

CITY OF ARMADALE

AGENDA

OF TECHNICAL SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 1 SEPTEMBER 2025 AT 7.00PM.

OFFICIAL OPENING & ACKNOWLEDGEMENT OF COUNTRY

PRESENT: Cr K Busby (Chair)
Cr S S Virk (Deputy Chair)
Mayor R Butterfield
Cr M J Hancock
Cr P A Hetherington
Cr J Joy JP
Cr K Kamdar
Cr S J Mosey

APOLOGIES Cr P A Hetherington (Leave of Absence)
Cr S Stoneham (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 4 August 2025 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

1 SEPTEMBER 2025

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***1.1 - DEDICATION OF PORTIONS OF LAND AS A PUBLIC ROAD - EIGHTH ROAD
AND WOLLASTON AVENUE, HAYNES***

WARD : MINNAWARRA
RANFORD
FILE No. : M/445/25
DATE : 25 August 2025
REF : GS/RS/NB/PS
RESPONSIBLE : EDTS/EDDS
MANAGER

In Brief:

- The City has entered into agreements with seven affected landowners and purchased portions of various lots for road widening of portions of Eighth Road, Forrest Road and Wollaston Avenue.
- The Department of Planning, Lands and Heritage (DPLH) has requested the Council to dedicate the seven portions of land for road widening and indemnify the Minister in accordance with the normal road dedication processes.
- It is recommended that Council endorse the dedication of the seven portions of road widening for Eighth Road, Forrest Road and Wollaston Ave and indemnify the Minister.

Tabled Items

Nil

Decision Type

- ☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- ☐ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☒ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration

Nil

Strategic Implications

- 2.2.1 Focus on achieving a high level of streetscape amenity in new developments.
- 2.2.2 Improve the current public realm to achieve attractive, shaded streetscapes, civic places and public open spaces within existing communities.
- 2.3.2 Ensure that the City's assets are appropriately maintained, functional, affordable, safe and sustainable for current and future generations.
- 2.3.3 Maintain the City's Assets effectively in order to meet service levels throughout their life cycle.

Legal Implications

Assessment of legislation indicates that the following is applicable:

Land Administration Act 1997

Land Administration Regulations 1998 (WA) (Regulations)

Metropolitan Redevelopment Authority Act 2011

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

The City has already reached agreement and paid the seven landowners for the purchase of the road widening. If the land is dedicated as road reserve, the City of Armadale will formally be responsible for managing the additional road reserve. The formal dedication of the land for road reserve will assist the City in obtaining Developer Contribution Plan funding from DevelopmentWA (DWA) for all or portions of the City's acquisition costs for the road widenings.

Consultation

- 1. DevelopmentWA (DWA)
- 2. City of Armadale Directorates
- 3. External Legal Advice
- 4. Landowners
- 5. Western Power

BACKGROUND

The Eighth Road upgrade is one of the major road upgrade projects within the DWA's Wungong Urban Water Redevelopment Area. The City has been progressing the design and land acquisitions for several years for the various stages of the Eighth Road project.

The City has entered into agreements with seven landowners and purchased portions of seven properties for the road widening of portions of Eighth Road, Forrest Road and Wollaston Ave to facilitate the future upgrading of Eighth Road.

DETAILS OF PROPOSAL

This report seeks Council's endorsement pursuant to Section 56 of the *Land Administration Act 1997* to facilitate the dedication of the seven portions of road widening land purchased by the City for its dedication as a public road.

COMMENT

The City engaged Solicitors to assist with the negotiations and arrangements for the acquisition of land for the Eighth Road Project.

The City and its solicitors negotiated with the landowners and entered agreements pursuant to Section 168 of the *Land Administration Act* for the acquisition of the land by the City for road widening purposes. The City has paid the landowners for the road widening land.

Land Administration Act 1997

Section 56 of the *Land Administration Act 1997*, among other things, provides as follows:

- 1) *If in a district of a local government –*
 - (a) *land is reserved or acquired for use by the public, or is used by the public, as a road under the care, control and management of the local government;*
 - (b) *in the case of land compromising a private road constructed and maintained to the satisfaction of the local government –*
 - i *the holder of the freehold in that land applies to the local government, requesting it to do so; or*
 - ii *those holders of the freehold in rateable land abutting the private road, the aggregate of the rateable value of all the rateable land abutting the private road, apply to the local government, requesting it to do so; or*
 - iii *land compromises a private road of which the public has had uninterrupted use for a period of not less than 10 years,*

and that land is described in a plan of survey, sketch plan or document, the local government may request the Minister to dedicate that land as a road.
- 2) *If a local government resolves to make a request under subsection (1), it must –*
 - (a) *in accordance with the regulations prepare and deliver the request to the Minister; and*
 - (b) *provide the Minister with sufficient information in a plan of survey, sketch plan or document to describe the dimensions of the proposed road.*
- 3) *On receiving a request delivered to him or her under subsection (2), the Minister must consider the request and may then –*
 - (a) *subject to subsection (5), by order grant the request;*
 - (b) *direct the relevant local government to reconsider the request, having regard to such matters as he or she thinks fit to mention in that direction; or*
 - (c) *refuse the request.*
- 4) *On the Minister granting a request under subsection (3), the relevant local government is liable to indemnify the Minister against any claim for compensation (not being a claim for compensation in respect of land referred to in subsection (6)) in an amount*

equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the request.

