

CITY OF ARMADALE

AGENDA

OF TECHNICAL SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 4 AUGUST 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 C M Wielinga (Leave of Absence)
Cr M J Hancock (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 June 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

4 AUGUST 2025

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1.1 - PARKING CONTROLS ASSOCIATED WITH ELECTRIC VEHICLE CHARGING BAYS

WARD : ALL
FILE No. : M/408/25
DATE : 2 July 2025
REF : AL/DC
RESPONSIBLE : Executive Director
MANAGER : Technical Services

In Brief:

- Ten Electric Vehicle (EV) charging parking bays in total were installed at two separate locations in the City in November 2024. Six parking bays are within the City's carpark along Jull Street and four parking bays at Armadale Fitness and Aquatic Centre (AFAC).
- Recommend that Council approve the parking control signage that has been installed as indicated on the attached plans.

Tabled Items

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

- 1.2 Improve Community Wellbeing
- 1.2.1 Advocate for the delivery of services and programs as well as increased resources to contribute to improvements in community safety

Legal Implications

Assessment of legislation indicates that the following apply:

- *Local Government Act 1995 – Part 3, Division 3, Subdivision 1*

Council Policy/Local Law Implications

General assessment indicates that the following provisions of the *City of Armadale Parking and Parking Facilities Local Law* are applicable in establishing the proposed parking control signage:

1.8 Powers of the local government

The local government may, by resolution, prohibit or regulate by signs or otherwise, the stopping or parking of any vehicle or any class of vehicles in any part of the parking region but must do so consistently with the provisions of this Local Law.

2.1 Determination of parking stalls and parking stations

The local government may by resolution constitute, determine and vary and also indicate by signs:

- (a) parking stalls;
- (b) parking stations;
- (c) permitted time and conditions of parking in parking stalls and parking stations which may vary with the locality;
- (d) permitted classes of vehicles which may park in parking stalls and parking stations;
- (e) permitted classes of persons who may park in specified parking stalls or parking stations; and
- (f) the manner of parking in parking stalls and parking stations.

Budget/Financial Implications

The costs associated with the installation of the EV charging bays were grant funded from the ARENA Future Fuels Program.

Consultation

- 1. Intra Directorate
- 2. Executive Leadership Team

BACKGROUND

The City through its Corporate Greenhouse Action Plan 2020/21 to 2029/30 – Recommendation 15 and Corporate Business Plan – Aspiration 2 – Outcome 2.1.4.4. is committed to develop options to transition its vehicle fleet to electric and / or non-hydrocarbon vehicles to align with the State and Federal Government’s target to achieve net-zero greenhouse gas emissions by 2050.

In support of the above the City during 2022 applied for a grant from the ARENA Future Fuels Program for the installation of electric vehicle chargers at the main administration precinct and AFAC. Approval was received in February 2023 to proceed with the installation of 1 dual DC and 2 dual AC chargers at the main administration precinct and 2 dual AC chargers at the city’s AFAC.

The installation took place in November 2024, inclusive of parking control signage indicating a two-hour parking provision for electric vehicles only. Council approval for the parking control signage was not obtained at the time.

Since installation the City has received ongoing complaints of non-electric vehicles parking in these bays, the most reported being for the parking bays located at AFAC. The City's Ranger Services are unable to enforce the parking control within these bays without the signage being approved by Council as per the City's *Parking and Parking Facilities Local Law*.

COMMENT

Council approval is required for the installed parking control signage associated with the EV charging bays in order for the signage to be enforceable.

CONCLUSION

It is recommended to approve the parking control signage as shown in Attachment 1 and Attachment 2.

RECOMMEND

That Council:

- 1. Approve the installed parking control signage as identified in Attachment 1 and Attachment 2.**

ATTACHMENTS

1. [↓](#) Attachment 1 - E23-111-01 Jull St Armadale
2. [↓](#) Attachment 2 - E23-111-02 AFAC

2.1 - TENDER 40 OF 2024 - ELECTRICAL MAINTENANCE SERVICES

WARD : ALL
FILE No. : M/427/25
DATE : 9 July 2025
REF : AL
RESPONSIBLE : Executive Director
MANAGER : Technical Services

In Brief:

- A confidential report is presented at Attachment B-1 to this Agenda.

Strategic Implications

2.2 Attractive, inclusive and functional Public Places

2.3.3 Assets are to be effectively maintained in order to meet service levels throughout their life cycle.

Legal Implications

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – Tenders for providing goods or services
- Division 2 *Local Government (Functions and General) Regulations 1996* – Tenders for providing goods or services

Council Policy/Local Law Implications

- Council Policy ADM 19 – Procurement of Goods or Services

Budget/Financial Implications

The proposed expenditure can be accommodated in the 2025/2026 Budget and Long Term Financial Plan estimates commensurate with the successful tenderer recommended in this report.

