



# Vision, Values and Objectives Report

Summary of Community Vision and Values informing the new Local Planning Strategy – Feedback from Community Surveys, Workshops and Open Days  
May to September 2022

Prepared for the City of Armadale  
by Taylor Burrell Barnett  
May 2023





# Document Information

## Vision, Values and Objectives Report

Summary of Community Feedback to consider in preparing the City of Armadale Local Planning Strategy

Prepared by: Taylor Burrell Barnett

Level 7, 160 St Georges Terrace

PERTH WA 6000

PO Box 7130

Cloisters Square

PERTH WA 6850

Phone: 08 9226 4276

Email: [admin@tbbplanning.com.au](mailto:admin@tbbplanning.com.au)



Doc ID: 22~004 RPT Vision, Values and Objectives 1.1

| Revision | Status | Author                | Approved by | Date Issue |
|----------|--------|-----------------------|-------------|------------|
| 1.0      | Draft  | F, Farrag; E, Denholm | S, Thompson | 16.12.2022 |
| 1.1      | Final  | F, Farrag             | E, Denholm  | 01.05.2023 |

### Disclaimer

This document was prepared for the City of Armadale for the purposes of the Local Planning Strategy, and may only be used in accordance with the executed agreement between Taylor Burrell Barnett and the Client.

The report may contain information gathered from a number of sources using a variety of methods. Taylor Burrell Barnett does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to Taylor Burrell Barnett by third parties.

This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of Taylor Burrell Barnett.



# Table of Contents

|       |   |    |  |
|-------|---|----|--|
| 1.0   | Executive Summary                         | 5  | Appendices   |
| 2.0   | Project Background                        | 9  | Appendix A Councillor Briefing Presentation                      |
| 2.1   | Project Overview                          | 9  | Appendix B Copy of Survey Questionnaire                          |
| 2.1.1 | Project Scope                             | 9  | Appendix C Community Survey Responses                            |
| 2.1.2 | Project Team                              | 9  | Appendix D Copy of the Community Visioning Workshop Presentation |
| 2.1.3 | Communications Program                    | 10 | Appendix E Copy of the Community Vision Workshop Activity Sheets |
| 3.0   | Engagement Process, Outcomes and Analysis | 12 | Appendix F Copy of Community Open Day Posters & Feedback Forms   |
| 3.1   | Engagement Process and Methods            | 12 |  |
| 3.2   | Elected Members Briefing                  | 13 |  |
| 3.3   | Community Survey                          | 13 |  |
| 3.3.1 | Summary and Analysis of Outcomes          | 13 |  |
| 3.4   | Vision Workshop                           | 16 |  |
| 3.4.1 | Vision Workshop Agenda                    | 16 |  |
| 3.4.2 | Vision Workshop Attendees                 | 17 |  |
| 3.4.3 | Vision Workshop Presentation              | 17 |  |
| 3.4.4 | Vision Workshop Feedback                  | 18 |  |
| 3.5   | Open Days                                 | 23 |  |
| 3.5.1 | Open Day Feedback                         | 23 |  |





# 1.0

## Executive Summary



# 1.0 Executive Summary

This Vision, Values and Objectives Community Engagement Report (Engagement Report 2023) has been prepared to ensure that a new Local Planning Strategy 2024 (LPS 2024) the City is preparing in 2023-4, will be guided and informed by the values and priorities of the Armadale community. In September - October 2021 a competitive Tender process resulted in leading planning consultancy Taylor Burrell Barnett (TBB) being appointed as lead project consultant to prepare the City's new Local Planning Strategy (LPS 2024). Over 2022 and leading into preparation of the draft new LPS 2024, TBB and City officers conducted a series of engagements with the Armadale community. These engagements will assist the City to identify the Armadale community's most important priorities and directions for future growth, land development planning together with managing land use change and related environment issues going forward over the next 10 - 20 years.

The Armadale community's values will guide TBB's preparation of a draft new Local Planning Strategy 2024 that will plan for the City's Darling Range and Armadale's Swan Coastal Plain landscapes including discrete areas presently under the jurisdiction of the Metropolitan Redevelopment Act administered by the State Government's agency Development WA. The City's geography encompasses 560 square kilometre (56,000 hectares) of land over 19 localities or suburbs which accommodate the homes, productive business locations, community facilities and areas of protected environment provided for Armadale's diverse community, including the Noongar Whadjuk and Gnaala Karla Booja traditional landowner communities in the region, will all be planned out in the City's new Local Planning Strategy 2024.

The WA State Government will require the new LPS 2024 to be consistent and compatible with the broad planning directions established by the Western Australian Government's State Planning Strategy and the South Metropolitan Peel Sub-region, which forms part of the Perth and Peel at 3.5 million Planning Frameworks. A draft of the new LPS 2024 will be advertised for a public review period, allowing community members to lodge written submissions on their priorities and aspirations for Armadale or to request Council make further changes to the draft LPS prior to final approval.

Council will take the written submissions and community's engagements into full consideration, with or without further modification of the LPS after advertising and prior to recommending the Western Australian Planning Commission (WAPC) to approve the final LPS 2024 for publication and implementation. Implementation will be primarily through updates to the City's Town Planning Scheme and through the development and subdivision approvals processes governed by the Town Planning Scheme and State planning legislation.

The final LPS 2024 adopted by Council in 2024 will also be used to guide the City's subsequent preparation of updates to its Local Planning Scheme (Town Planning Scheme No 4 (TPS No 4)). Council has previously signalled its intention to prepare a new Town Planning Scheme No 5 as part of the subsequent implementation of the LPS 2024. It is intended that Town Planning Scheme No 5 will be prepared primarily in-house, by the City's Planning officers in-liaison with the WAPC, rather than specifically through a consultant tender contract. The Armadale community and public will be invited to review and make written submissions on an advertised draft Town Planning Scheme No 5 in 2025-6. Following the public review and submission period on the draft TPS No 5, Council will adopt the new Scheme and request the Minister for Planning, Lands and Heritage's endorsement of final approval and publication of the new Town Planning Scheme No 5 in the Government Gazette. Town Planning Scheme No 5 will then come into full legal effect, and will replace the current Town Planning Scheme No 4 which will become redundant.

The City of Armadale is a diverse and growing community located in area that is rich in opportunities to live in well-planned new suburbs or in older, more established areas in some cases with a new phase of regeneration and renewal. Both new or older, more established suburbs will be well located in easy access to a full range of services and employment nodes, local natural features and environments. Such diverse opportunities provide the City with a popularity and a growth-dynamic, which makes it one of the fastest growing Local Governments in Western Australia, anticipated to grow from accommodating 97,700 (2021) to supporting a resident population of 151,900 by 2041. The Local Planning Strategy 2024 will cater for these incoming new residents to the City of Armadale over the next 20 - 30 years through well-planned suburbs, urban expansion areas and areas undergoing housing renewal and regeneration.

The Strategy 2024 will also support an increase in local employment self-sufficiency and reduced travel requirements to access local jobs and business opportunities through planning for new business park and commercial centre locations, in addition to the expansion and growth of the existing centres currently providing local employment and services to the



regional economy. The LPS 2024 will aim to deliver an additional 19,000 local jobs by 2051 (total of 39,109 local jobs) which is a 49% increase on the 2021 20,109 total local employment provided in Armadale).

Armadale's growing population requires the preparation of a new Local Planning Strategy (and Scheme) to consolidate and improve the urban form, increase housing opportunities and provide increased emphasis on linking transport facilities/services that encourage walking, cycling, public transport and/or together with E-ridables as preferred alternative modes to travelling by private motor vehicle. The new LPS will also acknowledge that private motor vehicles will continue to have relevance particularly due to the context to the City's location as an outer metropolitan growth area. The LPS will focus attention on sustainable management of the City's diverse natural environments and landscape features for the long term and in the face of ever-present risks to the biodiversity of the City's including from climate change and continued bushfire risks.

This Vision, Values and Objectives Report has been prepared to capture and summarise the outcomes of the City's first stages of stakeholder and community engagement processes. It builds on knowledge of community values and priorities established through the City's Community Scorecard surveys (2022 and 2018/19) and the consultation conducted for both the Strategic Community Plan reviews and various specific discussion paper/strategy reports for land use planning and environmental management. To-date the Local Planning Strategy 2024 stakeholder and community engagement and consultation processes have included the following specific activities:

- a) An on-line community survey utilising the Survey Monkey App and a series of valuable prizes awarded to randomly selected survey respondents was conducted over three weeks from 26 May – 16 June 2022 and achieving a successful initial community feedback outcome providing information about the priorities and values favoured by the Armadale community to guide the new strategy for the future. A total of 638 community survey responses were received on the "Have your say! - Imagine Armadale 20 Years from Now Community survey on the future Armadale". Over 87% of survey respondents were well established residents having resided in the City for 3 or more years and 80% were owners of property in the City of Armadale. The survey was widely advertised through various City venues and distribution networks including Facebook on-line, newspaper notices, links provided on the City's website and through its social media pages. Options to submit hard copy surveys through completion of a printed form were also provided at City venues.
- b) The community survey outcomes helped inform four Vision Workshops held conducted by the City and TBB in July 2022. These group sessions were held at the Kelmscott Hall, Churchman Brook Community Centre, Baker's House in Harrisdale, and the Armadale District Hall and were well publicised in advance through various online and newspaper advertisements and circulated to the City's extensive database of community contacts. All members of the Armadale community were openly invited to register their interest to participate in the workshop sessions. At each workshop TBB presented the findings of their preliminary background research and information regarding the Armadale municipality and related technical studies that will guide preparation of the draft LPS. TBB also elaborated on guiding regulations provided by the State Government's and the Regional Planning Frameworks which will be the City's new Local Planning Strategy 2024 will be required to address.

The City's lead planning consultants TBB also explained the purposes and context of the City's new Local Planning Strategy 2024 in both guiding day-to-day Council decisions the use, management and development of land resources within the Armadale municipality and also related planning and decision making by State Government. The role of the new LPS in guiding the City's subsequent preparation of a new replacement for its 18 year old Town Planning Scheme No.4 was also outlined in that the City has scheduled TPS No.4 to be updated and replaced by a new Town Planning Scheme No.5. Town Planning Scheme No.5 is anticipated to come into full legal effect in 3 to 4 years (2026-27). This primary regulatory document will only be fully legislated following the City's completion of further rounds of community engagement and consultation exercises, which will involve advertising the draft new TPS for a three-month public review and submissions period. It will come into full effect following Council's decision to adopt for final approval and that resolution has been confirmed by the State Government, including sign-off by the Minister for Transport; Planning; Ports.

In summary the Vision Workshops conducted by the City and TBB will assist in establishing the key values the community members prefer to be promoted and encouraged through the City's new Local Planning Strategy 2024. They identified key land use and management opportunities and issues through the overarching planning themes (environment, infrastructure, economy etc.) that local governments are required to address in Local Planning Strategies. The 4 workshops and 51 attending Armadale community members were able to formulate and test the draft 'Principles' and 'Objectives' for Armadale and related to the State's key planning themes through facilitated interactive workshop activities to provide feedback that will guide and inform TBB's preparation of a draft LPS document ready for Council review. Council will consider suitability of the draft for the next phase of formal



community consultation and engagement, which will involve advertising the new LPS in draft form for a formal public review and submissions period (2023-4). This will lead-in to Council's consideration of submissions and final adoption of a new LPS (with or without further modifications) and final endorsement by State Government (2024).

- c) Four Community Open Days were held in September 2022 at the Stargate, Armadale Central, Armadale City and Stockland / Harrisdale Shopping Centres with an open registration available for all members of the Community to attend. The intent of the Open Days was to seek feedback from the community on the planning theme plans and draft Principles and Objectives in response to feedback from the Vision Workshops. Community members viewed and discussed the Open Day posters, with 48 person interactions and active viewers counted across the four Open Days. Two people lodged additional comment forms, noting that the most prominent issues had already been documented through earlier vision, values and objectives engagement stages.

The outcomes of the engagement activities are further detailed in this report.

The community's directions will guide and inform the preparation of the draft new Local Planning Strategy 2024. The community's continuing involvement and engagement will be sought through written submissions at the public review and comment stage in 2023 – 2024, which will be used to guide final modifications to Strategy for public release in 2024. The Vision, Values and Objectives Report will also be published to allow ongoing community and stakeholder contributions to the City's planning for future population growth, sustainable land development and protection and management of the rich environmental assets within the City of Armadale for the next 20 - 30 years and beyond. It will also assist the community's understanding of the State Government's requirements for the City's new Local Planning Strategy 2024, its engagement processes and the stages of preparation.

The background is a solid blue color. In the upper left, there is a light blue diagonal line. Below it, the text '2.0' is written in a large, bold, dark blue font. Underneath '2.0', the text 'Project Background' is written in a white, sans-serif font. In the bottom right corner, there is a complex geometric design consisting of a dark blue parallelogram, a lighter blue parallelogram behind it, a dark blue line segment crossing the parallelograms, and a thin orange line extending from the bottom left towards the top right.

# 2.0

Project Background



## 2.0 Project Background

### 2.1 Project Overview

Taylor Burrell Barnett, in collaboration with the broader project team, have been engaged by the City of Armadale to prepare a new Local Planning Strategy. Feedback received through the community and stakeholder engagement activities will be pivotal in developing both documents in a manner that addresses the City's requirements under the State Planning Framework whilst taking into account the needs and aspirations of the community.

The City's current Local Planning Strategy was last updated in 2016, and while it remains mostly valid, is approaching two decades since it was first adopted by Council and approved by the Western Australian Planning Commission. An updated Local Planning Strategy is required to fulfill the City's requirements under the *Planning and Development (Local Planning Schemes) Regulations 2015*. In accordance with this legislation, every local government is required to prepare a Local Planning Strategy that sets out the local government's long-term planning directions, apply any relevant State or regional planning policies and provide rationale for zonings and other classifications of land under the Local Planning Scheme.

The City has already taken steps to ensure they are proactive in meeting the requirements of the State Government's plan for Perth & Peel @ 3.5 million by 2050, including updating planning frameworks applicable to key planning areas formerly identified for intensification (such as the approved Armadale Strategic Metropolitan Centre Structure Plan and the Kelmscott District Centre Precinct Structure Plan, currently being prepared).

The Strategy will provide a vision for the next 20 years on the City's future growth and development and will assist in the formulation of a new City of Armadale Local Planning Scheme No. 5.

#### 2.1.1 Project Scope

The scope of services consists of the following key phases of work:

- Phase 1 – Inception and Background Review
- Phase 2 – Visioning and Values Engagement (including Community Workshops and Open Days)
- Phase 3 – Preparation of Draft Local Planning Strategy
- Phase 4 – Council Consideration and Public Advertising (including Community Open Days)
- Phase 5 – Report Updates and WAPC Final Approval

#### 2.1.2 Project Team

The City of Armadale have assembled a project team for the preparation of the LPS including preparation of supporting technical information. Within the project team, Taylor Burrell Barnett are responsible for community engagement activities including the Community Survey, Vision Workshops, and Community Open Days with the support of City of Armadale staff to assist in the facilitation. Table 1 outlines the full project team for the LPS and PSP projects.

Table 1: Project Team

| Organisation                               | Role   |
|--|--|
| City of Armadale (Strategic Planning Team) | Project Principal (Client)   |
| Taylor Burrell Barnett                     | Lead Consultant - Town Planning, Urban Design & Community Engagement |
| Urbaqua                                    | Environment and Hydrology Inputs                                     |
| Stantec                                    | Transport and Utilities Inputs                                       |

### 2.1.3 Communications Program

The communications program undertaken for both the Community Survey and Workshops included:

- Awareness of consultation posted in the City of Armadale's quarterly newsletter, [City Views Issue no. 83](#);
- Details of the Project on the City of Armadale website, including links to survey; and
- Social Media posts on the City of Armadale social media platforms.



The background is a solid blue color. In the upper left, there is a light blue diagonal line. Below it, the text '3.0' is written in a large, dark blue, sans-serif font. In the lower right, there is a dark blue parallelogram and a thin orange diagonal line crossing it.

# 3.0

Engagement Process, Outcomes and  
Analysis

## 3.0 Engagement Process, Outcomes and Analysis

### 3.1 Engagement Process and Methods

The process and methods of engagement for the project is outlined in Table 2 below and will build upon the ideas, values and feedback shared by the community during engagement.

Table 2: Engagement Process and Methods

| Engagement Task                    | Date and Location   | Purpose and Aim  | Format   | Stakeholders                      |
|------------------------------------|---|--|--|-----------------------------------|
| <b>Councillor Briefing Session</b> | 10 May 2022 – Council Chambers  | Inform Elected Members of upcoming and planned engagement for the City's Local Planning Strategy   | Presentation by TBB on preliminary investigations and technical analysis, followed by questions from Elected Members.  | Elected Members                   |
| <b>Community Survey</b>            | 26 May – 16 June 2022 - Online  | Understand how local residents, business operators and landowners view and use the City and its facilities, including what ideas and vision they may have for the future. It allowed for preliminary identification of issues, opportunities and areas of specific interest.                                   | A survey was produced with questions requiring either a written or tick-box answer. The survey was structured around key themes of housing growth and diversity; economy and employment; parks and community facilities; movement network and vision.<br><br>The survey was conducted via Survey Monkey with a link provided on the City's website and social media pages. | Residents, Landowners, Businesses |
| <b>4 x Vision Workshops</b>        | 13 July 2022 – Kelmscott Hall;<br>14 July 2022 - Churchman Brook Community Centre;<br>21 July 2022 - Baker's House;<br>26 July 2022 - Armadale District Hall  | Establish the key values of the community and identify issues and opportunities by testing a raft of draft Strategic 'Principles' and 'Objectives' based on key planning themes (environment, infrastructure, economy etc.)  | 2.5-hour workshops, commenced with a background presentation on draft technical analysis completed, an overview of the feedback received from the surveys, and a 'World Café Style' discussion based on key planning themes.   | Residents, Landowners, Businesses |
| <b>4 x Community Open Days</b>     | 3 September 2022 – Stargate Shopping Centre; 8 September 2022 – Armadale Central Shopping Centre; 10 September 2022 – Armadale City Shopping Centre; 17 September 2022 – Stockland / Harrisdale Shopping Centre | Provide an overview of the outcomes of the community engagement process, collaborate and confirm the community values and vision, review, confirm and add to the planning theme issues and opportunities mapping, and collaborate and confirm the draft principles and objectives to guide future development. | Presentation of 10 open day posters at local Armadale shopping centres, for a period of 3 hours.<br><br>Community members were given the opportunity to have their say by completing an online or hard copy feedback form, detailing any further information they wish to be considered during the preparation of the Local Planning Strategy.                             | Residents, Landowners, Businesses |

## 3.2 Elected Members Briefing

An Elected Members briefing session was held in May 2022 to inform Elected Members of upcoming and planned engagement for the City's Local Planning Strategy. The session sought to outline the importance of the Strategy and outline the process to develop both documents based on the Engagement Strategy and to ascertain their vision, values and project objectives.

An overview of the following items was provided to the Elected Members:

- The proposed programme and delivery of the Strategy;
- The vision of the City of Armadale as outlined in the existing planning framework;
- The key planning themes and summary of fast facts; and
- The draft community survey and suggested topics.

A copy of the presentation to the Councillors is provided as **Appendix A**.

## 3.3 Community Survey

The survey was open for responses for a period of 3 weeks (26 May 2022 – 16 June 2022). A total of 638 completed surveys were received via Survey Monkey. The survey consisted of 28 questions, 6 of which relate to demographic and profile data of the participant. Questions 1-18 were based on the key planning themes, while Questions 19-22 were focused on the overall vision for the Strategy. A copy of the survey questions can be found in **Appendix B**.

### 3.3.1 Summary and Analysis of Outcomes

A summary and analysis of the key themes and messages that have emerged through the online survey is summarised in Table 3 below. This feedback was used to inform the rest of the project engagement activities and ultimately assist in the development of the draft Strategy. It should be noted that the summary below does not include all responses received however the full extent of feedback provided in the survey responses will be taken into consideration in the preparation of the LPS.

Table 3: Community Survey Feedback Summary

| Key Theme                    | Outcomes   |
|------------------------------|--|
| Housing Growth and Diversity | <p>the three housing types which received the most support were single or double storey homes with a lot size of 500m<sup>2</sup> and over (75% of respondents), retirement villages (51% of respondents) and single or double storey homes with a lot size of 350m<sup>2</sup> or over (49% of respondents).</p> <p>To accommodate future population growth within the City of Armadale, approximately 44% of respondents preferred that the City address the need through a combination of the above suggested responses. This included subdivision and or redevelopment of suitable existing land throughout the City, through smaller lots, townhouses and apartments in centralised locations and through the development of additional higher density apartments within core areas such as activity centres.</p>   |
| Economy and Employment       | <p>Approximately 31% of respondents currently work within the City of Armadale, while 69% of respondents work outside of the local government boundaries.</p> <p>With regards to where greater focus should be placed in providing employment and economic activity, respondents were able to select multiple answers. Approximately 69% of respondents consider focus should be placed on activity centres (Armadale Town Centre and Kelmscott, Harrisdale, or future Hilbert District Centres), 59% of respondents selected mixed business/industrial areas (Wright Road, Forrestdale Business Park, Kelmscott, Armadale and South Forrestdale) and 42% of respondents selected neighbourhood centres (Camillo, Haynes, Piara Waters, Roleystone, Seville Grove, Hilbert South and Hilbert East).</p> <p>Approximately 31% of respondents preferred to visit the Armadale Town Centre or major shopping centres outside of the City of Armadale (Perth CBD, Westfield Booragoon, Westfield Carousel, Cockburn Gateway) for shopping, dining and social activities.</p> |



|                                       |  |
|---------------------------------------|--|
| <b>Environment</b>                    | <p>Respondents noted that the three key environmental issues that should be prioritised for the City are protection of the natural environment including local biodiversity, bushlands, waterways and wetlands (45% of respondents), climate change and sustainability (22% of respondents) and bushfire hazards (18% of respondents).</p>   |
| <b>Parks and Community Facilities</b> | <p>Approximately 15% of respondents always use public parks and facilities within the City on a regular basis, while 34% use facilities often and 33% sometimes use public parks and community facilities.</p> <p>Approximately 30% of respondents value shade and shelter (trees and pavilions) at the parks and facilities they visit, 25% respondents value the location of the facilities being in close proximity to their home or work and 21% of respondents value the availability of community infrastructure (exercise equipment, sporting equipment etc) at the facilities.</p> <p>47% of respondents noted that their highest priorities for public facilities were the maintenance of public parks (respondents), the provision of shade trees and other infrastructure to improve amenity (26% of respondents) and the connectivity and usability of footpath networks (15% of respondents).</p> <p>When expanding the usability of its community infrastructure assets and facilities, respondents thought the City should prioritise the maintenance of existing community infrastructure and facilities (63% of respondents), diversity and number of sporting facilities (14% of respondents) and the frequency of community events (12% of respondents).</p> <p>Approximately 45% of respondents highlighted that they would prefer more parks that are combined with natural areas and bushland, 38% of respondents highlighted that they would prefer shared parks that have sporting ovals and BBQ and play equipment and 7% of respondents indicated a preference for community facilities that complement open space activities (i.e., sporting club rooms etc).</p> |
| <b>Movement Network</b>               | <p>When planning for the future of the City, over 56% of respondents stated that it is extremely important for the State Government to provide public transport access to local shops, the Armadale, Kelmscott, Harrisdale and Hilbert town centres and the Perth CBD. Only 32% of respondents suggested the beach, river and other regional recreation facilities as extremely important locations for public transport access.</p> <p>Respondents that sometimes, often or always use public transport within the City represented 39.8% of responses, while 60.2% of respondents never or rarely use public transport.</p> <p>Over 70% of respondents found that there is enough car parking available within the Armadale, Kelmscott and Harrisdale Centres. With regards to the provision of improved facilities, over 50% of respondents find it extremely important to address improved safety of the road network through separation of cycle/pedestrian paths from vehicles and increased lighting.</p>   |
| <b>Vision and Values</b>              | <p>Things that respondents liked and felt should be kept or improved included:</p> <ul style="list-style-type: none"> <li>Community and Urban Growth: Libraries, old heritage buildings, diverse community, affordability, town centre, community events, large lots and inclusivity as things they liked and should be kept and improved in the City.</li> <li>Economy and Employment: Mall/shopping centre, the variety of shops and facilities, major shops at the shopping centre and proximity to retail and local centres.</li> <li>Environment: Parks and ovals, bushland, open feel, green spaces maintained, Minnowarra Park, plant and bird life, leafy streets/trees, country feel/combination of city and country, hills, natural beauty and lakes/waterways.</li> <li>Infrastructure: Cycle paths, proximity to public transport, good roads and upgrades, lack of congestion and foot paths.</li> </ul> <p>Things that respondents don't like and would like to see changed or improved:</p> <ul style="list-style-type: none"> <li>Community and Urban Growth: Embrace character and heritage of the area, improved safety of parks and train stations and reductions in anti-social behaviour, demand for library in newly developed areas e.g., Piara Waters / Harrisdale.</li> </ul>   |

- Economy and Employment: Desire for more dining and retail options at Armadale Central, increased employment opportunities, desire to harness country charm, concerns regarding increasing rates, and need for more inviting shop fronts.
- Environment: Maintenance of public parks, functional parks and green spaces, increased tree retention and ensure trees planted are suitable for the areas in which they are planted.
- Infrastructure: Increase lighting and safety of streets, reduce crime, ensure frequent cleaning and maintenance of roads, improved traffic and consider placing power underground.

Things that respondents think are missing and will need to be planned for:

- Community and Urban Growth: Investment towards schools and tertiary education opportunities including universities, arts centres for community groups, community and aged care facilities and sporting facilities.
- Economy and Employment: Diversity of restaurants , retail options and entertainment precincts in and around the city centre, business parks to increase employment opportunities, better advertisement of hills area as a tourist destination.
- Environment: Maintenance of biodiversity, increased green spaces, verge side greenery and tree retention for shade and aesthetics.
- Infrastructure: Increased public transport connectivity, frequency of public transport, improvement in road intersections, pedestrian and cycle paths, outdoor seating, increased undercover parking, consider waterparks / theme parks / dog parks / skate parks.

One thing that respondents think must be planned for:

- Community and Urban Growth: Increased demand for housing, and need for diverse and affordable lands and house packages to attract young families.
- Economy and Employment: Need for increased retail and local employment opportunities within the City to reduce number of people seeking employment elsewhere.
- Environment: Climate change, need reduced climate impact through green/eco terrace housing, increased planting of native trees, consider bushfire risk,
- Infrastructure: Increased public transport, demand for aged care and suitable independent living and improved drainage.

Verbatim response from all participants (private details redacted) can be found in **Appendix C**.

## 3.4 Vision Workshop

Four Vision workshops were held with members of the community, the outcomes of which will inform preparation of the Local Planning Strategy. The purpose of the workshops was to establish the key values of the community and identify issues and opportunities by testing draft Strategic 'Principles' and 'Objectives' based on the key planning themes. The draft strategic principles and objectives were formulated through a critical review of the City of Armadale Strategic Community Plan and related strategic and statutory documents, to ensure they were reflective of the overall City of Armadale vision.

A summary of the Vision Workshop outcomes and conclusions is contained in section 4. The workshop processes, exercises and general feedback is provided below. Four Vision Workshops were held for the Local Planning Strategy as summarised in Table 4. The workshops were led by Taylor Burrell Barnett with facilitation assistance from Staff at the City of Armadale.

### 3.4.1 Vision Workshop Agenda

The format of the Vision Workshops was as follows:

Table 4: Workshop Agenda

|               |   |                    |
|---------------|---|--------------------|
| <b>6:30pm</b> | <b>Welcome and Introduction</b>   | <b>10 mins</b>     |
|               | <ul style="list-style-type: none"><li>&gt; Project Overview and Timeline</li><li>&gt; Project Team Roles and Responsibilities</li><li>&gt; Workshop Purpose and Agenda</li><li>&gt; Planning Framework Background</li></ul>   |                    |
| <b>6:40pm</b> | <b>Background Analysis</b>  | <b>15 minutes</b>  |
|               | <ul style="list-style-type: none"><li>&gt; Established Vision</li><li>&gt; Overview themes</li><li>&gt; Survey Outcomes</li></ul>   |                    |
| <b>6:55pm</b> | <b>Workshop Activity (World Café Discussion)</b>  | <b>75 mins</b>     |
|               | <ul style="list-style-type: none"><li>&gt; Table 1: Urban Growth &amp; Community Infrastructure</li><li>&gt; Table 2: Economy &amp; Employment</li><li>&gt; Table 3: Environment &amp; Infrastructure</li><li>&gt; Table 4: Centre and Station Precincts</li><li>&gt; Table 5: Greenfield, Rural Residential and Industrial Areas</li></ul> | 15 min per station |
| <b>8:10pm</b> | <b>Exercise Feedback</b>  | <b>15 mins</b>     |
| <b>8:25pm</b> | <b>Wrap Up</b>  | <b>5 mins</b>      |
|               | <ul style="list-style-type: none"><li>&gt; Next Steps</li></ul>   |                    |
| <b>8:30pm</b> | <b>Close</b>  | <b>N/A</b>         |



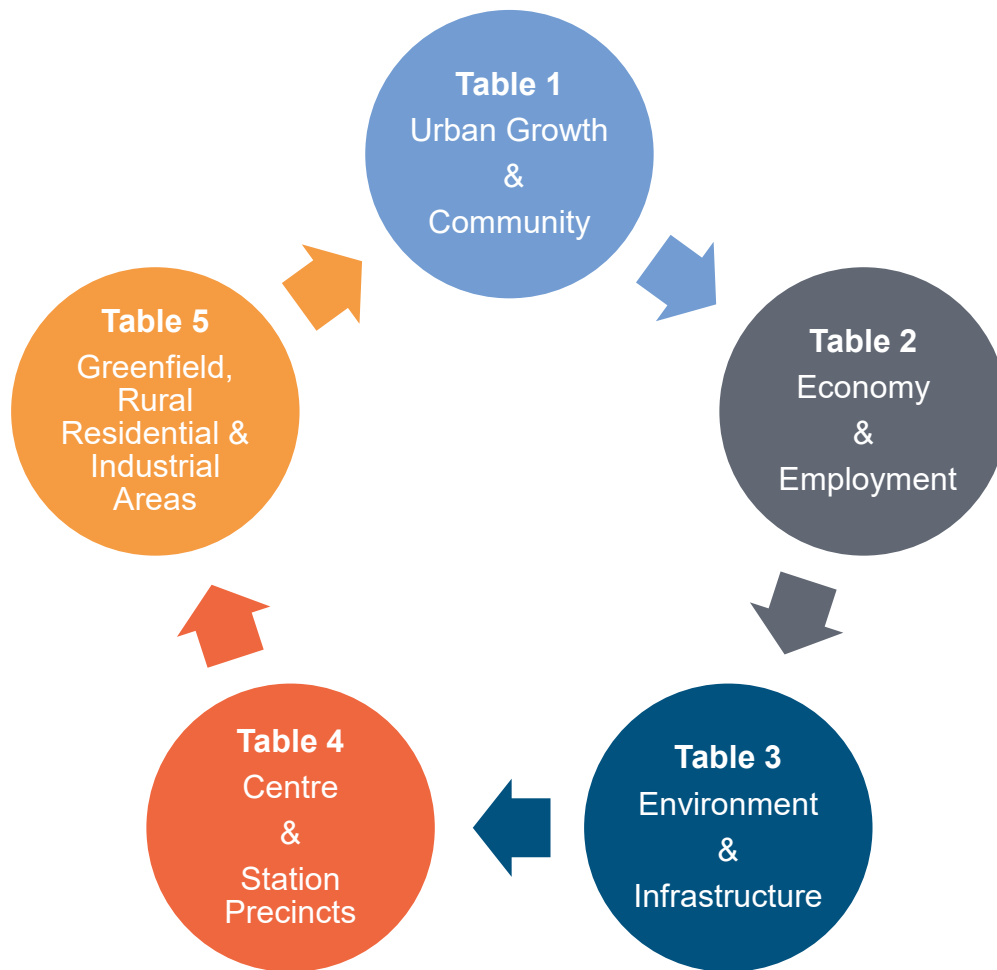


Figure 1: Typical Workshop Layout

### 3.4.2 Vision Workshop Attendees

In total, 51 members of the community attended over the four workshops – 11 attendees (Kelmscott Hall), 5 (Churchman Brook Community Centre), 10 attendees (Baker's House) and 25 (Armada District Hall). Staff from the City of Armadale and Taylor Burrell Barnett also attended the workshops, in addition to Elected Members who actively participated in the discussion.

### 3.4.3 Vision Workshop Presentation

A complete copy of the PowerPoint presentation delivered at the Vision Workshop is included in **Appendix D**. A summary of the presentation is provided below.

The City of Armadale Executive Director Development typically opened the Vision Workshops and welcomed attendees.

Samantha Thompson of Taylor Burrell Barnett provided an overview of the project team and the scope of the project. Samantha explained the purpose of the Vision Workshop, and provided an outline of the structure of the Vision Workshop and presented background information on the Planning Framework relating to the project. Samantha also provided an overview of each of the key Local Planning Strategy themes and the community survey outcomes relevant to each theme.

Eric Denholm of Taylor Burrell Barnett introduced the workshop exercises by explaining how a World Café discussion would run, the role of facilitators and time for each planning theme, and then providing an overview of the background information related to the exercise themes including examples. Attendees were then given 15 minutes for facilitated discussion through a world café style activity and rotated around the room. As participants shifted tables, the facilitators spent 60 seconds summarising the comments received from the previous table in order to endorse, reject or add to sentiments. The Workshops contained various photos to facilitate discussion, but were primarily focused on receiving feedback on the draft Principles and Objectives for each planning theme.

### 3.4.4 Vision Workshop Feedback

The attendees were divided into groups and seated at separate tables. Each table had a facilitator from the project team. During the Vision Workshop, attendees were presented with the draft principles and objectives for each planning theme and requested to provide feedback as detailed in Table 5. The outcomes listed in Table 5 are a record of the feedback received without any weighting provided to each comment. Scanned exercise sheets from the Vision Workshop are attached in **Appendix E**.

Table 5: Workshop Outcomes Summary

| Discussion Question   |  | Feedback   |
|---|--|--|
| <b>Urban Growth and Settlement Theme</b>  |  |  |
| <b>Draft Principle</b><br>The Local Planning Strategy will facilitate the delivery of well-considered, integrated population growth that meets the needs of all ages and households and provides housing choice and diversity |  |  |
| <b>Draft Objective 1</b><br><br>Facilitate residential intensity in well-connected precincts  |  | <ul style="list-style-type: none"> <li>• Vital that access to nature and street trees is provided to offset density</li> <li>• Ensure sufficient parking spaces are provided to accommodate higher density</li> <li>• Consolidate urban form near key public transport nodes</li> <li>• Maintain character of Armadale heritage</li> <li>• Increase high density in Kelmscott &amp; Armadale not in the hills areas</li> <li>• Intensity to occur in centre precincts, desire for more infill development</li> <li>• Note that black roofs are a problem for heat, consider passive solar design guidance</li> </ul> |
| <b>Draft Objective 2</b><br><br>Increase diversity of housing choice  |  | <ul style="list-style-type: none"> <li>• Protect semi-rural areas and hills orchard areas</li> <li>• Ensure character responds to local context</li> <li>• Reduce builder designed homes that create generic / bland streetscapes</li> <li>• Discourage cottage and laneway lots and grouped dwelling developments</li> <li>• Encourage mixed use development close to activity centres</li> <li>• Consider need for CCTV to combat crime</li> </ul>   |
| <b>Draft Objective 3</b><br><br>Integrate well activated places   |  | <ul style="list-style-type: none"> <li>• Shared car and pedestrian spaces</li> <li>• Encourage alfresco dining along streets in activity centres to increase activity, sense of place and safety</li> <li>• Improved safety in plaza areas</li> <li>• Encourage cultural recognition and cultural spaces within areas</li> <li>• Support connections with good surveillance, activation, residents, lighting</li> <li>• Introduce indoor and outdoor play spaces</li> <li>• Note that Harrisdale doesn't have many shady areas for community to gather</li> </ul>  |
| <b>Community Infrastructure Theme</b>   |  |  |
| <b>Draft Principle</b><br>Ensure the provision of high-quality community infrastructure and facilities that are responsive to the changing needs of the community and encourage active lifestyles and community wellbeing     |  |  |
| <b>Draft Objective 1</b><br><br>Usable and accessible community infrastructure  |  | <ul style="list-style-type: none"> <li>• Consider functionality of infrastructure</li> <li>• Improve maintenance of infrastructure</li> <li>• Encourage multi-sport facilities, noting this is hard to make work</li> </ul>  |

|   |  |
|---|--|
|   | <ul style="list-style-type: none"> <li>• Increase number of facilities</li> <li>• Consider provision of dance floors and spaces for community groups</li> <li>• Encourage heritage and culturally appropriate spaces</li> <li>• Note that population growth may add pressure on area / Aquatic centres</li> <li>• Note that the hills have great open space areas</li> <li>• Consider linking cycle paths to local parks and key centres such as Armadale &amp; Cockburn Central</li> </ul>  |
| <p><b>Draft Objective 2</b></p> <p>Usable, accessible and quality open space and public realm</p>   | <ul style="list-style-type: none"> <li>• Increase public open space and public realm and ensure areas are safe and welcoming</li> <li>• Accessible to all people</li> <li>• Ensure appropriate lighting of courts and pitches at night to encourage active lifestyles</li> <li>• Provide places for young people to play safely</li> <li>• Desire for a centre for artists noting artist community includes approx. 250 members</li> <li>• Suggestion not to clear natural environment and keep natural feel for play spaces and trails</li> <li>• Better maintain public art</li> </ul>   |
| <p><b>Draft Objective 3</b></p> <p>Enhanced amenity and liveability of the City</p>   | <ul style="list-style-type: none"> <li>• Objective is unclear, already covered in or resulting from previous objectives</li> <li>• Need to increase seating, lighting, public toilets</li> <li>• Desire to maintain existing trails and allow for better access</li> <li>• Planning for university, create employment</li> <li>• Recognised need to promote active lifestyles and safe pedestrian networks</li> <li>• Need for retention and upgrade of existing activity zones Kelmscott, Armadale and Roleystone</li> <li>• Suggestion to mark environmental areas and activity (trails for walking) to encourage education of environment whilst promoting activity</li> <li>• Demand for facilities, community support areas for youth and first nation communities</li> </ul> |
| <b>Economy and Employment Theme</b>   |  |
| <p><b>Draft Principle</b></p> <p>The Local Planning Strategy will promote economic growth and employment opportunities to support a diversity of businesses and services.</p> |  |
| <p><b>Draft Objective 1</b></p> <p>Support business and economic growth in vibrant centres, station precincts and industrial and business parks</p>                           | <ul style="list-style-type: none"> <li>• Support for big business &amp; business parks, and the attraction of multinational companies</li> <li>• Small and mixed business needs to be represented</li> <li>• Kelmscott appears to be run down and old</li> <li>• Currently limited cafes, places to look at and tourism facilities, with cafes / delis closed down</li> <li>• Recognised balancing act between hills amenities and encouraging more people to visit</li> <li>• Increase offices in Armadale Centre but consider vacancy rates</li> </ul>   |
| <p><b>Draft Objective 2</b></p> <p>Encourage business and employment growth, job creation and retention</p>   | <ul style="list-style-type: none"> <li>• Need to identify &amp; pick up on the “pull factors” such as anchor tenants and key attractors</li> <li>• Need to support community events promoting small business</li> <li>• Provide safer community centre and improve road connections to industrial areas</li> <li>• Note that high rents can be an issue and drive businesses out, trades people need big sheds and most jobs are down the hill, not in the hills</li> </ul>  |

|  |   |
|--|---|
| <p><b>Draft Objective 3</b></p> <p>Increase the diversity of business and services operating throughout the City to reinforce the resilience of the economy</p>  | <ul style="list-style-type: none"> <li>• AFHC centre business close by, considered a success</li> <li>• Site 42 – design guidelines needed for Kelmscott industrial area</li> <li>• Need to connect small business to residents – e.g., Kelmscott centre</li> <li>• Address need for an education hub and bring VET education providers back within south east corridor to support education, recognising this leads to employment</li> <li>• Consider employment opportunities for people with disabilities</li> </ul>   |
| <p><b>Environment Theme</b></p>  |   |
| <p><b>Draft Principle</b></p> <p>The Local Planning Strategy will ensure the conservation and restoration of natural assets and ensure future land use and development does not compromise the environmental integrity of these assets</p> |   |
| <p><b>Draft Objective 1</b></p> <p>Manage natural assets and minimise land use conflict between new development and key natural assets</p>   | <ul style="list-style-type: none"> <li>• Reduce clearing of trees and retain natural vegetation</li> <li>• Provide walkways around natural assets</li> <li>• Incorporate more living streams</li> <li>• Encourage sustainable building materials and low energy appliances</li> <li>• Minimise pocket parks &amp; increase POS areas – consider increase requirement from 10% to 25%</li> <li>• Note that Bushfire Attack Level kills trees and food environments for birds</li> <li>• Wholesale clearing not supported, would like to see more corridors and green space kept</li> </ul>               |
| <p><b>Draft Objective 2</b></p> <p>Enhance the landscape, public realm and natural environments</p>  | <ul style="list-style-type: none"> <li>• Need to maintain natural assets</li> <li>• Provide bigger gazebos, BBQ facilities and community infrastructure in natural areas</li> <li>• Introduce more landscaping in road reserves, increase road verge widths to accommodate this</li> <li>• Desire to see cliff faces, abseiling, skateboarding, greater attraction of dams for visitors</li> <li>• Consider need for greater pest control and weed control within road reserves</li> </ul>  |
| <p><b>Draft Objective 3</b></p> <p>Support sustainable infrastructure and climate responsive design</p>  | <ul style="list-style-type: none"> <li>• Provision of shade pathways, revegetation of developed areas</li> <li>• Need to address deep sewerage, waste management and areas with high water tables</li> <li>• Need for connectivity, sustainable development and increased availability of car charging stations</li> <li>• Bike paths are limited in the hills, noting they don't have to be paved but just separate to the road to limit conflicts with vehicles</li> </ul>  |
| <p><b>Infrastructure Theme</b></p>   |   |
| <p><b>Draft Principle</b></p> <p>The Local Planning Strategy will facilitate the delivery of essential utility and transport infrastructure to support sustainable growth</p>  |   |
| <p><b>Draft Objective 1</b></p> <p>Diversify travel methods to reduce traffic congestion and improve the health and wellbeing of residents</p>   | <ul style="list-style-type: none"> <li>• Mixed comments regarding separating cycle paths from roads and increased principle shared paths</li> <li>• Need for increased safety at pedestrian crossing</li> <li>• Need to ensure paths are well maintained and usable</li> <li>• Desire for increased vegetation between roads and paths</li> <li>• Note that Ubers, taxis and public transport are difficult to find in the hills areas</li> <li>• Note that intersection on Armadale Road and Albany Highway only has one lane heading east, and can be difficult driving behind road trains</li> </ul> |



|   |  |
|---|--|
| <p><b>Draft Objective 2</b></p> <p>Optimise use and effectiveness of the public transport network</p>   | <ul style="list-style-type: none"> <li>• Encourage greater bus route connectivity to rail line stations</li> <li>• Bus stops at every activity centre (including local centres) and ensure new greenfield developments are well connected with bus connections</li> <li>• Note that residents drive to train stations in Armadale, and park and ride. Change in mode can discourage people from catching the train and therefore they drive the whole distance</li> <li>• Recognised tourism opportunity for bus services to visit dams</li> </ul>   |
| <p><b>Draft Objective 3</b></p> <p>Plan for upgrades to essential service infrastructure to support population and economic growth</p>  | <ul style="list-style-type: none"> <li>• Need to address, deep sewer availability, power, protect water drinking sources</li> <li>• Telecommunications, consider fibre to the premises and support community batteries</li> <li>• Review parking standards to avoid oversupply of parking or undersupply depending on location</li> <li>• Hospitals identified as needing an upgrade, noting current wait times are very long and ambulances are redirected to Fiona Stanley</li> </ul>  |
| <p><b>Centre Precincts Planning Area</b></p>  |  |
| <p><b>Draft Principle</b><br/>Concentrate the most intensive form of future development around Armadale and Kelmscott Activity Centres</p>                                      |  |
| <p>Land uses, built form typologies, streetscapes and public realm</p>  | <p>Attendees provided a range of suggestions regarding the built form, streetscapes and public realm, including:</p> <ul style="list-style-type: none"> <li>• Land Use: Introduce medical centres (in Kelmscott), support home businesses, address needs of senior citizens, perhaps through a senior citizens centre in Kelmscott near public transport, cater to people with disabilities, consider training facilities for young people.</li> <li>• Built Form: Preserve heritage, encourage more traditional style-built form where possible not modern architecture, desire for more double storey development, consider a street-based centre with a main street rather than a big box shopping centre, note that apartments around train stations make sense.</li> <li>• Streetscapes &amp; Public Realm: Introducing roof gardens, note that crime rates discourage mobility, increase CCTV, consider safety of senior citizens, provide public spaces with trees and gardens, current lack of shade not good for people walking, particularly parents pushing prams etc. Need for more trees, and roads and building setbacks to allow trees to be planted, maintenance and opportunities to use home verges, encouragement for breakout spaces with places to stop, rest, in shade with trees and tables.</li> </ul> |
| <p><b>Station Precincts Planning Area</b></p>   |  |
| <p><b>Draft Principle</b><br/>Development surrounding Sherwood and Challis should be of a medium intensity, complementary to the predominate role of Armadale and Kelmscott</p> |  |
| <p>Land use, built form typologies, streetscapes and public realm</p>   | <p>Attendees provided a range of suggestions regarding the built form, streetscapes and public realm, including:</p> <ul style="list-style-type: none"> <li>• Land Use: Retail and shop uses, desire for open spaces around high density areas, note there are too many car parking spaces and this can lead to increased crime when empty, although some attendees felt Challis Station needs more parking and increased density. Office / business spaces and high intensity developments not considered suitable.</li> <li>• Built Form: Increase built form standards, suggested grouped dwellings and loft design to improve streetscapes, suggestion to introduce 50% of dwellings to be double storey with specified requirements, consider medium to low density as to not draw away from Armadale and Kelmscott</li> <li>• Streetscapes &amp; Public Realm: Separate vehicle and cycle lanes, note that Railway Parade has poor lighting, is not safe for walking and needs more tree canopy. Need for increased lighting of precincts near stations, note that lighting is impacted by tree canopy, ensure parks are well integrated with development as its important for parents to have direct access to common play areas.</li> <li>• </li> </ul>  |

| Greenfields Suburban Planning Area   |  |
|--|--|
| <b>Draft Principle</b><br>Promote a mix of housing types in new community and infill areas to cater for a range of demographics and lifestyles, to support existing and planned public transport, with easy and direct access to daily needs by walking or cycling |  |
| Land use, built form typologies, streetscapes and public realm   | <p>Attendees provided a range of suggestions regarding the built form, streetscapes and public realm, including:</p> <ul style="list-style-type: none"> <li>Land Use: Suburbs need more amenities / cafes, properties to be planned near transit, need increased public open space and a spread of the public open space areas (Willetton noted as a good example of multiple parks being located within walking distance, schools to be located away from busy roads)</li> <li>Built Form: Desire for more red brick and gravel blocks and less limestone walls, reduce fencing with solid portions at the bottom as this is considered to increase trespassing,</li> <li>Streetscapes &amp; Public Realm: Noted that cycle networks are disconnected with breaks, asset maintenance identified as an issue for too many paths, desire for a 15-year plan for footpaths, desire for more paths for mobility scooters, need to separate vehicles, scooters, cars and bikes, issue of pavement then being too wide, need for more street trees in areas with density. Introduce slower speeds for kids to play, consider small garden areas in verges</li> </ul>  |
| Rural Residential Planning Area  |  |
| <b>Draft Principle</b><br>Provision of Lifestyle lots in rural and hills/scarp setting, with buildings and streets appropriate for their context   |  |
| Land use, built form typologies, streetscapes and public realm   | <p>Attendees provided a range of suggestions regarding the built form, streetscapes and public realm, including:</p> <ul style="list-style-type: none"> <li>Land Use: Consider artisan hubs, tourism and public gathering areas e.g., walking and cycling trails, note that septic tanks and sewers are an issue due to clay-based soils, suggested encouragement for home businesses, restaurants, cafes and taverns, maintenance of rural / semi-rural areas and introduction of medical centres. Office / business identified as inappropriate land uses.</li> <li>Built Form: Cheap builds identified as a concern, suggestion to introduced heavily regulated design standards, need to consider character especially with regards to density, attendees not in favour of cluster development, keep heritage identity and separate from urban areas.</li> <li>Streetscapes &amp; Public Realm: Lack of footpaths identified as an issue and illegal dumping of rubbish along highways and roads, desire for greater cycle network, ensure footpaths are well lit to create safer environments, desire for more public gathering areas, sporting fields, natural open space, walking and cycling trails.</li> <li>Other: Green waste requested to be more frequent, noting rural lots can fill a single bin very easily. Fibre connections also noted to provide limited internet in the hills.</li> </ul> |
| Industrial Planning Area   |  |
| <b>Draft Principle</b><br>Places for business that present neatly to the street and provide amenity for people working and visiting  |  |
| Land use, built form typologies, streetscapes and public realm   | <p>Attendees provided a range of suggestions regarding the built form, streetscapes and public realm, including:</p> <ul style="list-style-type: none"> <li>Land Use: Forrestdale identified as a good example with a nice café, desire for more manufacturing uses to increase jobs, light / general industrial, service commercial, lunch bars.</li> <li>Built Form: Note that building colours can be off putting, but the variety in new areas is great, need for design guidelines around type of fencing used, suggestions to better utilise roods for water catchment.</li> <li>Streetscapes &amp; Public Realm: Desire to manage cars on the street, need to introduce trees to soften landscapes, desire for native tree planting not just cottage gardens. Considered to currently have no shade and is messy, desire for more pocket parks &amp; green areas, incorporate public art.</li> <li>Other: Consider underground water storage.</li> </ul>  |

## 3.5 Open Days

Four widely advertised Open Days were held with members of the community (see Table 2 for details), the outcomes of which will inform preparation of the Local

Planning Strategy. The purpose of the Open Days was to provide an overview of the outcomes of the community engagement process, confirm the community vision and value, review and add to the planning themes and opportunities and confirm the draft principles and objectives to guide future development. Ten posters were prepared and displayed, with the following key topics:

- Overview of the project, the purpose of the Open Day and the Local Planning Strategy process;
- Overview of community engagement outcomes, including the survey and the workshops;
- Urban Growth and Settlement theme overview, draft principles and objectives;
- Environment theme overview, draft principles and objectives;
- Economy and Employment theme overview, draft principles and objectives; and
- Infrastructure theme overview, draft principles and objectives.

