CITY OF ARMADALE

AGENDA

OF **TECHNICAL SERVICES COMMITTEE** TO BE HELD IN THE **COMMITTEE ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **WEDNESDAY, 3 APRIL 2013 AT 7:00 PM .**

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

PRESENT:

APOLOGIES: Cr G Nixon (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 6 March 2013 be confirmed.

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3 APRIL 2013

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NIL 65

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1.1 - PETITIONS FOR AND AGAINST PROVISION OF PUBLIC TOILET AT BORRELLO PARK, ROLEYSTONE

WARD	:	JARRAH
FILE No.	:	M/170/13
DATE	:	15 March 2013
REF	:	KM
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Council is in receipt of petitions for and against provision of a public toilet facility at Borrello Park, Roleystone.
- **Recommend**:

1. That a presentation be made to the Technical Services Committee meeting scheduled for 6 May 2013, providing an assessment of all regional and relevant district facilities to determine:
   - Whether a toilet at such locations is warranted; and
   - A priority for such provision.

2. That Council resolve to await the outcome of this assessment before a decision is made on the provision of a public toilet at Borrello Park and the utilization of the Roleystone Public Open Space Trust Funds.

3. That the authors of the two petitions be advised of Council's decision following its Ordinary meeting of Council on 13 May 2013.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

1. Community Wellbeing
   1.6 A safe community.
      1.6.3 Promote and support planning and activities that encourage a safe and responsible community.

2. Enhance Natural and Built Environments
   2.4 Attractive and user friendly streetscapes and open spaces.
      2.4.2 Maintain and improve, where required, the quality, amenity and accessibility of open spaces.
   2.6 Council buildings and facilities that meet community needs.
      2.6.2 Develop new buildings and facilities in accordance with asset management principles and based on a planned and prioritised approach.

Legislation Implications

- Town Planning and Development Act 2005.
- Local Government Act 1995.
- Guidelines for the Administration of Section 20A "Public Recreation" Reserves.
- Health Act 1911.
- Town Planning Scheme No. 4.
- Health Department WA Regulations.

Council Policy/Local Law Implications

- Policy ENG 13 – Asset Management Vision.

Budget/Financial Implications

No specific funding has been provided for the installation of a public toilet facility at Borrello Park. There is the option of making an allocation for this purpose from remaining available funds for Precinct I of the POS Strategy.

Consultation

Nil.

BACKGROUND

Council is in receipt of two petitions. The prayer of each reads:

1. *"To whom it may concern, we the undersigned are strongly against the erection of a toilet block at Borrello Park in Roleystone."* – Signed by 55 residents.

2. *"We the undersigned respectfully request the Councillors of the City of Armadale to include an allocation of funds for public toilet facilities at Borrello Park from the Roleystone Public Open Space Trust Funds in addition to the Skate Park facility upgrade at Cross Park."* – Signed by 161 residents.

COMMENT

This report addresses both petitions to Council.

A draft City of Armadale Public Toilet Strategy was presented to Council on 11 March 2013, where it was resolved (T10/3/13):

1. *That Council circulate the draft City of Armadale Public Toilet Strategy to all Councillors for a comment period closing on 15 April 2013, and that applicable comment received be included in the final document.*
2. *That the final report be submitted to Technical Services Committee at the 6 May 2013 meeting for consideration.*

The Strategy recommends the prioritisation of locations for the provision of new public toilet facilities within the City and provides a rational assessment for future provision of public toilets. The following staged decision-making process is recommended for use regarding proposed public toilet facilities:

- Stage One - take cognisance of the City's current Strategic Community Plan;
- Stage Two - evaluate existing studies and decisions;
- Stage Three - gives consideration to the City's Parks and Reserves hierarchy;
- Stage Four - consider site-specific information, using a proposed assessment tool; and
- Stage Five - evaluate funding/resources in terms of the 15 Year Financial Plan.

CONCLUSION

A clearly defined process, as outlined in the draft Public Toilet Strategy, to assess and evaluate new sites considered for provision of public toilets, will reduce needless subjective debates, reports and community and political lobbying during the decision-making process.

RECOMMEND

1. That a presentation be made to the Technical Service Committee Meeting scheduled for 6 May 2013, providing an assessment of all regional and relevant district facilities to determine:

- **Whether a toilet at such locations are warranted; and**
- **A priority for such provision.**

2. That Council resolve to await the outcome of this assessment before a decision is made on the provision of a public toilet at Borrello Park and the utilization of the Roleystone Public Open Space Trust Funds.

3. That the authors of the two petitions be advised of Council's decision following its Ordinary Meeting of Council on 13 May 2013.

ATTACHMENTS

1. Four Stages of decision-making, determining demand for new toilet facility at specific location
2. Assessment Tool to determine demand for public toilet at certain location

2.1 - HASSETT ROAD, ROLEYSTONE - CLOSURE

WARD	:	JARRAH
FILE No.	:	M/175/13
DATE	:	18 March 2013
REF	:	SF
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- The City sought to make access between Raeburn Road and Hassett Road, Roleystone left in only for safety reasons.
- During the public consultation process a resident undertook a petition against this proposal.
- **Recommend**

  That Council resolve not to close Hassett Road and inform the author of the petition of Council's decision accordingly.

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 infrastructures.

Legislation Implications

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

Council Policy/Local Law Implications

A general assessment has not revealed any applicable policies on local laws.

Budget/Financial Implications

Nil.

Consultation

Various householders in Hassett Road.

BACKGROUND

Because of concerns arising from the peak traffic periods around the Roleystone Community College School, on Brooks Road, The City sought to improve road safety of students and local residents with the implementation of three local area traffic management projects.

DETAILS OF PROPOSAL

As part of these projects, Technical Services officers sought to upgrade the T-junctions of Raeburn/Brooks Roads and Raeburn/ Hassett Roads into a single roundabout. During the design process, Main Roads WA (MRWA) expressed concern with the roundabout design due to the proximity of traffic coming from Hassett Road. MRWA decided that they would only provide approval for the roundabout, were we to make this access into Hassett Road left in only.

The City undertook public consultation on this proposal, to determine if left in access only was acceptable to the local residents. The Technical Services Directorate letter dropped fourteen (14) residents in the area and received five (5) replies – four (4) AGAINST and one (1) FOR. No reply was received from nine (9) of the 14 residents. Based on these results (4 in 14) the Directorate decided not to proceed with the project.

Prior to informing the residents of this decision, a concerned resident undertook a petition on the issue. The prayer of the petition reads:

"*In opposition to the proposed roundabout on Raeburn Road and changes to the Hassett Road intersection*" and consisted of 29 signatures of local residents.

The results obtained from the petition would change the results of the public consultation from four (4) to eleven (11) AGAINST and one (1) to zero (0) FOR. As before, based on these results (11 in 14), the Directorate would not proceed with the left in only entry from Raeburn Road to Hassett Road.

CONCLUSION

Based on the feedback received from the residents of Hassett Road it is recommended that Hassett Road remain open with no modifications. The City would only consider review of this issue in the event that a significant accident history was to develop at the intersection in the future.

RECOMMEND

That Council resolve not to close Hassett Road and inform the author of the petition of Council's decision accordingly.

ATTACHMENTS

1. Brooks Road and Raeburn Road - Proposed Roundabout Treatment

3.1 - PARKS FACILITIES STRATEGY

WARD	:	ALL
FILE No.	:	M/49/13
DATE	:	22 January 2013
REF	:	PL
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- At the Council meeting held on 17 October 2011, Cr Stewart referred the following matter to the Technical Services Committee. *"That the matter of improvements to Community parks be referred to the Technical Services Committee".*
- At the Council Meeting held on the 14 November 2011 the Technical Services Committee in reply to Cr Stewarts referral and associated comment recommended several actions to be implemented within the next 12 months which included *"That the Parks Department determine a strategy based on a hierarchy of parks on the provision of facilities in all parks in the City of Armadale".*
- **Recommend:**
  1. That upgrades to community Parks be implemented in accordance with the City Parks Facilities Strategy 2013.
  2. That the financial implications of this strategy be included in the 15 Year Financial Plan of the City.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

1. Community Wellbeing.
   - 1.1 Services that support community growth and development.
   - 1.2 Optimum quality of life for all citizens.
   - 1.5 Sport, recreation and leisure opportunities that contribute to community health and wellbeing.

2. Enhanced Natural and Built Environments.
   2.4 Attractive and user friendly streetscapes and open spaces.
   2.8 A natural environment and bushland that is sustained, enhanced and strengthened.
      2.8.1 Develop an appropriate policy and long term works programs to protect and enhance our bushland and natural environs under the City's control.
      2.8.2 Provide natural area maintenance and management programs.

Legislation Implications

- Compliance with Australian Standards.
- Australian and New Zealand Standard AS/NZS 4486.1: Playgrounds and playground equipment
  Part 1: Development, installation, inspection, maintenance and operation.
- Australian and New Zealand Standard AS/NZS 4422: Playground surfacing - Specifications, requirements and test methods.
- Australian Standard AS 1428: Design for access and mobility.
- Australian Standard AS 4685: Playground Equipment.
- Australian and New Zealand Standard AS/NZS ISO 31000: Risk management - Principles and guidelines.
- Disability Discrimination Act 1992.
- Disabilities Services Act 1993 – Amended 2004.
- Disability Access to Premises Standards 2010.
- State Government disability future directions strategy document.

Council Policy/Local Law Implications

- The City's Disability Access and Inclusion Plan 2011-2016 outlines in outcome 1.5 Accessible and Inclusive Parks states that the City will, '*continue to improve and develop inclusive and accessible parks*.'
- Positive Ageing Strategy

Budget/Financial Implications

The financial implications of this strategy have not been included in the current 15 Year Financial Plan of the City.

With any new budget implications arising from either new or upgrade works, there will be a requirement to include both an ongoing maintenance cost (2% of capital) as well as an asset renewal allowance (10% of capital), in the 15 Year Financial Plan of the City.

Consultation

1. Community Services
2. Technical Services
3. Parks and Leisure Australia
4. Department of Sport and Recreation
5. Positive Ageing Working Group

BACKGROUND

At the Council meeting held on 17 October 2011, Cr Stewart referred the following matter to the Technical Services Committee.

That the matter of improvements to Community parks be referred to the Technical Services Committee.

The following comment has been provided by Cr Stewart for consideration:-

"Two and a half years ago the City of Armadale implemented (with Federal funds) the biggest park makeover in its history. The upgrades were much needed and a healthy number of families have been accessing them since. A number of parks have more use than others. Even when the material and play equipment, is of similar standards. Why so? Whilst traversing parks in other municipalities and our own I have come to a rather mundane and obvious interpretation: It is the inclusion of tables that promotes more to stay and at more regular intervals. Blackburn Park has seats near play equipment, it also has a table with seats. It is used extremely regularly. Kuhl Park has similar play equipment, modest chairs, no table, Tollington Park is a similar situation with low usage. I claim by introducing the table and chair theory we will (at a modest price) significantly increase the usage of our good parks".

At the Council Meeting held on the 14 November 2011, the Technical Services Committee in reply to Cr Stewart's referral and associated comment recommended the following actions to be implemented within the next 12 months.

Recommend: (T71//11/11)

1. *That officers investigate implementing upgrades to community parks, including tables and chairs.*

2. *That the Parks Department determine a strategy based on a hierarchy of parks on the provision of facilities in all parks in the City of Armadale;*

3. *That this strategy be submitted to the Technical Services Committee for consideration and recommendation to Council within the next 12 months; and*

4. *That the financial implications of this strategy be included in the annual deliberations on the 15 Year Financial Plan of the City for possible inclusion in the long term financial plan.*

DETAILS OF PROPOSAL

The aim of the Strategy is to provide a decision making process to assess, design and develop Public Open Spaces (POS) to ensure that the best functional design outcomes are achieved for the residents of the City and its visitors. The Strategy will provide a logical basis by which the equitable distribution of facilities and functions will be achieved within the City's POS.

ROLE OF LOCAL GOVERNMENT IN PROVISION OF POS

POS, particularly in urban residential areas, has a significant positive influence on community health and wellbeing. Accessible, good quality POS are important as it provides the community with opportunities to gather and interact socially as a community, connect with the natural environment and undertake active outdoor pursuits.

With the rapid growth of the residential development within the City of Armadale, it is important to ensure the provision of a functional and accessible POS network that meets the recreational, social and conservation needs of the community.

To achieve these outcomes, it is important that the City has a clear understanding of how communities use POS the potential benefits they can receive and how design decisions may impact on end use. It is also essential to understand how POS will be sustainably managed and maintained by the City and to ensure decisions made in the design process will be sustainable and achievable in the long term. This strategy will provide the basis for this design process to ensure all the critical elements are considered.

POS AND COMMUNITY USE

A growing body of research confirms the link between “useable” POS and whether people are willing and able to use it. Community perceptions of POS useability may relate to size (such as wanting a bigger space to run around or fly a kite), provision of particular infrastructure (such as walkways, play equipment or sports facilities), or to the type of space (such as more natural areas with trees or water).

Overall, useable POS:

- are welcoming with obvious access points and pathways that invite people in;
- are connected to the neighbourhood through adjoining streetscapes and walk/cycle ways;
- include spaces where people can relax (such as shaded seating or quiet places);
- include spaces where people can socialise (such as play areas and picnic/BBQ places);
- feel safe and are well used by other people;
- meet the needs of multiple users, ensuring the space is activated at different times by people of different ages and abilities; and
- are in good condition and well maintained.

PARKS CLASSIFICATIONS

Methodology

The Parks Facilities Strategy for the City of Armadale provides a park hierarchy (classification) categorizing parks into four-tiers: Neighbourhood, District, Regional and Estates.

The Strategy/Matrix guides decision making by providing a framework, taking into consideration each parks hierarchical status, existing infrastructure level, current and future asset management, maintenance programs and community expectation.

The matrix is a guide and all developments will be assessed on a site by site basis to ensure the best functional design outcomes are achieved for residents of the City.

The aim of this document is to guide the City in its provision of new community infrastructure development within existing and new development areas. Provisions should be made for communities as they are built and grow by providing a range of POS to cater for the needs of all the community. These POS will facilitate the development of sustainable communities through quality planning, design and construction of infrastructure in the City of Armadale.

This strategy will assist with the upgrade and redevelopment of existing infrastructure as well as the establishment of new communities throughout the municipality. It is important to plan, design and construct community infrastructure in a responsible and sustainable way.
POS is most often defined in relation to hierarchical systems based on size, such as local, district, or regional open space (classification). While useful in most circumstances it provides little information about open space form or function or the facilities present within each space. POS may be set aside for sport, recreation, community purposes including parklands, sporting fields, playgrounds, bushland and civic places (function).

POS is often described as ‘active’ or ‘passive’. Active space is generally considered to include sports fields and grounds suitable for structured, competitive sport. Passive space is generally considered to include public parklands and playgrounds, areas with walk paths and cycle ways or areas where people might seek relaxation/participate in unstructured activity.

The City seeks to provide a range of accessible open spaces, with a balance between small spaces accessed at a local level and larger spaces which are accessed by a number of neighbourhoods. A number of anomalies across existing sites exist as development has occurred at different times under different sets of needs and trends.

The City's Parks Services Department manages over 625 parks and amenity areas covering an area of approximately 1847 hectares including the following classifications (purpose);

- natural areas;
- community facilities;
- street gardens;
- public access ways; and
- new estates.

The City already has extensive parklands and will need to allocate and develop additional areas as the City continues to expand into new neighbourhoods.

The City's Parks 2012/13 maintenance expenditure for the POS is approximately $6 million.

The total current asset value of parks infrastructure is estimated to be $28 million.

This hierarchy of POS (classification, function, purpose) is a planning system which will aid in the provision of POS within the City of Armadale to enable a consistent approach to the provision of supporting amenity citywide.

Community infrastructure needs to be considered from a Neighbourhood, District and Regional perspective.

DISCUSSION

The trend toward higher density development and decreasing private open space is placing new expectations on the role of POS, raising issues for local and regional planners, community facility managers and others concerned with securing the sustainability of urban environments.

Where POS was once considered primarily as a site for sport and recreation, POS is now expected to contribute to a range of community services and environmental functions. Apart from providing spaces for sport/physical activity, children's play and exploration, relaxation/ social interaction and construction of facilities, POS is expected to assist with education, urban water management, improve environmental quality, conserve nature, provide wildlife corridors and enhance the visual amenity of the landscape. It is also expected that POS will engender a sense of place and community connection, influence feelings of community safety, provide spaces for cultural festivals, arts and events, contribute to economic value of neighbourhoods and significantly enhance residents' quality of life.

OPTIONS

1. To adopt Parks Hierarchy Facilities Matrix 2013 as attached; or
2. To review and modify Parks Hierarchy Facilities Matrix 2013 to meet Council's strategic vision.

CONCLUSION

The City of Armadale 'draft' Parks Facilities Strategy 2013 is essentially a needs-based approach with the developed rationale based on sound research including industry trends and demographic analysis, industry benchmarking (relating to design, standard provision and emerging practices), targeted or broad community consultation and qualitative analysis. The resultant strategy will identify a suite of approaches.

These approaches include:

- Quantitative benchmarks for facility provision.
- Policies for potential incorporation of operational and land use purposes.
- Planning tools to justify new and continuing investment in community infrastructure.
- Standard definitions.

The City's Parks department will continue to carry out parks and open space audits enabling the City to develop long term development and re-development programmes for inclusion in the 15 Year Financial Plan of the City.

The real test will come as we are challenged on these guidelines – 'City of Armadale 'draft' Parks Facilities Strategy 2013' ahead of further refinement and development.

RECOMMEND

1. That upgrades to community Parks be implemented in accordance with the City Parks Facilities Strategy 2013.

2. That the financial implications of this strategy be included in the 15 Year Plan of the City.

ATTACHMENTS

1. City of Armadale Draft Parks Facilities Strategy 2013

3.2 - ACCESSIBLE PLAYGROUND REFERRAL BY COUNCILLOR MS NORTHCOTT

WARD	:	ALL
FILE No.	:	M/198/13
DATE	:	21 March 2013
REF	:	PL
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- The matter of providing funding and investigating a fully completed accessible playground to be provided at one of the parks and reserves within the City was presented at the ordinary meeting of 25 February 2013 by Cr M S Northcott.
- A detailed report and further information has been provided by Cr MS Northcott and shown as an attachment to this report.
- **Recommend:**
  1. That the information in relation to accessible playgrounds provided by Cr MS Northcott be received.
  2. That officers investigate and report back to committee the matter of provision of a fully accessible playground within the City of Armadale by November 2013.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

1. Community Wellbeing.
   - 1.1 Services that support community growth and development.
   - 1.2 Optimum quality of life for all citizens.
   - 1.5 Sport, recreation and leisure opportunities that contribute to community health and wellbeing.

2. Enhanced Natural and Built Environments.
   - 2.4 Attractive and user friendly streetscapes and open spaces.

Legislation Implications

Nil.

Council Policy/Local Law Implications

The City's Disability Access and Inclusion Plan 2011-2016 outlines in outcome 1.5 Accessible and Inclusive Parks states that; *"The City will continue to improve and develop inclusive and accessible parks."*

Budget/Financial Implications

There are no immediate financial implications, however, longer term implications would require consideration within the 15 year plan of the City.

Consultation

Technical Services.

BACKGROUND

The matter of providing funding and investigating a fully completed accessible playground to be provided at one of the parks and reserves within the City was presented at the ordinary meeting of 25 February 2013 by Cr Northcott.

Cr Northcott was to provide a detailed report and further information at the Technical Services Committee Meeting held 6 March 2013. Due to the timing of the referral to Standing Committee it was agreed to defer this item until the Technical Services Committee meeting being held on 3 April 2013. The detailed report and further information provided by Cr Northcott "Referral to Technical Services Committee 2013 Accessible Playground" is shown as attachment.

COMMENT

Following the detailed report and further information being provided by Cr Northcott to the Technical Services meeting being held 3 April 2013 City officers will investigate and report back to Committee the matter of provision of a fully accessible playground within the City of Armadale by November 2013.

RECOMMEND

1. **That the information in relation to accessible playgrounds provided by Cr MS Northcott be received.**
2. **That officers investigate and report back to committee the matter of provision of a fully accessible playground within the City of Armadale by November 2013.**

ATTACHMENTS

1. Accessible Playground Report provided by Cr Northcott

4.1 - TENDER NO 30/12 - PIARA WATERS STAGE 2 - PAVILION AND CARPARK WORKS

WARD : LAKE

FILE No. : M/138/13

DATE : 6 March 2013

REF : AB

RESPONSIBLE MANAGER : Chief Executive Officer

In Brief:

- Tender No 30/12 was advertised for Piara Waters Stage 2 – Pavilion and Carpark Works.
- 12 tenders were received at the closing date.
- The tender from Gavin Construction has been evaluated as being the most advantageous to Council.
- **Recommend**:

  That with Tender No 30/12 – Piara Waters Stage 2 – Pavilion and Carpark Works, Council:

  1. Accepts the tender from Gavin Construction for a period of seven months from the date of the contract acceptance, for a cost of $3,007,010.00 (including GST), in accordance with the submitted tender, Councils contract documentation, and Budget allocation; and
  2. Approves a 10% contingency amount of $300,000.00 for this project to provide for any unforeseen circumstances.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2. Enhanced Natural and Built Environments.
   2.6 Council buildings and facilities that meet community needs.
      2.6.1 Provide and maintain Council buildings, facilities and public amenities.

