

CITY OF ARMADALE

A G E N D A

OF TECHNICAL SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 21 JANUARY 2008, AT 7.00 PM.

A meal will be served at 6.15pm.

PRESENT:

APOLOGIES: Cr P Hart

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read by the Chairman.

DECLARATION OF MEMBER'S INTERESTS

QUESTION TIME

DEPUTATION

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Technical Services Committee Meeting held on 10 December 2007, be confirmed.

**MOVED Cr
MOTION CARRIED**

I N D E X

TECHNICAL SERVICES COMMITTEE

21 JANUARY 2008

ENGINEERING DESIGN AND DEVELOPMENT

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ARMITAGE ROAD, KELMSCOTT

At the Council meeting held on 17 December 2007, Cr Butterfield referred the following matter to the Technical Services Committee.

That the matter of the recommitted item of the Closure of Armitage Road be brought forward to the January Meeting of the Technical Services Committee.

In order to progress this matter Cr Butterfield has asked that the previous report be submitted to the Committee for consideration.

ARMITAGE ROAD, KELMSCOTT

WARD	River
FILE REF	RDA/7
DATE	20 June 2007
REF	WAB
RESPONSIBLE MANAGER	EDTS

In Brief:

- Assessment of options to permanently close or reopen and regulate parking in Armitage Road, Kelmscott.
- **Recommend**
That Council seek Ministerial approval to close Armitage Road to vehicular traffic at a point adjacent to Lots 21 and 24 generally as shown on Drawing No 99-94 but determined in consultation with the owners of Nos 20, 21, 24 and 25 and include the provision of culs de sac in the 2007/08 Works Programme.

Tabled Items

Design plans dated 99-94E & 01-63.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects.

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

- LGA 1995, Section 3.50,
- LAA 1997 Section 58
- MRWA Act 1930

Council Policy/Local Law Implications

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

Budget/Financial Implications

An amount of \$55,000 is required in the 2007/08 Budget to complete the permanent closure with a double culs de sac and associated works.

Consultation

Residents, business owners, Ward Councillors, Main Roads WA and Inter-Directorate.

BACKGROUND

At its Ordinary Meeting of 5 February 2007, Council resolved (T3/1/07) as follows:

“That Officers report back to the Technical Services Committee on options for addressing traffic issues in Armitage Road with the aim of resolving the situation.”

COMMENT

At its Ordinary Meeting of 6th March 2001, Council resolved (T23/01) to install a temporary cul de sac for a duration of approximately four weeks. The current location of the temporary cul de sac (barriers) is only 50m away from Albany Highway.

Initially Main Roads WA expressed concern about a traffic closure this close to Albany Highway and any closure further down Armitage Road would have a high potential of significant illegal parking on the Albany Highway side of the closure. There are no parking complaints being expressed now, and there is no crash history at the temporary closure. In addition, additional parking is available to the funeral chapel to the immediate south.

There is a traffic network issue with Armitage Road being open if right turns into Armitage Road from Albany Highway are permitted. There is almost no storage on the right hand north bound lane on Albany Highway for vehicles travelling east from Foster road and turning into Armitage Road. Main Roads WA had originally advised that a solid median across Armitage Road was proposed. Advice has now been received that this proposal is not going to be implemented in the foreseeable future.

The road arrangement of Foster Road, Armitage Road and Albany Highway is in effect a “staggered T” intersection. AustRoads Guidelines for roads with traffic volumes on these roads indicate a stagger distance along Albany Highway between the two “through” legs of 150m. The distance between Foster and Armitage Roads is 35m. The distance between Foster Road and Rundle Street is 150m, and so meets the Guidelines. Hence the best traffic management arrangement is therefore prevention of a left/right stagger from Armitage Road to Foster Road by closing Armitage Road to through traffic.

The location of a permanent traffic closure must be approximately 12m east of the current barrier to accommodate large service vehicles such as waste trucks.

This location will not permit parking at overflow times and will not easily accommodate illegal parking. If Main Roads WA expresses concern at the proposed location, the lack of crashes will not support that Agency’s position.

The cost to construct a double culs de sac is estimated to be \$55,000 and includes barriers, signs, street lighting improvements and a short pathway connecting both closed ends.

Whilst the Technical Services Directorate has in the past leant towards Armitage Road being open with controlled parking, once the funeral chapel established additional off street parking immediately adjoining it, this position was predicated on a solid median on Albany Highway with turn pockets and MRWA’s concerns about a closure close to Albany Highway. This arrangement would be susceptible to illegal parking and hence local resident frustration and significant parking management costs to Council.

OPTIONS

- 1. Install a double culs de sac with protective barriers in the centre at a location approximately 10-12m further east of the current temporary closure (water filled barriers) as shown on Drawing No 99-94. This option will require approval from the Minister for closure of the road reserve.*

The estimated cost for this option is \$55,000 (and is included in the 2007/08 Budget).

2. *Re-open Armitage road for through traffic allow parking on the south side of the street limited to two hours and no stopping road/verge on the northern side. The street, in its current format, will allow two way traffic and on-road parking. A footpath may be required for the complete length of Armitage Road to provide a safe environment for all pedestrians.*

The estimated cost of this option is \$22,000 (and is included in the 2007/08 Budget).

CONCLUSION

The current temporary barrier is unsightly, but has demonstrated the long term efficacy of the treatment. Its principal advantage to the City is that it is the most appropriate traffic network arrangement for traffic entering and exiting Albany Highway between Rundle Street and Foster Road. It is recommended that Option 1 be selected and that the temporary barriers be replaced with a formal traffic barrier in Armitage Road for vehicular traffic approximately 10m to the east of the temporary barrier.

Cr Zelonos explained at some length to Councillors and staff the history of this road closure and supported the Officers' recommendation. It was noted that residents' amenity should not be affected by a business which is situated adjacent to a residential area.