- 5) *To be dedicated under subsection (3) (a), land must immediately before the time of dedication be –*
 - (a) unallocated Crown land; and*
 - (b) designated in the relevant plan of survey, sketch plan or document as having the purpose of a road.*
- 6) *If land referred to in subsection (1) (c) is dedicated under subsection (3) (a), the holder of the freehold in that land is not entitled to compensation because of that dedication.*

OPTIONS

Council has the following options:

1. Support the dedication of the road widening land as a public road in accordance with Section 56 of the *Land Administration Act 1997*.
2. Decline one or all of the requests to dedicate the road widening land as a public road.

Should Council decline to dedicate the land, then the previous payments for the purchase of the land may be at risk, DCP reimbursement funding options for the City will not be able to proceed and the existing caveats supporting the legal agreements may not be removed, therefore delaying the affected landowner's sale of the balance of their land to other parties.

CONCLUSION

The dedication of the land purchased by the City for road widening is required to complete the Agreements under Section 168 of the *Land Administration Act* and will facilitate options for the design and construction of Eighth Road. Option 1 is recommended.

RECOMMEND

That Council:

1. **Request the Minister for Lands (or other Minister as may be required) to dedicate the Land below and as shown in the Attachments as road reserve under Section 56 of the *Land Administration Act 1997*:**
 - (a) **Portion of Lot 23 on Deposited Plan 49452, Volume 2647 Folio 793, as shown as Lot 702 on draft Deposited Plan 425370.**
 - (b) **Portion of Lot 5 on Diagram 68645, Volume 1754 Folio 73, as shown as Lot 703 on draft Deposited Plan 425371.**
 - (c) **Portion of Lot 17 on Diagram 27950, Volume 1963 Folio 257, as shown as Lot 706 on draft Deposited Plan 425374.**
 - (d) **Portion of Lot 49 on Deposited Plan 26380, Volume 2507 Folio 445, as shown as Lot 700 of draft Deposited Plan 425368.**
 - (e) **Portion of Lot 22 on Deposited Plan 49452, Volume 2647 Folio 792, as shown as Lot 701 on draft Deposited Plan 425369.**
 - (f) **Portion of Lot 16 on Diagram 39604, Volume 1754 Folio 74, as shown as Lot 704 on draft Deposited Plan 425372.**
 - (g) **Portion of Lot 5 on Diagram 21582, Volume 1213 Folio 748, as shown as Lot 707 on draft Deposited Plan 425375.**
2. **Authorise the Chief Executive Officer to prepare and submit the necessary documentation to the Department of Planning, Lands and Heritage for the purpose of road dedication, including the provision of an indemnity to the Minister for Lands against any costs or claims that may arise from the dedication process.**

ATTACHMENTS

1. [Attachment 1 -Eighth_Road_Widening-A4P_1](#)
2. [Attachment 2 -Eighth_Road_Widening-A4P_2](#)
3. [Attachment 3 Lot 16 39604](#)
4. [Attachment 4 -Lot 17 27959](#)
5. [Attachment 5 -Lot 22 49452](#)
6. [Attachment 6- Lot 23 49452](#)
7. [Attachment 7 -Lot 49 26380](#)
8. [Attachment 8 -Lot 5 68645](#)
9. [Attachment 9 - Lot 5 21582](#)

2.1 - BUS STOP SEATS - RENEWAL (REFERRAL ITEM)

At the Council meeting held on 14 July 2025, Cr J Keogh referred the following matter to the Technical Services Committee.

That the matter of bus stop seat renewal be referred to the Technical Services Committee.

Comment from Cr J Keogh

I had a concerned resident contact me about the safety and visual look of the two bus stop seats(photos 1 and 2 below) on Martin St about 2 months ago.

Officer Comment

Cr Keogh's comments have been received and noted by City Officers.

The two bench seats located on Martin Street, adjacent to the bus stops, are part of the City's public street furniture assets. These were removed due to deterioration and will be replaced with new bench seats currently on order. The total replacement cost is approximately \$1,500.

More broadly, the City applies a structured approach to the ongoing management of bus stop infrastructure. This includes routine inspections, condition assessments, and coordination of repairs and replacements, which are prioritised based on asset condition, safety, and utilisation.

With regards to bus shelters, the City participates in the Public Transport Authority's (PTA) Bus Shelter Subsidy Program (BSSP), which provides both installation support and financial contributions. To qualify for this program, a location must demonstrate consistent weekday boardings of more than 15 passengers.

The bus stop on Albany Highway near Armadale Hospital currently averages six boardings per weekday and therefore does not meet the eligibility criteria for the BSSP. While the City can proceed with full funding and installation of a shelter at this location, doing so would reduce the City's ability to deliver shelters at other eligible sites where co-contribution funding is available.

The City remains committed to providing safe, accessible, and functional public transport infrastructure and will continue to assess and prioritise improvements across the network based on patronage data, community need, and available funding.

RECOMMEND

1. That Council:

To be considered

ATTACHMENTS

There are no attachments for this report.

***2.2 - INSTALLATION OF DRINKING WATER FOUNTAIN AT VILLATELLA PARK,
PIARA WATERS***

WARD : LAKE

FILE No. : M/521/25

DATE : 25 August 2025

REF : MK

RESPONSIBLE : Executive Director
MANAGER Technical Services

In Brief:

- At the Ordinary Meeting of Council on 11 August 2025 Cr Virk raised a notice of motion to utilise surplus funds from the 2024/25 financial year to install a drinking fountain at Villatella Park, Piara Waters.
- Council instead resolved that the item be referred to the next Technical Services Committee for consideration.
- Recommend that the water fountain be considered as part of the implementation of the updated Parks Improvement Strategy.