Legislation Implications

Assessment of legislation indicates that the following regulations apply:
- Local Government Act 1995 (as amended) - Section 3.57 – Tenders for Providing Goods or Services.
- Local Government (Functions and General) Regulations 1996 - Division 2 – 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

This project is listed in the 2012/2013 Annual Budget - $4,254,500.

Consultation

1. Architectural and Materials Consultants.
2. Forrestdale Community Association.

BACKGROUND

The Director City Projects has closed tenders for Stage 2 of the Piara Waters (North) Community and Sporting Facility, pavilion and carpark works. This report is submitted via the Technical Services Committee as the most timely opportunity for Council decision.

The development of a new community and sporting facility in Piara Waters is one of the City's main strategic priorities for the next 1-3 years, and forms part of the Plan for the Future, the 15 Year Financial Plan, and the Community Infrastructure Plan.

A report to the September 2009 Community Services Committee Meeting presented the initial draft of the site plan for the proposed playing field and pavilion, and also recommended that Council defer commencement of the new facilities until 2011/2012.

Resolution C35/9/09 refers, which states:

"That council:

1. Receive a further report via the December 2009 Community Services Committee Meeting on the proposed new oval and pavilion at Piara Waters following completion of the draft concept plan.

2. Defer commencement of the new oval and sporting pavilion at Piara Waters until 2011/2012 in line with community needs, and the 15 Year Financial Plan be adjusted accordingly.

3. Advise the North Forrestdale Steering Group of its intentions to defer commencement of the new Piara Waters Oval and Pavilion until 2011/2012."

A further report to the April 2012 Community Services Committee Meeting provided an update on the delayed start to the project due to technical design issues and resource availability on the part of the developer (C19/4/12). These issues have now been resolved and Stage 1 works are well advanced, with completion expected in April 2013.

Stage 2 design works were completed in late 2012, preceded by a memo to Councillors in May 2012 detailing changes to the roof design.

DETAILS OF PROPOSAL

Tender No 30/12 seeks the provision of works for Piara Waters Stage 2 – Pavilion and Carpark Works, and was advertised in the 'West Australian' newspaper on 1 December 2012, with a closing time of 2:00pm Thursday, 24 January 2013. Notices were also displayed at the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries, public notice boards, and on the City of Armadale website.

The successful tenderer will be required to undertake construction and installation of a pavilion, cricket nets and car parking facilities on the Piara Waters (North) site.

Council approval is sought to award the tender to Gavin Construction for the Piara Waters Stage 2 – Pavilion and Carpark Works for a period of 7 (seven) months from the date of the contract acceptance.

COMMENT

The Piara Waters (North) Community and Sporting Facility project (Stages 1 and 2) has been programmed over several years, as follows:

2010/2011	$2,069,200
2011/2012	$2,381,000
2012/2013	$1,349,800
TOTAL	**$5,800,000**

The current stage for this project is as follows (excluding GST):

Expenditure to Date (Design, Stage 1 works)	$2,283,941
Contract Cost	$2,733,645
Contingencies and Other Works (Stages 1 & 2)	$ 782,414
TOTAL	**$5,800,000**

Provision for contingencies and other works include any unforseen costs which may arise during the execution of the contract, as well as playground facilities, and accommodation works required to link the contracted works with existing and proposed future works not included in this contract.

TENDER EVALUATION

The following tenders were received:

Absecon Pty Ltd	Glory Construction
Badge Constructions WA Pty Ltd	McCorkell Construction
Classic Contractors	Pindan Pty Ltd
CPD Group Pty Ltd	Robinson Buildtech
DBM Contractors Pty Ltd	Smith Constructions
Gavin Construction	SM Building & Maintenance

All tenders were compliant with the required criteria.

A quality evaluation process was also undertaken, having specific regard to the following Qualitative Criteria:

- Price 35%
- Relevant Experience 20%
- Key Personnel Skills and Experience 15%
- Tenderers Resources 15%
- Demonstrated Understanding 15%

The ranking of the compliant tender submissions, as determined by the evaluation panel, is as follows:

Company	Ranking
Gavin Construction	1
Badge Constructions WA Pty Ltd	2
McCorkell Construction	3
Pindan Pty Ltd	4
Smith Constructions	5
DBM Contractors Pty Ltd	6
Absecon Pty Ltd	7
CPD Group Pty ltd	8
Robinson Buildtech	9
SM Building & Maintenance	10
Glory Construction	11
Classic Contractors	12

Having thoroughly reviewed all of the submissions, Gavin Construction scored consistently well across each of the selection criteria. Gavin Construction provided detailed information on an extensive range of similar projects, as well as providing a similar level of information on issues and solutions which clearly demonstrated their level of understanding of the project. When combining their submitted price with the qualitative measures, the submission from Gavin Construction clearly provided the most advantageous outcome for the City.

Therefore, the evaluation panel has concluded that the submission from Gavin Construction has adequately complied with the tender requirements and the submitted price is considered to be representative of the works required under this contract.

CONCLUSION

Tenders for the provision of works for Piara Waters Stage 2 – Pavilion and Carpark Works were recently invited, with 12 submissions being received and assessed by the evaluation panel against compliance and qualitative criteria.

The result was that the submission received from Gavin Construction represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to Gavin Construction at a price of $3,007,010, inclusive of GST, for a period of seven months from the date of the contract acceptance.

RECOMMEND

That with Tender No 30/12 – Piara Waters Stage 2 – Pavilion and Carpark Works, Council:

1. **Accepts the tender from Gavin Construction for a period of seven months from the date of the contract acceptance, for a cost of $3,007,010.00 (including GST), in accordance with the submitted tender, Councils contract documentation, and Budget allocation; and**

2. **Approves a 10% contingency amount of $300,000.00 for this project to provide for any unforeseen circumstances.**

ATTACHMENTS

1. Piara Waters Pavilion Artists Impressions

4.2 - TENDER NO 2/13 - FOR THE SUPPLY AND INSTALLATION OF VARIOUS TYPES OF FENCING

WARD	:	ALL
FILE No.	:	M/144/13
DATE	:	8 March 2013
REF	:	JC
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Tender No 2/13 was recently called for the Supply and Installation of Various Types of Fencing.
- The Request for Tender seeks the provision of the required services for a period of 12 months, with an option for a further two (2) periods of 12 months, subject to satisfactory performance and in accordance with Clause 4.2 in the Special Conditions of Contract.
- **Recommend**

  That with Tender No 2/13 for the Supply and Installation of Various Types of Fencing, Council:

  1. Accepts the tender from JSB Fencing and Machine Hire for a period of 12 months, commencing on 1 May 2013 for a cost of approximately $50,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.
  2. Authorize the Chief Executive Officer to extend the contract for two (2) periods of 12 months up to 30 April 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.2.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2 Enhance 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 regulations apply:

- Section 3.57 Local Government Act 1995 (as amended) – 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

Works can be accommodated within Civil Works budgets.

Consultation

Intra Directorate.

BACKGROUND

Tender No 2/13 for the Supply and Installation of Various Types of Fencing was advertised in the 12 January 2013 edition of the 'West Australian' newspaper and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

The tender was called to cover the installation of different types of fencing required during the course of construction and maintenance operations for roadworks and associated works. The fencing is required to be erected along boundary lines, footpaths and Public Access Ways. This is a specialized operation for which the City does not have the appropriate resources to effectively undertake.

DETAILS OF PROPOSAL

The successful tenderer will be required to supply and install different types of fencing including steel sheet (color bond), rural fencing and precast concrete fencing.

Council approval is sought to award the tender for the Supply and Installation of Various Types of Fencing for a period of 12 months from 1 May 2013 to 30 April 2014 with possible extensions of two (2) periods of 12 months, subject to satisfactory performance of the contractor.

Contract Type	Schedule of Rates
Contract Duration	One (1) Year
Commencement Date	1 May 2013
Expiry Date	30 April 2014
Extension Permitted	Yes as per Request for Tender Clause 4.2 (two (2) x 12 month extensions)
Annual Contract Cost	Approximately $50,000.00
Total Contract Cost (3 years)	$150,000.00
CPI	Yes

COMMENT

Analysis

The tender closed at 2:00PM on Wednesday 30 January 2013. Tenders were received from:

	Tenderer's OR Respondent's Name
1.	JSB Fence and Machine Hire
2.	Fencewright Pty Ltd

No tenders were received after the close of deadline.

No non-conforming tenders were received.

An evaluation process was undertaken having specific regard to the following Qualitative Criteria:

Tenderer	Relevant Experience	Key Personnel	Tenderers Resources	Demonstrated Understanding	Sub Total	Tendered Price	Total Overall	Ranking
Score	10	10	10	10	40	60	**100**	
JSB Fence and Machine Hire	6.50	6.75	7.50	6.50	27.25	60.00	**87.25**	**1**
Fencewright Pty Ltd	4.50	4.50	3.75	0.00	12.75	30.89	**43.64**	**2**

Based on the panel's evaluation, using a combination of the above qualitative criteria and price the submission from JSB Fence and Machine Hire represents the most advantageous submission.

Fencewright Pty Ltd failed to address all of the selection criteria and could only be scored on the information provided.

Conclusion

Tender for the supply and installation of various types of fencing were recently invited with two tenders being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the submission received from JSB Fence and Machine Hire represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to JSB Fence and Machine Hire for a period of 12 months commencing on 1 May 2013.

RECOMMEND

That with Tender No 2/13 for the Supply and Installation of Various Types of Fencing, Council:

1. **Accepts the tender from JSB Fencing and Machine Hire for a period of 12 months, commencing on 1 May 2013 for a cost of approximately $50,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

2. **Authorize the Chief Executive Officer to extend the contract for two (2) periods of 12 months up to 30 April 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.2.**

ATTACHMENTS
There are no attachments for this report.

4.3 - TENDER NO 3/13 - FOR THE PROVISION OF LANDFILL GAS MANAGEMENT SERVICES

WARD	:	ALL
FILE No.	:	M/169/13
DATE	:	14 March 2013
REF	:	RS
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Council will be liable for carbon emissions from the Armadale Landfill and Recycling Facility.
- The installation of landfill gas extraction infrastructure could eliminate Council's carbon tax liability.
- **Recommend**

  That Council:

  1. Not award Tender No 3/13 for the Provision of Landfill Gas Management Services.
  2. Approves negotiations with "Landfill Gas Contractors" to formulate a suitable contract for the provision of landfill gas management services.
  3. Considers the Climate Change Authority's new activities under the Carbon Farming Initiative.
  4. Authorises the Chief Executive Officer to approve the contract for Landfill Gas Management.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2. Enhance Natural and Built Environments
   - 2.10 Best practice integrated waste management.
     - 2.10.3 Provide and manage waste disposal and recycling facilities.

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

- Section 3.57 Local Government Act 1995 (as amended) – Tenders for providing goods or services.
- Division 2 Local Government (Functions and General) Regulations 1996 – Tenders for providing goods or services.
- Clean Energy Act 2011.
- National Greenhouse and Energy Reporting Act 2007.
- Regulations relevant to Carbon Pricing Mechanism.
- Carbon Credits(Carbon Farming Initiative Act2011.

Council Policy/Local Law Implications

Council Policy ADM 19 – Procurement of Goods or Services.

Budget/Financial Implications

Works can be accommodated within the Waste Services Budgets. Considering new initiatives from the Climate Change Authority it is likely the funds for this project will need to be carried forward.

Consultation

- Environmental Manager.
- Intra Directorate.
- Climate Change Authority.
- WMAA WA landfill group presentations.

BACKGROUND

From 1 July 2012 a price on carbon emissions was imposed as part of the Federal Government Securing a Clean Energy Future: The Australian Government's Climate Change Plan. As a result Council will be liable for carbon emissions from its landfill at the Armadale Landfill and Recycling Facility. It has been estimated that our carbon liability could be in the range of $600,000/year based on $25 per co_2 e tonnes, paid out over 40 years depending on carbon pricing projections. Future carbon price predictions range from $15 to $35 per co_2 e tonnes

The installation of landfill gas extraction infrastructure (GEI) at an estimated initial capital cost of $400,000.00 and ongoing cost of approximately $5,000 per month could eliminate Council's carbon tax liability.

Funds for the installation of the GEI were approved in the 2012-13 Budget. Tenders were therefore called for the Provision of Landfill Gas Management Services in Tender 3/13.

Tender documents were prepared by IW Projects, a consultant with landfill gas experience.
Tender No 3/13 was advertised in the Saturday 19 January 2013 edition of the West Australian newspaper, and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

COMMENT

Tender No 3/13 for the Provision of Landfill Gass Management Services closed at 2.00pm on Thursday 28 February 2013 and submissions were received from:

	Tenderer's OR Respondent's Name
1.	Landfill Gas and Power Pty Ltd (LGP)
2.	Landfill Gas Industries Pty Ltd (LGI)

No tenders were received after the close of deadline.

Both tenders were deemed non-conforming and were not assessed on the basis they did not satisfactorily meet the compliance criteria, namely that:

1. Both tenderers did not satisfactorily address the possibility of the landfill not accepting organic waste after 3 years and the effect on gas production and capture.
2. Both tenderers were only prepared to supply a 12 month warranty period on their equipment without a bank guarantee. A bank guarantee against failure of the equipment was requested for the contract period.
3. LGI did not attend the mandatory landfill site inspection.
4. LGI stated that their pricing schedule was for information only and did not form part of the tender.
5. LGP gave no details of the works covered by their price.

Under these circumstances no tender could be recommended.

The provisions of Section 3.57 Local Government Act 1995 (as amended) – Tenders for providing goods or services, Item 2(c) where no conforming tender was received in the previous 6 months, further tenders do not have to be publicly invited. Council may enter into negotiations to determine the best outcome for the goods or services requested.

Discussion

Consideration of Point 1 above is critical. The volumes of landfill gas produced in the two scenarios could vary considerably. The infrastructure required to deal with the possibility of organics being removed from the landfill completely and the resulting drop in gas volumes requires special attention. It might not even be possible to provide infrastructure to deal with this wide variation. This should have been examined in the tender submissions as requested.

Between tender documentation preparation and the closure of the tender, the Climate Change Authority has proposed to add three new activities in the 'positive list' under the Carbon Farming Initiative (CFI). Included in the list is ; Passive oxidation of small landfills through the use of biocovers or biofilters, was being developed at the Armadale Landfill Site prior to the National Greenhouse Emissions Reporting System (NGERS). If the new activity is applicable to the Armadale Landfill this could negate the need to install the gas capture and flaring as requested in this tender.

The initiative from the Climate Change Authority is quite recent and the methodology has not been approved.

Consultants with experience in passive methane oxidation through the use of biocovers have been contacted to develop a brief for consideration by the City.

Conclusion

As there were no conforming tenders, and a contract could not be drawn up with either tenderer with the information supplied, it is recommended that no tenders be accepted. It is however recommended that negotiations be initiated with Landfill Gas Contractors to formulate conditions that would be acceptable as a contract.

The awarding of a contract for the flaring of the landfill gas would need to be made only after an investigation of the impact on landfill gas calculations of the Climate Change Authority's new activities.

RECOMMEND

That Council:

1. **Not award Tender No 3/13 for the Provision of Landfill Gas Management Services.**

2. **Approves negotiations with "Landfill Gas Contractors" to formulate a suitable contract for the provision of landfill gas management services.**

3. **Considers the Climate Change Authority's new activities under the Carbon Farming Initiative.**

4. **Authorises the Chief Executive Officer to approve the contract for Landfill Gas Management.**

ATTACHMENTS
There are no attachments for this report.

4.4 - TENDER NO 7/13 - FOR THE PROVISION OF FOOTPATH AND CAR PARK SWEEPING SERVICES

WARD	:	ALL
FILE No.	:	M/174/13
DATE	:	18 March 2013
REF	:	JC
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Tender No 7/13 was recently called for the Provision of Footpath and Car Park Sweeping Services.
- The Request for Tender seeks the provision of the required services for a period of one (1) year, with an option for a further two (2) periods of 12 months, subject to satisfactory performance and in accordance with Clause 4.1 in the Special Conditions of Contract.
- **Recommend**

  That with Tender No 7/13 for the Provision of Footpath and Car Park Sweeping Services, Council:

  1. Accepts the tender from Brown's Sweeping Services for a period of 12 months commencing on 1 July, 2013 for a cost of approximately $250,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.
  2. Authorise the Chief Executive Officer to extend the contract for two (2) periods of 12 months up to 30 June, 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.

Tabled Items

Nil

Officer Interest Declaration

Nil.

Strategic Implications

2 Enhance 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 regulations apply:

- Section 3.57 Local Government Act 1995 (as amended) – 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

Works can be accommodated within the Civil Works Budgets.

Consultation

Intra directorate.

BACKGROUND

Tender No 7/13 for the Provision of Footpath and Car Park Sweeping Services was advertised in the Saturday 9 February 2013 edition of the 'West Australian' newspaper, and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

Tenders have been called for the sweeping of footpaths and car parks in the Municipality in order to continue maintaining these City assets in accordance with the current level of service.

DETAILS OF PROPOSAL

The services will be required to be provided to carparks and footpaths within the city boundaries according to annual programmes.

Council approval is sought to award the tender to Brown's Sweeping Services for provision of footpaths and car park sweeping services for a period from 1 July 2013 to 30 June 2014 with an option to be extended for further two (2) periods of 12 months.

DETAILS OF NEW CONTRACT

Contract Type	Schedule of Rates
Contract Duration	One (1) Year
Commencement Date	1 July 2013
Expiry Date	30 June 2014
Extension Permitted	Yes as per Request for Tender Clause 4.1 (two (2) x 12 month extensions)
Annual Contract Cost	$250,000.00 (Approximately)
Total Contract Cost (3 years)	$750,000.00 (Approximately)
CPI	Yes

COMMENT

Analysis

Tender No 7/13 for the Provision of Footpath and Car Park Sweeiping Services closed at 2:00PM on Tuesday 26 February 2013 and submissions were received from:

	Tenderer's OR Respondent's Name
1.	Brown's Sweeping Services
2.	Environmental Wastewater Catchment Services Pty Ltd Trading as **Enviro Sweep**

No tenders were received after the close of deadline.

No non-conforming tenders were received.

An evaluation process was undertaken having specific regard to the following Qualitative Criteria:

Tenderer	Relevant Experience	Key Personnel	Tenderers Resources	Demonstrated Understanding	Sub Total	Tendered Price	Total Overall	Ranking
Score	15	10	15	10	50	50	**100**	
Brown's Sweeping Services	7.5	7.5	11.25	7.00	33.25	50.00	**87.25**	**1**
Enviro Sweep	6.75	4.5	9.23	6.5	26.98	14.25	**56.22**	**2**

Based on the panel's evaluation, using a combination of the above qualitative criteria and price the submission from Brown's Sweeping Services represents the most advantageous submission.

Each company's past record of achievements, experience, personnel, resources, and understanding of the request for tender have been closely examined and assessed based on the selection criteria. Brown's Sweeping Services has been providing the sweeping services to the City for the last three (3) years and the service has been evaluated as being of a high standard.

Conclusion

Tender for the Provision of Footpath and Car Park Sweeping Services were recently invited with two tenders being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the submission received from Brown's Sweeping Services represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to Brown's Sweeping Services at an approximate annual price of $250,000.00 for a period of one (1) year and the option to be extended for a further two (2) periods of 12 months.

RECOMMEND

That with Tender No 7/13 for the Provision of Footpath and Car Park Sweeping Services, Council:

1. **Accepts the tender from Brown's Sweeping Services for a period of 12 months commencing on 1 July, 2013 for a cost of approximately $250,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

2. **Authorise the Chief Executive Officer to extend the contract for two (2) periods of 12 months up to 30 June, 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

ATTACHMENTS
There are no attachments for this report.

4.5 - TENDER NO 4/13 - SUPPLY OF HIRED PLANT: WET HIRE OF SKID STEER LOADERS

WARD	:	ALL
FILE No.	:	M/176/13
DATE	:	18 March 2013
REF	:	JC
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Tender No 4/13 was recently called for the Supply of Hired Plant: Wet Hire of Skid Steer Loaders.
- The Request for Tender seeks the provision of the required services using a panel of tenderers for a period of one (1) year, with an option for a further two (2) periods of 12 months, subject to satisfactory performance and in accordance with Clause 4.1 in the Special Conditions of Contract.
- **Recommend:**

  That with Tender No 4/13 for the Supply of Hired Plant: Wet Hire of Skid Steer Loaders, Council:

  1. Accepts the tender for Class A Skid Steer Loader from Byford Bobcats for a cost of approximately $80,000.00 annually and for Class B Skid Steer Loader from B J Hahn & Co for a cost of approximately $200,000.00 annually, for the period of one year, commencing on 1 July, 2013, in accordance with the submitted tenders, Councils contract documentation, and Budget allocation.

  2. Authorise the Chief Executive Officer to extend each contract for two (2) periods of 12 months up to 30 June, 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2 Enhance 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 regulations apply:
- Section 3.57 Local Government Act 1995 (as amended) – 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

Works can be accommodated within the Civil Works Budgets.

Consultation

Intra Directorate.

BACKGROUND

Tender No 4/13 for Supply of Hired Plant: Wet Hire of Skid Steer Loaders was advertised in the Saturday 9 February 2013 edition of the 'West Australian' newspaper, and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

The tender calls for the hiring of skid steer loaders including operator, which are to be used in various areas within the City's operations.

