

CITY OF ARMADALE

AGENDA

OF THE TECHNICAL SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **MONDAY, 2 OCTOBER 2017 AT 7.00PM.**

A meal will be served at 6.15 p.m.

PRESENT:

APOLOGIES:

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](http://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

Public Question Time is allocated for the asking of and responding to questions raised by members of the public.

Minimum time to be provided – 15 minutes (unless not required).

Policy and Management Practice EM 6 – Public Question Time has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure can be found at <http://www.armadale.wa.gov.au/PolicyManual>.

It is also available in the public gallery.

The public's cooperation in this regard will be appreciated.

DEPUTATION

CONFIRMATION OF MINUTES

RECOMMEND

**Minutes of the Technical Services Committee Meeting held on 4 September 2017
be confirmed.**

ITEMS REFERRED FROM INFORMATION BULLETIN

- **Outstanding Matters and Information Items**

Various Items.

- **Monthly Departmental Reports**

Technical Services Works Programme.

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

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1.1 - WUNGONG RIVER PROJECT CONCEPT DESIGN

A presentation will be made by the Manager Environment.

The *Wungong River Armadale Road to Champion Drive Management Plan 2010 to 2015* (the Plan) was approved by Council in August 2010 (169/8/2010). The Plan covers a 3.4km area of foreshore reserve vested in the City of Armadale. This area is largely degraded, although initiatives such as the Urban Waterways Renewal and Palomino Dampland Projects have revegetated specific areas. The presentation will provide a summary of the contents of the report.

ATTACHMENTS

There are no attachments for this report.

2.1 - ARMADALE CITY PARKING AREA – PARKING SIGNS AND LINE MARKING PLAN REVIEW

WARD : MINNAWARRA
FILE No. : M/508/17
DATE : 17 August 2017
REF : EV/EC/YA
RESPONSIBLE MANAGER : Executive Director Technical Services

In Brief:

- The Armadale City Parking Area Plan has been amended to reflect the changes to road layouts since the last update in 2002.
- Additions and modifications required to the existing parking signs arrangement within the Armadale City Parking Area are shown on the revised plan (Attachment 2.1.1- Drawing No. 01-19D).

Recommend:

- That Council note the revised plan (Attachment 2.1.1 - Drawing No. 01-19D) for the Armadale City Parking Area and approve the required additions and modifications.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.2 Attractive and Functional Public Places

2.2.2 Protect and enhance the character of the City's spaces and places

2.3 Well Managed Infrastructure

2.3.1 Apply best practice design and construction methodologies for the provision of infrastructure

Legislation Implications

Assessment of legislation indicates that the following is applicable:

- Local Government Act 1995 – Schedule 9.1

Council Policy/Local Law Implications

General assessment of Policy/Local Law indicates that the following is applicable:

- Local Law relating to Parking and Parking Facilities

Budget/Financial Implications

Works related to the recommended amendments to parking signs and line marking can be accommodated within the 2017/18 Civil Works Budget.

Consultation

- Ranger and Emergency Services.
- Governance and Administration.

BACKGROUND

The Armadale City Parking Area comprising of Commerce Avenue, Fourth Road (between Commerce Avenue and Church Avenue) and William Street (between Commerce Avenue and Church Avenue), has a uniform parking control of two hour limit, except at locations signed with specific parking restriction such as ‘Bus Zone’ and ‘Taxi Zone’. In addition, ‘No Stopping’ yellow line marking is installed at locations where parking is prohibited.

The Armadale City Parking Area Plan (the Plan) was implemented in 2001 (reference: T117/01) and was last amended in 2002. A minor modification to the Plan for the installation of four (4) additional parking signs was made in 2010 (reference: T/81/11/10).

Information received from business owners reflect that parking on Commerce Avenue is being used by Transperth ‘Park n Ride’ users for extended parking periods which greatly affect the operation of businesses along Commerce Avenue. An investigation was undertaken in mid-2017 into the existing parking arrangement within the Armadale City Parking Area where it was determined that parking signs are missing at various locations and some existing parking signs are no longer relevant to the current road layouts. Since the introduction of the Plan, the road layouts have changed and therefore the Plan is in need of updating to suit current conditions.

Ranger and Emergency Services have also advised of complications with enforcing parking restrictions due to inadequacy of parking signs within the Armadale City Parking Area.

DETAILS OF PROPOSAL

Based on the findings as summarised above, recommended amendments to the existing Armadale City Parking Area Plan to reflect changes to road layouts since the last update are attached (Attachment 2.1.1 - Drawing No. 01-19D). All parking signs have been reviewed and recommended amendments are in accordance with current Australian Standards.

