

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, 4 MAY 2009, AT 7.00 PM.

A meal will be served at 6.15pm.

PRESENT:

APOLOGIES:

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 6 April 2009, be confirmed.

**MOVED Cr
MOTION CARRIED ()**

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE NO. 7

The following items were included for information in the “Technical Services” section:

- **Outstanding Matters**
Report on Outstanding Matters – Technical Services Committee..... T-1
- **Monthly / Quarterly Departmental Reports**
Technical Services Works Programme T-2
- Miscellaneous**
The PLAcad – National Newsletter..... T-7
Letter from MRWA – Bridge 4412A – Lady McNess Drive T-8
Municipal Waste Advisory Council Information Bulletin..... T-9

If any of the items listed above requires clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.

I N D E X

TECHNICAL SERVICES COMMITTEE

4 MAY 2009

ENGINEERING DESIGN AND DEVELOPMENT

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MISCELLANEOUS

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PEET ROAD AND BROOKTON HIGHWAY, ROLEYSTONE T-JUNCTION

WARD JARRAH
FILE REF RDP/31
DATE 15 April 2009
REF AG
RESPONSIBLE
MANAGER MED

In Brief:

- The City has received a concept plan from MRWA for the realignment of the T-junction of Peet Road and Brookton Highway, Roleystone.
- **Recommend**
That Council concur with Main Roads WA for the realignment of Peet Road and Brookton Highway as shown on concept plan (Drawing No. 61-23481-SK1-A).

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Physical Infrastructure

Develop an integrated transport system including safety aspects.

Legislation Implications

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

Council Policy/Local Law Implications

Assessment of Policy/Local Law has not revealed any restrictions.

Budget/Financial Implications

Nil.

Consultation

Inter directorate

BACKGROUND

The City has received correspondence from Main Road Western Australia (MRWA), requesting concurrence with the concept plan to realign the intersection of Peet Road with Brookton Highway, Roleystone.

The project is to be submitted by Main Roads WA for consideration under the 2010/11 State Black Spot Program.

DETAILS OF PROPOSAL

As per MRWA drawing 61-23481-SK1-A (see plan attached)

- Realignment of Peet Road / Brookton Highway intersection, including the installation of a median on Peet Road.
- Provision of off road bicycle facilities to improve site lines and extending the holding line closer to Brookton Highway, and

- Upgrading the existing pedestrian crossing facilities to current access and mobility standards.

COMMENT

This T-junction is currently under Stop Sign control and will remain as such. A total of six crashes were recorded for this T-junction, between 1st January 2003 and 31st December 2007.

The large gum tree on the corner of the intersection and the batter to the west are the main issues, as they dramatically affect the site vision for vehicles wanting to enter Brookton Highway from Peet Road. Currently, the T-junction fails to provide the required standards for site lines by MRWA and AustRoads.

Works to improve sight lines to the west of Peet Road by placing a batter on the existing earthworks are being undertaken as a different project which is being funded from the 2009/10 State Black Spot program.

A road safety audit that was undertaken on this T-junction also found the tree to be an issue and the audit recommended the tree be removed. This recommendation was considered by MRWA some years ago but when they proceeded to remove the large sugar gum, due to public outcry, it resulted in just minor branch trimming.

The proposal from MRWA allows the tree to remain, and also accommodates for the site lines on the east of Peet Road by extending the holding line further onto Brookton Highway. With the suggestion to have a median placed on Peet Road, it still allows 12.5m long rigid vehicles to enter the Highway.

This proposal is to be submitted for the 2010/11 Black Spot program by MRWA, at this stage Council has not been asked to contribute any funding for the project.

CONCLUSION

The proposed T-junction treatment will provide for an improved site distance and should significantly reduce the number of accidents, the only other alternative to provide similar or better site distances would be the complete removal of the large gum tree.

RECOMMEND

That Council concur with Main Roads Western Australia to realign the T-junction of Peet Road and Brookton Highway as shown on the concept plan (Drawing No. 61-23481-SK1-A).