DETAILS OF PROPOSAL

For the purpose of the tender, the required skid steer loaders were divided into two categories according to the operating load, being Class A (between 300kg and 700kg) and Class B (between 701kg and 1200kg).

The services will be required for construction and maintenance projects within the city boundaries according to annual programmes.

Council approval is sought to award the tender to a panel of tenderers including Byford Bobcats for Class A machine and B J Hahn & Co for Class B machine for a period from 1 July 2013 to 30 June 2014 with an option to be extended for further two (2) periods of 12 months.

DETAILS OF NEW CONTRACT

Contract Type	Schedule of Rates
Contract Duration	One (1) Year
Commencement Date	1 July 2013
Expiry Date	30 June 2014
Extension Permitted	Yes as per Request for Tender Clause 4.1 (two (2) x 12 month extensions)
Annual Contract Cost	$280,000.00 (Approximately)
Total Contract Cost (3 years)	$840,000.00 (Approximately)
CPI	Yes

COMMENT

Analysis

Tender No 4/13 for the Supply of Hired Plant: Wet Hire of Skid Steer Loaders closed at 2:00PM on Tuesday 26 February 2013.

No tenders were received after the close of deadline.

No non-conforming tenders were received.

Tender submissions for Class A Skid Steer Loaders were received from:

	Tenderer's OR Respondent's Name (Class A Skid Steer Loaders)
1.	Byford Bobcats
2.	Ultimate Drainage
3.	Mining Equipment Solutions

An evaluation process was undertaken having specific regard to the following Qualitative Criteria:

Skid Steer loaders between - Class A (300kg and 700kg operating load)

Tenderer	Relevant Experience	Key Personnel	Tenderers Resources	Demonstrated Understanding	Sub Total	Tendered Price	Total Overall	Ranking
Score	15	10	15	10	50	50	**100**	
Byford Bobcats	8.25	3.75	5.62	5.50	23.12	50.00	**73.12**	**1**
Ultimate Drainage	7.50	7.00	12.00	7.50	34.00	24.39	**58.39**	**2**
Mining Equipment Solutions	6.00	6.50	9.75	7.00	29.25	28.27	**57.52**	**3**

Tender submissions for Class B Skid Steer Loaders were received from:

	Tenderer's OR Respondent's Name (Class B Skid Steer Loaders)
1.	B J Hahn & Co
2.	Ultimate Drainage
3.	Mining Equipment Solutions

An evaluation process was undertaken having specific regard to the following Qualitative Criteria:

Skid Steer loaders between – Class B (701kg and 1200kg operating load)

Tenderer	Relevant Experience	Key Personnel	Tenderers Resources	Demonstrated Understanding	Sub Total	Tendered Price	Total Overall	Ranking
Score	15	10	15	10	50	50	**100**	
B J Hahn & Co	8.63	3.75	8.25	6.50	27.13	50.00	**77.13**	**1**
Mining Equipment Solutions	6.00	6.50	9.75	7.00	29.25	39.80	**69.05**	**2**
Ultimate Drainage	7.50	7.00	12.00	7.50	34.00	31.88	**65.88**	**3**

The Request for Tender has specified that a panel of tenderers will be accepted based on the two types of machines previously outlined in the Details of Proposal. Each company's past record of achievements, experience, personnel, resources, and understanding of the request for tender have been closely examined and assessed based on the selection criteria.

The machine with 700kg maximum operating load capacity (Class A) is primarily used by Parks and Reserves and with some minor Civil Works operations.

The Class B machine is predominantly used in roadwork operations due to its increased operating load capacity of up to 1200kg.

Both tenderers have been working in the City of Armadale operations areas for the past 5 years to a high standard.

Based on the panel's evaluation using a combination of the above selection criteria and price, the tender from Byford Bobcats for Class A, and B J Hahn & Co for Class B, skid steer loaders represent the most advantageous submissions.

Conclusion

Tender for the Supply of Hired Plant: Wet Hire of Skid Steer Loaders was recently invited with four (4) tenders being received and assessed by an evaluation panel against compliance, qualitative criteria and price.

The result was that the submission received from Byford Bobcats (Skid Steer Loader - Class A) and B J Hahn & Co (Skid Steer Loader - Class B) represented the most advantageous tenders to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to Byford Bobcats (Skid Steer Loader - Class A) and B J Hahn & Co (Skid Steer Loader - Class B) at a total cost of $280,000.00 per year for a period of one (1) year with the option to be extended for a further two (2) periods of 12 months.

RECOMMEND

That with Tender No 4/13 for the Supply of Hired Plant: Wet Hire of Skid Steer Loaders, Council:

1. **Accepts the tender for Class A Skid Steer Loader from Byford Bobcats for a cost of approximately $80,000.00 annually and for Class B Skid Steer Loader from B J Hahn & Co for a cost of approximately $200,000.00 annually, for the period of one year, commencing on 1 July, 2013, in accordance with the submitted tenders, Councils contract documentation, and Budget allocation.**

2. **Authorise the Chief Executive Officer to extend each contract for two (2) periods of 12 months up to 30 June, 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

ATTACHMENTS
There are no attachments for this report.

4.6 - TENDER NO 6/13 - FOR THE PROVISION OF ROAD SWEEPING SERVICES

WARD	:	ALL
FILE No.	:	M/185/13
DATE	:	19 March 2013
REF	:	JC
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Tender No 6/13 was recently called for the Provision of Road Sweeping Services.
- The Request for Tender seeks the provision of the required services for a period of one (1) year, with an option for a further two (2) periods of 12 months, subject to satisfactory performance and in accordance with Clause 4.1 in the Special Conditions of Contract.
- **Recommend**

  That with Tender No 6/13 for the Provision of Road Sweeping Services, Council:

  1. Accepts the tender from Metro Street Sweeping for a period of one (1) year, commencing from 1 July 2013 for a cost of approximately $200,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.

  2. Authorise the Chief Executive Officer to extend the contract for two (2) periods of 12 months up to 30 June, 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

2 Enhance 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 regulations apply:
- Section 3.57 Local Government Act 1995 (as amended) – 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

Works can be accommodated within the Civil Works Budgets.

Consultation

Intra-Directorate.

BACKGROUND

Tender No 6/13 for the Provision of Road Sweeping Services was advertised in the Saturday 9 February 2013 edition of the 'West Australian' newspaper, and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

Tenders have been called for the sweeping of roads within the Municipality in order to maintain the City's assets at the current level of service and cleanliness.

DETAILS OF PROPOSAL

The City of Armadale invited tenders for the Road Sweeping Services on Saturday 9 February 2013.

The services will be required to be provided to different roads within the city boundaries according to annual programmes.

Council approval is sought to award the tender to Metro Street Sweeping for Provision of Road Sweeping Services for a period of 1 year from 1 July 2013 to 30 June 2014 with an option to be extended for further two (2) periods of 12 months.

DETAILS OF NEW CONTRACT

Contract Type	Schedule of Rates
Contract Duration	One (1) Year
Commencement Date	1 July 2013
Expiry Date	30 June 2014
Extension Permitted	Yes as per Request for Tender Clause 4.1 (two (2) x 12 month extensions)
Annual Contract Cost	$200,000.00 (Approximately)
Total Contract Cost (3 years)	$600,000.00 (Approximately)
CPI	Yes

COMMENT

Analysis

Tender No 6/13 for the Provision of Road Sweeping Services closed at 2:00PM on Tuesday 26 February 2013. Tender submissions were received from:

	Tenderer's OR Respondent's Name
1.	Hi tech Protective Coating Services Pty Ltd T/A **Austra Sweep**
2.	Metro Street Sweeping
3.	Environmental Wastewater Catchment Services Pty Ltd Trading as **Enviro Sweep**
4.	Drain Flow Services

No tenders were received after the close of deadline.

No non-conforming tenders were received.

An evaluation process was undertaken having specific regard to the following Qualitative Criteria:

Tenderer	Relevant Experience	Key Personnel	Tenderers Resources	Demonstrated Understanding	Sub Total	Tendered Price	Total Overall	Ranking
	15	10	15	10	50	50	**100**	
Metro Street Sweeping	9.00	6.50	10.28	7.50	33.28	50.00	**83.28**	**1**
Austra Sweep	7.50	8.50	11.25	8.50	35.75	42.86	**78.61**	**2**
Drain Flow Services	9.75	6.50	8.03	6.00	30.28	45.00	**75.28**	**3**
Enviro Sweep	9.40	6.00	9.75	7.00	32.15	37.88	**70.03**	**4**

Based on the panel's evaluation, using a combination of the above qualitative criteria and price, the submission from Metro Street Sweeping represents the most advantageous submission.

Each company's past record of achievements, experience, personnel, resources, and understanding of the request for tender have been closely examined and assessed based on the selection criteria. Metro Street Sweeping has been providing the sweeping services to the City for the last three (3) years and the service has been evaluated as being of a high standard.

Conclusion

Tenders for the provision for Road Sweeping Services were recently invited with four (4) tenders being received and assessed by an evaluation panel against compliance, qualitative criteria and price.

The result was that the submission received from Metro Street Sweeping represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to Metro Street Sweeping at an approximate annual cost of $200,000.00 for a period of one year and the option to be extended for a further two (2) periods of 12 months.

RECOMMEND

That with Tender No 6/13 for the Provision of Road Sweeping Services, Council:

1. **Accepts the tender from Metro Street Sweeping for a period of one (1) year, commencing from 1 July 2013 for a cost of approximately $200,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

2. **Authorise the Chief Executive Officer to extend the contract for two (2) periods of 12 months up to 30 June, 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

ATTACHMENTS

There are no attachments for this report.

4.7 - TENDER NO 5/13 - FOR THE SUPPLY OF CONCRETE PRODUCTS: SIDE ENTRY GULLIES, COVERS AND WELL LINERS

WARD	:	ALL
FILE No.	:	M/188/13
DATE	:	20 March 2013
REF	:	JC
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Tender No 5/13 was recently called for the Supply of Concrete Products: Side Entry Gullies, Covers and Well Liners.
- The Request for Tender seeks the supply of concrete drainage products for a period of one (1) year, with an option for a further two (2) periods of 12 months, subject to satisfactory performance and in accordance with Clause 4.1 in the Special Conditions of Contract.
- **Recommend**

  That with Tender No 5/13 for the Supply of Concrete Products: Side Entry Gullies, Covers and Well Liners, Council:

  1. Accepts the tender from Humes Wembley Cement for a period of one (1) year commencing on 1 July, 2013 for a cost of approximately $150,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.

  2. Authorise the Chief Executive Officer to extend the contract for two (2) periods of 12 months up to 30 June, 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2 Enhance 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 regulations apply:
- Section 3.57 Local Government Act 1995 (as amended) – 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 costs for the supply of the concrete products can be accommodated within the Civil Works Budgets.

Consultation

Intra-directorate.

BACKGROUND

Tender No 5/13 for the Supply of Concrete Drainage Products: Side Entry Gullies, Covers and Well Liners was advertised in the Saturday 9 February 2013 edition of the 'West Australian' newspaper, and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

During the course of construction and maintenance operations for road and drainage works, there is a need to use various precast concrete drainage products such as side entry gullies, covers and well liners. These products are required to be either stockpiled at the City's Works Depot or supplied directly to work sites.

Tenders have been called for the supply of concrete drainage products such as side entry gullies, covers and well liners in order to complete construction and maintenance of drainage within the municipality in accordance with annual programmes.

DETAILS OF PROPOSAL

The required concrete drainage products are to be supplied and delivered to the City of Armadale Works Depot and to specific work sites within the city boundaries according to annual works programmes.

Council approval is sought to award the tender to Humes Wembley Cement for the supply of concrete drainage products a period from 1 July 2013 to 30 June 2014 with an option to be extended for further two (2) periods of 12 months.

DETAILS OF NEW CONTRACT

Contract Type	Schedule of Rates
Contract Duration	One (1) Year
Commencement Date	1 July 2013
Expiry Date	30 June 2014
Extension Permitted	Yes as per Request for Tender Clause 4.1 (two (2) x 12 month extensions)
Annual Contract Cost	$150,000.00 (Approximately)
Total Contract Cost (3 years)	$450,000.00 (Approximately)

COMMENT

Analysis

Tender No 5/13 for the Supply of Concrete Drainage Products: Side Entry Gullies, Covers and Well Liners closed at 2:00PM on Tuesday 26 February 2013 and submissions were received from:

	Tenderer's OR Respondent's Name
1.	Humes Wembley Cement
2.	Added Steel Tech Pressing Company

No tenders were received after the close of deadline.

One non-conforming tender was received from Added Steel Tech Pressing Company and was not assessed against the selection criteria on the basis that this company did not comply with the specification contained in the Request for Tender.

An evaluation process was undertaken having specific regard to the following Qualitative Criteria:

Tenderer	Relevant Experience	Key Personnel	Tenderers Resources	Demonstrated Understanding	Sub Total	Tendered Price	Total Overall	Ranking
Score	10	10	15	15	50	50	**100**	
Humes Wembley Cement	6.00	4.50	9.75	10.88	31.13	65.00	**81.13**	**1**

The following table shows the rise and fall comparison with the current contract pricing and that submitted by Humes Wembley Cement for this request for tender.

Tender 05/13 - Supply of Concrete Products	**Increase (+)/decrease (-) (%)**
Manhole Covers	
1050mm x 1050mm x 150mm M/Hole covers	-13
1350mm x 1350mm x 150mm M/Hole covers	-13
Grated Covers	
1050mm x 1050mm x 150mm grated covers	-13
1350mm x 1350mm x 150mm grated covers.	-13
Side Entry Gullies	
1600mm x 1350mm x 210mm S/entry gullies	-13
615mm x 1000mm x 50mm S/entry gullies	-13
815 mm x 1290mm x180mm reinforced concrete frame	-13
Well Liners	
940 mm Liners	-8
1050mm Liners	-8
1200mm Liners	22
Average	**-9**

Humes Wembley Cement's past record of achievements, experience, personnel, resources, and understanding of the request for tender have been closely examined and assessed based on the selection criteria. Humes Wembley Cement has been supplying drainage concrete products to the City for many years and the supply of the products has been evaluated as being of high standard.

Conclusion

Tenders for the supply of Concrete Products: Side Entry Gullies, Covers and Well Liners were recently invited with two tenders being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the submission received from Humes Wembley Cement represented the most advantageous tender to the City of Armadale.

The submission of Added Steel Tech Pressing Company was non-conforming.

The evaluation panel therefore recommends that the contract be awarded to Humes Wembley Cement at an approximate annual cost of $150,000.00 for a period of one year with the option to be extended for a further two (2) periods of 12 months.

RECOMMEND

That with Tender No 5/13 for the Supply of Concrete Products: Side Entry Gullies, Covers and Well Liners, Council:

1. **Accepts the tender from Humes Wembley Cement for a period of one (1) year commencing on 1 July, 2013 for a cost of approximately $150,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

2. **Authorise the Chief Executive Officer to extend the contract for two (2) periods of 12 months up to 30 June, 2016, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

ATTACHMENTS
There are no attachments for this report.

4.8 - TENDER NO 9/13 - FOR THE SUPPLY OF EXTRUDED KERBING

WARD	:	ALL
FILE No.	:	M/192/13
DATE	:	21 March 2013
REF	:	JC
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Tender No 9/13 was recently called for the Supply of Extruded Kerbing.
- The Request for Tender seeks the provision of the required services for a period of 14 months, with an option for a further one (1) period of 12 months, subject to satisfactory performance and in accordance with Clause 4.1 in the Special Conditions of Contract.
- **Recommend**

  That with Tender No 9/13 for the Supply of Extruded Kerbing, Council not accept the submitted tender from Allstate Kerbing & Concrete and call for a new tender as soon as practicable.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

2 Enhance 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 regulations apply:
- Section 3.57 Local Government Act 1995 (as amended) – 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

Works can be accommodated within the Civil Works Budgets.

Consultation

Intra-Directorate.

BACKGROUND

Tender No 9/13 for the Supply of Extruded Kerbing was advertised in the Saturday 23 February 2013 edition of the 'West Australian' newspaper, and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

The City requires the supply and installation of extruded kerbing in order to complete the construction and maintenance programs as the City does not have the resources to supply and install extruded kerbing in-house.

DETAILS OF PROPOSAL

The City of Armadale invited tenders for the Supply of Extruded Kerbing on Saturday 23 February 2013.

The services are required to be supplied to different construction and maintenance projects within the City boundaries according to its' annual programmes.

It is recommended not to accept the tender submitted by Allstate Kerbing and Concrete due to the submitted prices being an average of 78% higher than the current prices that the City pays under Contract 4/11. In addition, the evaluation panel had no other submission to compare the quality criteria and the price weighting of the tender.

DETAILS OF EXISTING CONTRACT

Contract Type	Schedule of Rates
Contract Duration	14 months
Commencement Date	1 July 2013
Expiry Date	31 August 2014
Extension Permitted	Yes as per Request for Tender Clause 4.1 (one (1) x 12 month extensions)
Annual Contract Cost	$300,000.00 (Approximately)
Total Contract Cost (2 years)	$600,000.00 (Approximately)
CPI	Yes

COMMENT

Analysis

Tender No 9/13 for the Supply of Extruded Kerbing closed at 2:00PM on Tuesday 12 March 2013. Only one tender submission was received from Allstate Kerbing and Concrete.

No tenders were received after the close of deadline.

No non-conforming tenders were received.

An evaluation process was not undertaken in regard to the Qualitative Criteria but the submitted prices were compared with the current prices under existing contract which will expire 30 June 2013.

Based on the panel's evaluation of the submitted prices from Allstate Kerbing and Concrete, it has been established that the submitted prices are an average of 78% higher than the prices that the City pays under the current contract. It is therefore recommended that no tender be accepted and call for a new tender as soon as practicable.

Conclusion

Tenders for the Provision for Supply of Extruded Kerbing were recently invited with one tender being received and assessed by an evaluation panel against the City's costs of these services under the current contract.

The result was that the cost submission received from Allstate Kerbing and Concrete is considered of being too high after comparisons were made against current cost and not having other submissions to compare quality and pricing, it is recommended not to accept the submitted tender from Allstate Kerbing & Concrete and call for a new tender as soon as practicable.

RECOMMEND

That with Tender No 9/13 for the Supply of Extruded Kerbing, Council not accept the submitted tender from Allstate Kerbing & Concrete and call for a new tender as soon as practicable.

ATTACHMENTS

There are no attachments for this report.

4.9 - TENDER 10/13 FOR THE SUPPLY OF LIMESTONE RUBBLE MATERIAL

WARD	:	ALL
FILE No.	:	M/197/13
DATE	:	21 March 2013
REF	:	JC
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Tender No 10/13 was recently called for the Supply of Limestone Rubble Material.
- The Request for Tender seeks the provision of the required services for a period of 14 months with an option for a further one (1) period of 12 months, subject to satisfactory performance and in accordance with Clause 4.1 in the Special Conditions of Contract.
- **Recommend**

  That with Tender 10/13 for the Supply of Limestone Rubble Material, Council:

  1. Accepts the tender from PMR Quarries T/A WA Limestone Unit Trust for a period of 14 months commencing on 1 July, 2013 for a cost of approximately $350,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.

  2. Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months up to 31 August, 2015, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

2 Enhance 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 regulations apply:

- Section 3.57 Local Government Act 1995 (as amended) – 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

Costs can be accommodated within the Civil Works Budgets.

Consultation

Intra-Directorate.

BACKGROUND

Tender No 10/13 for the Supply of Limestone Rubble Material was advertised in the Saturday 23 February 2013 edition of the 'West Australian' newspaper, and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

Limestone rubble (crushed limestone) is a road foundation material used in the construction of new roads and the maintenance of existing roads and associated works. This material is required to be stockpiled at the City's Works Depot or supplied to specific work sites in order to carry out daily operational works and works associated with the annual Civil Works programme. The quantity of material to be supplied is approximately 25,000 tonne per annum.

DETAILS OF PROPOSAL

The City of Armadale invited tenders for the supply of limestone rubble material on Saturday 23 February 2013.

The material will be required to be supplied to the City of Armadale Works Depot and to specific projects sites as required within the City boundaries according to annual programmes.

Council approval is sought to award the tender to PMR Quarries T/A WA Limestone Unit Trust for the supply of limestone rubble material for a period of 14 months from 1 July 2013 to 31 August 2014 with an option to be extended for further one period of 12 months.

DETAILS OF NEW CONTRACT

Contract Type	Schedule of Rates
Contract Duration	14 months
Commencement Date	1 July 2013
Expiry Date	31 August 2014
Extension Permitted	Yes as per Request for Tender Clause 4.1 (one (1) x 12 month extensions)
Annual Contract Cost	$350,000.00 (Approximately)
Total Contract Cost (2 years)	$700,000.00 (Approximately)
CPI	Yes

COMMENT

Analysis

Tender No 10/13 for the Supply of Limestone Rubble Material closed at 2:00PM on Tuesday 12 March 2013. Tender submissions were received from:

	Tenderer's OR Respondent's Name
1.	Holcim (Australia) Pty Ltd
2.	PMR Quarries T/AS WA Limestone Unit Trust

No tenders were received after the close of deadline.

No non-conforming tenders were received.