A copy of the Open Day posters is provided as **Appendix F**.

### 3.5.1 Open Day Feedback

Community members were able to view and discuss the Open Day posters, with City officers in attendance and/or lodge a written submission form within 2 weeks of the Open Day. Forty eight community members actively engaged with Open Day Posters and/or discussed the LPS project with the attending City officers across the four Open Days. Two community members lodged additional comment forms, noting that the most prominent issues had

already been documented through earlier vision, values and objectives engagement stages.

Responses generally related to the following:

- Urban Growth and Settlement: Inclusive housing;
- Economy and Employment: Tertiary level education opportunities, employment and education opportunities for people with disabilities;
- Environment: Increased native trees and plants in Council verges, promotion of Armadale as a green area, leverage locations with landscapes and natural views; and
- Infrastructure: Increased signage along transport network.

Copies of the lodged comment forms are included as **Appendix F**.



//  
Shaping  
places that  
are truly  
exceptional  
//

# Appendix A

Councillor Briefing Presentation







# Elected Members Briefing Armadale Local Planning Strategy

---

Presented by: **Samantha Thompson**  
10 May 2022





# Acknowledgement of Country

*We would like to begin by acknowledging the Traditional Owners of the land on which we meet today, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and future.*

# City's Current Planning Projects and Achievements

In 2022, the City implemented updates to local planning Schemes and policies setting up the planning frameworks for a new LPS and TPS No.5 including:

- New and revised Local Planning Policies
- Updated density codes adjacent to major centres and transport corridors
- Updated Rural zonings
- Local Heritage Survey
- Normalisation of Development WA areas back under control of the City's TPS and MRS
- New Structure Plans and Strategies for Development Areas
- Activity and Retail Centre (Commercial) Strategy

A number of major planning projects are being implemented that will set up further decades of economic and community development in the City of Armadale, including:

- Armadale City Centre and Kelmscott Activity Centre Structure Plans
- Public Realm & Streetscape Strategy for Armadale
- Metronet grade separation of transport modes in Armadale and Kelmscott Centres
- Rowley Road South Forrestdale Industry and Employment Precinct
- Armadale City Centre Investment Strategy
- Integrated Transport Strategy
- Extension of Metro-rail line to Byford town centre
- Long Term Advocacy Strategy

# Preparation of New Town Planning Scheme No.5

- Programme for TPS No.5 to be prepared in parallel with new LPS
- TPS No.5 replaces/repeals TPS No.4 when published in the Government Gazette (2026)
- TPS No.5 implements Council's WAPC endorsed Scheme Review Report (2022) and new LPS (2024)
- TPS No.5 implements the State Government's (WAPC and EPA) Planning Frameworks and Policies

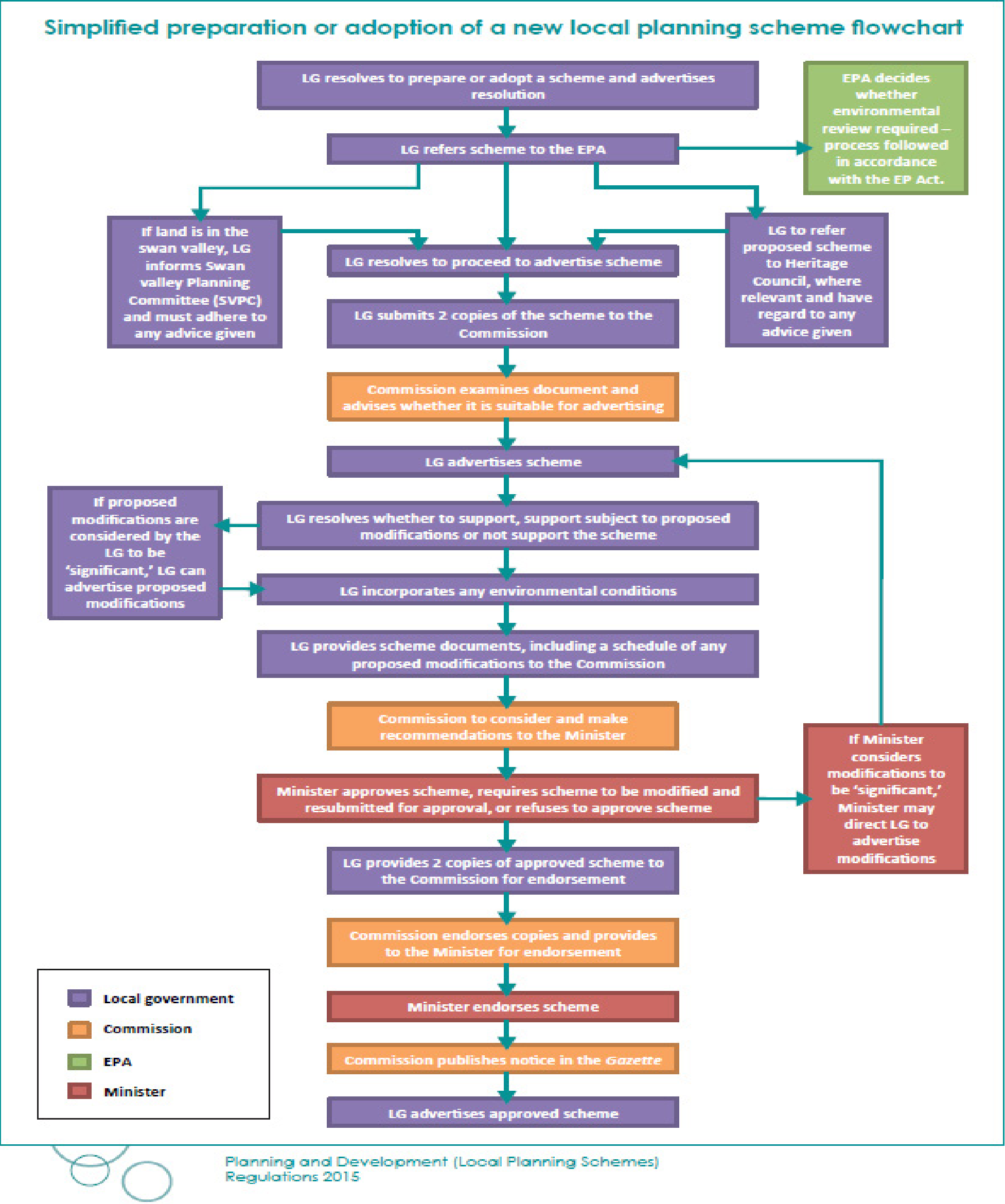
# Town Planning Scheme No.5 - Staging Programme

- Stage 1 - State Government's WAPC endorses Council's Scheme Review Report (June 2022) and new Local Planning Strategy (June 2024)
- Stage 2 - City prepares TPS No.5 (Maps and Text) for Council endorsement (for consultation) by June 2024
- Stage 3 - State Government's EPA assess environmental impacts of draft TPS No.5 (February 2025)
- Stage 4 - State Government's WAPC endorses draft TPS No.5 for advertising (June 2025)
- Stage 5 - City advertises TPS No.5 for public comment and submits final TPS No.5 and public submissions to WAPC by February 2026
- Stage 6 - WAPC requires changes prior to endorsing final approval and City resubmits modified TPS No.5 to WAPC (April 2026)
- Stage 7 - WAPC recommends final approval to the Minister (June 2026)

**Gazetted TPS No.5 is in force and implemented through Council decisions**



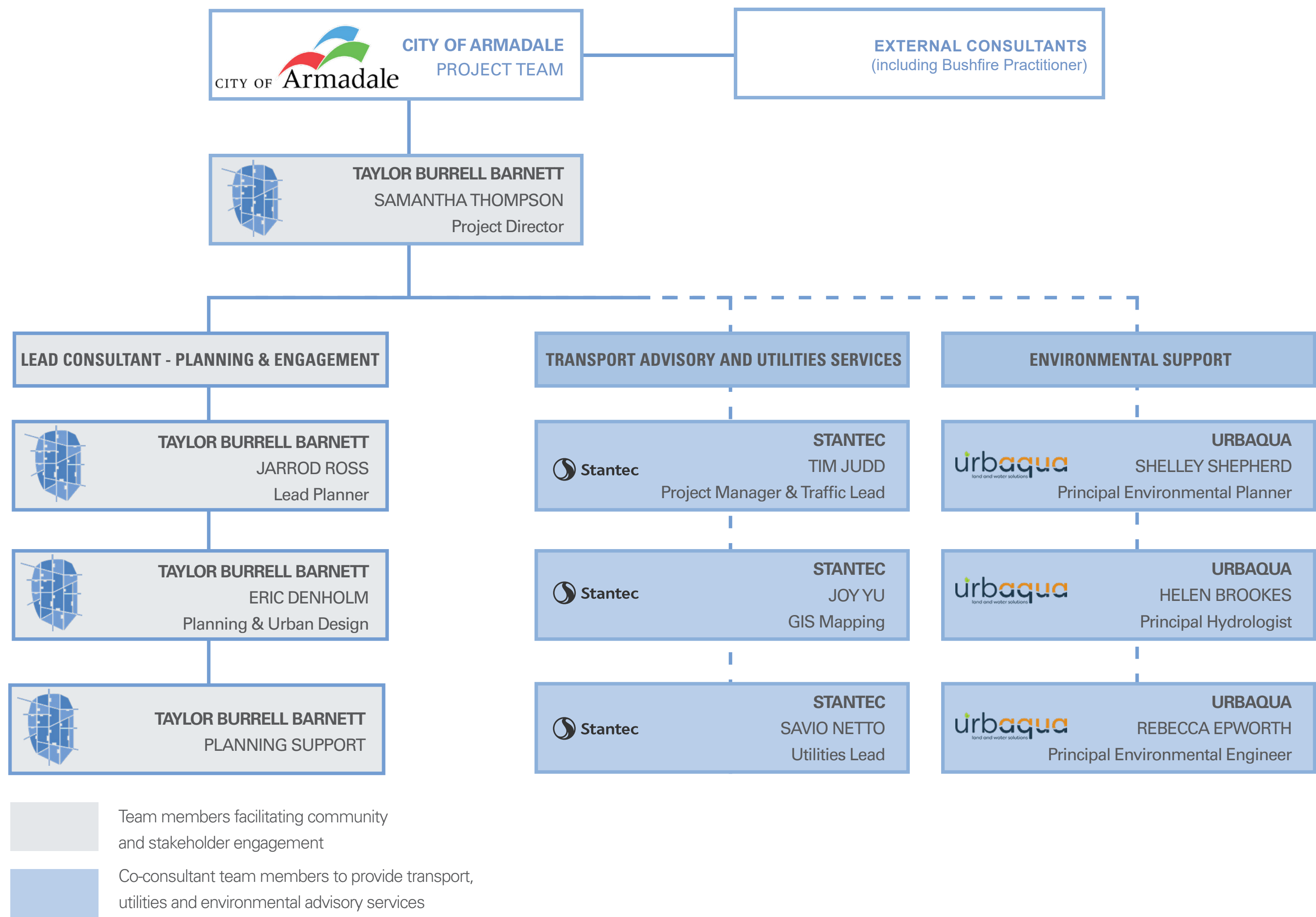
# Preparation of new Town Planning Scheme Simplified Flowchart



# Town Planning Scheme No. 5 - Staging Programme and Delivery

- Stage 1a - Scheme Review Report endorsed by Council - completed December 2021
- Stage 1b - WAPC endorses Scheme Review Report and new Local Planning Strategy by June 2024
- Stage 2a - Council workshops on TPS No.5 Zoning Maps and Text by December 2023
- Stage 2b - Council approval final draft TPS No.5 for public review advertising by June 2024
- Stage 3a - City's Environmental consultant submits S48A Environmental Assessment report to EPA by September 2024
- Stage 3b - EPA endorses City's Environmental Report on TPS No.5 by February 2025
- Stage 4a - WAPC endorses draft TPS No.5 for Advertising by June 2025
- Stage 5a - City advertises TPS No.5 for public comment and submissions by August 2025
- Stage 5b - Council reviews submissions and recommends final approval to WAPC by February 2026
- Stage 6a - WAPC requires further modifications prior to endorsing final approval TPS No.5
- Stage 6b - City resubmits modified TPS No.5 to WAPC by April 2026
- Stage 7a - WAPC recommends approval of TPS No.5 to Minister by June 2026
- Stage 7b - Minister approves and Gazettal of TPS No.5 which is then in force and implemented through Council decisions

# Project Team





# What is a Local Planning Strategy?

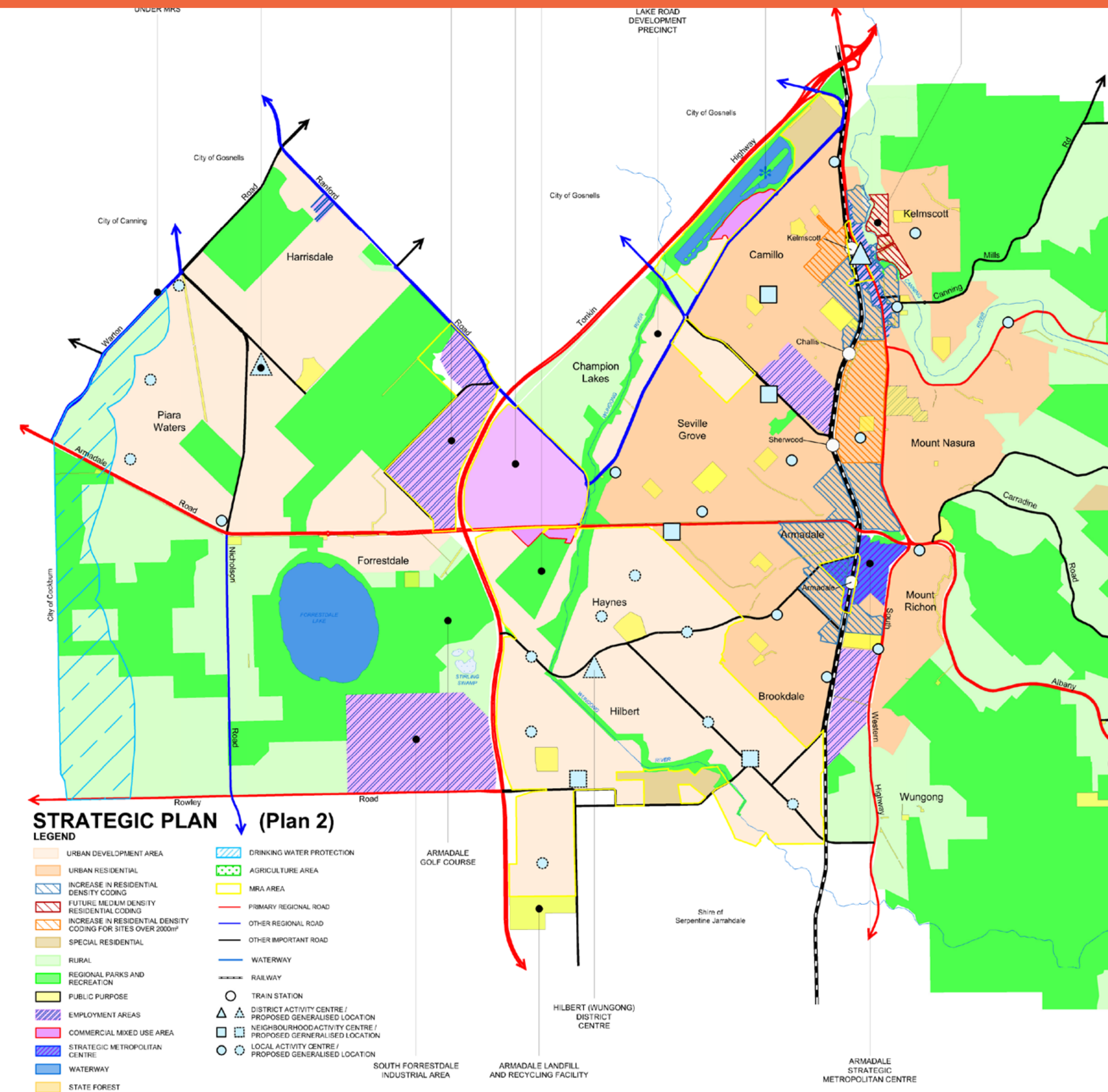
- Sets out the City's long-term planning directions
- Applies any relevant State or Regional planning policies
- Provides rationale for zonings and other classifications of land

For a number of years the WAPC considered the City's current Local Planning Strategy (LPS 2016) as a model for other Local Government's in preparing their LPS.

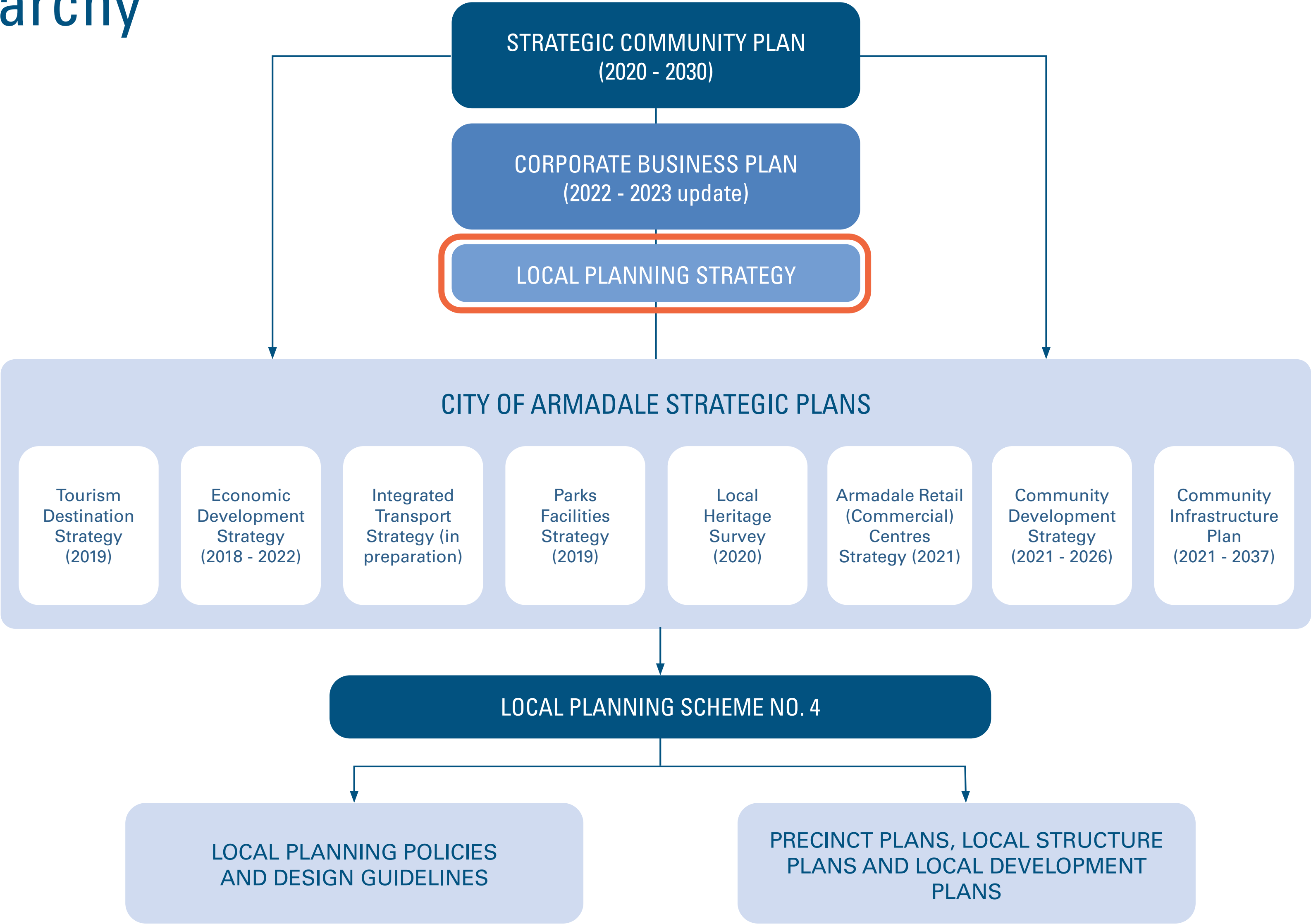
While the City's current Town Planning Scheme no. 4 and Local Planning Strategy (2016) function effectively, State Government changes to the regional planning framework and policy indicate a new LPS and TPS will better serve future needs of the Armadale community.

The updated Local Planning Strategy seeks to reflect:

- Changing demographics and households
- Minimum targets set out in Perth & Peel @3.5million
- An output following analysis under the WAPC's four key themes, being COMMUNITY, URBAN GROWTH AND SETTLEMENT; ECONOMY AND EMPLOYMENT; ENVIRONMENT and INFRASTRUCTURE.

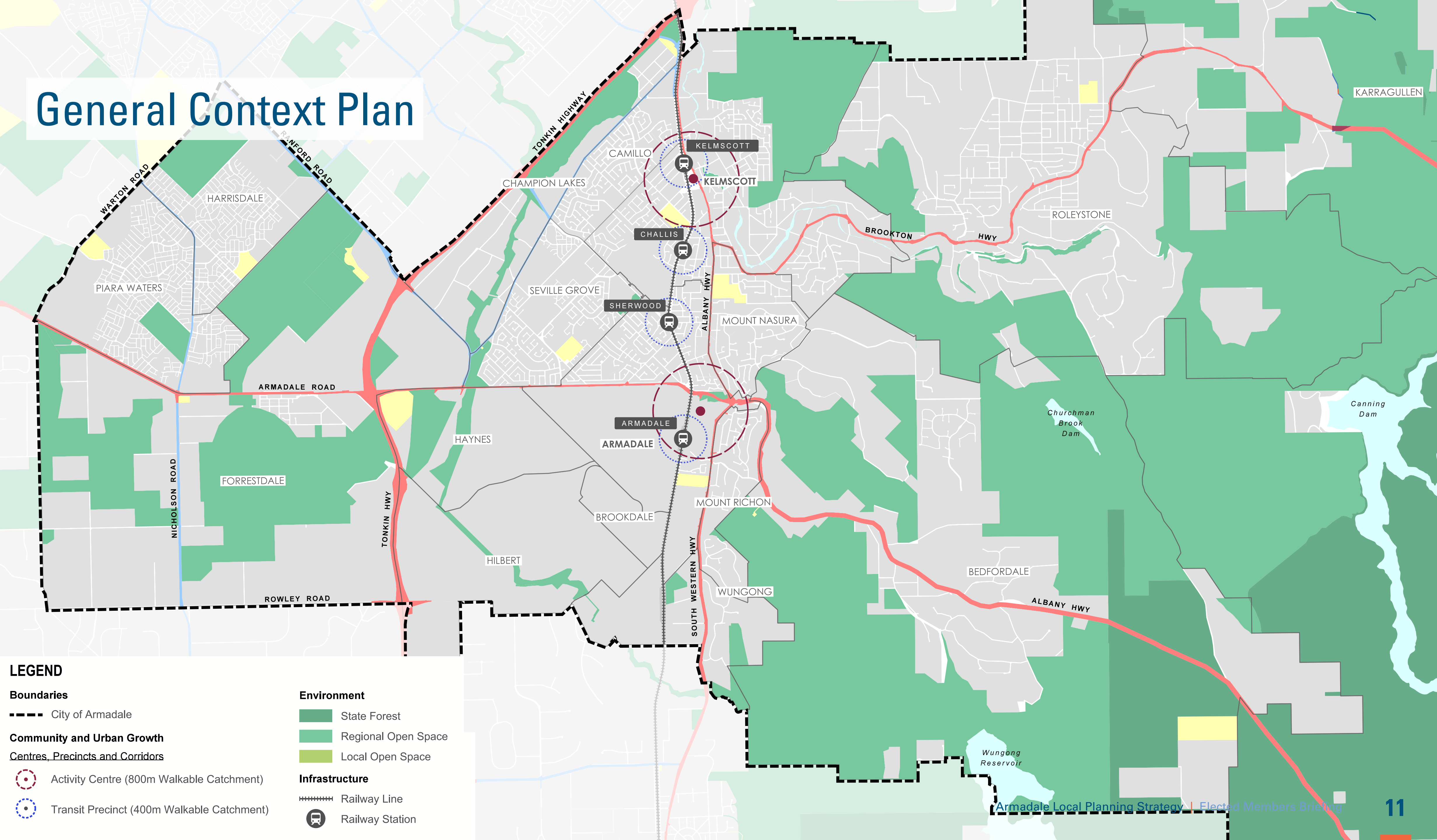


# Strategy Hierarchy





# General Context Plan



## LEGEND

### Boundaries

--- City of Armadale

### Community and Urban Growth

#### Centres, Precincts and Corridors

Activity Centre (800m Walkable Catchment)

Transit Precinct (400m Walkable Catchment)

### Environment

State Forest

Regional Open Space

Local Open Space

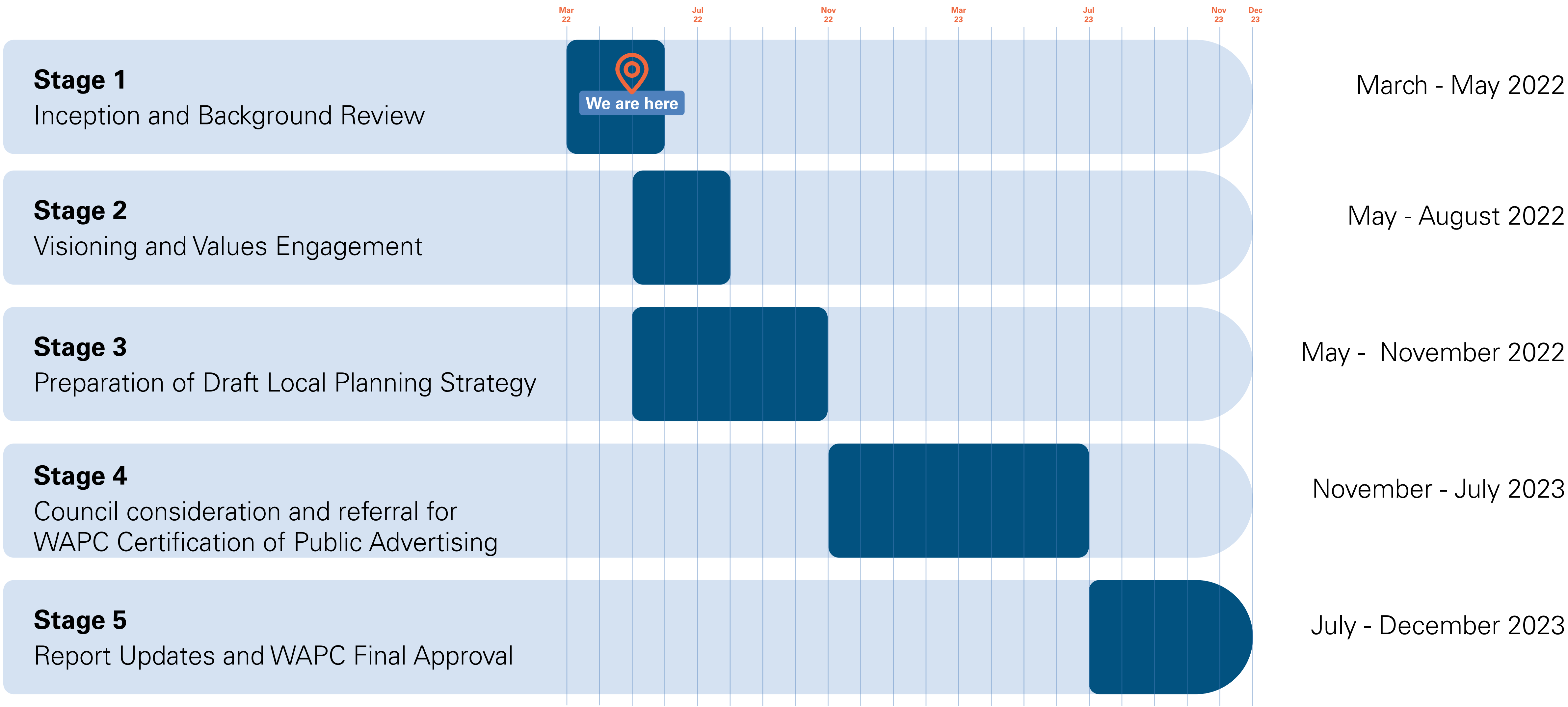
### Infrastructure

Railway Line

Railway Station



# Programme and Delivery





# Programme Stages

## Stage 1

Inception and  
Background Review  
*March - May 2022*

- Project inception meeting  
(City of Armadale and TBB)

## Stage 2

Visioning and Values  
Engagement  
*May - August 2022*

- Background review of  
technical documents

## Stage 3

Preparation of Local  
Planning Strategy  
*May - November 2022*

- Preparation of base maps

## Stage 4

Council referral for  
WAPC Certification of  
Public Advertising  
*November - July 2023*

- Meeting with Department of Planning,  
Lands and Heritage and DevelopmentWA

## Stage 5

Report Updates and  
WAPC Final Approval  
*July - December 2023*

- Finalisation of updated Community  
Engagement Strategy





# Programme Stages

## Stage 1

Inception and  
Background Review  
*March - May 2022*

## Stage 2

Visioning and Values  
Engagement  
*May - August 2022*

## Stage 3

Preparation of Local  
Planning Strategy  
*May - November 2022*

## Stage 4

Council referral for  
WAPC Certification of  
Public Advertising  
*November - July 2023*

## Stage 5

Report Updates and  
WAPC Final Approval  
*July - December 2023*

- Elected members workshop
- Preparation of community survey
- 4 x Community Workshops
- Preparation of draft Vision, Values and Objectives report
- Community Open Days
- Finalisation of Vision, Values and Objectives report





# Programme Stages

## Stage 1

Inception and  
Background Review  
*March - May 2022*

- Preparation of capacity, yield and technical analysis
- City contracts Bushfire Hazard Assessment report

## Stage 2

Visioning and Values  
Engagement  
*May - August 2022*

- Preparation of Part 1 and Part 2 of Draft Local Planning Strategy

## Stage 3

Preparation of Local  
Planning Strategy  
*May - November 2022*

- City of Armadale review of Draft Local Planning Strategy and Bushfire Hazard Assessment Report

## Stage 4

Council referral for  
WAPC Certification of  
Public Advertising  
*November - July 2023*

- Council Briefing on Draft Local Planning Strategy
- Meeting with DPLH regarding Draft Local Planning Strategy

## Stage 5

Report Updates and  
WAPC Final Approval  
*July - December 2023*

- Finalisation of Draft Local Planning Strategy for WAPC consent to advertise (Certification for public review)





# Programme Stages

## Stage 1

Inception and  
Background Review  
*March - May 2022*

## Stage 2

Visioning and Values  
Engagement  
*May - August 2022*

## Stage 3

Preparation of Local  
Planning Strategy  
*May - November 2022*

## Stage 4

Council referral for  
WAPC Certification of  
Public Advertising  
*November - July 2023*

## Stage 5

Report Updates and  
WAPC Final Approval  
*July - December 2023*

- Council referral of Draft LPS for DPLH review and WAPC consent to advertise (Certification)
- Initial formal community engagement through surveys
- Community Open Days
- Analysis of public submissions, reporting and summary of submissions
- Elected members briefing and Council referral of final draft to WAPC





# Programme Stages

## Stage 1

Inception and  
Background Review  
*March - May 2022*

- WAPC reviews and issues schedule of required modifications

## Stage 2

Visioning and Values  
Engagement  
*May - August 2022*

- Council endorses LPS updates and resubmits to DPLH for permission to publish final LPS

## Stage 3

Preparation of Local  
Planning Strategy  
*May - November 2022*

- DPLH endorses final LPS and LPS published on the City's website

## Stage 4

Council referral for  
WAPC Certification of  
Public Advertising  
*November - July 2023*

- LPS in effect and implemented through TPS and Council's planning decisions

## Stage 5

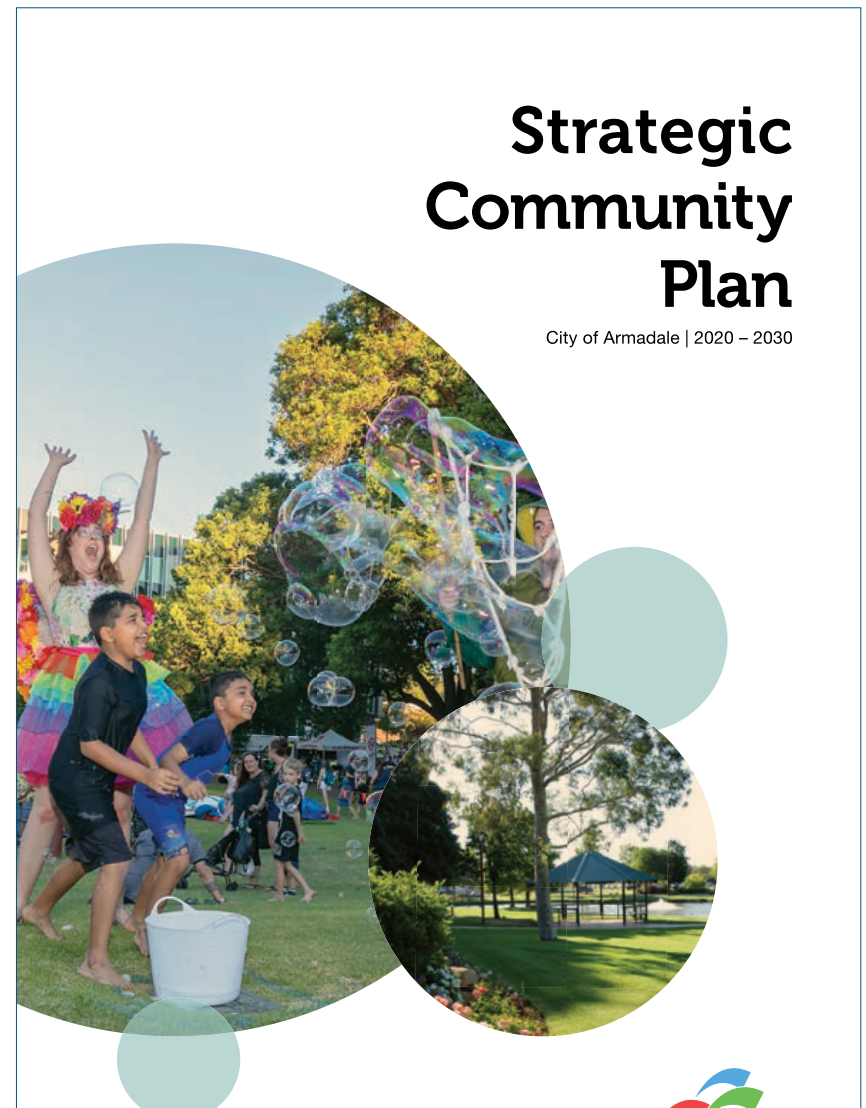
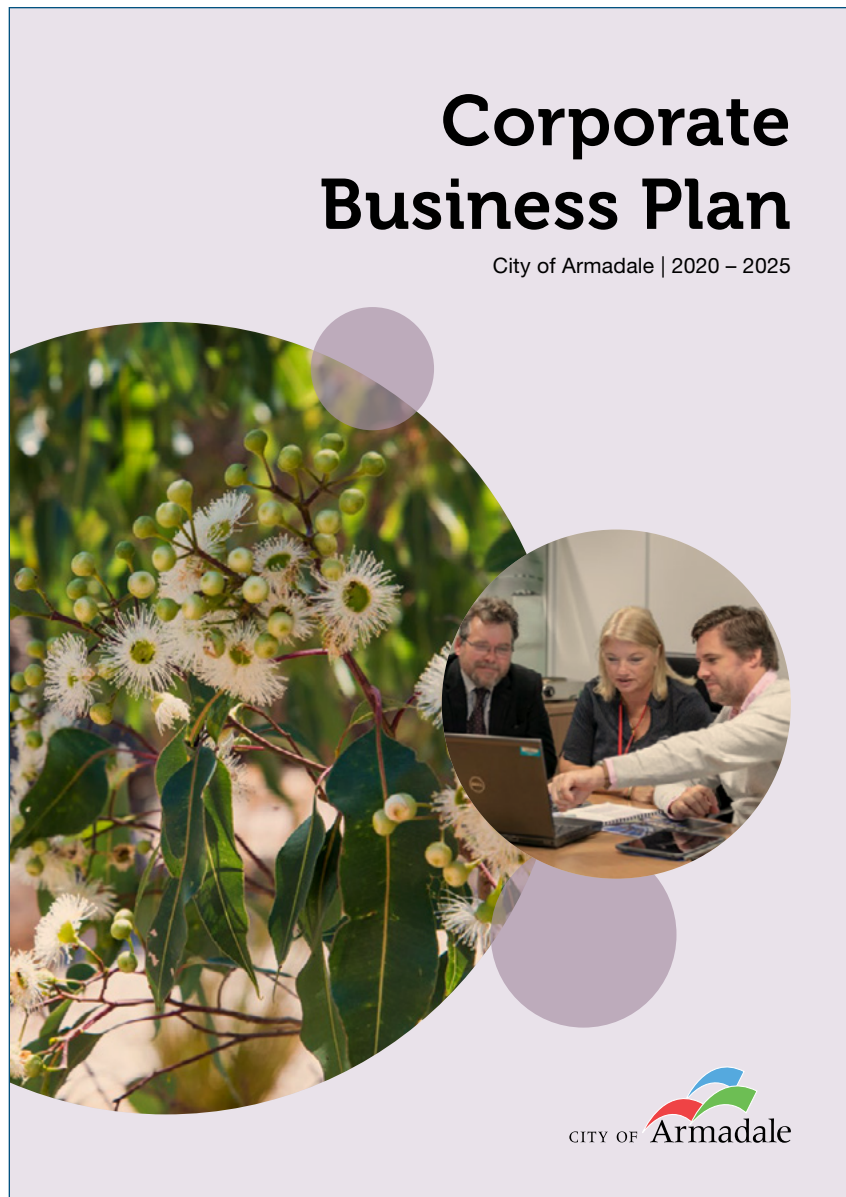
Report Updates and  
WAPC Final Approval  
*July - December 2023*



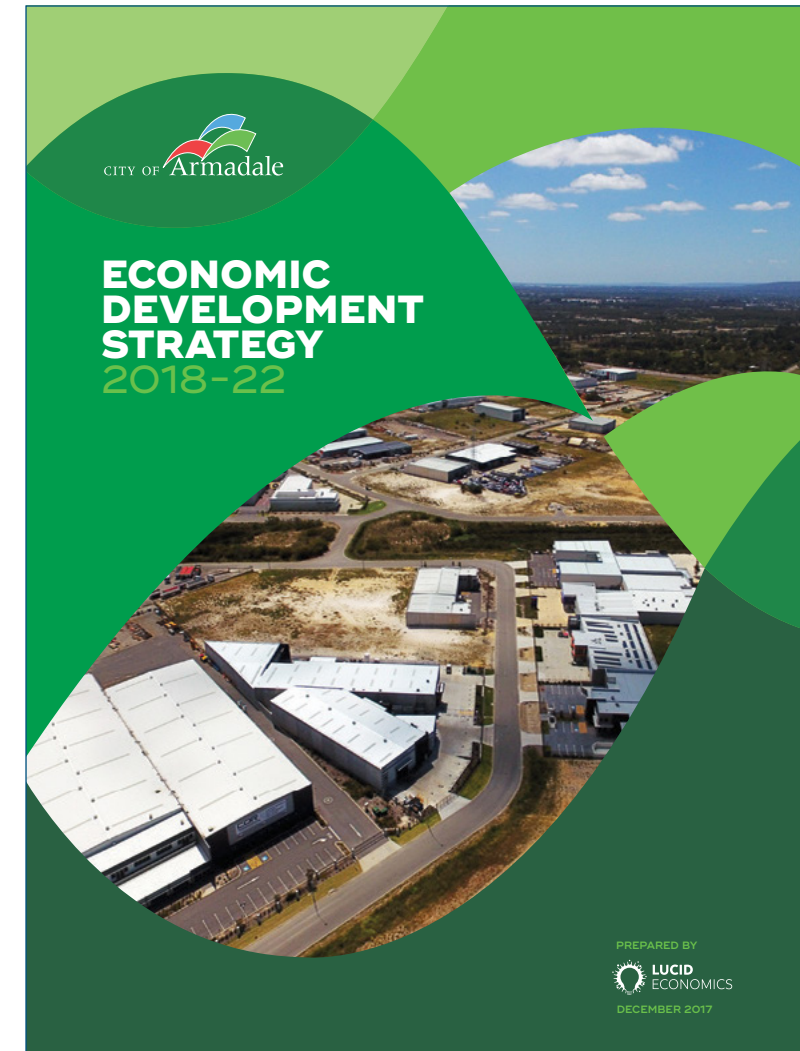


# Vision

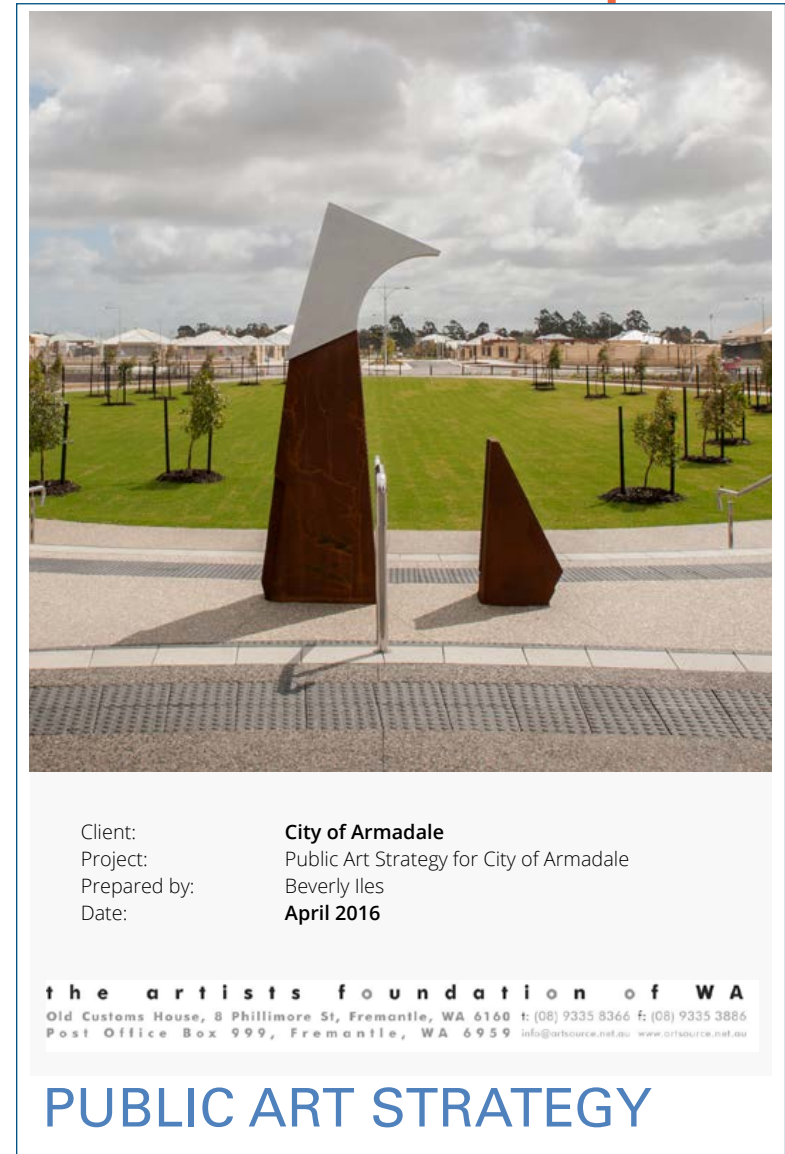
## LOCAL PLANNING STRATEGY



Armadale - The capital of Perth's south east, where the city meets the hills.