Tabled Items

Nil

Decision Type

- ☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- ☒ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration

Nil

Strategic Implications

2.2.3 Develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City.

Legal Implications

Nil

Council Policy/Local Law Implications

Asset Management Policy

Budget/Financial Implications

The installation of a water fountain requires a budget of approximately \$15,000 to ensure adequate provision for the installation of any supply infrastructure required.

Consultation

1. Intra directorate

BACKGROUND

At the Ordinary Meeting of Council on 11 August 2025, Cr Virk proposed a motion in accordance with Clause 3.8 of the Standing Orders Local Law:

That Council allocate the required funds from the 2024/25 budget surplus for installing a drinking fountain at Villatella Park, Piara Waters.

This motion was not endorsed, instead an alternate resolution was proposed where Council resolved:

That the matter of drinking water fountain at Villatella Park in Piara Waters be referred to the Technical Services Committee.

DETAILS OF PROPOSAL

As part of the submission of the notice of motion for the installation of a water fountain at Villatella Park by Cr Virk, the following commentary was provided:

The request for a water fountain at Villatella Park, Villatella Gardens, Piara Waters has been ongoing for many years. This is the only main park for Riva Estate, kids and dogs walk around the park in the mornings and evening. It is a busy park for Riva residents with no facilities.

COMMENT

The request for a new drinking fountain at this location has previously been considered by the Technical Services Committee on 4 November 2024. At this stage the advice was provided by officers that the addition of a new drinking fountain at Villatella Park fell under the Park Improvement Program, which is guided by the Parks Facility Strategy. This Strategy ranks park improvement projects by assessing the need for infrastructure across similar parks in the City, leading to the prioritization of new assets based on this ranking and an established improvement matrix. Under the current park improvement plan, there are no plans to provide an upgrade to Villatella Park.

The Parks Facility Strategy is the guiding document that determines provision of infrastructure within parklands. The Strategy was initially created in 2013 to guide the planning of park facilities by both Council and Developers. In 2018, the Strategy was reviewed and adopted by Council at its October 2018 meeting. Following the adoption of the revised Strategy, the associated Park Improvement Plan was adopted by Council at its meeting of 10 February 2020.

Since the adoption of the Strategy and associated Parks Improvement Plan, the Strategy has guided the planning and embellishment of recreational parklands within the City and seen the completion of several park improvement upgrades.

Under the current endorsed strategy, Villatella Park is classified as a neighbourhood recreation park, in which a drinking fountain can be installed under this classification to support recreational infrastructure such as a picnic and BBQ facilities. However, under the current Parks Improvement Plan, Villatella Park is not ranked within the top 50 parks for improvement, with other improvement projects ranking higher.

In considering this item, it is worth noting the Strategy is now five years old, and a review of the Strategy has been undertaken. The revision is currently in a draft format, has been advertised for community comment and is in the process of being finalised for Council review.

ANALYSIS

Under both the current and draft updated Strategy, a drinking fountain would be considered acceptable in this location. However, in both the current and draft improvement plans Villatella Park has not been identified as a priority location for improvement works. Should Council determine to proceed with installing a water fountain, the following items are to be considered:

- Cost to install
 - The supply and installation of the drinking fountain is expected to be between \$15,000 - \$20,000.
- Cost to maintain
 - Drinking fountains are items prone to vandalism and can cost up to \$1,500 per year for maintenance. Fees for potable water will also need to be considered.

As this site does not have an existing potable water connection, an application will be made to the Water Corporation if it is resolved to include a water fountain at this location. On installation of this connection, the drinking fountain can be installed which would be expected to take approximately six months.

Officers could deliver this project this financial year if Council resolved to proceed. The 2025/26 Parks Improvement funding is currently fully allocated to playground improvements at Gwynne Park and Eva & Bill Playground. However, Council has the discretion to transfer funds from the parks maintenance operating accounts to top up this budget to deliver this project. There have been several appeals to Lake Ward Councillors from community members over an extended period advocating for the installation of a water fountain at this location, so bringing forward this item would allow these requests to be met.

OPTIONS

1. Not proceed with the installation of a water fountain at Villatella Park at this stage and consider it as part of the implementation of the updated Parks Strategy in the future.
2. Resolve to proceed with the installation of a water fountain at Villatella Park and authorise the transferring \$20,000 from the Parks Operating Budget to the Parks Improvement Budget to deliver this project.

CONCLUSION

Whilst the current Parks Improvement Plan does not list the installation of a water fountain at Villatella Park as a priority, it is consistent with the Parks Strategy and Council could resolve to bring forward this project to meet community demands.

RECOMMEND

That Council:

- 1. Not proceed with the installation of a water fountain at Villatella Park at this stage and consider it as part of the implementation of the updated Parks Strategy in the future.**

ATTACHMENTS

There are no attachments for this report.

COUNCILLORS' ITEMS

Nil

This refers to any brief updates from Councillors from their attendance at Working Group or Advisory Group meetings on which they represent Council.

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT _____

TECHNICAL SERVICES COMMITTEE SUMMARY OF ATTACHMENTS 1 SEPTEMBER 2025		
ATT NO.	SUBJECT	PAGE
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1.1.8	Attachment 8 -Lot 5 68645	24
1.1.9	Attachment 9 - Lot 5 21582	25



GHT ROAD WIDENING s 700-704 and 706



SCALE 1 : 1500

Based on information provided by and with the permission of the
Western Australian Land Information Authority trading as Landgate (2012).



