence on Lot 32 (43) William Street, subject to establishment of reciprocal vehicle access rights for abutting land, with car parking to the rear and approved access via 41 William Street.
- March 1987– Planning approval issued for a proposed showroom/shop development on (now) Lot 500 (42) Fourth Road, with vehicle access via 38 Fourth Road and 41 William Street, and construction of car parking on those parcels at the cost of the developer.
- November 1987 – Approval issued for revised plans for the proposed showroom/shop development on (now) Lot 500 (42) Fourth Road, with a 7 car bay shortfall, subject to construction of parking on 38 Fourth Road and 41 William Street (constructed 1988-1990).
- February 1990 - A Right of Carriageway Easement was established on Strata Plan 17609 over 42 Fourth Road, to the benefit of 45 William Street, 38 Fourth Road and 28 Commerce Avenue.
- August 1996 - Planning approval granted for a medical surgery and pharmacy on Lot 1 (55) Church Avenue (corner William Street). Vehicular access via Church Avenue was prohibited, and subject to an access easement and approved access via 41 William Street to the rear carpark (constructed ~1999/2000).
- November 2000 - Planning approval was granted under delegated authority for an office and showroom on Lot 27 (49) Church Avenue (corner Fourth Road). Vehicular access via Church Avenue was prohibited, and subject to an access easement and approved access via 41 William Street to the rear car park (constructed ~2001).
- May 2012 - Council resolved (D28/5/12) to refuse planning approval for a large office building on both Lot 32 (43) and Lot 31 (45) William Street, due in part to car parking shortfall and unsupported modifications to the City's car park on 41 William Street.
- October 2012 - SAT requested the City's reconsideration. Council resolved (D71/10/12) to grant planning approval for the office development with direct vehicle access and shared use of the car park on 41 William Street.

DETAILS OF PROPOSAL

The purpose of this report is to seek Council's consideration of a written request from Peter Hobbs Architect to support vehicular and pedestrian access to the side boundary of Lot 32 (43) William Street, via City owned car parking areas on Lot 33 (41) William Street and Lot 28 (38) Fourth Road, Armadale. The requested access seeks to facilitate lodgment of an application for development of two offices and childcare premises proposed for Lot 32 (43) William Street, Armadale.

CONSULTATION

City Legal advised that a registered reciprocal access easement or other legal agreement/mechanism encumbering the land would enable enduring and legal access in favour of 43 William Street. Further, just allowing or permitting a use that relies on access over the City's land, in any way, (without a formal and/or registered agreement) could result in (or amount to) a disposal of or grant of a right or interest in City land to 43 William Street. Accordingly, as the proposed access right may directly or indirectly result in the disposal or granting of a right or interest in City land and could encumber or otherwise impact the value or future use of that land, it is recommended that a decision of Council is sought.

COMMENT

Mr Peter Hobbs, on behalf of the landowners of Lot 32 (43) William Street requests support to formalise the existing access point into the car park at the rear of Lot 32 (43) William Street via Lot 33 (41) William Street and Lot 28 (38) Fourth Road.

Mr Hobbs contends that the mixed-use lots bounded by William Street, Church Avenue, Commerce Avenue and Fourth Road are serviced via a network of internal lanes and carpark parks; plus access would reduce street crossovers and enhance the pedestrian friendly and walkable city centre.

Mr Hobbs has also offered to formalise the access via a Deed (of Agreement) or as an easement over the land titles, to enable processing of the development application, with access arrangements to be formalised through a condition of approval. A copy of the written request and concept plan is provided as an Attachment.

The request has been made to facilitate vehicular access to a parking area and pedestrian access via a new pathway to the rear of a proposed commercial development on 43 William Street, including removal of one existing car parking bay on the City's Lot 33 (41) William Street.

For context, a development application was lodged with the City in March 2025 for a three-storey commercial development consisting of two offices and childcare premises development on Lot 32 (43) William Street, for determination by the Metro Outer Development Assessment Panel (MODAP).

Preliminary development plans are provided as an attachment for information purposes only. The applicant has indicated a willingness to lodge the development application with the City of Armadale for determination, instead of the MODAP.

The application proposed vehicular access only via the City owned car park at Lot 33 (41) William Street. The City had not provided consent to the application as the landowner of Lot 33 (41) William Street and legal right of access was not demonstrated by the applicant, with the application deemed incomplete and returned to the applicant.

Noting preliminary advice from the City's Design Review Panel provided in December 2024, City staff have liaised with the applicant over the intervening period, with various options provided to enable application lodgment, including redesigning the development with direct access via William Street.

Although Lot 28 (38) Fourth Road was acquired for the purpose of car parking and Lot 33 was acquired by the City, as the owner of freehold lots the City could dispose, develop or change the use of the land. The pending development application for Lot 32 (43) William Street proposes a parking area that relies on the City's land for access and potentially shared parking, which will influence future options, however the car parking purpose of the City's land can continue.

Whilst the requested access relates to both Lot 33 (41) William Street and Lot 28 (38) Fourth Road, formal access is only necessary via the car park on Lot 33 (41) William Street. Any in-principle support from Council and any arrangements/condition upon determination of the future development application should be limited only to Lot 33 (41) William Street, Armadale.

Whilst there may be some advantages to such a proposal, there are also financial considerations for the City to consider that are separate to the development application processes. Should Council resolve not to support the requested access via Lot 33 (41) William Street, a development proposal for Lot 32 (43) William Street will require direct vehicle access via William Street or potentially via agreement with other adjoining properties to the rear.

Should Council support the requested access, it is unlikely to prevent construction of a multiple story car park on Lot 33 (41) Williams Street, noting however that such a structure may need integration with adjoining properties. There are no plans for a multi-story car park, however ensuring this can be achieved in the long term as an option for the City would be appropriate. Any legal arrangements or agreements entered into with the proponent should preserve the ability to enable future integrated use of the land, whilst continuing the vehicle access.

Under the Draft Armadale Strategic Metropolitan Activity Centre Structure Plan (draft Structure Plan), the subject and surrounding properties are located within Precinct 5 – William, with potential for multiple dwellings, commercial, educational, medical and civic uses.

Section 4.2 of the draft Structure Plan requires, amongst other things, integration of vehicle and pedestrian access; parking areas screened from public view by buildings and landscaping; and sharing car parking areas and entrances. Section 6.5 of the draft Structure Plan encourages shared and reciprocal parking to be secured by covenants on title or similar legal agreements.

The requested access to facilitate the future development of Lot 32 (43) William Street is generally consistent with requirements of the draft Structure Plan, with detailed assessment to be undertaken upon lodgment of a development application.

Historic aerial photographs show construction of the car park on Lot 33 (41) William Street and Lot 28 (38) Fourth Road between 1987 to 1990, and therefore in operation for approximately 35 years. A further option open to Council therefore is to request that the Chief Executive Officer formalise the historical vehicular access through Lot 33 (41) William Street and Lot 28 (38) Fourth Road car park facilities, via registration of a reciprocal rights-of-carriageway easement, in favour of the four surrounding properties (i.e. Lots 1-12 (42) Fourth Road, Lot 27 (49) Church Avenue, Lot 1 (55) Church Avenue, and Lot 32

(43) William Street, Armadale). This option is not recommended in this report to ensure the City has future redevelopment options for the City's lots.

OPTIONS

In relation to requested vehicular access, the options available to Council include:

1. Resolve to give in-principle support for the requested access via Lot 33 (41) William Street to Lot 32 (43) William Street, Armadale and authorise the Chief Executive Officer to sign a development application form relevant to both Lot 33 (41) and Lot 32 (43) William Street, Armadale.
2. Resolve to authorise the Chief Executive Officer to formalise historic legal vehicular access by registering a reciprocal rights-of-carriageway easement burden over both Lot 33 (41) William Street and Lot 28 (38) Fourth Road, Armadale for the benefit of all four surrounding lots.
3. Resolve to not support the requested vehicular access via Lot 33 (41) William Street to Lot 32 (43) William Street and provide reasons.





Option 1 is recommended to enable the lodgment and without prejudice assessment of a development application for Lot 32 (43) William Street, Armadale.

CONCLUSION

A written request has been received to support vehicular and pedestrian access to the side boundary of Lot 32 (43) William Street, via City owned car parking areas on Lot 33 (41) William Street and Lot 28 (38) Fourth Road, Armadale.

It is recommended that Council grant in-principle support for the requested access via Lot 33 (41) William Street only and authorise the Chief Executive Officer to sign a development application form and formal assessment relevant to the City owned Lot 32 (43) William Street.

ATTACHMENTS

1.  Aerial Plan
2.  Existing Easement Plan
3.  Written Request Concept Plan
4.  Preliminary Development Plans

Officer Recommendation

That Council:

1. Gives in-principle support for the requested access via Lot 33 (41) William Street only for future development of Lot 32 (43) William Street, Armadale.
2. Authorises the Chief Executive Officer to sign a development application form for lodgement and formal assessment in relation to the City owned property being Lot 33 (41) William Street to provide vehicle access to the adjoining privately owned property being Lot 32 (43) William Street, Armadale for development.

Cr S Stoneham moved an alternate recommendation.

COMMITTEE RECOMMENDATION

D1/12/25

That Council:

1. **Advise the applicant that it is not prepared to support the requested access via the City's Lot 33 (41) William Street, Armadale due to concerns regarding access, pedestrian movements in the car park and future redevelopment potential.**
2. **Advise the applicant that the City may be prepared to consider supporting the requested access following a redesign of the proposed development with the pedestrian entry to the child care centre being from the street or a dedicated pedestrian path and not across the City's Lot 33 (41) William Street, Armadale.**

Moved Cr S Stoneham
MOTION CARRIED

7/0

***2.1 - MODIFICATIONS REQUIRED TO PROPOSED AMENDMENT NO.127 TO
TOWN PLANNING SCHEME NO.4 - FORRESTDALE TOWNSITE EAST***

WARD : LAKE

FILE No. : M/722/25

DATE : 1 December 2025

REF : MK

RESPONSIBLE
MANAGER : EDDS

APPLICANT : CLE

LANDOWNER : Various

SUBJECT LAND : Various

ZONING
MRS : Rural, Primary Regional
Road.

TPS No.4 : Rural Living 2, Parks and
Recreation Reserve -
Local, Public Purpose -
Drainage

In Brief:

- Amendment 127 was initiated by Council at their meeting held on 24 February 2025. The Amendment was forwarded to Western Australian Planning Commission (WAPC) for Consent to Advertise, to be granted by the Minister for Planning.
- On 22 October 2025, WAPC's Statutory Planning Committee resolved to require modifications to the Amendment and for the Amendment to be resubmitted for Consent to Advertise once modifications are complete.
- Modifications required by WAPC include substantial modification of provisions related to tree retention that Council included in the Amendment for insertion in Schedule 8 of the Town Planning Scheme.
- Recommend that Council resolve to adopt the modified Amendment 127 and, write to the WAPC and the Minister for Planning requesting that the proposed modifications be reconsidered and that Consent to Advertise be granted on this basis.