An evaluation process was undertaken having specific regard to the following Qualitative Criteria:

Tenderer	Relevant Experience	Key Personnel	Tenderers Resources	Demonstrated Understanding	Sub Total	Tendered Price	Total Overall	Ranking
	10	10	15	15	50	50	**100**	
PMR Quarries T/AS WA Limestone Unit Trust	7.00	7.50	12.38	12.75	39.63	50.00	**89.63**	**1**
Holcim (Australia) Pty Ltd	8.00	7.50	13.13	13.50	42.13	46.21	**88.34**	**2**

Based on the panel's evaluation, using a combination of the above qualitative criteria and price the submission from PMR Quarries T/A WA Limestone Unit Trust represents the most advantageous submission.

Each company's past record of achievements, experience, personnel, resources, and understanding of the request for tender have been closely examined and assessed based on the selection criteria. Both companies have been supplying pavement materials to the City for many years and the supply of the materials has been evaluated as being of acceptable standard and quality.

Conclusion

Tenders for the supply of limestone rubble material were recently invited with two tenders being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the submission received from PMR Quarries T/AS WA Limestone Unit Trust represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to PMR Quarries T/AS WA Limestone Unit Trust at an approximate annual cost of $350,000.00 for a period of 14 months and the option to be extended for a further one (1) period of 12 months.

RECOMMEND

That with Tender 10/13 for the Supply of Limestone Rubble Material, Council:

1. **Accepts the tender from PMR Quarries T/A WA Limestone Unit Trust for a period of 14 months commencing on 1 July, 2013 at an approximate annual cost of approximately $350,000.00, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

2. **Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months up to 31 August, 2015, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

ATTACHMENTS
There are no attachments for this report.

4.10 - TENDER 8/13 FOR THE SUPPLY OF SAND

WARD	:	ALL
FILE No.	:	M/199/13
DATE	:	22 March 2013
REF	:	JC
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Tender No 8/13 was recently called for the Supply of Sand.
- The Request for Tender seeks the provision of the required supplies for a period of 14 months with an option for a further one (1) period of 12 months, subject to satisfactory performance and in accordance with Clause 4.1 in the Special Conditions of Contract.
- **Recommend**

  That with Tender No 8/13 for the Supply of Sand, Council:

  1. Accepts the tender from PMR Quarries T/A WA Limestone Unit Trust for a period of 14 months commencing on 1 July, 2013 at a cost of approximately $200,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.

  2. Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months up to 31 August, 2015, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

2 Enhance 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 regulations apply:
- Section 3.57 Local Government Act 1995 (as amended) – 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

Works can be accommodated within the Civil Works and Parks & Reserves Budgets.

Consultation

Intra-Directorate.

BACKGROUND

Tender No 8/13 for the Supply of Sand was advertised in the Saturday 23 February 2013 edition of the 'West Australian' newspaper, and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

During the course of construction and maintenance operations for parks, reserves, roads and associated works, there is a need to have various types of sand supplied to work sites or stockpiled at the City's Works Depot.

DETAILS OF PROPOSAL

The City of Armadale invited tenders for the Supply of Sand on Saturday 23 February 2013.

The material will be required to be supplied to the City's Works Depot and to specific project work sites as required within the City boundaries according to annual programmes.

Council approval is sought to award the tender to PMR Quarries T/A WA Limestone Unit Trust for the supply of sand for a period of 14 months from 1 July 2013 to 31 August 2014 with an option to be extended for further one (1) period of 12 months.

DETAILS OF NEW CONTRACT

Contract Type	Schedule of Rates
Contract Duration	14 months
Commencement Date	1 July 2013
Expiry Date	31 August 2014
Extension Permitted	Yes as per Request for Tender Clause 4.1 (one (1) x 12 month extensions)
Annual Contract Cost	$200,000.00 (Approximately)
Total Contract Cost (2 years)	$400,000.00 (Approximately)
CPI	Yes

COMMENT

Analysis

Tender No 8/13 for the Supply of Sand closed at 2:00PM on Tuesday 12 March 2013. One tender submission was received from PMR Quarries T/AS WA Limestone Unit Trust.

	Tenderer's OR Respondent's Name
1.	PMR Quarries T/AS WA Limestone Unit Trust

No tenders were received after the close of deadline.

No non-conforming tenders were received.

An evaluation process was undertaken having specific regard to the following Qualitative Criteria:

Tenderer	Relevant Experience	Key Personnel	Tenderers Resources	Demonstrated Understanding	Sub Total	Tendered Price	Total Overall	Ranking
	10	10	15	15	50	50	**100**	
PMR Quarries T/AS WA Limestone Unit Trust	7.50	5.50	13.13	9.75	35.88	50.00	**85.88**	**1**

The prices submitted by PMR Quarries T/A WA Limestone Unit Trust have been compared to current prices under the existing contract which expires 30 June 2013. Based on the panel's evaluation, using the above qualitative criteria and tendered price, the submission from PMR Quarries T/A WA Limestone Unit Trust is considered to be the most advantageous to Council.

It is therefore recommended that PMR Quarries T/AS WA Limestone Unit Trust be selected as the City's preferred supplier for supply of sand.

Conclusion

Tenders for the Supply of Sand were recently invited with one (1) tender being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the submission received from PMR Quarries T/AS WA Limestone Unit Trust represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to PMR Quarries T/AS WA Limestone Unit Trust at an annual price of approximately $200,000.00 for a period of 14 months and the option to be extended for a further one period of 12 months.

RECOMMEND

That with Tender No 8/13 for the Supply of Sand, Council:

1. **Accepts the tender from PMR Quarries T/A WA Limestone Unit Trust for a period of 14 months commencing on 1 July, 2013 at a cost of approximately $200,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

2. **Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months up to 31 August, 2015, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

ATTACHMENTS
There are no attachments for this report.

4.11 - TENDER 11/13 FOR THE SUPPLY OF MINERAL AGGREGATE MATERIAL

WARD	:	ALL
FILE No.	:	M/201/13
DATE	:	22 March 2013
REF	:	JC
RESPONSIBLE MANAGER	:	Acting Executive Director Technical Services

In Brief:

- Tender No 11/13 for the Supply of Mineral Aggregate Material was recently called for the Supply of Mineral Aggregate Material.
- The Request for Tender seeks the provision of the required services for a period of 14 months with an option for a further one (1) period of 12 months, subject to satisfactory performance and in accordance with Clause 4.1 in the Special Conditions of Contract.
- **Recommend**

  That with Tender No 11/13 for the Supply of Mineral Aggregate, Council:

  1. Accepts the tender from Holcim (Australia) Pty Ltd for a period of 14 months commencing on 1 July, 2013 for a cost of approximately $80,000.00 annually, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.

  2. Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months up to 31 August, 2015, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

2 Enhance 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

- Section 3.57 Local Government Act 1995 (as amended) – 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

Works can be accommodated within the Civil Works Budgets.

Consultation

Intra-Directorate.

BACKGROUND

Tender No 11/13 being for the Supply of Mineral Aggregate Material was advertised in the Saturday 23 February 2013 edition of the 'West Australian' newspaper, and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

During the course of construction and maintenance operations for road and drainage works, there is a need to have various grades of mineral aggregate (blue metal) stockpiled at the City's Works Depot, supplied direct to work sites in order to carry out daily operational works and to complete the annual Civil Works programs.

DETAILS OF PROPOSAL

The City of Armadale invited tenders for the supply of mineral aggregate material on Saturday 23 February 2013.

The material is required to be supplied to the City's Works Depot and to specific civil project works as required within the City boundaries according to annual programmes.

Council approval is sought to award the tender to Holcim (Australia) Pty Ltd for the supply of mineral aggregate material for a period of 14 months from 1 July 2013 to 31 August 2014 with an option to be extended for further one (1) period of 12 months.

DETAILS OF NEW CONTRACT

Contract Type	Schedule of Rates
Contract Duration	14 months
Commencement Date	1 July 2013
Expiry Date	31 August 2014
Extension Permitted	Yes as per Request for Tender Clause 4.1 (one (1) x 12 month extensions)
Annual Contract Cost	$80,000.00 (Approximately)
Total Contract Cost (3 years)	$240,000.00 (Approximately)
CPI	Yes

COMMENT

Analysis

Tender No 11/13 for the Supply of Mineral Aggregate Material closed at 2:00PM on Tuesday 12 March 2013. Tender submissions were received from:

	Tenderer's OR Respondent's Name
1.	Holcim (Australia) Pty Ltd
2.	PMR Quarries T/AS WA Limestone Unit Trust
3.	BGC Quarries

No tenders were received after the close of deadline.

No non-conforming tenders were received.

An evaluation process was undertaken having specific regard to the following Qualitative Criteria:

Tenderer	Relevant Experience	Key Personnel	Tenderers Resources	Demonstrated Understanding	Sub Total	Tendered Price	Total Overall	Ranking
	10	10	15	15	50	50	**100**	
Holcim (Australia) Pty Ltd	5.50	7.00	10.88	13.50	36.88	50.00	**86.88**	**1**
PMR Quarries T/AS WA Limestone Unit Trust	5.50	7.50	10.50	13.50	37.00	48.21	**85.21**	**2**
BGC Quarries	3.50	5.00	7.50	7.50	23.50	45.48	**68.98**	**3**

Each company's past record of achievements, experience, personnel, resources, and understanding of the request for tender have been closely examined and assessed based on the selection criteria. Holcim (Australia) Pty Ltd and PMR Quarries T/AS WA Limestone have been supplying pavement and construction materials to the City for many years. The supply of these materials has been evaluated as being of acceptable standard and quality. BGC Quarries was a supplier to the City of mineral aggregate in the past and the supplies were also of acceptable standard and quality.

Based on the panel's evaluation, using a combination of the above qualitative criteria and price the submission from Holcim (Australia) Pty Ltd represents the most advantageous submission to the City

Conclusion

Tenders for the Supply of Mineral Aggregate Material were recently invited with three (3) tenders being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the submission received from Holcim (Australia) Pty Ltd represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to Holcim (Australia) Pty Ltd at an annual cost of approximately $80,000.00 for a period of 14 months and the option to be extended for a further one (1) period of 12 months.

RECOMMEND

That with Tender No 11/13 for the Supply of Mineral Aggregate, Council:

1. **Accepts the tender from Holcim (Australia) Pty Ltd for a period of 14 months commencing on 1 July, 2013 for an annual cost of approximately $80,000.00, in accordance with the submitted tender, Councils contract documentation, and Budget allocation.**

2. **Authorise the Chief Executive Officer to extend the contract for one (1) period of 12 months up to 31 August, 2015, subject to satisfactory performance by the contractor and price adjustments as specified in the Request for Tender document Clause 4.1.**

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

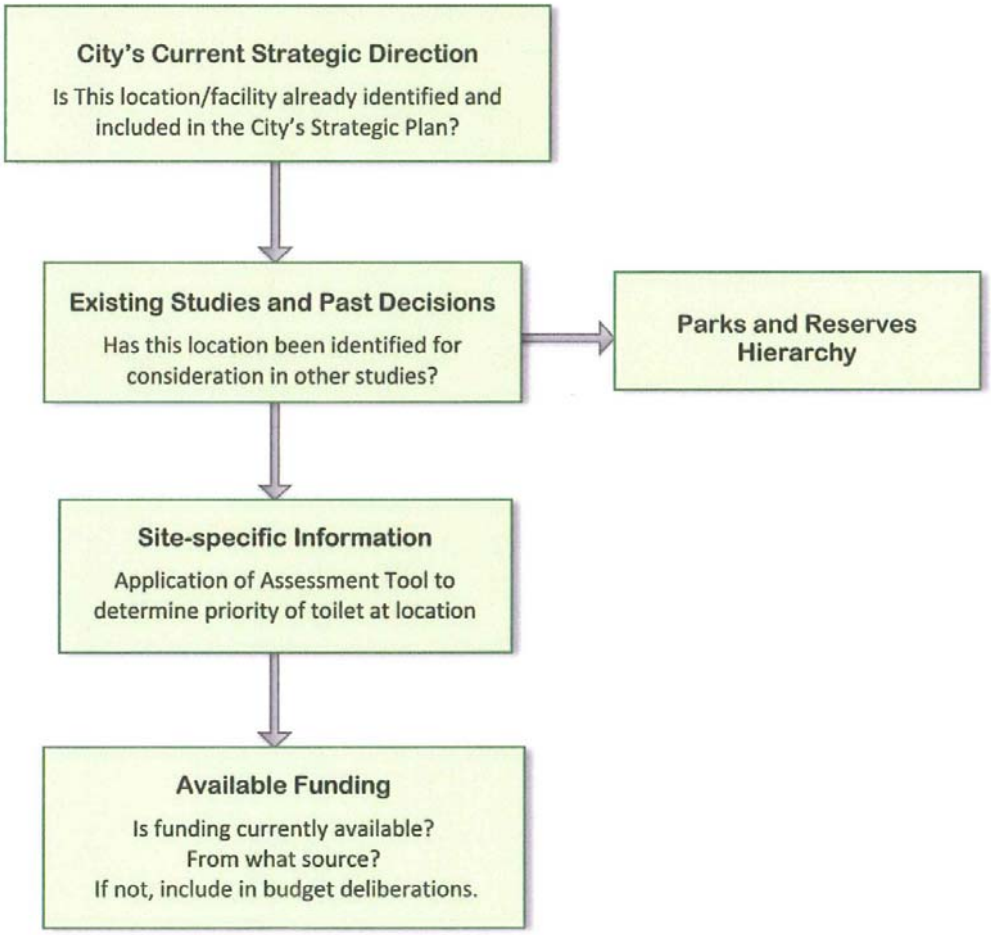
3 APRIL 2013

ATT NO.	SUBJECT	PAGE
1.1	**PETITIONS FOR AND AGAINST PROVISION OF PUBLIC TOILET AT BORRELLO PARK, ROLEYSTONE**	
1.1.1	Four Stages of decision-making, determining demand for new toilet facility at specific location	67
1.1.2	Assessment Tool to determine demand for public toilet at certain location	68
2.1	**HASSETT ROAD, ROLEYSTONE - CLOSURE**	
2.1.1	Brooks Road and Raeburn Road - Proposed Roundabout Treatment	69
3.1	**PARKS FACILITIES STRATEGY**	
3.1.1	City of Armadale Draft Parks Facilities Strategy 2013	70
3.2	**ACCESSIBLE PLAYGROUND REFERRAL BY COUNCILLOR MS NORTHCOTT**	
3.2.1	Accessible Playground Report provided by Cr Northcott	120
4.1	**TENDER NO 30/12 - PIARA WATERS STAGE 2 - PAVILION AND CARPARK WORKS**	
4.1.1	Piara Waters Pavilion Artists Impressions	126

ATTACHMENT 1

Figure 9 from the Draft City of Armadale Public Toilet Strategy:

Four stages of decision-making, determining demand for new toilet facility at specific location:

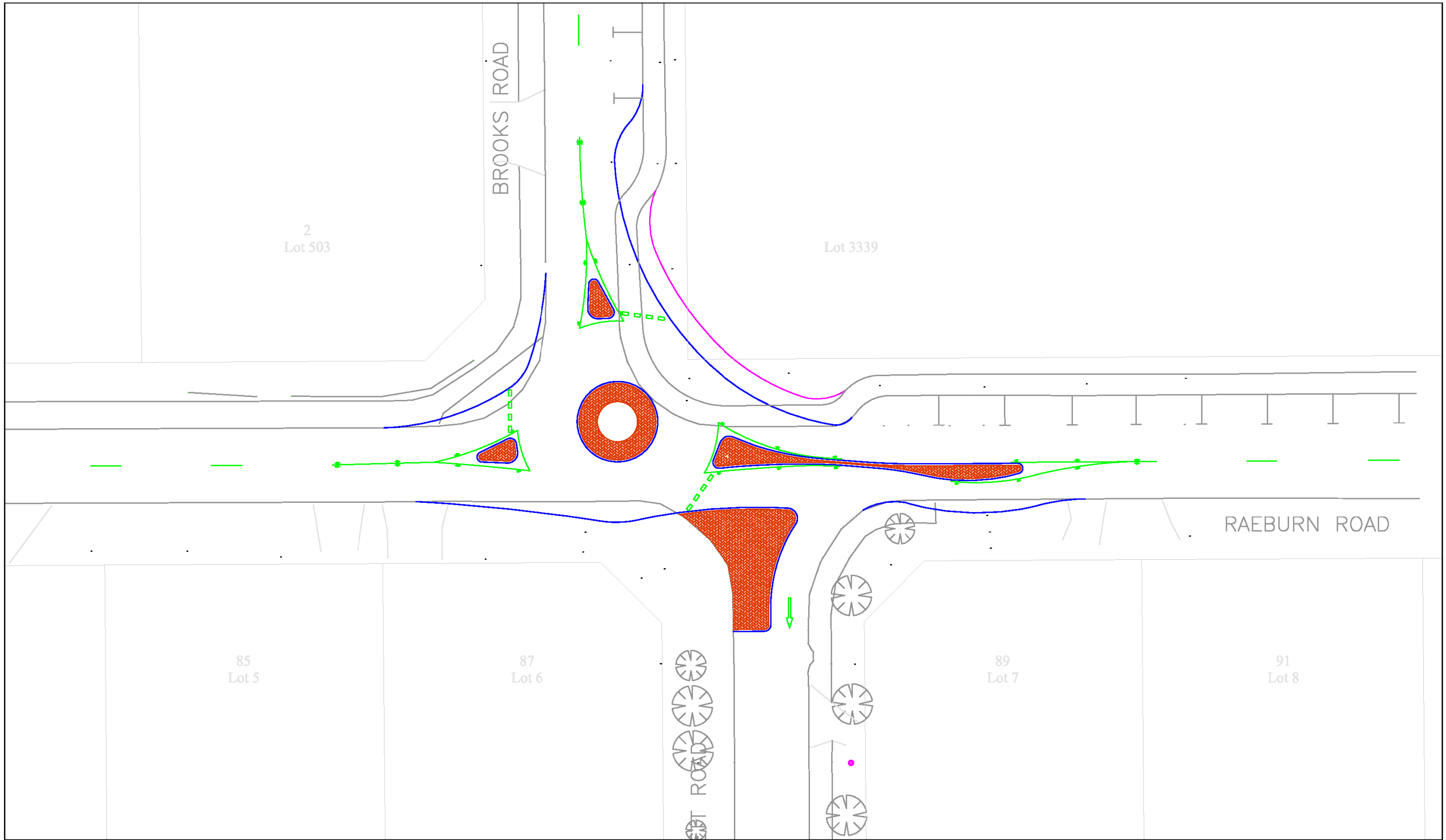


ATTACHMENT 2: ASSESSMENT TOOL TO DETERMINE DEMAND FOR PUBLIC TOILET AT CERTAIN LOCATION

PRIMARY CRITERIA		GIVEN VALUES				
		3	6	9	12	15
1.	Does any public toilet exist within 800m/10 min walk of proposed site?	Yes, but limited access	Yes but requires crossing minor barrier to access	Yes but requires crossing major barrier to access	Existing toilet not suitably accessible for visitor type	No
2.	Associated recreational infrastructure (BBQ/picnic/play equipment) within Regional or District Parks	None	To be installed to help stimulate use within 5 years	To be installed to help stimulate use within 2 years	Significant – established change in usage pattern	Yes, and usage demonstrates demand for toilet
3.	Level/likelihood of anti-social behaviour in surrounding area	Extreme	Significant	High	Average	Low/None
4.	Significant surveillance by the public	None	Low	Medium	High	Major focus point

SECONDARY CRITERIA		GIVEN VALUES				
		2	4	6	8	10
5.	Median length of stay at location/activity	30 mins	1 Hour	2/3 Hours	Half day or greater	Meal time venue
6.	Number of existing and projected site users	Unpredictable – weekly to monthly	Low / Irregular	Medium	High	Very High
7.	Level of supporting services infrastructure (sewer, water, electricity)	None, alternatives very limited	None, alternatives possible but very costly ($100k plus)	Basic available, costly to upgrade ($50-$100k)	Available, less costly to access ($20-$50k)	Available and easy accessible ($20k and less)
8.	Future operating and maintenance costs	High		Medium		Low

Score out of 100: _____



NOTES:

AMENDMENT: | DATE:

CITY OF Armadale

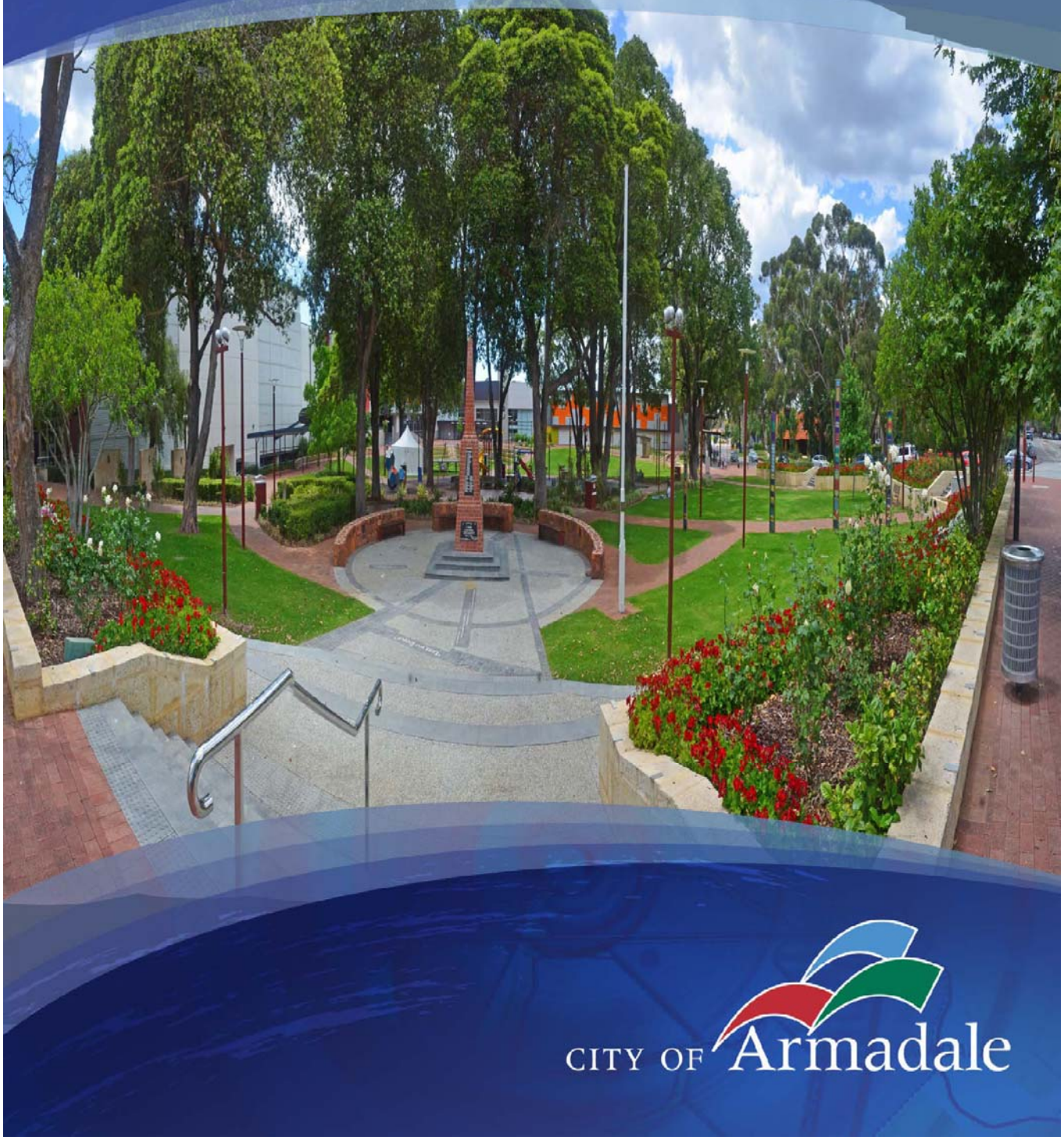
NORTH

DRAWN:	A. GONCALVES	SCALE	1:500 (A4)
DESIGN:	A. GONCALVES	SHEET	1 of 1
SURVEY:	S. McINERNEY	DATE:	OCT - 2012
MANAGER:	J. GOSSMANN	DRAWING No.	12-17-C
APPROVED:			

PROJECT:
BROOKS RD & RAEBURN RD
Proposed roundabout treatment

PLAN:
Civil

City of Armadale Draft Parks Facilities Strategy 2013



CITY OF Armadale

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EXECUTIVE SUMMARY

In an effort to effectively influence the orderly and effective planning for community facilities and service development, the 'Draft' Parks Facilities Strategy 2013 has been prepared.