MOVED Cr
MOTION CARRIED/LOST

RANFORD ROAD – LAND ACQUISITION

WARD LAKE
FILE REF
DATE 22 April 2009
REF GE
RESPONSIBLE MANAGER MTS

In Brief:

- As part of the development of the Forrestdale Business Park the Armadale Redevelopment Authority (ARA) is undertaking the construction of Ranford Road from Tonkin Highway to Armadale Road as a dual carriageway. This work will require the acquisition of land from various lots for road purposes
- **Recommend**
 1. That Council :
 - a. Authorise the transfer of land as shown as road widening on deposited plans numbered 57993, 57994, 57995, 57996, 57999, 58000, 58001, 58002, 58003 and 58334
 - b. Indemnify the Minister for Planning and Infrastructure against all costs or claims for compensation that may arise from the transfer of Lots 115, 114, 113, 112, "Road Reserve", Lots 110, 109, 108, 107 and 105 to road reserve
 2. The land shown as Lots 115, 114, 113, 112, Road Reserve, Lots 110, 109, 108, 107 and 105 be dedicated to road reserve.

Tabled Items

Plan 94055-012 Revision Z

Officer Interest Declaration

Nil.

Strategic Implications

Nil.

Legislation Implications

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

Council Policy/Local Law Implications

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

Budget/Financial Implications

Land purchases to be funded by the Armadale Redevelopment Authority.

Consultation

Development Services

BACKGROUND

As part of the development of the Forrestdale Business Park the Armadale Redevelopment Authority (ARA) is undertaking the construction of Ranford Road from Tonkin Highway to Armadale Road as a dual carriageway. This work will require the acquisition of land from various lots for road purposes, see composite tabled plan 94055-012 Revision Z for overall land requirements.

The ARA will be funding all costs associated with these land acquisitions

To enable this acquisition process to be undertaken under Section 56 of the Land Administration Act 1997 Council, the final custodian of the ultimate road reserves, needs to resolve the following:

- Authorise the transfer of these lands as shown from private property to road widenings and road reserves
- Indemnify the Minister for Planning and Infrastructure against all costs that may arise from the transfer of these parcels of land.
- the land taken will be dedicated as road reserve.

COMMENT

The acquisition of these parcels of land is being undertaken by the Armadale Redevelopment Authority. Council is the road authority that has to give the cost indemnifications to the Minister. Council has requested the ARA indemnify it against all costs associated with these acquisitions. Correspondence has been received from the ARA to this affect.

CONCLUSION

The description of the lands required for road widening are:-

Road widening Lot No	Area	Deposited Plan	New Lot No	Former Lot No
Lot 115	1242	57993	Lot 215	Lot 29
Lot 114	1121	57994	Lot 214	Lot 28
Lot 113	1121	57995	Lot 213	Lot 27
Lot 112	2287	57996	Lot 212	Lot 26
Road Reserve	3402	57999	Lot 211	Lot 23
Lot 110	1464	58000	Lot 210	Lot 22
Lot 109	1460	58001	Lot 209	Lot 21
Lot 108	139	58002	Lot 208	Lot 20
Lot 107	3009	58003	Lot 207	Lot 19
Lot 105	n/a	58334	Lot 9005	Lot 13

The land taken will be dedicated as road reserve.