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

Strategic Community Plan 2026-2035

- 2.1 Protection and restoration of the natural environment and the reduction of Environmental Impacts.
- 2.1.5 Biodiversity is managed to preserve and improve ecosystem health.
- 2.2.1 Focus on achieving high streetscape amenity in new developments.
- 2.5.1 Align the Land Use Planning framework with the City's strategic objectives, facilitating sustainable design and development.
- 2.5.2 Seek tree retention in new developments.

Legal Implications

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Scheme) Regulations 2015*
- Metropolitan Region Scheme
- Town Planning Scheme No.4

State Planning Policies and Strategies

- Perth and Peel @ 3.5 million
- South Metropolitan Peel Sub-regional Planning Framework
- Southern River/ Forrestdale/ Brookdale/ Wungong District Structure Plan
- State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region
- Draft State Planning Policy 2.9 Planning for Water
- State Planning Policy 3.7 Planning in Bushfire Prone Areas

Council Policy/Local Law Implications

- Local Planning Strategy 2016
- Draft Local Planning Strategy 2024
- Town Planning Scheme No.4
- Strategic Community Plan 2026-2035
- Corporate Business Plan 2022/23-2025/26
- Draft Biodiversity Strategy 2024-2029
- LPP PLN 2.4 Landscape Feature and Tree Preservation

Budget/Financial Implications

Nil direct financial implications. Subsequent land development generates additional rate base, service demand, and capital and operational costs for new/upgraded infrastructure/local facilities.

Consultation

Amendment 127 was submitted to the Western Australian Planning Commission (WAPC) for Consent to Advertise from the Minister for Planning. Public consultation will not occur until this consent is granted by the Minister.

BACKGROUND

At their meeting held on 24 February 2025 Council resolved (D6/2/25) to initiate Amendment 127 and forward the amendment to the WAPC for the purpose of obtaining Consent to Advertise from the Minister for Planning.

The area the subject of Amendment 127 to Town Planning Scheme No.4 was designated “Rural” and “Urban Expansion” with a “Short to Medium Term (2015-2031)” staging timeframe in the South Metropolitan and Peel Sub-Regional Planning Framework (Framework), which forms part of the State Government’s Perth and Peel @ 3.5 million strategic suite of planning documents. A smaller area was identified as “Urban Investigation” due to a number of possible development constraints.

An amendment to the Metropolitan Region Scheme (MRS) to rezone land in the area to the Urban zone, Parks and Recreation reserve and Primary Regional Road reserve was approved by the Minister for Planning and took effect on 4 October 2024.

An application to amend Town Planning Scheme (TPS) No.4 to bring it into compliance with the amended MRS was subsequently considered by the Council in February 2025. As part of their resolution to initiate Amendment 127 to TPS No.4, Council adopted the following provisions for insertion in Schedule 8 Development (Structure Planning) Areas of TPS No. 4 as follows:

No.	Description of Land	Additional provisions applicable to subdivision and development
73.	Forrestdale Townsite East Urban Development Precinct	<p>73.1 Comprehensive planning for the area shall be undertaken by the preparation of a Structure Plan to guide subdivision and development.</p> <p>73.2 In addition to standard requirements, the following plans are to be prepared by the applicant and approved by the City of Armadale as part of the Structure Plan:</p> <ul style="list-style-type: none">a) A Local Water Management Strategy, prepared in accordance with any relevant District Water Management Strategy, in consultation with the Department of Water and Environmental Regulation.b) A Bushfire Management Plan.c) An acoustic assessment to address impact of transport noise.d) A Traffic Impact Assessment that addresses the future upgrade and configuration of the Forrest Road / Armadale Road intersection.e) A Wildlife Protection and Relocation Plan for any threatened and priority fauna identified through a fauna survey within the structure plan area.f) A tree canopy assessment of the existing canopy cover and proposed canopy cover (at Day 1 and at 10 years) of the scheme amendment area shall be provided.

		<p>73.3 <i>The Structure Plan shall provide for the following environmental values to be retained and where possible, enhanced through subdivision and development stages:</i></p> <ul style="list-style-type: none"> <i>a) The banksia woodland vegetation within POS Areas.</i> <i>b) Wetland UFI 13140 and buffer, with the buffer extent informed by a wetland buffer assessment.</i> <i>c) Trees containing potentially suitable nesting hollows for threatened species of black cockatoo, or trees with structural characteristics that may indicate presence of suitable hollows for black cockatoos.</i> <i>d) Preliminary Arboricultural Report for all trees with a DBH > 200mm to assist with identification of trees worthy of retention.</i> <i>e) Retention of existing trees wherever possible to mitigate climate change, urban heat island effect and promote urban greening and tree canopy.</i> <i>f) A tree canopy assessment of the existing canopy cover and proposed canopy cover (at Day 1 and at 10 years) of the scheme amendment area shall be provided.</i> <p>73.4 <i>Prior to the implementation of subdivision, the following plans are to be prepared to manage potential impacts to environmental values:</i></p> <ul style="list-style-type: none"> <i>a) Preparation of a Wetland Management Plan prepared using the EPA Guidance Statement 33 which requires CCW wetlands to be afforded a 50m buffer. The plan should include revegetation and landscaping commitments with detailed revegetation requirements. The plan should make commitments to a Construction Environmental Management Plan which identifies sediment and erosion control, dieback controls and fauna management at the subdivision and civils stage.</i> <i>b) Environmental Management Plan, addressing actions to prevent and manage impacts of urban development on areas of retained vegetation and fauna habitat to the satisfaction of the Local Government.</i> <p>73.5 <i>The Structure Plan shall provide design and management responses for implementation through subdivision and development, addressing:</i></p> <ul style="list-style-type: none"> <i>a) Visual impact of noise attenuation measures.</i> <i>b) Mosquito management.</i> <i>c) The interface between the urban area and the Western Power and Water Corporation easements on the eastern boundary of the urban area and any required enhancements such as fencing and landscaping to the satisfaction of the Local</i>
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		<i>Government and the abovementioned State Government authorities.</i>
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In accordance with the Council's resolution of 24 February 2025, Amendment 127 was subsequently forwarded to the WAPC with the request for Consent to Advertise.

The City was subsequently advised by the DPLH officer assessing the Scheme Amendment that they would be recommending to the Western Australian Planning Commission that they resolve to require modifications to the provisions to go into Schedule 8 of the City's Scheme with regard to Amendment 127. A draft schedule of modifications to the Schedule 8 provisions was forwarded to the City. The City met with the DPLH officer regarding the proposed modifications and following that meeting also lodged additional written information in support of the provisions adopted by the Council with DPLH.

On 22 October 2025 a confidential report on the proposal was included on the WAPC's Statutory Planning Committee (SPC) agenda. Reports and recommendations made by Department of Planning Lands and Heritage officers to the SPC with regard to Scheme Amendments are confidential. The City lodged a written Deputation to that meeting in support of retaining the proposed Schedule 8 provisions as adopted by the Council and provided sound justification for the proposed scheme provisions.

On 6 November 2025, the WAPC wrote to the City advising the following:

Pursuant to section 83A of the Planning and Development Act 2005, the Department of Planning, Lands and Heritage (the Department), in regards to draft Local Planning Scheme No. 4 Amendment No. 127, has resolved to:

- 1) require the local government to modify the proposed amendment in accordance with the attached Schedule of Modifications (Attachment 5); and*
- 2) require the local government to resubmit the modified amendment for approval to advertise in accordance with section 83A(2)(a) of the Planning and Development Act 2005.*

Following a request by the City to the DPLH about whether this decision was made by the Minister or by the DPLH under delegated authority, the DPLH advised the following:

The Minister's decision, under section 83A(2) of the Act, was done under delegation, pursuant to MIN DEL 2023 – Ministerial Delegation to Officer (Section 83A), gazetted 1 August 2023.

The above advice identifies that the Scheme Amendment has not actually been referred to the Minister for Planning for consideration.

DETAILS OF PROPOSAL

To consider the WAPC's modification to Amendment No. 127.

The provisions to go in Schedule 8 of the town planning scheme with regard to the development of the Forrestdale Townsite East area and the DPLH's modified provisions are set out in the table below:

Modifications required by WAPC for Amendment 127 Forrestdale Townsite East

Provisions as per Council Resolution	Modifications	Modified Provisions from WAPC
<p>73.2 In addition to standard requirements, the following plans are to be prepared by the applicant and approved by the City of Armadale as part of the Structure Plan:</p> <ul style="list-style-type: none"> a) A Local Water Management Strategy, prepared in accordance with any relevant District Water Management Strategy, in consultation with the Department of Water and Environmental Regulation. b) A Bushfire Management Plan. c) An acoustic assessment to address impact of transport noise. d) A Traffic Impact Assessment that addresses the future upgrade and configuration of the Forrest Road / Armadale Road intersection. e) A Wildlife Protection and Relocation Plan for any threatened and priority fauna identified through a fauna survey within the structure plan area. f) A tree canopy assessment of the existing canopy cover and proposed canopy cover (at Day 1 and at 10 years) of the scheme amendment area shall be provided. 	<p>CoA f) deleted and replaced by new f) with modified wording in WAPC version.</p>	<p>73.2 In addition to standard requirements, the following plans are to be prepared by the applicant and approved by the City of Armadale as part of the Structure Plan:</p> <ul style="list-style-type: none"> a) A Local Water Management Strategy, prepared in accordance with any relevant District Water Management Strategy, in consultation with the Department of Water and Environmental Regulation. b) A Bushfire Management Plan. c) An Acoustic Assessment to address impact of transport noise. d) A Traffic Impact Assessment that addresses the future upgrade and configuration of the Forrest Road / Armadale Road intersection. e) A Wildlife Protection and Relocation Plan for any threatened and priority fauna identified through a fauna survey within the structure plan area. f) A Tree Retention Plan, prepared to the satisfaction of the City and the EPA, that identifies significant trees and those proposed to be

		retained.
<p>73.3 The Structure Plan shall provide for the following environmental values to be retained and where possible, enhanced through subdivision and development stages:</p> <p>a) The banksia woodland vegetation within POS Areas.</p> <p>b) Wetland UFI 13140 and buffer, with the buffer extent informed by a wetland buffer assessment.</p> <p>c) Trees containing potentially suitable nesting hollows for threatened species of black cockatoo, or trees with structural characteristics that may indicate presence of suitable hollows for black cockatoos.</p> <p>d) Preliminary Arboricultural Report for all trees with a DBH > 200mm to assist with identification of trees worthy of retention.</p> <p>e) Retention of existing trees wherever possible to mitigate climate change, urban heat island effect and promote urban greening and tree canopy.</p> <p>f) A tree canopy assessment of the existing canopy cover and proposed canopy cover (at Day 1 and at 10 years) of the scheme amendment</p>	<p>CoA a) Replaced by b) in WAPC version with modified text.</p> <p>CoA b) moved to e) in WAPC version – wording not changed.</p> <p>CoA c) now replaced by a) in WAPC version with modified text.</p> <p>CoA d) deleted by WAPC and modified c).</p> <p>CoA e) changed to d) in WAPC version with modified wording.</p> <p>CoA f) deleted by WAPC.</p>	<p>73.3 The Structure Plan shall provide for the following environmental values to be retained and where possible, enhanced through subdivision and development stages:</p> <p>a) The retention of significant trees, including trees containing potentially suitable nesting hollows for threatened species of black cockatoo, unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements.</p> <p>b) The retention of all Banksia woodlands, unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements.</p> <p>c) The retention of the tree canopy to the extent possible, as shown in the Tree Retention Plan; and</p> <p>d) The retention of trees wherever possible to mitigate climate change, urban heat island effect and promote urban greening and tree canopy, as shown in the Tree Retention Plan.</p> <p>e) Wetland UFI 13140 and buffer, with the buffer extent informed by a wetland buffer assessment.</p>

area shall be provided.		
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The main areas of concern are as follows:

- The modification of several of the provisions by the addition of the wording “*unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements*” which does not provide certainty to the protection of existing trees; and
- The removal of the provisions requiring a tree canopy assessment and monitoring of the tree canopy over time.

COMMENT

Requirement to make the City’s Town Planning Scheme consistent with Metropolitan Region Scheme (MRS)

An amendment to the MRS to rezone the future Forrestdale Townsite East Urban Precinct was gazetted on 4 October 2024. In accordance with the requirements of Clause 35A of the *Metropolitan Region Town Planning Scheme Act 1959*, once an amendment to the MRS is finalised, the relevant Local Government has three months to resolve to prepare an amendment to an existing Town Planning Scheme (TPS) to make the TPS consistent with the MRS. Amendment 127 was subsequently initiated by Council in February 2025 and the amendment was referred to the WAPC/Minister with a request for Consent to Advertise the amendment.

The DPLH (under delegated authority from the Minister for Planning) has subsequently provided a Schedule of Modifications to the City to be made to Amendment 127 before the City resubmits the Amendment back to the DPLH for Consent to Advertise. The authority for modifications to be required prior to Consent to Advertise being granted is contained in clause 46A of the *Planning and Development (Local Planning Schemes) Regulations 2015 (The Regulations)* as follows:

46C. Modifications to standard amendment submitted for approval to advertise:

If the Minister under section 83A(2)(b) of the Act requires the local government to modify a proposed standard amendment submitted for approval to advertise, the local government must:

- (a) modify the proposed amendment as required; and*
- (b) resubmit the modified proposed amendment to the Minister in accordance with section 83A of the Act.*

The Regulations do not provide a timeframe for the City to comply with the above requirement and a timeframe was not contained in the DPLH’s correspondence to the City. Nonetheless, if the City does not comply with the DPLH’s direction to modify and resubmit the amendment, then the Minister for Planning has the power to order the City to comply with the direction within a certain timeframe under Clause 76(1A) and (1) of the *Planning and Development Act 2005*. If the City does not comply with the Minister’s order in the stated timeframe, then the Minister has the power under Clause 76(2) to proceed to approve the amendment with or without modifications.

Clause 35A of the *Metropolitan Region Town Planning Scheme Act 1959* also requires that once there is resolution to prepare a scheme amendment to comply with the MRS, the following applies:

“(b) within such reasonable time after the passing of that resolution as is directed in writing by the Minister, forward to the Minister for approval the town planning scheme or amendment prepared by it.”

Environmental Assessment of MRS Amendment by Environmental Protection Authority (EPA)

In their assessment of the MRS Amendment the EPA acknowledged that the future rezoning process under the City's TPS4 would require preparation of a Structure Plan and confirmed its understanding that *“opportunities to further mitigate and manage impacts to environmental values may become available through a future LPS4 (sic) amendment process. Including for example, through modification of scheme text and/or identification of POS areas”*.

Tree Canopy Coverage Targets and Monitoring

The WAPC's Better Urban Forest Planning, 2018 (Pg 8) states as follows:

“The major proportion of WA's urban trees are lost in development of land, whether it be large scale or single residential. The planning, design and construction of land developments and new housing should prioritise the retention and enhancement of trees in the natural environment”.

On page 10 of the WAPC's Better Urban Forest Planning, the importance of measuring and monitoring the urban tree canopy is highlighted as follows:

“Measuring and monitoring the urban tree canopy includes both developed and undeveloped private and public land. A preliminary assessment of overall canopy in urban areas provides decision-makers with information to plan their urban forest strategies”.

The State Government needs to support Local Governments to include sufficient provisions in their planning frameworks to better enable the preservation of tree canopy cover in new developments and achieve the objectives set out in the WAPC's Better Urban Forest Planning and Local Government Urban Forest Strategies.

Tree Canopy

Current tree canopy cover in Harrisdale and Piara Waters in 2025 is identified as being 15% in the State Government's Tree Canopy Dashboard, which is half the 30% target the State Government aims to achieve on the Swan Coastal Plain by 2040. Without adequate provision in the City's Scheme enabling greater retention of specific types of vegetation or a specific target for tree canopy coverage the same low percentage of tree canopy coverage will eventuate in the amendment area as well.

EPA Recommendation with Regard to Amendment 127

On 8 July 2025 a decision on Amendment 127 was received from EPA to not assess the amendment and the following advice was provided:

“Potential impacts from the scheme amendment can be managed through existing and proposed (DA 73) scheme text. The Environmental Protection Authority (EPA) advice is provided for environmental values including mitigation and management of potential environmental impacts. Future planning processes can further manage potential impacts to environmental values”.

The EPA decision also contained the following advice:

“..., the EPA considers that the City’s proposed Scheme text is the most appropriate mechanism for avoiding and mitigating impacts to environmental values at the current local scheme amendment stage of the planning process”.

Through Amendment 127 provisions were proposed in the City’s Scheme in relation to the Amendment area that aim to adequately monitor tree canopy coverage change throughout the development of the new urban area and this is supported by the EPA’s advice provided to the City.

Retention of Vegetation as Proposed in Applicant’s Report

The applicant’s report states the Design Concept includes:

- *Retention of both wetland and dryland natural environments within open space areas.*
- *Retention of approximately 60.92% of the Banksia Woodland vegetation unit (BmBaKg) and associated fauna habitat extent.*
- *Retention of approximately 35% of the vegetation within the Banksia- Melaleuca Woodland (VSA 2).*
- *Retention of approximately 71.9 to 76.3% of the wetland vegetation extent within the Melaleuca Dampland (VSA 5).*
- *Improvement of retained vegetation onsite through revegetation and weed control.*

The above does not identify what the tree canopy coverage currently is over the amendment area nor what total percentage of canopy coverage will be retained post development. The Amendment area contains significant tree canopy coverage comprising mature native and non-native vegetation. Accordingly, the City does not think it is unreasonable to set requirements aimed at achieving the 30% canopy coverage post development retention target identified in the WAPC’s Better Urban Forest Planning document. Planning and subdivision design solutions may be required to achieve this outcome, such as the placement of POS areas to ensure retention of existing vegetation, but it is not considered unrealistic. In addition, monitoring the canopy regularly will enable remediation measures to be undertaken should the canopy fall below 30% at any time.

Protection of Banksia Woodland Complexes Within the Amendment Area

The table below is extracted from the Environmental Assessment report lodged by the applicant in support of Amendment 127. It shows that remnants of Banksia woodland comprise only 2.06% of the amendment area. As such it is not a significant impost to require the developer to design the layout of the proposed residential area to accommodate retention of this vegetation complex whether through road design or location of public open space.

Table 15 - Summary of Recorded Vegetation Units in the Study Area

Broad Vegetation Type	Unit Code	Vegetation Unit Description	Representative Quadrat (Q) or Relevé (R)	Area (ha)	% of Study Area
Banksia Woodland	BmBaKg	<i>Banksia menziesii</i> , <i>Banksia attenuata</i> and <i>Kunzea glabrescens</i> Low Woodland over <i>Conostephium preissii</i> Low Shrubland over <i>Dasypogon bromeliifolius</i> , <i>Desmocladius flexuosus</i> Rushland	F05, F08	0.90	1.64
Eucalyptus/Banksia Woodland	EtBmBa	<i>Eucalyptus tottiana</i> , <i>Banksia menziesii</i> and <i>Banksia attenuata</i> Low Open Woodland over <i>Adenanthos cygnorum</i> Low Sparse Shrubland	F07R	0.22	0.40
Eucalyptus/Banksia Woodland	EtBa	<i>Eucalyptus tottiana</i> , <i>Banksia ilicifolia</i> , <i>Banksia attenuata</i> Open Woodland over grasses and weeds	F16r	0.01	0.02

Location of the Banksia Woodland (BmBaKg and EtBa) is circled in red on the Attachment containing an extract from the Vegetation Survey plan from the Environmental Assessment.

The City is in the process of formally closing the unconstructed road reserve (on the left side of the circled area) that contains some of the Banksia Woodland and having the road reserve changed to a reserve for Recreation and Conservation (POS). It is important to note that the City has maintained this area of bushland for many years and would not consent to the clearing of the road reserve, when the developer can easily design a road network without the use of this road reserve. The Development Concept Plan prepared by the applicant identifies that some of the Banksia Woodland will be included in a proposed public open space. It is considered that this POS could be expanded to accommodate all the remnant Banksia Woodland and Black Cockatoo foraging habitat (refer Attachment Banksia Woodland and Carnaby's Black Cockatoo Foraging habitat).

Deleting the proposed POS at the corner of Forrest Road and Broome Street on the Development Concept Plan would assist. That proposed POS area only contains exotic non-native vegetation. This would achieve two (2) things:

- protection of all the Banksia Woodland and the Black Cockatoo foraging habitat that also contains Eucalyptus/Banksia woodland; and
- consolidation of POS into one larger parcel rather than two (2) small parcels.

The developer should have a greater focus on retaining existing vegetation as per the Liveable Neighbourhoods Policy requirements and Tree Canopy and Biodiversity targets.