T45/6/07 **RECOMMEND**

<i>Amended Ordinary Meeting of Council 2 July 2007</i>	That Council seek Ministerial approval to close Armitage Road to vehicular traffic at a point adjacent to Lots 21 and 24 generally as shown on Drawing No 99-94 but determined in consultation with the owners of Nos 20, 21, 24 and 25, and include the provision of culs de sac in the 2007/08 Works Programme.
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That Recommendation T45/6/07 be not adopted and be recommitted to the Technical Services Committee.

*MOVED Cr Butterfield
MOTION CARRIED (7/0)*

RECOMMEND

**MOVED Cr
MOTION CARRIED/LOST**

LOT 673 LAKE ROAD, WESTFEILD - ROAD WIDENING

WARD Heron
FILE REF RDL/2
DATE 17 December
2007
REF SA
RESPONSIBLE
MANAGER MTS

In Brief:

- A 4.0m wide strip of land was resumed by Council for road widening as part of the Lake Road upgrade approximately four years ago, however whilst compensation was paid for the land, the transfer was never formally executed by a Settlement Agent. As a result the title for this lot was never formally amended to reflect the road widening.
- **Recommend**
That Council resolve to sign and seal the “Transfer of Land” documentation such that the four metre wide strip of land, originally from Lot 673 Lake Road is transferred as road reserve.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects.

Legislation Implications

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

Council Policy/Local Law Implications

General assessment of relevant Council policy / local laws has not revealed any restrictions.

Budget/Financial Implications

Nil to Council

Consultation

With Settlement Agent, West End Settlements

BACKGROUND

During the upgrade of Lake Road from a single to dual carriageway (completed approximately four years ago) there was a four metre wide strip of privately owned land that was required to be resumed for road widening from Lot 673 Lake Road. Refer to the attached title documentation for this lot that shows the four wide strip of land.

The owner of this portion of land agreed to the resumption and was duly compensated by Council for the loss. Whilst survey diagrams were prepared as was the re-alignment of fencing, the resumption was never formally finalised by a Settlement Agent, which resulted in there being no updated title documentation for the subject lot.

DISCUSSION

The remainder of Lot 673 Lake Road was recently subject to a group housing development, at which time it was discovered that the narrow strip was never formally transferred as road widening.

In order for the four metre wide strip of land to be transferred as road reserve, such that the remainder of the lot can be further developed, Technical Services have arranged through the original Licensed Surveyor that prepared the road widening, for a Settlement Agent to complete the transfer of land documentation to ensure title documentation is complete and accurate.

A Settlement Agent has now provided the City with the “Transfer of Land” documentation, which is required to be signed by both the Chief Executive Officer and Mayor and also issued with the Common Seal.

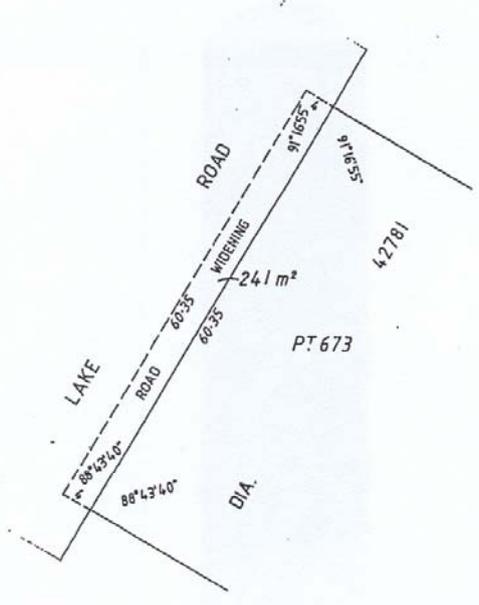
CONCLUSION

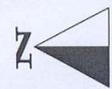
To enable the Chief Executive Officer and the Mayor to sign and seal the transfer document, a Council resolution is required.

RECOMMEND

That Council resolve to sign and seal the “Transfer of Land” documentation such that the four metre wide strip of land, originally from Lot 673 Lake Road, is transferred as road reserve.

MOVED Cr
MOTION CARRIED/LOST

<p>LAND DESCRIPTION</p> <p style="text-align: center;">PT LOT 673 OF JANDAKOT A. A. LOT 89</p>	<p>DN</p> <p>PLAN.....</p> <p>DIAGRAM42781..</p> <p>INDEXBG34 (2) 21.07</p> <p>PUBLICBG34 (2) 21.07.</p>	<p>CERTIFICATE OF TITLE</p> <p>VOLUME FOLIO</p> <p>1399 127</p>	<p>FBI D BOOK</p> <p>COMPILED</p>	<p style="text-align: right;">DIA 97026</p>  <p style="text-align: right;">TOTAL AREA</p> <p style="text-align: right;">241 m²</p>		
<p>LOCAL AUTHORITY:.....CITY OF ARMADALE.....</p> <p>LOCALITY:.....WESTFIELD.....</p> <p style="text-align: center;">TO BE USED SOLELY FOR THE ACQUISITION OF LAND FOR PUBLIC PURPOSES LIMITED IN DEPTH TO 60.96 METRES</p>						
						