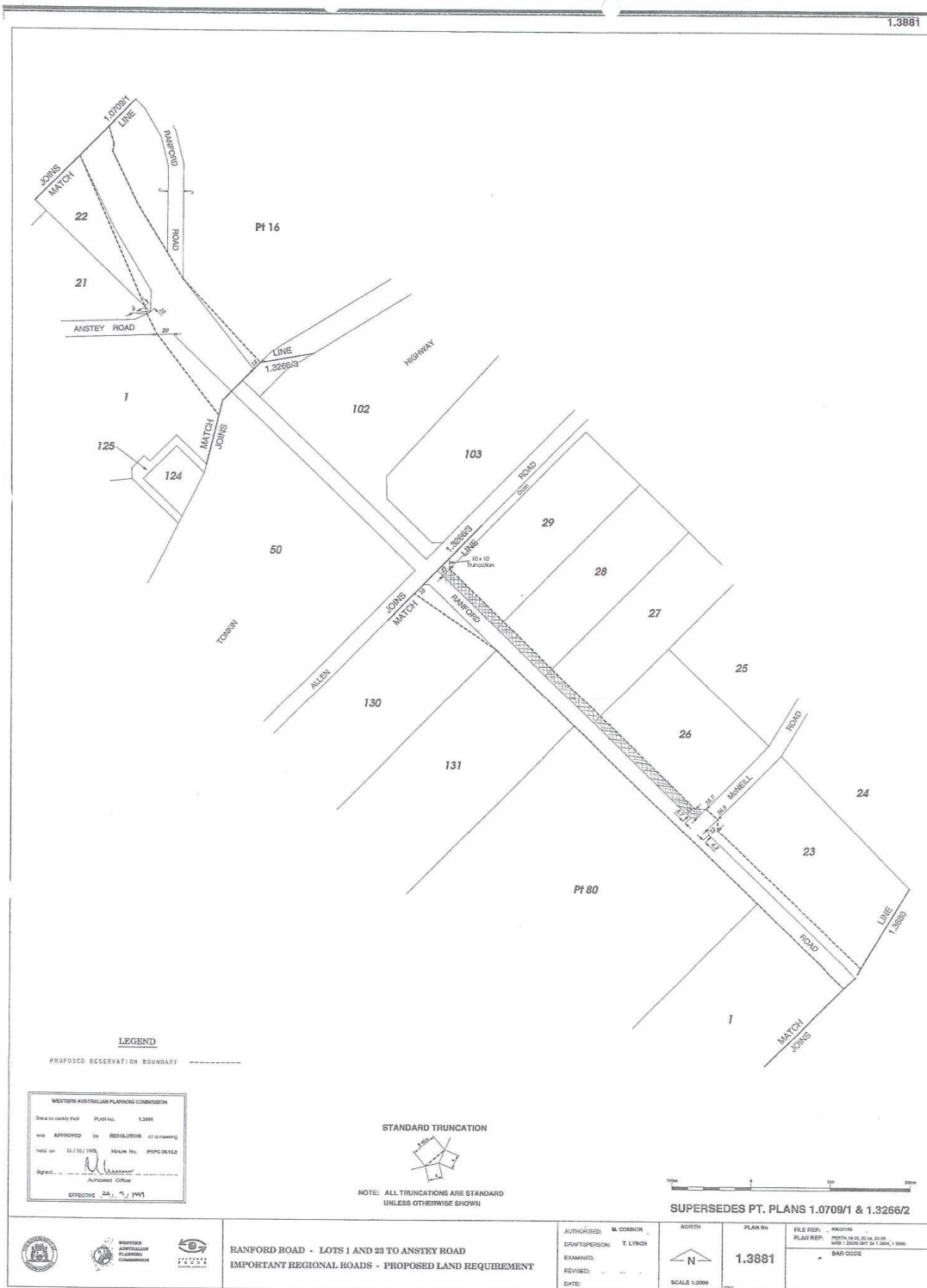
RECOMMEND

1. That Council :

- a. Authorise the transfer of land as shown as road widening on deposited plans numbered 57993, 57994, 57995, 57996, 57999, 58000, 58001, 58002, 58003 and 58334
- b. Indemnify the Minister for Planning and Infrastructure against all costs or claims for compensation that may arise from the transfer of Lots 115, 114, 113, 112, "Road Reserve", Lots 110, 109, 108, 107 and 105 to road reserve

- 2. The land shown as Lots 115, 114, 113, 112, Road Reserve, Lots 110, 109, 108, 107 and 105 be dedicated to road reserve.**

MOVED Cr
MOTION CARRIED/LOST



TENDER NO 4/09 ARMADALE LIBRARY FITOUT OF TENANCY 25, ARMADALE CENTRAL SHOPPING CENTRE

WARD	MINNAWARRA
FILE REF	TEN/4/09
DATE	28 APRIL 2009
REF	AB
RESPONSIBLE MANAGER	EDTS

In Brief:

- Tender No 4/09 was recently called for the Armadale Library Fitout.
- 9 tenders were received by the closing time at 2:00pm on 7 April 2009.
- **Recommend**
The Tender from Robinson Buildtech has been assessed as being the most advantageous to Council for the lump sum price of \$846,762.32 in accordance with their submitted tender, Council's contract documentation and budget allocations.