The main changes relate to the inclusion of 30 minute limited parking along Commerce Avenue, Fourth Road (between Commerce Avenue and Church Avenue) and William Street (between Commerce Avenue and Church Avenue), to accommodate the demand for short turnaround times in front of small businesses.

CONCLUSION

The Armadale City Parking Area Plan has been amended to reflect the changes to road layouts since the last update in 2002. All parking signs are in accordance with current Australian Standards. Modifications to the existing parking signs arrangement are required to comply with the amendments and to facilitate enforcement.

It is recommended that Council note the revised plan (Attachment 2.1.1 - Drawing No. 01-19D) for the Armadale City Parking Area and approve the required additions and modifications.

RECOMMEND

That Council note the revised parking arrangements as shown on Drawing No. 01-19D (Attachment 2.1.1) for the Armadale City Parking Area and approve the required additions and modifications.

ATTACHMENTS

2.1.1.[!\[\]\(274fd520e03b61c1b9ffc861754cacdc_img.jpg\)](#) Drawing No. 01-19D Armadale City Parking Area

2.2 - REVIEW OF THE ARMADALE PATH NETWORK DEVELOPMENT PLAN - SKELETAL PATH PLAN - STAGE 2

WARD : ALL
FILE No. : M/596/17
DATE : 20 September 2017
REF : EV
RESPONSIBLE MANAGER : Executive Director Technical Services

In Brief:

- The Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 previously adopted by Council on 13 August 2012 has been reviewed and updated after assessing requests for new paths to be included and existing paths to be reprioritised against the approved scoring system parameters.

Recommend:

- That Council endorse the amended Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 as presented at Attachment 2.2.1 of this report.

Tabled Items

- Drawing No. 10-70 – City of Armadale Skeletal Path Plan September 2017.

Officer Interest Declaration

Nil.

Strategic Implications

2.3 Well Managed Infrastructure

2.3.1 Apply best practice design and construction methodologies for the provision of infrastructure.

2.3.1.1 Implement a best practice project management approach to the planning and delivery of infrastructure.

2.3.2 Ensure maintenance activities address required levels of service.

2.3.2.1 Review best practice maintenance activities.

2.3.2.2 Ensure balance is maintained between Levels of Service and affordability.

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

The adoption of the recommendation contained in this report has no immediate financial implication; funding for the delivery of the Skeletal Path Network Plan having already been included in the 2017/18 budget and Long Term Financial Plan.

Consultation

- Councillors.
- Intra Directorate.

BACKGROUND

The City's Skeletal Path Network Plan (the Plan) lists the priority of paths to be constructed throughout the City, based on the score each path achieves under the priority assessment scoring system, measured against the approved criteria.

The development of the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 (the Plan) was initially considered by Council at its meeting of 14 May 2012. At this meeting Council reviewed the scoring system parameters, proposed path schedule and supported the proposed development of the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 (resolution number 134/5/12 refers).

Following receipt of feedback provided by Councillors after the 14 May 2012 meeting, the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 was adopted by Council at its 13 August 2012 meeting (resolution number 270/8/12 refers).

Subsequent to the initial Plan being adopted, a number of requests for the inclusion of new or reprioritisation of existing pathways on the Plan were considered and endorsed by Council and summarised as follows:

Date of OCM	Request	Resolution number and summary of outcome
14 October 2013	Request for the existing footpath on Cobham Way, Camillo to be extended along the entire length of the road from Harlow Court through to Ypres Road.	<u>413/10/13</u> Council endorsed the extension of the Cobham Way footpath as an inclusion in the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2.
12 October 2015	Councillor Referral item requesting that officers give consideration to extending the footpath on Brookton Highway towards the Canning River Bridge (Approx. from Hill street to Armstrong Road).	<u>387/10/15</u> Council resolved to deal with the matter administratively. A memo was subsequently sent to all Councillors on 13 October 2015 advising that the pathway requested had been listed on the Skeletal path plan adopted by Council. The section of pathway has since been constructed, and will link up with the path network planned to be constructed on Brookton Highway as listed in the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2
08 February 2016	Response to Petition submitted Requesting footpaths be installed along Angelo, Grealis, Townsend and Werndley Streets.	<u>26/2/16</u> Council noted that Angelo Street is already included in the Armadale Path Network Development Plan – Skeletal Path Plan – Stage 2, with a likelihood that construction would be possible in approximately 3 – 5 years and further noted that footpaths on Grealis, Townsend and Werndley Streets had not been included in Stage 2 of the Plan but would be considered during Stage 3.
14 March 2016	Request for footpaths to be installed along Angelo, Grealis Townsend and Werndley Streets.	<u>64/3/16</u> As per 26/2/16 above, Council noted that Angelo Street is already included in the Armadale Path Network Development Plan – Skeletal Path Plan – Stage 2, with a likelihood that construction would be possible in approximately 3 – 5 years and further noted that footpaths on Grealis, Townsend and Werndley Streets had not been included in Stage 2 of the Plan but would be considered during Stage 3.
13 February 2017	Request for footpaths to be installed along Angelo, Townsend and Grealis Streets.	<u>T1/2/17</u> Council noted that a footpath on Angelo Street is already included in the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 with a likelihood that construction will be possible during the 2019/20 Financial year at current levels of funding, further noting that a footpath on Grealis street would be reassessed for inclusion in Stage 3 of the Plan and resolving that a review of the Skeletal Path Network Plan Stage 2 would be completed by September 2017, and that a footpath for the whole of Angelo, Townsend, and Grealis streets would be included for Budget consideration during the 2017/18 Financial Year.
13 March 2017	Request for a footpath to be installed along Andreas Road Roleystone.	<u>T23/3/17</u> Council noted that construction of a footpath on Andreas Road is already included in the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2, with a likelihood that construction will be possible during the 2019/20 Financial year at current levels of funding and that construction of a footpath along Andreas Road between Hillandale Village and Jarrah Road be included for discussion in Council's 2017/18 Budget Deliberations.

Date of OCM	Request	Resolution number and summary of outcome
13 March 2017	Report submitted to Council requesting approval to transfer the expenditure previously associated with the construction of a footpath on Brookton Highway in the 2016/17 annual budget to various other paths as prioritised on the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2, due to the need to delay the construction of the path on Brookton Highway to meet MRWA's requirements.	<p>T14/3/17</p> <p>Council resolved to transfer the expenditure allocated in the 2016/17 budget for Brookton Highway to the following footpaths:</p> <ul style="list-style-type: none"> - Northward Road - Ruseelia Way - Urch Road - Chevin Road - Hamersley Street - Jacaranda Court - Kurrajong Street - Lakeview Terrace - Merton Road - Slee Avenue - Soldiers Road - Bishop Close

Following on from the above resolutions, Council considered the footpath for the whole of Angelo, Townsend and Grealis Streets as well as the footpath for Andreas Road during the 2017/18 budget deliberations, however additional funding was not allocated for the construction of these paths.

The purpose of this report is to address the requirement outlined in resolution number T1/2/17, namely part three of the recommendation which stated as follows:

“That a review of the Skeletal Path Network Plan Stage 2 be reviewed by September 2017.”

As per the memo provided to all Councillors on 21 July 2017, the report on the review was re-scheduled to be presented at the October 2017 Technical Services Committee Meeting.

COMMENT

As part of the review process, the following information was distributed to Councillors for comment via a memo dated 4 May 2017:

- A layout map of the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 depicting the current inclusions
- Information on the current list of assessed priorities

The requests and comments received from Councillors and the recorded footpath requests submitted by members of the public since completion of the last review have been assessed and where applicable included in the amended Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 presented as Attachment 2.2.1 of this report. The requests are summarised below:

Location of Requested Path	Comment Provided in Support of Request
Brookton Highway Between Holden Road and Hawkstone Road	Request is for the Path to be installed on the eastern side connecting to the nearby bus stops and to tie in with crossovers.
Brookton Highway between Croyden Road and Holden Road	Request is for Path to be installed on the Eastern side at Croyden Road
Angelo Street – to connect from the Existing Pathway opposite 21 Angelo Street through to Seventh Road	Both Angelo Street and Townsend are major streets in a populated area where housing density is at a premium, the streets provide school children access to six local schools and supports an aged care facility.
Andreas Road full length of the northern side of Andreas Road through to Jarrah Road, connecting the retirement village through to the local shopping centre	This pathway would service the seniors exiting Hillandale retirement village on Andreas Road providing a footpath connection through to Jarrah Road and completing the footpath link to the local shopping centre.
Westborne Road between Northward Road and Holden Road	Request for Westbourne road to be prioritised before the construction of Michael Road and Nottinghill Drive which also achieved a score of 11.
Grealis Street between Angelo Street and Dawson Street	Significant community support for the installation of the pathway has been demonstrated by residents, including via the submission of a petition to Council.
Heath Road between Gilmour Road and Raeburn Road	Emailed resident request.
Chevin Road between Brooks Road and Heath Road	Now that Chevin Woods estate is built out a path along Chevin Road between Brooks Road and Heath Road would be appropriate to score and include. Request consideration be given to placement of the path on the side of the road which will have least impact on the vegetation.
Buckingham Road between Grade Road and Mount Street to Brookton Highway	To facilitate moving pedestrian traffic from the verge onto a dedicated pathway, as there are gullies/drainage and trees located on the side of the road.
Townsend Street between Grealis Street and Werndley Street	Both Angelo Street and Townsend are major streets in a populated area where housing density is at a premium, the streets provide school children access to six local schools and supports an aged care facility.
Northward Road between Hookway Crescent and Raeburn Road	To divert pedestrian and bicycle traffic to a dedicated footpath, including children accessing this route to ride their bikes to school.
Albany Highway between Brian Street and Derry Avenue	To remove the need for pedestrians to cross Albany Highway to access the current path network.
Derry Avenue between Brian Street and Albany Highway	Request to install a path to make pedestrian travel safer.
Grade Road – Boondi Place – Buckingham Road	Resident request.
Batt Drive – full length	Resident request.

ANALYSIS

Fifteen (15) requests were received and assessed against the scoring system parameters. Three (3) of the requests were already listed on the Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 program, however their individual scores increased due to additional factors being taken into consideration, which were not known at the time when the paths were originally scored.

Two of the requests received (Albany Highway and Derry Avenue) did not score highly enough to be included in Stage 2 of the Plan, however have been listed for consideration in Stage 3. The remaining thirteen requests have been included in the amended Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2, as attached to this report.

Drawing No. 10-70 (tabled item) maps the locations of the thirteen included paths.

The methodology for assessing footpaths for inclusion in the Armadale Path Network Development Plan according to the 'Path Network Development Plan – Procedures Manual' scoring system is considered to be the best practice assessment process for installing paths in priority order. These are based on their score against the assessment matrix, ensuring fair and equitable outcomes for the installation of paths throughout the City based on the need for paths to be installed within available resources.

OPTIONS

1. That Council endorse the amended Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 as presented at Attachment 2.2.1 of this report
2. That Council not endorse the amended Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2

Option 1 is recommended.

CONCLUSION

The Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 previously adopted by Council on 13 August 2012 has been reviewed and updated; taking into account requests for pathways to be included and/or reprioritised since the plan was initially developed. The priority order for paths to be constructed as presented in the amended plan reflects best practice assessment process for installing paths in priority order based on their score against the assessment matrix, ensuring fair and equitable outcomes for the installation of paths throughout the City, based on the need for paths to be installed within available resources. Endorsement by Council of the amended Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 is therefore recommended.

RECOMMEND

That Council endorse the amended Armadale Path Network Development Plan - Skeletal Path Plan - Stage 2 as presented at Attachment 2.2.1 of this report.

ATTACHMENTS

2.2.1. [!\[\]\(1a0ecb0f44016aa353f6ecdd79a3699d_img.jpg\)](#) Updated SPM Attachment 26 September 2017

3.1 - WUNGONG RIVER PROJECT CONCEPT DESIGN

WARD : LAKE, PALOMINO,
HERON
FILE No. : M/495/17
DATE : 10 August 2017
REF : MS/NB
RESPONSIBLE
MANAGER : Executive Director
Technical Services

In Brief:

- A concept design has been produced for the Wungong River Project, incorporating a trails network, ecological enhancements, landscaping improvements and educational signage opportunities.
- The 3.4km stretch of river foreshore provides a missing link in the future trails network of Armadale and is strategically placed to continue the networks of the Wungong Urban Redevelopment Area to Champion Lakes and the Principal Shared Path of the Tonkin Highway.
- The key aspects of the project are able to be delivered through developer contributions and community group grants. City funds may be used to augment these where necessary.

Recommend:

- That Council approve the release of the Wungong River Concept Plan Concept Design Report for a four (4) week public consultation period, with any resulting community input to be incorporated into a further report to Council seeking endorsement of the Wungong River Concept Plan Concept Design Report.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.1 The natural environment is valued and conserved

2.1.1 Preserve and improve natural areas

2.1.1.1 Implement the Wungong River Project Management Plan

2.1.1.3 Deliver actions of the Local Biodiversity Strategy

2.1.2 Manage the interface between natural areas and the built environment

2.1.2.1 Promote the role the City's natural environment plays in quality of life

2.1.2.3 Manage the preservation of the water quality of local streams, creeks and rivers potentially affected by development

Legislation Implications

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

Council Policy/Local Law Implications

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

- Council Policy PLN2.6 Water Sensitive Urban Design is relevant to this Concept design.