<p>L. KEITH M. DUFFY.....hereby certify that:</p> <p>(a) this plan of survey is a correct and accurate representation of the survey(s) for the subject land; and</p> <p>(b) this plan conforms with the relevant law in relation to which it is lodged.</p> <p>Date <u>14-11-98</u> Licensed Surveyor <i>[Signature]</i></p> <p style="text-align: center;">COMPILED FROM DIAGRAM 42781, PLANS 11565 & 11566.</p> <p style="text-align: center;">0-----50 LAKE 3. CSO</p>						
<p>COMPILED</p> <p>hereby certify that –(REG. 54)</p> <p>(a) this plan of survey is a correct and accurate representation of the survey carried out "by me personally" or under my own personal supervision, inspection and field check, and recorded in Field Books lodged for the purposes of this plan of survey;</p> <p>(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1981 and in particular regulations 23 and 34 of those regulations; and</p> <p>(c) this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1981 and the relevant law in relation to which it is lodged.</p> <p>LICENSED SURVEYOR _____ DATE _____</p>		<p>SURVEYORS CERTIFICATE</p> <p>hereby certify that –(REG. 59(1))</p> <p>(a) this plan is correct and was prepared under my supervision and is the result of calculations from measurements made "by me personally" under my own personal supervision, inspection and field check as recorded in the field books lodged for the purposes of this plan;</p> <p>(b) the measurements are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1981 and in particular regulations 23 and 34 of those regulations; and</p> <p>(c) this plan of survey conforms with the relevant law in relation to which it is lodged.</p> <p>LICENSED SURVEYOR _____ DATE _____</p>		<p>APPROVED BY</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION</p> <p>FILE <u>110056</u></p> <p>DATE <u>3 SEP 99</u></p> <p style="text-align: center;"><i>[Signature]</i> FOR CHAIRMAN</p>	<p>LODGED</p> <p>DATE <u>21-12-98</u></p> <p>FEE PAID <u>\$200</u></p> <p>ASSESS. No. <u>218676</u></p> <p>TYPE OF VALIDATION</p> <p>FULL AUDIT.....</p> <p>LEGAL COMPONENT <i>[Signature]</i></p> <p>DOCKET PLAN/DIAGRAM <u>96646</u></p> <p>CERTIFIED CORRECT <i>[Signature]</i></p> <p>F.S.C. No. _____</p>	<p>SCALE 1:500</p> <p>ALL DISTANCES ARE IN METRES</p> <p>IN ORDER FOR DEALINGS</p> <p>SUBJECT TO</p> <p>FULL AUDIT.....</p> <p>LEGAL COMPONENT <i>[Signature]</i> DATE <u>6.9.99</u></p> <p>APPROVED..... DATE</p> <p>INSPECTOR OF PLANS & SURVEYS</p> <p>OFFICE OF TITLES DIAGRAM</p> <p style="text-align: right; font-size: 2em;">97026</p>
<p style="text-align: center;">JOHN BULLOCK & ASSOCIATES Consulting Land Surveyors 88 Thomas Street, WEST PERTH, WA 6005 Phone: (08) 93213766 Fax: (08) 93213840</p>						



Wednesday, 16 January 2008

1:1435

The City of Armadale does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



SMITH CLOSE, ARMADALE – UNDERGROUND POWER

WARD Lake
FILE REF:
DATE 7 January 2008
REF CB
RESPONSIBLE
MANAGER EDTS

In Brief:

- A petition to underground power has been received from the residents of Smith Close Armadale.
- There is a considerable workload and cost associated with the request
- The Office of Energy's Round 4 (current round) submissions closed on 2 February 2007 and it is not known when Round 5 submissions will become available.
- **Recommend**
That Council not support the under grounding of power in Smith Close Armadale and that the petitioners be so advised of Council's decision.

Tabled Items

Petition from residents of Smith Close, Armadale

Officer Interest Declaration

Nil.

Strategic Implications

6. Providing Physical Infrastructure and Caring for the Natural Environment
Maintain and improve physical infrastructure to meet community needs

6.2 Reviewing usage of community facilities and community needs / demand

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

Undetermined at this time.

Consultation

Nil.

BACKGROUND

In 1999, the Office of Energy invited all Councils in the metropolitan area to apply for funding under the State Underground Power Programme as an initiative to assist with the Government's long term goal of having underground power distribution to half of Perth's houses by the year 2010. Part of this programme specifically related to the undergrounding of power in the "Hills" areas.

At its meeting of 1 November 1999 Council resolved (T278/99):

“That Council note the proposal for the Hills Underground Power Programme and decline to participate based on the cost to residents and limited time for consideration”.

DETAILS OF PROPOSAL

Council is in receipt of a petition dated 13 December, 2007 from ten residents of Smith Close, Armadale; the prayer of which reads:

“We the residents of Smith Close of Armadale request the council for the placement of underground power in our cul-de-sac to enhance and beautify our immediate environment”

It is pointed out to Council that not all residents / property owners of Smith Close have signed the petition and that there are three houses that are either owned or partly owned under a shared equity ownership by the Department of Housing and Works and the WA Planning Commission. In summary, of the twelve (12) properties in the street, seven (7) owners have signed the petition.

COMMENT

As Council determined not to participate in the Hills Underground Power Programme there has been no requirement to develop guidelines to address applications for under grounding power within the City therefore any decision now made by Council may set a precedent for future applications. Should there be a need to develop guidelines then there are a number of issues that need to be determined including:

- The administrative process, coordination and liaison with all residents including the collection and receipt of all monetary contributions.
- Council’s financial contribution (if any) with appropriate ongoing allocation in the 15 Year Financial Plan – (annual amount to be determined).
- The type of terrain involved ie. “rocky ground” compared to “sandy ground” which in many cases will require additional costs for rock breaking and the removal of trees for the laying of the underground cable.

All of the above are to be determined prior to the grant submission and will require considerable coordination and as Council is aware the Technical Services Directorate is presently not in a position to access and allocate limited resources to a request which may not be successful.

Council should also be aware that under Round Four (current round) of the Underground Power Program – Local Enhanced Projects, submissions closed on 2 February 2007 with successful projects scheduled to be progressively implemented over two to three years commencing mid to late 2008 with completion by late 2010.