**“To have a vibrant and sustainable economy that provides a diversity of jobs and investment opportunities.”**



integrating public art in our urban spaces which celebrates our local history and reflects our multicultural identity, thereby instilling local pride in our City and attracting visitors to engage with our vibrant cultural heritage.

## ARMADALE - Where City meets Country

*A place of natural beauty, rich in heritage and respectful of culture, with diverse landscapes and lifestyles, and a wealth of business and investment opportunities.*



# Four Key Themes



## COMMUNITY, URBAN GROWTH AND SETTLEMENT

- Housing
- Built form and character
- Cultural heritage
- Activity centres
- Rural land use
- Public open space and community facilities
- Hazards

## ECONOMY AND EMPLOYMENT

- Activity Centres
- Resource Management
- Industry
- Tourism

## ENVIRONMENT

- Natural Areas
- Water Resources
- Basic Raw Materials

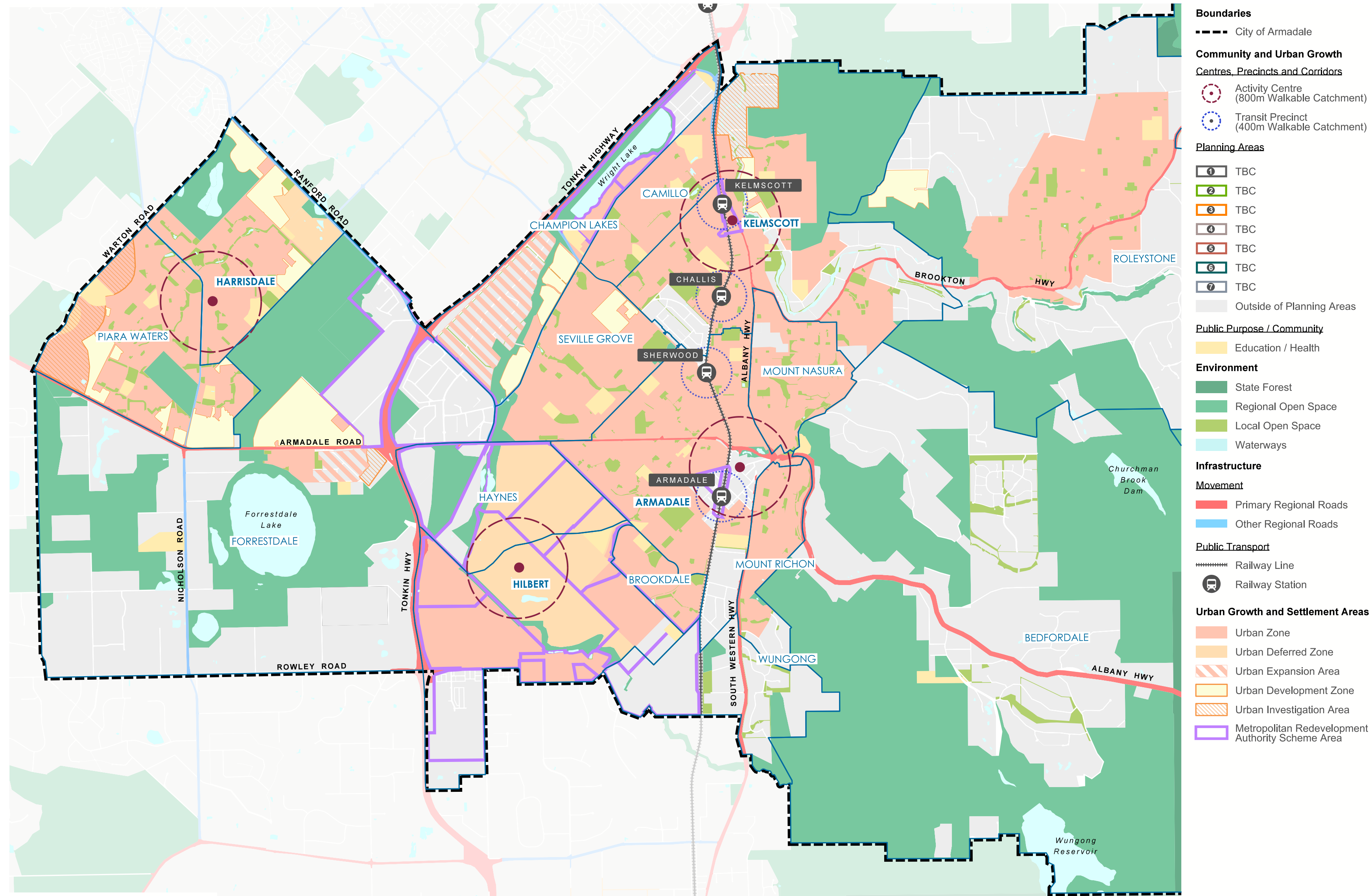
## INFRASTRUCTURE

- Transport network
- Telecommunications
- Servicing
- Other relevant infrastructure considerations

Key topics to be addressed within each theme based on WAPC Guidelines



# Community & Urban Growth - Growth Areas

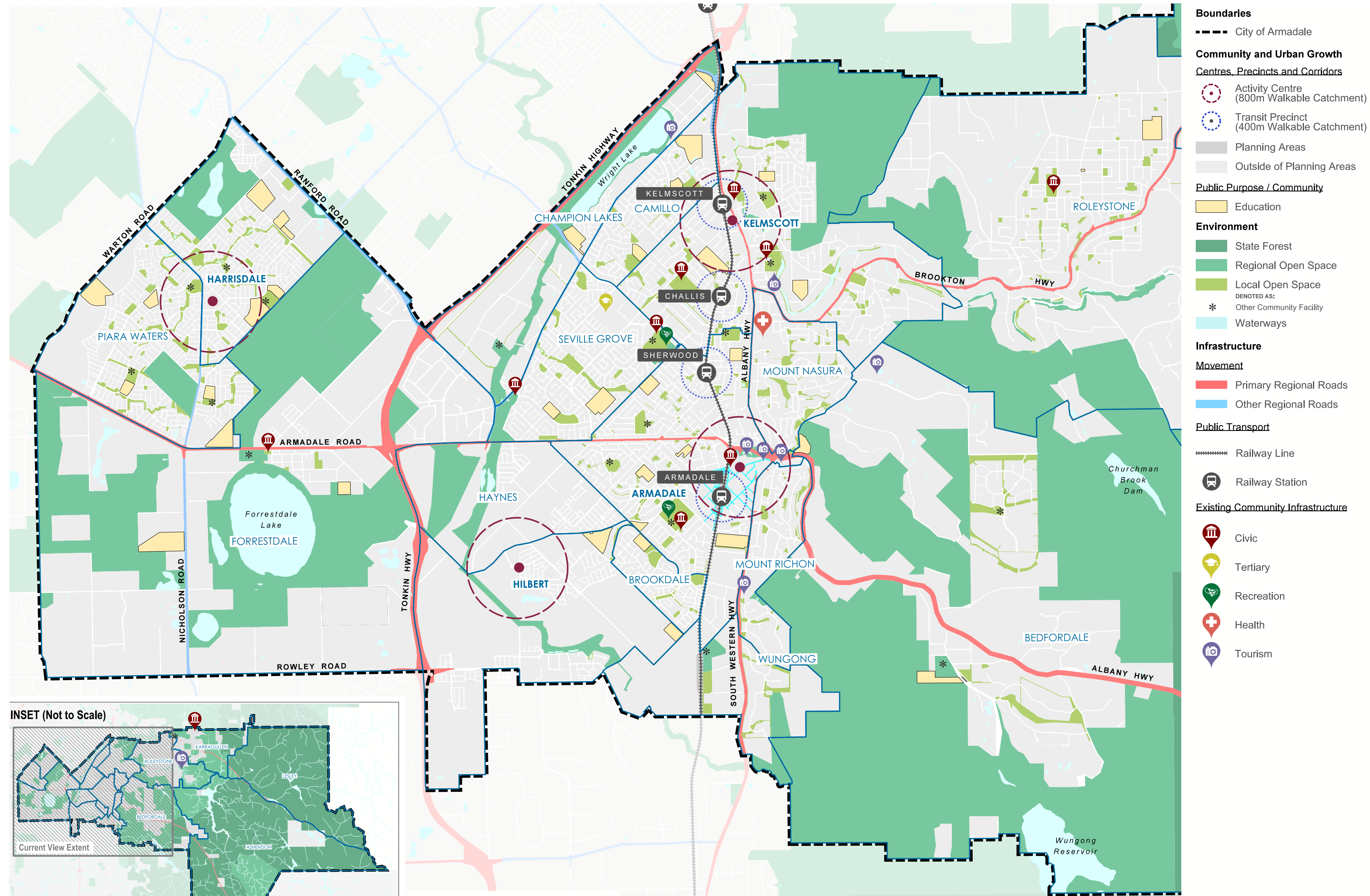


Key topics to be addressed within each theme based on WAPC Guidelines

- Housing
- Built form and character
- Cultural heritage (historic and Aboriginal heritage)
- Activity centres (residential and community)
- Rural land use
- Public open space and community facilities (including State-funded community infrastructure such as schools, health facilities and police stations)
- Hazards (bushfire, flooding, storm events etc)



# Community and Urban Growth - Community Infrastructure & Open Space



Key topics to be addressed within each theme based on WAPC Guidelines

- Housing
- Built form and character
- Cultural heritage (historic and Aboriginal heritage)
- Activity centres (residential and community)
- Rural land use
- Public open space and community facilities (including State-funded community infrastructure such as schools, health facilities and police stations)
- Hazards (bushfire, flooding, storm events etc)






# Discussion - Community, Urban Growth

- Growth is currently planned in the newly developing areas to the west of the City including Hilbert, Piara Waters, Haynes, Harrisdale and Forrestdale.
- There is also potential additional growth in infill areas, particularly in the Armadale City Centre and in areas adjacent to the Metropolitan railway line.
- There is a need to consider future community infrastructure and service requirements to meet future population demands.



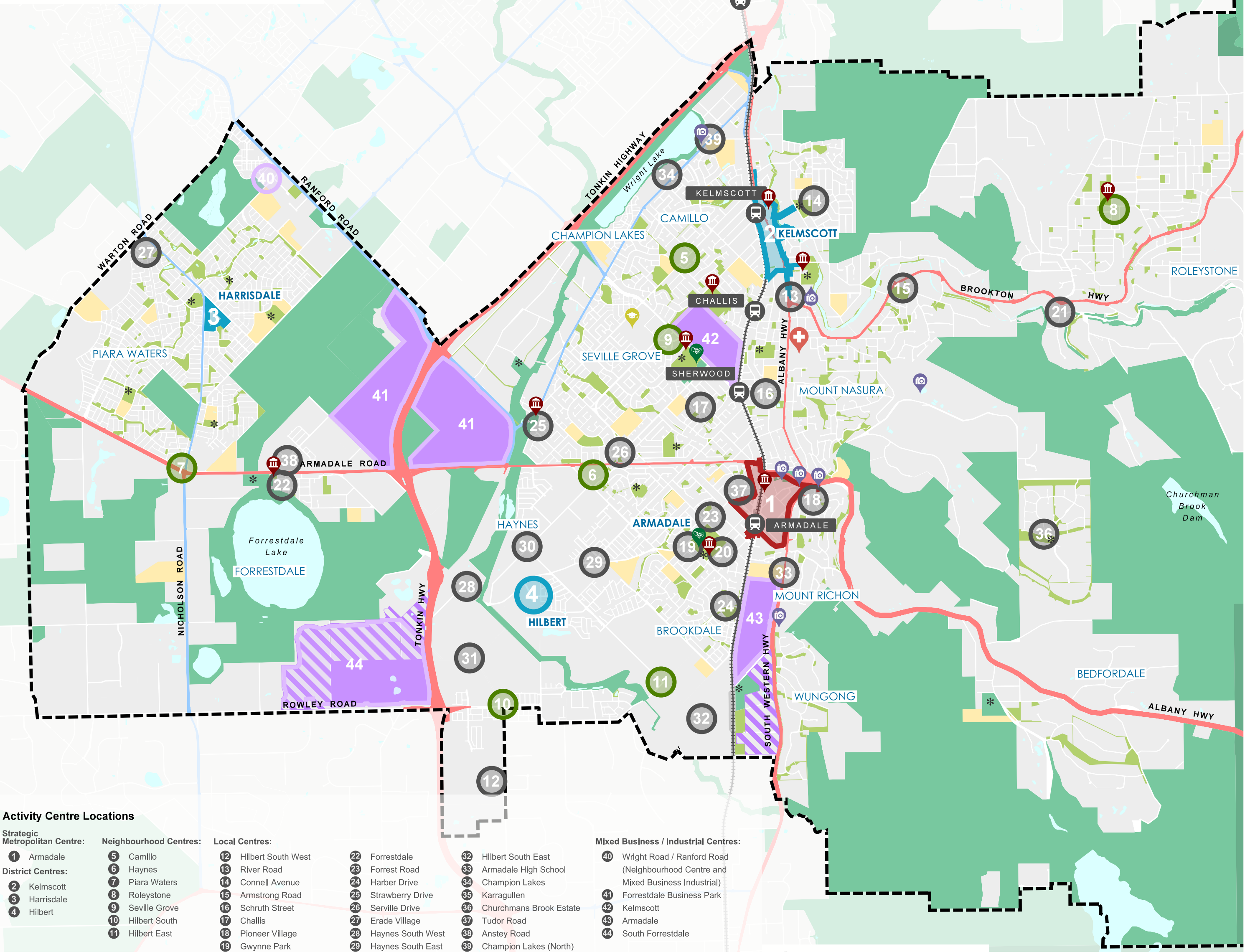


# Fast Facts - Community

|   |                   |                                  | <br>City of Armadale | <br>Greater Perth | <br>Western Australia | <br>Australia |
|---|-------------------|----------------------------------|---|--|--|--|
|    | Age               | Median Age                       | 33  | 36   | 36   | 38   |
|   |                   |                                  |   |  |  |  |
|    | Income            | Median Weekly Household Income   | \$1,493   | \$1,636  | \$1,582  | \$1,431  |
|   |                   |                                  |   |  |  |  |
|    | Households        | Couples with Children            | 34.9%   | 32%  | 31%  | 30%  |
|   |                   | Older Couples without Children   | 8%  | 9%   | 9%   | 10%  |
|  | Dwelling types    | Medium and High-Density Housing  | 13%   | 25%  | 21%  | 27%  |
|   |                   |                                  |   |  |  |  |
|  | Cost of housings  | Households with a Mortgage       | 50%   | 40%  | 37%  | 32%  |
|   |                   | Median Weekly Rent               | \$332   | \$372  | \$348  | \$339  |
|   |                   | Households Renting               | 21%   | 26%  | 27%  | 29%  |
|  | Ethnicity         | Non-English Speaking Backgrounds | 19%   | 20%  | 18%  | 21%  |
|   |                   |                                  |   |  |  |  |
|  | School/ education | University Attendance            | 3.4%  | 3.4%   | 4%   | 5%   |
|   |                   | Bachelor or Higher Degree        | 16%   | 16%  | 21%  | 22%  |
|   |                   | Vocational                       | 24%   | 24%  | 20%  | 19%  |



# Economy and Employment



Key topics to be addressed within each theme based on WAPC Guidelines

- Activity Centres (retail, commercial and entertainment land use needs)
- Resource Management (agriculture, basic raw materials, mining, renewable energy)
- Industry
- Tourism

In 2019, the City recorded **21,090** local jobs.

To reach employment self sufficiency of **49%**:

| Local Jobs by 2036 | Local Jobs by 2051 |
|--------------------|--------------------|
| 15,300             | 19,000             |

To reach employment self sufficiency of **70%**:

| Local Jobs by 2036 | Local Jobs by 2051 |
|--------------------|--------------------|
| 29,400             | 34,600             |



# Discussion - Economy and Employment

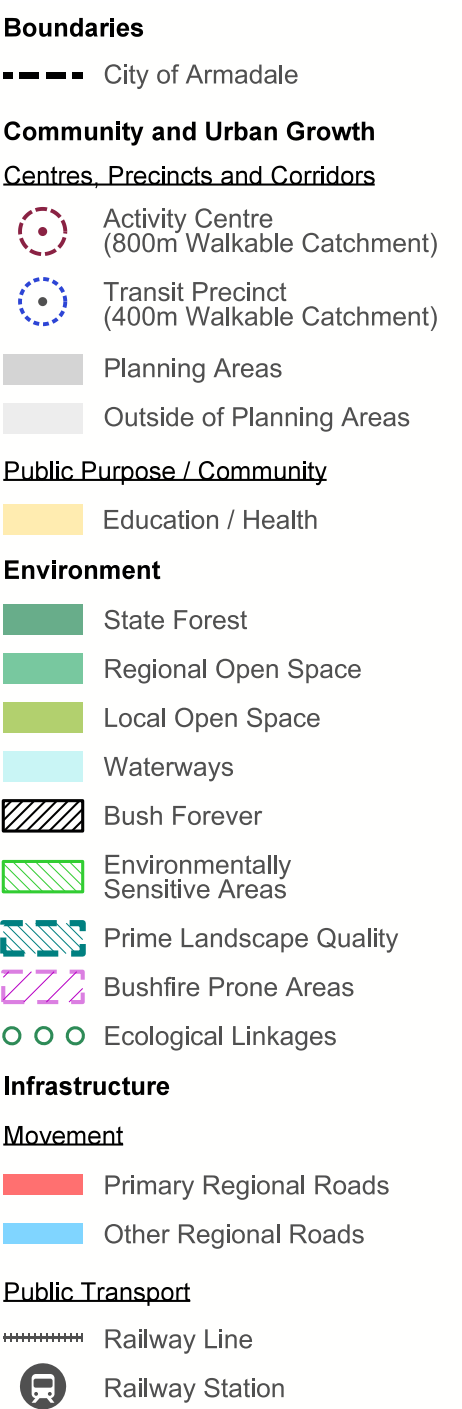
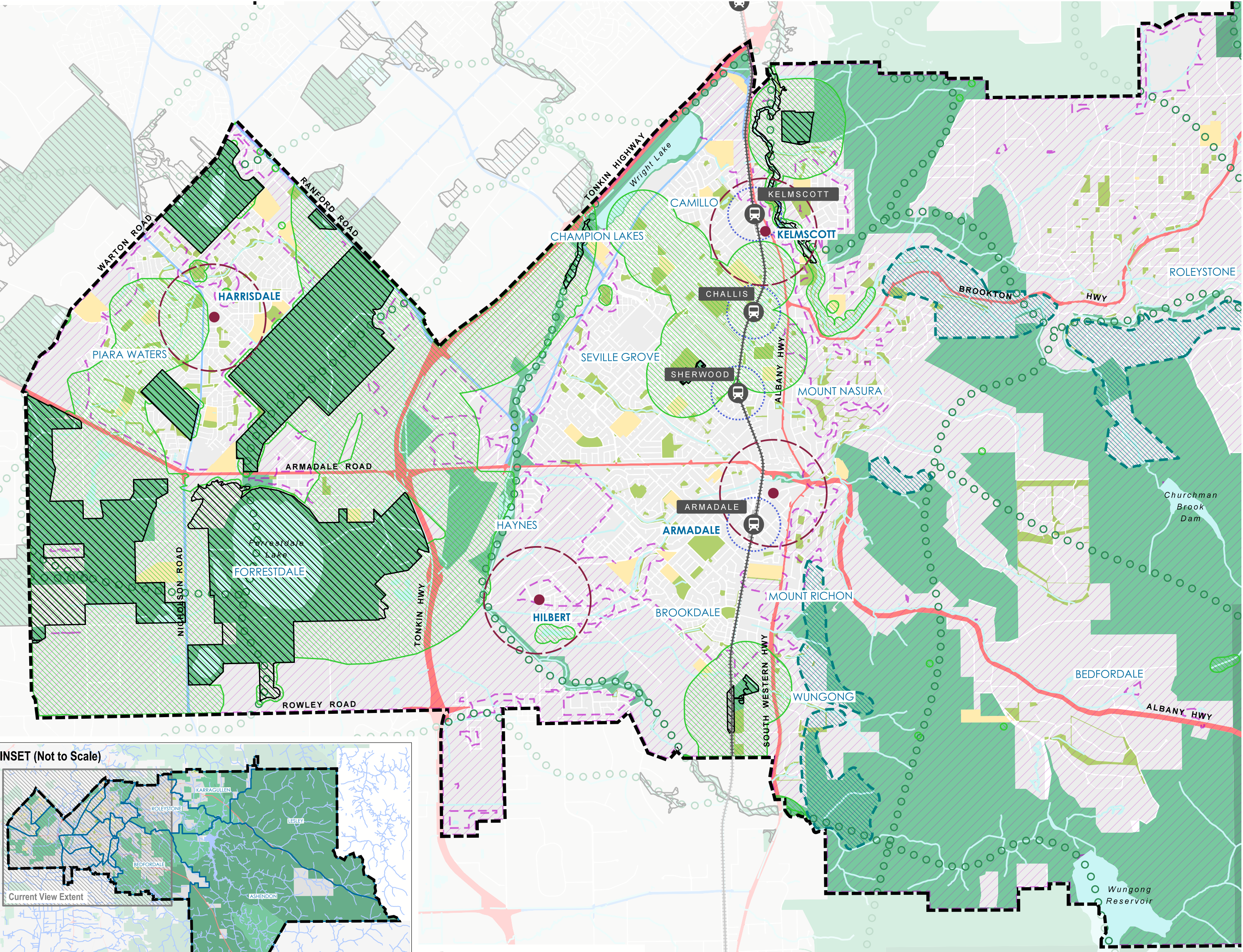
We need to:

- Consider the increase in population and need for additional jobs, and plan for more shopping, retail and business services.
- Consider implications of more people working from home (ABS surveys indicate 41% of Australian workers worked from home at least once a week).
- Maximise employment in all activity centres, and particularly the Armadale City Centre
- Determine the industrial, commercial, business needs to support the creation of local employment and foster development to ensure the future prosperity of the City and the community
- Continue to support the primacy of the Armadale City Centre as a Strategic Regional Centre
- Complete plans for South Forrestdale Employment Area and extension of South Armadale Industrial Area
- Increase and diversify floor space for employment generating activities
- Complete the normalisation process for Forrestdale Business Park





# Environment - Landscape

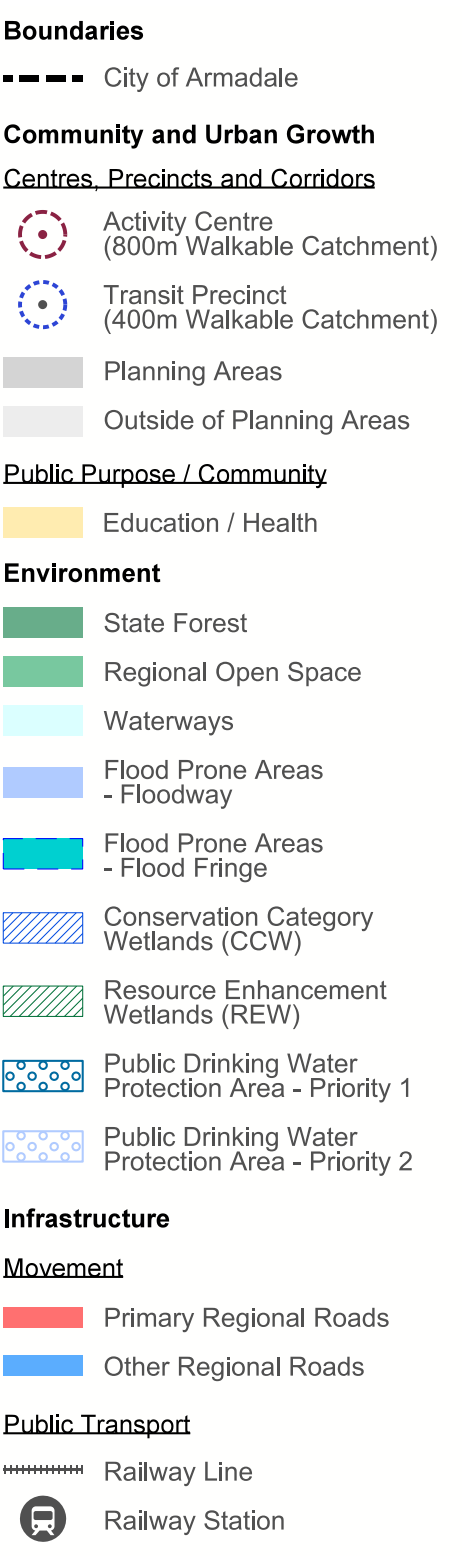
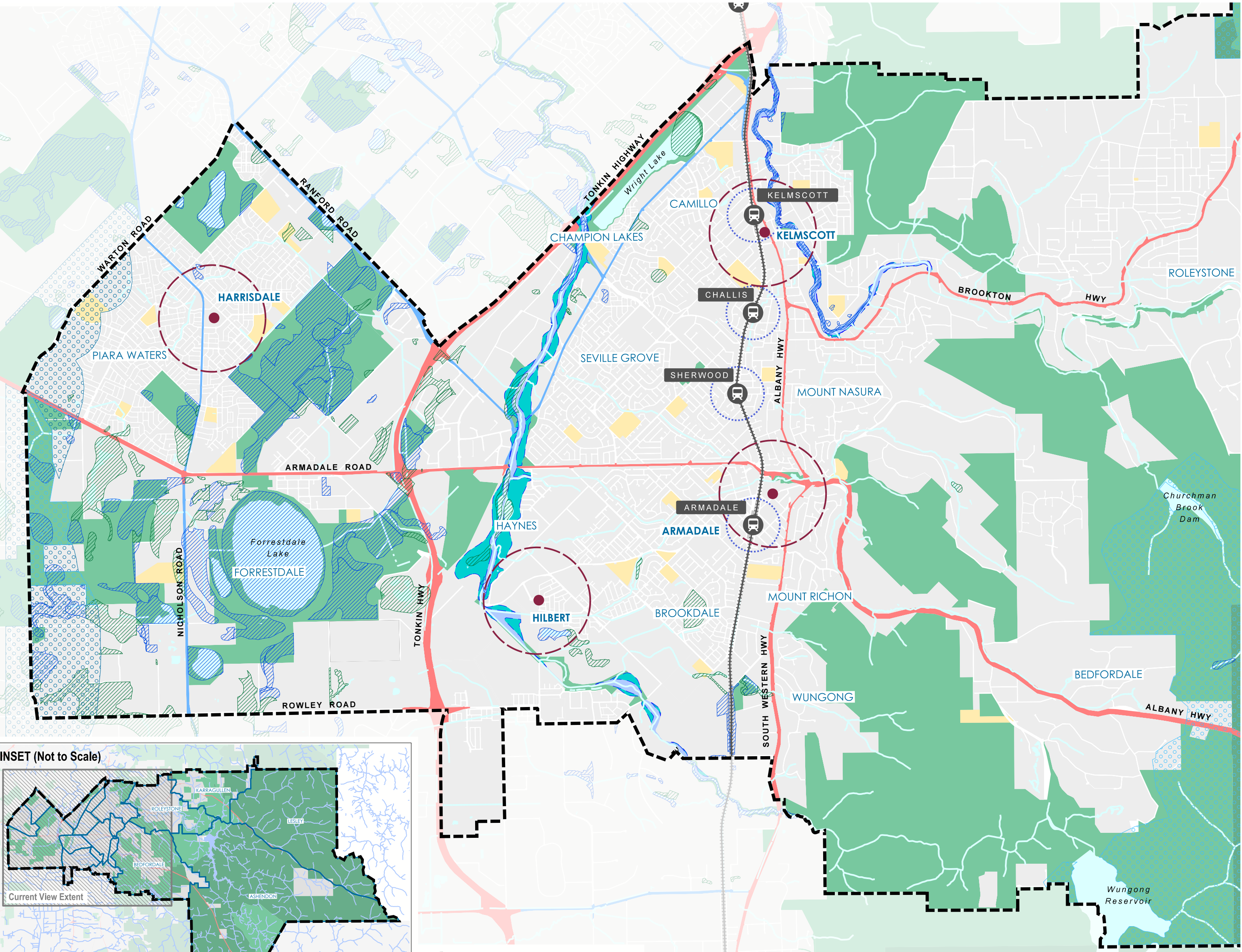


Key topics to be addressed within each theme based on WAPC Guidelines

- Natural Areas
- Water Resources
- Basic Raw Materials



# Environment - Water



Key topics to be addressed within each theme based on WAPC Guidelines

- Natural Areas
- Water Resources
- Basic Raw Materials



# Discussion - Environment

Key issues for future planning and development are likely to be:

- Adaptation to climate change impacts
- Land use buffers
- All water resource issues
- Retention of locally significant vegetation and creation of green links and urban canopy

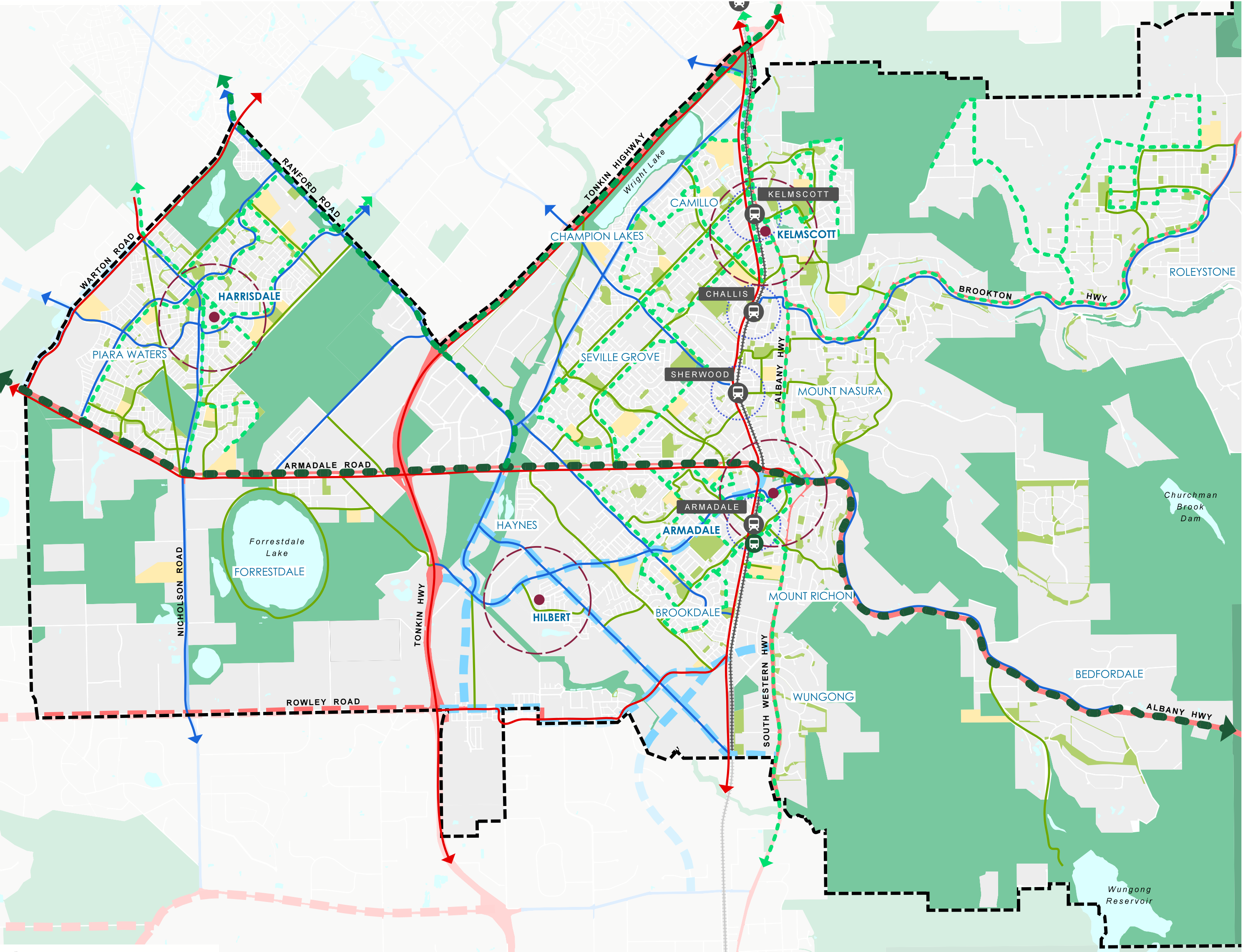
Other environmental aspects beyond the scope of the Local Planning Strategy are:

- Management of reserves and bushland
- Adoption of circular economy principles
- Reducing energy use and adoption of renewable energy
- Better management of waste
- Protection and celebration of natural and cultural heritage





# Infrastructure



- Boundaries**
  - City of Armadale
- Community and Urban Growth**
  - Centres, Precincts and Corridors**
    - Activity Centre (800m Walkable Catchment)
    - Transit Precinct (400m Walkable Catchment)
  - Planning Areas
  - Outside of Planning Areas
- Public Purpose / Community**
  - Education / Health
- Environment**
  - State Forest
  - Regional Open Space
  - Local Open Space
  - Waterways
- Infrastructure**
  - Movement**
    - Primary Regional Roads
    - Other Regional Roads
    - Proposed Primary Distributor Road
    - Proposed Integrator Arterial Road
  - Public Transport**
    - Railway Line
    - Railway Station
    - Bus Interchange
    - High Priority Transit Corridor
    - High Frequency Transit Corridor
    - Bus Route
  - Long Term Cycle Network**
    - Primary Route
    - Secondary Route
    - Local Route

Key topics to be addressed within each theme based on WAPC Guidelines

- Transport network (people movement and freight movement)
- Telecommunications
- Servicing (gas, water (potable and non-potable), sewerage and power)
- Other relevant infrastructure considerations (Tourism, Agricultural as needed)

# Discussion - Infrastructure

Transport and infrastructure interface with a large cross-section of Council objectives, and the City is currently progressing an Integrated Transport Strategy to:

- Ensure servicing capacity for planned growth
- Ensure transport and infrastructure meet future community needs

Issues identified:

- City's population is highly reliant on private motor vehicles
- Existing walking and cycling networks need improved linkages and wayfinding
- Vehicle speeds need to be tailored to specific locations
- Public transport coverage is limited in some areas
- Rail line is a barrier, splitting communities either side of the rail line





# Discussion - Infrastructure

- Integrate transport infrastructure for all modes into land use development
- Ensure modes to not compete for the same space
- Protected and safe networks provided for all modes
- Reduce the need for local trips to be undertaken by private car by prioritizing walking and riding infrastructure and public transport infrastructure over private vehicles within centres – do this by using a Movement and Place Approach
- Ensure all new infrastructure is designed to Safe System principles to reduce crashes and save lives
- Promote a transport network that achieves a 15minute City



# Draft Community Survey

Community Survey will aim to gather community sentiment on the following topics:

| Housing  | Employment  | Environment  | Infrastructure  | Movement   |
|--|---|--|---|--|
| <ul style="list-style-type: none"><li>• Demand for varied housing types to meet the needs of the community</li><li>• Opportunities for the City to address need for growth</li></ul> | <ul style="list-style-type: none"><li>• Local economic activity and employment opportunities</li><li>• Focus areas for future employment and economic activity</li><li>• Preferred areas visited for retail and social activities</li></ul> | <ul style="list-style-type: none"><li>• Key environmental issues for consideration e.g. climate change, biodiversity, bushfire hazards, water quality and quantity</li></ul> | <ul style="list-style-type: none"><li>• Use and value for parks and community facilities</li><li>• Matters for consideration to expand usability and functionality of public realm and open space networks e.g. maintenance, diversity of sporting facilities, functionality, frequency of community events</li></ul> | <ul style="list-style-type: none"><li>• Importance of public transport provision and accessibility to local shops, Armadale town centres, regional recreation facilities, surrounding employment centres and the Perth CBD</li><li>• Sufficiency of car parking</li><li>• Importance of improved transport network</li></ul> |

# Draft Community Survey

The City of Armadale is currently guided by the Strategic Community Plan Vision:

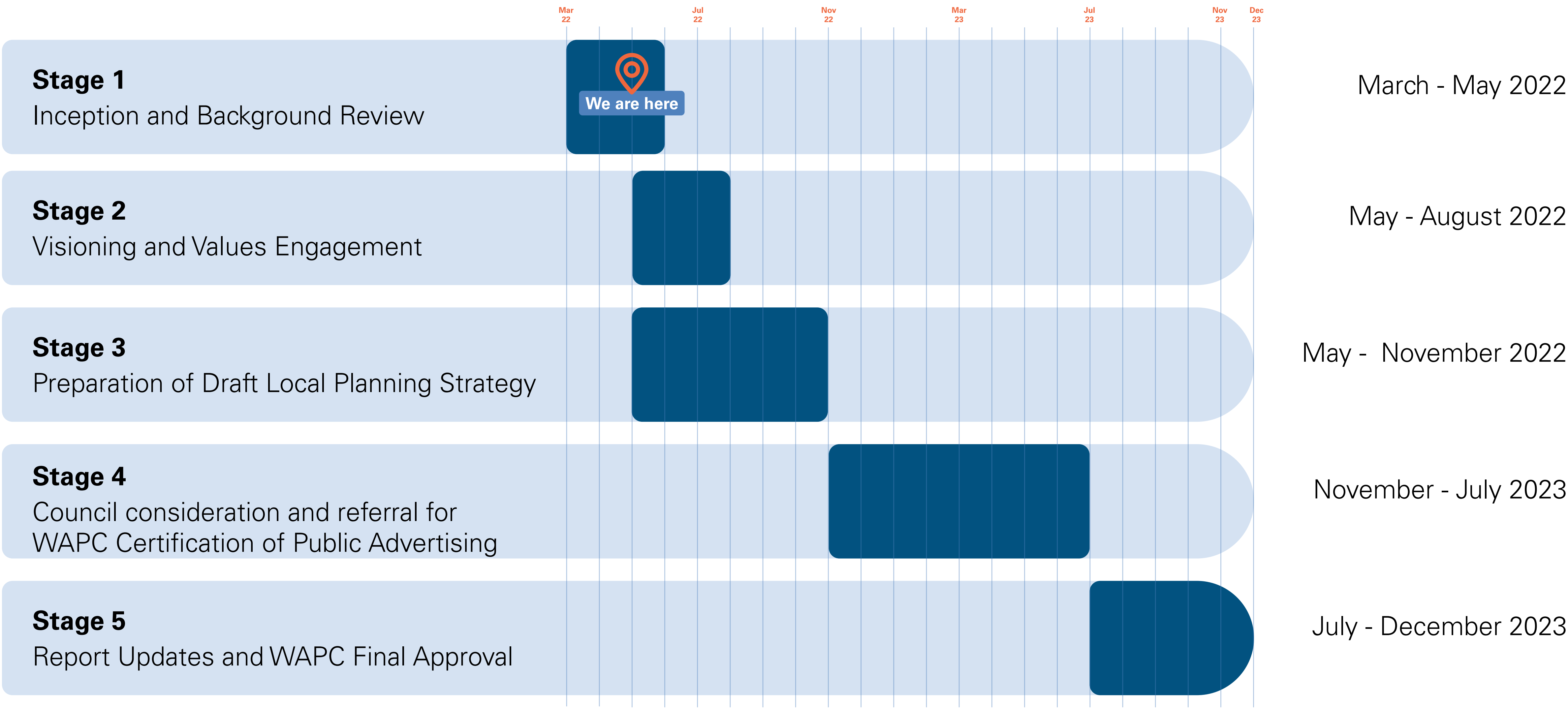
*"Where City meets  
Country: a place of natural  
beauty, rich in heritage and  
respect of culture, with  
diverse landscapes and  
lifestyles, and a wealth of  
business and investment  
opportunities."*

## Vision

- What should be kept or improved as the City grows?
- What would you like to see changed or improved?
- What is missing in the City that should be planned for?
- What is critical for the next 20 years that the City should plan for?



# Next Steps





# Thank you



t: (08) 9226 4276  
e: [admin@tbbplanning.com.au](mailto:admin@tbbplanning.com.au)

[taylorburrellbarnett.com.au](http://taylorburrellbarnett.com.au)



# Appendix B

Copy of Survey Questionnaire



# How do you imagine the City of Armadale in 20 years?

Share your thoughts and you could win either a 6 or 3 month membership to Armadale Fitness and Aquatic Centre

(Total of 3 prizes awarded - Terms and conditions apply, refer to [www.armadale.wa.gov.au](http://www.armadale.wa.gov.au))

The City of Armadale is seeking your input into the preparation of a new Local Planning Strategy (LPS) that reflects a shared vision and set of aspirations for the future of our City. The Strategy will ultimately guide future land use and development in the City of Armadale over the next 20 years and beyond.

