

CITY OF ARMADALE

MINUTES

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

PRESENT:

Cr G Nixon (Chair)
Cr E J Flynn (Deputy Chair)
Cr R Butterfield
Cr M S Northcott
Cr S Peter JP
Cr G J Smith

APOLOGIES:

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

OBSERVERS:

Cr J Keogh (*via Teams*)

IN ATTENDANCE:

Ms J Abbiss	Chief Executive Officer
Mr M Andrews	Executive Director Technical Services
Mr J Lyon	Executive Director Corporate Services (<i>via Teams</i>)
Ms S van Aswegen	Executive Director Community Services (<i>via Teams</i>)
Mr S Amasi	Manager Design Technical Services
Ms A Lazaroo	Executive Assistant Technical Services (<i>via Teams</i>)
Ms N Mathieson	Senior Administration Officer Technical Services

PUBLIC:

10

*“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 was read as there were members of the public present.

DECLARATION OF MEMBERS' INTERESTS

Nil

QUESTION TIME

Wymond Road Project, Roleystone

Ms Sarah Stoneham – 31 Wymond Road, Roleystone

Q1: Why are we revisiting the Wymond Road access project which to my mind is a waste of Ratepayer funds? The project was studied in-depth and the Wymond Road access was rejected as unfeasible in 2019 (M/551/T).

Response: The Chair advised it has been raised again by Cr Mosey who, as a new Councillor has a different thought on the subject, hence why we are discussing tonight.

Q2: Is there provision in the proposed feasibility study that Cr Mosey has put forward for environmental impact assessment on the project?

Response: The Chair advised that Cr Mosey is suggesting that this is a project to be looked into for funds to be allocated in order to review if we can make the project “Shovel Ready” for a possible future construction project.

Wymond Road Project, Roleystone

Mr Jim Goodwin – 85 Wymond Road, Roleystone

Q1: Similar to Sarah Stoneham’s question, my question is revisiting the exercise after 2019, what advantage could possibly be had from that in respect to cost and outcome?

Q2: What would we do on the impact on native animals, impact on traffic flow to Wymond Road, in particular the junction at Wymond Road and Soldiers Road is extremely dangerous already. This needs to be reviewed with the traffic study. This would apply further pressure on the current Soldiers Road and Brookton Highway intersection. Cost and value to ratepayers after considerable discussion over the decades, why would we begin to entertain the proposal.

Response: The Chair advised that Soldiers Road has the potential to be problematic and this is something that the Design Team would need to assess and consider if the project was to go ahead. Native animals are likely to be impacted when upgrading a rural road to a road that will accommodate approximately 30,000 cars. This topic would be investigated if Council decided to proceed with the Wymond Road proposal as part of the Design process.

Q3: Is it not good money after bad to be spending \$200,000 of ratepayers funds?

Response: The Chair advised that he could not answer that question at this time and will be further discussed/decided at Monday's Council meeting.

Wymond Road Project, Roleystone

Ms Brigitte Colbert (speaking for Parents – Bernard & Catherine Colbert)– 30 Wymond Road, Roleystone

Q1: What expectation is there that new traffic increases will be at levels projected at that 35,000 number, when we know that GPS will show Wymond Road as the shortest route for visitors and Araluen residents? We know that historically when people used to illegally drive that road that the increase in traffic was very dangerous, especially for local residents.

Response: The Executive Director Technical Services advised that it is very early in the Design process. A survey informed this process in 2019.

Manager Design advised that the traffic count data is provided from Mains Roads studies. The City also carried out traffic counter installations and the 30,000 referred to is the estimated annual traffic, not daily. Estimated daily traffic is around 70 cars.

Q2: How can concerns around accidents with downhill speed from the club to Soldiers Road and local fauna be addressed?

Response: The Chair advised that Design cannot eliminate this situation as safety ultimately comes down to people not doing the right thing. This will be discussed further and all points will be considered in the detailed design phase of the project if the project proceeds.

Q3: How does this change/improve or positively impact what we already have, without impacting what Wymond Road is regarding Safety for local residents that walk on foot along that road very often?

Response: The Chair advised that these are all questions that will be considered if the project progresses.

Wymond Road Project, Roleystone

Mr Dean Adams – 94 Wymond Road, Roleystone

Q1: There is no mention of the heavy traffic coming out of Soldiers Road and Brookton Highway. Brookton Highway and Soldiers Road and Peet Road directly opposite are dangerous intersections now with no turning lanes and grain trucks using these. Cars need to stop in stop in middle of traffic, turn left and then right with no turning lanes. There will be fatalities.

Response: The Chair advised that this is something that would be considered through the Design Stage. No discussions as yet have been undertaken with Main Roads. This is still an early stage of the design process and it would all be investigated if the project proceeds.

Wymond Road Project, Roleystone

Mr Jim Goodwin– 85 Wymond Road, Roleystone

Q4: Relative to the Araluen Estate what happened to the arrangements that there was going to be a road/extension of the Old Albany Lane, which I believe was not going to cost ratepayers as was supposed to be part of the original development proposal, what happened with that?

Response: The CEO advised if Araluen has any further development, the planning policies have now changed and they must construct a second access. There has been a subdivision proposal for the area near Armenti Road in 2014 (which has now lapsed) but if they went ahead with that sub-division then it would be mandated by the new planning policies to have to put in a second access and that would most likely be Armenti Road.

Wymond Road Project, Roleystone

Ms Sarah Stoneham – 31 Wymond Road, Roleystone

Q3: If there is a proposal in place at the moment for Armenti Road to be developed, which would necessitate a second exit to be put in, then would it not be better to wait and see if that proposal went ahead and then the second exit by default will be created and we won't have to bother with Wymond Road in the first place?