ANALYSIS

City's Biodiversity Strategy 2024-2029 – Threatened and Priority Flora

The City's Biodiversity Strategy 2024-2029 states that any natural area that supports Threatened and/or Priority flora and/or fauna species is considered to have conservation value and is considered a significant Local Natural Area (LNA). The Forrestdale Townsite East Urban Precinct contains areas of Banksia Woodland, which is listed as Threatened Flora. The majority of this vegetation complex within the Amendment area is located within the Leake Street Reserve and adjoining properties. Predominantly the remnants of this species have now been included in the MRS Parks and Recreation (Regional) reserve through the recent MRS Amendment for Forrestdale Townsite East. Some additional remnants of Banksia Woodland will be located within areas identified on the Concept Plan provided by the applicant for POS and the adjoining unconstructed road reserve, which the City has lodged a request for closure and conversion to a reserve for Recreation and Conservation in a separate process.

WAPC's Better Urban Forest Planning (2018)

Figure 7 in the WAPC's Better Urban Forest Planning (2018) lists local tree protection and management mechanisms via various planning instruments. With regard to Local Planning Schemes it states that Local Governments can include provisions in their schemes that enable:

"The conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity".

The provisions adopted by Council for inclusion in Schedule 8 of TPS No.4 are aimed at enabling the conservation of the natural environment and the preservation of trees and other vegetation including the Priority 3 vegetation in the area (*Jacksonia gracillima*) and the protected Banksia Woodland (Threatened Ecological Community (TEC)), of which so little remains in the Perth Metropolitan Area and which comprises such a small area within Forrestdale Townsite East.

Consideration of Cost to Developer of Implementing the Tree Retention Provisions as Proposed by the City of Armadale

The proponent argues that implementation of the clauses related to tree canopy monitoring and retention of vegetation will place a significant cost impost on the development. However, it is unclear how they have assessed this or whether they understand what is required. The City has the software to analyse current tree canopy and there are simple ways to calculate a landscape design/tree growth to predict future tree canopy coverage. This appears to be an attempt to introduce a constraint without substantiating or demonstrating that the impact exists. The protection of vegetation is already part of WAPC and local planning policies.

Housing affordability is an important issue and should be considered a part of the whole, but that does not mean tree preservation should not also be considered important alongside drainage, bushfire risk, noise, traffic generation and the myriad of other issues the planning process is tasked with balancing appropriately. In this case, the 30% target has been set by State Government and as such working towards its achievement is considered consistent with orderly and proper planning. The Scheme Provisions as originally proposed will help the City achieve this target for Forrestdale Townsite East, whereas with DPLH's proposed alternative will not achieve this.

OPTIONS

Council has the following options:

1. Council may adopt the modifications to Amendment No.127 required by the Minister for Planning (under delegated authority by the Department of Planning, Lands and Heritage), authorise the Mayor and CEO to execute the modified amendment documentation prior to resubmitting the documentation for Consent to Advertise. The Council could also require the City to write to the Minister and WAPC outlining its objections to the proposed modifications.
2. Council may lodge a request for reconsideration of the required modifications and explaining why Council is aggrieved by the changes required under delegated authority by the Department of Planning, Lands and Heritage by the Minister (under delegated authority by the Department of Planning, Lands and Heritage), however the City should





modify the amendment documents as required by the decision and provide to the WAPC as required by legislation.

CONCLUSION

In line with the Council's resolution of 24 February 2025, the City lodged Amendment 127 with the Western Australian Planning Commission with a request for Consent to Advertise to be granted by the Hon. Minister for Planning for the Amendment. On 22 October 2025, the WAPC's Statutory Planning Committee resolved to require modifications to the provisions adopted by the Council and for the amendment to be relodged with the WAPC once the modifications were completed. The City has been advised that this decision was made under delegated authority without the amendment being formally sent to the Hon. Minister for Planning.

Regardless of the City's concerns about the proposed modifications to the Schedule 8 provisions, it will be necessary to update the Amendment documentation in accordance with DPLH's Schedule of Modifications as required under clause 46A of the *Planning and Development (Local Planning Schemes) Regulations 2015*. However, it is recommended that the City write to the WAPC and the Minister to outline the concerns with the proposed modifications and to advocate for greater responsiveness to the issue. Given the above, Option 1 is recommended.

ATTACHMENTS

1.  Aerial Photo
2.  Concept Layout Plan
3.  Location of Banksia woodlands and Carnabys foraging habitat Map
4.  Banksia Woodland Complexes Location Plan

RECOMMEND

D2/12/25

That Council:

1. Pursuant to the requirements of Clause 46C of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the Council adopts the modified provisions for Amendment 127 as per the Department of Planning, Lands and Heritage's direction pursuant to section 83A of the *Planning and Development Act 2005*, in their email of 6 November 2025 as follows:

No.	Description of Land	Additional provisions applicable to subdivision and development
73.	Forrestdale Townsite East Urban Development Precinct	<p>73.1 Comprehensive planning for the area shall be undertaken by the preparation of a Structure Plan to guide subdivision and development.</p> <p>73.2 In addition to standard requirements, the following plans are to be prepared by the</p>

		<p>applicant and approved by the City of Armadale as part of the Structure Plan:</p> <ul style="list-style-type: none">a) A Local Water Management Strategy, prepared in accordance with any relevant District Water Management Strategy, in consultation with the Department of Water and Environmental Regulation.b) A Bushfire Management Plan.c) An Acoustic Assessment to address impact of transport noise.d) A Traffic Impact Assessment that addresses the future upgrade and configuration of the Forrest Road / Armadale Road intersection.e) A Wildlife Protection and Relocation Plan for any threatened and priority fauna identified through a fauna survey within the structure plan area.f) A Tree Retention Plan, prepared to the satisfaction of the City and the EPA, that identifies significant trees and those proposed to be retained. <p>73.3 The Structure Plan shall provide for the following environmental values to be retained and where possible, enhanced through subdivision and development stages:</p> <ul style="list-style-type: none">a) The retention of significant trees, including trees containing potentially suitable nesting hollows for threatened species of black cockatoo, unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements.b) The retention of all Banksia woodlands, unless it is demonstrated in the Tree Retention Plan to be required to accommodate necessary infrastructure or site works, such as drainage infrastructure or fill requirements.c) The retention of the tree canopy to the extent possible, as shown in the Tree Retention Plan; andd) The retention of trees wherever possible to mitigate climate change, urban heat island effect and promote urban greening and tree canopy, as shown in the Tree Retention Plan.
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		e) Wetland UFI 13140 and buffer, with the buffer extent informed by a wetland buffer assessment.
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- 2. Authorise the Mayor and Chief Executive Officer to execute the modified Amendment documents and forward the modified Amendment documentation to the Western Australian Planning Commission for Consent to Advertise by the Hon. Minister for Planning.**
- 3. Write to the WAPC and the Hon. Minister for Planning requesting reconsideration of the modifications required by the Department of Planning, Lands and Heritage under delegated authority from the Minister, on the basis that these modifications will not adequately protect tree canopy and species (including Priority 3 species and Threatened Ecological Communities) or enable achievement of an ultimate 30% tree canopy coverage within the amendment area.**
- 4. Should the Minister require any further minor modifications prior to consent to advertise, then authorise the Mayor and Chief Executive Officer to execute the modified Amendment documents.**

Moved Cr A Singh
MOTION CARRIED

7/0

3.1 - UDIA NATIONAL CONGRESS - ADELAIDE 16-18 MARCH 2026

WARD : ALL
FILE No. : M/663/25
DATE : 1 December 2025
REF : NM/SS
RESPONSIBLE : EDDS
MANAGER

In Brief:

- The UDIA National Congress will be held at the Adelaide Convention Centre, Adelaide, South Australia from 16th to 18th March 2026
- Matters to be covered may be of relevance to Armadale.
- The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

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

- 4.1 Visionary Civic leadership and sound governance
- 4.1.3 Support the role of the elected body
- 4.1.3.3 Advocate and support Councillor engagement in outside bodies and events to maintain awareness and enhance the City's knowledge base.

Legal Implications

Nil.

Council Policy/Local Law Implications

Council Policy ADM3 – Conferences and Training
Council Policy EM1 – Reimbursement of Councillor's Expenses

Budget/Financial Implications

The UDIA National Congress is on the City's approved Conference List for both Officers and Elected Members. Sufficient funds are available in the Councillor/Member Development

Budget should a Councillor be nominated to attend. The cost of the conference is estimated at \$5,900 per delegate, including Conference registration of \$3,300.00 per person.

BACKGROUND

The UDIA is conducting its 2026 National Congress at The Adelaide Convention Centre in Adelaide, South Australia from the 16th to 18th March 2026. The UDIA typically host a number of topics which are potentially applicable to the City and may provide valuable insight and information in a number of areas that impact the City.

Nominations for Councillor attendance are requested to be presented at the next Council meeting in order to facilitate timely registrations.

DETAILS OF CONFERENCE

The 2026 National Congress provides a professional development experience which will offer insights of international industry leaders.

The Congress is focusing on the urban development industry of Australia. It is potentially beneficial for an Elected Member to attend the UDIA National Congress, given a number of topics may be applicable to the City and offer insight into matters that are impacting the City.

The annual UDIA National Congress, provides a platform for members to hear from high-profile speakers focusing on the urban development industry in Australia, international case studies and what's next for the industry in terms of innovation and market demand. The Congress will also provide an opportunity to visit projects across Adelaide.

The Program is available on the UDIA Website for viewing - <https://udiacongress.com/program/>.

CONCLUSION

An Officer may be attending the 2026 UDIA National Congress. The matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

ATTACHMENTS

There are no attachments for this report.

RECOMMEND

D3/12/25

That Council:

1. Nominates Cr A Singh **and Cr J Keogh** to attend the UDIA National Congress 2026 at The Adelaide Convention Centre, Adelaide, South Australia from 16th to 18th March 2026.
2. Approve leave of absence for Cr A Singh **and Cr J Keogh** for attendance at the UDIA National Congress from 16th to 18th March 2026.

Moved Cr R Butterfield
MOTION CARRIED

7/0

Council resolved at its Ordinary Meeting on 15 December 2025 that Recommendation D3/12/25 be amended to read as above.

3.2 - CONFIDENTIAL REPORT - REQUEST TO NAME ARMADALE BADMINTON CENTRE.

MEETING CLOSED TO PUBLIC

MOVED Dr C Wielinga that that the meeting be closed to members of the public in accordance with S.5.23 (2)(b) as the matter to be discussed, if disclosed, relates to the personal affairs of a person.
Motion Carried 7/0

Meeting declared closed to the public at 8.14pm.