## Housing Growth and Diversity

As the City of Armadale's population grows and changes, so will the demands for new and diverse housing types.

1. What type of housing do you support for future development within the City of Armadale? (Select all that apply)

- ☐ Single or Double Storey Homes (Lot size 500m<sup>2</sup> and over)
- ☐ Single or Double Storey Homes (Lot size 350m<sup>2</sup> or less)
- ☐ Single Storey Grouped Dwellings (Home units/villas)
- ☐ Double Storey Grouped Dwellings (Townhouse)
- ☐ Apartments up to three storeys
- ☐ Apartments up to five storeys
- ☐ Apartments up to eight storeys
- ☐ Retirement Villages
- ☐ Ancillary Accommodation (Granny Flats)
- ☐ Other (Please specify):

2. To accommodate future population growth of the City of Armadale population, how would you prefer the City address the need for this growth? (Select one option)

- ☐ Allow subdivision and or redevelopment of suitable existing land throughout the City
- ☐ All in smaller lots, townhouses and/or apartments in centralised locations (Activity Centres, transport corridors etc)
- ☐ Develop additional higher density apartments within core areas such as Activity Centres
- ☐ A combination of the above
- ☐ Other (Please describe in your own words):

---



---



## How do you imagine the City of Armadale in 20 years?

**Economy and Employment**

The projected population growth for the City of Armadale assumes that 15,300 new jobs need to be created by 2036 and a further 19,000 jobs by 2051 for the City to grow sustainably.

3. Do you own and/or operate a business within the City of Armadale?

☐ Y ☐ N

4. Do you currently work within the City of Armadale boundaries?

☐ Y ☐ N

If you answered no, what are the reasons for working outside of the City of Armadale?

---



---



---



---

5. Where do you consider focus should be placed in providing a greater level of employment and economic activity? (Select all that apply)

- ☐ Activity Centres (Armadale Town Centre and Kelmscott, Harrisdale, or future Hilbert District Centres)
- ☐ Activity Corridors (Urban, business and activity corridors)
- ☐ Transit Precincts (Armadale, Sherwood, Challis, Kelmscott Train Station Precincts)
- ☐ Mixed Business/Industrial Areas (Wright Road, Forrestdale Business Park, Kelmscott, Armadale, South Forrestdale)
- ☐ Neighbourhood Centres (Camillo, Haynes, Piara Waters, Roleystone, Seville Grove, Hilbert South, Hilbert East)
- ☐ Local Centres (28 Local Centres throughout the City)
- ☐ Existing suburban areas (Home business opportunities)
- ☐ Other (Please specify):

---



---

6. Where do you prefer to visit for shopping, dining and social activities? (Select one option)

- ☐ Armadale Town Centre
- ☐ District Centres (Kelmscott, Harrisdale) within the City of Armadale
- ☐ Neighbourhood Centres (Camillo, Haynes, Piara Waters, Roleystone, Seville Grove) within the City of Armadale
- ☐ Shopping Centres within the surrounding local government areas (e.g Byford, Gosnells, Cockburn, Kwinana, Kalamunda)
- ☐ Major Shopping Centres outside of the City of Armadale (Perth CBD, Garden City, Carousel, Gateways Cockburn)
- ☐ Other area (Please specify):

---



---

**Environment**

Conserving and enhancing our environment is a key aspiration of the City of Armadale. How we build, heat and cool our homes, recreate, move about, and change our land use, will have an impact on the environment, and will need to be managed.

7. What key environmental issues should be prioritised for the City of Armadale? (1 - Highest priority to 4 - Lowest priority)

- ☐ Climate change and sustainability
- ☐ Protection of the natural environment including local biodiversity, bushlands, waterways and wetlands
- ☐ Bushfire hazards
- ☐ Water quality and quantity
- ☐ Other (Please specify):

---



---

## Parks and Community Facilities

As the population grows, the demands and pressures for public spaces and community facilities will increase, including street networks, public parks and reserves, public buildings, and recreation facilities. The activities and facilities available in our local area, are integral to the health, wellbeing, and cohesiveness of the City's community.

8. Do you regularly use public parks and community facilities within the City of Armadale?

- ☐ Never
 ☐ Rarely
 ☐ Sometimes
 ☐ Often
 ☐ Always

9. What do you value about the parks and community facilities you do visit? (Select one option)

- ☐ Availability of community infrastructure (e.g. exercise equipment, sporting equipment, seating, etc)  
☐ Shade and shelter (Trees, pavilions, etc)  
☐ Close proximity to my home or work;  
☐ Ease of access (e.g. car parking, public transport, cycle paths, footpaths)  
☐ Other (Please specify):
- 
- 

10. What would your highest priorities be for public facilities? (1 - Highest priority to 4 - Lowest priority)

- ☐ Maintenance of public parks  
☐ Connectivity and usability of footpath networks  
☐ Provision of shade trees and other infrastructure to improve amenity  
☐ Number of parks throughout the City

11. What do you think the City should prioritise in expanding the usability of its community infrastructure assets and facilities? (1 - Highest priority to 4 - Lowest priority)

- ☐ Maintenance of existing community infrastructure and facilities  
☐ Diversity and number of sporting facilities  
☐ Functionality and/or number of community meeting spaces  
☐ Frequency of community events

12. Would you prefer more... (Select one option)

- ☐ Small parks and fewer ovals in new housing estates  
☐ Large ovals and fewer smaller parks in new housing estates;  
☐ Shared parks that have sporting ovals and BBQ and play equipment  
☐ Parks that are combined with natural areas and bushland  
☐ Community facilities that complement open space activities i.e sporting club rooms etc  
☐ Community facilities that are integrated into activity and shopping centres that provide for social interaction and activities i.e meeting rooms

13. What community and social opportunities does the City need to plan for in the future? (Please specify):

---



---



---



---



---



---



## How do you imagine the City of Armadale in 20 years?

Transport and Movement

The movement network, inclusive of the public roads, footpaths, cycle paths and public transport, requires careful consideration to maintain mobility of the community and encourage healthy and active lifestyles as the population grows.

14. When planning for the future of the City how important is it for the State Government to provide public transport to:

|   | Extremely Important      | Very Important           | Important                | Somewhat Important       | Not Important            |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Local shops   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Armadale, Kelmscott, Harrisdale and Hilbert Town Centres  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The beach, river and other regional recreation facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Surrounding employment centres                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Perth CBD   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Other (Please Specify):          |                          |                          |                          |                          |                          |

15. Do you regularly walk and/or cycle within the City?

- ☐ Never      ☐ Rarely      ☐ Sometimes  
☐ Often      ☐ Always

16. Do you regularly use public transport within the City?

- ☐ Never      ☐ Rarely      ☐ Sometimes  
☐ Often      ☐ Always

17. Is there enough car parking available within the following centres?

|  | There is enough to meet demand | No, more parking should be provided |
|--|--------------------------------|-------------------------------------|
| Armadale   | <input type="checkbox"/>       | <input type="checkbox"/>            |
| Kelmscott  | <input type="checkbox"/>       | <input type="checkbox"/>            |
| Harrisdale                                       | <input type="checkbox"/>       | <input type="checkbox"/>            |
| <input type="checkbox"/> Other (Please specify): |                                |                                     |

18. When planning for the future of the City of Armadale how important is it to provide improved facilities through:

|   | Extremely Important      | Very Important           | Important                | Somewhat Important       | Not Important            |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Improved connectivity of the network through footpath / cycle path upgrades                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Additional shade and shelter for users  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Improved safety of the network through separation from vehicles, lighting, etc                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Additional public infrastructure for users (e.g. bike repair equipment, drinking fountains, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Other (Please specify):  |                          |                          |                          |                          |                          |

## How do you imagine the City of Armadale in 20 years?

Our Vision

The City of Armadale is currently guided by the Strategic Community Plan Vision: "Where City meets Country: a place of natural beauty, rich in heritage and respectful of culture, with diverse landscapes and lifestyles, and a wealth of business and investment opportunities."

19. What do you like about the City of Armadale that should be kept or improved as the City grows?

---



---



---



---

20. Is there anything you don't like about the City of Armadale that you would like to see changed or improved?

---



---



---



---

21. Is there anything you think is missing in the City of Armadale that will need to be planned for?

---



---



---



---

22. In the next 20 years, what is the one thing that you think the City of Armadale must plan for?

---



---



---



---

For more information, contact:

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

**t:** 08 9394 5000

[www.armadale.wa.gov.au](http://www.armadale.wa.gov.au)

## Participant Details

Name (Required):

Email (Required):

Address (Required):

☐ Tick if you want to keep updated on the Local Planning Strategy project and you consent to being emailed updates

Please tick the category that fits you best:

Gender ☐ M ☐ F ☐ Other

Age ☐ 18-24 ☐ 25-34 ☐ 35-44

☐ 10-17 ☐ 45-54 ☐ 55-64 ☐ 65+

What best describes you?

Live within the City of Armadale ☐ Y ☐ N

Own Property in the City of Armadale ☐ Y ☐ N

How long have you lived within the City of Armadale?

☐ Less than 3 years ☐ 3-5 years ☐ 6-10 years

☐ 11-20 years ☐ 20+ years

**Please Note:** Personal contact details are required to confirm the legitimacy of a submission and ensure that it is a representative view of the City of Armadale community. Personal details will be held confidential by the City and will not be published in any summary material or documentation released by the City. A summary of survey results may be published in reports (a schedule of submission location details may be supplied to Council or State Government (WAPC) as confidential information).



# Appendix C

Community Survey Responses



---

# How do you imagine the City of Armadale in 20 years? - Local Planning Strategy Survey

Tuesday, June 21, 2022



---

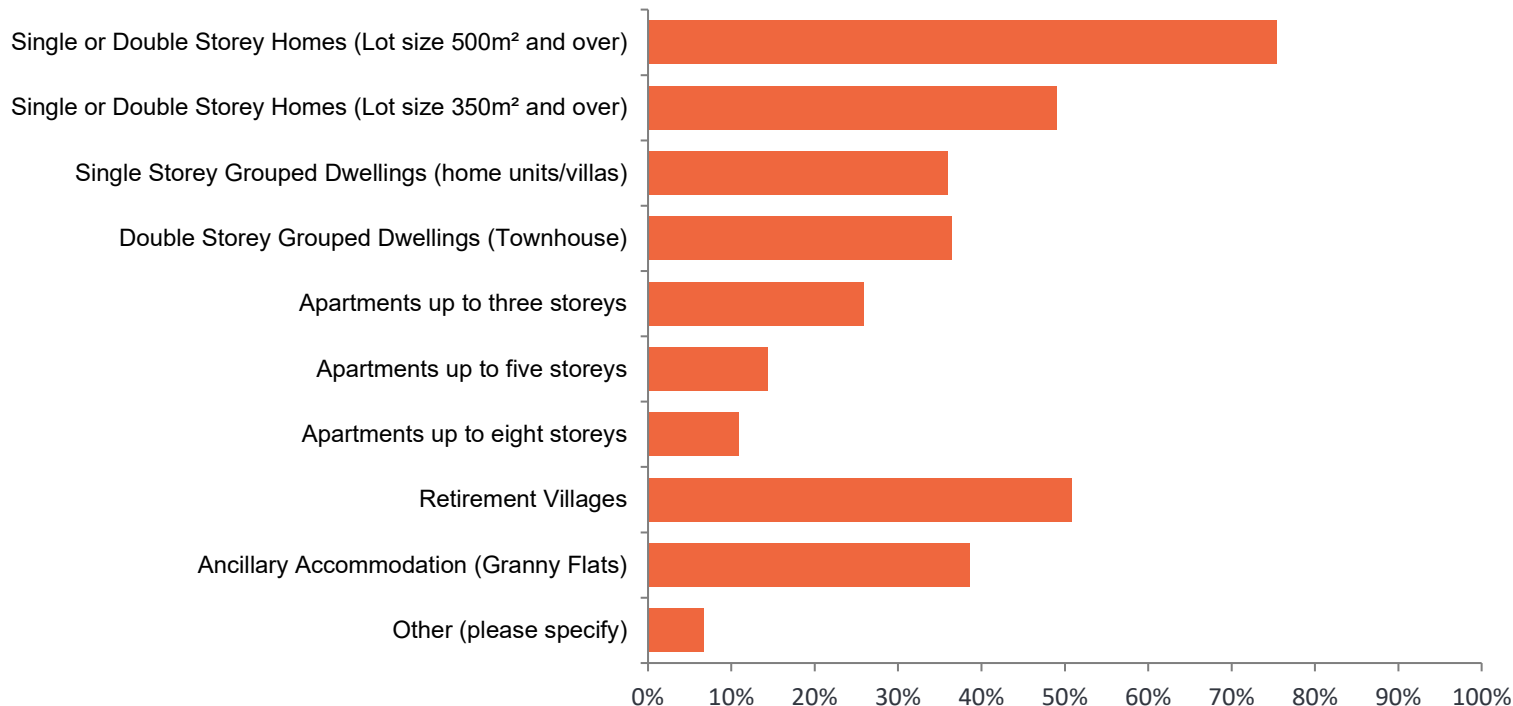
**844**  
Total Responses

Date Created: Wednesday, May 25, 2022

Complete Responses: 844

# Q1: What type of housing do you support for future development within the City of Armadale? (Select all that apply)

Answered: 638 Skipped: 0





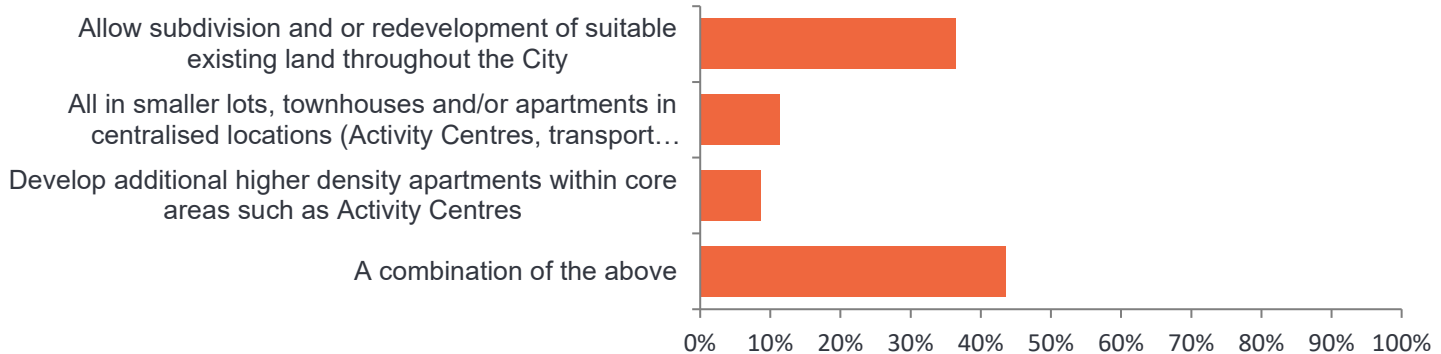
# Q1: What type of housing do you support for future development within the City of Armadale? (Select all that apply)

Answered: 638 Skipped: 0

| ANSWER CHOICES  | RESPONSES |      |
|---|-----------|------|
| Single or Double Storey Homes (Lot size 500m² and over) | 75.39%    | 481  |
| Single or Double Storey Homes (Lot size 350m² and over) | 49.06%    | 313  |
| Single Storey Grouped Dwellings (home units/villas)     | 35.89%    | 229  |
| Double Storey Grouped Dwellings (Townhouse)             | 36.36%    | 232  |
| Apartments up to three storeys                          | 25.86%    | 165  |
| Apartments up to five storeys                           | 14.42%    | 92   |
| Apartments up to eight storeys                          | 10.82%    | 69   |
| Retirement Villages                                     | 50.78%    | 324  |
| Ancillary Accommodation (Granny Flats)                  | 38.56%    | 246  |
| Other (please specify)                                  | 6.74%     | 43   |
| TOTAL   |           | 2194 |

## Q2: To accommodate future population growth of the City of Armadale population, how would you prefer the City address the need for this growth (Select one option)

Answered: 606 Skipped: 32





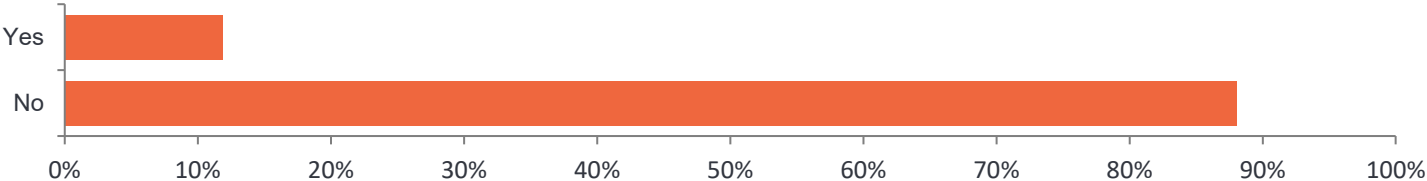
## Q2: To accommodate future population growth of the City of Armadale population, how would you prefer the City address the need for this growth (Select one option)

Answered: 606 Skipped: 32

| ANSWER CHOICES   | RESPONSES |     |
|--|-----------|-----|
| Allow subdivision and or redevelopment of suitable existing land throughout the City                                   | 36.47%    | 221 |
| All in smaller lots, townhouses and/or apartments in centralised locations (Activity Centres, transport corridors etc) | 11.39%    | 69  |
| Develop additional higher density apartments within core areas such as Activity Centres                                | 8.58%     | 52  |
| A combination of the above   | 43.56%    | 264 |
| TOTAL  |           | 606 |

# Q3: Do you own and/or operate a business within the City of Armadale?

Answered: 638 Skipped: 0





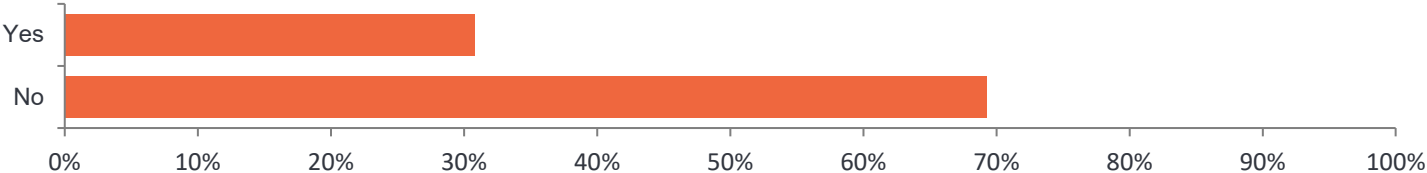
### Q3: Do you own and/or operate a business within the City of Armadale?

Answered: 638 Skipped: 0

| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Yes            | 11.91%    | 76  |
| No             | 88.09%    | 562 |
| TOTAL          |           | 638 |

# Q4: Do you currently work within the City of Armadale boundaries?

Answered: 637 Skipped: 1





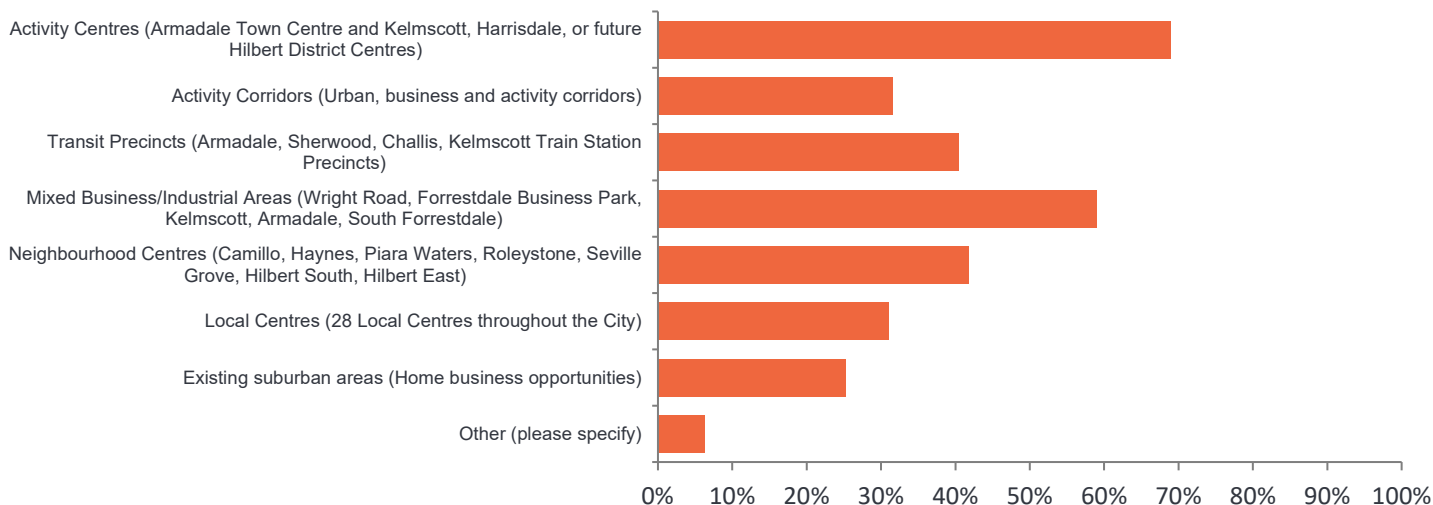
# Q4: Do you currently work within the City of Armadale boundaries?

Answered: 637 Skipped: 1

| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Yes            | 30.77%    | 196 |
| No             | 69.23%    | 441 |
| TOTAL          |           | 637 |

## Q5: Where do you consider focus should be placed in providing a greater level of employment and economic activity? (Select all that apply)

Answered: 631 Skipped: 7





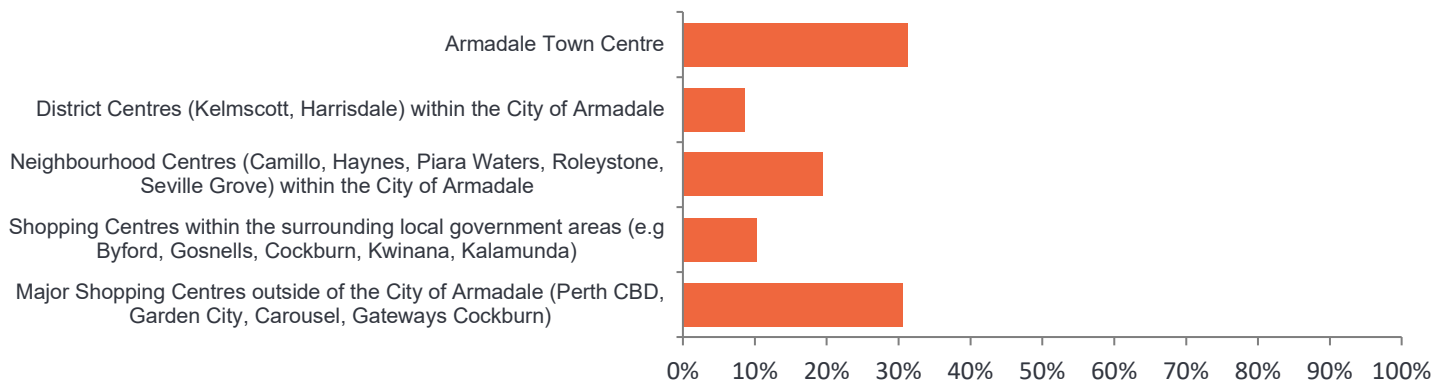
## Q5: Where do you consider focus should be placed in providing a greater level of employment and economic activity? (Select all that apply)

Answered: 631 Skipped: 7

| ANSWER CHOICES   | RESPONSES |      |
|--|-----------|------|
| Activity Centres (Armadale Town Centre and Kelmscott, Harrisdale, or future Hilbert District Centres)            | 68.94%    | 435  |
| Activity Corridors (Urban, business and activity corridors)  | 31.54%    | 199  |
| Transit Precincts (Armadale, Sherwood, Challis, Kelmscott Train Station Precincts)                               | 40.41%    | 255  |
| Mixed Business/Industrial Areas (Wright Road, Forrestdale Business Park, Kelmscott, Armadale, South Forrestdale) | 58.95%    | 372  |
| Neighbourhood Centres (Camillo, Haynes, Piara Waters, Roleystone, Seville Grove, Hilbert South, Hilbert East)    | 41.84%    | 264  |
| Local Centres (28 Local Centres throughout the City)   | 31.06%    | 196  |
| Existing suburban areas (Home business opportunities)  | 25.20%    | 159  |
| Other (please specify)   | 6.34%     | 40   |
| TOTAL  |           | 1920 |

## Q6: Where do you prefer to visit for shopping, dining and social activities?

Answered: 638 Skipped: 0





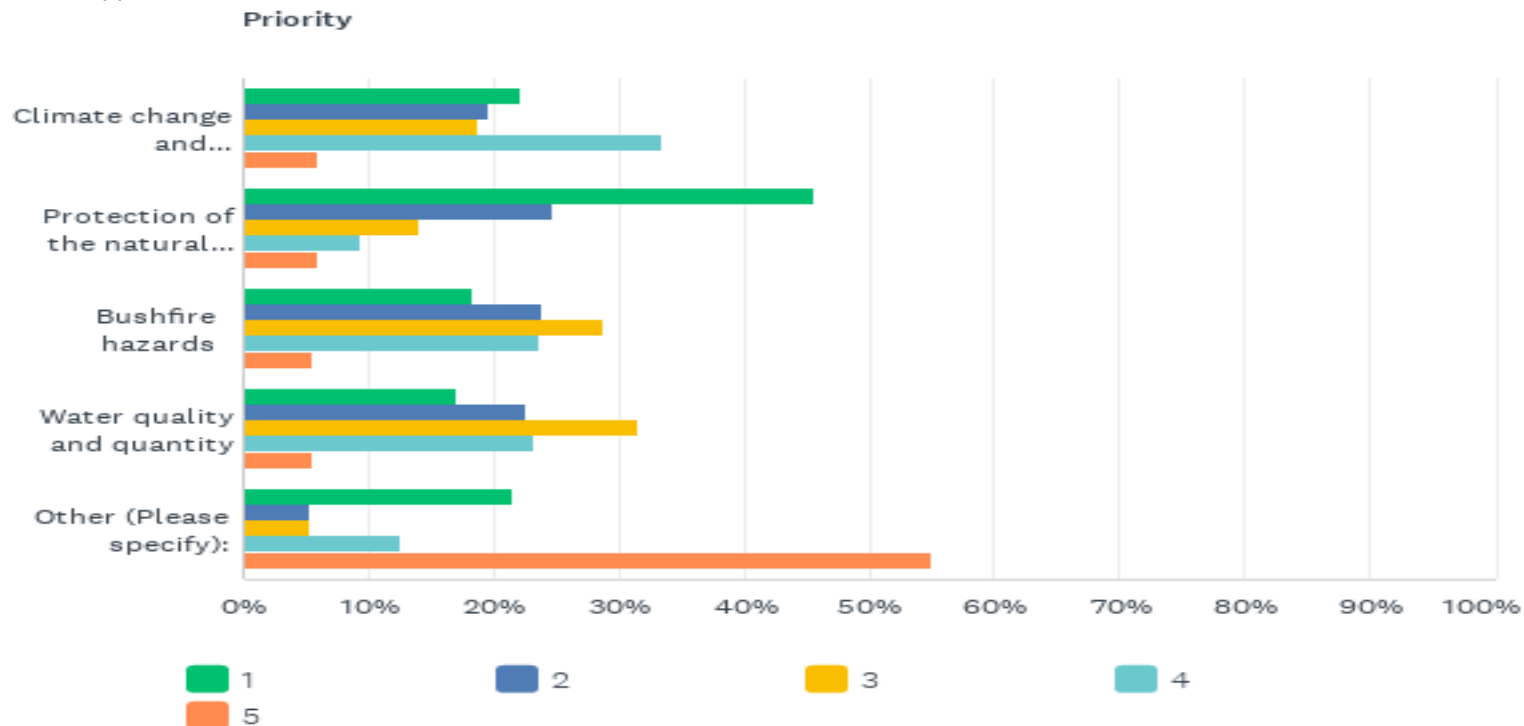
## Q6: Where do you prefer to visit for shopping, dining and social activities?

Answered: 638 Skipped: 0

| ANSWER CHOICES  | RESPONSES |     |
|---|-----------|-----|
| Armadale Town Centre  | 31.19%    | 199 |
| District Centres (Kelmscott, Harrisdale) within the City of Armadale  | 8.62%     | 55  |
| Neighbourhood Centres (Camillo, Haynes, Piara Waters, Roleystone, Seville Grove) within the City of Armadale        | 19.44%    | 124 |
| Shopping Centres within the surrounding local government areas (e.g Byford, Gosnells, Cockburn, Kwinana, Kalamunda) | 10.19%    | 65  |
| Major Shopping Centres outside of the City of Armadale (Perth CBD, Garden City, Carousel, Gateways Cockburn)        | 30.56%    | 195 |
| TOTAL   |           | 638 |

# Q7: What key environmental issues should be prioritised for the City of Armadale? (Rank highest to lowest using No. 1 to 4: Please use each number once only)

Answered: 632 Skipped: 6





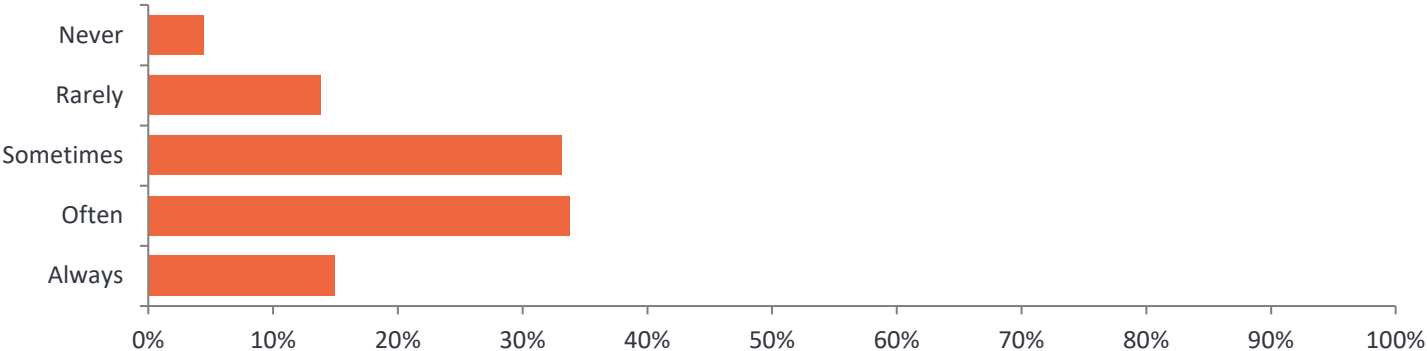
## Q7: What key environmental issues should be prioritised for the City of Armadale? (Rank highest to lowest using No. 1 to 4: Please use each number once only)

Answered: 632 Skipped: 6

| Priority  | 1             | 2             | 3             | 4             | 5            | TOTAL |
|---|---------------|---------------|---------------|---------------|--------------|-------|
| Climate change and sustainability   | 22.17%<br>137 | 19.58%<br>121 | 18.77%<br>116 | 33.50%<br>207 | 5.99%<br>37  | 618   |
| Protection of the natural environment including local biodiversity, bushlands, waterways and wetlands | 45.70%<br>287 | 24.68%<br>155 | 14.17%<br>89  | 9.39%<br>59   | 6.05%<br>38  | 628   |
| Bushfire hazards  | 18.26%<br>113 | 23.91%<br>148 | 28.76%<br>178 | 23.59%<br>146 | 5.49%<br>34  | 619   |
| Water quality and quantity  | 16.97%<br>104 | 22.51%<br>138 | 31.65%<br>194 | 23.33%<br>143 | 5.55%<br>34  | 613   |
| Other (Please specify):   | 21.62%<br>24  | 5.41%<br>6    | 5.41%<br>6    | 12.61%<br>14  | 54.95%<br>61 | 111   |

# Q8: Do you regularly use public parks and community facilities within the City of Armadale?

Answered: 637 Skipped: 1





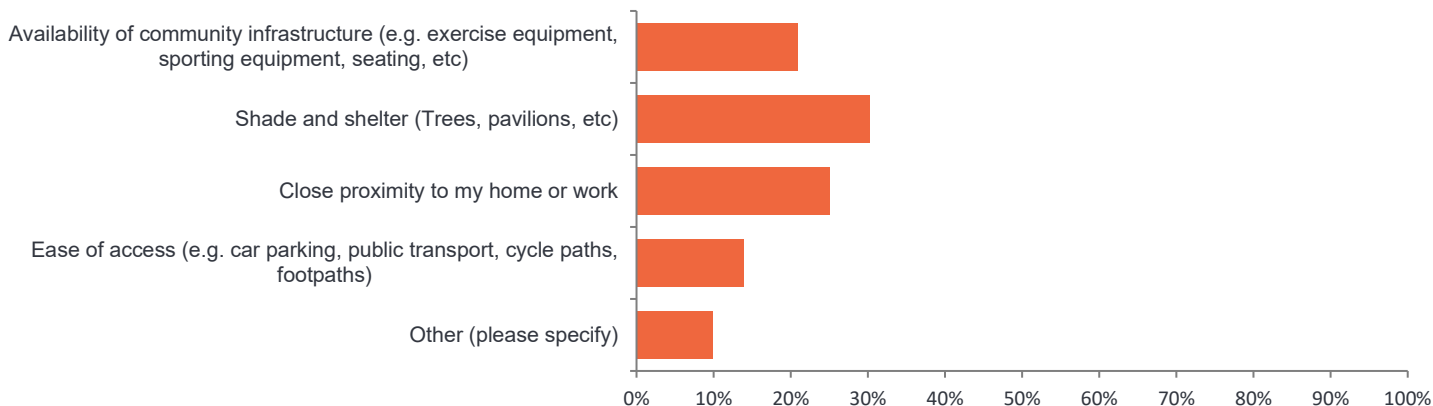
# Q8: Do you regularly use public parks and community facilities within the City of Armadale?

Answered: 637 Skipped: 1

| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Never          | 4.40%     | 28  |
| Rarely         | 13.81%    | 88  |
| Sometimes      | 33.12%    | 211 |
| Often          | 33.75%    | 215 |
| Always         | 14.91%    | 95  |
| TOTAL          |           | 637 |

## Q9: What do you value about the parks and community facilities you do visit? (Select one option)

Answered: 627 Skipped: 11





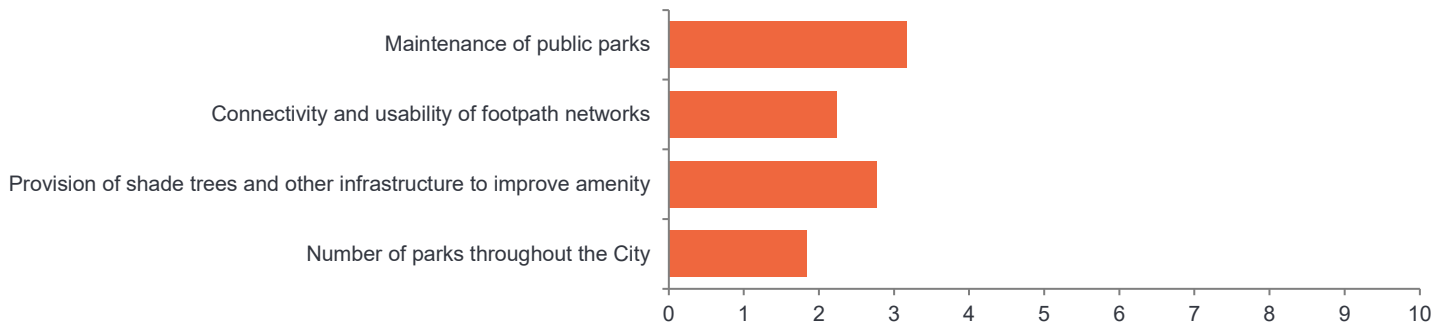
# Q9: What do you value about the parks and community facilities you do visit? (Select one option)

Answered: 627 Skipped: 11

| ANSWER CHOICES   | RESPONSES |     |
|--|-----------|-----|
| Availability of community infrastructure (e.g. exercise equipment, sporting equipment, seating, etc) | 20.89%    | 131 |
| Shade and shelter (Trees, pavilions, etc)  | 30.30%    | 190 |
| Close proximity to my home or work   | 25.04%    | 157 |
| Ease of access (e.g. car parking, public transport, cycle paths, footpaths)                          | 13.88%    | 87  |
| Other (please specify)   | 9.89%     | 62  |
| TOTAL  |           | 627 |

## Q10: What would your highest priorities be for public facilities?

Answered: 636 Skipped: 2





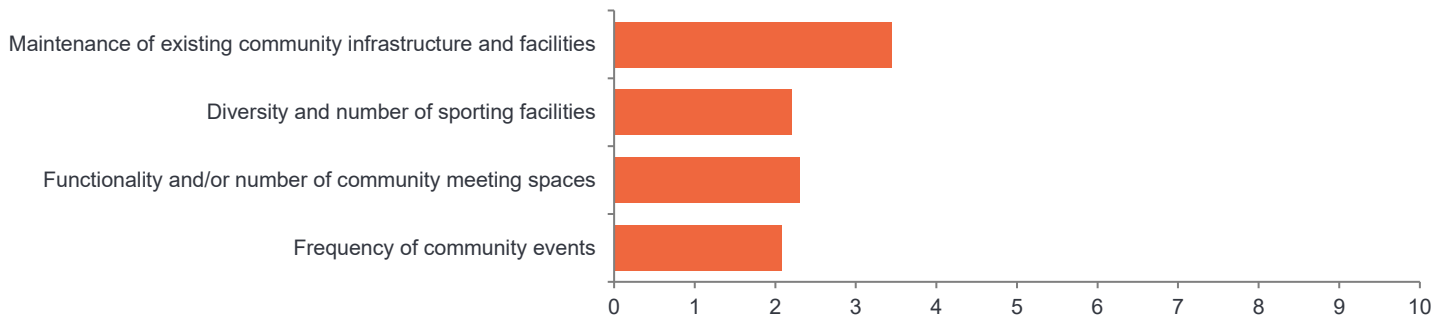
## Q10: What would your highest priorities be for public facilities?

Answered: 636 Skipped: 2

|   | 1             | 2             | 3             | 4             | TOTAL | WEIGHTED<br>AVERAGE |
|---|---------------|---------------|---------------|---------------|-------|---------------------|
| Maintenance<br>of public parks  | 47.06%<br>288 | 29.74%<br>182 | 16.18%<br>99  | 7.03%<br>43   | 612   | 3.17                |
| Connectivity<br>and usability of<br>footpath<br>networks                            | 14.99%<br>91  | 23.06%<br>140 | 31.80%<br>193 | 30.15%<br>183 | 607   | 2.23                |
| Provision of<br>shade trees<br>and other<br>infrastructure<br>to improve<br>amenity | 26.18%<br>161 | 34.15%<br>210 | 30.24%<br>186 | 9.43%<br>58   | 615   | 2.77                |
| Number of<br>parks<br>throughout the<br>City  | 12.78%<br>79  | 12.30%<br>76  | 21.20%<br>131 | 53.72%<br>332 | 618   | 1.84                |

# Q11: What do you think the City should prioritise in expanding the usability of its community infrastructure assets and facilities?

Answered: 636 Skipped: 2



# Q11: What do you think the City should prioritise in expanding the usability of its community infrastructure assets and facilities?

