CITY OF ARMADALE

AGENDA

OF **TECHNICAL SERVICES COMMITTEE** TO BE HELD IN THE **COMMITTEE ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **MONDAY, 2 FEBRUARY 2015 AT 7:00 PM.**

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

PRESENT:

APOLOGIES: Cr J A Stewart (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**."*

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

DEPUTATION

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Technical Services Committee Meeting held on 1 December 2014 be confirmed.

CONTENTS

TECHNICAL SERVICES COMMITTEE

2 FEBRUARY 2015

1. BUDGET

1.1 **REPLACEMENT OF CIVIL WORKS BACKHOE....4

2. ENGINEERING, DESIGN AND DEVELOPMENT

2.1 PETITION - OFF STREET PARKING FOR RESIDENTS ON CORNER BINOMIAL WAY, LOUTTIT BEND AND LEE-STEERE CORNER 8

3. MISCELLANEOUS

3.1 INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) STATE CONFERENCE - ESPLANADE HOTEL, FREMANTLE 11 - 13 MARCH 2015....10

4. COUNCILLORS' ITEMS

NIL 13

5. EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

NIL 13

SUMMARY OF "A" ATTACHMENTS....14

**1.1 - REPLACEMENT OF CIVIL WORKS BACKHOE

WARD	:	ALL
FILE No.	:	M/893/14
DATE	:	30 December 2014
REF	:	SA
RESPONSIBLE MANAGER	:	Executive Director Technical Services

In Brief:

- The Works backhoe has been working hours in excess of the normal anticipated.
- Maintenance costs have reached excessive proportions.
- Early replacement is recommended.
- Funding from the Plant and Machinery Reserve is available for this purpose
- **Recommend:**

That Council approve the replacement of the backhoe at an estimated cost of $155,000.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2. Enhanced Natural and Built Environments.
   2.5.1 Provide a safe and efficient movement network, including local and arterial roads, and associated infrastructure.

Legislation Implications

Assessment of legislation indicates that the following apply:

- Local Government Act Section 6.8 – Expenditure from municipal fund not included in annual budget.

> *"(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure –*
> *(b) is authorised in advance by resolution*, "*
>
> **Absolute majority required.*

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

The proposed backhoe replacement referred to in this Report is currently not included in the 2015 Annual Budget. Therefore to replace the backhoe, as is recommended in this Report, the 2015 Annual Budget requires amendment. The required funding of $115,000 (ie. purchase cost of $155,000 less the trade-in value of the current backhoe estimated at $40,000) is available from the Plant and Machinery Reserve Account.

This matter is presented ahead of the upcoming mid-year budget review Report (which is scheduled to be presented to the February 2015 meeting of the City Strategy Committee) on the basis that the required funding of $115,000 from the Reserve Account will not impact on other funding matters arising as part of the mid-year budget review, ie. there are no other plant and machinery budget matters arising as part of the review and the Reserve Account can only be used for plant replacement purposes.

Consultation

- Inter-Directorate

BACKGROUND

Civil Works operations rely heavily on the backhoe for maintenance and construction activities. The normal anticipated age for replacement is seven years, but this machine has reached the point of replacement earlier by some 6 months. An assessment by the mechanical workshop is that;

- The current trend with maintenance is that the costs are rising to a level where the benefits are being outweighed by the cost of maintenance,
- Major part replacement is becoming necessary, and
- Replacement of the machine is the most cost effective route.

DETAILS OF PROPOSAL

The replacement of this backhoe was listed in the preliminary plant replacement programme for 2015/2016, scheduled for August 2015. However, due to continual mechanical issues and higher than average monthly operating hours, it is now considered that in order to receive a reasonable trade in value and avoid further downtime and costs due to repairs, the machine should be traded and replaced as soon as possible.

In order to further detail and emphasise the need to replace the machine, Table 1 below provides a breakdown of the operating hours compared to industry standards.

TABLE 1

	Unit	Industry Standard	Current Machine
Operating hours per annum	Hrs	800	1045
Average useful operating life	Yrs	7	6yrs, 3 mths

Current costs of repair average some $37,000 per month which is far above average for this type of machine of a comparable age. Coupled with the anticipated major component replacement requirements, it is the most beneficial option to replace the machine in advance of the originally projected replacement date.

The estimated replacement cost of the backhoe is estimate at $155,000. The expected trade value of the existing machine is $40,000, resulting in a net cost of replacement of $115,000.