Tabled Items

Tender documentation
Tenders received
Summary of Tender Assessment

Officer Interest Declaration

Nil.

Strategic Implications

Corporate Services

To achieve maximum community benefit from effective use of resources, staff, finances and information technology.

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Local Government (Functions and General) Regulations 1996 s3.57

Council Policy/Local Law Implications

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

Policy ENG5 – Tendering and Purchasing

Budget/Financial Implications

All works will be funded from within existing departmental budget allocations or directly funded from approved works or projects.

Consultation

Manager, Libraries & Heritage

Project Architect, Holton Connor Architects & Planners

BACKGROUND

At its Ordinary Meeting of 15 October 2007, Council resolved CS86/10/07:

That Council authorise the Chief Executive Officer to finalise and sign a Lease Agreement, on behalf of the City, providing the best outcome for the relocation of the Armadale Library to a site within the Westzone Enterprises Armadale Central Shopping Centre as outlined in the Confidential Report at Attachment "B-1".

The opportunity to locate the library in the shopping centre became reality when the anticipated time frame for the Centre of Learning, the original location proposed for a new library, was not achieved. This was a development proposed by the Armadale Redevelopment Authority, and while Council has reaffirmed its previous decision to maintain in principle support to the concept of the Armadale Library being part of a “Learning Precinct” within the Armadale CBD, it acknowledged that the Centre of Learning proposal would not be delivered in the medium term.

A lease of a five (5) year initial term with two (2) additional five (5) year options has been signed and allows Council some flexibility with its future planning.

The design concept for the new Armadale Library was undertaken by Holton Connor Architects & Planners in August 2008. Holton Connor was also required to provide tender documentation and oversee the fit out process. Tenders were called for the fit-out works and closed at 2:00 pm on 7th April 2009.

DETAILS OF PROPOSAL

Nine (9) conforming tenders were received from suitably qualified, registered and experienced building contractors. The tenders are very competitive and reflect the current construction climate for such projects.

The tender was for a lump sum price for the construction of the Armadale Library fit-out of Tenancy 25, Armadale Central Shopping Centre.

It was noted that that the pre-tender estimate is near the top end of tenders received which indicates the current economic market.

SELECTION CRITERIA

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

Table 1: Selection Criteria		
Item No	Description	Weighting
1	Demonstrated experience in completing similar projects	20%
2	Skills and experience of key personnel	10%
3	Tenderer’s resources	10%
4	Price	60%
	Total	100%

TENDERS RECEIVED

Details of the tenders received are as follows:

Table 2: Tenders Received
Robinson Buildtech
Oaklane Projects
Dovetails Pty Ltd
Laneway Constructions
WA Commercial Constructions
Palace Homes & Construction Pty Ltd
Dalcon Construction Pty Ltd

Northerly Group Pty Ltd
CPD Group Pty Ltd

TENDER EVALUATION

The tender evaluation panel consisted of Terry Holton from Holton Connor Architects & Planners and City Officers. After the four elements of the selection criteria were applied to each of the tenderers on the information supplied, the following tender ranking provides the most advantageous outcomes for Council.

Tender	Ranking
Robinson Buildtech	1
Northerly Group Pty Ltd	2
Dalcon Construction Pty Ltd	3
Laneway Constructions	4
WA Commercial Constructions	5
Palace Homes & Construction Pty Ltd	6
Oaklane Projects	7
CPD Group Pty Ltd	8
Dovetails Pty Ltd	9

CONCLUSION

Having assessed the tenders, Robinson Buildtech was able to demonstrate numerous similar projects for commercial and local government clients, with particular relevance to this type of project, as well as demonstrating their capacity to undertake this project. It is therefore recommended that the tender of Robinson Buildtech be accepted.