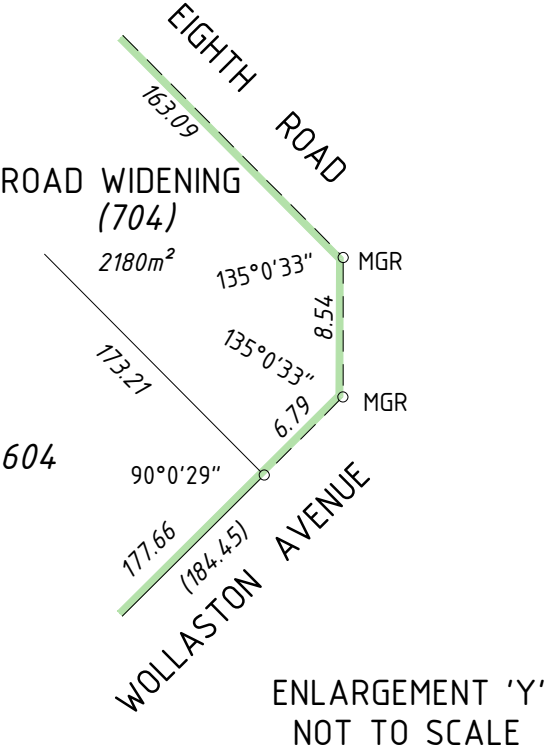
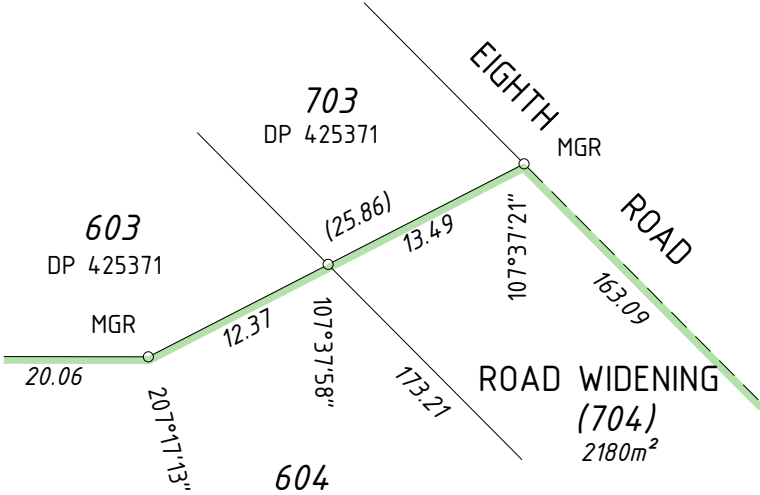
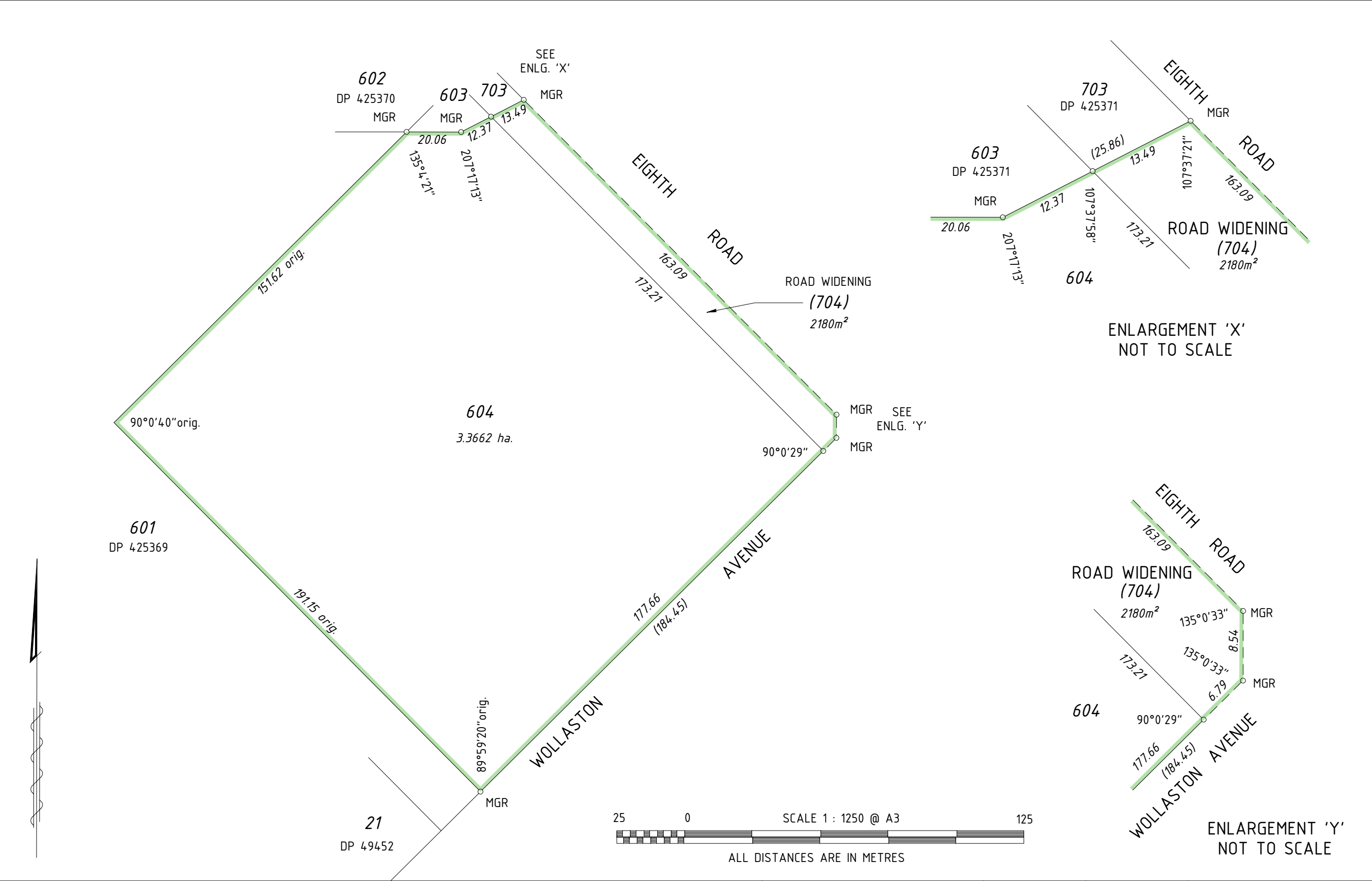
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