Budget/Financial Implications

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

Consultation

- Intra Directorate.
- Inter Directorate.
- Adjoining residents.
- Riverside Park Pony Club.

BACKGROUND

The purpose of this report is for Council to review the draft Concept design for the Wungong River Project, and to determine if it may be released for a formal public consultation period.

Project Inception

The *Wungong River Armadale Road to Champion Drive Management Plan 2010 to 2015* (the Plan) was approved by Council in August 2010 (169/8/2010). The Plan covers a 3.4km area of foreshore reserve vested in the City of Armadale (Attachments 3.1.1 and 3.1.2). This area is largely degraded, although initiatives such as the Urban Waterways Renewal and Palomino Dampland Projects have revegetated specific areas.

There is still a large segment of the area that remains untouched with substantial potential for environmental enhancement and associated benefits for the community. Recommendations in the Plan included:

Action 2.1: *Revegetate within a 15m buffer or up to the firebreaks on either side of the river.*

Strategic Direction 5: *Design and implement a circular trail system that can be used by pedestrians, cyclists, equestrian users and emergency vehicles along the river between Armadale Road and Champion Drive that includes interpretive signage.*

The above actions did not attract budget allocations when the Plan was originally approved as it was anticipated that grant funding would be available for implementation. However, grant funding usually requires a component of matched funding from the City. Consequently, in the absence of such matching funding, the projects are unlikely to be delivered. The revegetation component was not costed and the circular trail path was estimated to cost \$350,000 eight years ago.

In 2016/17, Council approved an inclusion in the Long Term Financial Plan for the funding of the Wungong River Project (the Project), amounting to over \$800,000 over four years. As a first stage of the Project, a consultant was engaged to prepare a Concept Design (the Concept) for this project. The majority of the cost of this design element of the Project has successfully been funded through a Lotterywest grant.

The Wungong River Project

The Project considers the recommendations of the original Plan as a basis for land use planning in City vested lands in the foreshore area of the river. The centerpiece of the Project is the installation of a 2.5m wide dual use path in public open space adjacent to the Wungong. However, opportunities for environmental enhancement, active recreation, passive recreation, environmental education and cultural education are factored into the experience. The process undertaken to develop these features is expanded upon below.

Strategic Benefits

In terms of pedestrian and cycling walk trails, the Project area constitutes the ‘missing link’ in the Swan Coastal Plain portion of the City. The Wungong Urban Water Redevelopment Scheme will introduce trails adjacent to the Wungong River to the south of Armadale Road. In addition, they will also be situated adjacent to the tributaries to the River (eg. Neerigen Brook Main Drains).

To the north of the Project site is the Champion Lakes Regatta Centre. In addition, a short walk/ride to the northwest along Champion Drive enables the community to join the Principle Shared Path off the Tonkin Highway.

Consequently, the Project has the potential to link all of these areas, providing kilometers of uninterrupted trails. In addition, volunteer community environmental groups are very active in this region and include the Armadale Gosnells Landcare Group. Hence, there is an opportunity for volunteer participation in terms of revegetation activities.

Given the nature of the Project (strategic location and the potential for volunteer participation), the capability exists for City funds to be significantly augmented through grant opportunities.

DETAILS OF PROPOSAL

The Process

UDLA were engaged to produce the Wungong River Concept Plan Concept Design Report (the Concept Report). The scope of works included the following staged approach:

1. Gathering relevant information in relation to the site, including opportunities for environmental enhancement/recreation and the identification of constraints
2. Preliminary community consultation to generate ideas in relation to the subject area
3. Organisation of a workshop to discuss opportunities, including representatives from multiple City departments, and community organisations such as the Armadale Gosnells Landcare Group (AGLG), the South East Regional Centre for Urban Landcare (SERCUL) and local Aboriginal elders
4. Investigation of appropriate materials that will be used in implementation of the design in conjunction with associated costings
5. Production of a report and associated Concept diagram, highlighting the outputs from the above stages and the rationale for the proposed design
6. Response to councillor queries and public comments after the consultation period

The report constitutes component number five of the above process.