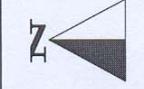
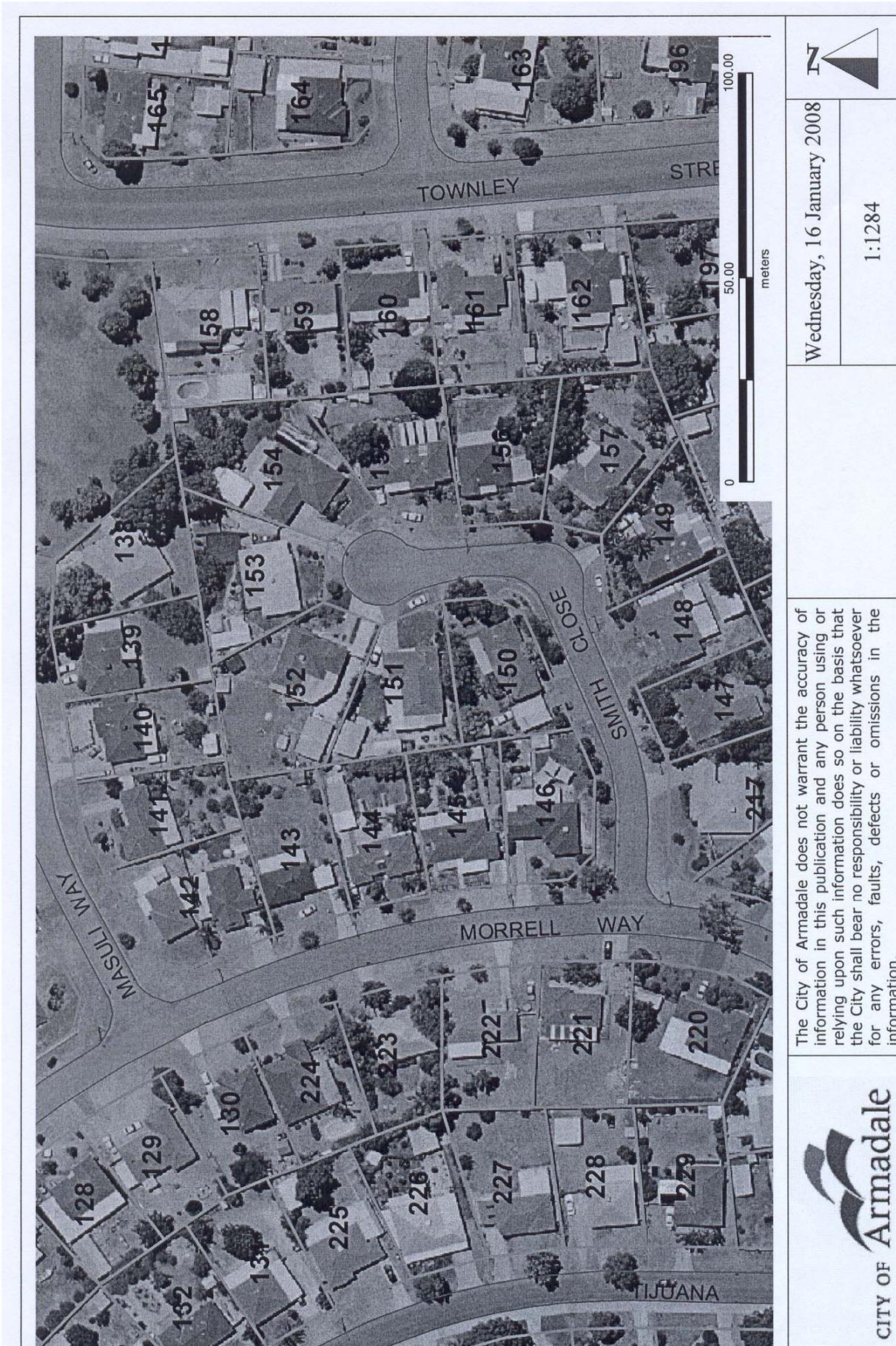
At this stage it is not known when submissions for Round 5 - Local Enhanced Projects will become available; however it is likely that any successful project from implementation to completion will also likely occur over a 2 to 3 year period to around 2011 / 2012.

As there are a number of issues still to be determined and limited resources currently available to assess the submission and also bearing in mind the fact that submissions for Round 5 are unknown at this stage, it is recommended that Council not support the petition from the residents of Smith Close, Armadale at the present time.

RECOMMEND

That Council not support the under grounding of power in Smith Close, Armadale and that the petitioners are advised of Council's decision.

MOVED Cr
MOTION CARRIED/LOST



Wednesday, 16 January 2008

1:1284

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RANFORD ROAD LAND ACQUISITIONS STAGE 2A

WARD All
FILE REF
DATE 14/12/2007
REF GE
RESPONSIBLE MANAGER MTS

In Brief:

- Council needs to acquire land from two landholders for the its road construction project to dual Ranford Rd
- **Recommend**
That Council:
 1. Authorise the purchase of 2126m² of land, for the purpose of road widening, from Lot 120 Hatch Court, at a total cost of \$308,357.00.
 2. Authorise the purchase of 1137m² of land, for the purpose of road widening, from Lot 121 Hatch Court, at a total cost of \$164,865.00.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Nil.

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

Within budget allocation for the Ranford Road project

Consultation

Valuer General Office and Executive Director Development Services

BACKGROUND

Council's road construction project to dual Ranford Road (Austlink Grant) from Southern River Road to Warton Rd has required the acquisition of land from a large number of properties. It has been possible to negotiate most of these land requirements, at no monetary cost to the project, via development / rezoning conditions and or agreements.

Two properties however have not fallen into any of the above categories and individual negotiations have been necessary. At the time of estimating the project some 18 months ago the land was zoned rural (Dog Kennels) and allowed for at a rate of approximately \$25.00 per m².

The Valuer Generals Office has examined the properties concerned and provided detailed reports and valuations which are now based on urban valuation potential of \$145.00 per m².

DETAILS OF PROPOSAL

When the increased cost of the land became apparent, the road and drainage design was examined and modifications undertaken to reduce the land needs to the absolute minimum, without compromising the design.

Drawings 07-11-09A and 07-11-08A show the minimum land requirements i.e. 11m widening, from Lots 120 and Lot 121 Hatch Court Forrestdale. It should be noted that when this area is further urbanised an additional 4m widening will be required to meet development conditions. This land will be ceded as a condition of development for purchase by the Department of Planning and Infrastructure.

