



STREETSCAPING WORKING GROUP

NOTES

Meeting of the Streetscaping Working Group held in the
Committee Room, Lowood Road, Mount Barker WA 6324
2.00pm Tuesday 13 December 2022

Cameron Woods
CHIEF EXECUTIVE OFFICER

Committee Members

Cr C Pavlovich, Cr M O'Dea, Cr B Bell, C Woods (CEO), D Lynch (EMWS), D Baesjou (EMSD), David Johnson (MCRS)

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Membership

Cr C Pavlovich	Presiding Member
Cr B Bell	Council Representative
Cr M O'Dea	Council Representative

Staff

Cameron Woods	Chief Executive Officer
David Lynch	Executive Manager Works and Services
Delma Baesjou	Manager Development Services
David Johnson	Manager Community and Recreation Services
Kevin Hemmings	Works and Services Manager
Robbie Monck	Asset Management/Strategic Planning Officer

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2.03pm Cr Pavlovich declared the meeting open.

2 RECORD OF ATTENDANCE/APOLOGIESAttendance

Cr C Pavlovich Council Representative

Staff

Cameron Woods Chief Executive Officer

David Lynch Executive Works and Services Manager

David Johnson Manager Community and Recreation Services
(left the meeting at 2.40pm)

Kevin Hemmings Works and Services Manager

Robbie Monck Asset Manager/Strategic Planning Officer

Amy Chadbourne Senior Administration, Works and Services

Apologies

Cr M O'Dea Council Representative

Delma Baesjou Manager Development Services

3 DISCLOSURE OF MEMBERS' INTEREST

Part 5, Division 6 Local Government Act 1995

Mr D Johnson

Item 5 Signage - CBD Area

Type: Financial interest pursuant to Section 5.60A of the Local Government Act 1995

Nature: Owner of Steel City Signs, a signage company which was named as a possible supplier of signs for the Mount Barker townsite.

Extent: Stayed for the meeting.

4 LOWOOD ROAD NORTH – STREETSCAPE UPDATE

Works on Lowood Road North have been progressing well despite weather delays with stabilising and subsequent primer sealing the patches. The asphalt overlay will be completed 14 December. Due to depressions in the road, more asphalt will be required in the bowling club area.

Prior to this the medians were constructed with allowance for future irrigation trenched to the medians and longitudinally along the centerline. The seal underneath the medians was profiled to break through the barrier and topsoil

and mulch emplaced. Native plants have been ordered with an expected arrival in late February – March for planting in April 2023

The total spend to date is approximately \$249,204.

All spends and commitments are included in this except the plants and plantings which will cost an estimated \$9,000 bringing the total estimate to \$258,500. Of this amount approximately \$40,000 can be directly attributed to streetscaping.

Notes from the meeting

- Lowood Road North LRCIP-3 budget to be fully acquitted.
- The remaining funds are to come from the streetscaping account.