The Framework

The Concept Report seeks to align to the strategic directions inherent within the *Wungong River Armadale Road to Champion Drive Management Plan 2010 to 2015*:

- Ensure uniform governance of land along the Wungong River
- Improve riparian vegetation along the river, reduce the impact of weeds and improve the stream fauna habitat
- Improve the water quality of the Wungong River by supporting initiatives to reduce contamination at source, monitor associated drains and utilise on-site wetlands to maximise opportunities for water quality improvement
- Manage fuel loads to protect life and property (including fuel loads created through revegetation efforts) and protect revegetation efforts from bushfire
- Design and implement a circular trail system that can be used by pedestrians, cyclists, equestrian users and emergency vehicles along the river between Armadale Road and Champion Drive, inclusive of directional signage

Therefore, this framework is used as a basis for discussion, to provide direction to the project and to influence the structure of the Concept Report. The key headings of the reports and associated design aspects are included below.

The Design

Through discussions in the workshop, six key principles were developed to provide guidance for the Concept Report. These are largely based on the strategic directions highlighted in the Plan. The key features of the design are discussed in relation to these principles, demonstrating that the intent of the Plan has been achieved.

Uniform Governance

At the commencement of the review, two lots within the project footprint were under the control of the Western Australian Planning Commission; Lot 901 McNeill Road and Lot 850 Lake Road. Negotiations have taken place between the City and the WAPC to ensure that the land is brought up to a standard that is acceptable to the City (for example, additional firebreaks have been installed). The land is now in the process of being transferred to the City.

The advantage of this is a continuous corridor of foreshore is now managed by the City. This circumvents any issues in terms of the location and potential fragmentation of trails.

Improved Riparian and Cultural Habitat

The report stipulates that there must be revegetation of a 15m buffer alongside the river or to the extent of existing firebreaks (as per the Plan). This is incorporated in the design (although this is not categorically displayed on the diagram to enable other items of infrastructure to be clearly visualised).

This approach is in accordance with the Plan and also City policy PLN2.6 *Water Sensitive Urban Design*. The latter states that “*As a minimum, watercourses should be revegetated with native vegetation for 10m either side of watercourses which flow in response to specific rain events and 15m either side of other watercourses.*” This facilitates ecological restoration.

Adjacent to the proposed trail, there are opportunities for interpretive signage that provide educational information in relation to cultural heritage and environmental matters (eg. water sensitive urban design features). This will complement and expand upon signage already installed at the Urban Waterway Renewal Project sites.

An existing example is provided below from Cam Clay Reserve on Riverside Lane:



Improved Water Quality

The implementation of a 15m buffer will assist in enhancing water quality in the river. In addition, there are many trapezoidal drains in the Project area, bringing stormwater from the catchment. There is an opportunity for these drains to be enhanced through the adoption of Water Sensitive Urban Design (WSUD) principles.

In this sense, they may be re-contoured and planted out with native nutrient stripping vegetation. The provision of a gentler gradient enables greater contact time between plants and water. Hence, water quality is likely to be improved. Consequently, the Concept Report highlights opportunities for the implementation of WSUD features.

Buffer Zones and Bushfire Management

As highlighted above, one of the strategic directions of the Plan is to protect life and property (including fuel loads created through revegetation efforts) and protect revegetation efforts from bushfire. It goes on to state that:

“For optimum safety the fuel load within the reserve should be less than 6 tonnes per hectare. An additional decrease of 2 tonnes per hectare for a 10m radius on either side of trails would assist in emergency vehicle access.”

Action 4.1 highlights that the City should “*Utilise mechanical or other low environmental impact methods to maintain fuel load to 6 tonnes per hectare and 4 tonnes per hectare for a least 10m either side of trails.*”

This guidance was based on the document *Fire Management Planning for Urban Bushland – A Guide for Landowners, Fire Officers and Bushland Friends Groups by the Fire and Emergency Services Authority (1999)*. Development is soon commencing on the eastern side of the Wungong River and will be immediately adjacent to the Project site. Hence, this is a matter that needs consideration, to ensure that the risk is appropriately managed and an appropriate position is adopted by the City. This position must also be in accordance with current guidance.

The approach stipulated in the 1999 document (above) referred to in the Plan is now out of date and based on superseded guidance. *Guidelines for Planning in Bushfire Areas (2017)* states:

“Planning proposals should satisfy bushfire requirements within the boundaries of the land being developed so as not to impact on the bushfire and environmental management of neighbouring reserves, properties or conservation covenants.

Where revegetation of waterway foreshores is necessary for their protection or management, it may be necessary to modify the development location or reduce lot yield to provide adequate hazard separation from the future vegetation boundary.”