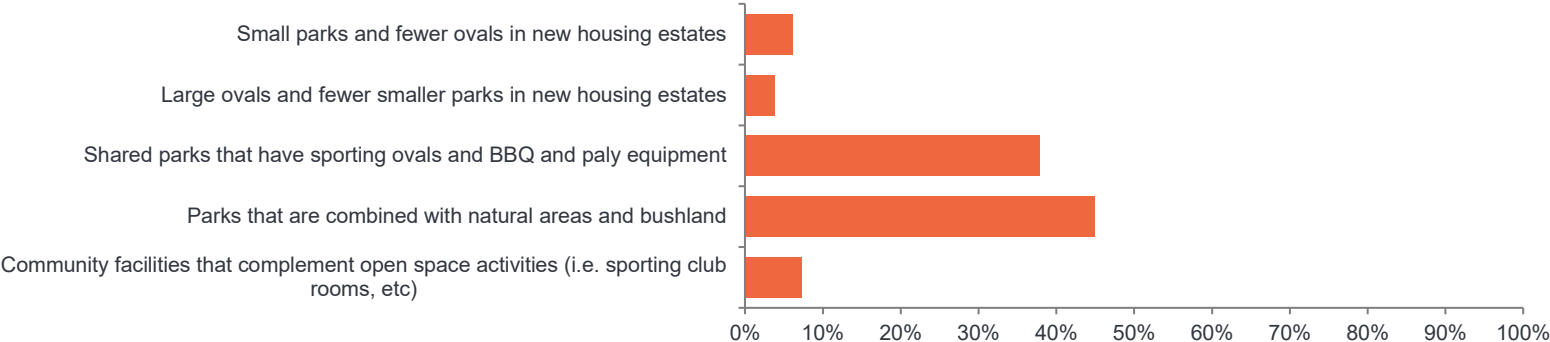
Answered: 636 Skipped: 2

|   | 1             | 2             | 3             | 4             | TOTAL | WEIGHTED AVERAGE |
|---|---------------|---------------|---------------|---------------|-------|------------------|
| Maintenance of existing community infrastructure and facilities | 63.49%<br>393 | 21.97%<br>136 | 10.02%<br>62  | 4.52%<br>28   | 619   | 3.44             |
| Diversity and number of sporting facilities                     | 13.70%<br>84  | 25.45%<br>156 | 28.55%<br>175 | 32.30%<br>198 | 613   | 2.21             |
| Functionality and/or number of community meeting spaces         | 11.97%<br>73  | 28.52%<br>174 | 36.56%<br>223 | 22.95%<br>140 | 610   | 2.30             |
| Frequency of community events                                   | 12.01%<br>74  | 23.70%<br>146 | 24.19%<br>149 | 40.10%<br>247 | 616   | 2.08             |



# Q12: Would you prefer more.... (Select one option)

Answered: 636 Skipped: 2



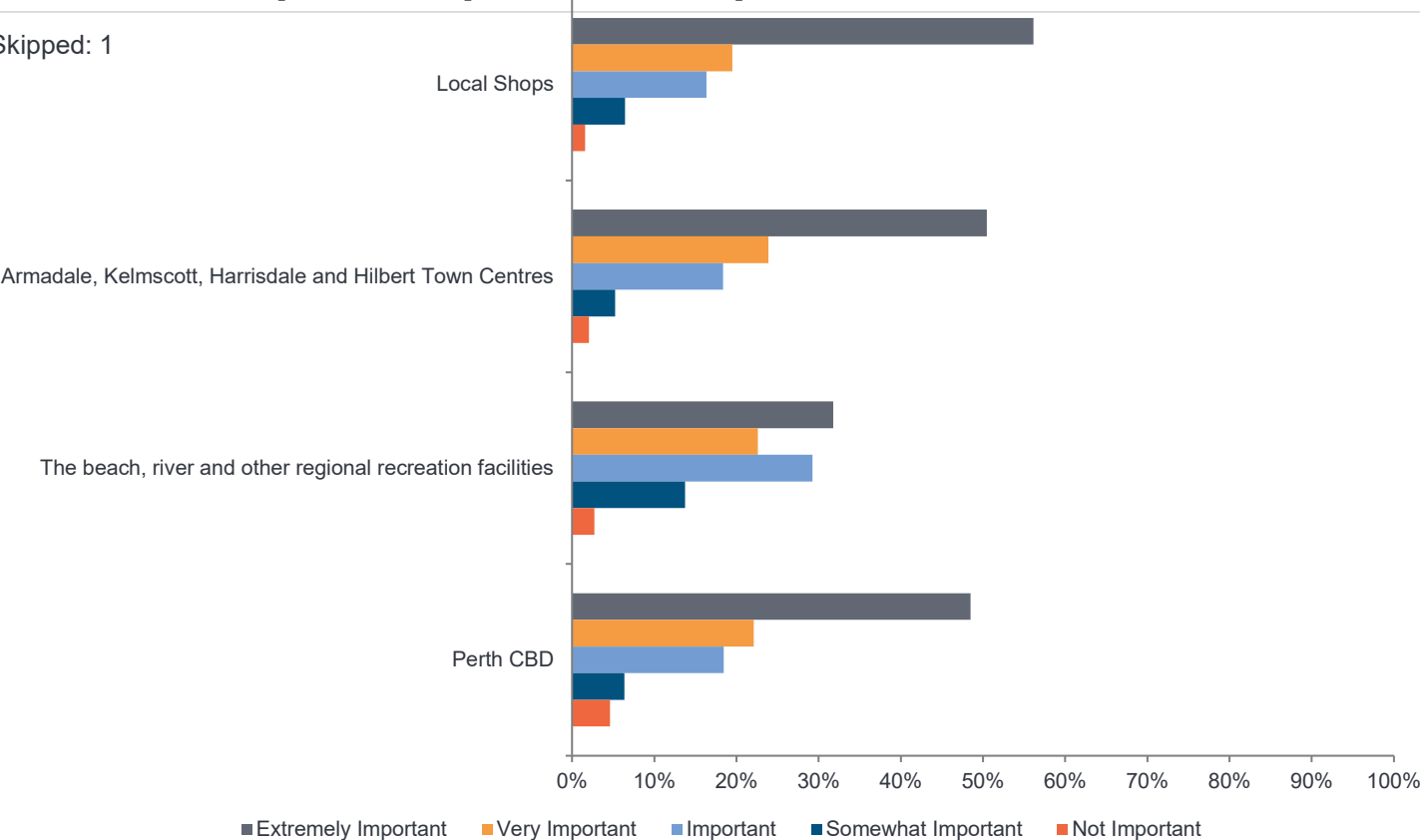
# Q12: Would you prefer more.... (Select one option)

Answered: 636 Skipped: 2

| ANSWER CHOICES   | RESPONSES |     |
|--|-----------|-----|
| Small parks and fewer ovals in new housing estates   | 6.13%     | 39  |
| Large ovals and fewer smaller parks in new housing estates                                 | 3.77%     | 24  |
| Shared parks that have sporting ovals and BBQ and paly equipment                           | 37.89%    | 241 |
| Parks that are combined with natural areas and bushland                                    | 44.97%    | 286 |
| Community facilities that complement open space activities (i.e. sporting club rooms, etc) | 7.23%     | 46  |
| TOTAL  |           | 636 |

# Q14: When planning for the future of the City, how important is it for the State Government to provide public transport to:

Answered: 637 Skipped: 1





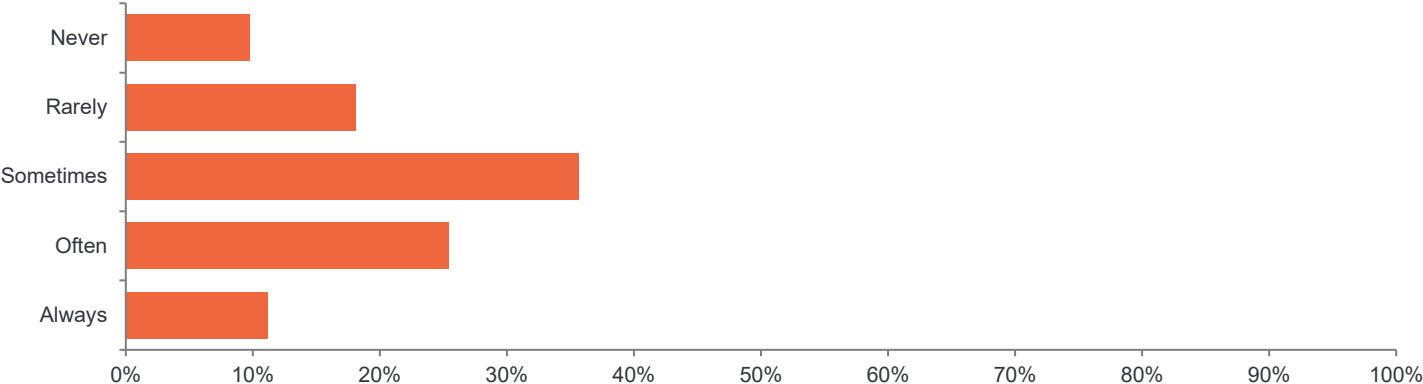
## Q14: When planning for the future of the City, how important is it for the State Government to provide public transport to:

Answered: 637 Skipped: 1

|   | EXTREMELY<br>IMPORTANT | VERY<br>IMPORTANT | IMPORTANT     | SOMEWHAT<br>IMPORTANT | NOT<br>IMPORTANT | TOTAL | WEIGHTED<br>AVERAGE |
|---|------------------------|-------------------|---------------|-----------------------|------------------|-------|---------------------|
| Local Shops   | 56.13%<br>357          | 19.50%<br>124     | 16.35%<br>104 | 6.45%<br>41           | 1.57%<br>10      | 636   | 1                   |
| Armadale,<br>Kelmscott,<br>Harrisdale and<br>Hilbert Town<br>Centres  | 50.47%<br>319          | 23.89%<br>151     | 18.35%<br>116 | 5.22%<br>33           | 2.06%<br>13      | 632   | 1                   |
| The beach, river<br>and other<br>regional<br>recreation<br>facilities | 31.75%<br>201          | 22.59%<br>143     | 29.23%<br>185 | 13.74%<br>87          | 2.69%<br>17      | 633   | 1                   |
| Perth CBD   | 48.49%<br>305          | 22.10%<br>139     | 18.44%<br>116 | 6.36%<br>40           | 4.61%<br>29      | 629   | 1                   |

# Q15: Do you regularly walk and/or cycle within the City?

Answered: 637 Skipped: 1



# Q15: Do you regularly walk and/or cycle within the City?

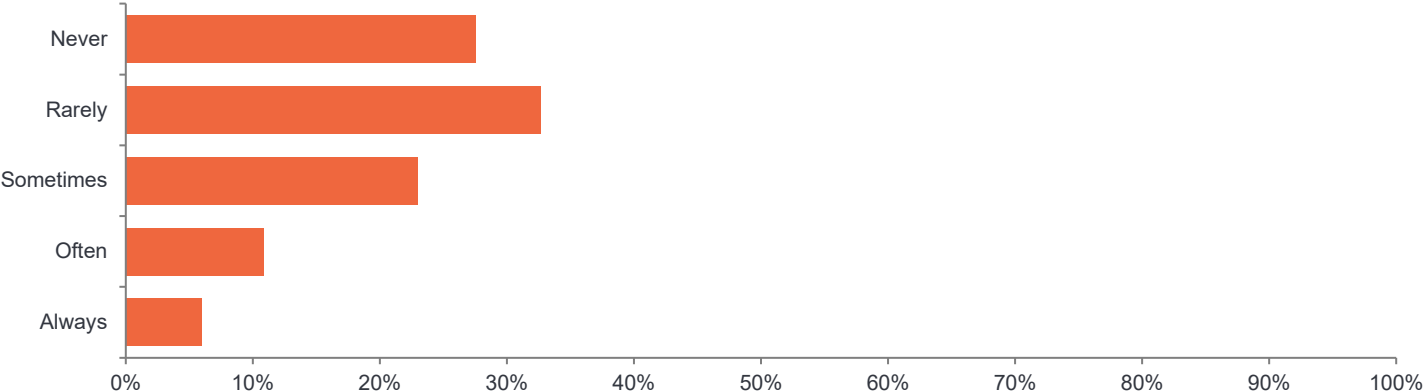
Answered: 637 Skipped: 1

| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Never          | 9.73%     | 62  |
| Rarely         | 18.05%    | 115 |
| Sometimes      | 35.64%    | 227 |
| Often          | 25.43%    | 162 |
| Always         | 11.15%    | 71  |
| TOTAL          |           | 637 |



# Q16: Do you regularly use public transport within the City?

Answered: 636 Skipped: 2



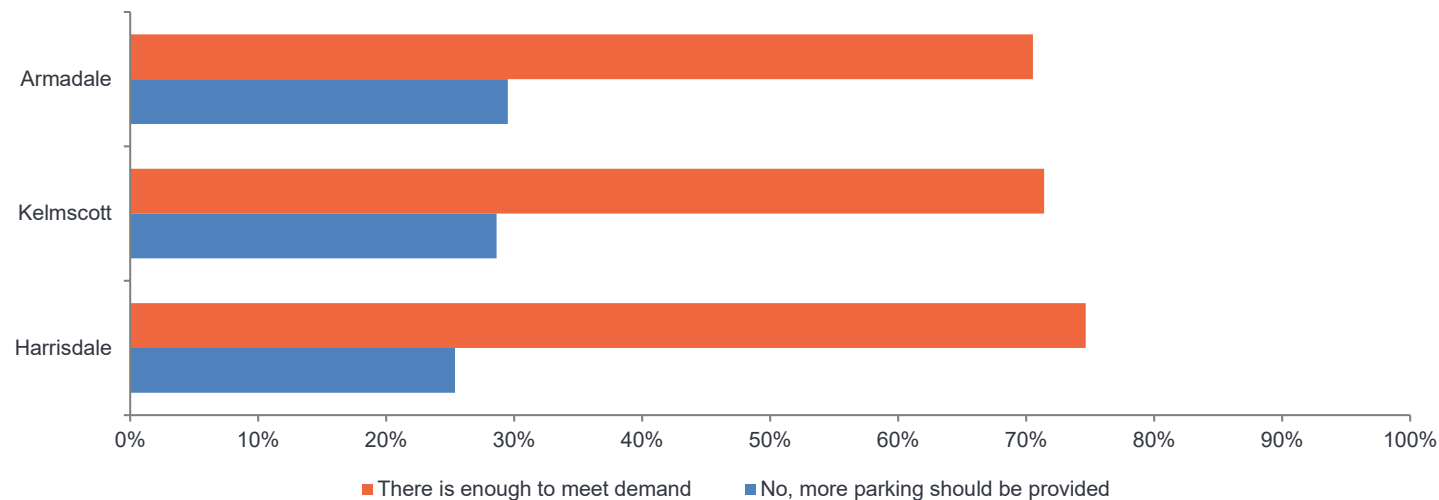
# Q16: Do you regularly use public transport within the City?

Answered: 636 Skipped: 2

| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Never          | 27.52%    | 175 |
| Rarely         | 32.70%    | 208 |
| Sometimes      | 22.96%    | 146 |
| Often          | 10.85%    | 69  |
| Always         | 5.97%     | 38  |
| TOTAL          |           | 636 |

# Q17: Is there enough car parking available within the following centres?

Answered: 630 Skipped: 8





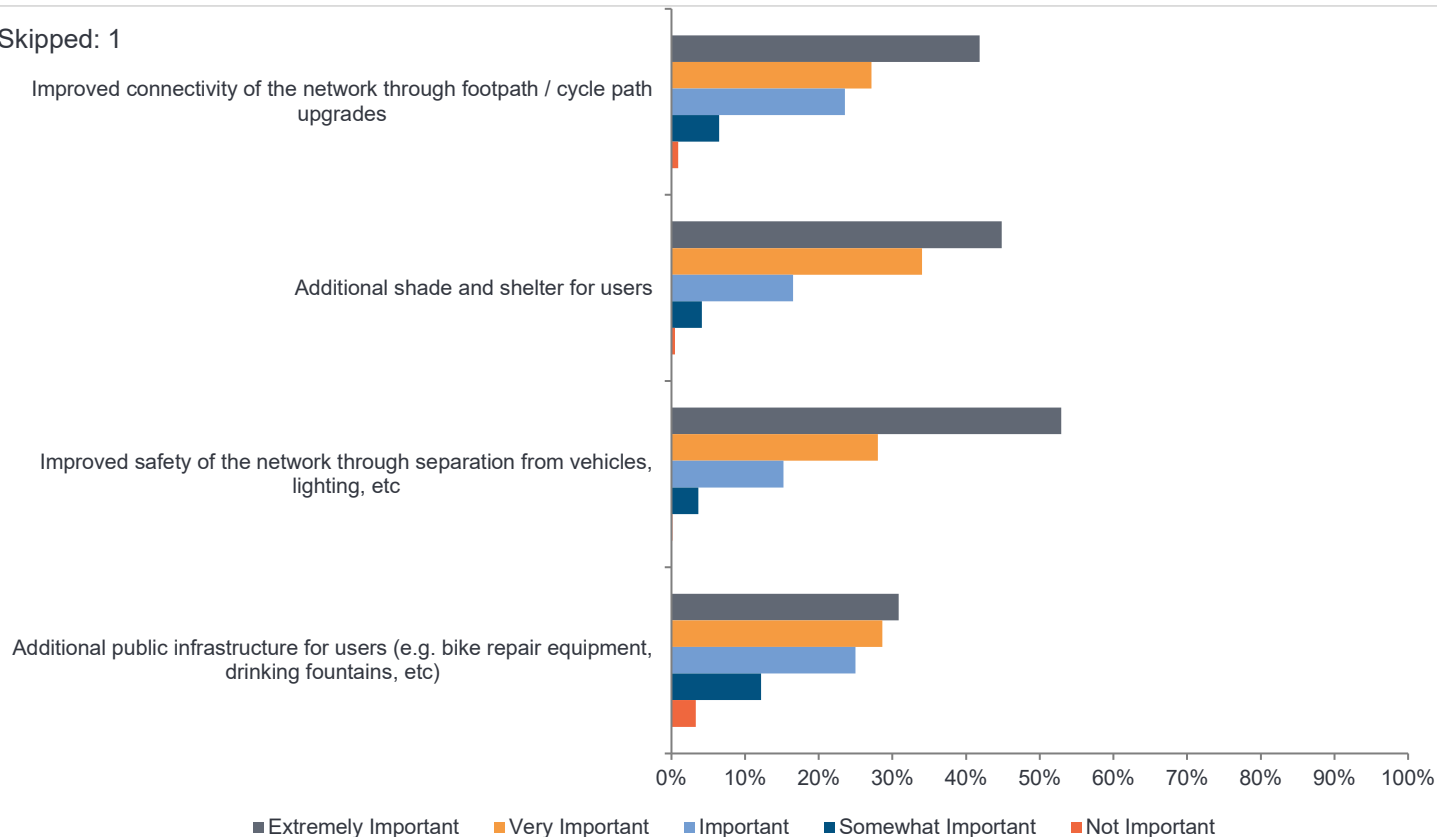
# Q17: Is there enough car parking available within the following centres?

Answered: 630 Skipped: 8

|            | THERE IS<br>ENOUGH TO<br>MEET<br>DEMAND | NO, MORE<br>PARKING<br>SHOULD BE<br>PROVIDED | TOTAL | WEIGHTED<br>AVERAGE |
|------------|---|--|-------|---------------------|
| Armadale   | 70.51%<br>440                           | 29.49%<br>184                                | 624   | 1                   |
| Kelmscott  | 71.38%<br>424                           | 28.62%<br>170                                | 594   | 1                   |
| Harrisdale | 74.64%<br>415                           | 25.36%<br>141                                | 556   | 1                   |

## Q18: When planning for the future of the City of Armadale, how important is it to provide improved facilities through:

Answered: 637 Skipped: 1



## Q18: When planning for the future of the City of Armadale, how important is it to provide improved facilities through:

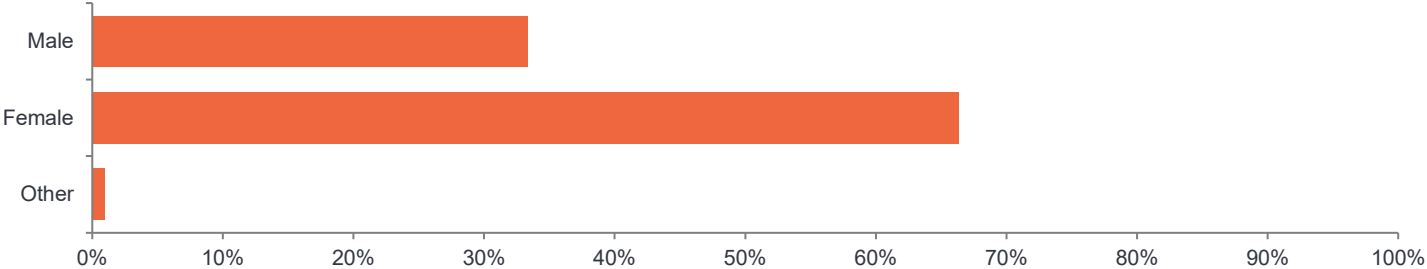
Answered: 637 Skipped: 1

|  | EXTREMELY<br>IMPORTANT | VERY<br>IMPORTANT | IMPORTANT     | SOMEWHAT<br>IMPORTANT | NOT<br>IMPORTANT | TOTAL | WEIGHTED<br>AVERAGE |
|--|------------------------|-------------------|---------------|-----------------------|------------------|-------|---------------------|
| Improved connectivity of the network through footpath / cycle path upgrades                      | 41.86%<br>265          | 27.17%<br>172     | 23.54%<br>149 | 6.48%<br>41           | 0.95%<br>6       | 633   | 1                   |
| Additional shade and shelter for users   | 44.83%<br>282          | 34.02%<br>214     | 16.53%<br>104 | 4.13%<br>26           | 0.48%<br>3       | 629   | 1                   |
| Improved safety of the network through separation from vehicles, lighting, etc                   | 52.93%<br>334          | 28.05%<br>177     | 15.21%<br>96  | 3.65%<br>23           | 0.16%<br>1       | 631   | 1                   |
| Additional public infrastructure for users (e.g. bike repair equipment, drinking fountains, etc) | 30.85%<br>195          | 28.64%<br>181     | 25.00%<br>158 | 12.18%<br>77          | 3.32%<br>21      | 632   | 1                   |



# Q24: Tick the category that fits you best

Answered: 621 Skipped: 17



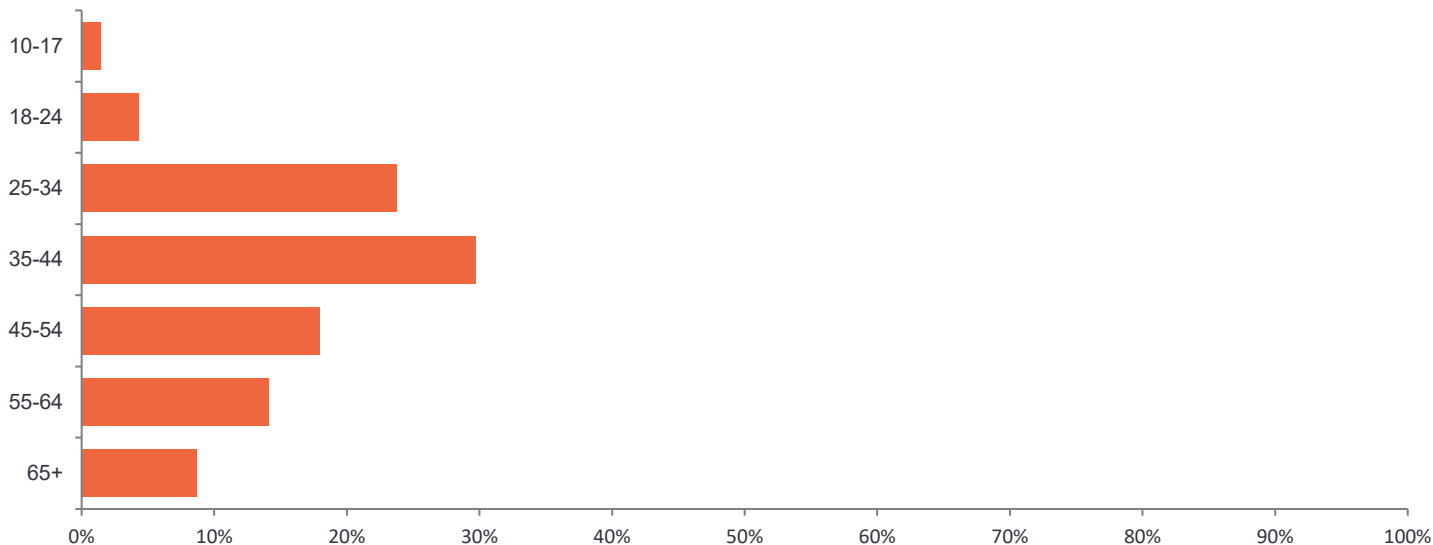
# Q24: Tick the category that fits you best

Answered: 621   Skipped: 17

| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Male           | 33.33%    | 207 |
| Female         | 66.34%    | 412 |
| Other          | 0.97%     | 6   |
| TOTAL          |           | 625 |

## Q25: Age bracket

Answered: 623 Skipped: 15





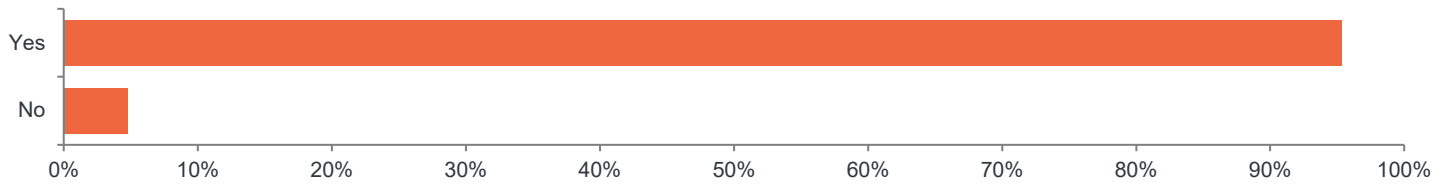
# Q25: Age bracket

Answered: 623   Skipped: 15

| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| 10-17          | 1.44%     | 9   |
| 18-24          | 4.33%     | 27  |
| 25-34          | 23.76%    | 148 |
| 35-44          | 29.70%    | 185 |
| 45-54          | 17.98%    | 112 |
| 55-64          | 14.13%    | 88  |
| 65+            | 8.67%     | 54  |
| TOTAL          |           | 623 |

# Q26: Live within the City of Armadale?

Answered: 625 Skipped: 13



# Q26: Live within the City of Armadale?

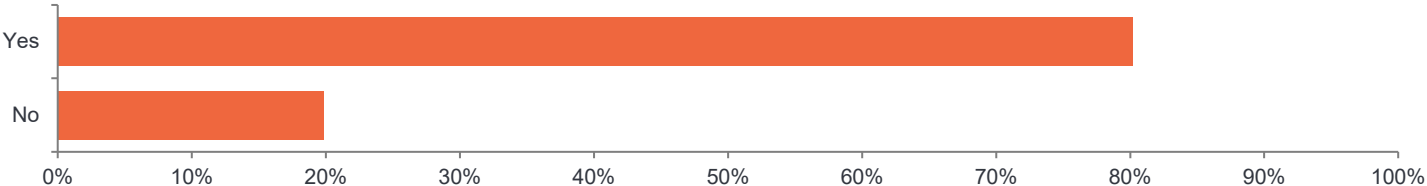
Answered: 625 Skipped: 13

| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Yes            | 95.36%    | 596 |
| No             | 4.80%     | 30  |
| TOTAL          |           | 626 |



# Q27: Own property in the City of Armadale?

Answered: 621 Skipped: 17



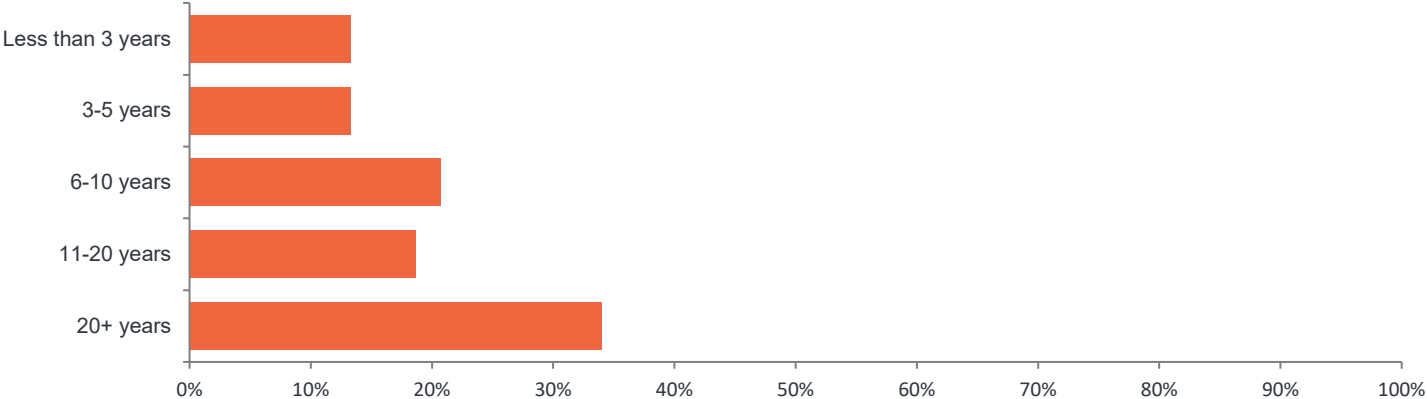
# Q27: Own property in the City of Armadale?

Answered: 621 Skipped: 17

| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Yes            | 80.19%    | 498 |
| No             | 19.81%    | 123 |
| TOTAL          |           | 621 |

# Q28: How long have you lived within the City of Armadale?

Answered: 617   Skipped: 21





# Q28: How long have you lived within the City of Armadale?

Answered: 617   Skipped: 21

| ANSWER CHOICES    | RESPONSES |     |
|-------------------|-----------|-----|
| Less than 3 years | 13.29%    | 82  |
| 3-5 years         | 13.29%    | 82  |
| 6-10 years        | 20.75%    | 128 |
| 11-20 years       | 18.64%    | 115 |
| 20+ years         | 34.04%    | 210 |
| TOTAL             |           | 617 |



# Appendix D

Copy of the Community Visioning Workshop Presentation

# City of Armadale Local Planning Strategy

Community Vision Workshop

Presented by  
**Samantha Thompson**  
**Eric Denholm**

**14<sup>th</sup> July 2022**



# Introductions

## **City of Armadale**

- James Robinson
- Paul Sanders
- Alex Vanderplas
- Dylan Stokes
- Meredith Kenny
- Colin Connor



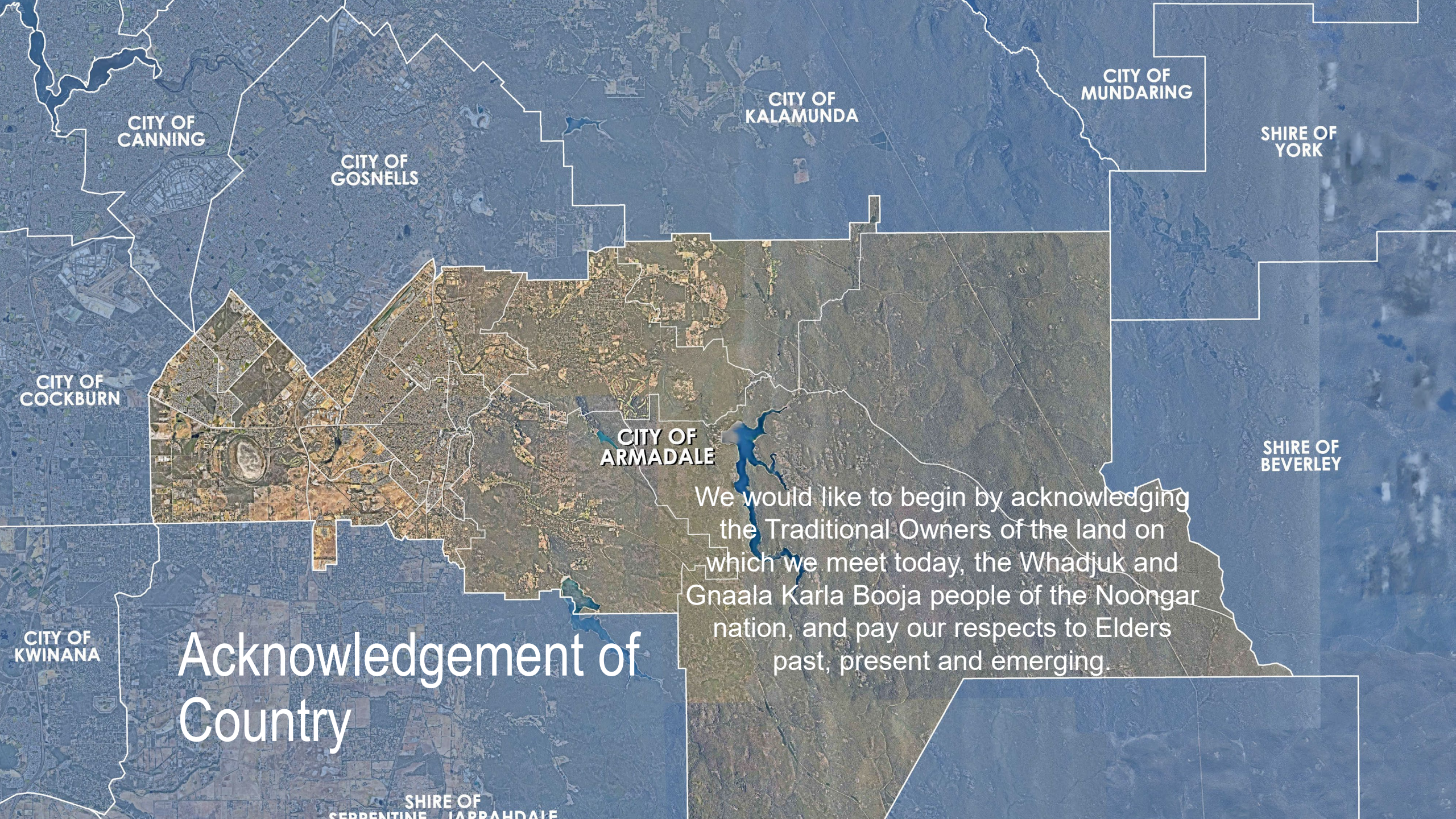
## **Taylor Burrell Barnett**

- Samantha Thompson
- Eric Denholm
- Farida Farrag

In association with Stantec and Urbaqua







CITY OF  
CANNING

CITY OF  
GOSNELLS

CITY OF  
KALAMUNDA

CITY OF  
MUNDARING

SHIRE OF  
YORK

CITY OF  
COCKBURN

CITY OF  
ARMADALE

SHIRE OF  
BEVERLEY

CITY OF  
KWINANA

# Acknowledgement of Country

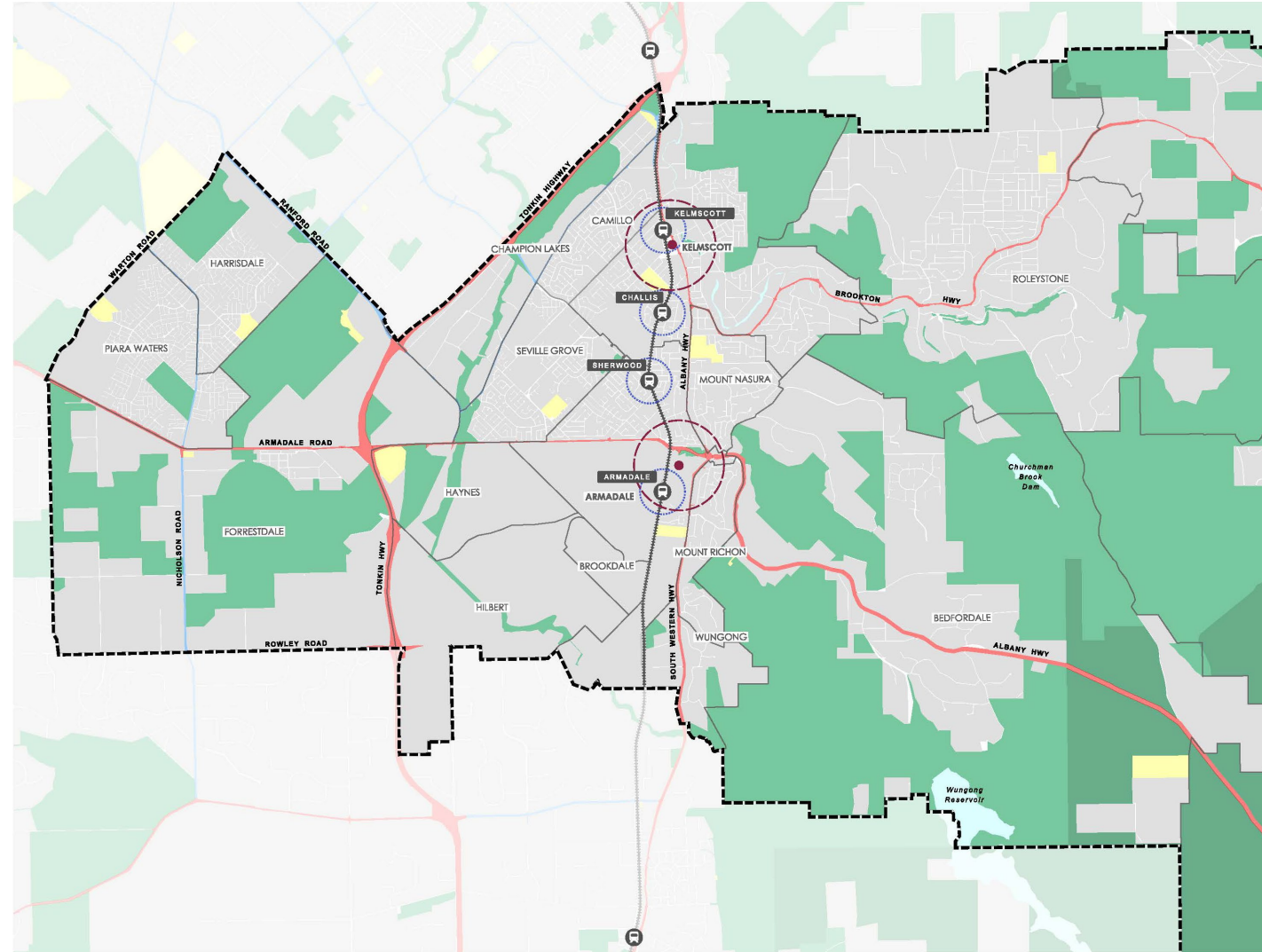
SHIRE OF  
SERPENTINE / JARRAHDALE

We would like to begin by acknowledging the Traditional Owners of the land on which we meet today, the Whadjuk and Gnaala Karla Booja people of the Noongar nation, and pay our respects to Elders past, present and emerging.



# Project Overview

- > TBB team commissioned by the City of Armadale to prepare a Local Planning Strategy that:
  - Is holistic and informed by the City of Armadale existing strategies and structure plans
  - Is underpinned by technical studies
  - Is led by a community engagement process
  - Aligns with the Western Australian Planning Commission Guidelines 2021 & Perth & Peel at 3.5 million



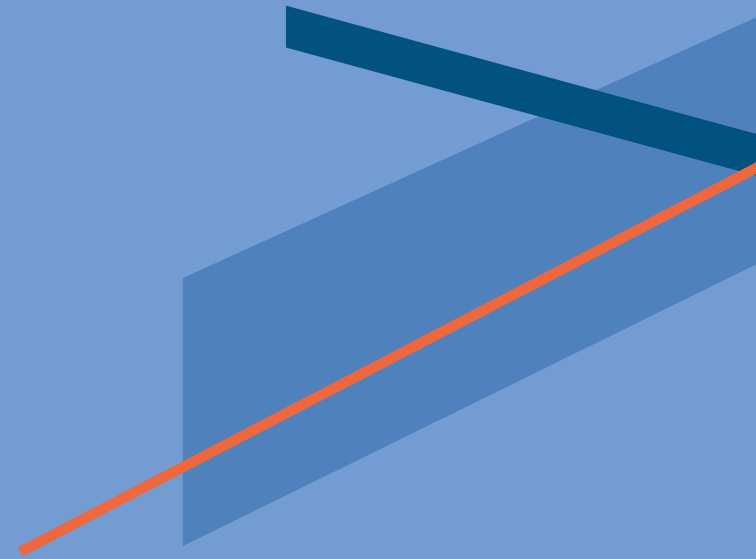


# Project Timeline



▶ Community Engagement Opportunities

# Workshop Purpose and Agenda



# Workshop Purpose

- Reflect on what the community has told us so far
- To review, confirm and add to the **opportunities, issues and challenges**
- To identify community **aspirations** for:
  - Urban growth, housing mix and density
  - Rural lifestyles
  - Centres of employment and activity
  - Environment and recreation
  - Transport and movement networks





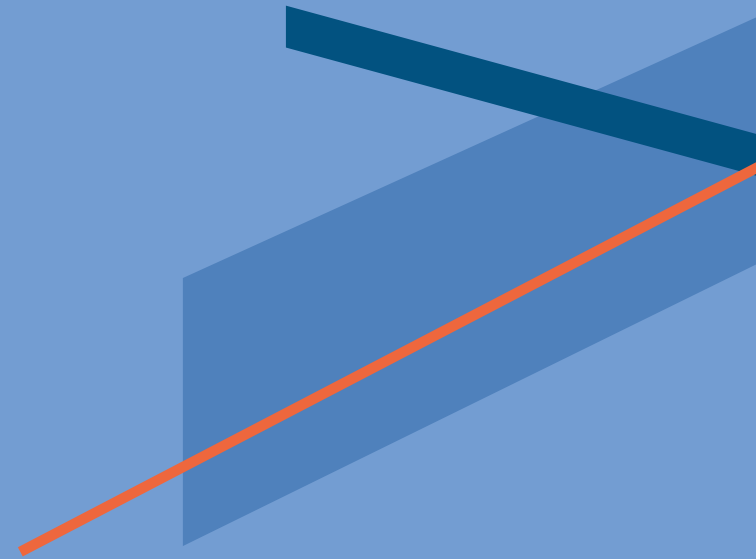
# Workshop Agenda

- Why do we need a Local Planning Strategy?
- What is a Local Planning Strategy?
- Background Analysis
- Community Survey Outcomes
- Workshop Activity
- Workshop Feedback Session
- Next Steps



# About Local Planning Strategies

Planning Framework Background



# What is a Local Planning Strategy?

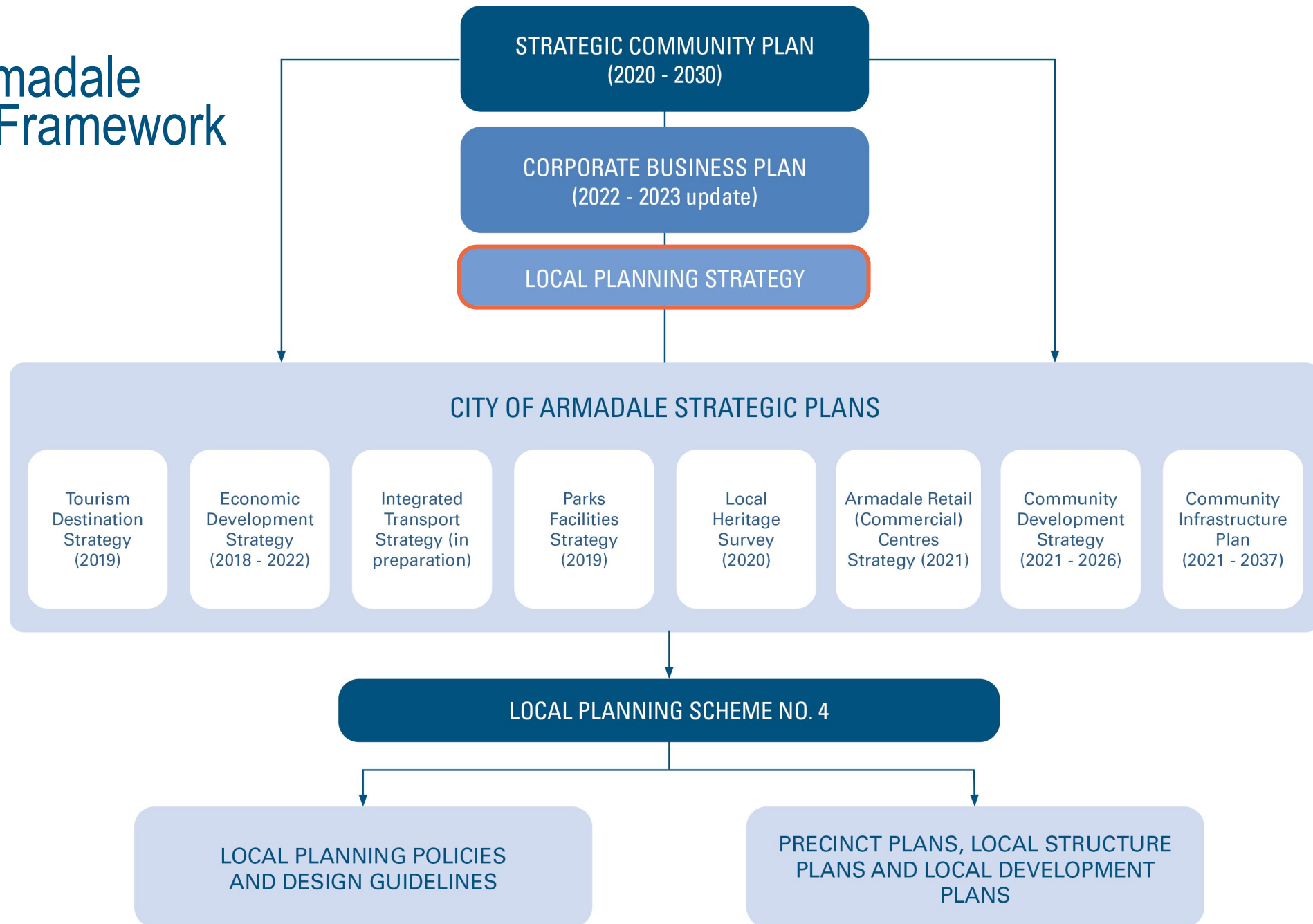
*A Local Planning Strategy provides a vision for the City's future growth and development.*

- > A Local Planning Strategy:
  - Sets out the City's long-term planning directions for the next 10 – 20 years
  - Applies any relevant State or Regional Planning Policies
  - Provides rationale for the zoning and classification of land
- > Prepared in accordance with the Western Australian Planning Commission Guidelines 2021





# City of Armadale Planning Framework





# Strategic Community Plan Vision

“

Where City meets Country: a place of natural beauty, rich in heritage and respect of culture, with diverse landscapes and lifestyles, and a wealth of business and investment opportunities.