5 SIGNAGE – CBD AREA

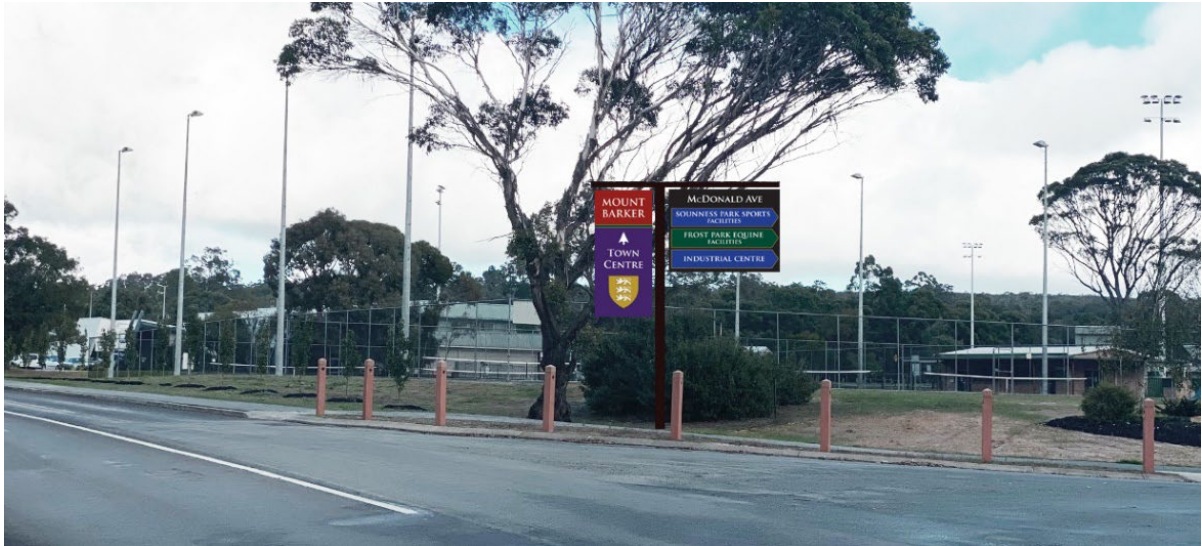
Common theme for all signs

- Designed to link the larger carriage wheel signs through the CBD area – keep the carriage wheels on the internal townsite signs – cost? – Pardelup or MBCC to make?
- Simplified design to remove multiple traditional street directional signage
- Larger text makes it easier to decide upon next turn action
- Rationalise entries on sign
- White arrow to be placed on all sign blades – arrow is located at the edge of sign blade.
- Steel cross arm theme – keep the ‘rusty’ look
- When put on Facebook the new images proved to be very popular.

Notes from the meeting

- EMWS to investigate sign designs.

McDonald Avenue / Lowood Road Intersection



Lowood Road / Langton Road Intersection

- Remove individual winery names from sign and just use 'wineries'
- Remove the nursery directional sign blade



Lowood Road and Lowood Road / Mondurup Street Intersection

- Provides southern entry into town. The 'interest' value of different signage may attract more visitors to the CBD rather than driving east to get to the highway.
- Look at location of the two signs – don't want them too close together.
- Locate one sign at south east corner (bollards) of intersection of Lowood/Mondurup – guide visitors to Pwakkenbak and the trails
- The Mt Barker town centre sign at intersection could be replaced by YOORN signage – not fully discussed
- The TAFE sign could be removed – not discussed
- Potentially remove the vet sign
- Pwakkenbak sign to be installed at Albany Highway/Lowood Road sign stack?
- Promote Pwakkenback and the Trails rather than the Rotary Lookout.



Estimated costs are shown below noting that a firm quote for the signs has been requested but not received as yet from Steel City Signs who offer a superior product to that normally obtained from traditional road signage companies.

Description		Qty	Cost \$	Total \$
Remove old signs	Prep.	5	400	2,000
Manufacture new signs		5	1,500	7,500
Install new signs		5	400	2,000

TOTAL				11,500
				=====

Purchasing policy process to be followed which means three written quotes are required.

6 PROJECTS UPDATE

The \$150,000 set aside for streetscaping projects from municipal funds has not been formally identified down to project level – jobs need to be determined and then a code and a cost assigned. The following items outline some proposed streetscaping projects for consideration.

The overall budgets available and potential project costs are shown on the last page.

6.1 MEMORIAL AVENUE

This would complete beautification of the CBD area.

The planter boxes shown are an off the shelf item being 900 x 900 x 980mm. They will need to be shifted by forklift since they will weigh approximately 1.2 to 1.4 tonne when filled and planted.

See more detail of the planter boxes at <https://serralunga.com/products/versailles>

The render shows the carpark area remaining as gravel – it is to be chip sealed.