In reality, over 50% of the foreshore area is already vegetated to 15m and beyond through the presence of existing *Melaleucas* (although further infill planting will be required). Where this does not apply, and developments come on line, the risk can be managed through the presence of Hazard Separation Zones. These can take the form of (for example) roads between the development site and the foreshore reserve. This may necessitate the amendment and/or refinement of development designs. In this respect, new urban residential development adjoining the Wungong River foreshore reserve should satisfy bushfire protection requirements within the boundaries of the development site, and should not constrain the landscape outcomes within the Wungong River foreshore reserve.

Consequently, as a result of more recent guidance, the Concept Report states:

- “Revegetation of a 15m buffer alongside the river, or to the extent of existing firebreaks, are required as per the *Wungong River Champion Drive to Armadale Road Management Plan 2010* and Local Planning Policy PLN2.6 Water Sensitive Design.”
- The landscaping of areas outside of the 15m revegetation strip, and within the public Wungong River foreshore reserve, will be considered on a case by case basis as the project and adjacent development evolves.
- New urban residential development adjoining the Wungong River foreshore reserve should satisfy bushfire protection requirements within the boundaries of their development site and should not constrain the landscape outcomes within the Wungong River foreshore reserve.
- The landscape within the Wungong River foreshore reserve is intended to primarily provide a recreational or nature based function (including revegetation), not a bushfire mitigation function.
- Revegetated and landscaped areas will be subject to an appropriate land management regime that is cognisant of risks relevant to the site.”

In relation to “*Revegetated and landscaped areas will be subject to an appropriate land management regime that is cognisant of risks relevant to the site*”, the land management regime adopted may be as simple and effective as an appropriate firebreak on the edge of the project area.

With regard to land on the western side of the river, properties must maintain a three metre wide firebreak on their property adjacent to the foreshore reserve. Similarly, the City must also maintain a three metre wide firebreak on the edge of the foreshore reserve.

Access and Connections

As highlighted above, there is the potential for the trail to provide a linkage to Champion Lakes, the Tonkin Highway and the new development of the Wungong Urban Water Redevelopment Area. Consequently, the focal point of the Project is the Wungong Activity Path (WAP). This is a red asphalt shared use path of 2.5m width, enabling use by both pedestrians and cyclists. It is intended that interpretive signage be positioned close to the path, maximising viewing opportunities. Directional signage would accompany the trail.

There are pre-existing bridle trails in the foreshore and the Palomino Park equestrian centre features prominently in the Project area. The Concept Report looks to integrate these into the design, to ensure that pedestrian and cyclist activities do not clash with equestrian users. To that end, there are limited sections of the area that require the creation of new and separate bridle trails to enable different users to co-exist safely.

Pedestrian paths at strategic points lead community members into the foreshore area. Informal pedestrian trails (crushed gravel) are present to enable individuals to enjoy secluded areas within the bushland. The Concept Report includes boardwalk areas where the land is boggy and/or there are opportunities to cross the river to enjoy particular spots (eg. boardwalk in place to enable pedestrians to view the frog pond, an area rehabilitated by the Palomino Reserve Catchment Group). Finally, car parks are in place at strategic locations to facilitate trail use by visitors coming from beyond the immediate area.

Activity Nodes

These are regional activity nodes that enable formal, active and passive play opportunities. They are strategically located at main points of entry to the foreshore reserve and include playgrounds, exercise equipment, existing horse exercise areas and a bike pump track.

COMMENT

Analysis

Project delivery and financial feasibility are discussed as follows.

Timing

The Plan is separated into six areas to facilitate a delivery plan. The areas are broadly aligned to existing residential areas or future development areas. The details are highlighted in the following timetable, in conjunction with their proposed implementation timescale.

Area	Segment	Development Status	Timetable
1	Bounded by Armadale, Ranford, and Lake Roads	Existing residential area	1-3 Years
2	Lake Road to Poad Street	Lake Road Precinct A Structure Plan	5-15 Years
3	Poad Street to McNeill Road	Existing residential area	3-5 Years
4	McNeill Road to Bay Court	Lake Road Precinct B Structure Plan	5-7 Years
5	Bay Court to Lot 850 Lake Road	Lake Road Precinct C Structure Plan	5-15 Years
6	Lot 850 Lake Road	Vacant land under management of the WAPC (currently being transferred to the CoA)	5-15 Years

The foreshore reserve is proposed to be enhanced adjacent to the existing residential areas first (Areas 1 and 3 – 1 to 5 years). It then progresses on to the area likely to be built-out first (Lake Road Precinct B – 5 to 7 years). Finally, there are those areas to be developed later (Precinct A and Precinct C – 5 to 15 years), in conjunction with the northern most portion of vacant land that completes the link.