WARD : ALL
FILE No. : M/693/25
DATE : 1 December 2025
REF : WS
RESPONSIBLE : Executive Director
MANAGER : Development Services

In Brief:

- A confidential report is presented at Attachment B-1 to this Agenda.
- That Council adopt the recommendation as per the Confidential Report.

Strategic Implications

Nil.

Legal Implications

Sections 5.36, 5.38 and 5.39 of *Local Government Act 1995*.

Council Policy/Local Law Implications

Naming of Parks, Places and Buildings' Policy.

Budget/Financial Implications

Nil.

Consultation

South Suburban Badminton Association (SSBA).

A Confidential Report is presented at Attachment B-1 to this Agenda under S5.23(2)(b).

D4/12/25

RECOMMEND

That Council adopt the Recommendation as detailed in the Confidential Report.

Moved Cr G J Smith
MOTION CARRIED

7/0

MEETING OPENED TO PUBLIC

MOVED Dr C Wielinga that that the meeting be opened to members of the public at 8.19pm.
Motion Carried (7/0).

COUNCILLORS' ITEMS

Nil

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

The Executive Director provided an update on the MetroNet Project, including the landscaping along Armadale Road.

MEETING DECLARED CLOSED AT 8.25pm

DEVELOPMENT SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
8 DECEMBER 2025		
ATT NO.	SUBJECT	PAGE
1.1 REQUESTED ACCESS TO 43 WILLIAM STREET, ARMADALE		
1.1.1	Aerial Plan	34
1.1.2	Existing Easement Plan	35
1.1.3	Written Request Concept Plan	36
1.1.4	Preliminary Development Plans	38
2.1 MODIFICATIONS REQUIRED TO PROPOSED AMENDMENT NO.127 TO TOWN PLANNING SCHEME NO.4 - FORRESTDAL TOWNSITE EAST		
2.1.1	Aerial Photo	43
2.1.2	Concept Layout Plan	44
2.1.3	Location of Banksia woodlands and Carnabys foraging habitat Map	45
2.1.4	Banksia Woodland Complexes Location Plan	46



AERIAL PHOTOGRAPH

Lot 32 (No. 43) Williams Street, Armadale

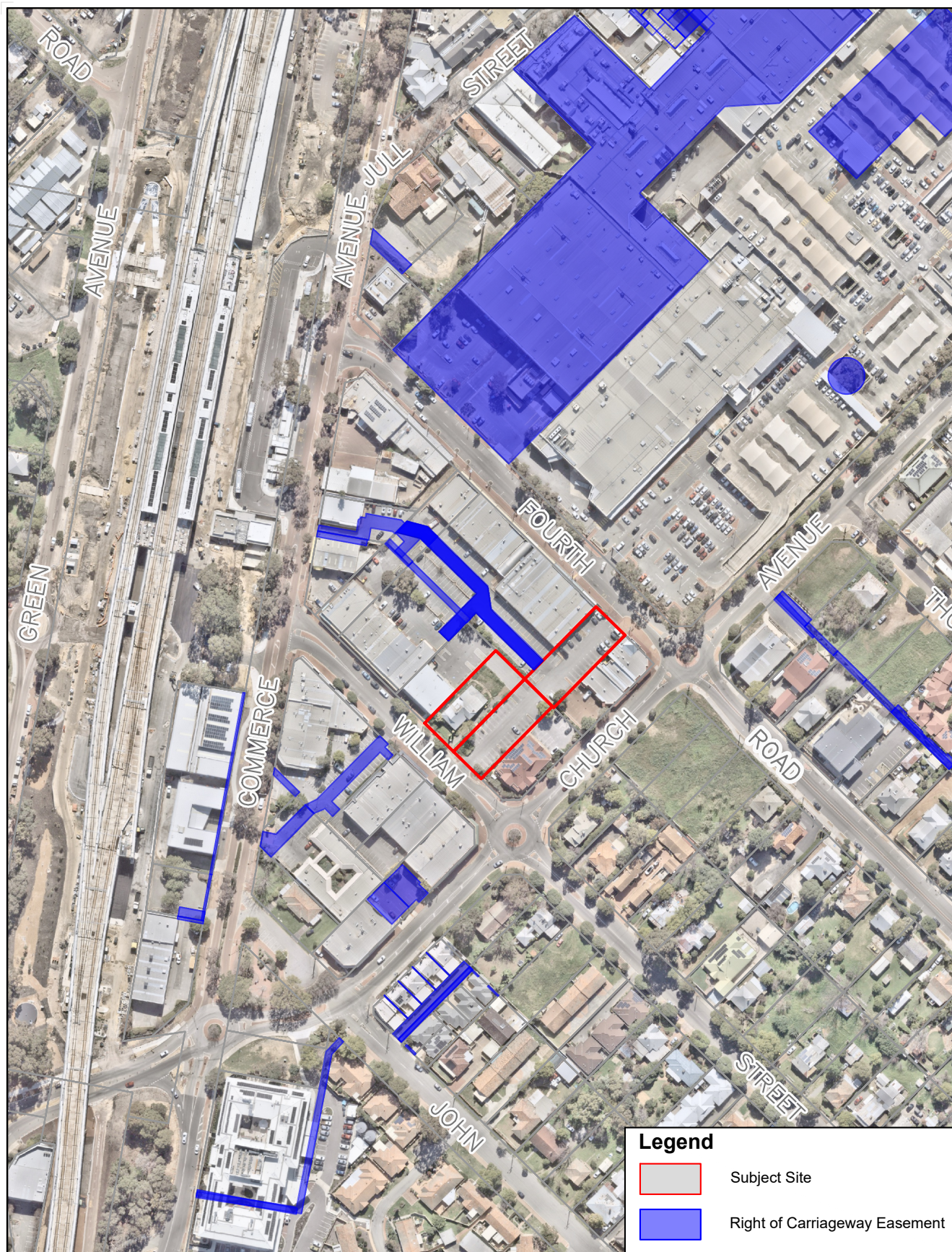


SCALE 1 : 1500

DATE 14 November 2024 - REVISION 2401
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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 NearMap.







11 Sept 2025

Attention: Strategic Planning -City of Armadale
By email

Dear Sir/Madam

Re: Proposed Retail and Childcare Development-43 William Street Armadale

Further to our recent discussions and correspondences, on behalf of my client Wayne Danckert, I am writing to formally request the City of Armadale grants access to the proposed carpark of our proposed development via the City of Armadale carparks located on Lot 33 William Street and Lot 28 Fourth Rd. This request is formalising an existing access point into a carpark at the rear of 43 William Street.

As can be seen from the attached diagram, the mixed-use lot bounded by William Street, Church Ave., Commerce Ave. and Fourth Street is entirely serviced via a network of internal lanes and these carpark parks, reducing street crossovers, and enhancing the pedestrian friendly and walkable town centre.

We are happy to formalise this access via a Deed or as an easement on the Deposited Plan. Should the City be agreeable, we request that our current DA is lodged and processed, and that any access arrangement be formalised as a condition of Occupation. We are happy for the DA application be processed via the City rather than JDAP.

Please do not hesitate to contact myself or Lee-Anne Kho for further information.

Peter Hobbs, Architect

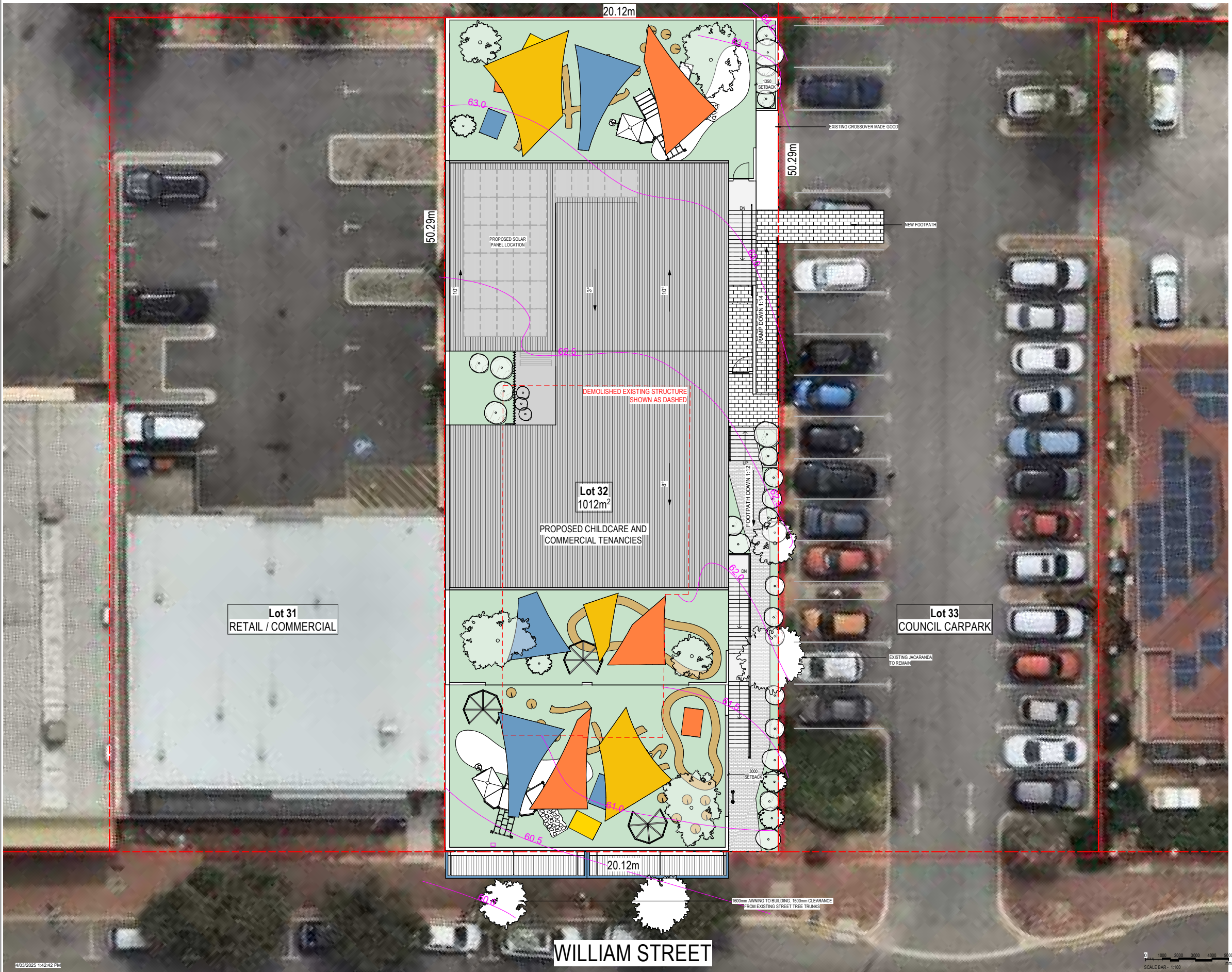
Director

LFAIA

Cc Wayne Danckert

Cc Glen Windass

Attached 2424 DA8.02 Access Diagram



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READ THIS DRAWING IN CONJUNCTION WITH THE CONTRACT DOCUMENTS INCLUDING ALL PARTS OF THE SPECIFICATION AND DRAWINGS INCLUDING CURRENT REVISIONS.
FIGURED DIMENSIONS TAKE PRECEDENCE TO SCALE READINGS. VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH WORK.