Notes from the meeting

- Reduce project to around \$100,000 – costings to be redone
- Reduce the price of the seal component by using chip seal everywhere including the road and the car park.
- The number of bollards is to be reduced (spaced so a car cannot access War Memorial) and lower the height
- Brick paving across the road
- Replace the kerbing
- Planters to be purchased
- Middleton Road as an example where the edge of the road is a different colour to the road – make this a common theme? If you did this here would you have to do it elsewhere eg Langton Road – 3m of seal on the inside lane eg red asphalt

2.40pm David Johnson left the meeting

See below for estimated costs. **WILL YOU REDO THIS DAVID OR ROBBIE?**

MEMORIAL AVENUE - PROPOSED STREETSCAPING WORKS						
Description		Unit	Qty	Cost	Total	Comments
Disabled Bays - Carpark 2 11.80 x 2m bays	Prep.	item	1	800	\$800	
	Asphalt	sqm	142	45	\$6,390	
	Linemarking	item	1	1200	\$1,200	
	Signs	item	2	400	\$800	
Replace bollards in carpark	remove old	item	55	40	\$2,200	
	bollard	item	30	530	\$15,900	
	install	item	30	80	\$2,400	
Brickpaving across road	bricks	sqm	95	66	\$6,270	Obtaining red trafficable pavers may be difficult at present.
	transport pallets	each	13	250	\$3,250	May be cheaper to send semi & float to Perth to pickup
	install	sqm	1	3500	\$3,500	concrete ramp incl. in kerbing cost
Replace kerbing	preparation / removal	l/m	110	35	\$3,850	
	base preparation		110	11	\$1,210	following removal of old
	new mountable kerb	l/m	130	27	\$3,510	includes new brick edges prior to laying
Planters	Versailles style 720 L	each	1895	5	\$9,475	
	Transport pots	each	200	5	\$1,000	
	Semi - mature trees	each	400	5	\$2,000	Red Crepe Myrtle
	Soil incl. watering tube	item	90	5	\$450	use ag drain for quick watering
	Installation	item	160	5	\$800	
Asphalt overlay		sqm	1650	45	\$74,250	int. Albany Hwy to rail line
Seal memorial car park	single coat 10mm	sqm	1320	9	\$11,880	Includes water binding surface prior to application
Line marking		item	1	4500	\$4,500	Based on approx. 120m plus 30m thermopastic
					\$155,635	
Alternative to asphalt - use black Bunbury basalt 10 / 7&5mm					\$24,200	~total \$93, 705

6.2 KENDENUP TOWN HALL AREA

At the recent Kendenup Community meeting, the proposal to upgrade the Hall Precinct was raised. Brief discussions were held last year and a general design agreed upon as shown in the render below (see Attachment Two). This has not been put out to general public comment.

The two key elements are:

- Tree planting
Remove over mature shrubs on the south side and replace with claret ash.

- Installation of fencing panels
The panels are a slightly different design than the ones installed in Mt Barker as per the suggestion of some community members to provide both a similarity with those in Mt Barker but provide a small point of difference for the Kendenup community.

The panels would not be continuous along the eastern side so allowing for easy and permeable access for pedestrian traffic into the play area, toilets etc and occasional vehicular traffic for market days.



KENDENUP HALL - PROPOSED STREETSCAPING WORKS						
Description		Unit	Qty	Cost	Total	Comments
Remove tree and general tidy up	Prep.	item	1	1800	\$1,800	Includes plant - skidsteer, small truck
	Service location	item	1	2500	\$2,500	
	Plant new trees	item	7	800	\$5,600	
Install fencing	fence panels	item	38	285	\$10,830	
	materials	item	76	11	\$836	Rapidset
	install	item	38	250	\$9,500	
Street planting	Semi - mature trees	each	400	5	\$2,000	Red flowering gum
	Soil incl. watering tube	item	90	2	\$180	use ag drain for quick watering
	Installation	item	160	2	\$320	
					\$33,566	

Notes from the meeting

- Sort the drainage out first
- Do the works using W&S maintenance account
- Remove existing trees and plant new ones using W&S maintenance account
- Remaining works to be brought to the Council using the normal budget process.
- CEO – good project for budget – review early next year?
- Do in April 2023.

6.3 LANGTON ROAD

Evolving from the Pathways Improvement Plan, the streetscape has been developed to improve areas where there is a need to either dispose of an asset or improve the amenity. In this instance it has been identified that the existing footpath on the southern side of Langton Road is in very poor condition and there is a suitable footpath on the opposite side of the road

Three options are available

- 1) Remove the trees and kerbing along the south side to allow for the construction of a vegetated swale drain,
- 2) Install planting nodes at suitable sections along either side of Langton Rd to accommodate a themed entrance into the town centre,
- 3) Install Median strips along Langton Road and plant trees along the centre of the road.