”



# Why do we need a Local Planning Strategy?

Perth and Peel @ 3.5 million – The big picture

**36,280**

existing dwellings

**64,910**

Perth and Peel 2050 dwelling target

**28,630**

additional dwellings required

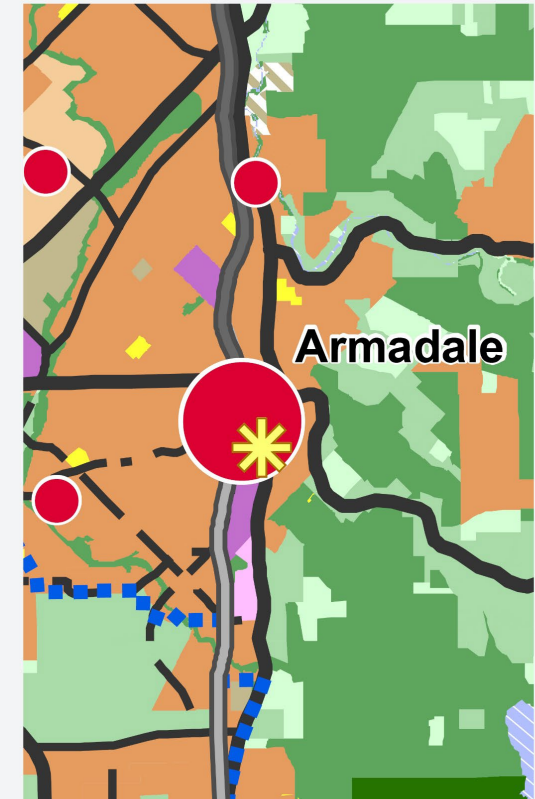
**56%**

have been accommodated  
through existing framework

**44%**

need to be accommodated  
through the Local Planning Strategy

New growth to occur within





# What is in a Local Planning Strategy?

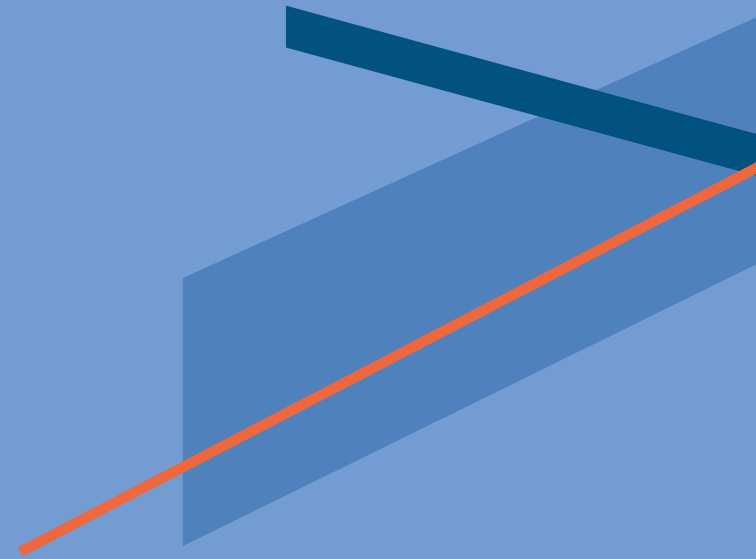


> A Local Planning Strategy considers:

- Housing supply
- Community facilities
- Recreational needs
- Environmental factors
- Commercial services
- Employment
- Traffic, cycling and pedestrian movement systems

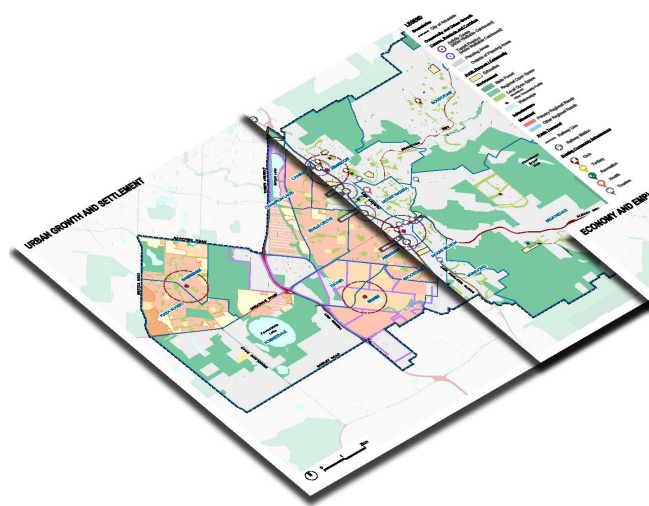
To accommodate future population growth

# Background Analysis





# Local Planning Strategy Themes



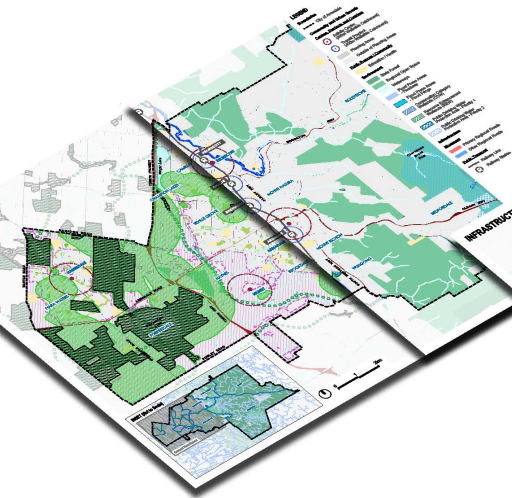
## COMMUNITY, URBAN GROWTH AND SETTLEMENT

- Housing
- Built form and character
- Cultural heritage
- Activity centres
- Rural land use
- Public open space and community facilities
- Hazards



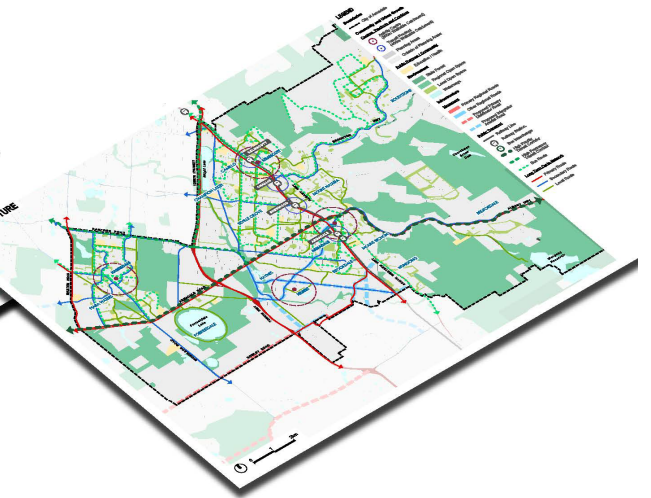
## ECONOMY AND EMPLOYMENT

- Activity Centres
- Resource Management
- Industry
- Tourism



## ENVIRONMENT

- Natural Areas
- Water Resources
- Basic Raw Materials

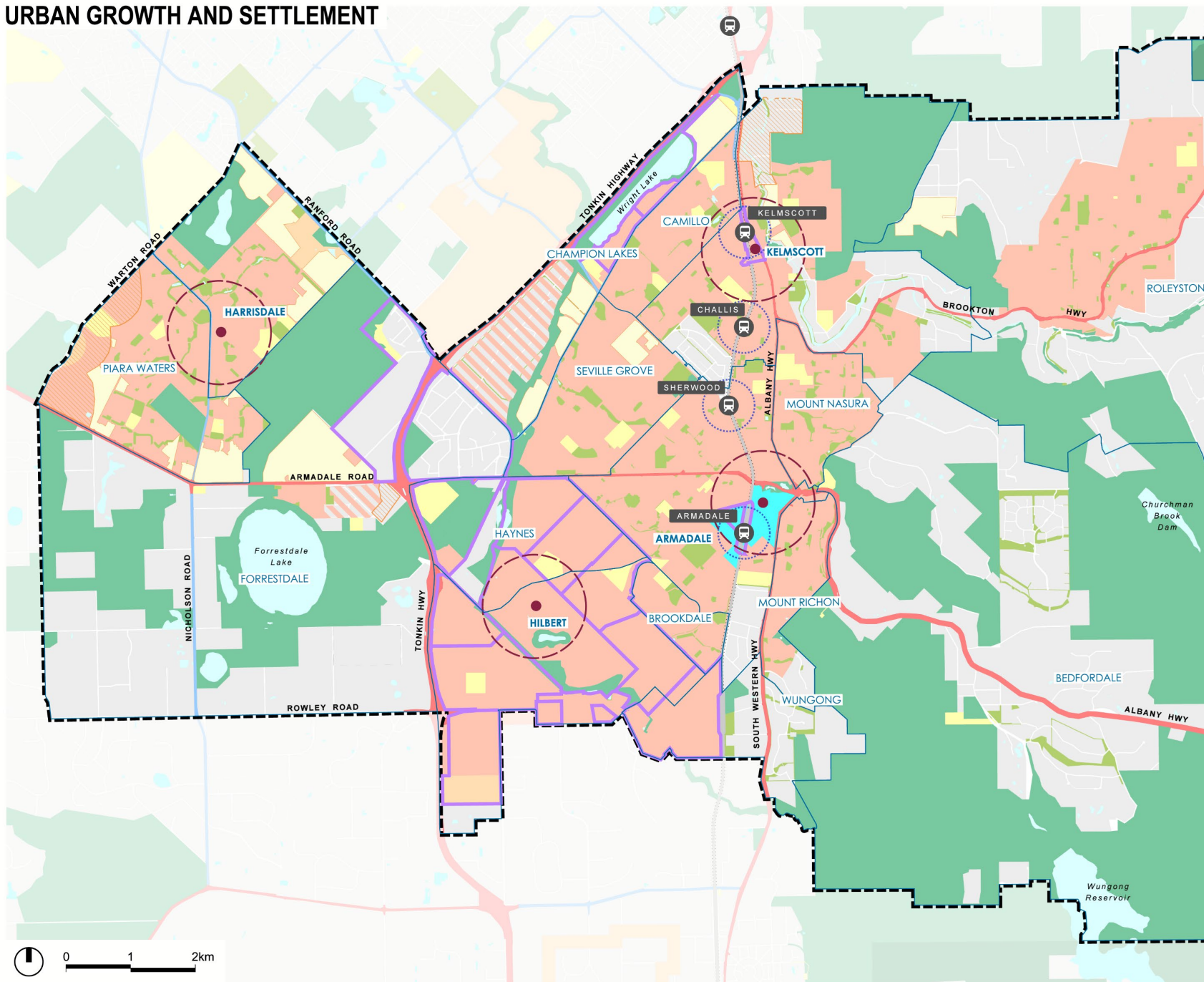


## INFRASTRUCTURE

- Transport network
- Telecommunications
- Servicing
- Other relevant infrastructure considerations



# URBAN GROWTH AND SETTLEMENT



## LEGEND

### Boundaries

--- City of Armadale

### Community and Urban Growth

#### Centres, Precincts and Corridors

Activity Centre (800m Walkable Catchment)

Transit Precinct (400m Walkable Catchment)

### Planning Areas

TBC

TBC

TBC

TBC

TBC

TBC

TBC

TBC

Outside of Planning Areas

### Public Purpose / Community

Education / Health

### Environment

State Forest

Regional Open Space

Local Open Space

Waterways

### Infrastructure

#### Movement

Primary Regional Roads

Other Regional Roads

### Public Transport

Railway Line

Railway Station

### Urban Growth and Settlement Areas

City Centre Zone

Urban Zone - Planned

Urban Deferred Zone

Urban Expansion Area

Development Area - Subject to Structure Plan

Urban Investigation Area

DevelopmentWA - Redevelopment Area

- Existing and proposed Urban Growth and Settlement Areas, including:
  - Urban Deferred
  - Urban Expansion
  - Urban Investigation
- Strategic Metropolitan Centre
- District Centres





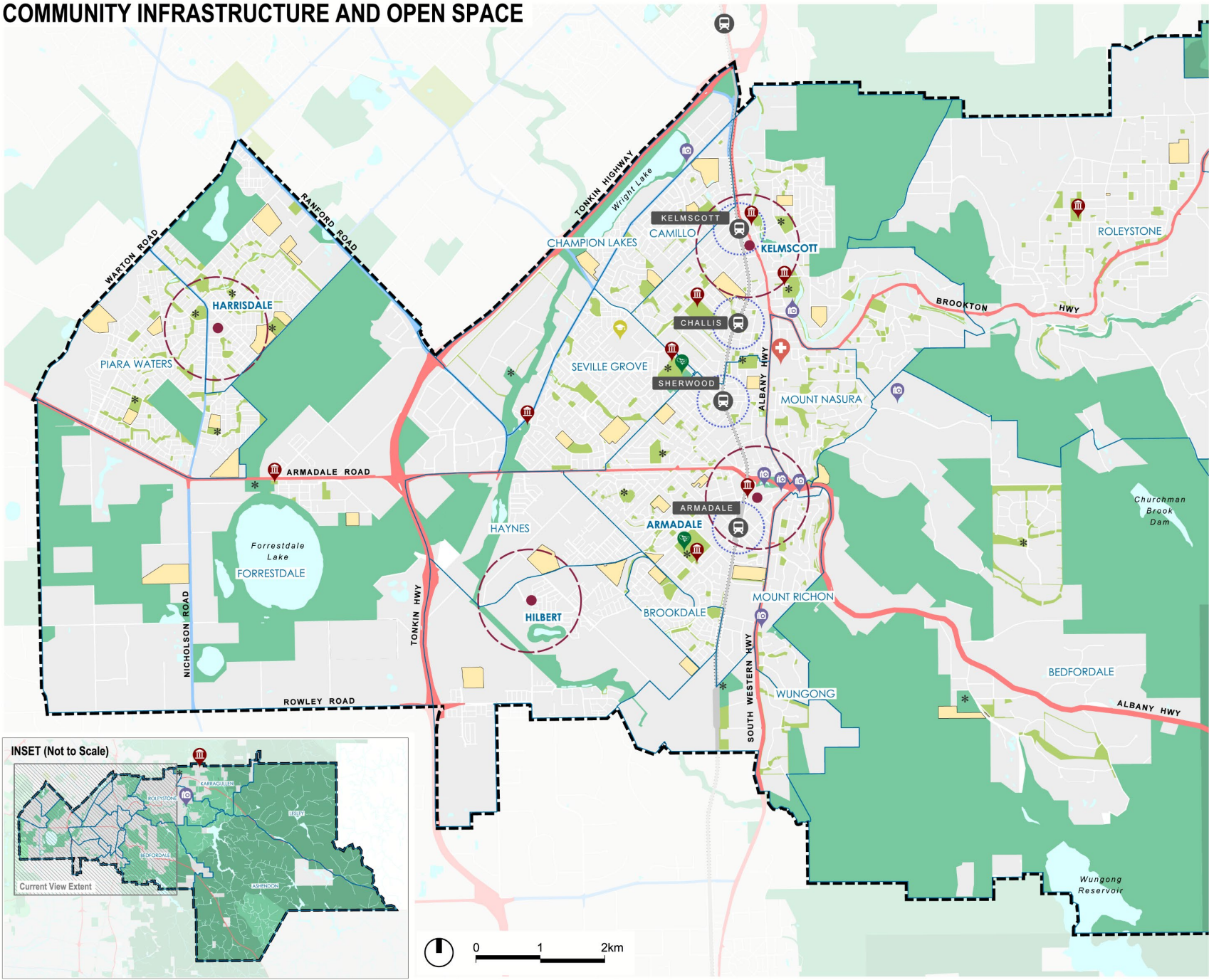
# Urban Growth and Settlement

- > LPS will guide the **type and location** of new **housing** to meet community needs
- > The City of Armadale has:
  - 36,279 existing dwellings (low density housing)
  - 39,850 additional dwellings required by 2050 (mixed density)
  - 94,184 people in 2021
  - 64,382 additional people targeted by 2050
- > Opportunity to provide a range of housing typologies to suit demographic needs





COMMUNITY INFRASTRUCTURE AND OPEN SPACE



- Community facilities
- Community infrastructure
- Open Space
- Civic, Health and Tourism sites
- Education sites
  - 26 primary schools
  - 12 high schools



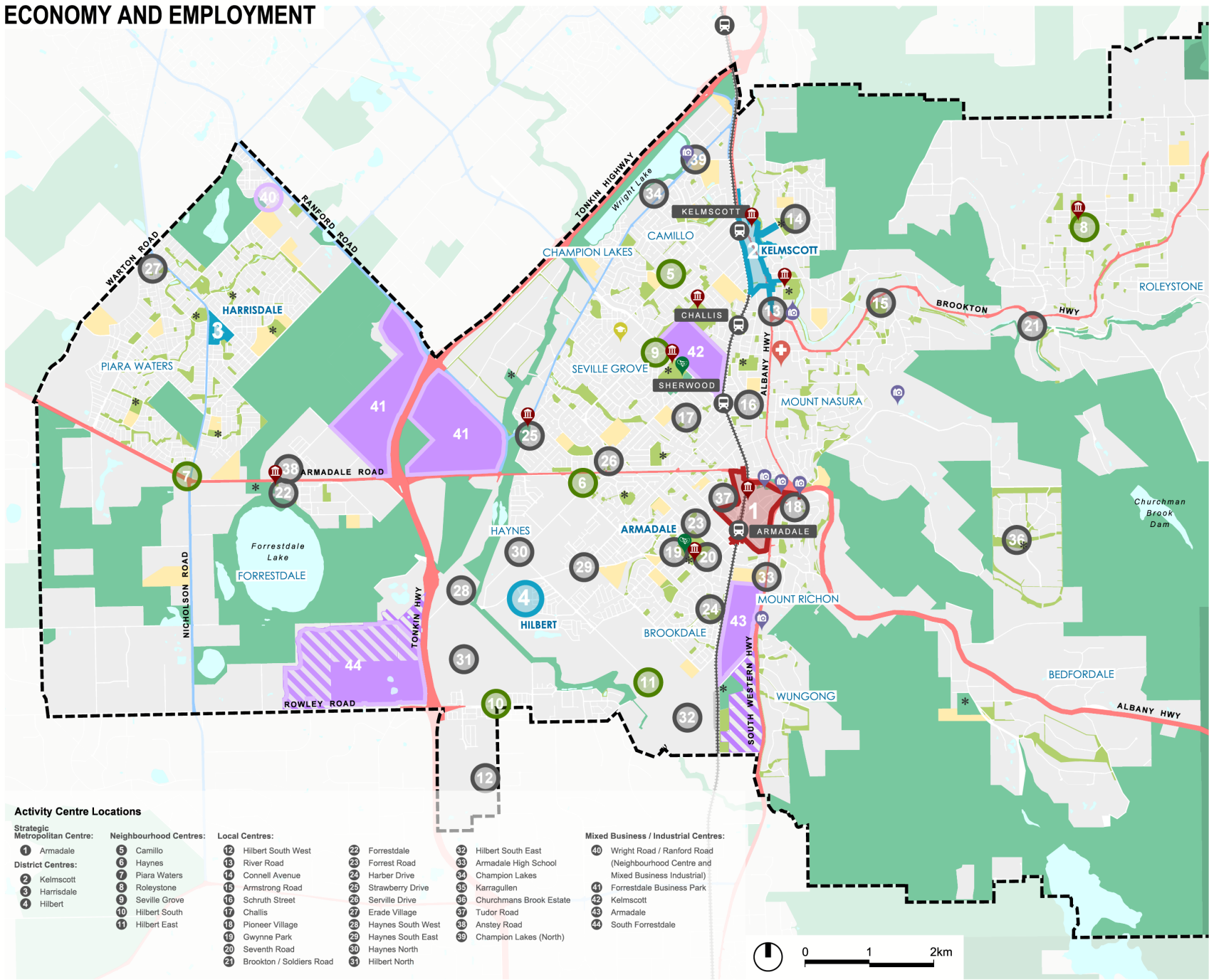
# Community



- > LPS will promote **diverse, affordable, accessible** and **safe** communities
- > The City of Armadale has a:
  - A younger population than Greater Perth
  - A high portion of couples with children and lone person households
  - 35% of young people and 16% of seniors living with disability
- > Opportunity to focus on maintenance and accessibility of community infrastructure



ECONOMY AND EMPLOYMENT



LEGEND

Boundaries

--- City of Armadale

Community and Urban Growth

Centres, Precincts and Corridors

Activity Centre (800m Walkable Catchment)

Transit Precinct (400m Walkable Catchment)

Planning Areas

Outside of Planning Areas

Public Purpose / Community

Education / Health

Land Use

Industrial Zone

Industrial Expansion Areas

Environment

State Forest

Regional Open Space

Local Open Space

Other Community Facility

Waterways

Infrastructure

Movement

Primary Regional Roads

Other Regional Roads

Public Transport

Railway Line

Railway Station

Activity Centre Hierarchy

Strategic Metropolitan Activity Centre

District Centre

Neighbourhood Centre

Local Centre

Business / Industrial Centres

Mixed Business / Industrial Area

Existing Community Infrastructure

Civic

Tertiary

Recreation

Health

Tourism

- Hierarchy of Activity Centres
  - Armadale Strategic Metropolitan Centre
  - Kelmscott, Hilbert and Harrisdale District Centres
  - 6 Neighborhood Centres
  - 28 Local Centres
- Industry and Business Parks
- Proposed Industrial Expansion Areas





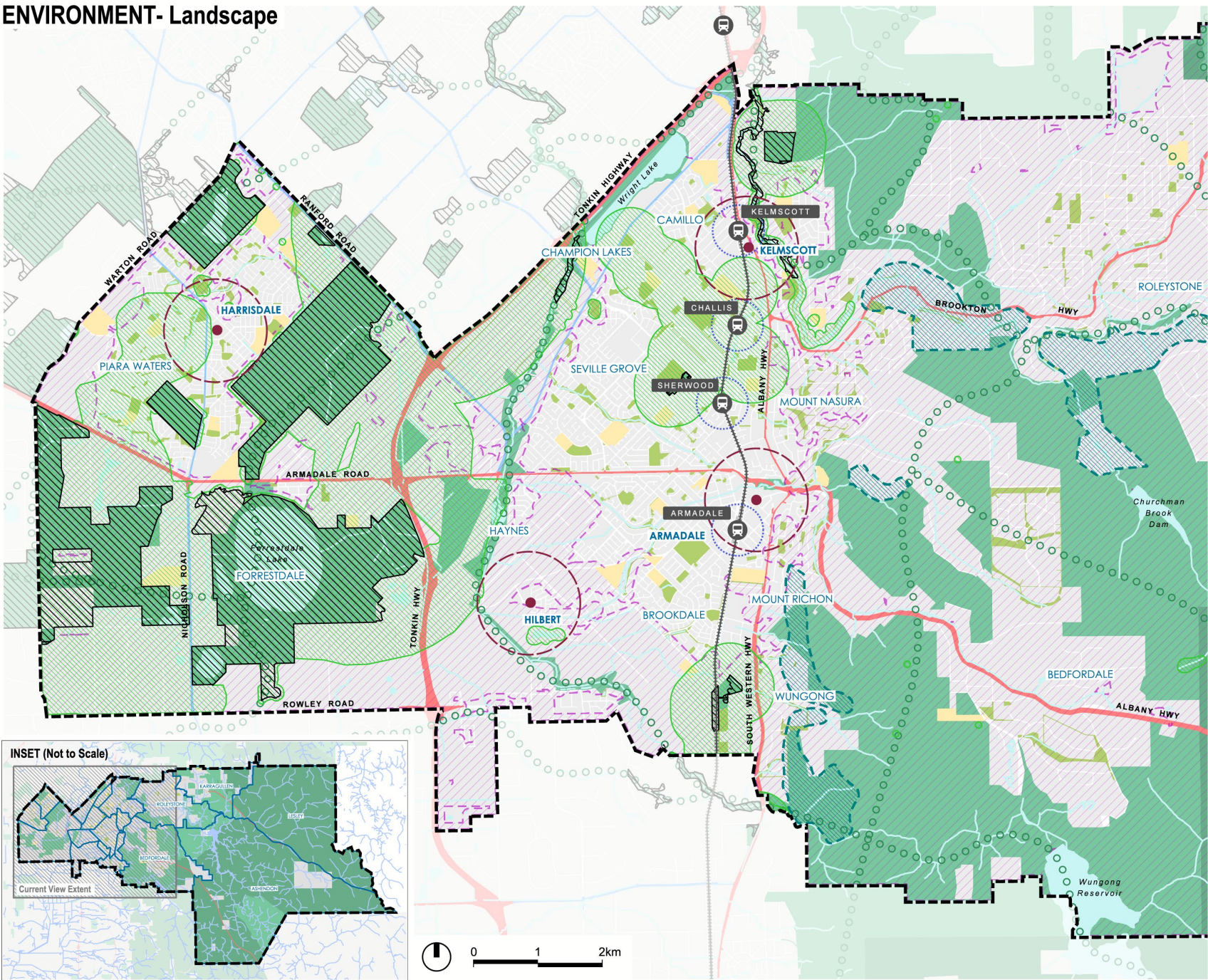
# Economy & Employment

- > LPS will assist **commerce, employment, investment** and **innovation**
- > The City of Armadale has 20,109 local jobs and 40,422 employed residents
- > To cater for the working population, the City of Armadale needs:
  - 15,300 new jobs by 2036
  - To support the primacy of the Armadale City Centre as a Strategic Regional Centre
- > Opportunity for more retail and business services





ENVIRONMENT- Landscape



LEGEND

Boundaries

--- City of Armadale

Community and Urban Growth

Centres, Precincts and Corridors

○ Activity Centre (800m Walkable Catchment)

○ Transit Precinct (400m Walkable Catchment)

■ Planning Areas

■ Outside of Planning Areas

Public Purpose / Community

■ Education / Health

Environment

■ State Forest

■ Regional Open Space

■ Local Open Space

■ Waterways

■ Bush Forever

■ Environmentally Sensitive Areas

■ Prime Landscape Quality

■ Bushfire Prone Areas

○ Ecological Linkages

Infrastructure

Movement

■ Primary Regional Roads

■ Other Regional Roads

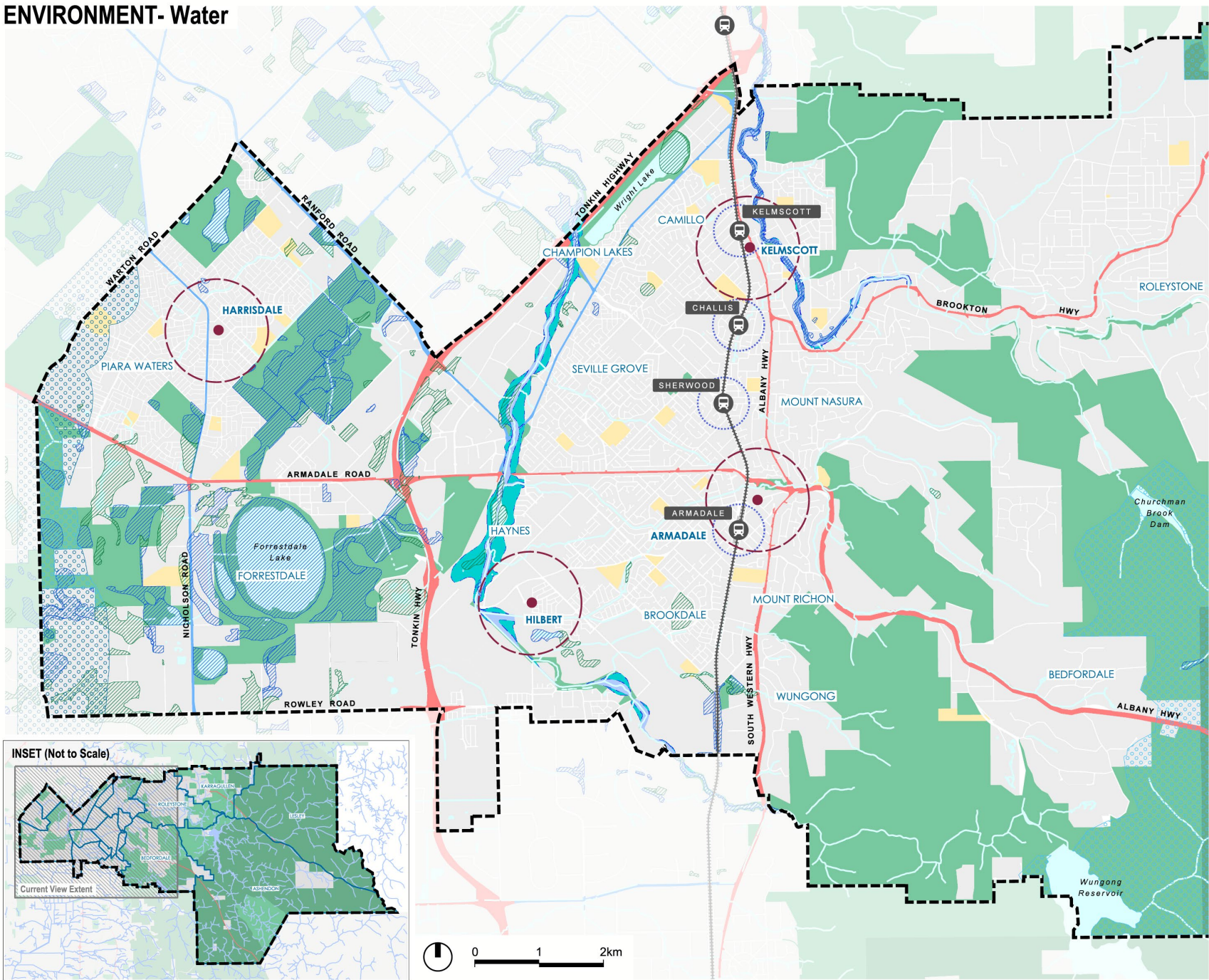
Public Transport

--- Railway Line

○ Railway Station

- State forests and reserves
- Bush Forever Areas
- Environmentally Sensitive Areas
- Ecological Linkages

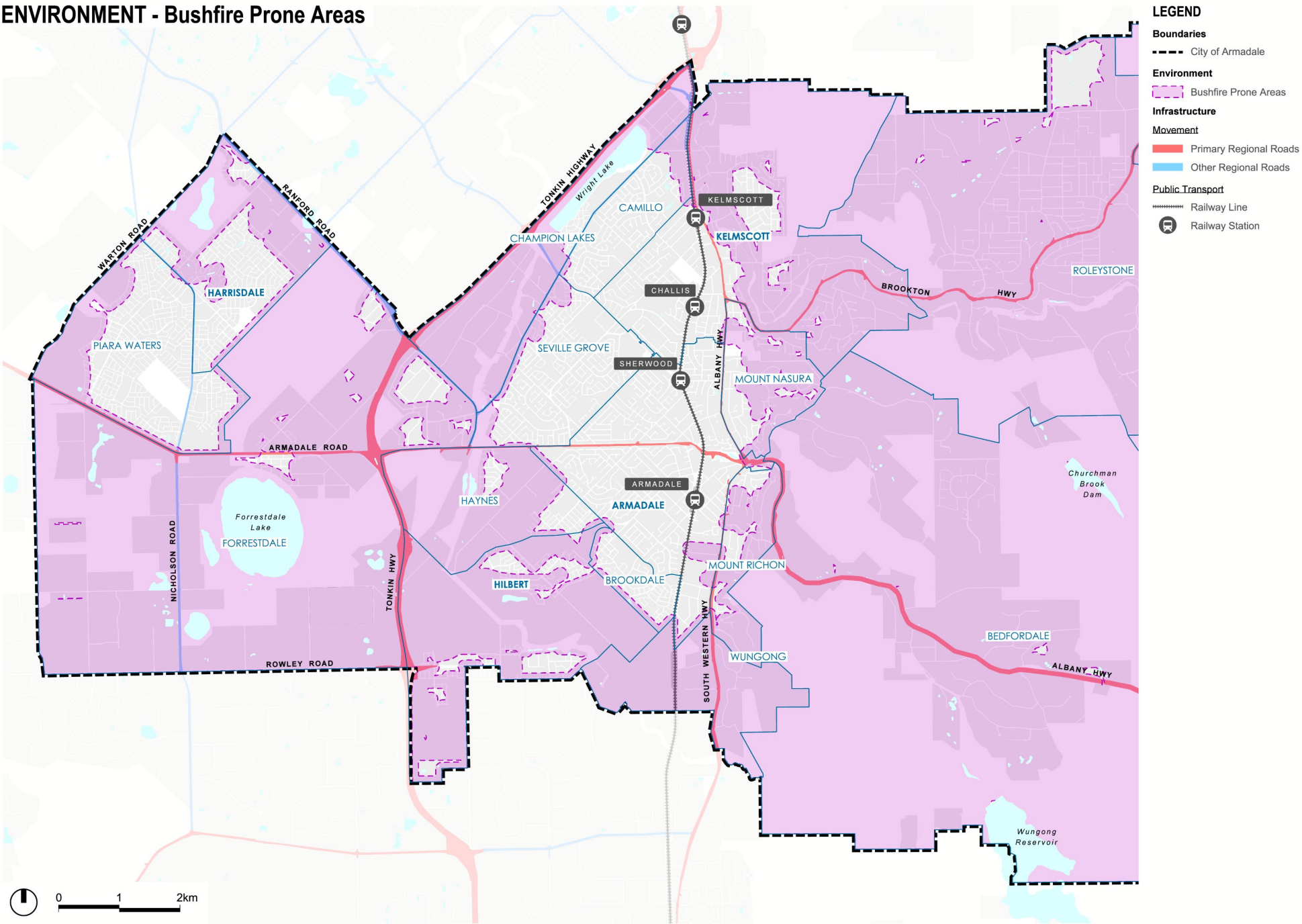




- Waterways
- Flood Prone Areas – Floodway, Flood Fringe
- Conservation Category Wetlands (CCW)
- Resource Enhancement Wetlands (REW)
- Public Drinking Water Priority Protection Areas



ENVIRONMENT - Bushfire Prone Areas





# Environment

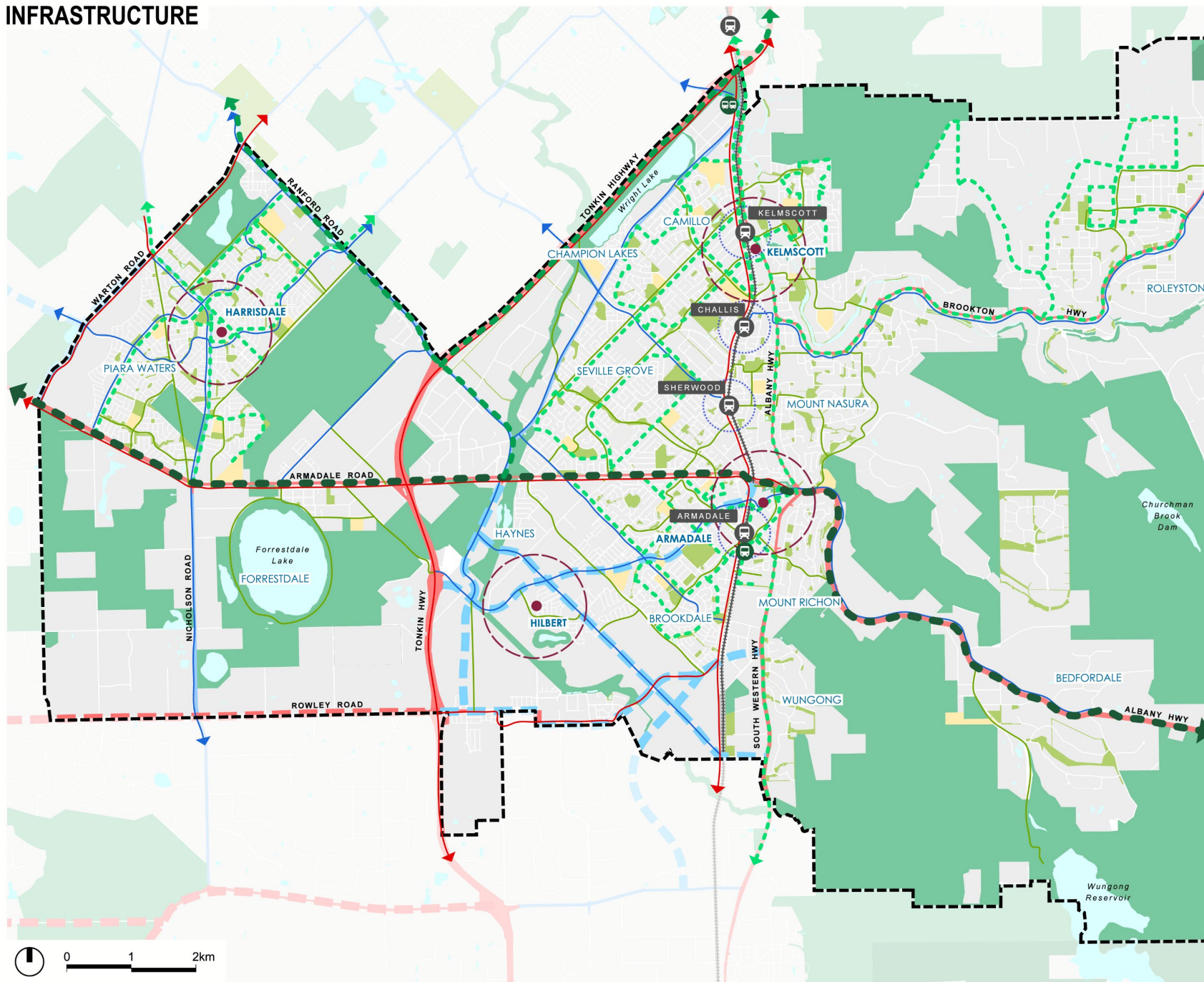


- > LPS will need to ensure we **conserve** and **enhance** our **environment**
- > Opportunities for the Strategy include:
  - Protection against bushfire hazards
  - Facilitation of green corridors and increased urban canopy
  - Protection of bushland and restoration of degraded areas
  - Efficient water use/reuse and recycling initiatives
  - Increased shade opportunities
  - Remediation of contaminated site





# INFRASTRUCTURE



## LEGEND

### Boundaries

--- City of Armadale

### Community and Urban Growth

#### Centres, Precincts and Corridors

Activity Centre (800m Walkable Catchment)

Transit Precinct (400m Walkable Catchment)

Planning Areas

Outside of Planning Areas

### Public Purpose / Community

Education / Health

### Environment

State Forest

Regional Open Space

Local Open Space

Waterways

### Infrastructure

#### Movement

Primary Regional Roads

Other Regional Roads

Proposed Primary Distributor Road

Proposed Integrator Arterial Road

### Public Transport

Railway Line

Railway Station

Bus Interchange

Transport Depot

High Priority Transit Corridor

High Frequency Transit Corridor

Bus Route

### Long Term Cycle Network

Primary Route

Secondary Route

Local Route

- Key movement routes
- Primary Regional Roads
- High Priority Transit Corridors
- Railway Stations
- Bus Interchanges
- Bus Routes
- Long Term Cycle Network



# Infrastructure

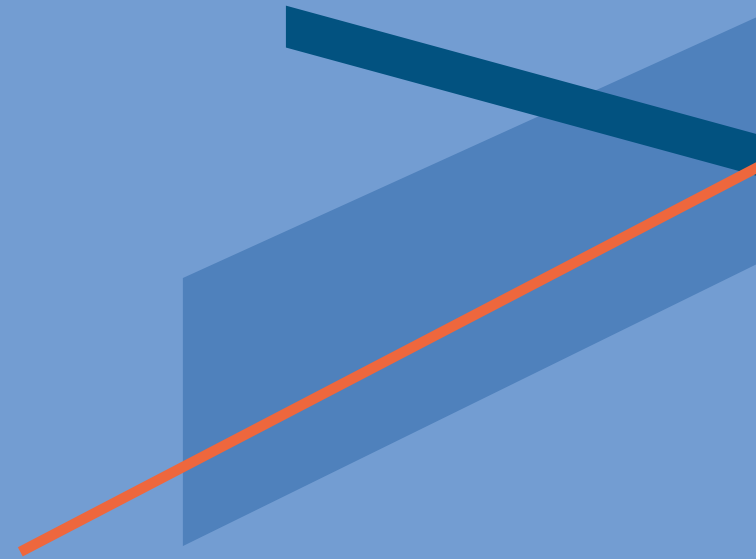


- > LPS will consider provision of **services**, **utilities** and capacity of **transport networks** including public roads, footpaths, cycle paths, public transport
- > Opportunities for the Strategy include:
  - Reduced dependence on private cars with more alternative travel nodes
  - Facilitate development and upgrades to walking and cycle paths
  - Ensuring infrastructure and services have capacity for planned growth





# Community Survey Outcomes



# Community Survey Outcomes

**638**

responses

**95%**

of respondents  
live within the city

**87%**

of respondents have  
lived in the City for more  
than 3 years

**80%**

of respondents  
own property in the City

**11%**

of respondents  
own/operate a business  
in the City

**69%**

of respondents  
work outside the City

# Community Survey Outcomes

Things you liked



A word cloud of survey outcomes. The words are arranged in a cluster, with 'Parks' being the largest and most central. Other words include 'Community', 'Heritage buildings', 'Country feel', 'Connectivity', 'Natural landscape', and 'Trees'. The words are in a dark blue color.

Heritage buildings  
Community  
Country feel  
**Parks**  
Connectivity  
Natural landscape  
**Trees**



# Community Survey Outcomes

Things you would like to be improved

Streetscape & local verge maintenance

**Crime rates**

Maintenance of facilities

**Safety**

Public Transport

# Community Survey Outcomes

Things you would like to be planned for

More housing  
Growth  
Bushfire mitigation  
Population growth  
Crime mitigation  
Reduced traffic  
Need for jobs



# Your Thoughts - Urban Growth and Settlement



- > Recognised need for a **diverse** housing mix & **sustainable** community housing
- > Desire to **maintain rural character** in the hills area and larger block sizes
- > Strong **support** for **single and double storey** homes
- > **Support** for apartments up to **three or five storeys**



# Your Thoughts - Community



- > Desire for **ongoing maintenance** of public parks to increase usability and functionality
- > Preference for **parks** combined with natural areas and bushland, sporting ovals, BBQs and play equipment
- > Recognised value for **shade and shelter** at parks and community facilities





# Your Thoughts - Economy and Employment



- > Majority of respondents **work outside** the City of Armadale
- > Support **activation** of activity centres, mixed business and industrial areas
- > Preference to **shop, dine and socialise** in the **Armadale Town Centre** or major shopping centres
- > **A number** of respondents **operate a business** within the City of Armadale



# Your Thoughts - Environment



- > Strong desire to **prioritise protection** of natural environments including **bushlands, waterways, wetlands** and **local biodiversity**
- > Interest in **increased tree planting** to increase tree canopies, cool urban areas and **enhance amenity**
- > Support for **sustainability** initiatives

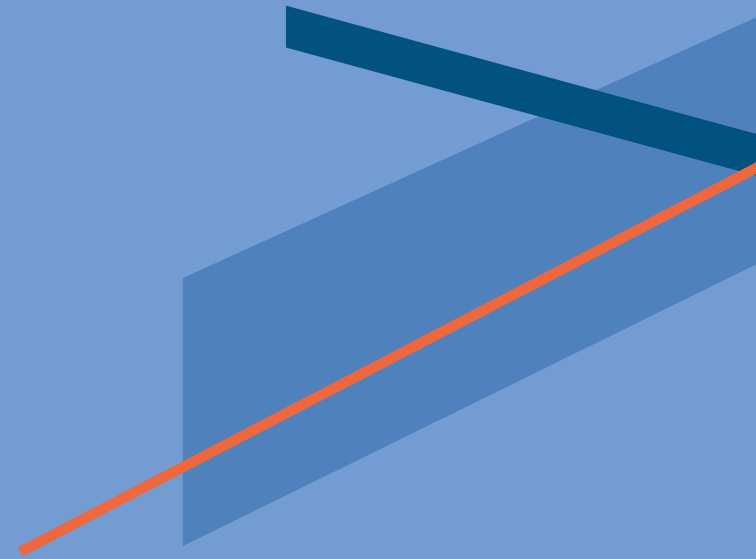


# Your Thoughts - Infrastructure

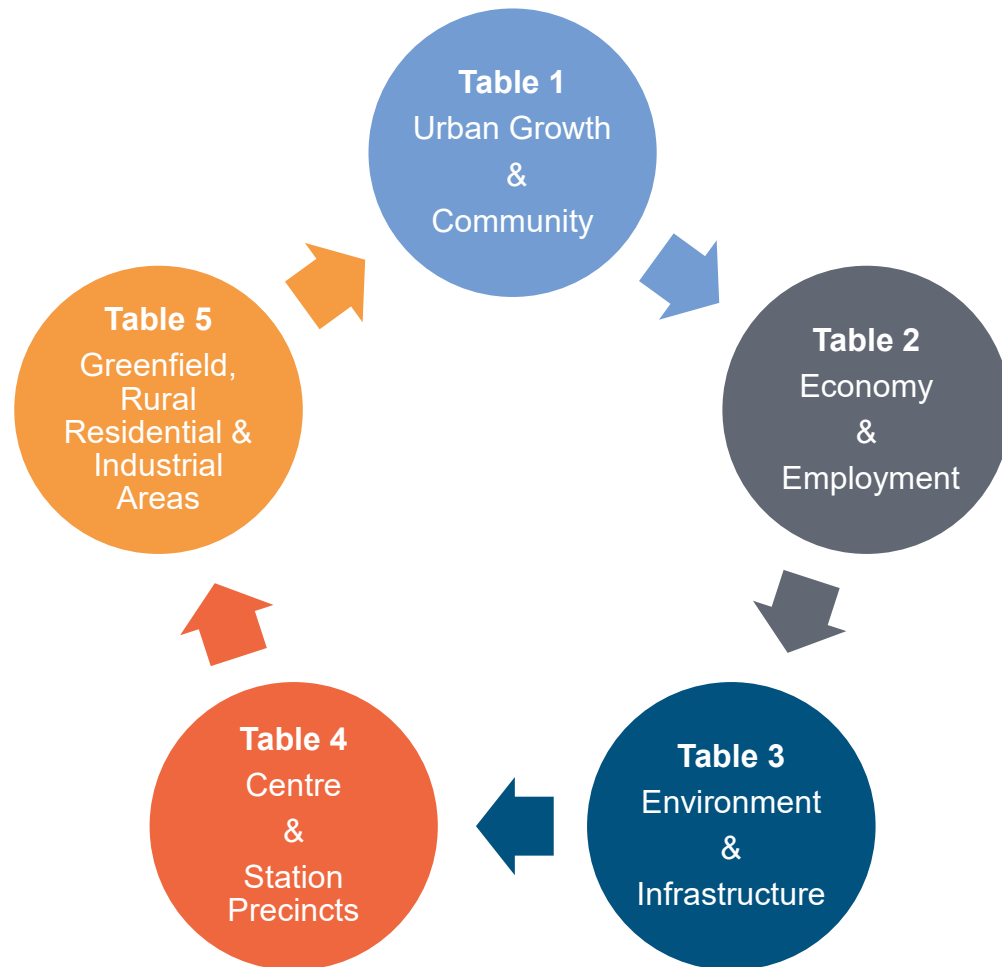


- > **Good car parking** supply within Centres
- > Strong demand for **public transport connections** to local places and Perth CBD
- > Need for **improved safety** of pedestrian network e.g. separation from cars, lighting
- > Desire for increased **shade and shelter** around community facilities
- > Recommended upgrades of cycle and footpaths to **increase connectivity**

# Workshop Activity



# Workshop Activity



## World Café Style Discussion

- Facilitator and scribe designated for each table.
- Five x 15 minute facilitated discussions
- **Planning Themes**
  - **Planning Areas**

|                   |                |
|-------------------|----------------|
| Tables 1, 2 and 3 | Tables 4 and 5 |
|-------------------|----------------|
- Groups to provide feedback from discussions

