

CITY OF ARMADALE

A G E N D A

OF TECHNICAL SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 5th MAY 2008, AT 7.00 PM.

A meal will be served at 6.15pm.

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read by the Chairman.

DECLARATION OF MEMBER'S INTERESTS

QUESTION TIME

DEPUTATION

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Technical Services Committee Meeting held on 7th April 2008, be confirmed.

**MOVED Cr
MOTION CARRIED**

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE NO. 7

The following items were included for information in the “Technical Services” section:

- **Outstanding Matters**
Report on Outstanding Matters – Technical Services Committee..... T-1
- **Monthly / Quarterly Departmental Reports**
Technical Services Works Programme T-2
- **General Information**
Minutes of Bungendore Park Management Committee T-6
Future Now Newsletter – April 2008..... T-11
Municipal Waste Advisory Council – Information Bulletin 03/08 T-16
Repay WA Promotion T-21

If any of the items listed above requires clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.

I N D E X

TECHNICAL SERVICES COMMITTEE

5 MAY 2008

ENGINEERING, DESIGN AND DEVELOPMENT

LOT 80 LAKE ROAD SUBDIVISION – RESTRICTED COVENANTS.....	4
CHAMPION LAKES DEVELOPMENT – SURRENDER OF DRAINAGE EASEMENT	7
WESTFIELD ROAD, WESTFIELD – MAIN ROADS REHABILITATION GRANT.....	10
DAVIS ROAD VEHICLE UNDERPASS AND RAISED RAIL LINE.....	12

LOT 80 LAKE ROAD SUBDIVISION – RESTRICTED COVENANTS

WARD Palomino
FILE REF SUB/131925
DATE 5 April 2008
REF SA
RESPONSIBLE MANAGER MTS

In Brief:

- As part of the Lot 80 Lake Road Subdivision, there are two newly created lots that abut Lake Road (but have alternative road frontage). So as to ensure that crossovers are not constructed to Lake Road from these two lots, restricted covenants are required to be placed on the respective titles, which require Council endorsement.
- **Recommend**
That Council authorise the Mayor and Chief Executive Officer to sign and seal the restricted covenant agreement between the City and the Developer of Lot 80 Lake Road for the two subject properties that abut Lake Road as part of this subdivision.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure and Caring for natural environment

Maintain and Improve physical infrastructure to meet the needs of the local community

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Nil.

Consultation

With the developer.

BACKGROUND

The Developer of Lot 80 Lake Road has received Western Australian Planning Commission (WAPC) approval to develop a portion of land on Lake Road into a residential subdivision.

The physical infrastructure for this development is nearing completion and as such the Developer will soon be seeking the City's clearance of its WAPC conditions to enable titles for the newly created lots to be issued.

As with other developments that are adjacent to roads of similar function to Lake Road, there will be two lots i.e. Lots 301 and 302 Lake Road that will have restricted covenants on their titles, such that access via crossovers will not be permitted to this road. These subject lots

have alternative road frontage to subdivisional roads of lesser traffic volumes. Attached is a copy of the Deposited Plan 57190 that illustrates the two subject lots.

In order for these restricted covenants to be applied to the subject lots, which is in effect an agreement between the developer and the City of Armadale, a Council resolution is required endorsing the placement of the covenant on these titles.

The Chief Executive Officer and the Mayor are required to sign the agreement, which must also include the common seal.

CONCLUSION

So as to endorse the agreement that will restrict vehicular access to Lake Road for Lots 301 and 302, Council must first resolve to sign and seal the restricted covenant document.

RECOMMEND

That Council authorise the Mayor and Chief Executive Officer to sign and seal the restricted covenant agreement between the City and the Developer of Lot 80 Lake Road for the two subject properties that abut Lake Road as part of this subdivision.

MOVED Cr
MOTION CARRIED/LOST

CHAMPION LAKES DEVELOPMENT – SURRENDER OF DRAINAGE EASEMENT

WARD Heron
FILE REF
DATE 29 April 2008
REF SA
RESPONSIBLE MANAGER MTS

In Brief:

- Due to the construction of the Tonkin Highway and Champion Lakes Development, an existing drainage easement that surrounded a now defunct open drain within former lot 7 Lake Road is required to be surrendered from the title.
- **Recommend**
That Council authorise the Mayor and Chief Executive Officer to sign and seal the “Surrender of Easement” document for the removal of the drainage easement, within the former lot 7 Lake Road, as shown on Deposited Plan 57001.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects.

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions.

Council Policy/Local Law Implications

General assessment of relevant legislation has not revealed any restrictions

Budget/Financial Implications

Nil.