COMMENT

The valuation of the parcels of land (VG report) has been determined @ \$145.00 per m² i.e. Lot 120 Hatch Court requirement is 2126.6m² @ \$145.00m² = \$308,357.00.
Lot 121 Hatch Court requirement is 1137m² @ \$145.00m² = \$164,865.00

Offers have been presented to the land owners, based on the above values, and have been accepted from the owners of Lot 120 and Lot 121.

It is therefore requested that Council authorise officers to finalise the acquisition of 2126m² from Lot 120 at \$308,357.00 and 1137m² from Lot 121 at \$164,865.00.

BUDGET IMPLICATIONS

The purchase of land for properties was originally budgeted at \$240,000 and is now collectively \$473,000 for the two properties, an increase of \$233,000. This increase has been offset, at this time, by other project savings and no additional funding from Council is required.

It must however be highlighted that environmental costs associated with roadworks in the Balannup Lake wetlands area are not yet known. Preliminary advice from the Environmental Protection Authority indicates Council will have to provide offsets for the wetland and vegetation removed for roadworks and this may require considerable expenditure and exceed the estimates originally allowed.

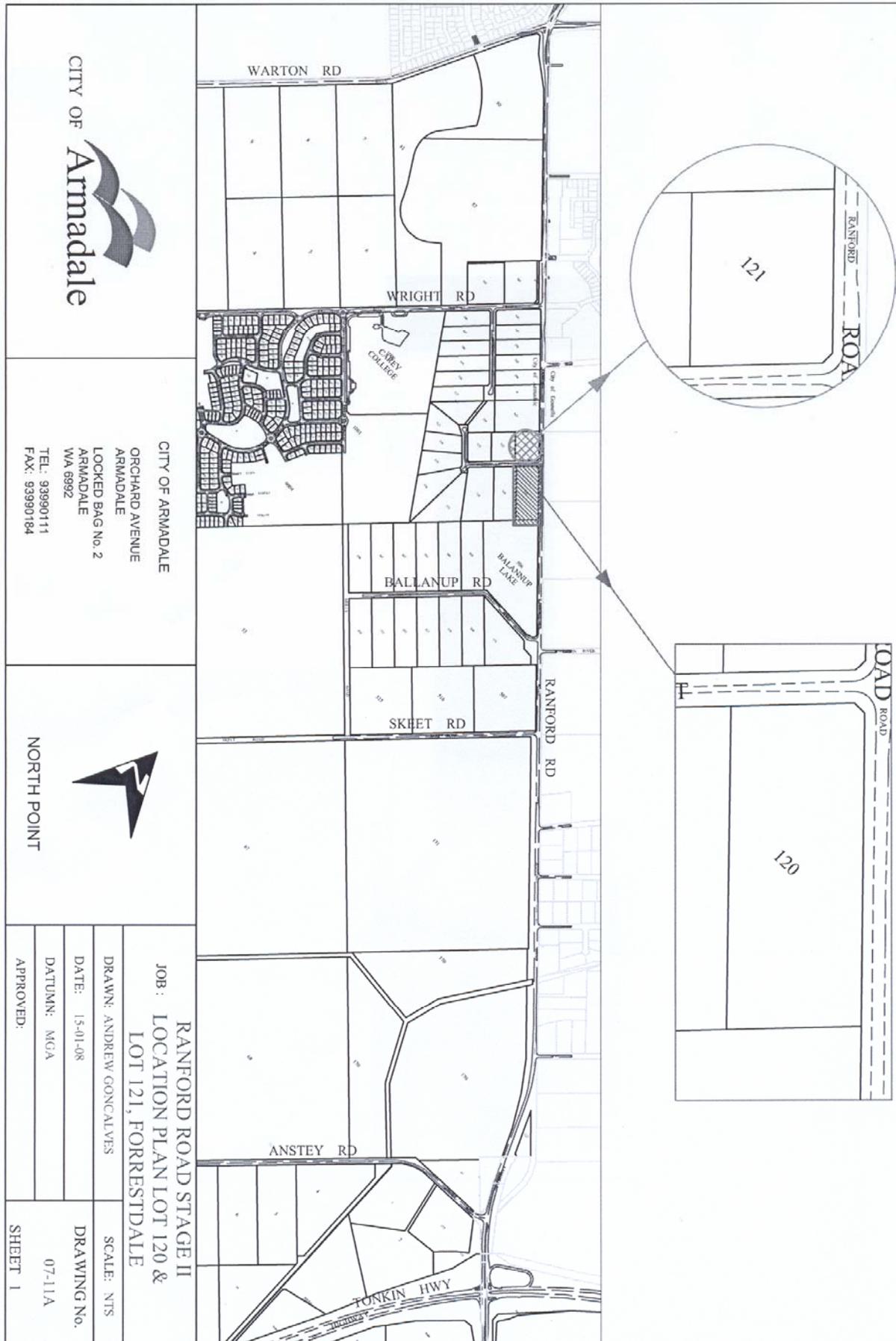
RECOMMEND

That Council:

- 1. Authorise the purchase of 2126m² of land, for the purpose of road widening, from Lot 120 Hatch Court, at a total cost of \$308,357.00.**
- 2. Authorise the purchase of 1137m² of land, for the purpose of road widening, from Lot 121 Hatch Court, at a total cost of \$164,865.00.**
- 3. Dedicate the land purchased from Lot 120 and 121 Hatch Court, Forrestdale as road reserve.**

- 4. Indemnify Landgate against all costs or claims that may arise from the purchase of land from Lot 120 and 121 Hatch Court, Forrestdale.**