Community Facilities offer diverse opportunities, services and are commonly provided directly by Local Government. The provision of facilities needs to be planned, and land allocated accordingly, whoever the provider, manager and deliverer of the facility service might be.

Community Infrastructure needs to be considered from a neighbourhood (local), district and regional perspective.

This strategy provides guidance by establishing a hierarchy of parks i.e. Regional, District, Neighbourhood and Estates based on their classification i.e. function/use which in turn identifies using the matrix tool, a range of locations and uses ultimately through the use of the adopted Parks Facilities Strategy.

A number of evidence-based approaches to assessing the supply and demand of community facilities were identified and is seen as an important step as a growth Council in establishing a sound strategy to achieve better provision of community facilities by having an appropriate approach. Establishing planning tools for assessment and delivery all have strengths and weaknesses and need to be modified relative to particular local circumstances with consensus on the most appropriate approach being agreed.

The City of Armadale 'draft' Parks Facilities Strategy 2013 is essentially a needs-based approach with the developed rationale based on sound research including industry trends and demographic analysis, industry benchmarking (relating to design, standard provision and emerging practices), targeted or broad community consultation and qualitative and quantitative analysis.

The real test will come as we are challenged on these guidelines – 'City of Armadale 'draft' Parks Facilities Strategy 2013'.

1. INTRODUCTION

The Parks Facilities Strategy 2013 has been prepared to facilitate the development of sustainable communities through quality planning, design and construction of infrastructure in the City of Armadale. This will assist with the upgrade and redevelopment of existing infrastructure as well as the establishment of new communities throughout the municipality.

2. SUSTAINABLE COMMUNITIES

The City aims to create environments that:

- Are places where people want to live, work and play
- Meet diverse needs of existing and future residents
- Offer a high quality of life and promote community connectedness
- Lead the way with environmental outcomes and maximising natural settings
- Are safe, inclusive and engaging
- Possess economic vitality that promotes diverse activity
- Focus on integrated planning on all aspects of community and liveability
- Offer good access to quality services and community facilities
- Are well connected and welcoming for residents and visitors.

Community infrastructure is the collection of physical and publicly accessible assets used by the community that support its health, wellbeing, sense of place and community. The City of Armadale expects that infrastructure will be of high quality, responsive to changing community needs and aspirations and will be able to be maintained within operational budgets. Minimum standards may be specified to ensure an acceptable standard for development is achieved; however creative design that maximises sites' natural settings and features will be encouraged. Innovative design solutions and construction techniques will result in communities that are individual and promote their unique qualities.

It is important to plan, design and construct community infrastructure in a responsible and sustainable way because such infrastructure:

- Affects people's ability to go about their everyday life
- Can incorporate adaptable and flexible environments that cater for changing needs over time
- Increases people's chance of meeting others, accessing services and being active members of communities

- Preserves natural values and incorporate environmental features
- Enhances health and wellbeing through opportunities for physical activity and active lifestyle

The Parks Facilities Strategy will be used by Developers, Authorities and Consultants on behalf of Clients, Council Officers and Elected Members.

The Parks Facilities Strategy is intended to be used as a guide for planning, design and development. While there are many aspects of the strategy that are quite specific about development outcomes, the City (Council) encourages innovation and creative solutions to the development of sustainable communities.

It is intended that the Parks Facilities Strategy be reviewed annually along with the 'City of Armadale Landscape Design Guidelines for Public Open Space and Streetscapes' (currently in draft) to define improvements and changes in the management of infrastructure while ensuring new standards and industry trends are included in the strategy.

3. OBJECTIVES

The provision of sport, recreation and open space in communities is vital to provide for the long term recreation and sporting needs of an active and healthy community.

The objectives for the development of sport, recreation and open space are designed to promote a 'sense of place' and community for all ages, providing opportunities to meet and interact in appropriate spaces with appropriate infrastructure. They can also give character to an area, define landscapes and provide a focus to connect a community.

Open space should provide popular and responsive active (sport and active recreation) and passive (including walking, sitting, contemplating, picnicking etc.).

Spaces should be well designed and create places that are 'fit-for-purpose', useable and be places where people want to be. They should maximise active and passive surveillance from adjoining areas and passers-by. Benefits for the community should be easily and clearly defined.

Active recreation spaces and facilities should be designed to facilitate shared use, including schools, community and different community users. Open space should have due regard to the environmental and cultural heritage values within the landscape.

4. PRINCIPLES

The Parks Facilities Strategy 2013 is intended to be Council endorsed principles that are applicable to the provision of open space within the City of Armadale. These form the basis of the following principles:

Conserve and protect the natural and cultural environment;

- Protect and enhance natural and cultural environments, particularly areas of remnant vegetation/habitat/indigenous cultural value
- Maximise visual amenity and maximise views into and out of each space.

Reflecting community needs

- Decisions guided/influenced by community interests, needs and aspirations, actual participation trends and demographic characteristics
- Encourage participation in physical and social activities to connect people within a community.

Enhancing recreation and tourism opportunities;

- Reflecting importance of recreation and tourism to the City of Armadale and regional economies.

Improving provision and optimising access;

- Creating an equitable distribution of open space types linkages between various origins and destinations throughout communities
- Optimising circulation, parking access and egress in sites to provide safe and accessible arrival and departure for users.

Ensuring diversity of provision;

- Open spaces with a wide range of characteristics will be developed, ensuring that conservation and heritage values are retained and where possible, enhanced.

Expanding the network of linkages;

- Enhance existing pedestrian and cyclist path networks to meet recreation and commuter needs.

Providing for people with disabilities;

- Providing for the needs of all community members, including those who may have disabilities.

Site responsive uses;

- Ensuring appropriate uses of the open space for the sustainable capacity of the site to meet the characteristics of the site
- Maximising amenity and safety of sites and minimising hazards
- Minimising the use and reliance on portable water.

Maintenance;

- Ensuring that sites are located, planned and maintained to agreed service and safety standards with due regard for economic sustainability.

Providing clear guidance to Council;

- Planning processes must provide Council with clear actions that are affordable and consistent with policy and funding criteria.

Contribute to social and/or economic well being

- Planning and provision should contribute to the social and/or economic wellbeing of the community.

A flexible and long-term focus;

- A focus on long-term strategic outcomes will provide flexible opportunities to meet and adapt to future needs.

Provision partnerships;

- Opportunities for partnerships in planning and management should be integral to any planning process.

5. RELEVANT STANDARDS, POLICY & LEGISLATION

Compliance with Australian Standards:

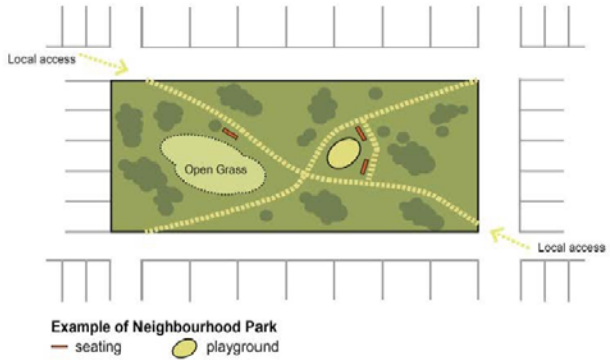
- Australian and New Zealand Standard AS/NZS 4486.1: Playgrounds and playground equipment
- Part 1: Development, installation, inspection, maintenance and operation
- Australian and New Zealand Standard AS/NZS 4422: Playground surfacing - Specifications, requirements and test methods
- Australian Standard AS 1428: Design for access and mobility
- Australian Standard AS 4685: Playground Equipment
- Australian and New Zealand Standard AS/NZS ISO 31000: Risk management - Principles and Guidelines;
- Disability Discrimination Act 1992
- Disabilities Services Act 1993 – amended 2004
- State Government Disability Future Directions Strategy
- City of Armadale – Disability Access & Inclusion Plan 2011 – 2016
- Positive Aging Strategy
- City of Armadale 'Draft' Public Toilet Strategy 2013
- Disability Access to Premises Standards 2010
- State Government disability future directions strategy document.

6. PARKS HIERARCHY (FUNCTION) – EXAMPLES AND DESCRIPTION

Neighbourhood:

These Parks serve the recreation and social needs of small discrete and somewhat isolated neighbourhoods. Users would typically be casual short term and come from residences located in the immediate short walking distance of the park and accordingly the integration of higher value facilities such as BBQ's, toilets, bins etc. would be excluded and users would be expected to take their waste away with them.

Typically these parks are very small, may be irrigated or dry parks. They generally exhibit low to medium level quality grass or seasonal weed cover.



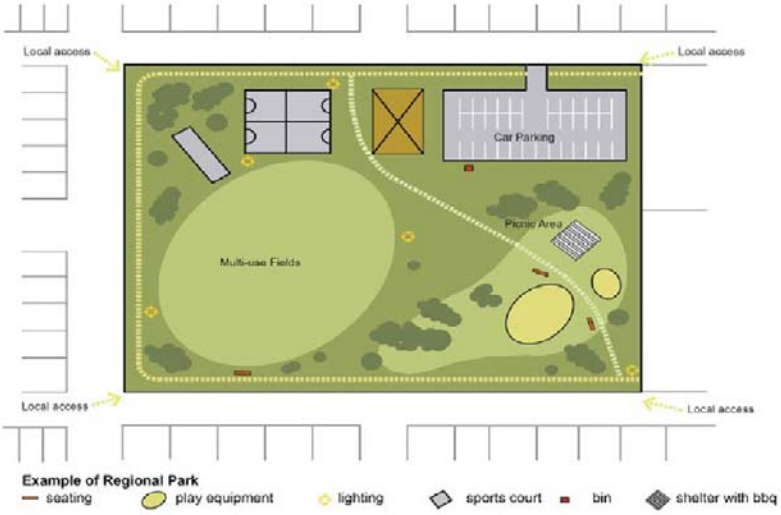
District:

Parks serving to meet the community based needs of multiple neighbourhoods. Sites are frequented by children, adolescents and adults may include mixed ages play areas e.g. ball kicking areas, kite flying areas, resting places and small intimate spaces etc. Parks may be irrigated but could be dry with generally low to medium quality grass/seasonal weed cover. A slightly higher asset value and an array of facilities may be appropriate for inclusion however the provision of high maintenance facilities may be deemed inappropriate. However, within selective District Parks it may be appropriate to include a broader range of facilities in some instances. As noted on the Parks Hierarchy/Asset Matrix. Shown as (C) conditional inclusion.

Regional:

Serves the broader community needs, in a multi-faceted approach. Grassed areas for functions/events, informal games, organised club sporting activities, hard surfaces for games i.e. netball. Parks would be typically irrigated and a higher level quality turf.

A broader range of facilities including toilets, BBQ's, lighting, and public buildings would be deemed appropriate for such parks due to their size, regional location and intended longer term periods of use for specialised recreation.



Estates:

POS serves dual function for recreation and urban water management. Dedicated passive recreational play and social areas with a variety of features and facilities often with unique characteristics to identify with the new suburb. Generally with long linear transitions/greenway linkages as now seen in much of the City's new Estate POS areas.

7. PARKS CLASSIFICATIONS

The City's Parks and Reserves can be classified under fourteen different classes, particular to their built form, designed use, stage of development or location.

Classification (Purpose)	Hierarchy (Function)	DESCRIPTION	AREA	NO
Active Reserve	Regional	Irrigated sports field, booked on a regular basis.	75 Ha	12
Irrigated Passive Reserve .... CBD	District & Neighbourhood	Irrigated grasslands with or without gardens or facilities Minnawarra & Memorial	41.97 Ha	19
	Regional			2
Dry Park	District & Neighbourhood	Non irrigated reserve with or without facilities.	55.75 Ha	64
Unclassified	-	Unclassified Reserves	25.00 Ha	74
Natural Areas	Conservation	Dedicated conservation or bushland areas including rivers and foreshores.	271.8 Ha	50
Undeveloped POS	-	Where annual basic maintenance is the extent of management.	93.82 Ha	72
Comm. Facility	-	Comm. Centres/ buildings and surrounds	NA	21
Regional Bushland	Conservation	Dedicated conservation or bushland areas including rivers and foreshores of regional significance and size.	1027 Ha	4
Roundabouts and Street Gardens	-	Areas maintained in road reserves, median strips, roundabouts and occasional verges that contain irrigation.	1.50 Ha	61
Townscape Amenity & Industrial Areas	-	Streetscapes within the Armadale and Kelmscott CBD areas. Shopping precincts. Includes pavement, mall, gardens, verges and facilities. Industrial Areas	5.3 Ha	2
	-			3
	-			2
Public Access Ways	-	Walkways and paths for public use.	7.8 Ha	236
Estates POS	Estates	High quality open space including entry statements, irrigated parks and gardens and extensive park infrastructure/facilities	est. 67 Ha	TBA
Street Trees	-	Planted trees within the cities road network citywide on street verges.	Est. 17,000 trees	
		1847.3 Ha		

8. PARKS FUNCTIONS

Methodology

The Parks Facilities Strategy for the City of Armadale provides a park hierarchy (function) categorizing parks into four-tiers: Neighbourhood, District, Regional and Estates.

The Strategy/Matrix guides decision making by providing a framework, taking into consideration each parks hierarchical status, existing infrastructure level, current and future asset management and maintenance programs and community expectation.

The matrix is a guide and all developments will be assessed on a site by site basis to ensure the best functional design outcomes are achieved for residents of the City.

The aim of this document is to guide the City in its provision of new community infrastructure development within existing and new development areas. Provisions should be made for communities as they are built and grow by providing a range of POS to cater for the needs of all the community. These POS will facilitate the development of sustainable communities through quality planning, design and construction of infrastructure in the City of Armadale.

This strategy will assist with the upgrade and redevelopment of existing infrastructure as well as the establishment of new communities throughout the municipality. It is important to plan, design and construct community infrastructure in a responsible and sustainable way.

The City maintains 68 playground sites at this present time in accordance with the 'Playground Strategy- A Safer and Fun Direction for all at the City of Armadale' – 2008.

The way we develop and maintain the physical infrastructure including both the hard and soft landscapes of our City has a big impact on quality of life and the protection of our environment.

The Parks Services Unit endeavours to constantly enhance the City's natural and built environments by reviewing existing management practices & programs, undertake regular assessments of soft and hard landscapes and develop plans for future development projects.

The Facilities Matrix guides decision making, taking into consideration each parks hierarchical status, existing infrastructure level, current use patterns, current and future asset management and maintenance programs, whilst gauging foreseeable community expectation into the future.

This matrix integrated with the 'City of Armadale Landscape Design Guidelines for Public Open Space and Streetscapes in new Residential Developments' Developer Guidelines for POS development in new areas is currently being finalised for working group comment in May 2013, along with already adopted strategies which will enable Council to provide a clearer direction to land developers, internal project/design officers and residents as to what the City's expected infrastructure levels are according to the parks location and expected usage patterns.

Local governments with a clear policy on provision and design of POS have been most successful in negotiation POS provision and its associated infrastructure requirements.

In rationalising the Facilities Matrix an existing tiered Playground Hierarchy and Playground Strategy were used in conjunction with extensive local knowledge of parks usage patterns to evaluate and determine each particular classifications suitability for facility inclusion; This classification system assists as an effective planning tool in determining the most appropriate type, style and level of facilities for inclusion in the City's existing and future Parks and Reserves. The matrix considers the minimum standards and facility provision for Regional, District, Neighborhood and Estate POS.

It is critical to recognise the difficulty determining an "overarching" set or rules that fit every situation due to the highly variable distribution of parks throughout the City, in some cases a general lack of opportunity to utilise or connect into existing supporting services and the ongoing issue of determining cost versus true benefit.

POS need to be diverse, flexible and adaptive to meet community needs and expectations and respond to changing environmental conditions. The City of Armadale expects that infrastructure will be of high quality, responsive to changing community needs/aspirations and will be able to be maintained within operational budgets. The City encourages innovation and creative solutions to the development of sustainable communities.

POS is most often defined in relation to hierarchical systems based on size such as local, district, or regional open space. While useful in most circumstances it provides little information about open space form or function or the facilities present within each space. POS may be set aside for sport, recreation, community purposes including parklands, sporting fields, playgrounds, bushland and civic places.

POS is often described as 'active' or 'passive'. Active space is generally considered to include sports fields and grounds suitable for structured, competitive sport. Passive space is generally considered to include public parklands and playgrounds, areas with walk paths and cycle ways or areas where people might seek relaxation or participate in unstructured activity.

The City seeks to provide a range of accessible open spaces, with a balance between small spaces accessed at a local level and larger spaces which are accessed by a number of neighbourhoods. A number of anomalies across existing sites exist as development has occurred at different times under different sets of needs and trends.

9. PARKS HIERARCHY & FACILITIES MATRIX 2013

The Matrix outlines the Parks hierarchy and the facilities potentially associated with each classification.

CITY OF ARMADALE
PARKS HIERARCHY & FACILITIES MATRIX 2013

PLANNING CRITERIA			ASSET FACILITY																		
PARK CLASSIFICATION (COA DEFINED)	KEY RECREATIONAL FUNCTIONS (COA DEFINED)	ADEQUACY / PROVISION ON CRITERIA	$ PLAY GROUND	RUBBISH & DOG BINS	PICNIC SHELTER/ TABLE	SEATING	PUBLIC TOILET	BBQ	DRINK FOUNTAIN	LIGHTING	IRRIGATION	SHADE SAILS	HARD-COURT AREAS	ARTWORK SOUND MOTION	PATHWAYS	BRIDGES	EXERCISE EQUIPMENT	SKATE PARKS	DOG AGILITY	Y	N	C
NEIGHBOURHOOD Generally less than 400m2	Parks that serve the recreation and social needs of discrete neighbourhoods. They provide basic park infrastructure commensurate with short stays. Typically very small. May be irrigated or dry parks. Generally low to medium level quality grass or seasonal weed cover.	150-300m safe walking distance to residence. Good visual supervision	<$30,000	N	N	Y	N	N	N	C	C	N	N	N	Y	N	N	N	N			
DISTRICT Generally 400m2-2Ha	Parks serving to meet the community based needs of multiple neighbourhood's attracted by a variey of features, facilities and opportunities to socialize. Children & adolescents play areas e.g. kicking areas, kites playgrounds, resting places, small intimate spaces. This form of open space should be designed for longer stays and therefore amenities such as bbq's and public toilets may be appropriate. May be irrigated or dry and generally low to medium quality grass/seasonal weed cover.	Maximum 400m walk from most dwellings, serves about 600 houses. District distributors and other major roads should be identified as barriers to walking	$30,000 - $50,000	Y	Y	Y	C	C	Y	Y	Y	C	Y	N	Y	C	Y	N	C			
REGIONAL PARK Generally 2.5/4hec	Serves the broader community needs in a multi faceted approach. Grassed areas for informal games, organised club sporting activities, hard surfaced for games i.e. netball. Irrigated higher level quality turf.	Maximum 600m - 1km walk form most houses, serves about 1800 houses	>$50,000 - $75,000	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	C	Y	Y	Y			
ESTATES	POS serves dual function for recreation and urban water management. Dedicated passive, recreational, play and social areas with long linear transitions forming greenway linkages.		$15,000 - $100,000	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N			

INCLUDED | NOT INCLUDED | CONDITIONAL INCLUSION

Y: Included	
N: Not included	
C: Conditional inclusion	Conditional inclusion (C) elements will be considered on a site by site basis, and will be driven by actual community needs, functional design intent of POS & ongoing maintenance costs.