Consultation

- Intra Directorate

A Confidential Report is presented at Attachment B-1 to this Agenda. The matter is considered confidential under S5.23(2)(c) of the Local Government Act 1995 as the matter relates to a contract entered into or which maybe entered into, by the City of Armadale.

RECOMMEND

That Council adopt the recommendation as detailed in the Confidential Report.

ATTACHMENTS

There are no attachments for this report.

2.2 - TENDER 33 OF 2024 - CLEANING ANCILLIARY SERVICES

WARD : ALL

FILE No. : M/456/25

DATE : 23 July 2025

REF : GM

RESPONSIBLE : Executive Director
MANAGER Technical Services

In Brief:

- A confidential report is presented at Attachment B-1 to this Agenda.

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

2.3.12 Ensure that the City's assets are appropriately maintained, functional, affordable, safe and sustainable for current and future generations

Legal Implications

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – Tenders for providing goods or services
- Division 2 *Local Government (Functions and General) Regulations 1996* – Tenders for providing goods or services

Council Policy/Local Law Implications

Assessment of Policy/Local Law indicates that the following are applicable:

- Council Policy ADM 19 – Procurement of Goods or Services

Budget/Financial Implications

The proposed expenditure can be accommodated in the 2025/2026 Budget and Long Term Financial Plan estimates commensurate with the successful respondent recommended in this report.

Consultation

- Intra Directorate

A Confidential Report is presented separately to this Agenda. The matter is considered confidential under S5.23(2)(c) of the Local Government Act 1995 as the matter relates to a contract entered into or which maybe entered into, by the City of Armadale.

RECOMMEND

That Council adopt the recommendation as detailed in the Confidential Report.

ATTACHMENTS

There are no attachments for this report.

2.3 - TENDER 2 OF 2025 - LIVING STREAMS AND DRAINAGE

WARD : ALL

FILE No. : M/464/25

DATE : 23 July 2025

REF : AL/GM

RESPONSIBLE : Executive Director
MANAGER : Technical Services

In Brief:

- A confidential report is presented at Attachment B-1 to this Agenda.

Strategic Implications

- 2.3.2 - Protect and enhance natural environments and biodiversity
- 2.3.3 - Promote and implement water-sensitive urban design principles across the City
- 2.4.1 - Ensure effective and safe stormwater drainage infrastructure that supports community safety and environmental health
- 2.4.3 - Maintain and improve stormwater infrastructure to reduce flooding and improve water quality
- 4.4.2 - Enhance the City's operational efficiency and asset management through proactive maintenance and long-term sustainability planning.

Legal Implications

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – Tenders for providing goods or services
- Division 2 *Local Government (Functions and General) Regulations 1996* – Tenders for providing goods or services

Council Policy/Local Law Implications

Assessment of Policy/Local Law indicates that the following are applicable:

- Council Policy ADM 19 – Procurement of Goods or Services

Budget/Financial Implications

The proposed expenditure can be accommodated in the Budget and Long Term Financial Plan estimates commensurate with the successful respondent recommended in this report.

Consultation

- Intra Directorate

A Confidential Report is presented separately to this Agenda. The matter is considered confidential under S5.23(2)(c) of the Local Government Act 1995 as the matter relates to a contract entered into or which maybe entered into, by the City of Armadale.

RECOMMEND

That Council adopt the recommendation as detailed in the Confidential Report.

ATTACHMENTS

There are no attachments for this report.

3.1 - BROOKTON HIGHWAY/HILL STREET INTERSECTION (REFERRAL ITEM)

At the Council meeting held on 28 April 2025, Cr S Mosey referred the following matter to Technical Services Committee.

That the matter of Brookton Highway/Hill Street intersection be referred to the Technical Services Committee.

Comment from Cr S Mosey

I raise this Councillor Item as I have real concerns and questions I believe need to be answered, in particular so that we can learn lessons so that we can do better going forward.

Full details of the referral by Cr Mosey have been provided to Councillors under separate cover.

Officer Comment

Subsequently to the referral item, information was provided in a memo to Councillors on 26 May 2025 as well as the Corporate Services Committees on 18 March and 20 May 2025. The advice provided responds to the matters raised in the referral. It is therefore suggested a further report is not required.

RECOMMEND

That Council:

- 1. Note the contents of the memo dated 26 May 2025 as a response to the Councillor referral item.**

ATTACHMENTS

There are no attachments for this report.