MOVED Cr
MOTION CARRIED/LOST



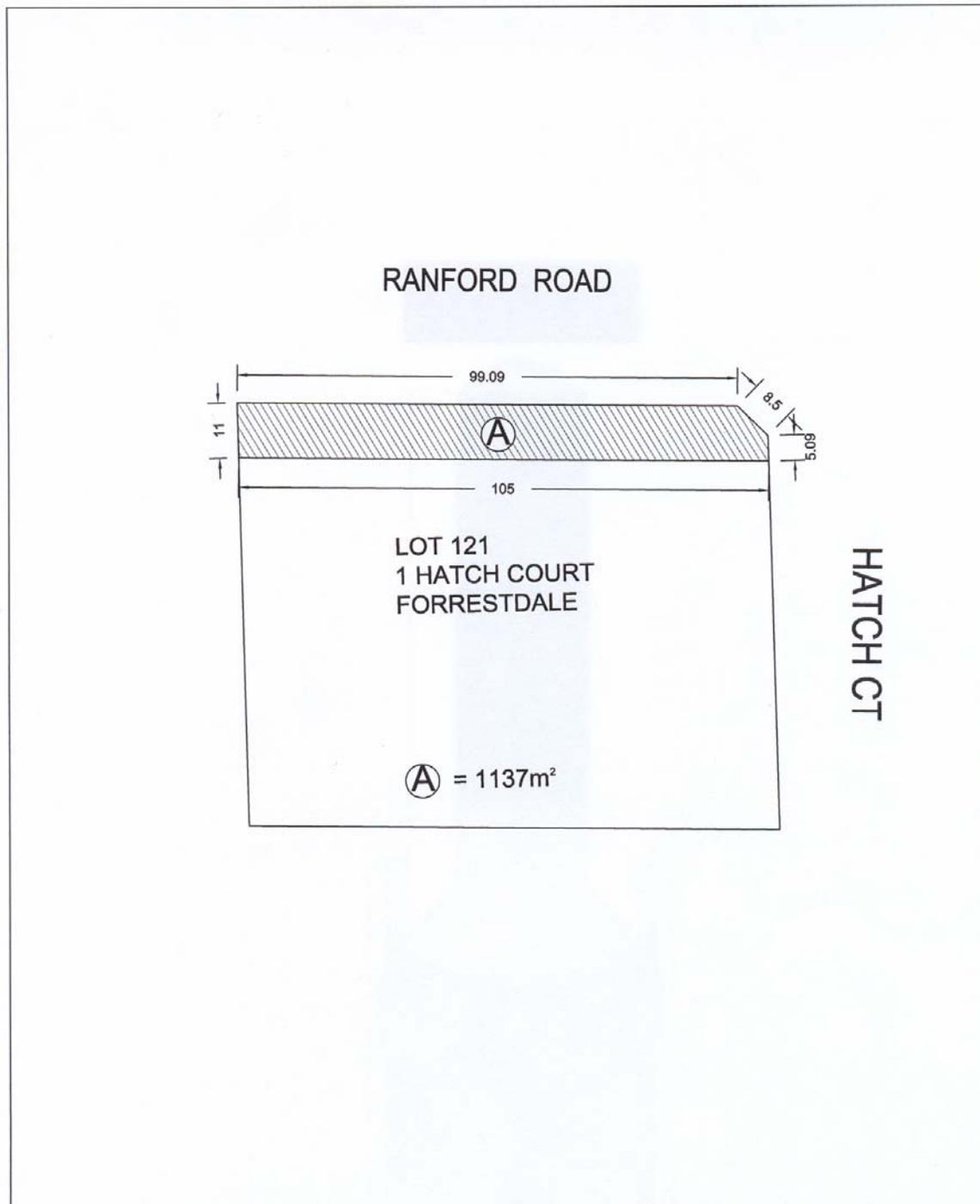
CITY OF ARMADALE
 ORCHARD AVENUE
 ARMADALE
 LOCKED BAG No. 2
 ARMADALE
 WA 6992
 TEL: 93990111
 FAX: 93990184