NO	REVISION	DATE
A	ISSUED FOR DA	04.03.2025

SITE INFORMATION

SITE AREA	1012.0m ²
LANDSCAPING	
PLAY AREA LANDSCAPING:	416.0m ²
SITE LANDSCAPING:	58.6m ²
TREES PROPOSED	
REFER TO LANDSCAPE ARCHITECT PLAN	
CHILDCARE YIELD	
No. OF CHILDREN:	81
No. OF STAFF:	17
OUTDOOR PLAY AREA:	*569.0m ²
INDOOR PLAY AREA:	*269.0m ²
(MINIMUM REQUIRED)	
COMMERCIAL TENANCIES	
TENANCY 1:	92m ²
TENANCY 2:	101m ²
TOTAL AREA:	193m ²
CAR PARK REQUIREMENTS	
CAR PARK BAYS	
COMMERCIAL TENANCIES:	4
CHILDCARE STAFF BAYS:	17
VISITOR BAYS:	10
TOTAL:	27
TOTAL REQUIRED:	31
ON SITE PARKING:	11
SHORTFALL BAYS:	20
*SHORTFALL: CARP BAYS FOR PARKING	
BICYCLE PARKING REQ'TS	
COMMERCIAL SHORT TERM:	1
LONG TERM:	1
CHILDCARE SHORT TERM:	1
LONG TERM:	3
TOTAL:	6

PHA

17/210 Bagot Rd, Subiaco 6008 WA (08) 9388 1591

Client:

EXPRESS PROPERTY

Project:

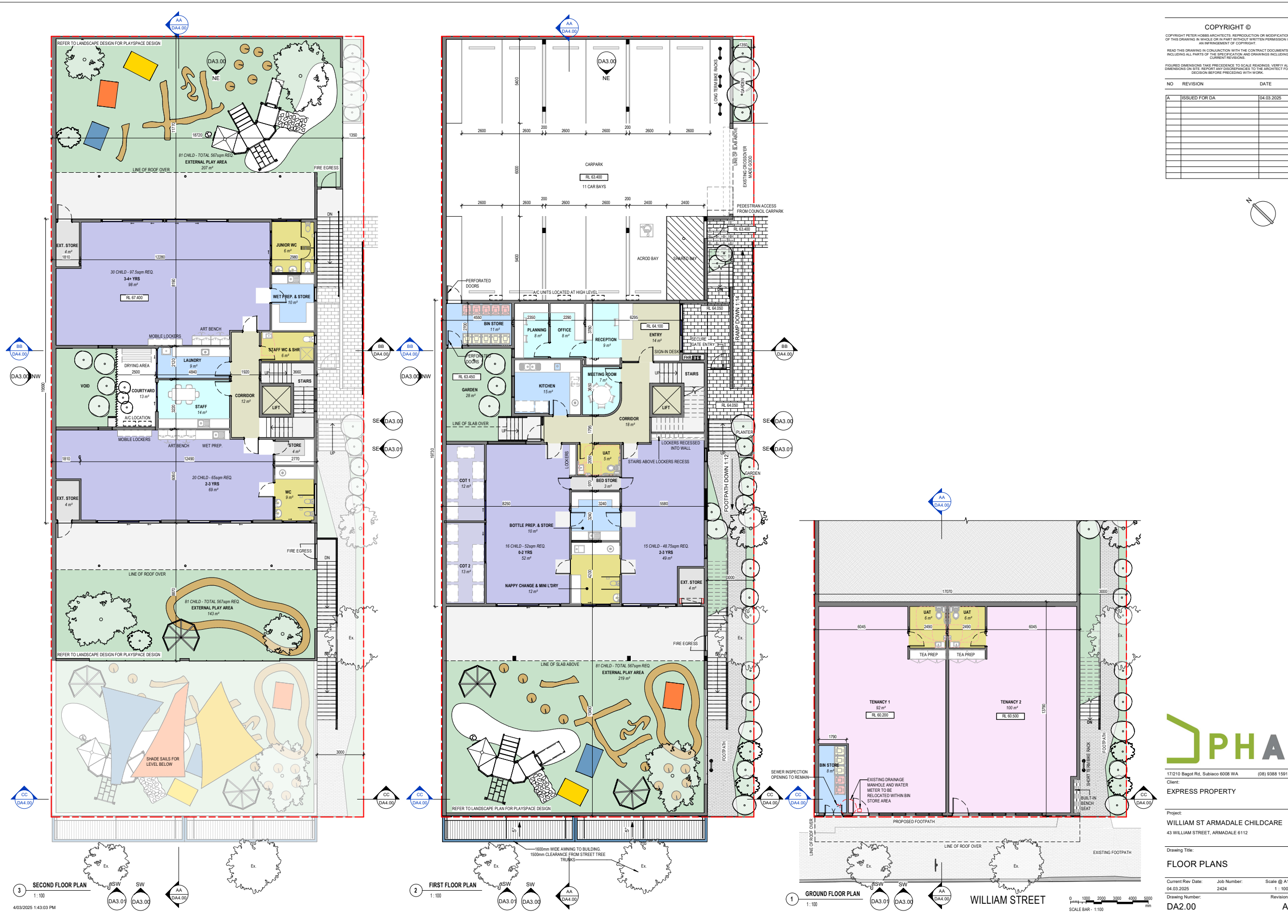
WILLIAM ST ARMADALE CHILDCARE

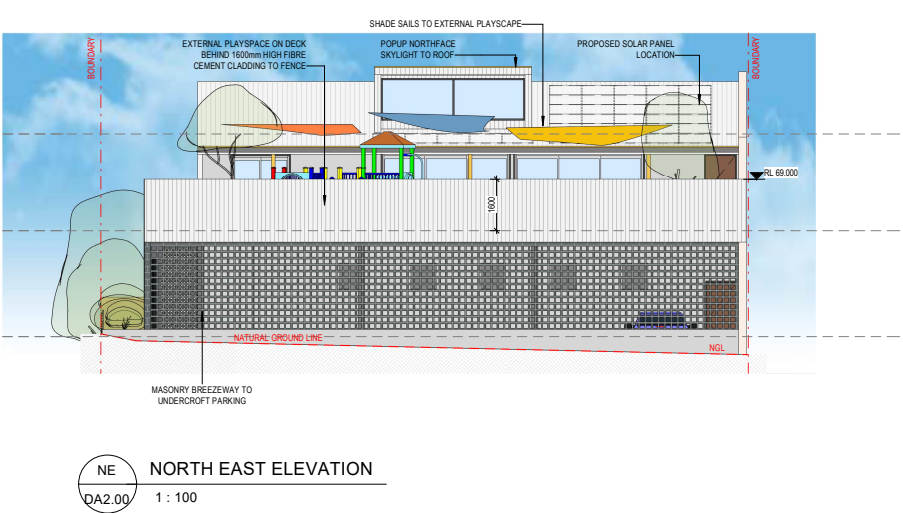
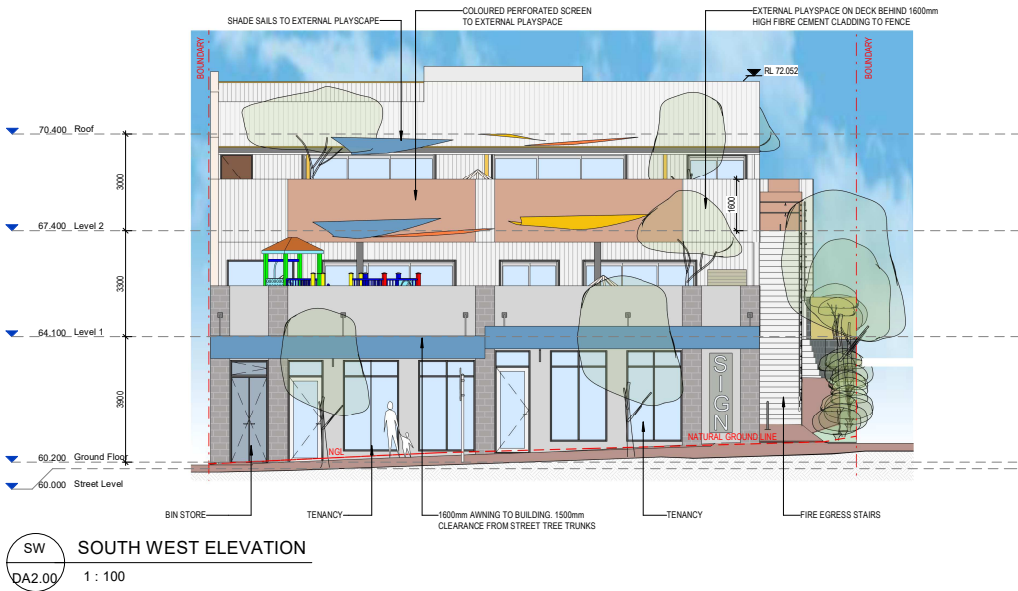
43 WILLIAM STREET, ARMADALE 6112

Drawing Title:

SITE PLAN

Current Rev Date:	Job Number:	Scale @ A1
04.03.2025	2424	1 : 100
Drawing Number:	Revision:	
DA1.02	A	





