

CITY OF ARMADALE

AGENDA

OF TECHNICAL SERVICES COMMITTEE TO BE HELD IN THE FUNCTION ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 6 FEBRUARY 2023 AT 7:00 PM.

A meal will be served at 6:15 p.m.

PRESENT:

APOLOGIES

Cr P A Hetherington (Leave of Absence)
Cr S J Mosey (Leave of Absence)
Cr S S Virk (Leave of Absence)

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

*“For details of Councillor Membership on this Committee, please refer to the City’s website
– [www.armadale.wa.gov.au/your council/councillors](http://www.armadale.wa.gov.au/your_council/councillors). ”*

DISCLAIMER

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

DECLARATION OF MEMBERS' INTERESTS

QUESTION TIME

Public Question Time is allocated for the asking of and responding to questions raised by members of the public.

Minimum time to be provided – 15 minutes (unless not required)

Policy and Management Practice EM 6 – Public Question Time has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure can be found at <http://www.armadale.wa.gov.au/PolicyManual>

It is also available in the public gallery.

The public's cooperation in this regard will be appreciated.

DEPUTATION

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Technical Services Committee Meeting held on 5 December 2022 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN

Outstanding Matters and Information Items

Various Items

Monthly Departmental Reports

Technical Services Works Programme

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

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TECHNICAL SERVICES COMMITTEE

6 FEBRUARY 2023

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***1.1 - BARBEQUE FACILITY – WHITELEY PARK AND CONNECTING FOOTPATH
(COUNCILLOR REFERRAL ITEM)***

At the Council meeting held on 24 October 2022, Cr S. Peter referred the following matter to the Technical Services Committee

That the matter of Barbeque Facility – Whiteley Park and Connecting Footpath be referred to the Technical Services Committee.

Comment from Cr S.Peter

That the matter of a report on a barbeque facility at Whiteley Park, Hilbert and connecting footpath between Whiteley Park and Minnie Grove is located near Whiteley Park. Many residents use this facility daily as part of their healthy lifestyle. There is a missing linkage between Mangrove and Whiteley Park, and the linking footpath length is less than 10 meters. I request a report on the possibility of adding the footpath to the 2023 FY budget be referred to the Technical Services Committee.

Cr Peters' further comments on the rationale for such an investigation have been forwarded under separate cover

Officer Comment

In regard to the BBQ facility request, as per the Parks Facilities Strategy, this parkland is classified as a Local Nature Park due to its drainage function. The park design as planned and in its existing form is constrained by an extensive 1:5 year flood zone which limits space for facilities/infrastructure such as playgrounds and drink fountains or BBQs.

Within the City, BBQs are generally located in nodes in support of recreational infrastructure such as playgrounds, where people are encouraged to stay longer.

The City's approach to Parks facilities would not usually support a BBQ within this location, however as the wider area is in its development phase, a BBQ could be considered within the nearby estates with more suitable parklands. As such, the Parks Development team, within Technical Services' Design Team will endeavour under the subdivision approval process to ensure a BBQ is considered in an appropriate alternate location, during the parkland design phase for future parks in the area.

In the broader community currently there are BBQ areas and excellent picnic facilities at Don Simmons Reserve in the South Eastern suburb of Brookdale and in Shipwreck Park to the North West approximately 736m and 1400m away from Whiteley Park. These two parks are considered easily walkable or a short drive from the Whiteley Park area.

Regarding the pathway request, the development of the southern side of the Minnie Grove parkland is partially funded under the DWA Developer Contribution scheme. The Officers' current understanding is that a new footpath may be located along the southern side of Minnie Grove Parkland which would provide a continuous connection and negate the need for the suggested 10m footpath raised in the item. The City is preparing a pre-funding proposal for the works to DWA under the Wungong DCP.



Figure 1: Minnie Grove Parkland. Pink potential path – subject to funding.

Suggested Recommendation

It is recommended that Council note the officers' comments on the matter.

RECOMMEND

That Council:

1. *To be considered*

ATTACHMENTS

There are no attachments for this report.