10. PARKS PLANNING HIERARCHY

The following table outlines the City's parks in relation to their classification, hierarchy and location. Note: Many of the tabled Parks and Reserves names shown are not approved by the Geographic Names Committee.

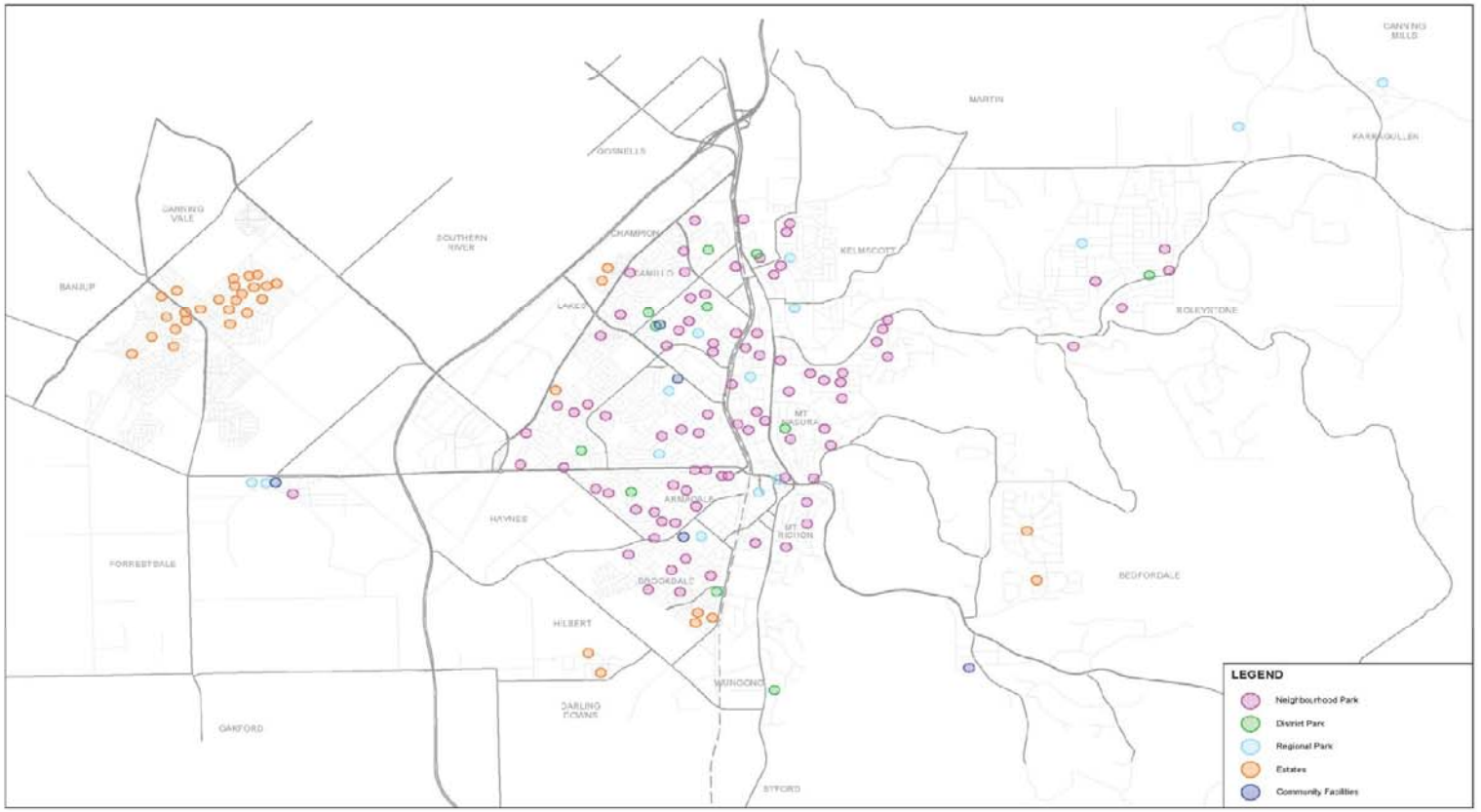
NEIGHBOURHOOD PARK	CLASSIFICATION	WARD
Abingdon Reserve	Irrigated Passive	Heron
Adair Reserve	Dry Park	Neerigen
Alderson Reserve	Dry Park	Minnawarra
Allawah Reserve	Dry Park	Minnawarra
Alice Reserve	Dry Park	Jarrah
Amethyst Reserve	Dry Park	Neerigen
AngeloSt Reserve	Dry Park	Lake
Apex Park	Dry Park	River
Arbour Reserve	Dry Park	Heron
Asplin Reserve	Dry Park	River
Bamlett Reserve	Dry Park	Neerigen
Barry Poad Reserve	Dry Park	Palomino
Bavich Reserve	Dry Park	Minnawarra
Blackburne Reserve	Dry Park	River
Bronzewing Reserve	Irrigated Passive	Lake
Burrowa Reserve	Dry Park	Lake
Champion Drive Residential Verdant Crc	Irrigated Passive	Palomino
Callow Park	Dry Park	Lake
Clements Grove Reserve	Dry Park	Minnawarra
Coachmans Estate Reserve(Saddlers Rtt)	Dry Park	Jarrah
Cordelia Reserve	Dry Park	Lake
Corondale Park Isaba Reserve	Irrigated Passive	Palomino
Dale Reserve	Dry Park	Minnawarra
Damerham Reserve	Dry Park	Minnawarra
Dawson Reserve	Dry Park	Lake
Don Simmons Reserve	Irrigated Passive	Lake
Ellis Reserve	Dry Park	Neerigen
Emerald Place Reserve	Dry Park	Neerigen
Eva and Bill Moore Reserve	Irrigated Passive	Heron
Fancote Park	Irrigated Passive	River
Foster Reserve	Dry Park	River
Gemsarna Reserve	Dry Park	River
George Foster Reserve	Dry Park	Minnawarra
Gillam Dve Reserve	Dry Park	Heron
Gobey's Driving Range	Dry Park	River
Grovelands Drive Reserve	Irrigated Passive	Heron

NEIGHBOURHOOD PARK	CLASSIFICATION	WARD
Gunnamatta Place Reserve	Dry Park	Heron
Hamersley Reserve	Dry Park	River
Heather Locke Reserve	Dry Park	Heron
Henrietta Reserve	Dry Park	Neerigen
Hicks/Savage POS	Dry Park	Neerigen
Hilltop Reserve	Dry Park	River
Horrie Hill Reserve	Irrigated Passive	Lake
Lina Hart Memorial Reserve	Dry Park	Jarrah
Lions Park/Caradine Reserve	Dry Park	Neerigen
Matron Olive Galliers Park	Dry Park	Minnawarra
Mazega Park	Dry Park	Neerigen
Meyer Reserve	Dry Park	River
Migrant Park	Dry Park	River
Millen Reserve	Dry Park	Neerigen
Mimosa Reserve	Dry Park	Heron
Mogo Reserve	Dry Park	Minnawarra
Murray Reserve	Dry Park	Minnawarra
Pamplona Reserve (Corandale Park)	Irrigated Passive	Palomino
Patterson Park	Dry Park	Neerigen
Peaceful Pond	Dry Park	Neerigen
Pelham Reserve	Dry Park	Lake
Powell Reserve	Dry Park	Lake
Regina Rd Reserve	Dry Park	Heron
Redtingle Reserve	Dry Park	Heron
Ringwood Reserve	Dry Park	Minnawarra
Riverside Reserve	Dry Park	Palomino
Robin Reserve	Dry Park	Minnawarra
Roly Pool	Dry Park	Jarrah
Rotary Park	Irrigated Passive	Minnawarra
Rushton Terrace Reserve	Dry Park	Neerigen
Russellia Reserve	Dry Park	Jarrah
San Jacinta Reserve	Dry Park	Palomino
Sanctuary Lake	Irrigated Passive	Minnawarra
Seminole Gardens Reserve	Irrigated Passive	Palomino
Sexty Reserve	Dry Park	Minnawarra
Sheriff Reserve	Dry Park	Minnawarra
Skeet Memorial	Irrigated Passive	Lake
Slab Gully Reserve	Dry Park	Jarrah
Tollington Park	Dry Park	Heron
Ticklie Reserve	Dry Park	Palomino
Tredale Reserve	Dry Park	Neerigen
Troon Reserve	Dry Park	Heron
Valentine Reserve	Dry Park	River

NEIGHBOURHOOD PARK	CLASSIFICATION	WARD
Wallaby Reserve	Irrigated Passive	Lake
Wandoo Reserve	Dry Park	River
Ward Reserve	Dry Park	River
Werndley Reserve	Dry Park	Lake
Westfield Park Reserve	Dry Park	Heron
Whitington Reserve	Dry Park	Neerigen
Wilcannia/Toongabbie	Dry Park	Minnawarra
William Turner Reserve	Dry Park	Minnawarra
Wyee Reserve	Dry Park	Lake
DISTRICT PARK	**CLASSIFICATION**	**WARD**
Bernice Hargrave Reserve	Irrigated Passive	Heron
Borrello Park	Irrigated Passive	Jarrah
Bryan Gell Reserve	Irrigated Passive	Heron
Derry Reserve	Dry Park	Neerigen
Fancote Park	Irrigated Passive	River
Harber Drive Reserve	Irrigated Passive	Lake
Kuhl Park	Irrigated Passive	Heron
Matthew Stott Reserve	Irrigated Passive	Palomino
Rails Crescent Bridal Trail/Coolaberra Reserve	Dry Park	Neerigen
Reg Williams Reserve	Irrigated Passive	Lake
Westfield Heron Reserve	Dry Park	Heron
REGIONAL PARK	**CLASSIFICATION**	**WARD**
Alfred Skeet Oval	Active	Lake
Bob Blackburn	Active	Palomino
Creyk Park	Active	River
Cross Park	Active	Jarrah
Frye Park	Active	River
Gwynne Park	Active	Minnawarra
John Dunn Oval	Active	Heron
Karragullen Oval	Active	Jarrah
Memorial Park	Irrigated Passive	Minnawarra
Minnawarra Park	Irrigated Passive	Minnawarra
Morgan Park	Active	Palomino
Rushton Park	Active	River
Springdale Park	Active	Jarrah
William Skeet Oval	Active	Lake
ESTATE		
Ashworth/Flematti Reserve	Dry Park	Lake
Allwood Reserve	Dry Park	Lake
Benalla Reserve	Irrigated Passive	Heron
Bill Clare Park	Irrigated Passive	Lake
Bluebeech Reserve	Irrigated Passive	Heron
Broadway Reserve	Irrigated Passive	Heron

ESTATE		
Burtonia Gdns Reserve	Irrigated Passive	Lake
Chiltern Ave Reserve	Irrigated Passive	Lake
Churchmans Brook Reserve	Irrigated Passive	Lake
Conical Reserve	Irrigated Passive	Lake
Erade Reserve	Irrigated Passive	Neerigen
Foundry Turn Reserve	Irrigated Passive	Lake
Gallinago Cnr Reserve	Irrigated Passive	Lake
Gerald Russell Park	Irrigated Passive	Lake
Greenshank Reserve	Irrigated Passive	Lake
Heron Lakes Reserve	Irrigated Passive	Lake
Heronwood Reserve	Irrigated Passive	Lake
Jim & Alma Baker Park	Irrigated Passive	Lake
Joe Saunders Park	Irrigated Passive	Lake
Lauraine Reserve	Irrigated Passive	Lake
Letterkenny Reserve	Irrigated Passive	Heron
Marseilles Gardens	Irrigated Passive	Lake
Massell Way Reserve	Irrigated Passive	Lake
Mossgreen Link	Irrigated Passive	Lake
Northerly Reserve	Irrigated Passive	Lake
Rosette Place Reserve	Irrigated Passive	Lake
Silvershot Reserve	Irrigated Passive	Lake
Sotheby Drv Reserve	Irrigated Passive	Lake
Splendid Gardens Reserve	Irrigated Passive	Lake
Teal Brook Reserve	Irrigated Passive	Lake
Tolarno Bend	Irrigated Passive	Lake
Turin Reserve	Irrigated Passive	Palomino
Waterwheel Ridge Reserve	Irrigated Passive	Lake
Whittaker Reserve	Irrigated Passive	Lake
William Lockard Park	Irrigated Passive	Neerigen
Yellowood Reserve	Irrigated Passive	Lake

11. RESERVE HIERARCHY



PARKS PLANNING HEIRARCHY

12. HIERARCHY BY LOCATION

This table summarises the City's developed Parks & Reserves into a hierarchical level of Community facilities, Neighbourhood parks, District parks and Regional parks. These locations also have playgrounds and other associated assets installed in them.

LOCATION	HIERARCHY	SUBURB	LOCATION	HIERARCHY	SUBURB
Armadale Arena Crèche	CF	Armadale	San Jacinta Res	N	Seville Grove
			Seminole Gardens	N	Seville Grove
Bedfordale Hall	CF	Bedfordale	Sexty Res	N	Armadale
Champion Community Centre	CF	Armadale	Skeet Memorial Park	N	Forrestdale
			Splendid Gardens Res	N	Heron Park Harrisdale
Churchmans Brook	CF	Bedfordale	Tollington Park	N	Kelmscott
			Toongabbie Res	N	Armadale
Forrestdale Community Centre	CF	Forrestdale	Tredale Park	N	Mt Richon
Jim & Alma Baker Park	CF	Heron Park Harrisdsale	Water Wheel Ridge	N	Bedfordale
			Westfield POS	N	Westfield
Kindiamanna Community	CF	Kelmscott	Bernice Hargraves Res	D	Kelmscott
			Borrello Park	D	Roleystone
Alderson Park	N	Armadale	Bryan Gell Reserve	D	Kelmscott
Apex Park	N	Kelmscott	Derry Res	D	Mt Nastura
Barry Poad Res	N	Seville Grove	Fancote Park	D	Kelmscott
Bronzewing Res	N	Brookdale	Harber Drive Res	D	Brookdale
Champion Drive Estate	N	Seville Grove	Karragullen Oval	D	Karragullen
Joe Saunders Park	N	Champion Lakes	Khul Park	D	Westfield
Corondale Estate	N	Seville Grove	Matthew Stott Reserve	D	Seville Grove
Corondale Estate	N	Seville Grove	Reg Williams Res	D	Armadale
Damerham Reserve	N	Armadale	William Lockard Park	D	Vertu Estate Harrisdale
Dawson Res	N	Armadale			
Eva & Bill Moore Res	N	Westfield	Westfield Heron Res	D	Westfield
Galliers Res	N	Armadale	Alfred Skeet Res	R	Forrestdale
Grovelands Drive Res	N	Westfield	Bob Blackburn Res	R	Seville Grove
Heather Lock Res	N	Kelmscott	Creyk Park	R	Armadale
Horrie Hill Res	N	Armadale	Cross Park	R	Roleystone
Lina Hart Res	N	Roleystone	Frye Park	R	Kelmscott
Mazzega Park	N	Mt Nastura	Gwynne Park	R	Armadale
New Haven Estate	N	New Haven Estate -Piara Waters	John Dunn Oval	R	Kelmscott
New Haven Estate Turin Res	N	New Haven Estate -Piara Waters	Memorial Park	R	Armadale
Northerly Res	N	Arion Estate Harrisdale	Morgan Park	R	Armadale
			Rushton Park	R	Kelmscott
Paterson Park	N	Mt Nastura	William Skeet Oval	R	Forrestdale
Rotary Park	N	Armadale	Don Simmons Res	M	Brookdale
CF- COMMUNITY FACILITY, N- NEIGHBOURHOOD, D- DISTRICT, R- REGIONAL			TOTAL SITES 68		

13. PARKS INFRASTRUCTURE

ACCESS

Pathways

Pathways aid the safe movement of pedestrians and cyclists throughout POS (Public Open Spaces) to link with the greater regional network and neighbourhood facilities such as schools, playgrounds, transport etc. It is important that all residents have the opportunity to access POS and the pathways shall be design accordingly.

- Paths and other paved areas shall be designed and installed in accordance with relevant Australian Standards.

Pedestrian Bridges

Bridges will be considered where connectivity across obstacles such as waterways or sensitive bushland is desired.

- Preference shall be given to the use of timber alternatives such as composite decking or concrete decking.
- All bridges shall be designed and installed in accordance with relevant Australian Standards.

ACTIVE EQUIPMENT

Playgrounds

The outdoor play spaces need to reflect the characteristics, the intended function and classification of each parkland. With the park classification system, there is opportunity to provide diverse play spaces that will meet the varying needs of the community whilst reflecting the individual feel and character of the parks. This will ensure the provision of a diverse range of age appropriate, quality play spaces whilst maintaining an effective use of resources.

The target age and the level of play opportunities shall be relevant to the intended function and classification of each park. Play spaces shall consider other opportunities provided within the same precinct in terms of age appropriateness, interaction and variety. For example Regional and District parks may feature a range of challenging play spaces targeting all age groups and abilities which require a higher level of interaction. Neighbourhood parks may feature an intimate playground reflective of nature of the park and targeting a limited age group and ability.

Playground Design

- Play equipment will be located within one general area with consideration given to passive surveillance principles.
- Seating and connecting pathways are to be provided adjacent to each playground
- Shade is to be considered in the placement of playgrounds with consideration given to natural and constructed shade as appropriate.
- Play equipment, surrounds and soft fall shall comply with Australian Standards.
- Pine park mulch or rubber, white washed sand or softfall is to be used within playground fall zones with a path surrounding the playground acting as an edge.
- Access for people with disabilities shall be provided to all play spaces.
- A diversity of play opportunities shall be considered catering for a range of activities - climbing, balancing etc.

Exercise Equipment

Sporting or exercise equipment provides an opportunity to better community health and wellbeing. Exercise equipment will be located adjacent to sporting ovals or cycle networks to provide a diversity of active recreation pursuits.

- All equipment and surrounds shall comply with relevant Australian Standards. In the absence of Australian Standards applicable to fitness/exercise equipment the City of Armadale will require Playground Safety Standards to be applied.

- Access for people with disabilities and all age groups shall be considered in the selection of equipment.

Hardcourt's

Hard courts within open parkland provide an opportunity to engage the community in active outdoor play and provide space for a number of sporting pursuits within one resource. As such multi-use courts where a number of sports are catered for are preferred.

- All equipment and surrounds shall comply with relevant Australian Standards.
- Access for people with disabilities and all age groups shall be considered in the selection of equipment.

Basketball Half Courts

Skate Park

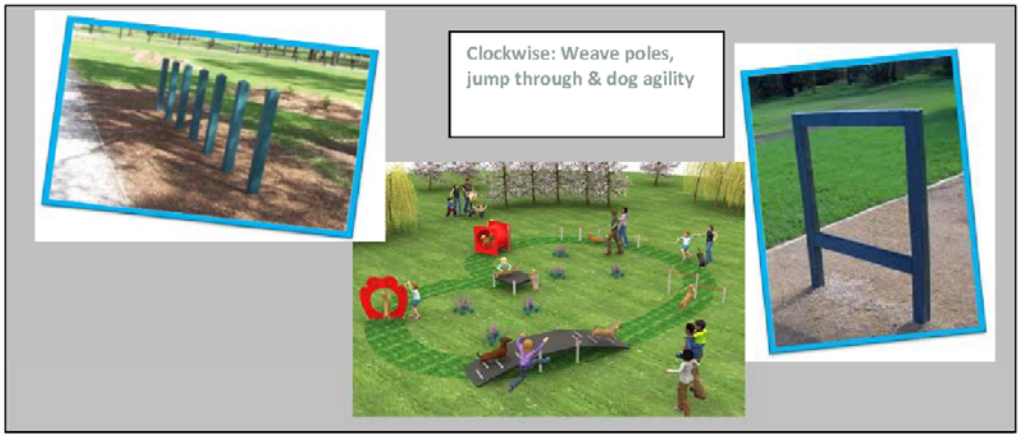
Skate parks are to be considered within regional parks.

- The placement of Skate Parks shall allow for passive surveillance and consider the surrounding environment, allowing sufficient space for a safe fall zone.
- Skate Parks shall not be placed within close proximity to hazards such as busy roads or water bodies.
- Construction materials and techniques may vary from premium level, custom designed in-situ poured concrete skate parks with rubber softfall and steel elements to "off the shelf" prefabricated steel structures designed to be relocatable.
- Skate parks would typically be associated with other asset types including but not limited to drink fountains, shade/shelter, passive seating and landscaped areas and would support and promote connectivity to surrounding areas.
- Design and development of skate park projects would be commensurate with community expectations and requirements determined through end user community engagement.