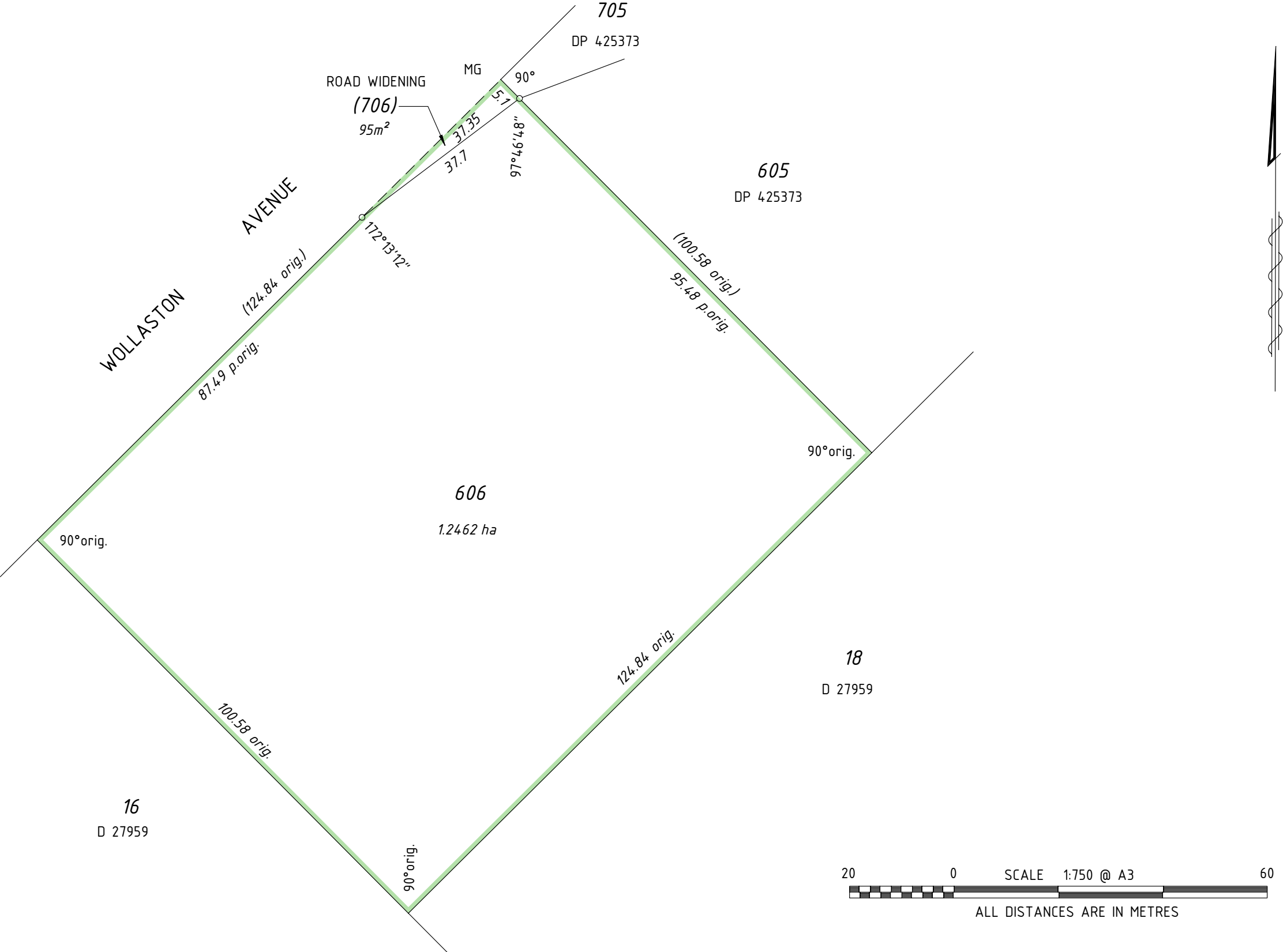
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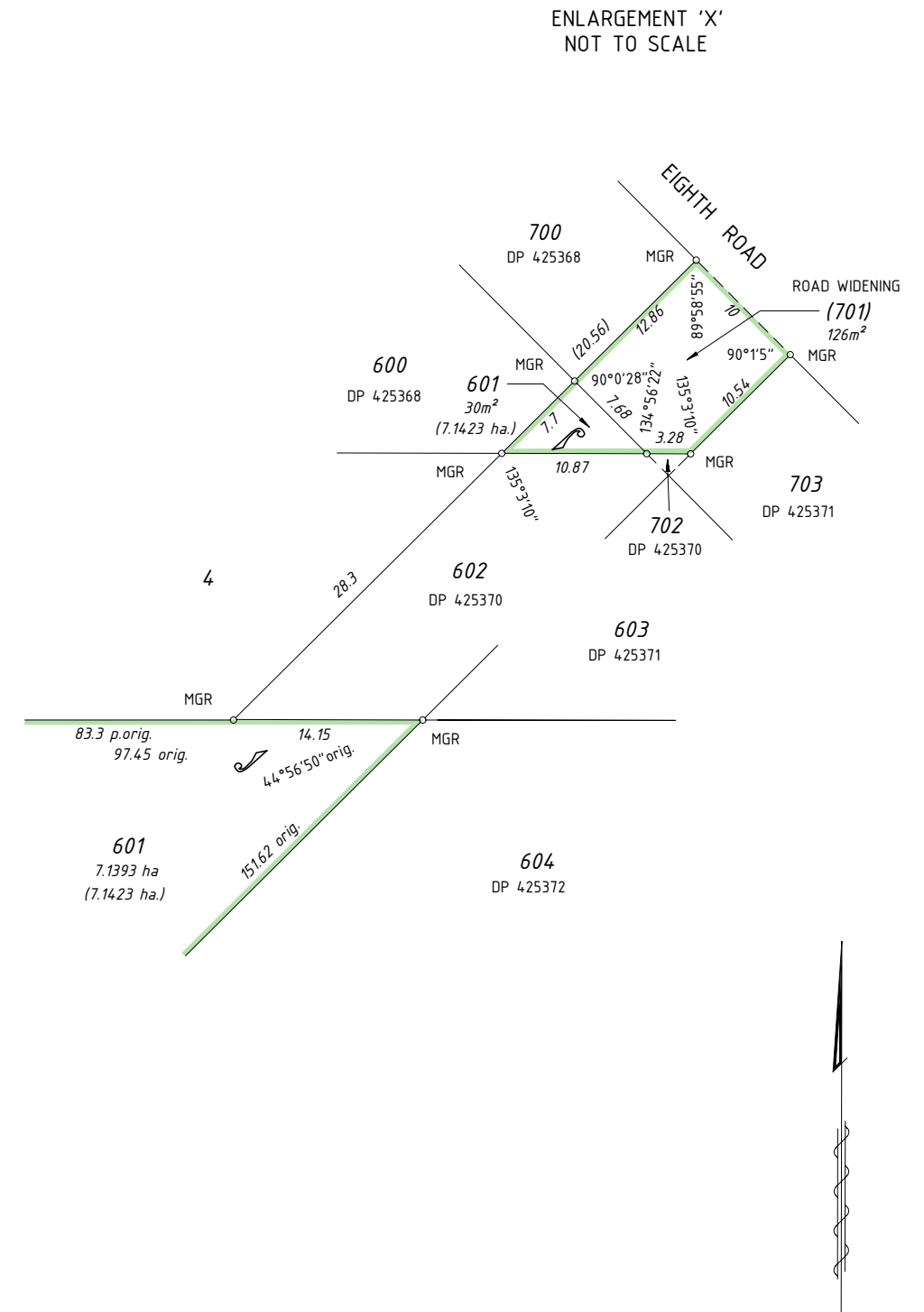