1.2 - WYMOND ROAD PROJECT, ROLEYSTONE (COUNCILLOR REFERRAL ITEM)

At the Council meeting held on 14th November 2022, Cr S. J. Mosey referred the following matter to Technical Services Committee.

That the matter of Wymond Road, Roleystone is a shovel ready project for future grant funding, be referred to the Technical Services Committee.

Comment from Cr S. J. Mosey

In order to ensure that Wymond Road Roleystone, (inclusive of the intersection with Soldiers Road), is a shovel ready project for future grant funding applications or inclusion in the four year budget. That the matter of a report on the estimated costs of land acquisition and service relocation by January 2023 be referred to the Technical Services Committee. This is to allow for consideration of these pre-requisite works in either the mid-year review or allocation of the FY22 surplus

Cr S. J. Mosey's further comments on the rationale for such an investigation have been forwarded under separate cover.

Officer Comment

Wymond Road is one of three fire evacuation routes for the Araluen Estate.

A significant upgrade and investment in this 1.4km road would be required to meet current standards and enable safe passage for an increase in the volume of traffic, noting there would likely be opposition from existing residents along Wymond Road.

The upgrade requires the development of a wider road with improved horizontal geometry. In effect, the objective of the upgrade would be to convert a narrow rural road into a 7.4m wide road for improved and safer traffic capacity to cater for increased volumes of up to 32,000 to 35,000 vehicles per annum. This range is based on the traffic assessment carried out in 2019 and is considered appropriate to cater for traffic from the residents of the Roleystone area, guests at the golf course or at functions at Araluen Country Club or Botanical Park.

The Technical Service's Design Department has developed a concept design and an initial estimate for the proposed Wymond Road upgrade. The initial estimate includes an allowance for the upgrade of Old Albany Lane which was not identified previously for the project but has to be considered for inclusion in the upgrade because the traffic entering and exiting through Wymond Road will have to pass through Old Albany Lane which would also need to be constructed to current standards.

The cost estimate to complete the further design and investigations, as well as prepare for land clearing permits to facilitate a grant application, is \$175,000.

If approved by Council, it is likely that these activities would be performed in FY23-24. In order to deliver both the Wymond Road and Old Albany Lane upgrades, it is estimated \$8.1 million would be required for the following:

- Detailed design by an external consultant
- Land acquisition
- Service relocations
- Road construction.

For information, the road construction costs split between Wymond Road and Old Albany Lane equates to approximately \$6.4 million and \$1.6 million respectively, with an estimate accuracy of +/-25% in FY23 AUD. Note, there has been no interagency input to determine this estimate and as such service relocation estimates may differ by greater than +/-25%.

The difficulty with current road grants that the City applies for, through bodies such as Main Roads WA, is that the criteria for assessment mean that a project such as Wymond Road would not rate very highly making it difficult to obtain grant funding.

The City recognised this issue and resolved on 23 August 2021 to request, through WALGA, that the State Government provide specific funding for the construction of secondary road access for developments constructed in bush fire prone areas prior to the gazettal of Western Australian Planning Commission's State Planning Policy (SPP 3.7) Planning for Bushfire Prone Areas and Guidelines.

The City, like other local governments throughout the Perth Hills and beyond, has a number of historic subdivisions without a dedicated secondary access.

The City's motion was considered by the South East Metropolitan WALGA Zone in November 2021 and was passed unanimously. The motion was then referred to the WALGA People and Place Policy Team and the President of WALGA subsequently wrote to the Minister's for Planning and Emergency Management on this matter.

The Ministers advised that the Department of Planning, Lands and Heritage (DPLH), has undertaken a desktop assessment of one-way access routes within the Perth, Peel and Bunbury region scheme areas. The study focused on developed bushfire prone areas and identified no-through roads that may pose limitations to evacuation or fire suppression practices in a bushfire event. Additional resources have recently been provided to DPLH to assist in progressing this work to the next stage. DPLH will undertake a more detailed case study, working with a local government authority to assess the potential for extension/connection of one-way roads in greater detail and identify potential barriers and solutions.

The City has also provided this information to the Member for Darling Range with an invitation to discuss this proposal and obtain his support for progressing the establishment of a grant program to progressively address these matters.