Dog Agility

These areas provide exercise, socialisation opportunities and provide an area as a venue for education, enforcement and leisure.

- Off leash areas
- Dog agility parks
- Dog club sports
- Dog training groups
- Community dog events



PARK FURNITURE

Picnic shelters/tables

Picnic shelters/tables will be located adjacent to, with clear sightlines of, playgrounds and open kickabout grass areas.

- Preference shall be given to metal shade structures and seating in either an aluminium or steel.
- All free standing structures greater than 1000mm high shall require structural certification by an accredited engineer.

Picnic Shelters & Tables

Gazebos/Rotundas/Arbours

Gazebos and arbours will be considered where a larger shade structure is required or as a feature element.

- Preference shall be given to metal shade structures.
- All free standing structures greater than 1000mm high shall require structural certification by an accredited engineer.

Rotunda/Gazebo, Custom steel arbour, and Custom steel arbour Creyk Park

Bench Seating

The incorporation of seating will enhance the use of the Park. Seating is to be considered adjacent to active and passive play areas and along paths.

- All seating is to be constructed of steel, aluminium or timber
- Seating shall be generally be installed on a concrete hard stand
- The style of seating will vary greatly to best suit the intended function within the POS.

Clockwise: Park Bench- Typical Estate, Municipal Picnic Table, Custom Bench- New Estates, Cox Timber Table & Bench Typical New Estates, Municipal Bench Seat, Municipal Bench Seat, Municipal Seat

BBQ's

BBQ's are to be considered within Regional and selective District parklands adjacent to playgrounds, picnic or active play areas.

- BBQ's are to be electric and constructed of a brick frame.

Christies BBQ (Inbuilt 240V) & Christies BBQ 240V

Drink Fountains

Drink fountains shall be considered adjacent to active play and picnic areas.

- Drink Fountains are to be constructed of either steel or aluminium
- Drink fountains are to be designed and located to be accessible to people with all abilities.

From left: Anti-Vandal Drink Fountain, Estate Drink Fountain, Drink Tap

Lighting

Lighting shall be considered to provide safe connections through the park and in association with park facilities such as playgrounds and picnic areas where night-time use is considered appropriate.

- Within POS lights shall be on 6.0m poles, with preference given to the use of sustainable lighting such as solar powered lights
- Provision of lighting within POS to meet current Australian Standards.

Shade

Shade is an important element in the park design to provide a comfortable and useable space. In exposed open spaces, shade sails will be considered to provide shade to playgrounds and picnic spaces.

- Metal poles shall be used with a high UVR protection
- All free standing structures greater than 1000mm high shall require structural certification by an accredited engineer.

Playground Shade Sail

Bollards

Bollards shall be located around the park to delineate the park boundary. They will be post and rail style fencing or similar to restrict unauthorised vehicle access and shall be placed on the property boundary or considered in alignment with peripheral tree planting.

- Preference shall be given to the use of recycled plastic bollards in a charcoal colour
- Retractable bollards or access boom gate shall be located at service level access points.

Bollard- Typical Estate

Bins

The bins are to be located adjacent to the prominent entry to the park and where applicable, adjacent to picnic or BBQ areas.

- Preference shall be given to the use of plastic 120 litre bins
- Alternative metal bin types will be considered where a local theme is considered appropriate or style guide dictates.

Typical Estate Bin

1200lt Wheely Bin & Surround

SFA Litter Bin

Public Art

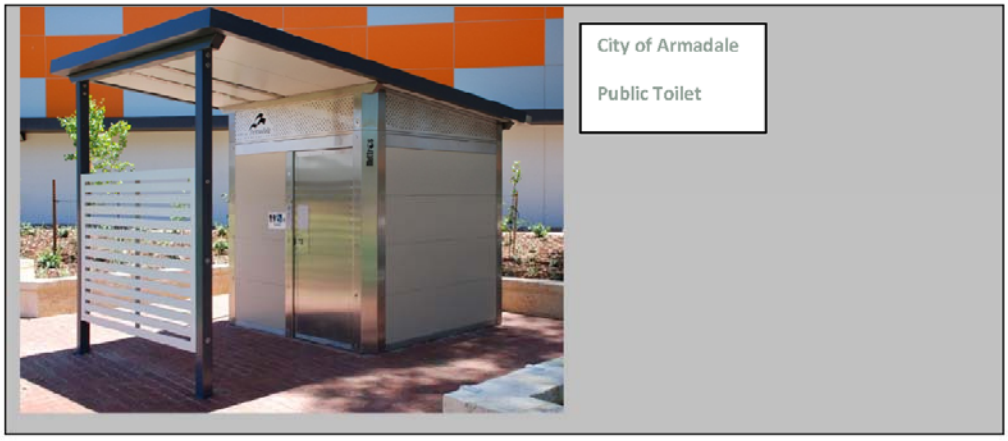
The City of Armadale recognises the capacity for POS to compliment local area character and build a sense of place for residents. The installation of interpretive public artworks within POS that relate the stories of the City of Armadale's culture, history and achievements are encouraged to create a unique sense of place.

- The location and scale of public art shall be reflective the sense of place, site history and local character
- Artworks are to be safely secured and feature robust and sustainable materials.

Public Toilet

The public using POS require access to good quality public toilets however they should only be anticipated where the following criteria are met within POS:

- Picnic and BBQ and associated recreational infrastructure or sites of frequent public sporting activity
- Opportunities for causal surveillance
- Clearly visible from all or most directions
- Close as practicable to streets, footpaths and car parking area
- The parks facilities strategy determines that toilet facilities should be prioritized for regional parks. In exceptional cases district parks may be considered. Refer to the City of Armadale Draft Public Toilet Strategy 2013 page 31.



Irrigation

The City of Armadale has irrigation system specification available as a reference for irrigation details.

- Water wise design principles are to be incorporated
- Water usage is to be in accordance with legislation
- Dependant on water licence availability.

Parking

- Neighbourhood – Nil, other than normal street parking

- District – Generally off-street parking positioned in verge cut-out areas, however in some instances internal parking may be appropriate in specific district parks as identified on the facilities matrix shown as (C) conditional inclusion and/or over provision as a result of having a broader range of facilities particularly for weekend activity. A minimum of 5 bays in most cases would be considered sufficient.

- Regional – As these areas serve the broader community and often regional needs and are intended for longer term periods of usage for specialised recreation purposes they should cater for weekend loads. A minimum of 50 bays in most cases.

14. PARKS AND OPEN SPACE AUDITS

Parks departments in Local Governments have generally spent the majority of their time maintaining, managing and redeveloping open spaces based on elected member and resident expectations whilst trying to achieve best practice standards.

The monitoring and management of parks and reserves ensures sound use and enjoyment by the community while protecting them for future generations.

While maintenance and management tend to be the focus of local government, there should be a realistic plan for development and redevelopment.

What do we know?

- How many parks we have
- Where these parks are
- How to maintain/manage these parks
- How much it takes to maintain them
- Active user groups on the reserves
- Many intricacies of these parks

The City's Parks Department has undertaken an asset audit of its infrastructure assets within its POS including their numbers, condition, replacement cost and to varying degrees a replacement programme; albeit the replacement programme is still being developed.

What do we want to know?

- Demographics around POS and the passive uses of parks.
- Strategies to develop parks as a system, criteria and priorities for carrying this out.
- How all the individual parks and reserves service the community as a network and not as an individual piece of land (asset collection)
- The appropriateness and adequacy of the network
- The change of recreation profile and the way that POS needs to reflect it

Why carry out an audit?

- An audit enables Council to cross reference its existing park assets with its users
- An audit enables Council to identify gaps and anomalies in the open space network i.e. What's missing and what's needed
- An audit enables Council to develop a long-term development programme

- An audit enables Council to develop a long-term maintenance/management strategy

How does an audit work?

- An audit can be carried out on an individual reserve or on the network as a whole
- An individual park can be looked at with regard to its appropriate level of service i.e. does it provide the correct function?
- An individual can be looked at with regard to the quality of its assets
- The entire open space system can be looked at with regard to its appropriate level of service
- The entire open space system can be looked at with regard to the quality of its assets

Benefits of audit:

Community benefits

- A wide range of appropriate open space and park services
- Available asset information for community use: Bbq locations, playgrounds etc.
- Increase community pride

Economic benefits

- Consolation of maintenance and management routines
- Determination of justifiable development plans
- Increase in productivity
- Stimulus for tourism

Environmental benefits

- Proper use of water regimes
- Creation of bushland corridors and bio-links
- Preservation of natural habitats

Where to from here?

- The City's Parks department will continue to carry out parks and open space audits enabling the City to develop long term development and redevelopment programmes for inclusion in the 15 year plan of the City.

WILLIAM LOCKARD PARK

Parks Asset Audit
Estate (Irrigated passive)

- Bores
- Pumps
- Aerator
- Lake & Irrigation Wet Well
- Irrigation System
- Playground $100K
- Shade Sail
- Rubber Softfall
- Drink Fountain
- Picnic Tables
- Bins
- Bench Seats
- BBQ
- Passive Lighting
- Boardwalks/Bridges
- Arbours /Gazebos
- Retaining Walls
- Steel Railing
- Exposed Aggregate Concrete Pathways

MEMORIAL PARK

Parks Asset Audit

Regional Park (Irrigated Passive)

- Playground $75K
- Rubber Softfall
- Irrigation Cabinet
- Bore & Pump
- Irrigation System
- Arbour/Shelter
- Toilet
- Amphitheatre/Retaining Walls
- Drink Fountains
- Lighting (pole /wall /in-ground)
- Bench Seating
- Bins
- Memorial Artwork
- Exposed Aggregate Concrete Areas
- Brick Paved Pathways
- Steel Railing
- Flagpole
- Bollarding

REG WILLIAMS RESERVE

Parks Asset Audit

District Park (Irrigated Passive)

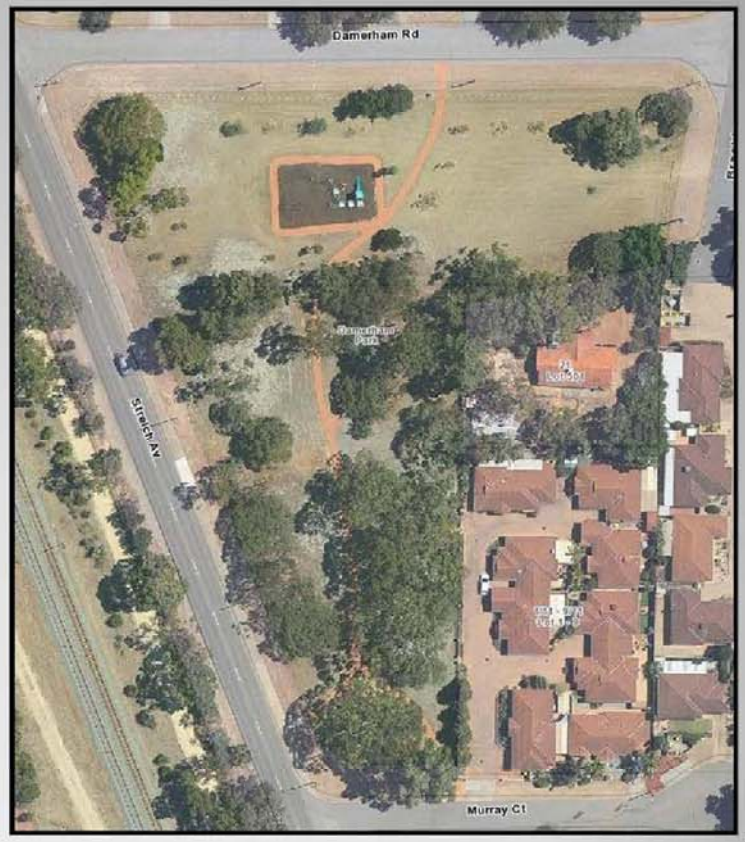
- Bore & Pump
- Irrigation System
- Playground $50K
- Exercite Equipment
- Rubber Softfall
- Basketball Hard Court
- Paved Bike Riding Circuit
- Skate Park
- Bins
- Picnic Tables
- Bench Seating
- BBQ
- Drink Fountain
- Combination Picnic Table/Shelter
- Solar Lighting
- Concrete Pathways
- Bollarding

DAMERHAM PARK

Parks Asset Audit

Neighbourhood Park (Dry Park)

- Playground Equipment $30K
- Woodchip Softfall
- Coloured Concrete Paths
- Bench Seating
- Bollarding



15. CONCLUSION

The trend toward higher density development and decreasing private open space is placing new expectations on the role of POS, raising issues for local and regional planners, community facility managers and others concerned with securing the sustainability of urban environments.

Where POS was once considered primarily as a site for sport and recreation, POS is now expected to contribute to a range of community services and environmental functions. Apart from providing spaces for sport/physical activity, children's play and exploration, relaxation/ social interaction and construction of facilities, POS is expected to assist with education, urban water management, improve environmental quality, conserve nature, provide wildlife corridors and enhance the visual amenity of the landscape.

It is also expected that POS will engender a sense of place and community connection, influence feelings of community safety, provide spaces for cultural festivals, arts and events, contribute to economic value of neighbourhoods and significantly enhance residents' quality of life.

The City of Armadale 'draft' Parks Facilities Strategy 2013 is essentially a needs-based approach with the developed rationale based on sound research including industry trends and demographic analysis, industry benchmarking (relating to design, standard provision and emerging practices), targeted or broad community consultation and qualitative analysis. The resultant strategy will identify a suite of approaches.

These approaches include:

- Quantitative benchmarks for facility provision
- Policies for potential incorporation of operational and land use purposes
- Planning tools to justify new and continuing investment in community infrastructure
- Standard definitions.

The City's Parks department will continue to carry out parks and open space audits enabling the City to develop long term development and re-development programmes for inclusion in the 15 year plan of the City.

The real test will come as we are challenged on these guidelines – 'City of Armadale 'draft' Parks Facilities Strategy 2013' ahead of further refinement and development.

A. APPENDIX

Example of Parks services asset database: All assets located in Parks & Reserves are captured and recorded under specific asset classes within a database. Information relevant to that asset is age, condition, installation and replacement cost; Location and manufacturer is recorded.

Playground	PG	2.1.20	Farcote Park	Kelmscott - Page Rd	Kelmscott	River	R 25398	24		M	Forpark	2003	2009	Combination	Passive Irrigated	1	1	1	$60,000.000	12	Within Design Life	0	$60,000.300	15	$60,000.30	$180.03	Monthly	2013	Click for image	407195	6446696
Playground	PG	2.1.61	Farcote Park	Kelmscott - Page Rd	Kelmscott	River	R 25398	24		M	Forpark	2003	2009	Swing	Passive Irrigated	1	1	1	$15,000.000	12	Within Design Life	0	$15,000.300	15	$15,000.30	$180.03	Monthly	2013	Click for image	407195	6446708
Playground	PG	2.1.19	Eva & Bill Moore Res	Dumsford Ave	Westfield	Heron	34326	472		L	Miracle	1978	2010	Combination	Natural Area	1	1		$20,000.000	13	Within Design Life	0	$20,000.300	15	$20,000.30	$180.03	Monthly			405235	6446239
Playground	PG	2.1.18	Don Simmons Reserve	Brookdale - Farmer Rd	Brookdale	Lake	R41612			M	Miracle	1992	2009	Combination	Passive Irrigated	1	1	1	$47,500.000	12	Within Design Life	0	$47,530.300	15	$47,530.30	$180.03	Monthly	2013	Click for image	405895	6440990
Playground	PG	2.1.17	Derry Reserve	Derry Ave - Mt Narura	Mt Narura	Neerigan	R25699	3859		M	Miracle	1997	1997	Combination	Dry Park	5	5	5	$18,000.000	0	Within Design Life	0	$18,000.300	15	$18,000.30	$180.03	Monthly	2013	Click for image	407521	6443591
Playground			Dawson Reserve	Dawson -Wernsley	Armadale	Lake	PR30165	16		L		2010	2010		Dry Park	1	1	0	$0.000	13	Within Design Life	0	$0.000	15	$0.00			2013			
Playground	PG	2.1.15	Dunreham Reserve	Armadale - Dunreham Rd	Armadale	Minnawarra	R25452	1695		L	Miracle	1970	2009	Combination	Dry Park	1	1	1	$26,100.000	12	Within Design Life	0	$26,130.300	15	$26,130.30	$180.03	Monthly	2013	Click for image	406829	6443666
Playground	PG	2.1.14	Cross Park	Wygonda Rd	Roleystone	Jarrah		100		R		1996	2009	Combination	Active	1	1	2	$55,000.000	12	Within Design Life	0	$55,000.300	15	$55,000.30	$180.03	Monthly	2013	Click for image	412347	6446775
Playground	PG	2.1.1	Creyk Park	Kelmscott - Whatham Rd	Kelmscott	River		41		R	Playright	1997	2009	Combination	Active	1	1	1	$65,000.000	12	Within Design Life	0	$65,030.300	15	$65,030.30	$180.03	Monthly	2013	Click for image	406516	6444433
Playground	PG	2.1.46	Corondale Reserve	Seville Grove - Granada Loop	Seville Grove	Palomino	R46207	4496	Corondale	L		1990	1990	Combination	Passive Irrigated	5	7	3	$12,500.000	-7	Beyond Design Life	7	$12,530.300	15	$12,530.30	$180.03	Monthly	2013	Click for image	404504	6443734
Playground	PG		Churchamans Brook Estate		Bedfordale	Neerigan				C/F		2012	2312	Combination	Community Facility	0	0	1	$22,000.000	15	Within Design Life	0	$22,000.300	15	$22,000.30	$180.03	Monthly	TBA			
Playground	PG		Champion Lakes Rs		Champion Lakes	Palomino				L		2008	2008	Nat Climbing	Irrigated Passive	1	1	1		11	Within Design Life	0	$3.000	15	$5,000.00			2013			
Playground	PG	2.1.70	Champion Centre	Kelmscott - Champion Drive	Kelmscott	Palomino				C/F		2005	2009		Community Facility	1	1			12	Within Design Life	0	$3.000	15				2013			
Playground	PG	2.1.13	Bryan Gell Reserve	Kelmscott - Third Ave	Kelmscott	Heron	R35233	3017		M	Forpark	1990	1990	Combination	Irrigated Passive	5	7	2	$28,000.000	-7	Beyond Design Life	?	$28,030.300	15	$28,030.30	$180.03	Monthly	2013	Click for image	406395	6445834
Playground	PG	2.1.12	Bronzewing Res	Brookdale - Bronzewing Cr	Brookdale	Lake	R41316	3699		I	Miracle	1993	1993	Combination	Irrigated Passive	5	6	3	$11,500.000	-4	Beyond Design Life	4	$11,530.300	15	$11,530.30	$180.03	Monthly	2013	Click for image	405546	6440618
Playground	PG	2.1.11	Borrello Park	Roleystone - Billercy Rd	Roleystone	Jarrah	R31139	2577		M	Forpark	1995	1999	Combination	Passive Irrigated	4	4	2	$19,000.000	2	Within Design Life	0	$19,000.300	15	$19,000.30	$180.03	Monthly	2013	Click for image	413239	6446355
Playground	PG	2.1.10	Borrello Park	Roleystone - Billercy Rd	Roleystone	Jarrah	R31139	2577		M	Playspace	2005	2005	Combination	Passive Irrigated	2	2	2	$50,500.000	8	Within Design Life	0	$50,530.300	15	$50,530.30	$180.03	Monthly	2013	Click for image	413262	6446380
Playground	PG	2.1.9	Bob Blackburn Res	Challis Rd	Kelmscott	Palomino	R39798	4017		R			2009	Combination	Active	1	1	1	$65,000.000	12	Within Design Life	0	$65,030.300	15	$65,030.30	$180.03	Monthly	2013	Click for image	405696	6444178
Playground	PG	2.1.8	Berrice Hargraves Reserve	Kelmscott - Grasmere Way	Kelmscott	Heron	R32346	2550		M	Miracle	1990	1990	Combination	Irrigated Passive	5	7	2	$40,000.000	-7	Beyond Design Life	?	$40,030.300	15	$40,030.30	$180.03	Monthly	2013	Click for image	405545	6445475
Playground	PG	2.1.7	Bedfordale Res	Waterwheel Rd	Bedfordale	River	7491	57		L	Miracle	1999	1999	Combination	Natural Area	4	4		$17,500.000	2	Within Design Life	0	$17,530.300	15	$17,530.30	$180.03	Monthly			410271	6439282
Playground	PG	2.1.6	Barry Road Res	Seville Grove - Road St	Seville Grove	Palomino	R41523	3850		L	Miracle	1992	1992	Combination	Dry Park	5	7	3	$11,500.000	-5	Beyond Design Life	5	$11,530.300	15	$11,530.30	$180.03	Monthly	2013	Click for image	404055	6443917
Playground	PG	2.1.5	Armadale Aquatic Centre	Champion Dve	Armadale	Minnawarra		32		C/F	Miracle	1980	2011	Combination	Community Facility	0	0	1	$44,500.000	14	Within Design Life	0	$44,530.300	15	$44,530.30	$180.03	Monthly			405564	6444441
Playground	PG	2.1.4	Apex Park	Kelmscott - Bunney Rd	Kelmscott	River	R29103	2142		L	Miracle	1995	2009	Combination	Dry Park	1	1	2	$20,000.000	12	Within Design Life	0	$20,030.300	15	$20,030.30	$180.03	Monthly	2013	Click for image	406562	6445010
Playground	PG	2.1.3	Alfred Street Park	Forrest Rd	Forrestdale	Lake		Lot 8		R	Playmaster	2001	2009	Combination	Active	1	1	3	$13,000.000	12	Within Design Life	0	$13,030.300	15	$13,030.30	$180.03	Monthly	2013	Click for image	399254	6442616
Playground	PG	2.1.2	Aldenvor Park	Armadale - Lenham Place	Armadale	Minnawarra	R34694	4203		L	Miracle	1970	2010	Combination	Dry Park	1	1	1	$20,000.000	13	Within Design Life	0	$20,030.300	15	$20,030.30	$180.03	Monthly	2013	Click for image	407158	6441498