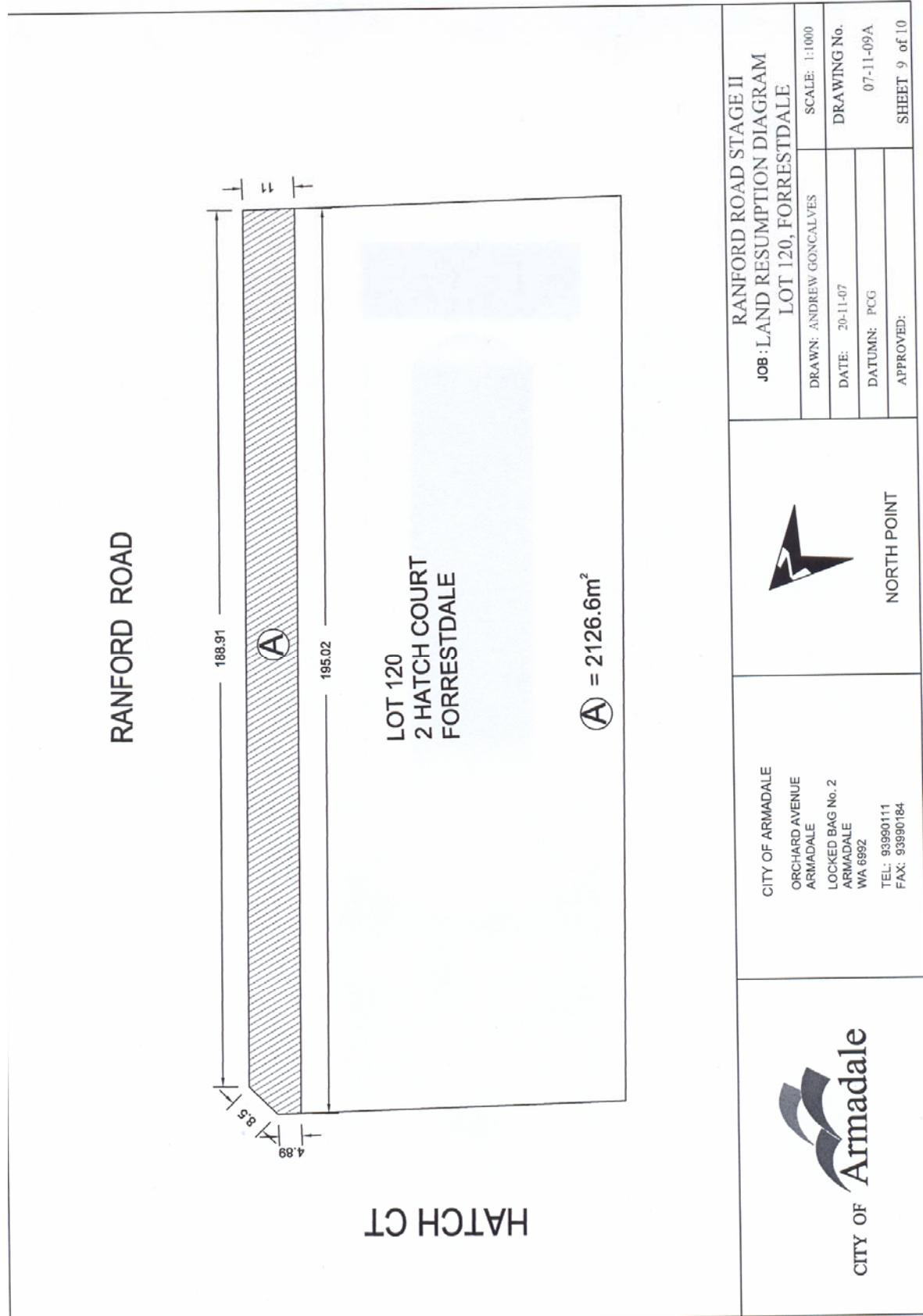
NORTH POINT

RANFORD ROAD STAGE II
LOCATION PLAN LOT 120 &
LOT 121, FORESTDALE

DRAWN: ANDREW OONCALVES	SCALE: NTS
DATE: 15-01-08	DRAWING No. 07-11A
DATUM: MGA	SHEET 1
APPROVED:	



 CITY OF Armadale	CITY OF ARMADALE ORCHARD AVENUE ARMADALE LOCKED BAG No. 2 ARMADALE WA 6992 TEL: 93990111 FAX: 93990184	 NORTH POINT	RANFORD ROAD STAGE II JOB : LAND RESUMPTION DIAGRAM LOT 121, FORRESTDALE	
			DRAWN: ANDREW GONCALVES	SCALE: 1:1000
			DATE: 20-11-07	DRAWING No. 07-11-08A
			DATUM: PCG	
			APPROVED:	_____



 CITY OF Armadale	CITY OF ARMADALE ORCHARD AVENUE ARMADALE LOCKED BAG No. 2 ARMADALE WA 6992 TEL: 93590111 FAX: 93590184	 NORTH POINT	RANFORD ROAD STAGE II JOB: LAND RESUMPTION DIAGRAM LOT 120, FORRESTDALE
			DRAWN: ANDREW GONCALVES SCALE: 1:1000
			DATE: 20-11-07 DRAWING No. 07-11-09A
			DATUM: PCG APPROVED: SHEET 9 of 10

RANFORD ROAD, FORRESTDALÉ – LAND ACQUISITION

WARD Lake
FILE REF:
DATE 15 January
2008
REF CB
RESPONSIBLE
MANAGER EDTS

In Brief:

- As part of the Ranford Road - road widening project (Tonkin Highway to Warton Road) it was necessary to acquire portions of land from Lot 508 Balannup Road, Forrestdale and Lot 69 Ranford Road Forrestdale
- Offer of compensation based on the Valuer General's Office has been presented to the owners of both parcels of land.
- **Recommend**
That Council note that the offer of compensation for the acquiring of the said parcels of land at Lot 508 Balannup Road, Forrestdale (\$25,000) and Lot 69 Ranford Road, Forrestdale (\$40,000) have not been accepted.
That Council note that claims for compensations have been lodged by the respective legal representatives acting on behalf of both owners for \$120,000 and \$3,706,700 respectively.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

6. Providing Physical Infrastructure and Caring for the Natural Environment

Continue to develop an integrated transport system, by

Constructing Ranford Road and Champion Drive to provide interconnectivity with Tonkin Highway

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

Claims for compensation for acquiring the two parcels of land may amount to \$120,000 and \$3,706,700.

Consultation

Nil.

BACKGROUND

As part of the Ranford Road - road widening project (Tonkin Highway to Warton Road) it was necessary to acquire portions of land from Lot 508 Balannup Road, Forrestdale and Lot 69 Ranford Road, Forrestdale under a compulsory acquisition as negotiation with the relevant land owners was unsuccessful at the time. Following the compulsory acquisition road works have commenced as shown on the attached drawing.

In order to ascertain appropriate compensation costs, evaluation of both parcels of land was obtained from the Valuer General's Office who has evaluated the land as follows:

Lot 508 Balannup Road, Forrestdale 1,695 square metres	\$25,000 excluding GST
Lot 69 Ranford Road, Forrestdale 1, 2247 hectares	\$40,000 excluding GST

In this regard and based on the Valuer General's Office evaluation, an offer of compensation was presented to the owners of both parcels of land.

Advice from Lewis Blyth and Hooper, Barristers and Solicitors acting on behalf of Kayak Pty Ltd in regard to Lot 508 Balannup Road, Forrestdale has advised that they do not accept Council's offer of \$25,000 and are seeking an amount of \$120,000 compensation for the compulsory taking of the land.

Likewise, Cornerstone Legal Pty Ltd, acting on behalf of Elvi Pty Ltd in regard to Lot 69 Ranford Road, Forrestdale also do not accept Council's offer of \$40,000 and is seeking \$3,706,700 for the said parcel of land.

COMMENT

Council is advised that negotiations are continuing with both solicitors including Council's solicitor, McLeods Barristers and Solicitors, in an endeavour to find a suitable outcome, however it is envisaged that eventually both claims for compensation will require mediation through the State Tribunal process in due course. In this regard there is no reason to expect any significant variation in the valuation as originally determined by the Valuer General's Office.