OPTIONS

Option 1

Continue to advocate through WALGA, and in collaboration with other affected local governments, for the establishment of a fund for the construction of secondary access ways for developments constructed in bush fire prone areas prior to the gazettal of Western Australian Planning Commission's State Planning Policy (SPP 3.7) Planning for Bushfire Prone Areas and Guidelines.

Option 2

Refer for consideration in the FY24 budget an allocation of \$175,000 for further design and investigations for Wymond Road and Old Albany Lane, including engagement with service agencies regarding the cost of service relocations.

Option 3

Do nothing.

Recommend

That Council:

1. To be determined.

ATTACHMENTS

There are no attachments for this report.

1.3 - SAFETY AT ASPIRI OVAL - (COUNCILLOR REFERRAL ITEM)

At the Council meeting held on 10 October 2022, Cr S.S.Virk referred the following matter to Technical Services.

That the matter of Safety at Aspiri Oval be referred to the Technical Services Department.

Comment from Cr S.S.Virk

There is concern regarding a fence not being installed in front of the kid's play area. A few incidents have occurred where children have gone on to the road.

Options to install a fence with gates.

Officer Comment

Cr. Virk's request relates to the outdoor fitness equipment adjacent to Rossiter Avenue, as opposed to the children's play area adjacent to Sunray Avenue.

An onsite inspection has been undertaken by Council Officers, regarding the request for fencing and gates to the Rossiter Playing Field outdoor fitness equipment, due to the proximity to the adjacent local road.

The following is noted in response to the referral item.

In response to:

The distance from the outdoor fitness equipment to the active roadway is approximately six (6) meters. The outdoor fitness equipment is currently separated from the road by a low fence, roadside pathway and also roadside car parking bays. Entry to the fitness equipment area is funneled through two pathways with bollards (refer to images one and two).

The style of access way is repeated around the exterior of this parkland to enable pedestrian access to the oval. To date, no other complaints have been registered with the City either via CRM or email noting that this is a particular safety concern.

The City details user guides for its outdoor fitness equipment on its website (refer to Attachment 1) – for the area in question, the guide has a close out statement as detailed below.

“The City of Armadale accepts no responsibility, as far as permitted by law, for any loss, damage, accidents, injuries or deaths to any property or person that may occur as a result of participation in this workout. Participants are responsible for maintaining their own safety and welfare (or that of children under their supervision or control) at all times.”

This advice is also repeated on signs placed on each of the existing individual outdoor fitness equipment at this location.

OPTIONS

Option 1

Install pedestrian access gates to both pathways and extend fencing as required.

Option 2

Remove bollards and install staggered pedestrian hoops to slow children down on entry to the road.

Option 3

Leave the status quo and not make any changes.



Image 1 – Location of fitness equipment



Image 2 – Street view

Suggested Recommendation

It is recommended that Council note the officers' comments on the matter, and consider Option Three (3) as the preferred approach

RECOMMEND

That Council:

1. *To be considered*

ATTACHMENTS

1. Piara Waters Rossiter Playing Field

COUNCILLORS' ITEMS

Nil

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT _____

TECHNICAL SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
6 FEBRUARY 2023		
ATT NO.	SUBJECT	PAGE
1.3 SAFETY AT ASPIRI OVAL - (COUNCILLOR REFERRAL ITEM)		
1.3.1	Piara Waters Rossiter Playing Field	14

MOVE YOUR BODY

OUTDOOR FITNESS EQUIPMENT WORKOUT



LOCATION

Rossiter Playing Field,
Tuberosa Road (Piara Waters)



WORKOUT TIME

30-40 minutes

The Move Your Body – Outdoor Fitness Equipment Workout will provide you with exercises that can be completed in most local parks using the fitness equipment located there.