The current balance of funds within the City's Plant and Machinery Reserve is sufficient to cover this expense.

CONCLUSION

Based on the analysis of operating hours, downtime due to mechanical issues and impending likelihood of further and significant mechanical component replacement costs, it is recommended that the replacement of the backhoe with a new machine be brought forward to early 2015.

RECOMMEND

That Council pursuant to section 6.8 of the Local Government Act 1995,

(i) authorise* the following expenditure:-

Replacement Backhoe (P171) at a cost of $155,000

(ii) and to fund the above expenditure, amend the 2014-2015 Annual Budget as follows:-

Expenditure

Increase Plant and Machinery capital expenditure by -	**$155,000**

Revenue

Increase Sale of Plant and Machinery by -	**$40,000**
Increase Transfer from Plant & Machinery Reserve Account by -	**$115,000**

****ABSOLUTE MAJORITY RESOLUTION REQUIRED**

ATTACHMENTS
There are no attachments for this report.

2.1 - PETITION - OFF STREET PARKING FOR RESIDENTS ON CORNER BINOMIAL WAY, LOUTTIT BEND AND LEE-STEERE CORNER

WARD	:	LAKE
FILE No.	:	M/37/15
DATE	:	21 January 2015
REF	:	JFG
RESPONSIBLE MANAGER	:	Executive Director Technical Services

In Brief:

- A petition has been received requesting provision of off-street parking at Binomial Way, Louttit Bend and Lee-Steere Corner.
- The residential subdivision in the area of Binomial Way, Louttit Bend and Lee-Steere Corner, Piara Waters was developed and constructed in line with the current City of Armadale and Western Australian Planning Commission Guidelines for additional and visitors parking in residential areas.
- **Recommend:**

That Council inform petitioners that no further parking bays need to be added.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2. Enhanced Natural and Built Environments
   2.5 Safe and efficient movement of goods, services and people
      2.5.1 Provide a safe and efficient movement network, including local and arterial roads, and associated infrastructure.

Legislation Implications

Assessment of legislation indicates that the following apply:

- City of Armadale and WAPC Guidelines Sections T2 and EM-NF2 for the provision of additional parking requirements within new developments.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

The adoption of the recommendation contained in this report has no direct financial implication.

Consultation

Intra-Directorate

BACKGROUND

At the ordinary Council Meeting of 15 December 2014, Cr Frost tabled a petition signed by 12 residents, the prayer of which reads:

"We the undersigned respectfully request that the Council investigate the provision of off street parking for residents on corner Binomial Way, Louttit Bend and Lee-Steer corner, possibly using the long verges."

Council recommendation (473/12/14)
"That the petition be received and referred to the Technical Services Committee."

DETAILS OF PROPOSAL

Officers investigated the area based on the request of the local residents for additional off street parking for the above mentioned streets.

Subdivisional conditions set by the West Australian Planning Commission (WAPC) and adopted and implemented by the City of Armadale, state in sections T2 and EM-NF2: that additional visitors parking must (should) be provided for 'small lot' subdivisions in a ratio of one parking bay for two lots. The Commission's Liveable Neighbourhoods document suggests that 'small lot' subdivisions relate to lots less than 350m^2.

CONCLUSION

The case in question requesting additional off street parking for the area surrounded by Lee-Steer Court, Louttit Bend and Binomial Way has no developed lot sizes with 350m2 or less and therefore, the provision of extra visitors parking was not requested by the City of Armadale or the WAPC during the planning and implementation process. Currently the area has 5 on-street visitors' bays in Binomial Way and Louttit Bend provided and more off-street parking bays are not recommended.

RECOMMEND

That Council inform petitioners that the residential subdivision in the area of Binomial Way, Louttit Bend and Lee-Steere Corner, Piara Waters was developed and constructed in line with the current City of Armadale and Western Australian Planning Commission Guidelines for additional and visitors parking and therefore it is considered that no further parking bays need to be added.

ATTACHMENTS

1. Site Map of Binomial Way, Louttit Bend and Lee-Steere Corner 2.1.1

3.1 - INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) STATE CONFERENCE - ESPLANADE HOTEL, FREMANTLE 11 - 13 MARCH 2015

WARD	:	ALL
FILE No.	:	M/77/15
DATE	:	28 January 2015
REF	:	KK
RESPONSIBLE MANAGER	:	Executive Director Technical Services

In Brief:

- Outline of proceedings for Institute of Public Works Engineering Australia (IPWEA) State Conference 2015 to be held 11-13 March, 2015 at the Esplanade Hotel, Fremantle.
- **Recommend**

  That Council:

1. Nominate Councillors …….. and …… as delegates to the IPWEA State Conference 2015, to be held in Fremantle from 11-35 March, 2015.