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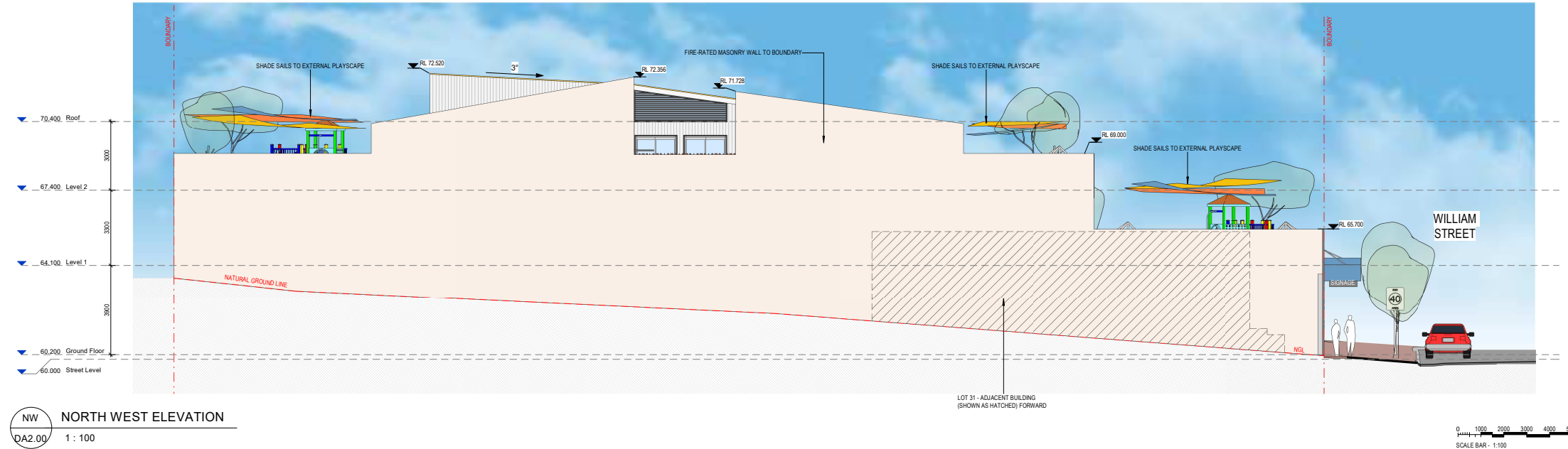
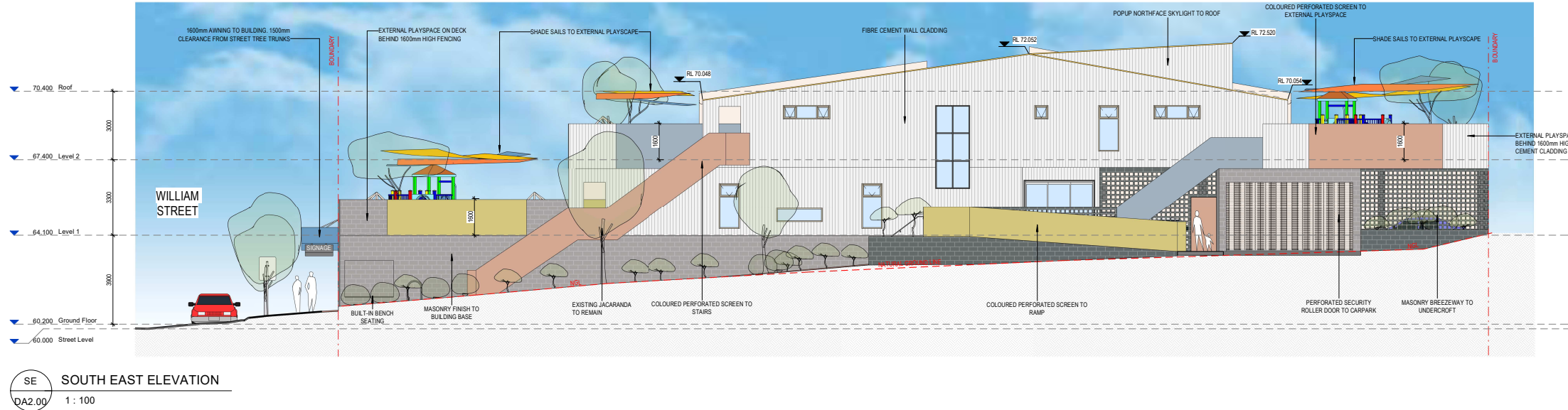
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NO	REVISION	DATE
A	ISSUED FOR DA	04.03.2025

NOTE:
REFER TO DRAWING DA7.00
FOR MATERIAL PALETTE



PHA

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Client: EXPRESS PROPERTY

Project: WILLIAM ST ARMADALE CHILDCARE
43 WILLIAM STREET, ARMADALE 6112

Drawing Title: ELEVATIONS

Current Rev Date: 04.03.2025 Job Number: 2424 Scale @ A1 1:100

Drawing Number: DA3.00 Revision: A

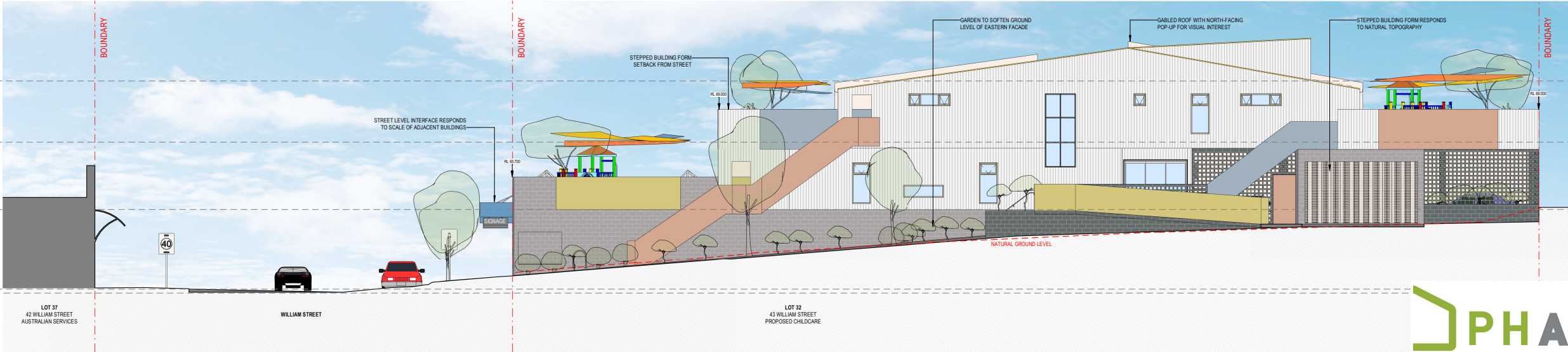
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NO	REVISION	DATE
A	ISSUED FOR DA	04.03.2025

NOTE:
REFER TO DRAWING
DA7.00 FOR MATERIAL
PALETTE



SW SOUTH WEST ELEVATION
DA2.00 1 : 100



SE SOUTH EAST ELEVATION
DA2.00 1 : 100

PHA

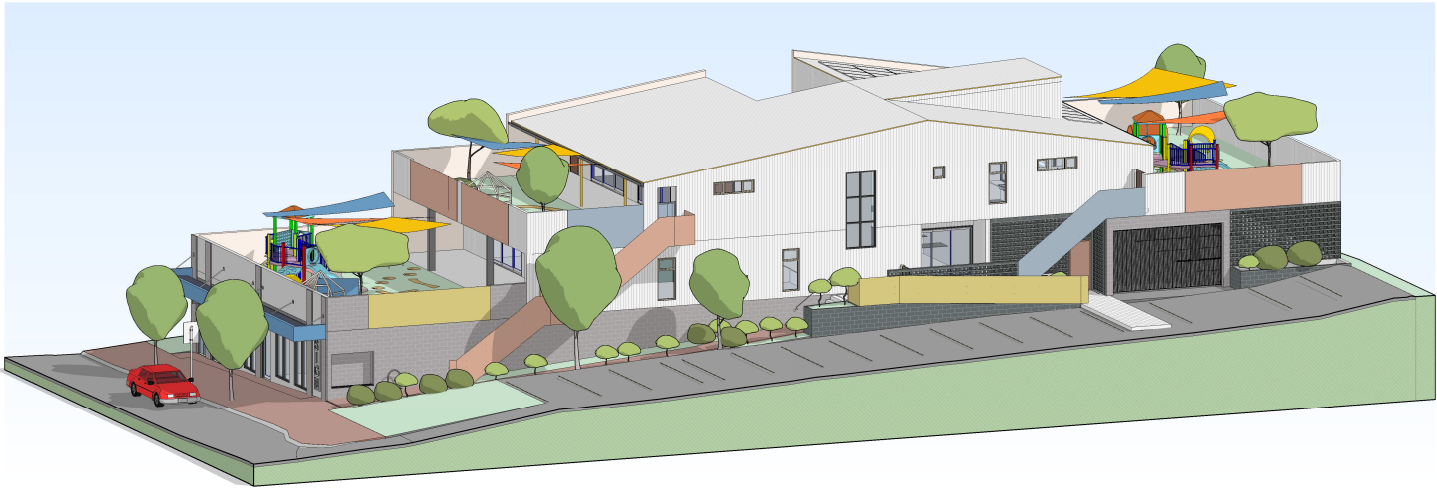
17/210 Bagot Rd, Subiaco 6008 WA (08) 9388 1591
Client:
EXPRESS PROPERTY
Project:
WILLIAM ST ARMADALE CHILDCARE
43 WILLIAM STREET, ARMADALE 6112
Drawing Title:
ELEVATIONS STREETScape
BUILT FORM AND SCALE
Current Rev Date: 04.03.2025 Job Number: 2424 Scale @ A1 1 : 100
Drawing Number: DA3.01 Revision: A