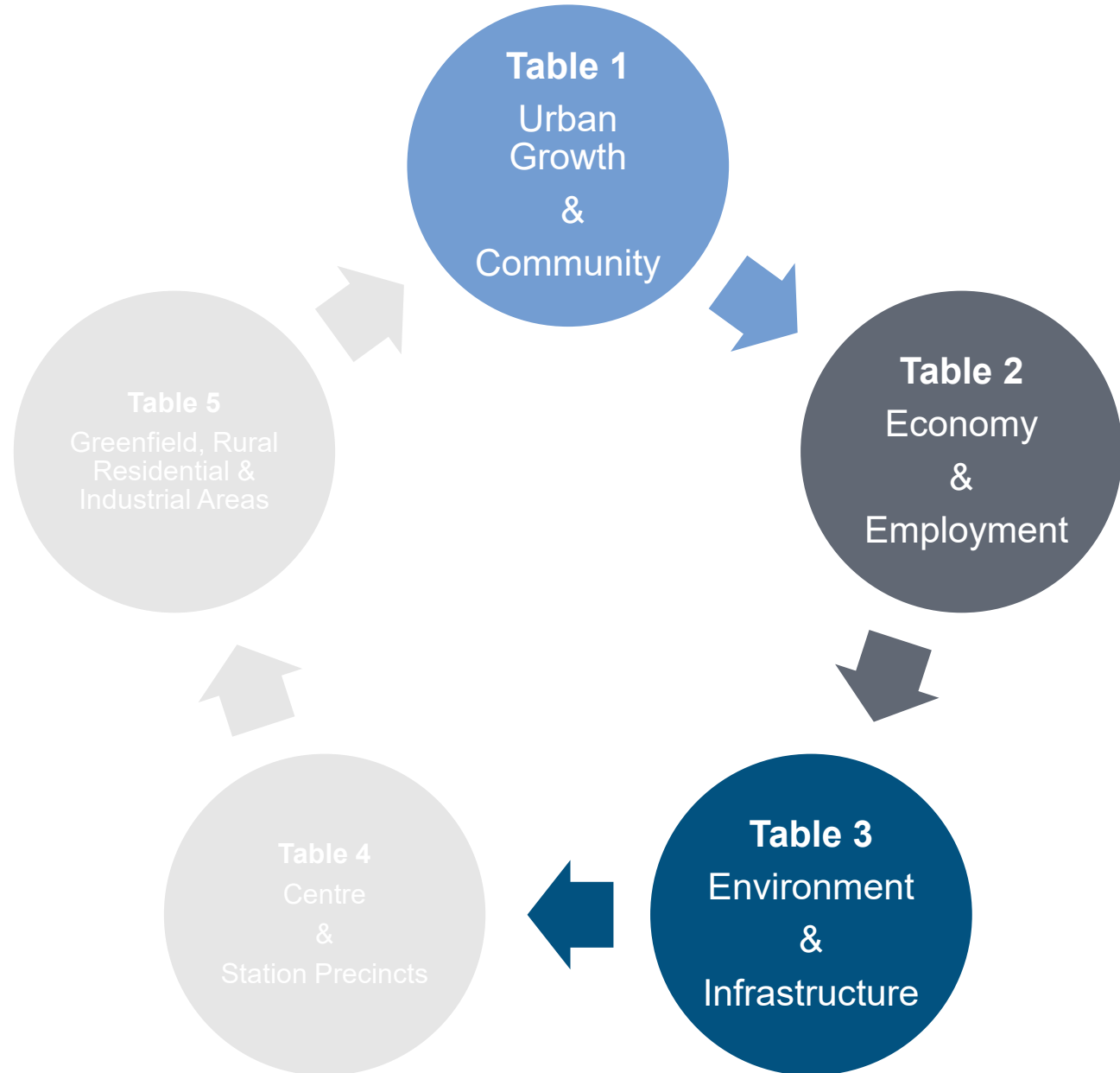


# Workshop Activity

## Planning Themes

For each Planning Theme, we want your thoughts on:

- Theme Plans
- Draft Planning Principles
- Draft Objectives



# Workshop Activity – Urban Growth

We would like you to discuss and comment on the principle, objectives and imagery

- > Planning Principle – The Local Planning Strategy will facilitate the delivery of housing choice and diversity, integrated with well-considered population growth that meets the needs of all ages and households.
- > Objective 1 – Facilitate residential intensity in well connected precincts

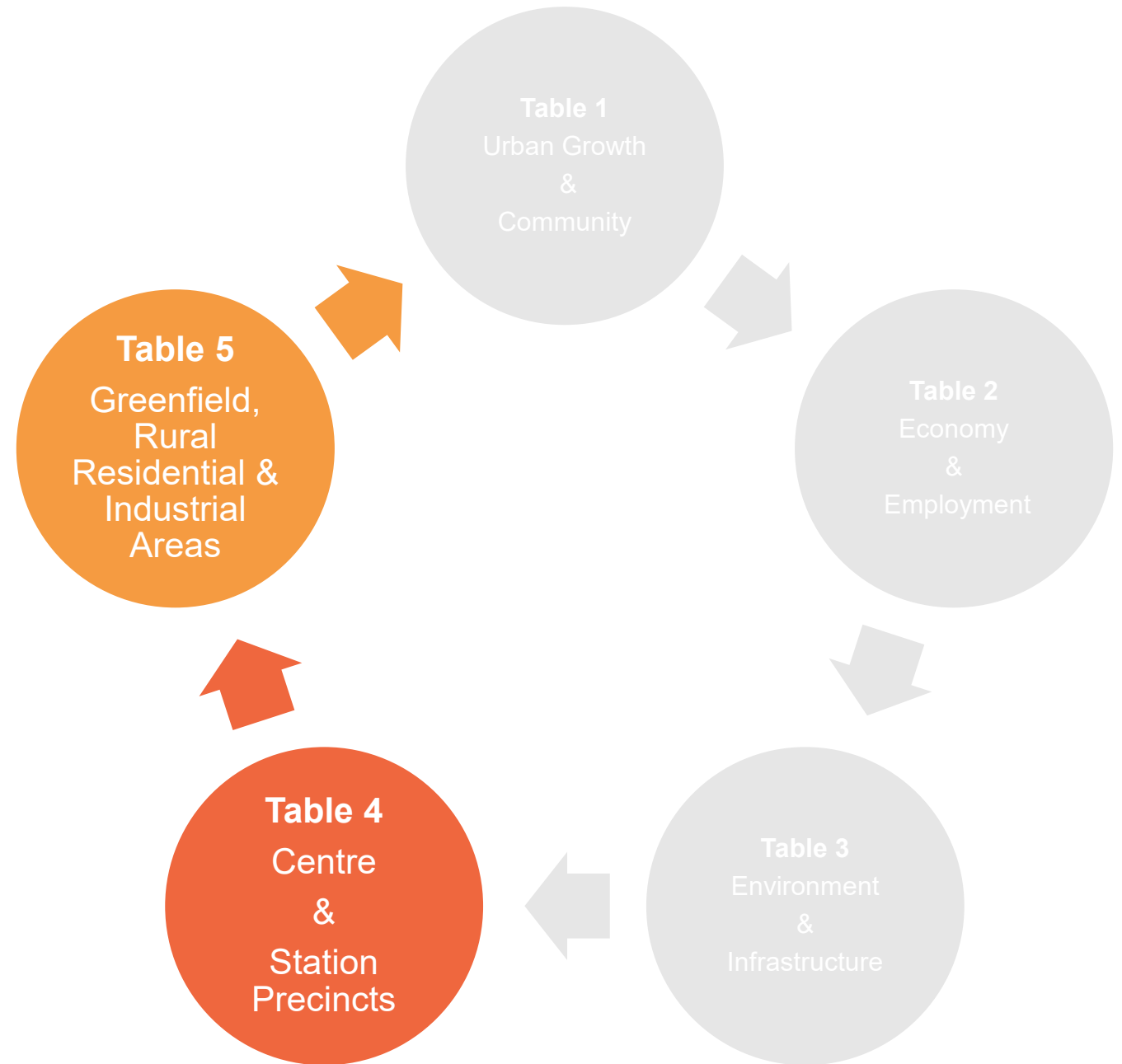


# Workshop Activity

## Planning Areas

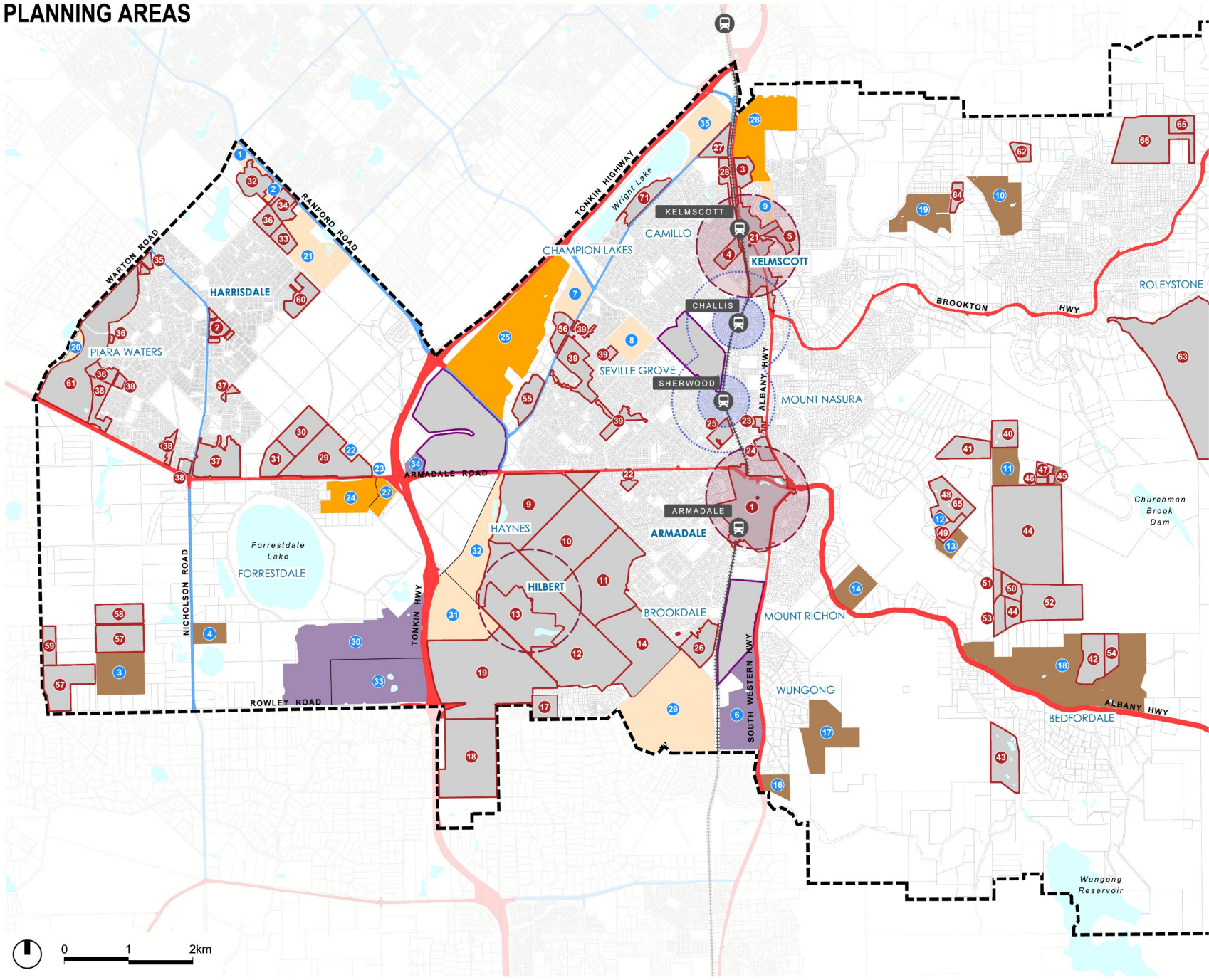
For each Planning Area,  
we want your thoughts on:

- Location of proposed Planning Area
- Preferred land uses
- Character
- Built form typologies
- Ideal streetscapes and public realm





PLANNING AREAS



LEGEND

Boundaries

- City of Armadale
- City of Armadale Structure Plan Areas
- Existing Industrial Areas
- Structure Plan Reference number
- Future Structure Plan Reference number

Community and Urban Growth

Centres, Precincts and Corridors

- Activity Centre (800m Walkable Catchment)
- Transit Precinct (400/800m Walkable Catchment)

Infrastructure

Movement

- Primary Regional Roads
- Other Regional Roads

Public Transport

- Railway Line
- Railway Station

Proposed Planning Areas

- Centre Precincts
- Station Precincts
- Greenfields Suburban
- Rural Residential
- Industrial

Proposed Planning Investigation Areas

- Urban Investigation



# Workshop Exercise – Centre Precinct

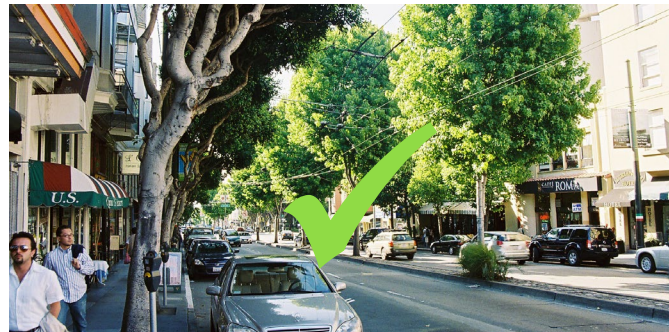
We would like you to discuss and comment on the preferred land use, built form typology, streetscape and public realm imagery

> Land Use: Residential / Business / *Entertainment* / Community / Residential / Other

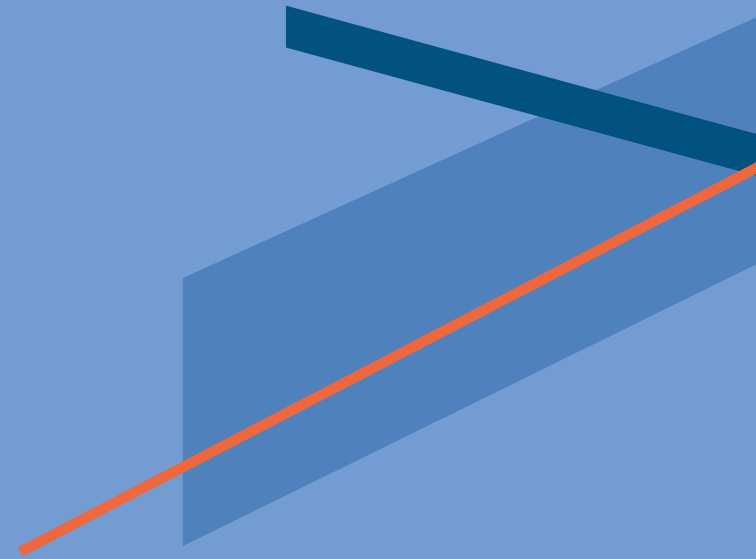
> Built Form Typologies



> Streetscape and Public Realm

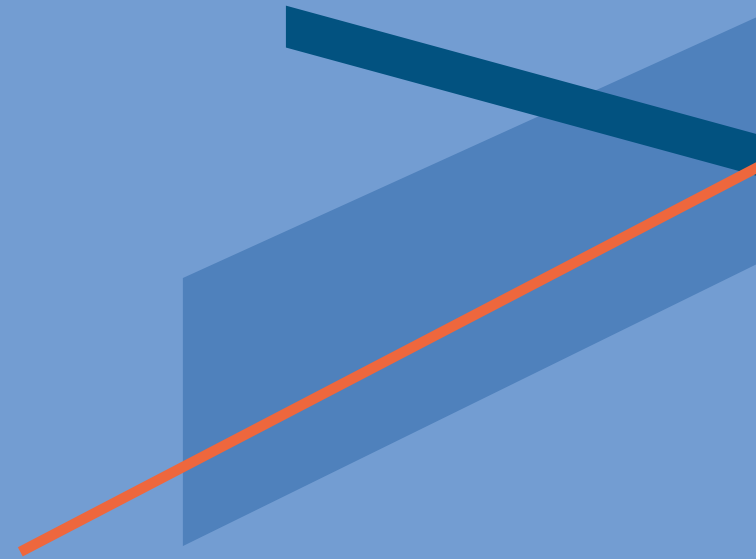


# Activity Session

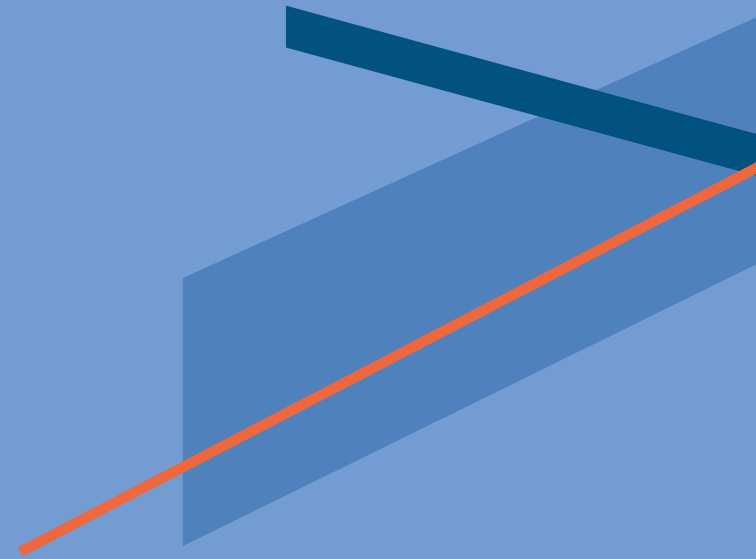




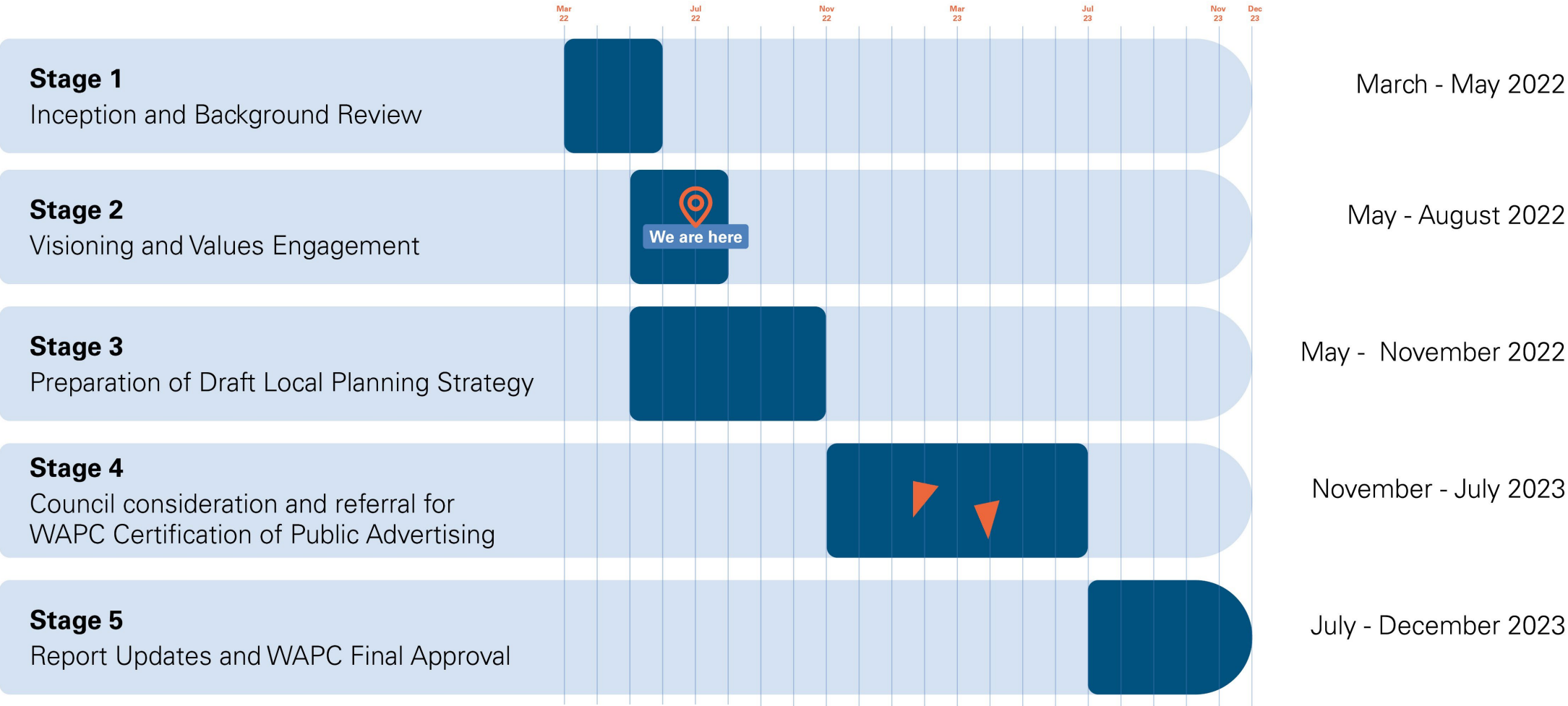
# Activity Feedback Session



# What's next?



# Next Steps



▶ Community Engagement Opportunities



# Contacts for Further Information

- > City of Armadale website: <https://www.armadale.wa.gov.au/>
- > LPS Project Officers: Colin Connor or Dylan Stokes at: [Info@Armadale.wa.gov.au](mailto:Info@Armadale.wa.gov.au)



Thank you



# Appendix E

Copy of the Community Vision Workshop Activity Sheets



Workshop Activity

# Urban Growth and Settlement

## Principle

The Local Planning Strategy will facilitate the delivery of well-considered, integrated population growth that meets the needs of all ages and households and provides housing choice and diversity.

Support

☐

Yes

☐

No

Comment

Objective 1. Facilitate residential intensity in well connected precincts.



Objective 2. Increase diversity of housing choice.



Objective 3. Integrate well activated places.





Workshop Activity

# Community Infrastructure

## Principle

Ensure the provision of high-quality community infrastructure and facilities that are responsive to the changing needs of the community and encourage active lifestyles and community wellbeing.

Support

☐

Yes

☐

No

Comment

Objective 1. Usable and accessible community infrastructure.



Objective 2. Usable, accessible and quality open space and public realm.



Objective 3. Enhanced amenity and liveability of the City.





# Workshop Activity

# Economy and Employment

## Principle

The Local Planning Strategy will promote economic growth and employment opportunities to support a diversity of businesses and services.

Support

☐

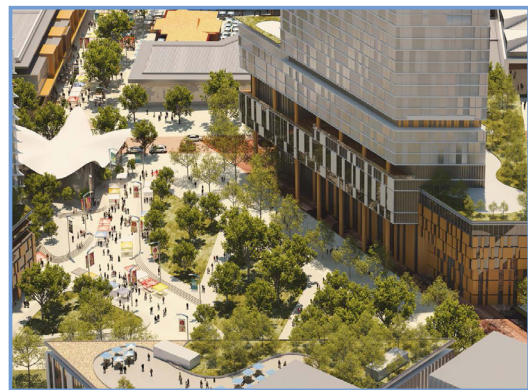
Yes

☐

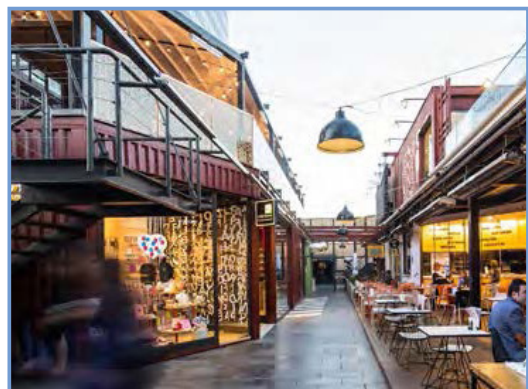
No

Comment

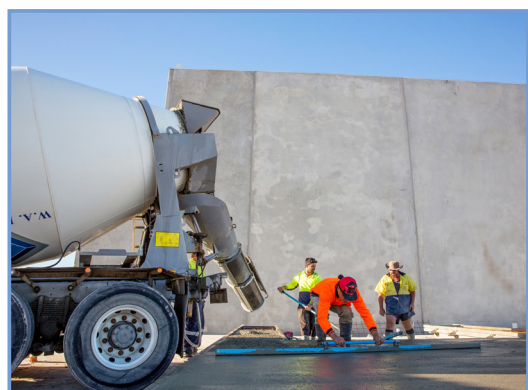
Objective 1. Support business and economic growth in vibrant activity centres, station precincts and industrial and business parks



Objective 2. Encourage business and employment growth, job creation and retention.



Objective 3. Increase the diversity of businesses and services operating throughout the City to reinforce the resilience of the economy.





# Workshop Activity

# Environment

## Principle

The Local Planning Strategy will ensure the conservation and restoration of natural assets and ensure future land use and development does not compromise the environmental integrity of these assets.

Support

☐

Yes

☐

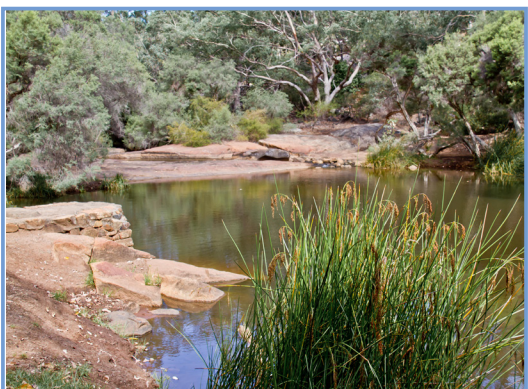
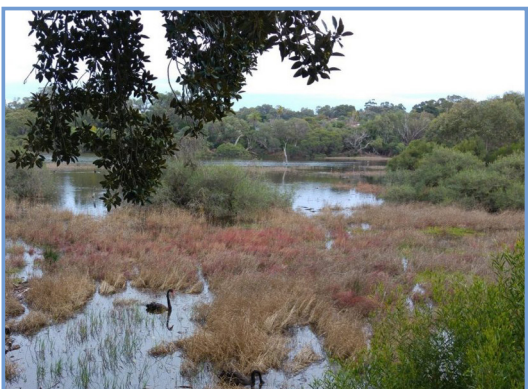
No

Comment

Objective 1. Manage natural assets and minimize land use conflict between new development and key natural assets.



Objective 2. Enhance the landscape, public realm and natural environments.



Objective 3. Support sustainable infrastructure and climate responsive design.





# Workshop Activity

# Infrastructure

## Principle

The Local Planning Strategy will facilitate the delivery of essential utility and transport infrastructure to support sustainable growth.

Support

☐

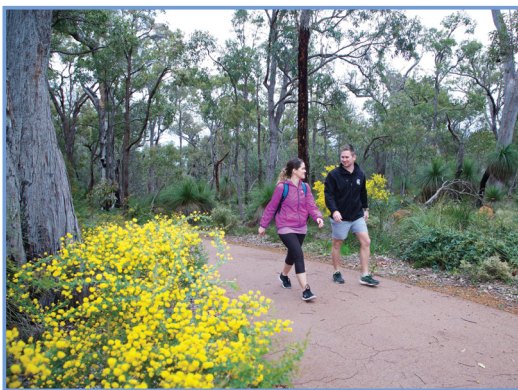
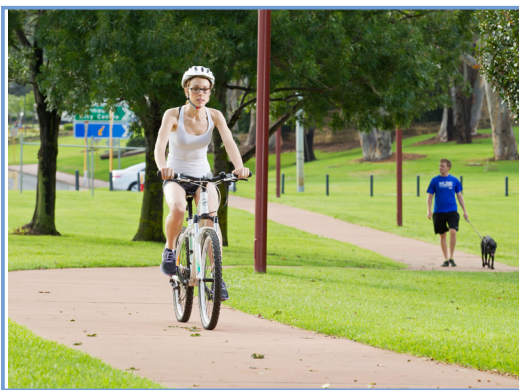
Yes

☐

No

Comment

Objective 1. Diversify travel methods to reduce traffic congestion and improve the health and wellbeing of residents.



Objective 2. Optimise use and effectiveness of the public transport network.



Objective 3. Plan for upgrades to essential service infrastructure to support population and economic growth.





Workshop Activity

# Planning Area - Centre Precincts

**Armadale and Kelmscott Centres**

**Principle:**

Concentrate the most intensive form of future development around Armadale and Kelmscott Activity Centres

Support

☐

Yes

☐

No

Comment

Land Use

- ☐ Retail / Shops
- ☐ Office / Business
- ☐ Entertainment
- ☐ Community
- ☐ Residential

☐ - Low Intensity

☐ - Medium Intensity

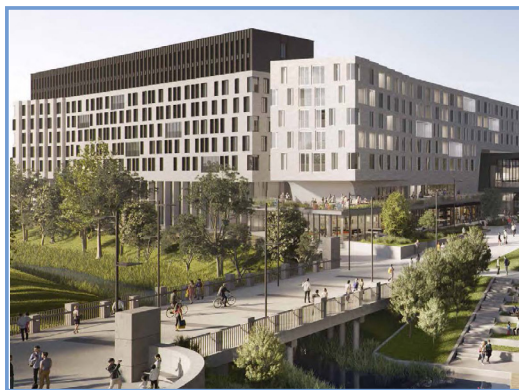
☐ - High Intensity
- ☐ Public Gathering Areas

☐ - Pocket Park

☐ - Plazas

☐ - Squares
- ☐ Other

Builtform Typologies



Streetscapes and Public Realm





Workshop Activity

# Planning Area - Station Precincts

## Sherwood and Challis Station Precincts

**Principle:**  
Development surrounding Sherwood and Challis should be of a medium intensity, complementary to the predominate role of Armadale and Kelmscott

Support

Yes  No

Comment

Land Use

Retail / Shops

Office / Business

Entertainment

Community

Residential

- Low Intensity - Medium Intensity - High Intensity

Public Gathering Areas

- Pocket Park - Plazas - Squares

Other





Workshop Activity

# Planning Area - Greenfields Suburban

**Principle:**  
Promote a mix of housing types in new community and infill areas to cater for a range of demographics and lifestyles, to support existing and planned public transport, with easy and direct access to daily needs by walking or cycling

Support  

☐ Yes ☐ No

Comment

Land Use

☐ Retail / Shops

- ☐ - Small Shopping Malls
- ☐ - 'Main Street' shopping strips
- ☐ - Larger Shopping Centres

☐ Office / Business

☐ Entertainment

- ☐ - Restaurants
- ☐ - Cafes
- ☐ - Tavern

☐ Community

- ☐ - Schools
- ☐ - Community Centre / Hall
- ☐ - Medical

☐ Residential

- ☐ - Family Homes
- ☐ - Duplex / Townhouse
- ☐ - Rowhouses / Terrace
- ☐ - Low-rise Apartments

☐ Public Gathering Areas

- ☐ - Sporting Fields
- ☐ - Neighbourhood Parks
- ☐ - Natural Open Space

☐ Other





Workshop Activity

# Planning Area - Rural Residential

Principle:

Provision of Lifestyle lots in rural and hills/scarp setting, with buildings and streets appropriate for their context

Support

Yes

No

Comment

- Land Use
- Retail / Shops

- Small Shopping Malls

- 'Main Street' shopping strips

- Larger Shopping Centres

Office / Business

Entertainment

- Restaurants

- Cafes

- Tavern

Community

- Schools

- Community Centre / Hall

- Medical

Residential

- Small clustered development

- Family Homes

- Work / Live Lots

- Traditional Rural Lots

Public Gathering Areas

- Sporting Fields

- Natural Open Space

- Walking/Cycling Trails

Other

## Builtform Typologies

## Streetscapes and Public Realm

Table 5

9 of 10



Workshop Activity

# Planning Area - Industrial / Business Park

**Principle:**

Places for business that present neatly to the street and provide amenity for people working and visiting

Support

☐

Yes

☐

No

Comment

Land Use

- ☐ Light Industrial
- ☐ General Industrial
- ☐ Service Commercial
- ☐ Office
- ☐ Warehouse
- ☐ Lunch Bar

Builtform Typologies



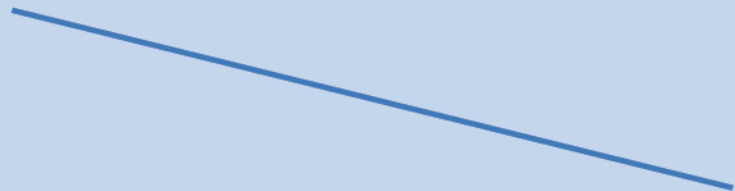
Streetscapes and Public Realm





# Appendix F

Copy of Community Open Day Posters & Feedback Forms





CITY OF ARMADALE  
LOCAL PLANNING STRATEGY

## The Project

Taylor Burrell Barnett, Urbaqua and Stantec have been engaged by the City of Armadale to prepare a Local Planning Strategy to guide future growth and development within the City for the next 20 years and beyond. Everyone involved with the City of Armadale is invited to have a say to help inform and shape the City's future.

## PURPOSE OF OPEN DAY

1

To provide an overview of the outcomes of the community engagement process

2

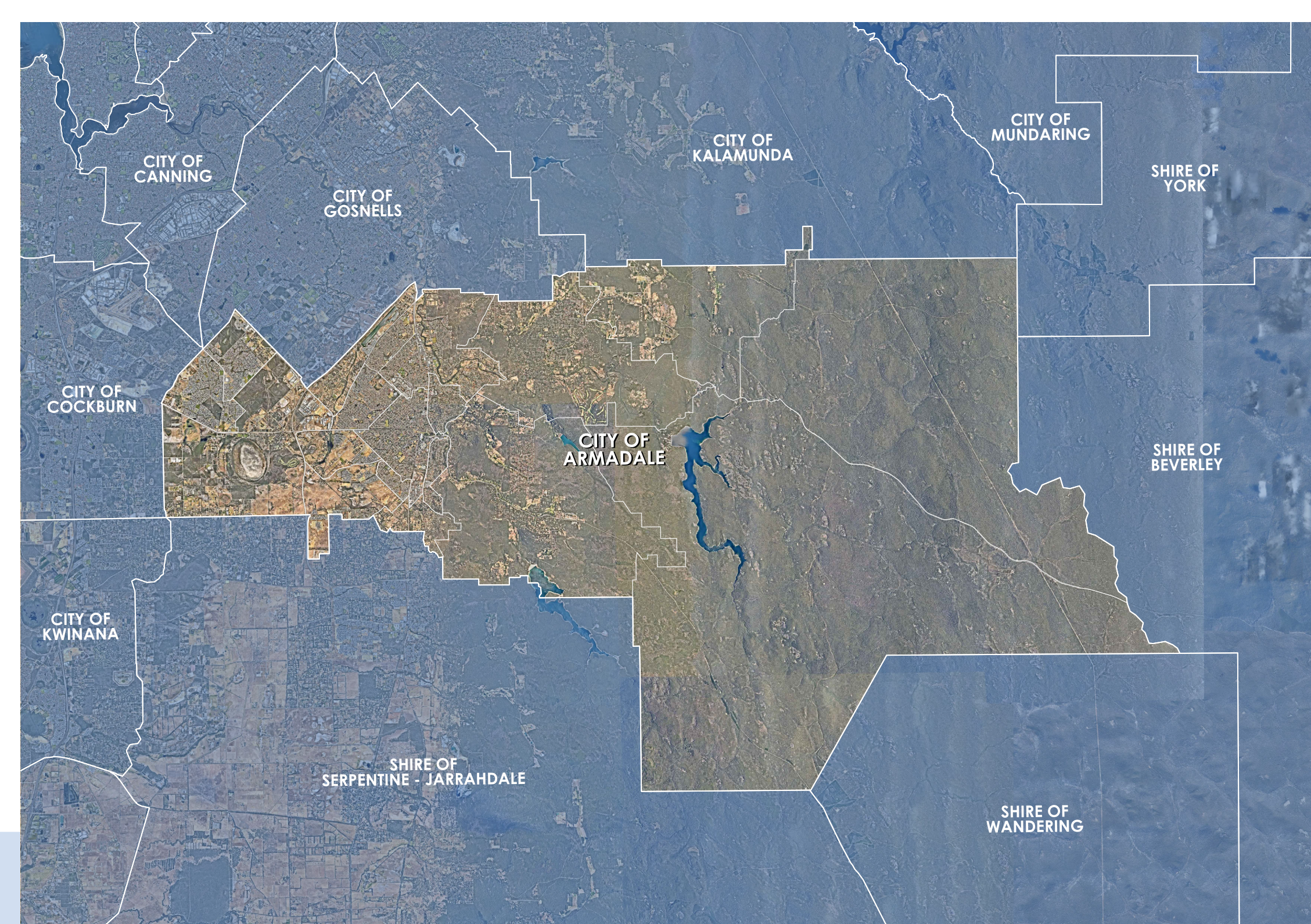
To collaborate and confirm the community values and vision

3

To review, confirm and add to the Planning Theme issues and opportunities mapping

4

To collaborate and confirm the draft principles and objectives to guide future development



City of Armadale municipal boundary

What is a  
Local Planning Strategy?

A Local Planning Strategy is a framework for land use planning that enables the City to plan for future growth of the region. A Local Planning Strategy:

- Sets out the City's long-term planning directions for the next 10 - 20 years
- Applies any relevant State or Regional Planning Policies
- Provides rationale for the zoning and classifications of land

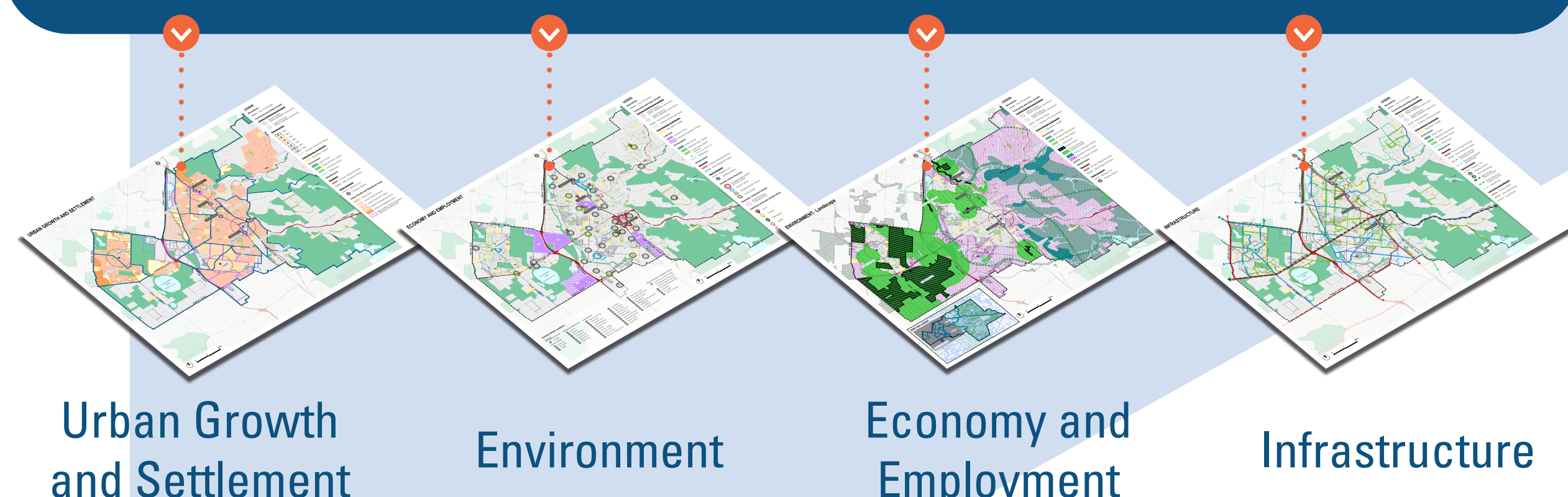
A Local Planning Strategy is prepared in accordance with the Western Australian Planning Commission Guidelines 2021

Why do we need a  
Local Planning Strategy?

The City's current Local Planning Strategy was adopted in 2016, and while it remains mostly valid, a review undertaken by the City in 2021 identified that a new Local Planning Strategy is required to address current community values and visions and changes that have occurred to State planning frameworks. A new Local Planning Strategy will in turn inform the preparation of a new Town Planning Scheme No.5 for the City and satisfy the City's obligations under Planning legislation.

Have your say on...

## PLANNING THEMES

Urban Growth  
and Settlement

Environment

Economy and  
Employment

Infrastructure

PLANNING  
PRINCIPLES

to guide planning themes

PLANNING  
OBJECTIVES

to achieve planning principles

March - May 2022

## Stage 1

Inception and  
background review

May - Sept 2022

## Stage 2

Community  
Engagement

May - Nov 2022

## Stage 3

Preparation of draft  
Local Planning Strategy

Nov 2022 - Jul 2023

## Stage 4

Council consent to  
Public Advertising

Jul - Dec 2023

## Stage 5

Council and  
WAPC final approval

WE ARE HERE

HAVE  
YOUR  
SAY

Community input is a vital component in the development of the Local Planning Strategy. The City will be seeking the community's views on a range of key planning issues including: housing, employment and economic development, heritage and the environment.

Provide your input by scanning the QR Code to complete an online Feedback Form or complete the Open Day Feedback Comment Form here. Alternatively, the Posters and the Feedback Form are available on the public notice section of the City's website.

Completed feedback forms should be emailed to [ips@armadale.wa.gov.au](mailto:ips@armadale.wa.gov.au) by Friday 23rd September 2022.

Scan me to  
provide your  
feedback



CITY OF ARMADALE  
LOCAL PLANNING STRATEGYCommunity  
Engagement  
Outcomes

It is vital that the City of Armadale Local Planning Strategy reflects the vision and values of the broader Armadale community. Community engagement to date has allowed for the preliminary identification of issues, opportunities, areas of specific interest and the establishment of the key vision and values of the community.

## ENGAGEMENT OVERVIEW

Community  
Survey  
26 May – 16 June

Vision  
Workshops  
13, 14, 21 and 26 July

Community Open Days  
Community Feedback  
September 2022

Community Open Days  
Public submission on  
Draft Local Planning Strategy  
To be confirmed

WE ARE HERE

## COMMUNITY SURVEY OVERVIEW

- Purpose: to understand how local residents, business operators and landowners view and use the City and its facilities, including what they may value and visions they may have for the future
- 638 responses received

## VISION WORKSHOP OVERVIEW

- Four Vision workshops at various city venues
- Purpose: to establish the key values of the community and to test draft 'Principles' and 'Objectives' based on the key planning themes of Urban Growth and Settlement, Economy and Employment, Environment and Infrastructure.
- 51 community participants

Things you liked... ✓

Heritage Buildings **Parks** Country feel  
Connectivity **Community**  
**Natural landscapes** **Trees**

Things you would like improved... ✓

Streetscapes, local parks  
& verge maintenance **Safety** Crime rates  
**Public Transport** Maintenance of  
community facilities

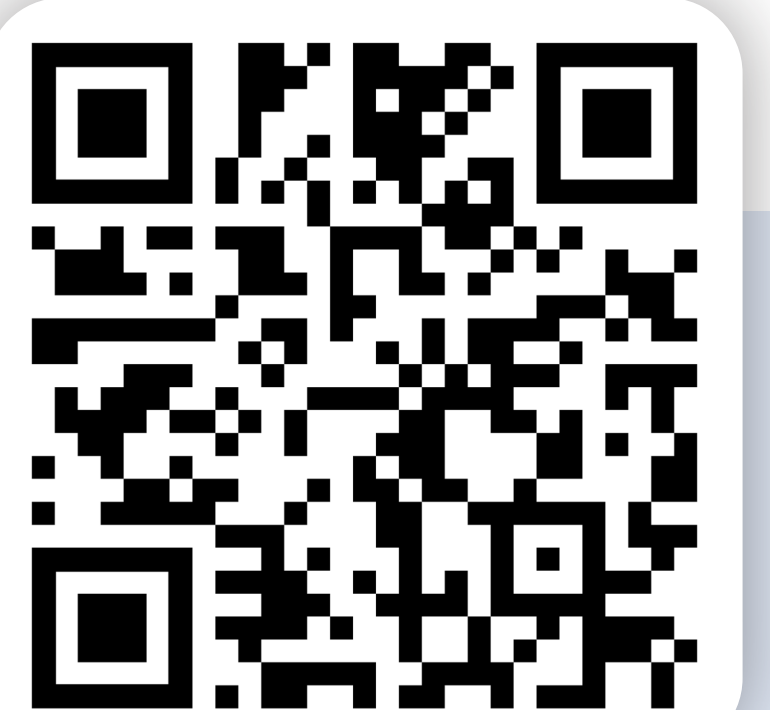
Things you would like to be planned for... ✓

Bushfire safety **Growth** Crime mitigation  
More housing Population growth  
More employment **Pedestrian and**  
opportunities **cycle network**



HAVE YOUR SAY

Scan me to provide your feedback





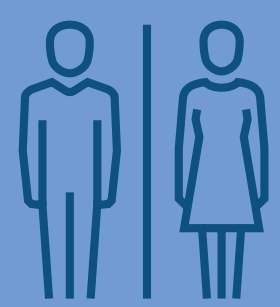
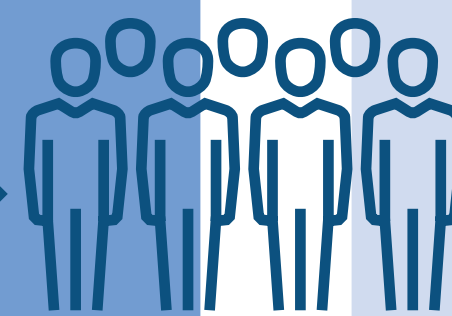
CITY OF ARMADALE  
LOCAL PLANNING STRATEGYUrban Growth  
and Settlement

This theme addresses the needs of existing and future communities through the provision of suitably zoned and serviced land for housing, open space and community facilities. It outlines how the City intends to respond to the forecast population changes; anticipated housing needs along with demand for education, health and community facilities.