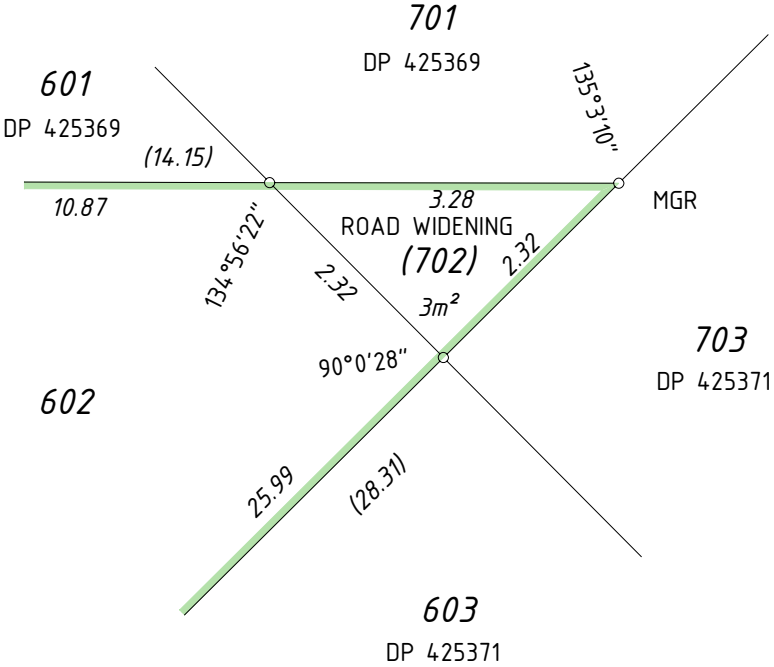
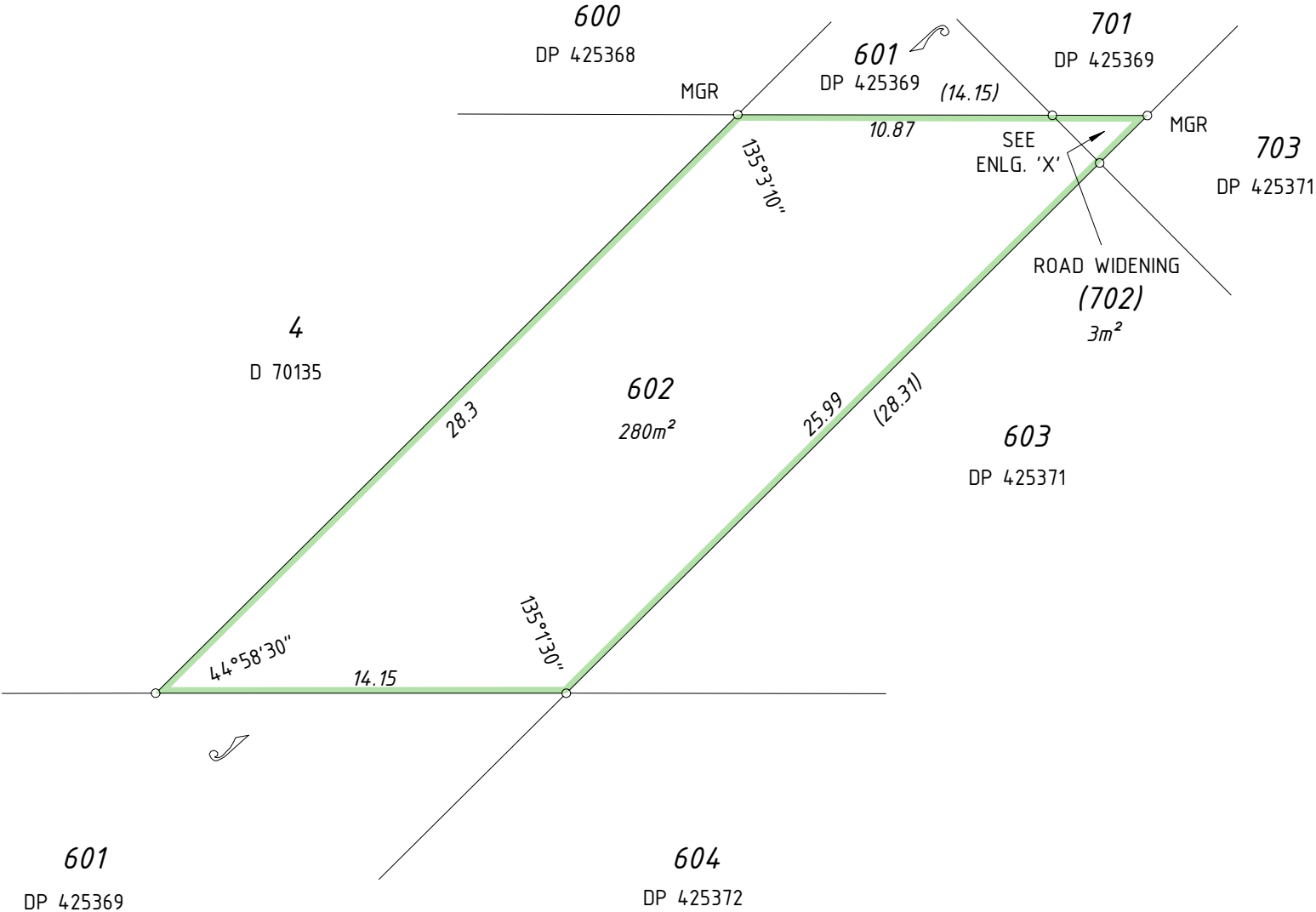
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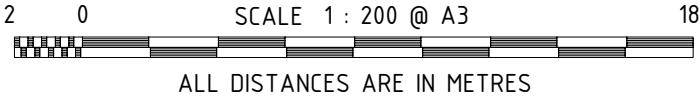