A 3D View - South



B 3D View - East



C 3D View - South East

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A	ISSUED FOR DA	04.03.2025

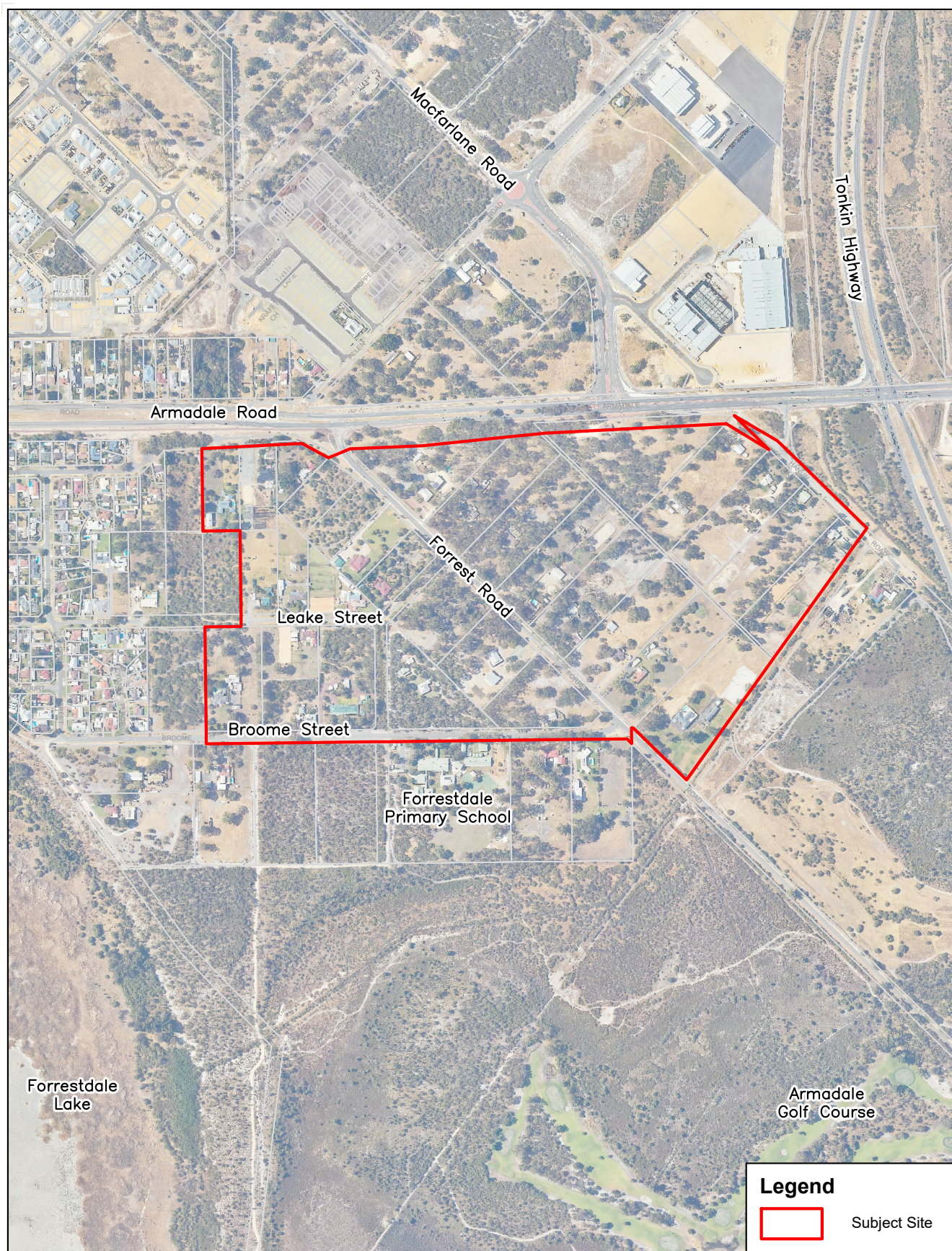
PHA

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Client:
EXPRESS PROPERTY

Project:
WILLIAM ST ARMADALE CHILDCARE
43 WILLIAM STREET, ARMADALE 6112

Drawing Title:
3D VIEWS

Current Rev Date: 04.03.2025	Job Number: 2424	Scale @ A1 -
Drawing Number: DA6.00	Revision: A	



AERIAL PLAN

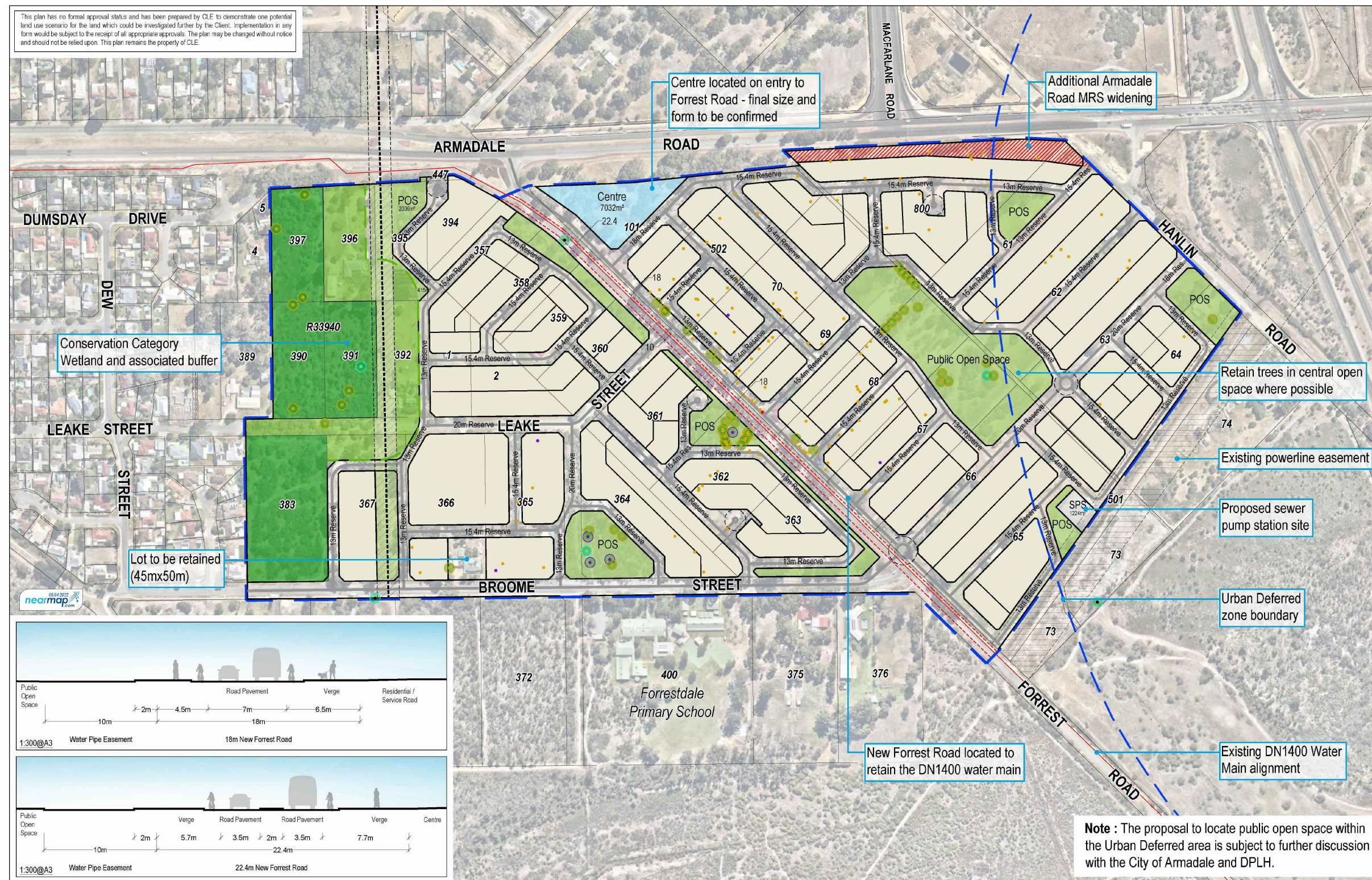
Town Planning Scheme Amendment No. 127

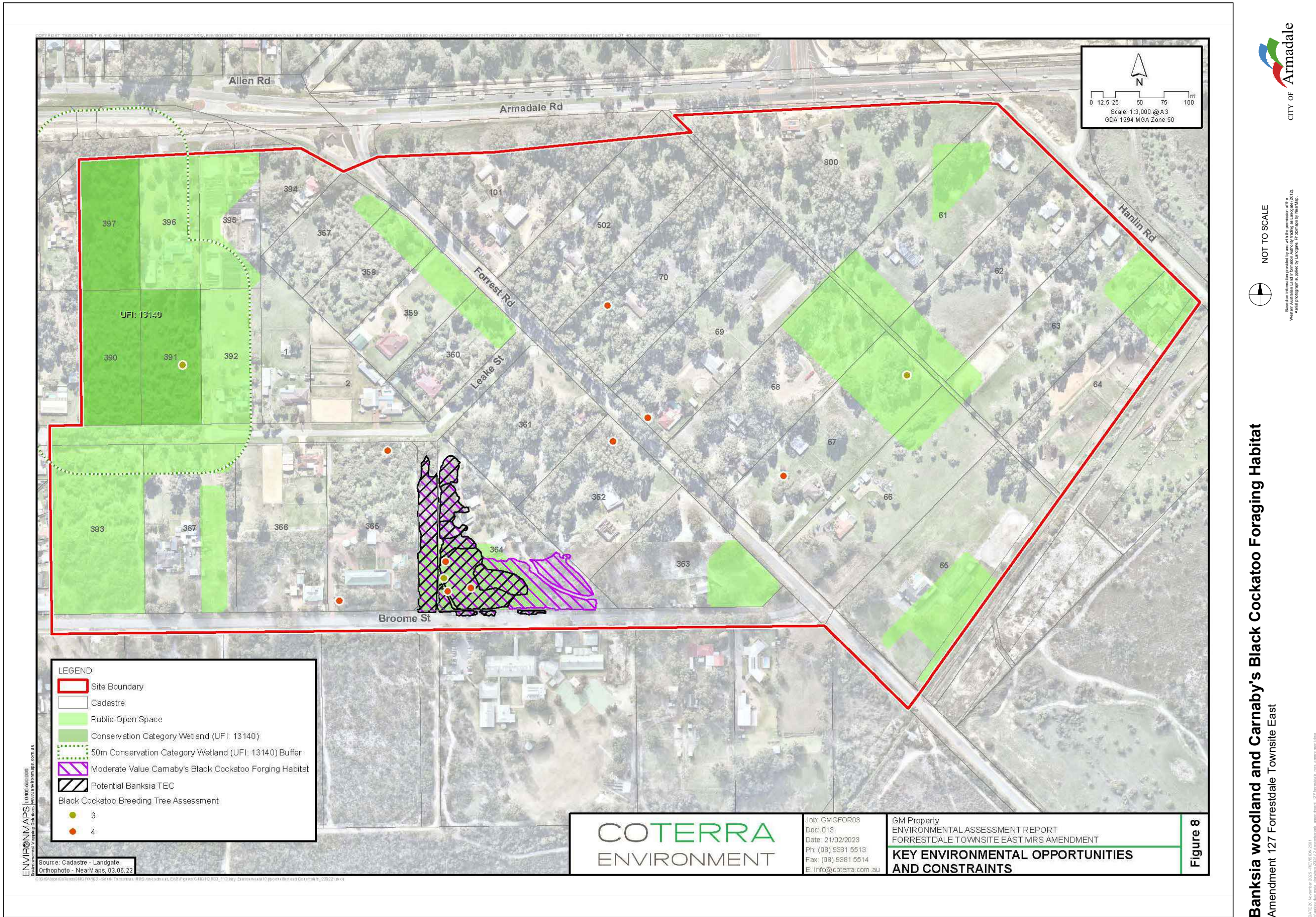


SCALE 1 : 10000

DATE 13 January 2025 - REVISION 2501
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NOT TO SCALE



Location of Banksia woodland TEC (green)
Amendment 127 Forrestdale Townsite East

DATE: 20 November 2023 - 10:05:00 AM
PROJECT: Forrestdale Townsite East Amendment 127
DRAWING: 01 - Vegetation Units
DRAWING BY: [Name]