Consultation

Armadale Redevelopment Authority

BACKGROUND

During the works undertaken on the Tonkin Highway and the Champion Lakes Development, (in particular the rowing course), an area of existing residential development on the southern side of Lake Road (adjacent to Ypres Road) drained through a property formally known as lot 7 Lake Road and into the Southern River.

The stormwater was conveyed via an open drain, which was surrounded by a drainage easement in favour of the City of Armadale. The attached Deposited Plan No. 57001 indicates the subject drainage easement and its location within the former lot 7 Lake Road property.

During construction of the Tonkin Highway and the lake itself, which consisted of significant earthworks, this open drain was abandoned and replaced with a temporary drainage basin near the intersection of Ypres Road and Lake Road. The drainage basin, which still exists in

this temporary form, will eventually be removed upon further development of the Champion Lakes Residential subdivision by the developer Landcorp.

DISCUSSION

Lot 7 Lake Road is now subject to a residential subdivision that covers a number of lots along the northern side of Lake Road known as the “Champion Lakes Residential Development”.

As there will be a significant number of lots created by this subdivision, a number of which will be in the vicinity of the now defunct drainage easement, the title needs to be amended to reflect the removal of this easement, such that the new lots within close proximity are not incorrectly encumbered by this easement.

As a large proportion of the planning for this subdivision is being arranged by the ARA, they have arranged for the “Surrender of Easement” documentation to be prepared and lodged with the City. They have also signed and sealed the document in readiness for Council to add its signature and common seal.

In order for the City’s Chief Executive Officer and Mayor to sign and seal the document, Council must first authorise through a resolution for this to occur.