ENLARGEMENT 'X'
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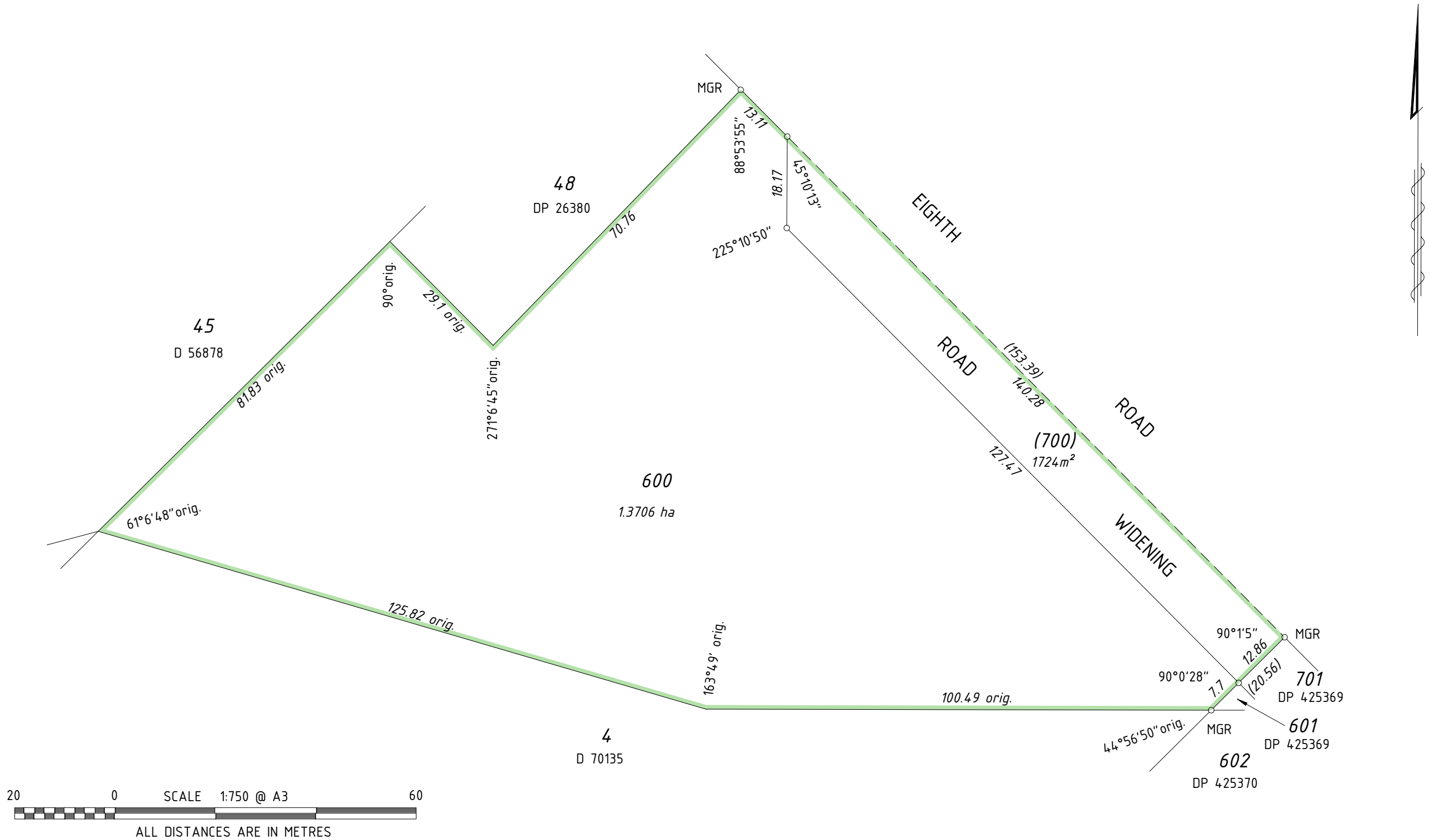


