



**OFFICE OF THE  
CHIEF EXECUTIVE**

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Enquiries to: R S Tame

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Office of the Electoral Commissioners  
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Dear Sir/Madam

**OBJECTIONS TO THE PROPOSED STATE ELECTORAL BOUNDARIES FOR THE  
WESTERN AUSTRALIAN 2015 REDISTRIBUTION**

The City of Armadale notes that the Office of the Western Australian Electoral Distribution Commissioners' proposed State electoral boundaries include:

- A fundamental approach to change with the reduction of the number of districts in the country regions from 17 to 16 and a subsequent increase in the number of metropolitan regions from 42 to 43
- In the East Metropolitan Region:  
*Armadale*  
Cedes: Hilbert, south of Rowley Road
- *Darling Range*  
Cedes: Piara Waters, Harrisdale and Forrestdale  
Gains: Hilbert, south of Rowley Road
- In the South Metropolitan Region:  
*Jandakot (proposed to be renamed 'Brearley')*  
Gains: Piara Waters, Harrisdale and Forrestdale.

The City wishes to make the following objections to the proposals.

**Fundamental Change**

The City is pleased to note the Commissions' proposal to reduce the number of districts in the country regions to 16, with a corresponding increase of one district in the metropolitan regions; however it considers that the Commission has not taken the approach far enough and has missed the opportunity to develop the framework of districts now that would ensure further fundamental change is not required by the time of the next review.

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The Commissions' justification for adopting the fundamental change approach includes two key factors.

Firstly, the acknowledgement that growth in elector numbers has been most marked in the metropolitan regions. With an increase in elector numbers linked inextricably to population growth, it is clear this growth will continue to be greater in the three metropolitan regions. The Western Australian Planning Commission's recently released growth strategy (Perth and

Peel@3 5million) forecasts the greater metropolitan region's population to increase to 3 5 million by 2050

Secondly, the recognition that the difference in average VFADEs between country and metropolitan regions means that many metropolitan districts are now outside, or at the high end of the permitted tolerance range.

Of the 12 districts outside the range, 10 are metropolitan, and these are split 3/3/4 across the three regions. The City does not follow the logic as to why the Commissioners would propose an increase in one metropolitan region (creation of the district 'Baldivis' in the South Metropolitan region) and not the remaining two, when the same justification stands for all.

Further, we believe the Commission is not fully aware of the rate of growth already occurring in the Piara Waters/Harrisdale and Jandakot/Banjup area which will see the newly named seat of Brearley significantly exceed its quota within the next three years.

Also, the area of Hilbert south of Rowley Road, stated to "not contain electors" will house 5,000 new residents (approximately 2,850 electors) within three to four years.

Accordingly, the City exhorts to the Commissioners to reconsider and adopt an approach to fundamental change as follows

- *Increase the number of districts in each metropolitan region from 14 to 15.*
- *In the South Metropolitan Region, create a new district 'Baldivis' by adjusting the boundaries of Kwinana and Warnbro. Extend the regional boundary into both the South West and Agricultural regions, and make further boundary adjustments to districts within the region's existing boundaries to ensure more appropriate alignment with the ADE and allow for the 'domino effect'*
- *In the East Metropolitan Region, create a new district 'Piara Waters' excised from the existing district of Darling Range and adjusting that district's boundary in the northwest. Extend the regional boundary into both the Agricultural and South West regions and make further boundary adjustments to districts within the region's existing boundaries to ensure more appropriate alignment with the ADE and allow for the 'domino effect'*
- *In the North Metropolitan Region, create a new district 'Alkamos' by adjusting the existing Butler and Ocean Reef boundaries. Extend the regional boundary into the Agricultural region and make further boundary adjustments to districts within the region's existing boundaries to ensure more appropriate alignment with the ADE and allow for the 'domino effect'*
- *Reduce each Country region by one district through a mixture of regional and district boundary adjustments that ensure ADE numbers are optimised at maximum levels and allow for the impacts of the 'domino effect' created by the changes required in the Metropolitan regions, as outlined above.*

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The City wishes to make the following comments on the Proposal supporting its objections.

**Local Government Boundary**

*1: Darling Range - Cedes: Piara Waters, Harrisdale and Forrestdale to Jandakot (Brearley)*

The City is extremely concerned by the proposal that the Darling Range electorate in the East Metropolitan region cedes the suburbs of Piara Waters, Harrisdale and Forrestdale to Jandakot (Brearley) in the South Metropolitan region. The report does not cite any logic or rationale for a fundamental shift crossing both local government and regional district boundaries.

The City brings the following matters to the attention of the Commission:

*i) Estimated population by 2018 will exceed quota*

Brearley will immediately be 1.42% above quota (refer Table 1); within three years home to a further 3,359 electors – almost 15% above ADE. Growth in Piara Waters/Harrisdale alone will be approximately 5,745 residents in the same time. The City also believes the Commission may have overlooked the anticipated population burst of 1650 new residents expected in the new Stockland Residential Estate ‘Calleya’ underway in Jandakot and Banjup.

