

# CHIEF EXECUTIVE OFFICER'S REPORT

13 AUGUST 2012

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**CITY OF ARMADALE**  
**Chief Executive Officer's Report**

**Mayor and Councillors**  
**City of Armadale**

Following is my Report for the period  
ended 13 August 2012

**1.1 - COUNCILLORS INFORMATION BULLETIN - ISSUE NO. 14/2012**

WARD : ALL  
FILE No. : M/544/12  
DATE : 7 August 2012  
REF : CT  
RESPONSIBLE : Chief Executive Officer  
MANAGER

**In Brief:**

- Councillors' Information Bulletin – Councillors are advised to take note of the information submitted in Issue No. 14/2012 to be received by Council.

**Strategic Implications**

Corporate Services

- 2.1 Identify and implement mechanisms to improve communication and achieve common understanding of corporate issues and objectives.

**COMMENT**

The following general information and memorandums were circulated in Issue No. 14/2012 on 9 August 2012.

**Correspondence & Papers**

- **Correspondence Papers**
- Retail Sunday Trading Hours – Department of Commerce
- **WA Local Government Association (WALGA) News**
- Issue No. 29.12 – 23 July 2012
- Issue No. 30.12 – 30 July 2012
- Issue No. 31.12 – 6 August 2012
- **Australian Local Government Association (ALGA) News**
- 20 July 2012
- 27 July 2012
- 3 August 2012
- **Media Releases**
- Colours of WA Brighten the Terrace – 6 August 2012

**Information from Human Resources**

- Employee Movements

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**Progress Report**

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- **Donations/Grants/Contributions**  
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- **Accounting Reports**
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- **Report of the Common Seal**

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- **Outstanding Matters & Information Items**  
Report on Outstanding Matters - Development Services Committee
- **Health**  
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- **Planning**  
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Compliance Officer's Report - July 2012
- **Building**  
Building Services Manager's Report - July 2012  
Building Applications Monthly Statistics - July 2012

**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

That Council acknowledge receipt of Issue No 14/2012 of the Information Bulletin.

**3.1 - RANFORD ROAD PROJECT - NEGOTIATIONS WITH METROPOLITAN REDEVELOPMENT AUTHORITY (MRA)**

WARD : PALOMINO  
FILE No. : M/408/12  
DATE : 13 June 2012  
REF : RST  
RESPONSIBLE : Chief Executive  
MANAGER : Officer

**In Brief:**

1. At its Ordinary Meeting of 23 January 2012, Council considered a confidential report related to a proposed funding of the Ranford Road duplication adjacent to the Forrestdale Business Park between Armadale Road and Tonkin Highway.
2. A progress report on negotiations with the MRA was submitted to the City Strategy Committee of 19<sup>th</sup> June 2012.
3. The purpose of this report is to provide Council with a further update on negotiations.
4. It is recommended that Council:
  - note progress on negotiations;
  - approve expenditure of up to \$2M of City funds on that section of Ranford Road, between Lake Road and Alex Wood Drive, subject to satisfactory agreement with MRA on reimbursement of City's contribution from the Forrestdale Business Park Developer Contribution Scheme; and
  - seek further report on the outcome once agreement is reached.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

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

**Legislation Implications**

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

**Council Policy/Local Law Implications**

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

**Budget/Financial Implications**

Works proposed for 2012/13 under this arrangement will not require allocation of any additional funds by Council.

### **Consultation**

1. Metropolitan Redevelopment Authority (MRA).
2. Chief Executive Officer.
3. Executive Director Development Services.

### **BACKGROUND**

At its Ordinary Meeting of 23 January 2012, Council considered a confidential report related to a funding arrangement proposed by the Armadale Redevelopment Authority (ARA) for the Ranford Road duplication adjacent to the Forrestdale Business Park between Armadale Road and Tonkin Highway. The construction and dualling of this last section of Ranford Road would complete the arterial road system surrounding the Forrestdale Business Park, and immediately enhance the investment currently occurring on signature developments such as the Masters and Bunnings developments.