Option 2

This was the preferred option of the committee with Jacarandas to be planted within the nodes. The nodes are to be 3.2m from the road centreline and set back a minimum one metre from the kerb.

DBYD plan for Langton Road indicates a gravity sewer main running up the southern side.

Water Corporation technical guidelines 8.14 Planting and Removing Trees, requirements 'Planting or removing trees (other than cutting and stump grinding) with a mature height of greater than 5m within the Prescribed Proximity to our assets' (as defined in Table 2) require approval.



A larger version of the render above is shown at Attachment Three.

<p>Requirements</p>	
<p>Table 2 Taken from page 58 of the Technical Guidelines For safely working near Water Corporation assets</p>	<p>2m dia flush kerb planting node</p>

As a result, the preferred option 2 is no longer viable. We have proceeded to scope option 3 - median islands with a compromise - installing planting nodes in the centre of the road.

Notes from the meeting

- Remove all Chinese Elms
- Options of pedestrian refuges and pram ramps along this section of road
- Look at moving the kerb back and planting groundcovers on the south side of the road when footpath is removed.
- Cycle lane for visual effect on the north side – make wider to allow for drain and old crossovers which encroach onto the road.
- Reseal?
- Trees to go in the middle of the road.
- \$34,600 for
- Can traffic control be reduced?