Total Playgrounds												Average Year Commissioned	Average Year Upgraded				Average Cond._Rating	Average Cond._Rating	Total CRC		# Playgrounds Beyond Design Life	% Playgrounds Beyond Design Life	Total Renewal Cost		Total Install Cost	Annual Inspection Cost					
69												1996	2004				3	2	$2,155,400		13	18.84%	$2,155,400		$2,158.400	$12,061					

Averages												Average Years Since Commissioned	Average Years Between Commission and Upgrade				# of Cond. 5 Ratings	# of visual Cond. 5 Ratings	Average CRC	Average Rem_Useful Life	# Playgrounds Within Design Life	% Playgrounds Within Design Life	Average Install Cost		Average Install						
												16	8				2	0	$31,697	5.67	57	82.61%	$30,791		$31,281						

B. APPENDIX

Asset ID Index | ASSET SUMMARY | Bottom | Asset Sub_Category 4.1 Picnic Table

FORMULAS

ASSET: 4. FURNITURE

Tuesday, 19 March 2013

2012

REMOVAL / RENEWAL

Asset Name	FU ID Prefix	ID	Reserve	Location	Ward	Access Number	Estate	Material	Make Model	Associated Asset	Reserve Category	Condition Rating	Qty	Install Cost	CRC Now	Renewal Cost	Yr Commisioned	Design Life (yrs)	Rem_Useful Life
Picnic Table	PT	4.1.31	William Lockard Park	Wright Rd - Harrisdale	Lake	R48977	Vertu	Timber			Irrigated Passive	2	1	$2,000.00	$2,000.00	$2,000.00	2008	15	11
Picnic Table	PT	4.1.32	William Lockard Park	Wright Rd - Harrisdale	Lake	R48977	Vertu	Timber			Irrigated Passive	2	1	$2,000.00	$2,000.00	$2,000.00	2008	15	11
Picnic Table	PT	4.1.33	William Lockard Park	Wright Rd - Harrisdale	Lake	R48977	Vertu	Timber			Irrigated Passive	2	1	$2,000.00	$2,000.00	$2,000.00	2008	15	11
Picnic Table	PT	4.1.34	William Lockard Park	Wright Rd - Harrisdale	Lake	R48977	Vertu	Timber			Irrigated Passive	2	1	$2,000.00	$2,000.00	$2,000.00	2008	15	11
Picnic Table	PT	4.1.35	William Lockard Park	Wright Rd - Harrisdale	Lake	R48977	Vertu	Timber			Irrigated Passive	2	1	$2,000.00	$2,000.00	$2,000.00	2008	15	11
Picnic Table	PT	4.1.37	Wright Rd Reserve	Wright Rd - Harrisdale	Lake	R48977	Vertu	Timber			Irrigated Passive	2	1	$2,000.00	$2,000.00	$2,000.00	2008	15	11
Picnic Table	PT	4.1.4	William Skeet	Forestdale - Armadale Rd	Lake	R27131		Aluminium		Park	Active	2	1	$3,000.00	$3,000.00	$3,000.00	2009	20	17
Picnic Table	PT	4.1.14	Valentine Reserve	Kelmscott Sonego Rd	River	R27811		Aluminium		Playground	Dry Park	2	1	$3,000.00	$3,000.00	$3,000.00	2009	20	17
Picnic Table	PT	4.1.23	Splendid Gardens Reserve	Splendid Gardens - Harrisdale	Lake	R49152	Heron	Timber		Park	Irrigated Passive	2	1	$4,500.00	$4,500.00	$4,500.00	2008	15	11
Picnic Table	PT	4.1.10	Skeet Memorial Park	Forestdale - Fisher St	Lake	R38523		Timber		Park	Irrigated Passive	4	1	$3,000.00	$3,000.00	$3,000.00	1985	15	-12
Picnic Table	PT	4.1.16	Silvershot Reserve	Silvershot Ave Harrisdale	Lake	R49028	Vertu	Timber		Park	Irrigated Passive	2	1	$3,000.00	$3,000.00	$3,000.00	2007	15	10
Picnic Table	PT	4.1.20	Rosette Reserve	Rosette Place - Piara Waters	Lake	R50621	Newhaven	Timber		Park	Irrigated Passive	2	1	$3,000.00	$3,000.00	$3,000.00	2008	15	11
Picnic Table	PT	4.1.21	Rosette Reserve	Rosette Place - Piara Waters	Lake	R50621	Newhaven	Timber		Park	Irrigated Passive	2	1	$4,500.00	$4,500.00	$4,500.00	2008	15	11
Picnic Table	PT	4.1.22	Rosette Reserve	Rosette Place - Piara Waters	Lake	R50621	Newhaven	Timber		Park	Irrigated Passive	2	1	$4,500.00	$4,500.00	$4,500.00	2008	15	11
Picnic Table	PT	4.1.5	Morgan Park	Armadale - Doongo Rd	Palomino	R32347		Aluminium		Playground	Active	1	1	$3,000.00	$3,000.00	$3,000.00	2009	20	17
Picnic Table	PT	4.1.12	Lions Park	Armadale - Carradine Rd	Neerigen	R32219		Aluminium	landmark	Park	Dry Park	2	1	$3,000.00	$3,000.00	$3,000.00	2009	20	17
Picnic Table	PT	4.1.13	Lions Park	Armadale - Carradine Rd	Neerigen	R32219		Aluminium	landmark	Park	Dry Park	2	1	$3,000.00	$3,000.00	$3,000.00	2009	20	17
Picnic Table	PT	4.1.11	Kuhl Park	Camillo - Westfield Rd	Heron	R35636		Aluminium		Gazebo	Irrigated Passive	2	1	$3,000.00	$3,000.00	$3,000.00	2005	20	13
Picnic Table	PT	4.1.17	Harrisdale Reserve	Harrisdale Drive - Harrisdale	Lake	R50619	Vertu	Timber		DDQ	Irrigated Passive	2	1	$3,000.00	$3,000.00	$3,000.00	2007	15	10
Picnic Table	PT	4.1.18	Harrisdale Reserve	Harrisdale Drive - Harrisdale	Lake	R50619	Vertu	Timber		BBQ	Irrigated Passive	2	1	$3,000.00	$3,000.00	$3,000.00	2007	15	10
Picnic Table	PT	4.1.6	Gwynne Park	Armadale - Barellan Court	Minnawarra	R21152		Aluminium		Park	Active	2	1	$3,000.00	$3,000.00	$3,000.00	2009	20	17
Picnic Table	PT	4.1.7	Gwynne Park	Armadale - Barellan Court	Minnawarra	R21152		Aluminium		Park	Active	2	1	$3,000.00	$3,000.00	$3,000.00	2009	20	17
Picnic Table	PT	4.1.1	Fancote Park	Kelmscott - Page Rd	River	R 29398		Aluminium		Park	Irrigated Passive	2	1	$3,000.00	$3,000.00	$3,000.00	2009	20	17
Picnic Table	PT	4.1.2	Fancote Park	Kelmscott Page Rd	River	R 29398		Aluminium		Playground	Irrigated Passive	1	1	$3,000.00	$3,000.00	$3,000.00	2009	20	17
Picnic Table	PT	4.1.19	Erade Reserve	Erade Drive - piara Waters	Lake	R49693	Newhaven	Timber		Path	Irrigated Passive	2	1	$3,000.00	$3,000.00	$3,000.00	2008	15	11
Picnic Table	PT	4.1.15	Callow Park	Mt Nasura - Heselemere Drive	Neerigen	R295494		Timber		Playground	Dry Park	4	1	$3,000.00	$3,000.00	$3,000.00	1990	15	-7
Picnic Table	PT	4.1.24	Broadway Reserve	Broadway Blvd - Piara Waters	Lake	R48941	Newhaven	Timber		DDQ	Irrigated Passive	1	1	$4,500.00	$4,500.00	$4,500.00	2008	15	11
Picnic Table	PT	4.1.25	Broadway Reserve	Broadway Blvd - Piara Waters	Lake	R48941	Newhaven	Timber		BBQ	Irrigated Passive	1	1	$4,500.00	$4,500.00	$4,500.00	2008	15	11
Picnic Table	PT	4.1.26	Broadway Reserve	Broadway Blvd - Piara Waters	Lake	R48941	Newhaven	Timber		Playground	Irrigated Passive	1	1	$4,500.00	$4,500.00	$4,500.00	2008	15	11
Picnic Table	PT	4.1.27	Broadway Reserve	Broadway Blvd - Piara Waters	Lake	R48941	Newhaven	Timber		Playground	Irrigated Passive	1	1	$4,500.00	$4,500.00	$4,500.00	2008	15	11
Picnic Table	PT	4.1.28	Broadway Reserve	Broadway Blvd Piara Waters	Lake	R48941	Newhaven	Timber		BBQ	Irrigated Passive	1	1	$4,500.00	$4,500.00	$4,500.00	2008	15	11
Picnic Table	PT	4.1.29	Broadway Reserve	Broadway Blvd - Piara Waters	Lake	R48941	Newhaven	Timber		BBQ	Irrigated Passive	1	1	$4,500.00	$4,500.00	$4,500.00	2008	15	11
Picnic Table	PT	4.1.30	Broadway Reserve	Broadway Blvd - Piara Waters	Lake	R48941	Newhaven	Timber		BBQ	Irrigated Passive	1	1	$2,000.00	$2,000.00	$2,000.00	2008	15	11
Picnic Table	PT	4.1.8	Bernice Hargraves Reserve	Grasmere Way - Kelmscott	Heron	R32340		Timber		BBQ	Irrigated Passive	3	1	$3,000.00	$3,000.00	$3,000.00	2000	15	3
Picnic Table	PT	4.1.9	Bernice Hargraves Reserve	Grasmere Way - Kelmscott	Heron	R32340		Timber		BBQ	Irrigated Passive	3	1	$3,000.00	$3,000.00	$3,000.00	2000	15	3

Totals

Total Tables												Total Condition & Ratings	Total	Total Install Cost	Total CRC Cost	Total Renewal Cost			
36												0	36	$114,500	$114,500	$114,500			
Averages												**Average Condition Rating**		**Average Install Cost**	**Average CRC Cost**	**Average Renewal Cost**	**Average Yr Commissioned**		**Average Rem_Useful Life**
												2		$3,181	$3,181	$3,181	2007		11

Cr M S Northcott - Referral to Technical Services Committee 2013 Accessible Playground

Referral to Technical Services Committee as presented at the Ordinary Council Meeting 25th February 2013: On the matter of providing **funding** in either the **Mid Year Financial Review** or the **Next Financial Year Budget** for funding and investigating a FULLY COMPLETED ACCESSIBLE PLAYGROUND to be provided at one of the parks and reserves within the City of Armadale.

Cr Melissa S Northcott will provide a detailed report/further information at the next Technical Services Committee Meeting to be held on the Wednesday 6th March 2013.
Note: Due to the timing of the referral to Standing Committee it was agreed to defer this item until April 3rd Technical Services Committee Meeting.

Cr M S Northcott presents the following information for consideration and recommendations:

Background/Consultation

It has been brought to my attention by residents not only within the Palomino Ward but residents in general, throughout my campaigning to become a Councillor in 2011, however also since been elected, I have received a number of phone calls and have had discussions with residents, disability sector and public members at numerous functions and events for the need and want of a Fully Accessible Playground within the City of Armadale. It has also since been raised through the membership on the Disability Advisory Team at a meeting during 2012 - “that the City needs to invest in an accessible playground that allows children of all ages and abilities to access fun, improve their fine-motor skills, learn and develop coordination, assist with getting out into the community environment and keeps them active. This also allows an accessibility and inclusive environment for families and careers and for grandparents that look after or full time care of grandchildren.”

The need for an accessible playground also features in the City’s Disability Access and Inclusion Plan 2011-2016 of which was formally reviewed and endorsed by Council. The pages in question, outcome one (page 12) and outcome point 1.5 (page 14) are attached! There has also been discussion with the Community Services Officers and with the Manager for Parks and Reserves and accessible and inclusive for all also comes under the State Governments Disability Future Directions Strategy Document.

The City would also benefit from having an accessible playground not only for the needs of people with disabilities, families and careers but for the whole community and the tourism aspects that visitors would be attracted to visit the playground and know that there is one within our City and would also go side by side with the City’s other projects: eg with Bakers House been the only premises in WA to be fully Accessible it shows that the City of Armadale is “*Accessible and Inclusive”.* We would also feature alongside our neighbouring

Councils that have an accessible playground, these been City of Bunbury and City of Vincent that actually have an accessible playground whilst acknowledging other Councils that have accessible features.
This would also then allow the City to then become eligible for various awards and recognition, making it known and having the City recognised and appreciated within the state of Western Australia and word of mouth that would get around amongst disability service organisations and to the communities.

Funding Options

Whilst the above preferred mention is putting funding into the next financial year – 2013/2014 or in the mid year review there is also the following option that could be investigated and/or applied for and in conjunction with the mentioned:

- POS Strategy funding/reserves
- Grant funding from Lotterywest http://www.lotterywest.wa.gov.au
- Grant Funding from FaHCSIA – Families, Housing, Community Services and Indigenous Affairs (Australian Government Department) http://www.fahcsia.gov.au
- FaHCISA has a range of varied grants available throughout the year that are concurrent funding pools or one of funding, depending on the funds available for that specific year. The most common funding responsibilities are Disability and Carers with local government eligible for the Accessible Communities grants, or communities and vulnerable people funding responsibility area.
- Department of Communities have varies funding and grant opportunities

Budget

In terms of the City's budget impact and implications it would be appreciated if some of the investigation/planning/feasibility could be costed to be included in the mid year financial review or into the 2013/14 budget with a timeframe worked out for costing to be included into further budgets with a proposal for the accessible playground to feature within the 15 year plan, ideally but I know probably not feasible (as funds would be from other sources and projects) would be have an accessible playground within five years ☺

The city could apply for various grants as above plus use the idea of city of Bunbury for getting sponsorships.

Please note that the following is not costed and only an estimate and guide from existing publications in relation to playgrounds and note that no actual figures have been costed or found directly for the specialised playground equipment pieces needed.

1yr – field trip, feasibility/ research/ apply for funding grants etc - $5,000.00Once a location is determined 1-5yr – Earthworks/paving/ –

$60,000, lighting - $45,000, Playground - $50,000. 5-10 yr – Furniture/planting and turf - $65,000. Plus contingency and considerations of drainages/water supply etc.

Research

It should be noted for investigative and design purposes that the “Liberty Swing “that is common is now not been recommended due to OH&S issues, vandalism, access to swing with it been lockable and people having to go to the Council office or a visitor centre to access a key, cost factor and maintenance factors, these are not been used anymore and other types of swings are getting used and being recommended. Say “NO” to the Liberty Swing”

The following research has been conducted to get a better understanding of the accessible playgrounds.

The City of Vincent has an accessible playground in Hyde Park which was installed and completed which opened in December 2010 with the use of a $125,000 grant from Lotterywest. This means children can use the accessible playground and reap the benefits associated with playing – mental and physical stimulation, being in the outdoors, interaction with others, creating, imagining, sharing and most importantly having fun. We hope the kids make good use of the playground and have a great time playing on the custom-designed and safe equipment" the City of Vincent has installed an accessible combination playground unit which includes various ramps to ensure that the playground is universally inclusive for children of all abilities, their families and carers. In addition there are two climbing nets and two sets of swings, one with special seats enabling persons with minor mobility issues to access and use it with ease. There is an accessible carousel and many items of play accessible from ground level and along the access path including a compass, clock and naughts and crosses. The playground is neatly nestled between the mature trees along the western end of Hyde Park and landscaped gardens and limestone retaining walls make an interesting area for children to explore and play whilst their parents/carers can sit and watch on the constructed seating areas. The following is a photo from the playground, although it does not show all of the equipment features.

Reference:
http://www.vincent.wa.gov.au/Services/Access_Inclusion/Hyde_Park_Accessible_Playground

The City of Bunbury finances ($150,000) with funding sources from FaHCSIA ($100,000), Royalty for Regions ($30,000), Lotterywest, along with sponsorship from BHB Billiton and WA Country Builders and local businesses/Industry that sponsored individual equipment pieces and build and opened in August 2012 the $310,000 Bunbury Accessible Big Swamp Playground. This playground is one of WA's first and features a range of specified equipments for the all round abilities, such as an aero-glider, giant swing, carousel, sand factory and three different capability slides, including a roller slide to name a few. The local school with children with disabilities also got involved with the horticultural and landscaping of the park. The playground has an onsite accessible toilet and café. Some photos of the Bunbury Accessible Park are attached.

Reference: www.bunbury.wa.gov.au and
http://www.vincent.wa.gov.au/Services/Access_Inclusion/Hyde_Park_Accessible_Playground (2011) and a presentation provided to Disability Access and Inclusion Officers, presentation author unknown.

Design

When considering design of the accessible playground, take in mind that there is a need for the different type of equipment for the different age groups (0-5, 5-12, 12-18) and different levels of capabilities and mobility levels, wheelchair friendly equipment, paving that is non-slip and wide enough to cater for wheelchair/frames/scooters/prams, all different user groups to use pathways together for inclusive and not segregate, have wide enough for two-way, not single path. Have tactile paving and no waterfalls/fountains for vision and hearing impaired. Obviously comply and consult with the access standards and disability regulations taken into consideration (brilliant team already know, just reminding!) as well as consulting with Disability Advisory Team along the design stage to get it right in the first phrase and then no changes later need. ☺ Please also note that different surfaces, colours of equipment, equipment surfaces etc to aid in the disability friendly user groups for vision impaired and for early learning intervention and growth for the children being provided with stimulation activity. Please also include access ways, pathways, access to equipment is by flat surfaces and ramps. Also consider the multi-use sporting equipment such as dual use netball/basketball rings and sporting nets, not just looking at playground equipment, have the accessible playground for family friendly usage, including grass areas and picnic areas.

Accessible Parking is obviously required, but not just the acrod and wide bays but amble bays positioned in verge cut-out area, normal and parallel bays with an accessible pathway from the parking section to the playground arena, with the parking complying with access parking standard and NO Kerbing,

example, Matthew Scott Reserve parking at Willandra Primary (ignoring the not accessible kerbing) and Bob Blackburn Reserve!!! ☺

Location

It is envisioned that the Accessible Playground would be positioned in one of the City of Armadale's parks and reserves that have clear accessibility to toilets and food outlets, if not onsite then within a minimal walking distance. Whilst Cr M S Northcott suggestions are probably not feasible, discussion and further investigation will be required, whether tonight or at another meeting. Cr M S Northcott preferred locations would be in Harrisdale next to or near Bakers House given the obvious reasons for the Accessible features of the venue and being a new area or at Frog Hollow Reserve, or at least a park/reserve within the POS, such as Seminole Gardens as it is proximity to Haynes Shopping Centre. Other locations could be near existing community services such as Scouting/Girl Guide venues, Armadale Arena, Champion Centre where features could be incorporated such as a climbing wall, rope course etc.

Comment: Manager Parks and Reserves and Executive Director Technical Services might like to collaborate with the Community Development Officer Access and Inclusion for applying for grants if required and for assistance with/of further information if and when required. Cr M S Northcott is always willing to assist wherever possible given brought this to the table and it is also a personal passion and having linkages within various sectors.

Recommendations:

1. ***That the Technical Services Committee notes this information provided by Cr M S Northcott in relation to Accessible Playgrounds***

2. ***That the Executive Director for Technical Services, Manager for Parks and Reserves, Landscape Architect, Cr for Disability Advisory Team, Community Development Officer for Access and Inclusion take a day-tour site visit to the City of Bunbury and Town of Vincent to see in person, take photos, gain insight and layout of the Accessible Playgrounds.***

3. ***That the Executive Director Technical Services advises of the budget implications/strategies for having an accessible playground figured into the 1-5 year budget, 5-10 year budget and if need be the 15 year plan where applicable.***

4. ***That the Manager Parks and Reserves attends a meeting with the Disability Advisory Team to provide them with a briefing that the accessible playground is been considered and investigated and if at the meeting has any design or reports to present to the committee.***

5. ***That Manager Parks and Reserves investigates suitable options within the City of Armadale and within the POS/Playground Strategy reports to have an accessible playground and reports back to the Technical Services Committee at a date to be determined by the Executive Director.***

6. ***That, when feasible and appropriate the Executive Director for Technical Services and Manager for Parks and Reserves hold a Councillor workshop to discuss elements of the investigation, planning, designing, budgeting of the accessible playground.***

Artists Impression
Piara Waters Pavilion - Day

PIARA WATERS
Artists Impression
Piara Waters Pavilion - Night