COUNCILLORS' ITEMS

Nil

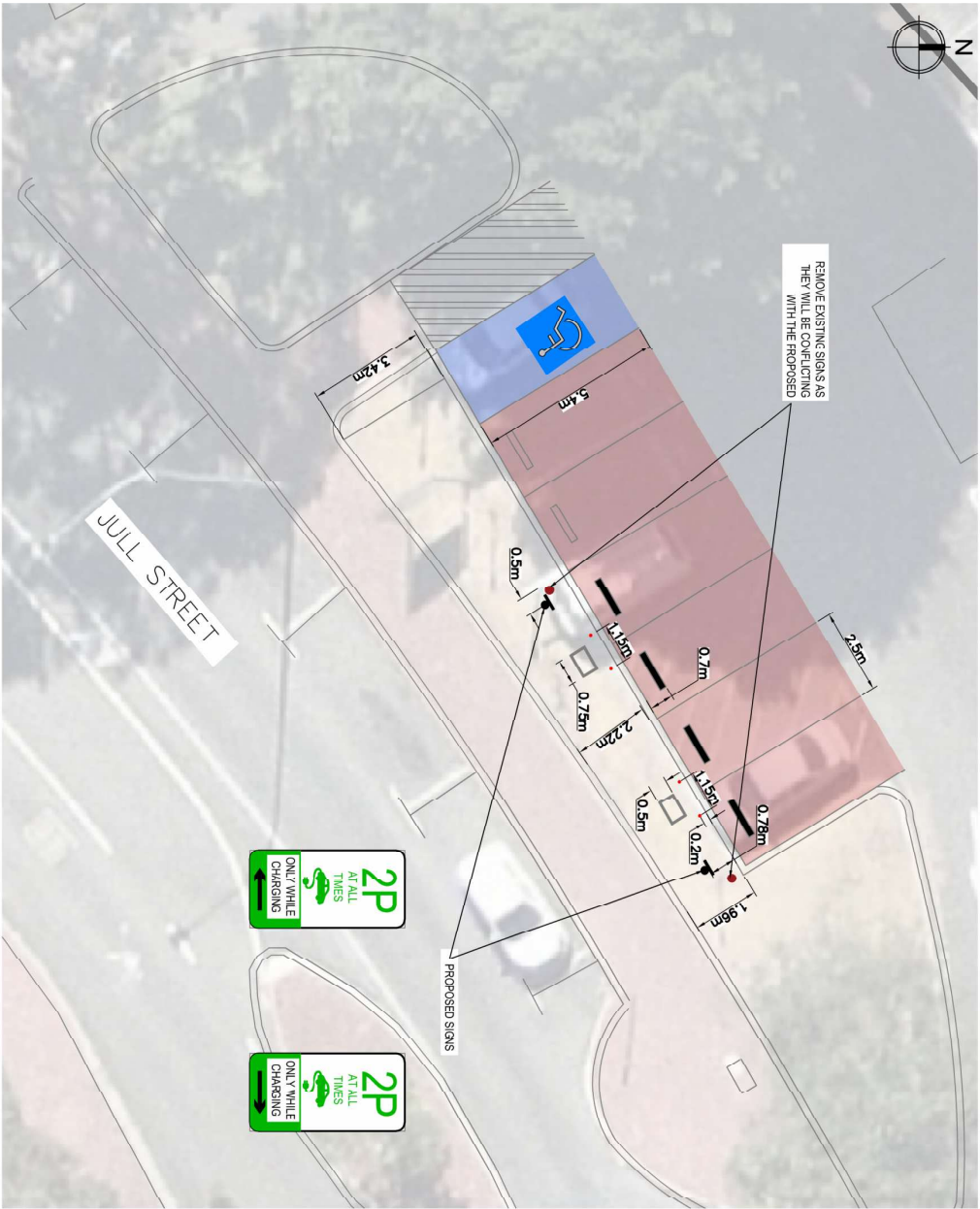
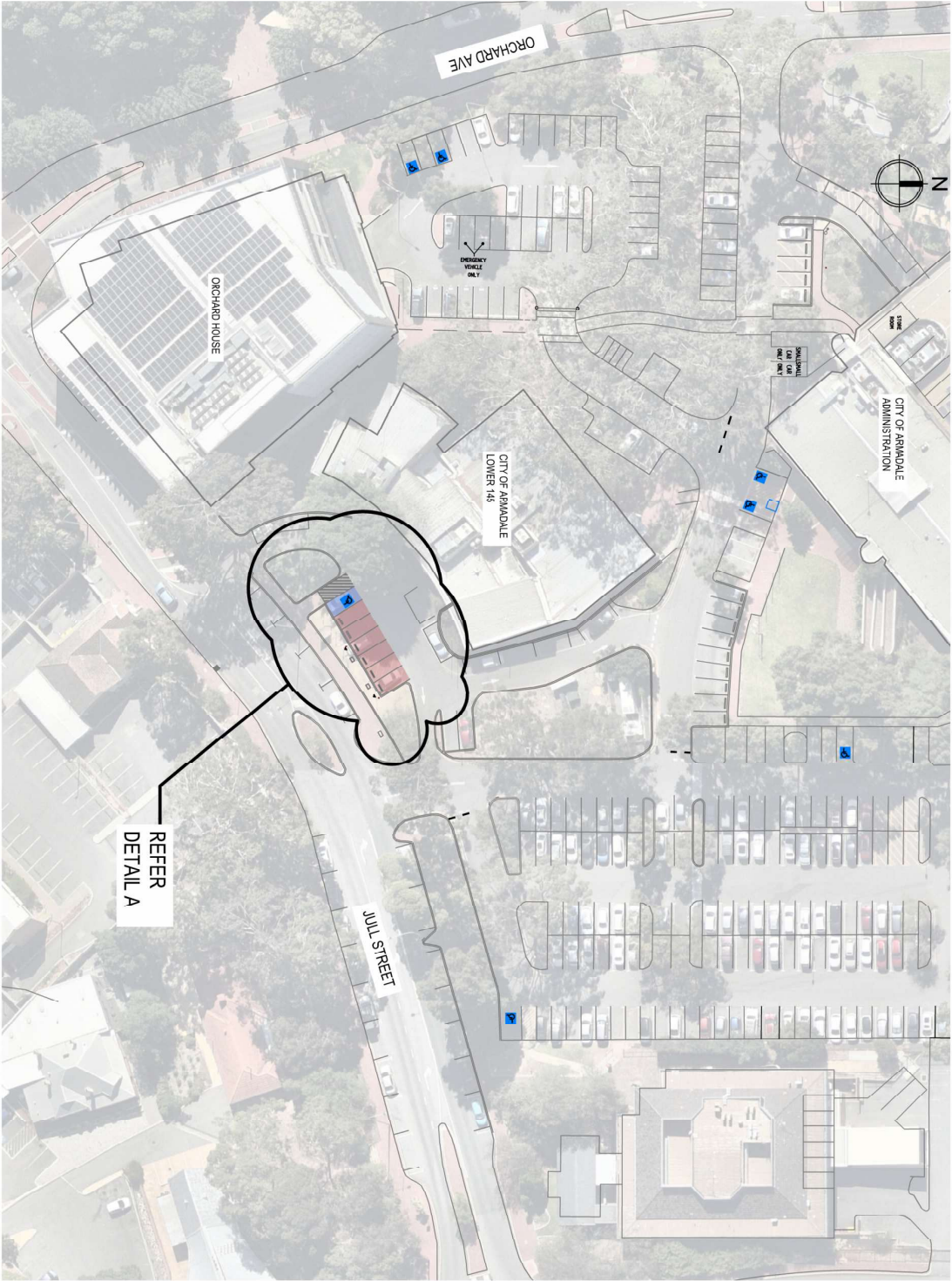
This refers to any brief updates from Councillors from their attendance at Working Group or Advisory Group meetings on which they represent Council.