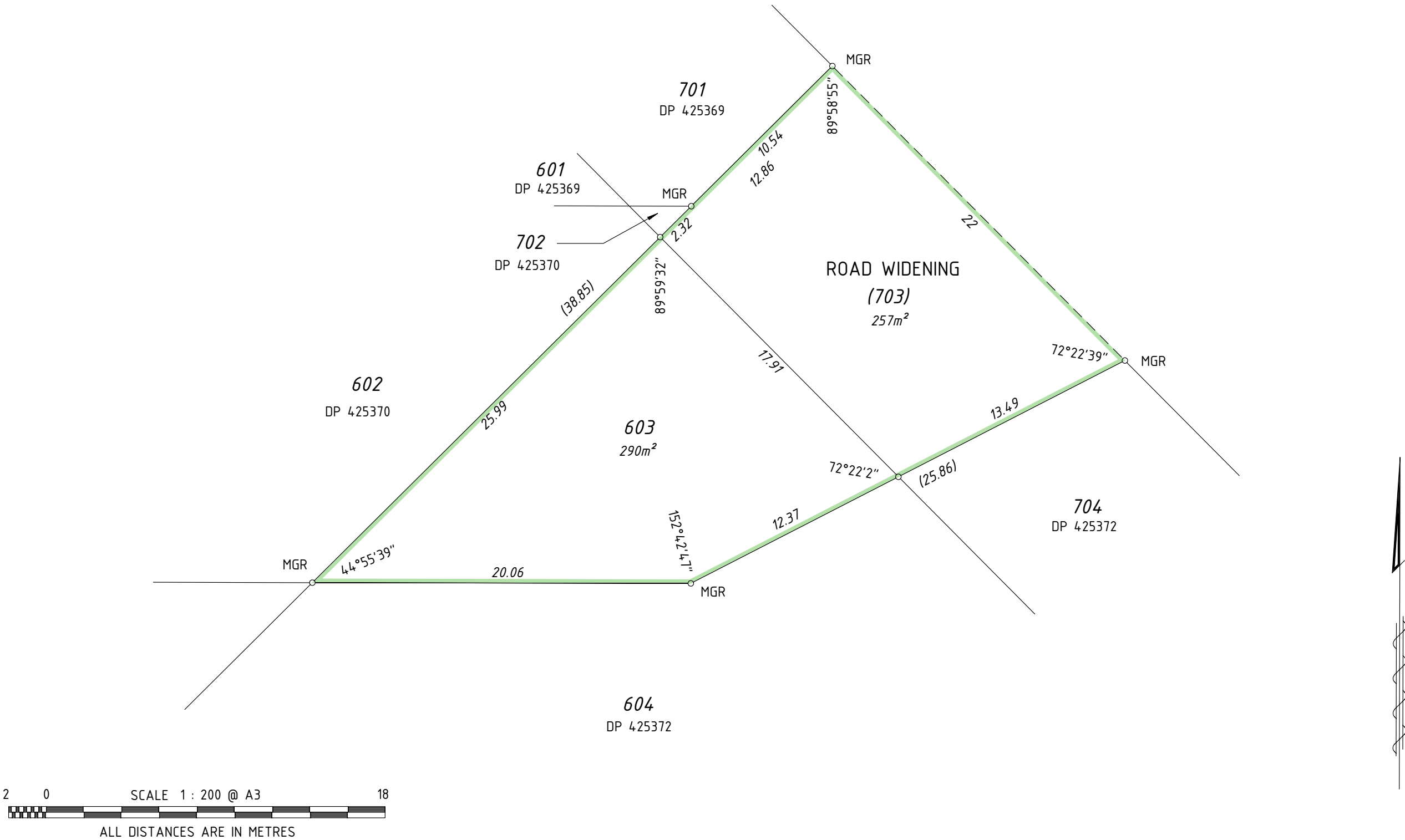
ADDITIONAL SHEETS

SHEET 2 OF 2 SHEETS

VERSION NUMBER 1

DEPOSITED PLAN 425370





ADDITIONAL SHEETS

SHEET 2 OF 2 SHEETS

VERSION NUMBER 1

DEPOSITED PLAN 425371