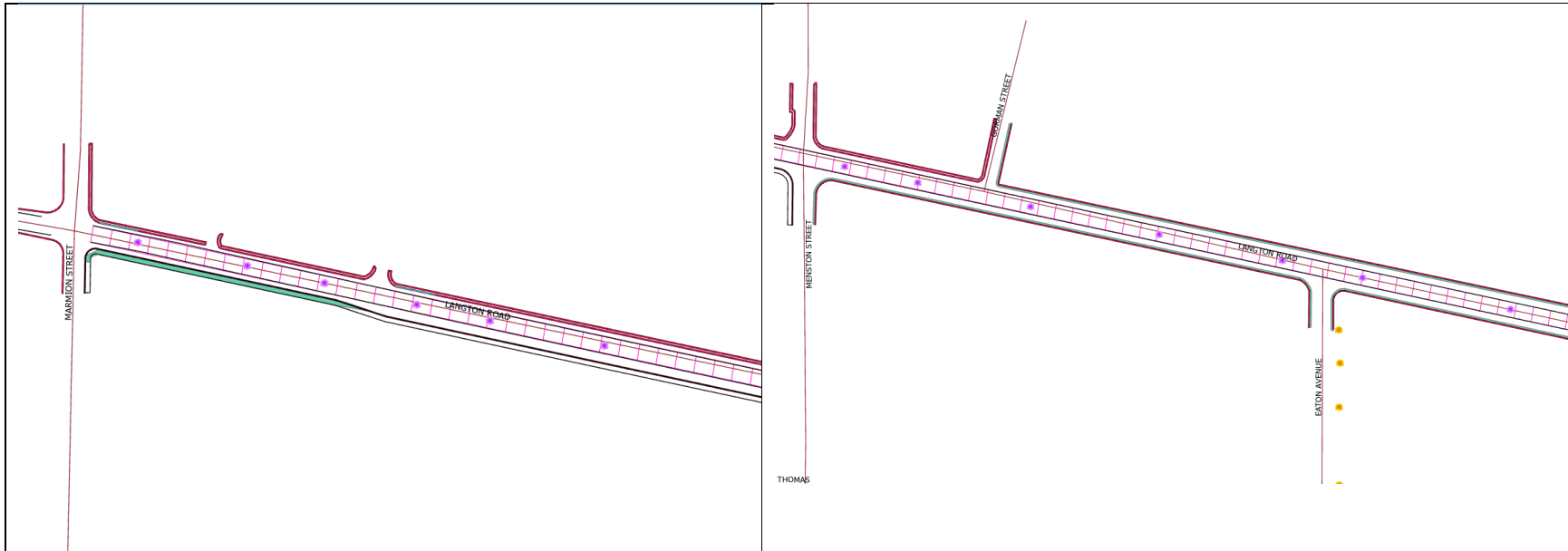
Schedule of Works

- Obtain Dial Before You Dig (DBYD)
- Have traffic management plans drawn up for a lane lateral shift,
- Remove existing trees and stump grind
- Remove and replace broken kerbing, this will need to be formed and poured insitu
- Reseal road surface with 10, 7 and 5mm stone to accommodate the cycle lane, this will give a smoother surface for cycling, E-bikes and scooters
- Mark-out, remove seal and pavement from central node areas
- Drill areas for planting
 - o Drill hole to suit 200 or 400ltr advanced trees approximately 600mm dia x 900mm to 1000mm deep,
 - o May need to drill 5 to 6 holes per site, will need to be determined on the day with the driller. Due to the hardness of the soil/cap-rock.
- Prep soil and refill holes
- Lay pre-formed flush kerbing,
- Install 600mm root barrier.
- Mix soil 1/3 to 2/3 with quality soil improver, Plant and stake and water in trees as per planting guide from tree provider.

The cost schedule is shown below.

Item	Unit Cost \$x1.25	Unit	Number of units required	Total	Costs Obtained
				Rounded Up	
Artist Rendering/Advertising				1,500	Est,
Traffic Management Plan	3100	day	Estimate 7 days, this will depend largely on the drilling due to the hardness of the sheet rock.	27,900	Estimate provided by ATM Albany
Flush Kerbing		ea	16 Precast concrete collars (1day)	6,500	Quote Newman's Concrete
Kerbing Prep & Install	350	hr	allow 16 hrs	5,600	Estimate
Drilling holes for planting	170.62	hr	32 hrs including travel and GST from Albany (4 days)	5,640	Barkers Drilling Phone Call
Soil conditioner	87.5	3m	8 cubic mts inc GST, allow .5-3m per tree	700	Albany Landscape Supplies Phone Call
Jacaranda Trees	400 / 200	ea	10 / 6 inc GST	6,400	Grt Sthn Nursery Denmark. Phone call
Root Barrier	726	M	8 x 30m roles allow 2.5m per tree	5,810	Stratagreen.com.au online price
Tree Stakes	53.74	ea	36 bundles of 3x50mm x 50mm x 1800mm	1,935	Bunnings lattice makers 50x50x1800mm hardwood stakes
Tree Ties	11.75	ea	2 x 45m roll allow 2m per tree	25	Bunnings
Labour	350	hr	24 hours allow for follow up watering 5 staff 4 +1 supervisor	7,000	Estimate
Reflectors / Guideposts	10.75	32		336	Estimate
Service Location	3,500	day		3,500	Somerset Hill Location Services
Chip seal Langton Road	4.38	m sq	8190 650m long x 12.6m wide (2days)	35,850	Estimate from resealing program 2021/22
Total				107,196	
Total + 20% Contingency				\$128,635	

The extent of works is shown below with the pink dots indicating tree locations.



Lord Street to Marmion Street

6.4 OATLANDS ROAD

The proposed tree for planting is Bell Fruited Mallee or a similar yellow tree that will be suitable under a power line.

The extent of plantings is shown below.



These plantings have the potential to continue on to Dean Street along the southern side of Oatlands Road.



A larger version of the render above is shown at Attachment Four.

There is currently no costing for this project.

7 STREETScape 2022/2023 BUDGET

The proposed breakdown of the streetscape budget is shown below

	\$
Memorial Road – reduce cost	100,000
Signs	11,500
Langton Road – tree purchase and planting	34,600

	146,100
	=====

Further guidance is requested on the suitability of the remaining projects for inclusion in the 2023/2024 municipal budget and/or LRCIP-4 programme.

8 NEXT MEETING

To be advised.

9 MEETING CLOSURE

3.30pm Cr Pavlovich declared the meeting closed.

Attachment Four