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT _____

TECHNICAL SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
4 AUGUST 2025		
ATT NO.	SUBJECT	PAGE
1.1	PARKING CONTROLS ASSOCIATED WITH ELECTRIC VEHICLE CHARGING BAYS	
1.1.1	Attachment 1 - E23-111-01 Jull St Armadale	16
1.1.2	Attachment 2 - E23-111-02 AFAC	17



LOCATION PLAN

SCALE 1:500



DETAIL A

SCALE 1:100



LEGEND



PROPOSED BY CHARGING BAYS



Rev	Date	Description	By	Approved
0	11/11/24	ISSUED FOR CONSTRUCTION	DC	
1	14/02/24	REVIEW/REVISION	JS	
2	01/02/24	ADDITIONAL PARKING BAY REVISION	JS	
3	03/01/24	ISSUED FOR REVIEW & COMMENTS	JS	



Drawn	Date	Signoff	Project
JS	03/11/24	Signoff	JULL ST - ARMADALE
JS	03/11/23	Signoff	PROPOSED EV CHARGING BAYS
JS	14/02/24	Signoff	PROPOSED CHARGING BAY LOCATIONS

JULL ST - ARMADALE
PROPOSED EV CHARGING BAYS
PROPOSED CHARGING BAY LOCATIONS

Rev	Date	Description	By	Approved
0	11/11/24	ISSUED FOR CONSTRUCTION	DC	
1	14/02/24	REVIEW/REVISION	JS	
2	01/02/24	ADDITIONAL PARKING BAY REVISION	JS	
3	03/01/24	ISSUED FOR REVIEW & COMMENTS	JS	