Response: The Chair advised that yes that is correct a second access would be provided and additionally it would be funded by the Estate as well.

MOVED by Cr E Flynn

That public question time be extended

MOTION CARRIED (6/0)

7.17pm

Wymond Road Project, Roleystone

Mr Dean Adams – 94 Wymond Road, Roleystone

Q2: Old Albany Lane to Thompson Road that is a 400m in a straight line, it is already a designated road that is owned by Council or Government owns the land. There are no services that need to be removed unlike Wymond Road and there are no residents on Thompson Road what so ever. This seems to be a massive cost blowout for Wymond Road when you have such a short piece of road that will take care of any problems and the shortcut that everyone seems to want from Araluen, because that is all it is, a short cut to the shops.

Response: The Chair advised the bridge would have to be completely replaced as it currently is not up to standards and in addition where it comes up to Brookton Highway is probably worse than when you come out of Soldiers Road so you would also need to do something there. This would need a discussion with Main Roads.

Question time declared closed at 07.19pm

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RECOMMEND

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

Moved Cr R Butterfield

MOTION CARRIED

(6/0)

ITEMS REFERRED FROM INFORMATION BULLETIN

Outstanding Matters and Information Items

Various Items

Monthly Departmental Reports

Technical Services Works Programme

No items were raised for report or further investigation.

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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.

ATTACHMENTS

There are no attachments for this report.

Suggested Recommendation

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

Committee Discussion

Committee discussed this item at length including the need for toilet facilities which would be a requirement for areas where a BBQ facility is installed as per the current Parks Facilities Strategy.

Cr Peter put the following motion:

That Council

Include in the draft FY24 capital budget schedules the following new project, for further consideration by the Technical Services Committee and Council:

- A BBQ facility near Whitley Park, Hilbert

OPPOSED Cr Flynn

MOTION LAPSED FOR WANT OF A SECONDER

T1/2/23

RECOMMEND

That Council:

Request that Officers advise of the nearest neighbourhood open space that would accommodate a BBQ facility as part of the future planning of the immediate area.

**Moved Cr R Butterfield
MOTION CARRIED**

(6/0)

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.

ATTACHMENTS

There are no attachments for this report.

RECOMMEND

T2/2/23

That Council:

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.

Moved Cr G Nixon
MOTION CARRIED

(6/0)

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

ATTACHMENTS

1. Piara Waters Rossiter Playing Field

RECOMMEND

T3/2/23

That Council:

Leave the status quo and not make any changes.

**Moved Cr E J Flynn
MOTION CARRIED**

(6/0)

COUNCILLORS' ITEMS

Nil

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT 07.54pm

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	18

MOVE YOUR BODY

OUTDOOR FITNESS EQUIPMENT WORKOUT



LOCATION

Rossiter Playing Field,
Tuberoose Road (Piara Waters)



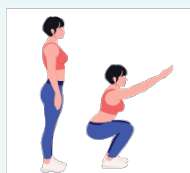
WORKOUT TIME

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

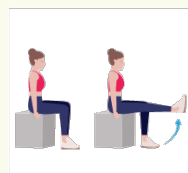
Leg Press
2 sets x 8-10 reps



ADVANCED

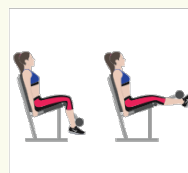
Leg Press
3 sets x 10-12 reps

EXERCISE #2



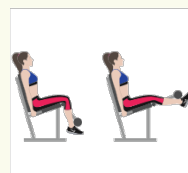
BEGINNER

Body Weight Leg
Extension
2 sets x 8 reps per leg



INTERMEDIATE

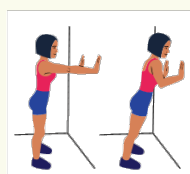
Quad Extension
2 sets x 8-10 reps



ADVANCED

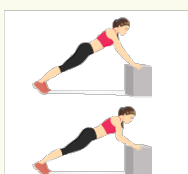
Quad Extension
3 sets x 10-12 reps

EXERCISE #3



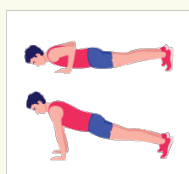
BEGINNER

Elevated push ups
2 sets x 8 reps



INTERMEDIATE

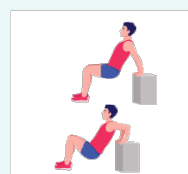
Lower Incline
push ups
2 sets x 8-10 reps



ADVANCED

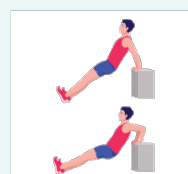
Regular push ups
3 sets x 8-10 reps

EXERCISE #4



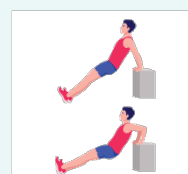
BEGINNER

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

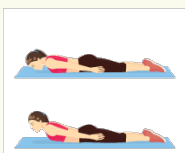
TECHNIQUE: Only select exercises that you can perform safely without putting your body at risk of injury

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



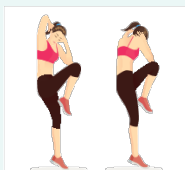
ADVANCED

Back extension
3 sets x 10-12 reps

SAFETY

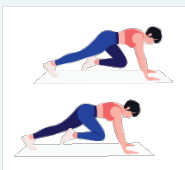
Please seek guidance from an appropriate allied health professional or medical practitioner prior to undertaking exercise. Cease exercising immediately if you feel faint or unwell and seek assistance.

EXERCISE #7



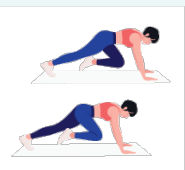
BEGINNER

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