**Table 1: Estimated growth in elector numbers, Jandakot (Brearley)**

Suburb	LGA	2015	2018	2020	2025
Banjup	Cockburn	301	98	704	4030
Leeming		2287	2266	2249	2253
Jandakot		2843	2861	2822	2759
Leeming	Melville	8844	8897	8928	9023
Canning Vale	Canning	11116	11165	11010	10626
Canning Vale (South)	Gosnells	1695	1686	1677	1668
Harrisdale	Armadale	8168	10427	11428	13784
Piara Waters		7998	11484	13002	15770
Forrestdale		1126	1188	1320	2008
<b>Total Population</b>		<b>44378</b>	<b>50272</b>	<b>53140</b>	<b>61921</b>
<b>Estimated Electors ( x .5696 total population)</b>		<b>25278</b>	<b>28635</b>	<b>30269</b>	<b>35270</b>
<b>State ADE</b>		<b>24923</b>	<b>24923</b>	<b>24923</b>	<b>24923</b>
<b>% over ADE</b>		<b>1.42%</b>	<b>14.89%</b>	<b>21.45%</b>	<b>41.52%</b>

Current population projections for Statistical Local Area's (SLA's) in Brearley indicate this will be 14.89% above quota by 30 June 2018, prior to the next review in 2019; clearly an unacceptable scenario.

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*ii) Communities of Interest*

Because of its long term rapid population growth, Armadale has been faced with a range of social, economic, cultural and environmental challenges including limited educational opportunities, high unemployment, and a scarcity of government infrastructure and services.

Rather than accepting this legacy the City has worked in partnership with the Metropolitan Redevelopment Authority, State and Federal government agencies and large scale commercial and residential developers to create high amenity suburbs and promote Armadale as the Strategic Centre of Perth's south-east

New communities and facilities have been established, continuing to attract new residents and businesses. Piara Waters and Harrisdale are acknowledged as the fastest growing suburbs in Australia between the period 2004 – 2014, and this rate of growth is expected to continue for the next ten year period.

Forrestdale is now home to two extensive commercial and industrial business parks covering 330 hectares and attracting over \$470M in investment to date. Availability of land at attractive prices is ensuring continued investment which is creating employment for residents and non-residents alike.

The City has worked actively to ensure that new residents moving into Piara Waters, Harrisdale and Forrestdale identify themselves as being part of the City of Armadale. The City has invested heavily in fostering this community of interest, promoting opportunities for residents to develop their 'sense of place', and providing activities and events that develop social and cultural cohesion.

Residents in these new suburbs have been and will continue to use facilities and services located to their east including the Forrestdale Business Park for employment and Armadale City Centre for retail and professional service needs.

It is felt that moving these suburbs into the electorate of Jandakot (Brearley) and the Southern Metropolitan region will hinder rather than assist the efforts made by the City to ensure these new residents identify with and feel part of the City of Armadale.

*iii) Splitting Armadale residents between metropolitan regions*

The Commission's justification for transferring out the high-growth suburbs of Piara Waters, Harrisdale and Forrestdale is.

*"Kalamunda, Forrestfield and Darling Range*

*These districts all required a considerable degree of change because of the flow on effect from reducing high elector numbers in Darling Range, substantially above the permitted tolerance range at + 23.8 per cent "*

The City acknowledges the growth in Darling Range and indeed advocated for this scenario with its proposal for the creation of an additional district 'Piara Waters' in the East Metropolitan region in its original submission.

However, it is strongly opposed to the Commission's proposal to transfer these suburbs to Jandakot (Brearley) and the Southern Metropolitan region, splitting Armadale as a local government between two different metropolitan regions.

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If indeed the electors of Piara Waters/Harrisdale are to become part of Brearley, it is submitted that Brearley should become part of the East Metropolitan region with the boundary between regions shifting to the Roe and Tonkin Highways, two clearly distinguished separators.

2: *Armadale cedes Hilbert south of Rowley Road*

The Commission's report (page 70) states

*"At + 3.55 per cent, no change is proposed for the Armadale district other than a minor boundary adjustment which does not contain electors."*

The area proposed to be ceded comprises a major development site i.e. Peet Limited's estate 'The Avenue' which has 1,500 lots planned for development over the next three to four years, and which will attract approximately 5,000 new residents (estimated 2,850 electors) to the area. The Avenue is planned to launch to the market mid 2015 with housing development currently underway.

The Avenue is within the City of Armadale and is connected to the wider Hilbert and Haynes community which will offer residents amenities such as a primary school, public open spaces and future commercial and retail sites.

The City considers there is no benefit in splitting this new community in Hilbert away from the Armadale district into the Darling Range district, whilst leaving the remainder of Hilbert in Armadale.

There are currently electors moving into this area which forms part of the suburb of Hilbert, which in turn is part of the Wungong Urban Redevelopment Area under the planning control of the Metropolitan Redevelopment Authority and the City of Armadale.

The City of Armadale strongly advocates for its original proposal, as above and urges the Commission to amend the proposal accordingly.

Yours sincerely



**R S TAME**  
**CHIEF EXECUTIVE OFFICER**



**H A ZELONES OAM JP**  
**MAYOR**