## HOUSING &amp; POPULATION GROWTH

2021

2050 (anticipated)

94,184  
persons64,392  
additional residents36,279  
dwellings39,850  
additional dwellingsAS THE POPULATION GROWS AND CHANGES  
WE WILL NEED TO PROVIDE

Additional housing,  
education, employment,  
community and  
recreation facilities

**39,850**  
Additional new  
dwellings by 2050



Housing diversity to  
accommodate changes  
in household size and  
diverse housing needs

Housing intensification  
around major  
transport nodes  
and centres

Community Survey Outcomes

- High demand for single or double storey homes
- Strong support for retirement villages
- Limited support for apartments above five storeys
- Support for a combination of subdivision and a mix of medium/high density housing types around centralised locations

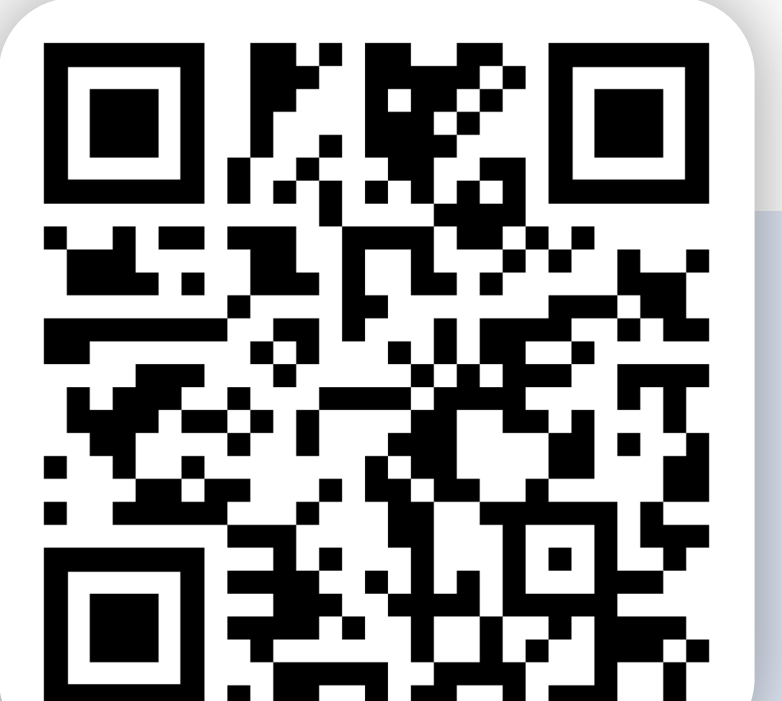
Community Workshop Outcomes

- Consolidate urban form near key public transport nodes
- Encourage alfresco dining along streets in activity centres
- Protect semi-rural areas and hills orchard areas
- Increase nature and street trees to offset increased densities
- Enhance streetscape presentation and articulation
- Consider crime prevention through environmental design



HAVE YOUR SAY

Scan me to provide your feedback





CITY OF ARMADALE  
LOCAL PLANNING STRATEGYUrban Growth  
and Settlement

## PLANNING PRINCIPLES

Urban Growth and Settlement

The Local Planning Strategy will facilitate the delivery of well-considered, integrated population growth that meets the needs of all ages and households and provides housing choice and diversity.

Community Infrastructure

The Local Planning Strategy will ensure the provision of high-quality community infrastructure and facilities that are responsive to the changing needs of the community and encourage active lifestyles and community wellbeing.

## PLANNING OBJECTIVES

Urban Growth and Settlement

- Facilitate residential intensity in well-served precincts
- Increase diversity of housing choices
- Increase social activation of places

Community Infrastructure

- Improve usability and accessibility of community infrastructure
- Improve usable, accessible and quality open space and public spaces and streets
- Enhance amenity and liveability of the City

## LEGEND

## Boundaries

--- City of Armadale

## Community and Urban Growth

Centres, Precincts and Corridors

- Activity Centre (800m Walkable Catchment)
- Transit Precinct (400m Walkable Catchment)

## Public Purpose / Community

Education / Health

## Environment

- State Forest
- Regional Open Space
- Local Open Space
- Waterways

## Infrastructure

## Movement

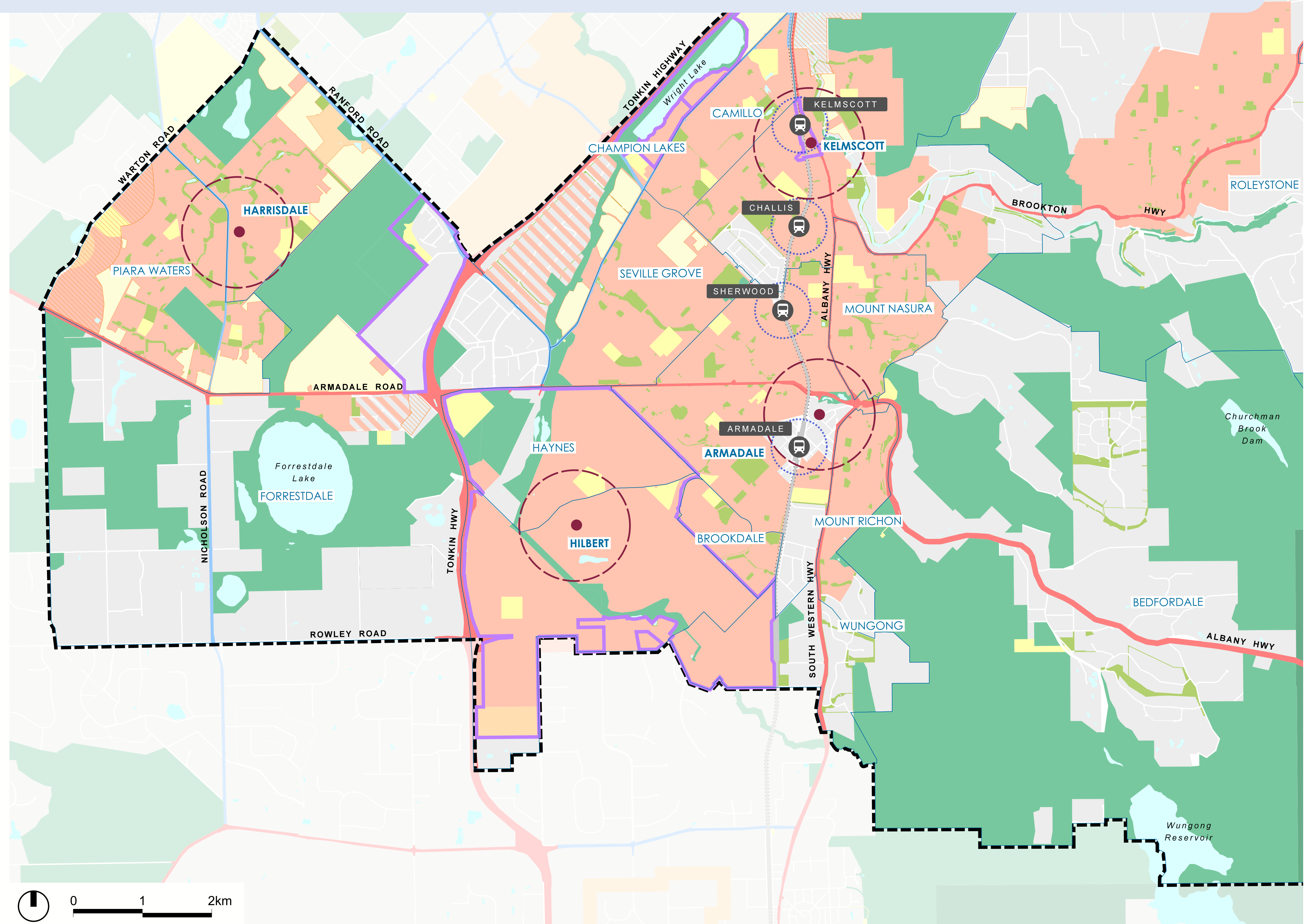
- Primary Regional Roads
- Other Regional Roads

## Public Transport

- Railway Line
- Railway Station

## Urban Growth and Settlement Areas

- City Centre Zone
- Urban Zone - Planned
- Urban Deferred Zone
- Urban Expansion Area
- Development Area - Subject to Structure Plan
- Urban Investigation Area
- DevelopmentWA - Redevelopment Area



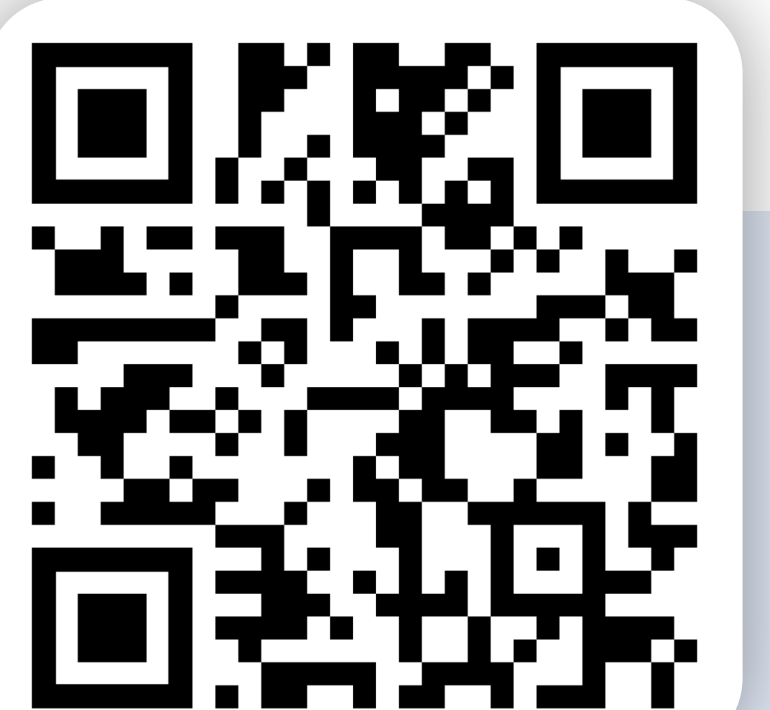
Urban Growth & Settlement -  
Issues and Opportunities

This plan illustrates a summary of the Urban Growth and Settlement issues and opportunities that were presented to the community at the vision workshops



HAVE YOUR SAY

Scan me to provide your feedback





CITY OF ARMADALE  
LOCAL PLANNING STRATEGY

## Environment

This theme seeks to ensure the local planning strategy conserve's the City's natural assets through appropriately located and sustainable development. The Strategy will look to protect and conserve natural resources, recognise regionally significant natural areas, ecological linkages and avoid facilitating development that may result in unacceptable environmental damage. Consideration will also be given to the suitability of land use and development within areas containing environmental values, and where appropriate consider the need, or otherwise, for interface arrangements and the use of buffers.

## ENVIRONMENTAL ASSETS INCLUDING

VEGETATED NATURAL AREAS  
COVER 76%, INCLUDING:**State Forrest,  
Conservation Estates  
and Regional Parks**

**44 bushland reserves**  
for their conservation values,  
totalling approximately  
1,000 hectares

**Home to 24 species**  
of threatened flora and  
includes 163 hectares of the  
Forrestdale Complex  
vegetation community

**Other significant features:** Bush Forever sites, Conservation Category Wetlands, Registered Indigenous sites and valued wildlife and habitat and ecological linkages.

**Canning and  
Wungong Rivers**

These river systems are  
crucial to the biodiversity of  
the City, the Swan and  
Canning River systems

**Internationally significant  
RAMSAR wetland site,**

Forrestdale Lake is home to  
four known species of Declared  
Rare Flora, threatened species  
and community and migratory  
water birds

## AS THE POPULATION GROWS AND CHANGES

Pressures from development associated with population growth and increasing visitation may put pressure on environmental assets in reserved areas and on private land located in urban precincts.

In addition, global climatic changes have the potential to impact the natural environment and require greater consideration and response.

Community Survey Outcomes

- Protection of the natural environment identified as the key matter to be prioritised by the City
- Climate change and sustainability, bushfire hazards and water quality identified as equally important issues
- Shade, shelter, and proximity to public parks are highly valued by the community
- Majority of respondents use public parks and community facilities regularly

Community Workshop Outcomes

- Reduce clearing of trees and retain natural vegetation
- Introduce more landscaping in road reserves and verges
- Provide pedestrian and cycle paths around natural assets
- Provide BBQ facilities, shade and community infrastructure in natural areas
- Consider tourism opportunities for the city's natural assets
- Support sustainable development, including solar, and increase availability of electric vehicle charging stations



HAVE YOUR SAY

Scan me to provide your feedback





# CITY OF ARMADALE LOCAL PLANNING STRATEGY

# Environment

## PLANNING PRINCIPLES

The Local Planning Strategy will facilitate the conservation and restoration of important natural environmental assets and ensure future land use and development does not compromise the environmental integrity of these assets.

## PLANNING OBJECTIVES

- Manage natural assets and minimize land use conflict between new development and key natural assets
- Enhance the landscape, public spaces, streets and natural environments
- Support sustainable infrastructure and climate responsive design
- Maintain usability and accessibility for residents and visitors to key natural assets
- Facilitate sustainable development including tourism opportunities within and adjacent to key natural assets

### LEGEND

#### Boundaries

--- City of Armadale

#### Community and Urban Growth

##### Centres, Precincts and Corridors

Activity Centre (800m Walkable Catchment)

Transit Precinct (400m Walkable Catchment)

Planning Areas

Outside of Planning Areas

#### Public Purpose / Community

Education / Health

#### Environment

State Forest

Regional Open Space

Local Open Space

Waterways

Bush Forever

Environmentally Sensitive Areas

Prime Landscape Quality

Bushfire Prone Areas

Ecological Linkages

#### Infrastructure

##### Movement

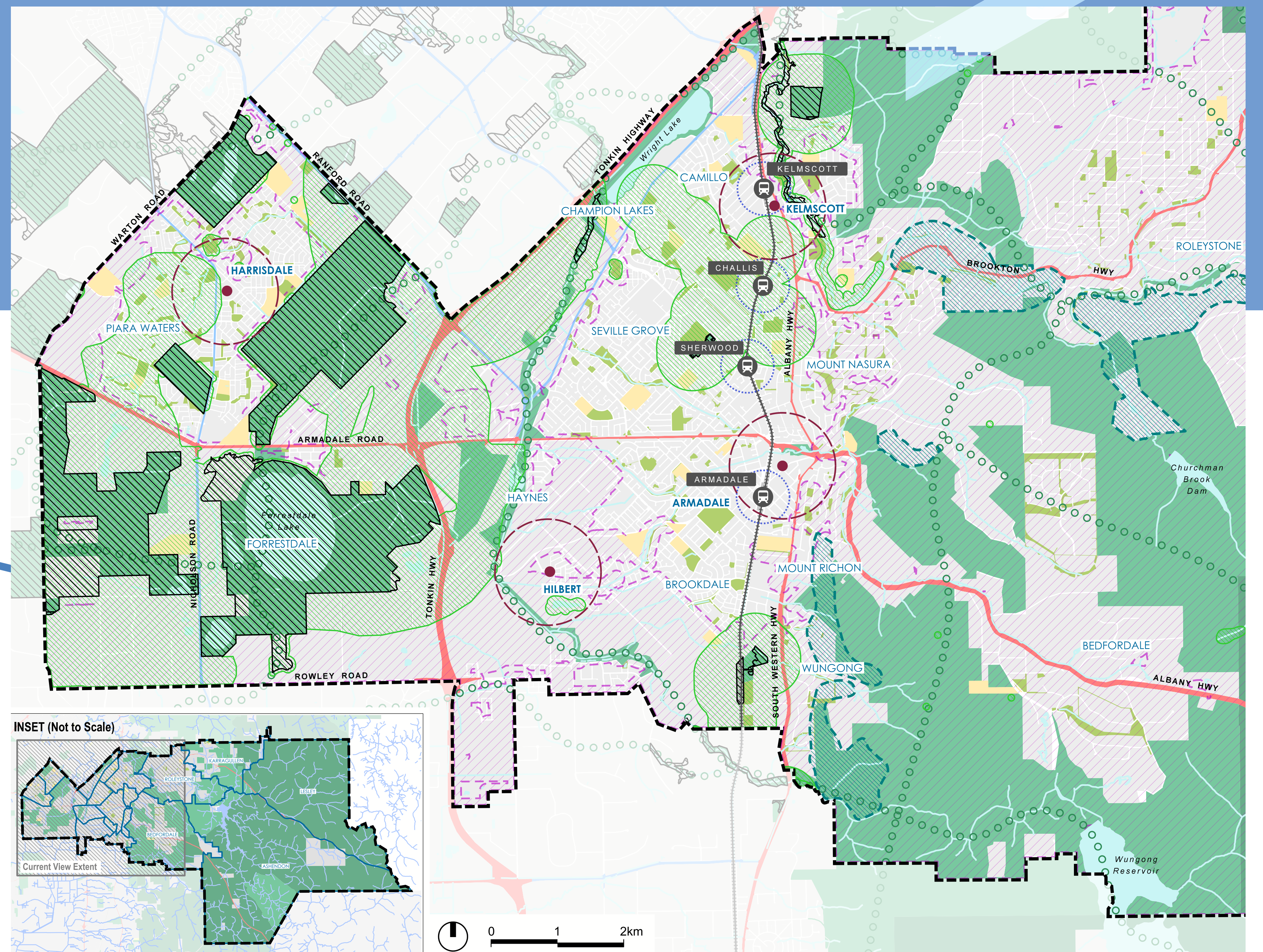
Primary Regional Roads

Other Regional Roads

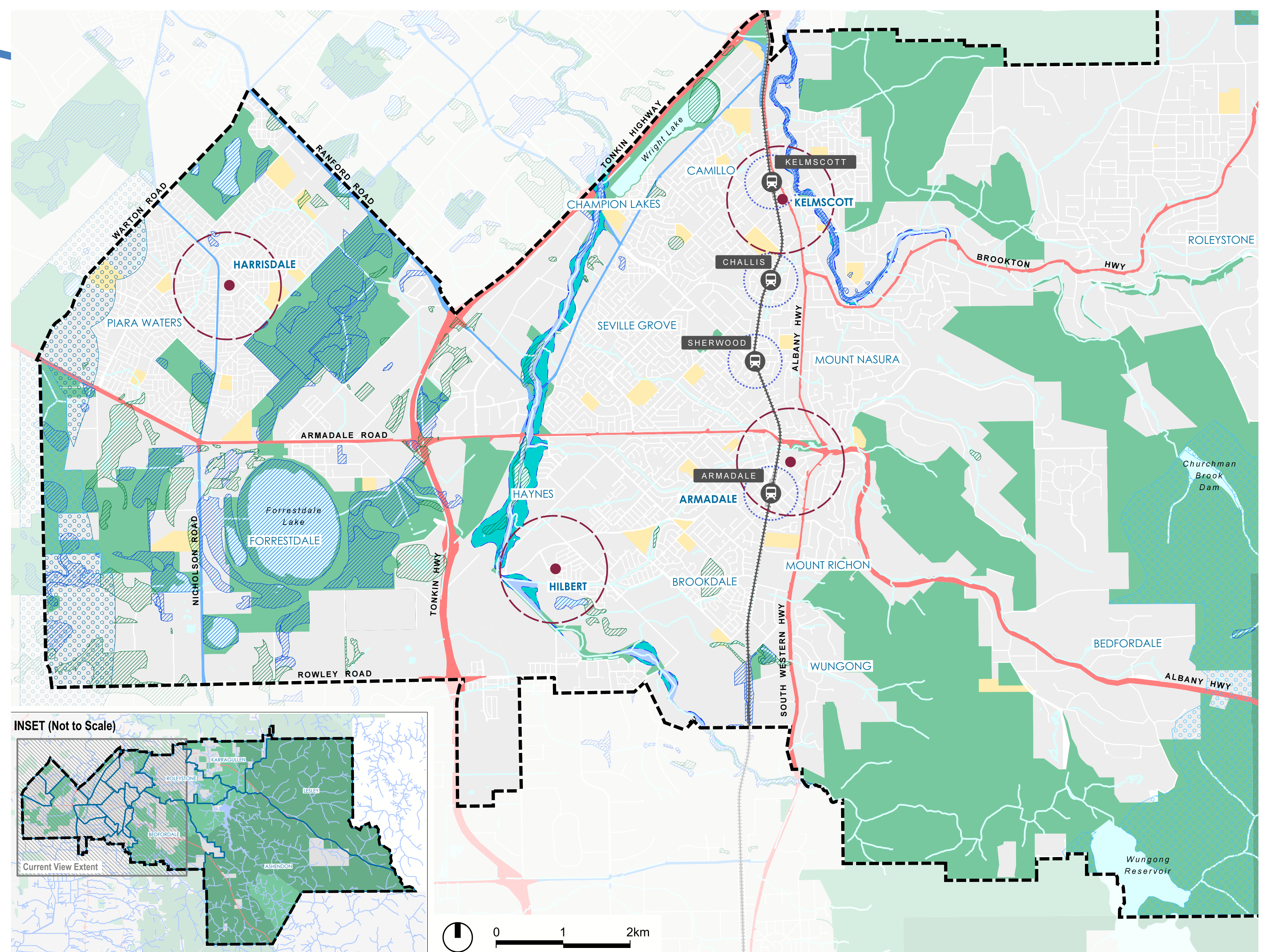
##### Public Transport

Railway Line

Railway Station



Environment (Landscape) - Issues and Opportunities



Environment (Water) - Issues and Opportunities

These plans illustrate a summary of the Environmental issues and opportunities that were presented to the community at the vision workshops



HAVE YOUR SAY

Scan me to provide your feedback





CITY OF ARMADALE  
LOCAL PLANNING STRATEGYEconomy and  
Employment

The economy theme seeks to ensure that a local planning strategy facilitates commerce, investment, innovation, employment and community betterment. The local planning strategy will provide for suitably zoned and serviced land for business, employment and productive activities.

## EMPLOYMENT &amp; JOB STATISTICS

Residents generally make up  
**24%**  
of the  
local workforce



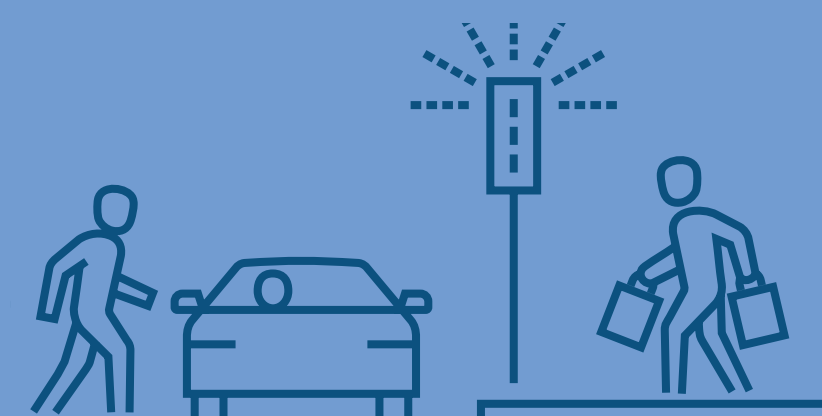
City of Armadale has  
20,109 local jobs and  
**40,422**  
**employed**  
residents (49.7%)

**Activity Centres:**

Armadale Strategic  
Metropolitan Centre  
The Kelmscott, Harrisdale  
And Hilbert Town Centres

**Industrial Areas:**

Forrestdale  
Business Park  
South Forrestdale-Rowley  
Road Precinct  
South Armadale  
and Kelmscott  
Industrial areas



## AS THE POPULATION GROWS AND CHANGES

A key challenge will be to establish Armadale as an employment centre and increase employment self-sufficiency (ESS).

- Based on the projected population growth for the City, Armadale will need 15,300 new jobs by 2036 and a further 19,000 jobs by 2051 to achieve an ESS of 49%
- Expansion of key activity centres is needed to accommodate service jobs, which make up the majority of employment growth
- Maximise employment in all activity centres and especially the Armadale City Centre

Community Survey Outcomes

- Majority of residents prefer to either shop within the Armadale Town Centre or major shopping centres in the metropolitan area compared to local centres
- Focus should be placed on providing employment and economic activity in the Activity Centres and Industrial Areas
- Almost 70% of residents work outside the City of Armadale boundaries
- 12% of respondents own or operate a business within the City of Armadale

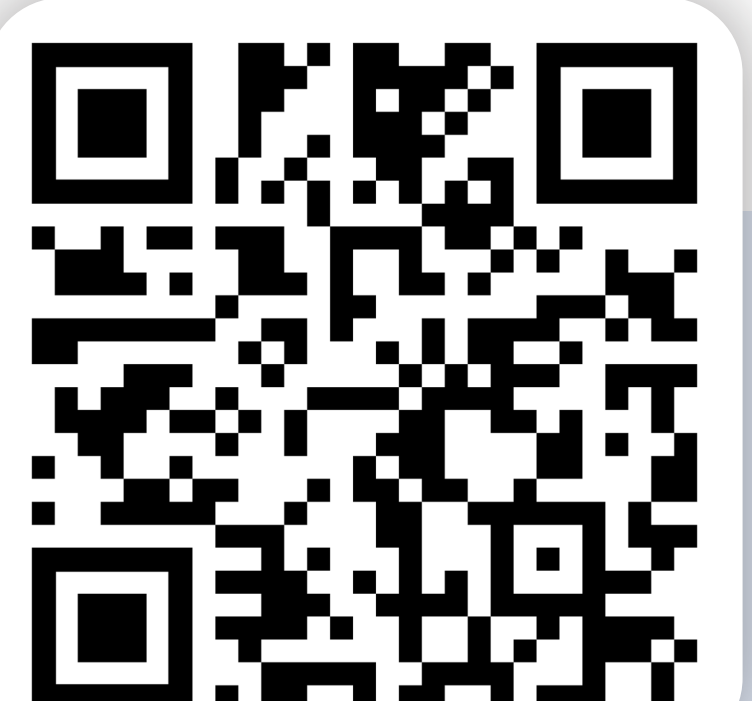
Community Workshop Outcomes

- Need to support community events promoting small business
- Encourage establishment of large businesses and multinational companies to increase employment opportunities
- Need for tertiary education providers to support education, recognising this leads to employment
- Desire for safer community centres and improve road connections to industrial areas
- Rising rents are impacting the sustainability and viability of businesses within Armadale



HAVE YOUR SAY

Scan me to provide your feedback





# CITY OF ARMADALE LOCAL PLANNING STRATEGY

# Economy and Employment

## PLANNING PRINCIPLES

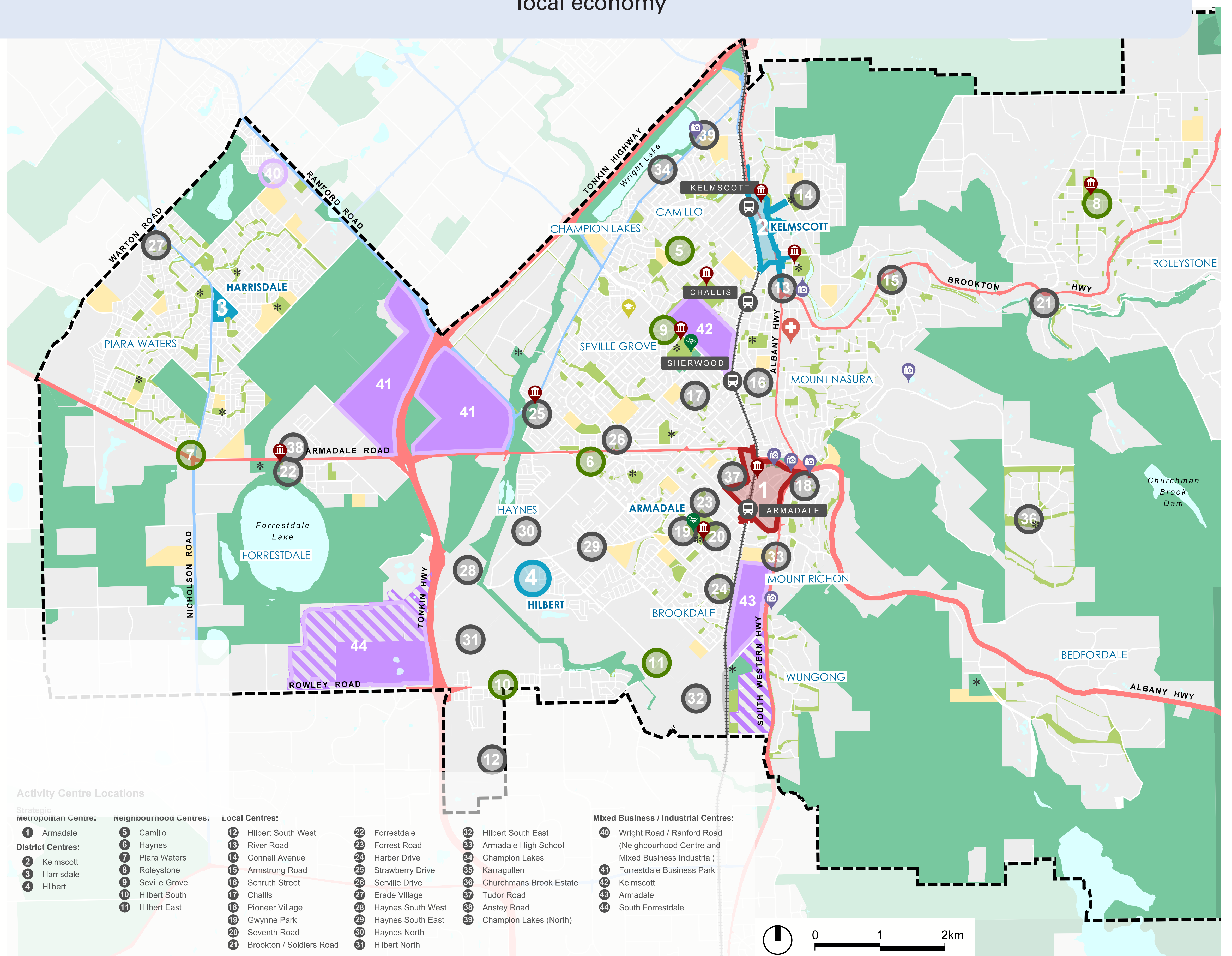
The Local Planning Strategy will promote economic growth and employment opportunities to support a diversity of businesses and services.

## PLANNING OBJECTIVES

- Support business and economic growth in vibrant activity centres, station precincts and urban corridors
- Encourage business and employment growth, job creation and retention
- Provide for a diversity of businesses and services operating throughout the City to reinforce the resilience of the local economy

### LEGEND

- Boundaries**
- City of Armadale
- Community and Urban Growth Centres, Precincts and Corridors**
- Activity Centre (800m Walkable Catchment)
  - Transit Precinct (400m Walkable Catchment)
  - Planning Areas
  - Outside of Planning Areas
- Public Purpose / Community**
- Education / Health
- Land Use**
- Industrial Zone
  - Industrial Expansion Areas
- Environment**
- State Forest
  - Regional Open Space
  - Local Open Space
  - Other Community Facility
  - Waterways
- Infrastructure**
- Movement**
- Primary Regional Roads
  - Other Regional Roads
- Public Transport**
- Railway Line
  - Railway Station
- Activity Centre Hierarchy**
- Strategic Metropolitan Activity Centre
  - District Centre
  - Neighbourhood Centre
  - Local Centre
- Business / Industrial Centres**
- Mixed Business / Industrial Area
- Existing Community Infrastructure**
- Civic
  - Tertiary
  - Recreation
  - Health
  - Tourism



### Economy and Employment - Issues and Opportunities

This plan illustrates a summary of the Economy and Employment issues and opportunities that were presented to the community at the vision workshops



HAVE YOUR SAY

Scan me to provide your feedback





CITY OF ARMADALE  
LOCAL PLANNING STRATEGY

## Infrastructure

The Infrastructure theme seeks to ensure local planning strategies demonstrate that infrastructure supports development and responds to State, regional, and local strategic infrastructure planning. This will include the identification of infrastructure upgrades based on a capacity assessment.

## TRANSPORT AND INFRASTRUCTURE FACTS

**Key freight routes**

in the City of Armadale include Tonkin Highway, South Western Highway and Albany Highway, enabling movement of goods through the Region

Serviced by  
**public transport**  
with 4 main train stations  
and 14 bus routes

**Bus interchanges**  
provided at Armadale and  
Kelmscott Stations



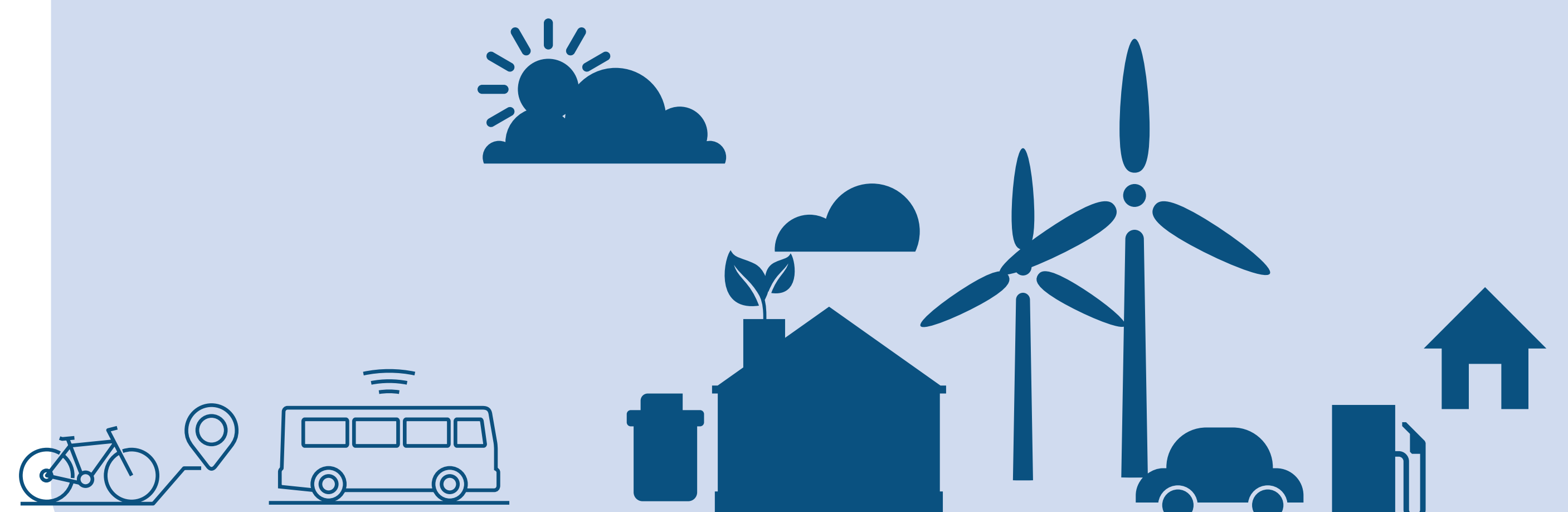
Local road network  
**providing linkages**  
between City's suburbs and  
network of higher order roads

The City's existing pedestrian  
and cycle network comprises  
**566km of footpaths  
and shared paths,**  
compared to 790km of local  
roads under the control of  
the City

**Essential services**  
including power, water and  
sewer are generally available  
throughout the  
suburban areas

## AS THE POPULATION GROWS AND CHANGES

- Reduce dependence on private cars with more alternative travel modes
- Enhance existing walking and cycling networks and reduce gaps which hinder access
- Provide infrastructure and services capacity for planned growth
- Enhance areas with limited public transport coverage
- Reduce the need for local trips to be undertaken by private car by prioritising walking and cycling infrastructure and public transport over private vehicles within centres

Community Survey Outcomes

- Strong support for maintaining the functionality and usability of existing community infrastructure and facilities
- Preference for shared parks with more community amenities and integrated with natural areas of bushland
- Highlighted importance of public transport connections, to neighbouring town centres and the Perth CBD
- Safety, shade and improved pedestrian connectivity is highly valued by the community

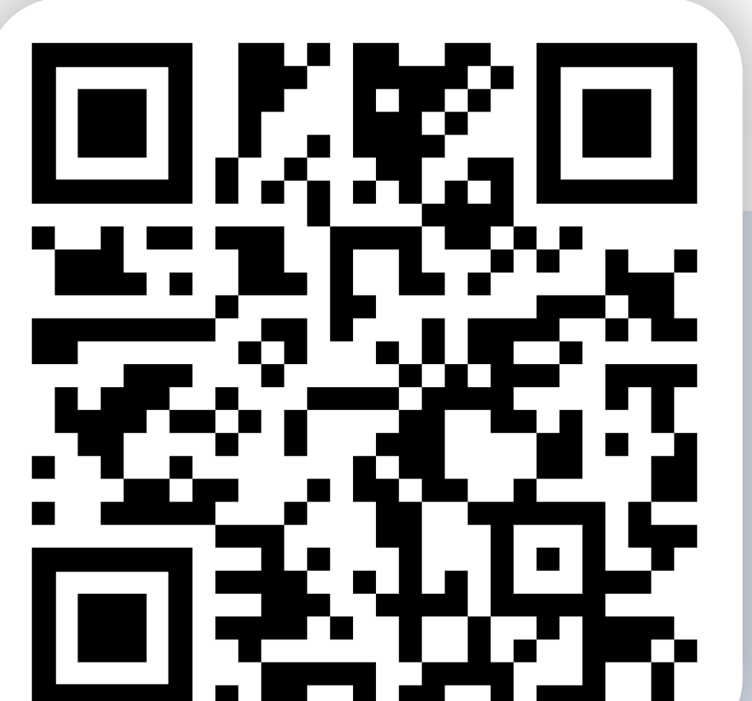
Community Workshop Outcomes

- Need for increased pedestrian safety
- Desire for increased vegetation between roads and paths
- Encourage greater bus route connectivity to rail line stations
- Encourage improved public transport connectivity to tourism facilities and attractions
- Review parking standards to facilitate effective parking provision
- Demand for hospitals and medical services to be upgraded



HAVE YOUR SAY

Scan me to provide your feedback





CITY OF ARMADALE  
LOCAL PLANNING STRATEGY

## Infrastructure

## PLANNING PRINCIPLES

The Local Planning Strategy will facilitate the delivery of essential services and infrastructure to support growth.

## PLANNING OBJECTIVES

- Diversify travel methods to reduce traffic congestion and improve the health and wellbeing of residents.
- Optimise use and effectiveness of the public transport network
- Plan for upgrades to essential service infrastructure to support population and economic growth

## LEGEND

## Boundaries

--- City of Armadale

## Community and Urban Growth

## Centres, Precincts and Corridors

Activity Centre (800m Walkable Catchment)

Transit Precinct (400m Walkable Catchment)

Planning Areas

Outside of Planning Areas

## Public Purpose / Community

Education / Health

## Environment

State Forest

Regional Open Space

Local Open Space

Waterways

## Infrastructure

## Movement

Primary Regional Roads

Other Regional Roads

Proposed Primary Distributor Road

Proposed Integrator Arterial Road

## Public Transport

Railway Line

Railway Station

Bus Interchange

Transport Depot

High Priority Transit Corridor

High Frequency Transit Corridor

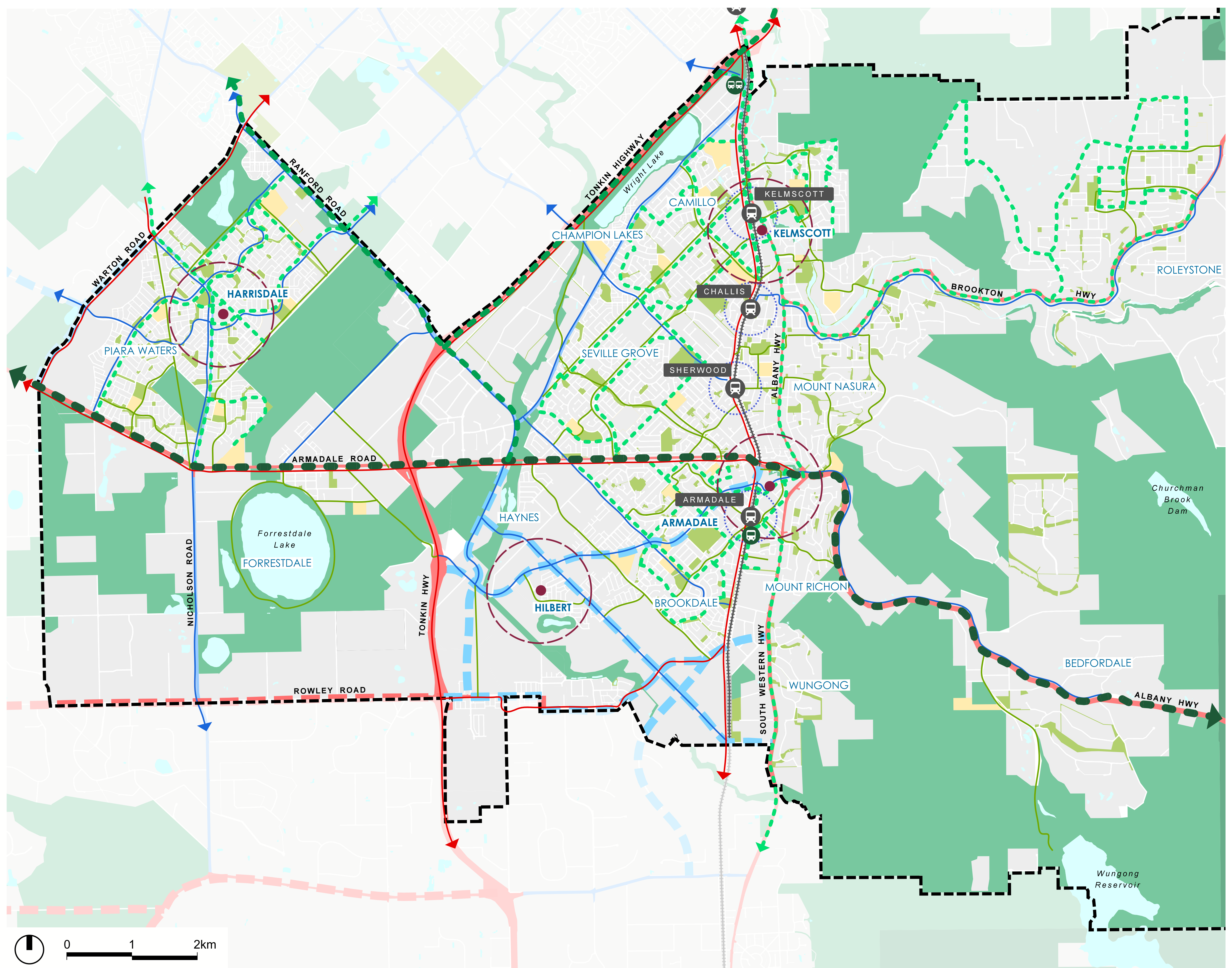
Bus Route

## Long Term Cycle Network

Primary Route

Secondary Route

Local Route

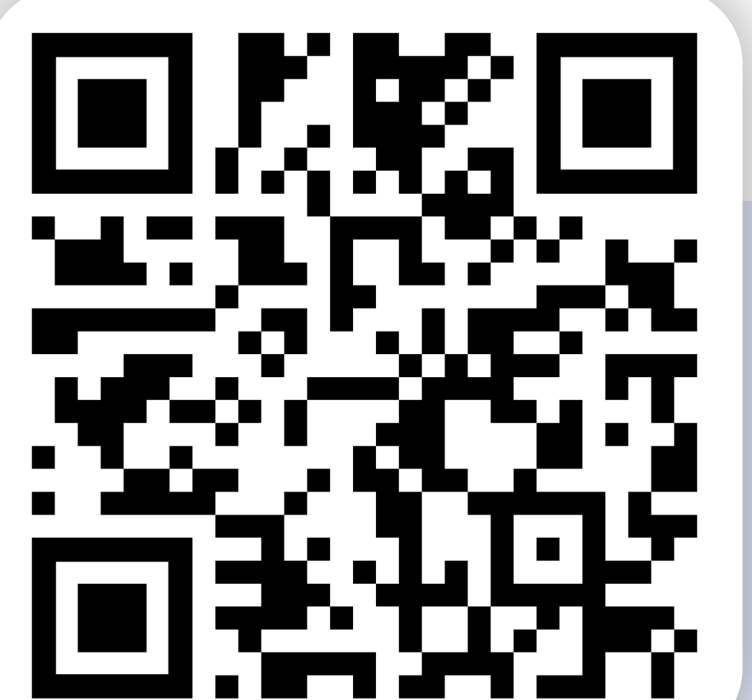


Infrastructure - Issues and Opportunities

This plan illustrates a summary of the Infrastructure issues and opportunities that were presented to the community at the vision workshops

HAVE YOUR SAY

Scan me to provide your feedback





# Open Day Feedback form

You can either fill out the form below and return to [lps@armadale.wa.gov.au](mailto:lps@armadale.wa.gov.au)  
or scan the QR Code above and complete this form online

Any specific comments or planning issues you would like to raise  
for consideration please add in the space below:

scan me



Urban Growth and Settlement

---

---

---

---

Economy and Employment

---

---

---

---

Environment

---

---

---

---

Infrastructure

---

---

---

---

Please attach additional sheets as needed

## Participant Details (are required to ensure your feedback is considered)

Name

Email

☐ Please tick here if you do not want to receive information about future consultation opportunities or project updates

Address

Postcode