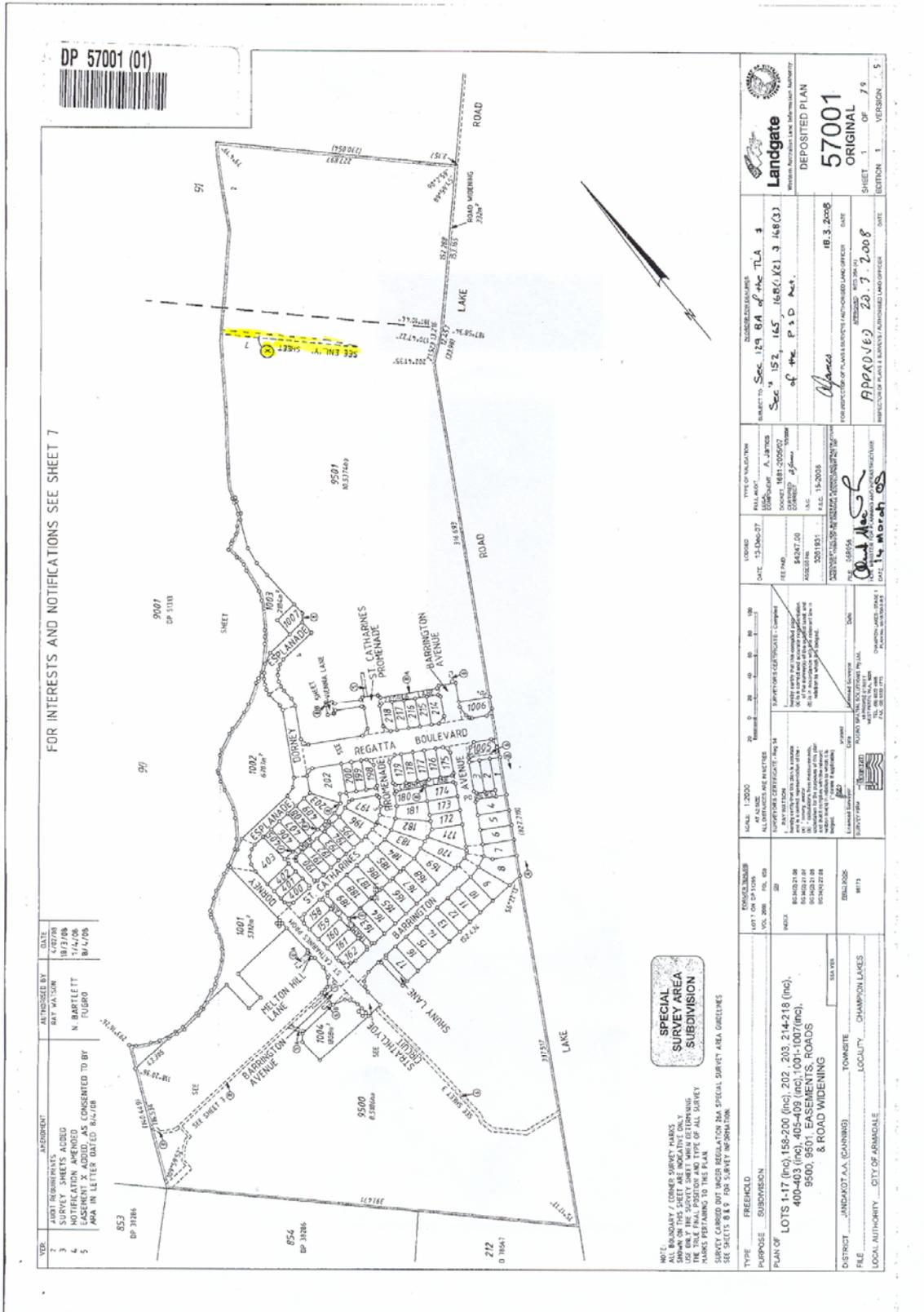
CONCLUSION

To enable the CEO and Mayor to sign and seal the surrender of easement document, Council must firstly resolve to authorise the surrender.

RECOMMEND

That Council authorise the Mayor and Chief Executive Officer to sign and seal the “Surrender of Easement” document for the removal of the drainage easement, within the former lot 7 Lake Road, as shown on Deposited Plan 57001.

MOVED Cr
MOTION CARRIED/LOST



FOR INTERESTS AND NOTIFICATIONS SEE SHEET 7

NO.	DESCRIPTION	DATE
1	APPROVED BY	18/3/08
2	NOTIFICATION AMENDED	1/4/08
3	EASEMENT X ADDED, AS CONSENTED TO BY	8/1/08
4	AREA IN LETTER DATED 8/1/08	

SPECIAL SURVEY AREA SUBDIVISION

NOTE:
ALL BOUNDARY / CORNER SURVEY MARKS
SHOWN ON THIS PLAN ARE THE RESULT OF
A SURVEY CONDUCTED BY THE SURVEYOR
ON THE DATE SHOWN IN THE PLAN. THE
TRUE POSITION AND TYPE OF ALL SURVEY
MARKS PERTAINING TO THIS PLAN
SHALL BE AS SHOWN ON THIS PLAN.
SEE CLAUSES 8 & 9 OF SURVEY INSTRUMENT.

TYPE: FRESHFIELD SUBDIVISION PURPOSE: SUBDIVISION PLAN OF: LOTS 1-17 (inc), 158-200 (inc), 202, 203, 214-218 (inc), 400-403 (inc), 405-409 (inc), 1001-1007 (inc), 9500, 9501, EASEMENTS, ROADS & ROAD WIDENING DISTRICT: JANDAKOT S.A. (CANNING) TOWNSHIP: ... LOCAL AUTHORITY: CITY OF ARMADALE LOCALITY: CHAMPION LAKES	SCALE: 1:2000 ALL DIMENSIONS ARE IN METRES SURVEYOR'S CERTIFICATE: COMPLIANT THIS PLAN IS A SPECIAL SURVEY AREA SUBDIVISION AS DEFINED IN SECTION 118 OF THE SURVEY ACT 1985. IT IS A SPECIAL SURVEY AREA SUBDIVISION AS DEFINED IN SECTION 118 OF THE SURVEY ACT 1985. THE SURVEYOR'S CERTIFICATE IS A STATEMENT OF THE SURVEYOR'S OPINION THAT THE PLAN IS A SPECIAL SURVEY AREA SUBDIVISION AS DEFINED IN SECTION 118 OF THE SURVEY ACT 1985. THE SURVEYOR'S CERTIFICATE IS A STATEMENT OF THE SURVEYOR'S OPINION THAT THE PLAN IS A SPECIAL SURVEY AREA SUBDIVISION AS DEFINED IN SECTION 118 OF THE SURVEY ACT 1985.	REGISTERED SURVEYOR: SUBJECT TO Sec. 124, 8A of the TLA 3 Sec. 9, 152, 165, 168, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 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2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150,
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WESTFIELD ROAD, WESTFIELD – MAIN ROADS REHABILITATION GRANT

WARD Heron
DATE 28 April 2008
REF CB
RESPONSIBLE MANAGER MTS

In Brief:

- Final confirmation of MRWA's grant allocations for 2007/08 includes an amount of \$94,400 allocated for the reconstruction of Westfield Road.
- Council's contribution will be \$47,200 which can be accommodated from savings in the completed current road resurfacing programme.
- **Recommend**
That Council accepts the Main Roads WA grant of \$94,400 for the reconstruction of Westfield Road, Westfield from Champion Drive to Grovelands Drive and contributes \$47,200 from savings from the 2007/08 completed Road Resurfacing programme to allow a total expenditure of \$141,600 on the project.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

6. Providing Physical Infrastructure and Caring for the Natural Environment

Maintain and improve physical infrastructure to meet community needs

6.2 Reviewing usage of community facilities and community needs / demand

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

Council's contribution of \$47,200 can be accommodated from savings in the completed road resurfacing programme.