RECOMMEND

That with Tender No 4/09 – Armadale Library Fitout of tenancy 25, Armadale Central Shopping Centre, Council accept the tender from Robinson Buildtech for the lump sum price of \$846,762.32 in accordance with their submitted tender, Council's contract documentation and budget allocations.

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MOTION CARRIED/LOST ()

TENDER NO. 36/03: TENDER FOR THE COLLECTION OF RECYCLABLE MATERIAL

WARD ALL
FILE REF
DATE 28 April 2009
REF BS
RESPONSIBLE MANAGER MTS

In Brief:

- The recycling collection contract ends 30 June 2009.
- The contract makes provision for a further term of two years
- Cleanaway requested an extension to the contract
- **Recommend:**
That Council agree to extend the Contract, For the Provision of Services Relating to the Collection of Recyclable Material (Tender 36/03) for a further term of 2 years with Cleanaway

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Corporate Services

To achieve maximum community benefit from effective use of resources (staff, finances and information technology).

Legislation Implications

Assessment of legislation indicates that the following regulations apply:

Local Government (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

Allocated in the Waste Minimisation Budget.

Consultation

Nil.

BACKGROUND

Council in its resolution number in February 2004 resolved:

“1. That Council accepts:

(i) Subject to acceptance of Cleanaway (Brambles Australia Limited) Tenders by Cities of Gosnells and South Perth, the Tender of Brambles Australia Limited entitled Alternative Offer in Tender No. 36/2003 at a cost of \$0.91/service/fortnight; and

(ii) the Tender of Brambles Australia Limited entitled Alternative Offer 2 Part C in Tender No. 37/2003, at a cost of \$13.50/tonne of recyclable material;

Subject to the negotiation of the contract to the satisfaction of the Executive Director Technical Services to address operation and insurance matters.

The contract was successfully negotiated by the Executive Director Technical Services for a period of 5 years. Both the contracts are due to expire 30 June 2009.

The Collection Contract has an option for a further term of 2 years which has been requested by Cleanaway.

The Processing of Recyclable Material Contract does not have the option for a further term and is being retendered to bring it in line with the collection contract. This will be the subject of a further report.

COMMENT

Cleanaway which is now a subsidiary of Transpacific Industries has provided a good service over the period of this contract. Its current price, adjusted for inflation, is competitive within the industry and compares well with Council rubbish collection costs. It therefore can be recommended that Council agree to the extension of the collection contract for a further term of 2 years

RECOMMEND

That Council agree to extend the Contract For the Provision of Services Relating to the Collection of Recyclable Material (Tender 36/03) with Transpacific Industries for a further 2 years term until 30 June 2011.

MOVED Cr
MOTION CARRIED/LOST

CONTAINER DEPOSIT LEGISLATION

At the Council Meeting held on 28 April 2009, Cr Hart referred the following matter to the Technical Services Committee.

That the matter of Council making recommendation to the Municipal Waste Advisory Council on the matter of urging the State Government to introduce container deposit legislation (CDL) be referred to the Technical Services Committee.

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

Discarded drink containers –bottles, cans and flavoured milk containers are a visual, safety and costly impediment for all Local Governments

South Australia has had legislation in place for many years with outstanding success. In 2008 they increased container deposit from 5 to 10cents and over 29 million extra containers were recycled in the final quarter of that year. Over 153 million containers were returned between October and December 2008.

The Northern Territory has recently announced the will introduce a similar scheme. The legislation is expected to be implemented in 2011. The W.A. Municipal Waste Advisory Committee has numerous reports over past years supporting the introduction of such legislation put forward to the State Government but no positive action has occurred to date.

RECOMMEND

LATE ITEMS

COUNCILLORS' ITEMS

MEETING CLOSED _____PM.