   OR should no nomination be received, then the recommendation is as follows:

   Make no nomination for attendance at the IPWEA State Conference 2015.

2. Note the attendance of Technical Services Officers as delegates to the IPWEA State Conference 2015, to be held in Fremantle from 11-13 March, 2015.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

4. Good Governance and an Effective Organisation
   - 4.1 Good governance and leadership.
     - 4.1.1 Strengthen the governance role of Councillors by informing, resourcing, skilling and supporting their role.

Legislation Implications

General assessment of relevant legislation, eg Local Government Act 1995 (as amended), has not revealed any restrictions.

Council Policy/Local Law Implications

Assessment of Policies/Local Laws indicates that the following are applicable:

- Council Policy ADM3 – Conferences and Training.
- Council Policy EM1 – Reimbursement of Councillor's Expenses.

Budget/Financial Implications

Costs can be accommodated within the 2014/15 Annual Budget.

Consultation

Intra - Directorate.

BACKGROUND

The annual IPWEA State Conference is the leading public works engineering event on the Western Australian calendar and is attended by leaders from government and industry, providing an innovative program of presentations and technical papers. The Conference provides a great opportunity for business's to promote products and services to decision makers in the public works industry.

As the IPWEA State Conference is to be held on 11-13 March 2015, nominations are required at this Technical Services Committee Meeting, then to be presented to the Ordinary Council Meeting of 9 February 2015, in order to facilitate timely registrations, and to take advantage of possible early registration discounts.

Being a local conference, it is recommended that two (2) Councillors be nominated to attend.

COMMENT

The 2015 Conference, titled "*Solutions Beyond Boundaries*", will cover key issues including:

- Stormwater.
- Roads.
- Asset Management.
- Traffic.
- Environment.
- Transport.
- Innovative Waste Management
- Coastal Infrastructure
- 2031 Moving people/Integrated Transport Plan
- Metropolitan LG Reform

Keynote Presenters include:

- Dr Kathy Meney, Company Director, Principal Scientist, Syrinx Environmental PL.
- Dr David van Senden, Senior Principal, CARDNO.
- Anni Macbeth, known internationally as Annimac.
- Peter Bland, Adventurer, Motivational Speaker and Founding Director, Leadership Group.
- Alex Sheridan, CEO, Rivers Regional Council.
- Gretchen Lumsden, Director, Institute of Weight & Life Management.
- Craig Wooldridge, Director Network Planning (Moving People), Integrated Transport Planning, Department of Transport.
- Dale Hughes, Asset Management Team Leader, Talis Consultants.
- Paul O'Docherty, Asset Management Analyst, AXIM.

The Conference covers the full spectrum of engineering functions performed by the Technical Services Directorate, and Councillors will benefit from the technical papers and discussion documents presented. A full conference document is attached.

Attendance costs, including full registration and sundry expenses are approximately $2,000.00 per person.

RECOMMEND

That Council:

1. **Nominate Councillors …….. and …… as delegates to the IPWEA State Conference 2015, to be held in Fremantle from 11-13 March, 2015.**

   ***OR* should no nomination be received, then the recommendation is as follows:**

   Make no nomination for attendance at the IPWEA State Conference 2015.

2. **Note the attendance of Technical Services Officers as delegates to the IPWEA State Conference 2015, to be held in Fremantle from 11-13 March, 2015.**

ATTACHMENTS
There are no attachments for this report.

COUNCILLORS' ITEMS

Nil

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT _____

TECHNICAL SERVICES COMMITTEE

SUMMARY OF "A" ATTACHMENTS

2 FEBRUARY 2015

ATT NO.	SUBJECT	PAGE
2.1	**PETITION - OFF STREET PARKING FOR RESIDENTS ON CORNER BINOMIAL WAY, LOUTTIT BEND AND LEE-STEERE CORNER**	
2.1.1	Site Map of Binomial Way, Louttit Bend and Lee-Steere Corner	15

Binomial Way, Louttit Bend & Lee Steere Cnr, Piara Waters - Request for Additional Off-Street Parking

CITY OF Armadale

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On-street visitor parking