Consultation

Nil.

BACKGROUND

In the Technical Services Draft Budget for 2007/08 there was under Civil Works an amount of \$182,400 (MRWA \$121,600 and Council \$60,800) allocated to rehabilitate Westfield Road from Ypres Road to Cammillo Road, Westfield. Council's adopted budget shows the amount of \$188,784 which included 3.5% inflation. The above allocation was based on preliminary advice from MRWA regarding an anticipated grant for 2007/08.

Formal advice from MRWA subsequently confirmed that there is a further grant of \$94,400 also allocated for Westfield Road (MRWA \$94,400 with Council contribution of \$47,200). This amount will be used to rehabilitate the section from Champion Drive to Grovelands Drive.

All of the nominated resurfacing projects for 2007/08 have been completed and there are sufficient savings to meet Council's 1/3 obligation of \$47,200 to continue the reconstructing of Westfield Road. It is therefore recommended that Council accepts MRWA grant of \$94,400 and provides Council's contribution of \$47,200 from savings from the Road Resurfacing allocation for 2007/08.

RECOMMEND

That Council accepts the Main Roads WA grant of \$94,400 for the reconstruction of Westfield Road, Westfield from Champion Drive to Grovelands Drive and contributes \$47,200 from savings from the 2007/08 completed Road Resurfacing programme to allow a total expenditure of \$141,600 on the project.

MOVED Cr
MOTION CARRIED/LOST

DAVIS ROAD, KELMSCOTT - VEHICLE UNDERPASS AND RAISED RAIL LINE

WARD River
FILE REF
DATE 29 April 2008
REF GD
RESPONSIBLE
MANAGER EDTS

In Brief:

- MRWA have prepared a Community Communication plan for the Davis Road underpass project.
- **Recommend**
That Main Roads Western Australia's advice regarding its Communication Plan for the Kelmscott Davis Road Rail and Traffic Project be noted.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects.

Legislation Implications

General assessment of relevant legislation (eg Local Government Act) has not revealed any restrictions.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws..

Budget/Financial Implications

Nil.

Consultation

Nil.

BACKGROUND

A vehicle underpass is proposed at Davis Road in Kelmscott. Also proposed is a raised rail line and upgrading of Albany Highway to remove the congestion and two centre divide in Kelmscott. This work is being coordinated by the Kelmscott Town Centre Steering Committee made up of two members from each of the following organisations : the Armadale Redevelopment Authority, the City of Armadale, the Public Transport Authority of Western Australian and Main Roads Western Australia. An important component of this project will be community liaison.

COMMENT

Included at *Attachment "A-1" of the Agenda (see Summary of Attachments – Green Page)*. is the document "Kelmscott Davis Road Rail and Traffic Project Communication Plans". This document identifies a number of possible issues of potential community concerns regarding the proposed underpass, these being:

- The South Side Apartment development potential residents being unaware of the rail overpass;
- Management of noise, dust and vibration during construction;

- Ambient rail and traffic noise after completion of the project;
- Disruption to local business;
- Safety issues during and after the life of the project;
- Traffic congestion and delays during construction;
- Proximity to businesses and homes;
- Impacts on public transport services and closure of the railway line during construction;
- Inclusion of public artworks
- The rail bridge being consistent with the overall design theme of the ARA; and
- The elevated rail line could be considered visual pollution.

The proposed methods of keeping the community informed of the progress of this work are:

- MRWA to nominate a Community Relations Representative (CRR);
- The erection of a large sign in the area adjacent to the South Sides Apartments indicating what is proposed with the road and rail works – this will serve as a warning to potential buyers and begin the public education process on the full extent of the project;
- Distribution of a public information brochure in the area relating specifically to the rail and road changes;
- Formation of a community reference group; and
- Public display including a model.

RECOMMEND

That Main Roads Western Australia's advice regarding its Communication Plan for the Kelmscott Davis Road Rail and Traffic Project be noted.

MOVED Cr
MOTION CARRIED/LOST

LATE ITEMS

COUNCILLORS' ITEMS

MEETING CLOSED _____PM.