Beginner, intermediate and advanced options are available, allowing you to go at a pace that suits your personal fitness level. To find out the locations and how to warm up and cool down when exercising, visit www.armadale.wa.gov.au

EXERCISE #1



BEGINNER

Stationary Squat
(use bar for balance,
if required)
2 sets x 8 reps



INTERMEDIATE

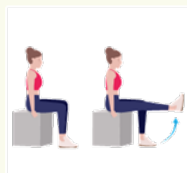
Leg Press
2 sets x 8-10 reps



ADVANCED

Leg Press
3 sets x 10-12 reps

EXERCISE #2



BEGINNER

Body Weight Leg
Extension
2 sets x 8 reps per leg



INTERMEDIATE

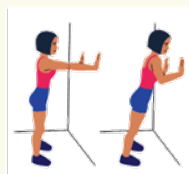
Quad Extension
2 sets x 8-10 reps



ADVANCED

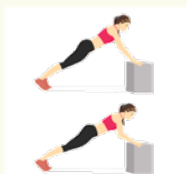
Quad Extension
3 sets x 10-12 reps

EXERCISE #3



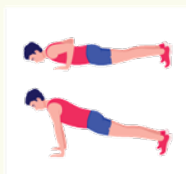
BEGINNER

Elevated push ups
2 sets x 8 reps



INTERMEDIATE

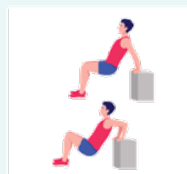
Lower Incline
push ups
2 sets x 8-10 reps



ADVANCED

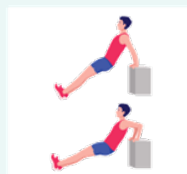
Regular push ups
3 sets x 8-10 reps

EXERCISE #4



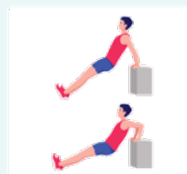
BEGINNER

Tricep dips with
bent knees
2 sets x 8 reps



INTERMEDIATE

Tricep dips
2 sets x 8-10 reps



ADVANCED

Tricep dips
3 sets x 10-12 reps

MOVE YOUR BODY

OUTDOOR FITNESS EQUIPMENT WORKOUT

EXERCISE #5



BEGINNER

Inverted row on bars
with bent knees
2 sets x 8 reps



INTERMEDIATE

Inverted row on bars
2 sets x 8-10 reps



ADVANCED

Underhand/overhand
inverted row combo
3 sets x 10-12 reps

TRAINING TIPS

REPS: A rep is the number of times you repeat the same exercise in one group, or a set

SETS: A set is the number of times you repeat a group of exercises

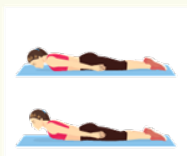
TECHNIQUE: Only select exercises that you can perform safely without putting your body at risk of injury

Use basic body positioning for all exercises

- Straight back/tighten core muscles/shoulders back/bend knees during exercise
- Allow the body to breathe normally throughout the exercise

For a challenge, try repeating this workout 2-3 times!

EXERCISE #6



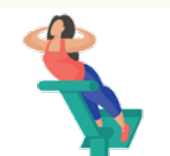
BEGINNER

Prone Back
extension on grass
2 sets x 8 reps



INTERMEDIATE

Back extension
2 sets x 8-10 reps



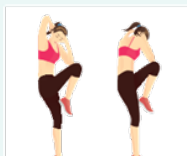
ADVANCED

Back extension
3 sets x 10-12 reps

SAFETY

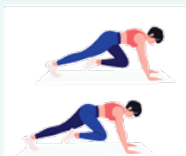
Please seek guidance from an appropriate allied health professional or medical practitioner prior to undertaking exercise. Cease exercising immediately if you feel faint or unwell and seek assistance.

EXERCISE #7



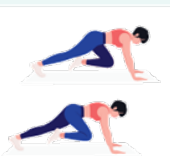
BEGINNER

Standing Elbow
to knees
2 sets x 8 reps



INTERMEDIATE

Mountain Climbers
2 sets x 8-10 reps



ADVANCED

Mountain Climbers
3 sets x 10-12 reps

The City of Armadale accepts no responsibility, as far as permitted by law, for any loss, damage, accidents, injuries or deaths to any property or person that may occur as a result of participation in this workout. Participants are responsible for maintaining their own safety and welfare (or that of children under their supervision or control) at all times.

armadale.wa.gov.au