RECOMMEND

That Council:

- 1. Note that the offer of compensation for the acquiring of the said parcels of land at Lot 508 Balannup Road, Forrestdale (\$25,000) and Lot 69 Ranford Road, Forrestdale (\$40,000) have not been accepted.**
- 2. Note that claims for compensations have been lodged by the respective legal representatives acting on behalf of both owners for \$120,000 and \$3,706,700 respectively.**

MOVED Cr
MOTION CARRIED/LOST

TENDER NO. 27/07 – CONVERSION OF ONE GRASS GREEN TO SYNTHETIC CARPET SURFACE AT THE ARMADALE BOWLING CLUB

WARD All
FILE REF
DATE 7 January 2008
REF AL
RESPONSIBLE MANAGER MP

In Brief:

- Tender No. 27/07 was recently called for the Conversion of One Grass Green to synthetic carpet at the Armadale Bowling Club.
- Three tenders were received by the specified closing time.
- The submitted alternative tender (without ditch walls) from A.J. & E.A. Berry Pty Ltd has been assessed as being the most advantageous to Council
- **Recommend**
That with Tender No. 27/07 - Conversion of One Grass Green to Synthetic Carpet at the Armadale Bowling Club, Council accepts the alternative Tender (without ditch walls) from A.J. & E.A. Berry Pty Ltd for \$187,110 (inc GST).

Tabled Items

Tender documents
Tender received
Pre Tender briefing notes
Summary of Tender Assessment

Officer Interest Declaration

Nil.

Strategic Implications

Implement long term preventative maintenance and refurbishment programs

2.1

- a) Determine levels of service based on community needs, infrastructure standards, refurbishment requirements and public liability.
- b) Identify the need for reserve funds and overall level of funding for preventative maintenance and refurbishment.

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Local Government Act (Functions and General) Regulations 1996 s3.57 (11) (2) (f)

Council Policy/Local Law Implications

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

Policy ENG 5 – Tendering and Purchasing

Budget/Financial Implications

Budget \$174,000

Consultation

Armadale Bowling Club

BACKGROUND

Council resolved via the March 2007 Community Services Committee Meeting to accept five grant applications from the Department of Sport and Recreation under the CSRFF program. The Conversion of One Grass Green to Synthetic Carpet at the Armadale Bowling Club was one of these approved grants which is now the subject of this report.

DETAILS OF PROPOSAL

Following consultation with a number of suppliers and installers of synthetic carpet and the Armadale Bowling Club, a Request for Tender was developed along with a Geotechnical Survey (by a contractor) of the soil below the proposed green to ensure its suitability and to assist the Tenderers submissions.

The Request for Tender was advertised on Saturday 24th November 2007. Four organisations requested tender documents and all attended the compulsory Pre-Tender briefing on 3rd December 2007 at the Armadale Bowling Club.

The Pre Tender meeting highlighted that the City may not have the budget to support the full reconstruction of the One Grass Green. Therefore the Tenderers were requested to submit a conforming Tender and an alternative Tender without the construction of ditch wall, as this has no impact on the installation of the New Synthetic Carpet.

SELECTION CRITERIA

The selection criteria and weightings for the evaluation of the tender are as follows.

Table 1: Selection Criteria

Description of Selection Criteria	Weighting
<p>Capability/competence of Tenderer to perform the work required</p> <ul style="list-style-type: none"> ▪ Qualifications, skills and experience of key personnel ▪ Plant, equipment and staff resources available ▪ Percentage of operational capacity represented by this work ▪ Quality systems 	25%
<p>Experience of Tenderer in supplying similar goods or completing similar projects</p> <ul style="list-style-type: none"> ▪ Relevant industry experience (including public sector), including details of similar work undertaken ▪ The Tenderer's involvement in these projects, including details of outcomes produced ▪ Past record of performance and achievement ▪ References from past and present clients ▪ Occupational safety and health track record 	25%

Description of Selection Criteria	Weighting
Understanding of Requirement <ul style="list-style-type: none"> ▪ Level of understanding of Tender documents ▪ Level of understanding of work required ▪ Ability to meet delivery dates ▪ Warranties offered ▪ Added value items offered ▪ Special conditions included in Tender 	20%
Tendered Price/s <ul style="list-style-type: none"> ▪ The price to supply the goods or services in accordance with the Request ▪ Rates or prices for variations 	30%
TOTAL	100%

TENDER RECEIVED

Three conforming and alternative Tenders were received from A.J. & E.A. Berry Pty Ltd, Tiger Turf and Australian Bowls Construction. Details of Tenders received are as follows

Table 2: Price Comparison (inc GST)

TENDERER	Conforming Tender	Alternative Tender (Without Ditch walls)
A.J. & E.A. Berry Pty Ltd	\$219,725	\$187,110
Tiger Turf	\$225,500	\$197,890
Australian Bowls Construction	\$206,690	\$185,075

TENDER EVALUATION

The results of the tender evaluation after the application of the selection criteria have shown that the conforming and alternative tender from A.J & E.A. Berry Pty Ltd is the most advantageous to Council

TENDER RANKINGS

The tender rankings resulting from the application of the Selection Criteria are as follows:

Table 3: Tender Ranking

Tenderer	Ranking
A.J. & E.A. Berry Pty Ltd	1
Tiger Turf	2
Australian Bowls Construction	3

CONCLUSION

It is recommended that due to the current allocated budget the Alternative Tender from A.J. & E.A. Berry Pty Ltd be accepted as they have satisfied the selection criteria and are ranked number one in the tender evaluation.

RECOMMEND

That with Tender No. 27/07 - Conversion of One Grass Green to Synthetic Carpet at the Armadale Bowling Club, Council accepts the alternative Tender (without ditch walls) from A.J. & E.A. Berry Pty Ltd for \$187,110 (inc GST).

MOVED Cr
MOTION CARRIED/LOST

LATE ITEMS

COUNCILLORS' ITEMS

MEETING CLOSED _____PM.