The January report essentially outlined an arrangement for the City to pre fund the required works, and for the (then) Armadale Redevelopment Authority (ARA) to refund this amount with interest over a specified period from their FBP developer contribution fund. However, the demise of the ARA and its replacement by the new Metropolitan Redevelopment Authority required reconsideration of the entire concept. The City then took legal advice which resulted in an inability to support the original agreement proposal.

Council resolved as follows (CS3/1/12):

“That Council:

1. Request the Mayor and Chief Executive Officer as a matter of urgency, meet with the Acting Chief Executive Officer and/or Chair of the Metropolitan Redevelopment Authority (MRA), to seek the MRA's direct funding of the construction by the City of a second carriageway along Ranford Road, between Tonkin Highway and Lake Road; and, if necessary, to discuss other funding options.
2. Request the Chief Executive Officer to immediately cease works on Ranford Road, between Tonkin Highway and Lake Road, but continue the current works on the dual carriageway between Lake and Armadale Roads, such that total costs on this section of the works do not exceed \$2.7M, pending a further report to Council that provides clarification and confirmation of the consequential funding, budget, and cost implications.”

A subsequent report was submitted to this Committee on 19 June 2012 outlining the state of negotiations with the Metropolitan Redevelopment Authority (MRA).

## COMMENT

This report refers to negotiations stemming from the following two key points advised in the June report:-

- The City has stressed the urgency of the relocation of underground and overhead services along Ranford Road, which need to be completed prior to the commencement of further road works. This work is estimated to take approximately nine months from tender to implementation. This means that the City cannot commence road works before March 2013, and any delay at this stage means a delay in the commencement of the road works. These preliminary works were to be funded by the Scheme.
- *The City has requested that the MRA consider the immediate priority of completion of the duplication of Ranford Road from Lake Road to Alex Wood Drive.. This, in conjunction with the City's current works, would complete the frontages of both the Masters and Bunnings developments.*

At the Budget Workshop held on 31<sup>st</sup> July 2012 the CEO advised Council that in accordance with resolution CS3/1/12 no further work was undertaken on the section of Ranford Road between Tonkin Highway and Lake Road. Works are progressing on the section between Armadale Road and Lake Road. Council will be carrying forward \$2.25M in Civil works from 2011/12 that could be made available in the short-term for construction of the most urgently needed section of Ranford Road between Lake Road and Alex Wood Drive, estimated to cost approximately \$4.0M.

(The City had been requested to pref-fund the Tonkin Highway to Lake Road section by borrowing \$9M which would be repaid from the Forrestdale Business Park Developer Contribution Scheme).

The MRA have been advised Council is not inclined towards borrowing the original \$9M but would consider matching funds provided by others to secure the early construction of the Lake Road to Alex Wood Drive section, fronting the recently completed Masters Development.

In a joint arrangement between the MRA, private landowners (including Masters) and the City, \$4M can be made available forthwith, with the City's contribution (up to \$2M) to be reimbursed from the Scheme i.e. no borrowings are required.

Council's concurrence with this arrangement in principle will enable early negotiation of an agreement.

As advised earlier, since the transfer of powers from the ARA to MRA vital preliminary works and services relocations have stalled.

The City is seeking to have services relocations brought forward and upon finalisation of an agreement will look to undertaking works "in parallel" with services authorities to try and bring forward completion of the section of Ranford Road in question.

Settlement of a funding arrangement will enable works to advance.

## **ATTACHMENTS**

There are no attachments for this report.

## **RECOMMEND**

### **That Council:**

- 1. note progress on negotiation of an arrangement to bring forward urgently needed works on Ranford Road from Lake Road to Alex Wood Drive;**
- 2. approve the expenditure of up to \$2M of City funds on that section of Ranford Road, subject to satisfactory agreement being reached with the Metropolitan Redevelopment Authority on the reimbursement of the City's contribution from the Forrestdale Business Park Developer Contribution Scheme; and**
- 3. seek a further report on the outcome once agreement is reached.**