The rationale for this approach is to facilitate synergies between the City and developers. Here, the latter will be required to perform works in the Project area due to the need to complete Foreshore Management Plans. Hence, extensive consultation will be required with the development industry as the planning process progresses.

Cost

The consultants developing the Concept Report were given the brief to produce a ‘blue-sky’ idealistic design. It was anticipated that the cost would exceed the project budget. Nevertheless, this would enable core components of the design to be constructed. However, it also allows for augmentation of on-ground works when and if further funds become available (eg from grant sources). In other words, the City would be able to select components from the design at the most appropriate time, matching budget availability. Furthermore, this approach also provides the development industry with a design to aspire and contribute to the Project.

The total costs estimated for the completion of the Project are \$8.8m to be delivered over the above 15 year period. This may be broken down as follows:

Classification	Description	Cost
Site Works	Grading, weed control, Mobilisation and Insurances	\$518,000
Hardworks	Wungong Active Path, Pedestrian Path, Bridal Trail, Car Parks	\$910,000
Softworks	Revegetation, Active Open Space (e.g Irrigated turf), Shade Trees, Water Sensitive Urban Design features	\$3,698,000
Propriety Items	Exercise Equipment, Playgrounds, Furniture, BMX/Mountain Bike Track, Shade Structures, Lighting, Signage, Boardwalks (river and water pipe), Artwork, Irrigation Bore and Headworks, Horse Activity Area, Traffic calming	\$3,653,000
Total		\$8,779,000

The crucial aspects of the design are the Wungong Active Path (WAP), associated signage and other trails. In addition, there is a boardwalk section in Area 3 (labelled number 14 in the diagram on page 55 of the Concept Plan Report) which is important in enabling the bridle trail to cross the river. However, this also enables pedestrians and cyclists to access a viewing platform, overlooking the frog pond area (a billabong that has been created and revegetated by AGLG and the Palomino Reserve Catchment Group). In total, these are estimated to cost approximately \$1,064,000 (only applies to Areas 2, 3, 4 and 5 where there will be development).

Weed control and revegetation efforts associated with the eastern side of the river (where development will occur) are estimated to cost approximately \$458,000 (calculated as 50% of total revegetation and weed control costs, given that developers will only operate on the eastern side of the river, applying to Areas 2, 3, 4 and 5 of the Plan). Landscaping elements amount to \$1,690,000.

It is anticipated that the costs highlighted above will be funded through developer contributions as part of Foreshore Management Plans (a requirement of development in this area). This is considered to be a conservative estimate of what may be funded through developer contributions.

The Armadale Gosnells Land Group has received grants for environmental enhancement of the Wungong River foreshore over the last five years, averaging \$25,000 per annum. Should this support continue, this will amount to \$375,000 over the next fifteen years.

Within the Long Term Financial Plan there is a \$20,000 annual allocation for Environmental Services to perform enhancement works in the foreshore reserve (allocated as part of the approval for the original Plan). Hence, this amounts to \$300,000 over a fifteen year period.

A summary of contributions anticipated over the next 15 years in addition to municipal funding is as follows:

Construction of Wungong Active Path and Associated Infrastructure – Signage etc (Developers)	\$1,064,000
Projected Developer contributions for Landscaping and POS	\$1,690,000
Weed Control and Revegetation - Eastern side (Developers)	\$459,000
AGLG Grants - Projected	\$375,000
Total	\$3,588,000

This is between four to five times that to be received from the City. In reality, the contribution from developers is very conservative and likely to be much higher.

The Project does however stipulate a number of elements which are considered to be optional at this stage, and which should only be considered for funding once the core elements have been adequately funded. Examples of such elements are as follows:

Lots 51 and 802 Riverside Lane (Area 1)	\$2,500,000
Lot 850 Lake Road (Area 6)	\$900,000
Water Sensitive Urban Design Features, Exercise Equipment and Artwork	\$400,000
Weed Control and Revegetation – Western Side	\$459,000
Total	\$4,259,000

Out of a total project cost of \$8,779,000, this leaves a residual work scope that must be delivered by the City of \$932,000. This is within current budget allocations in the Long Term Financial Plan (\$1,100,000) and enables a contingency in relation to City delivered works.

The purpose of the above analysis is to demonstrate that the core components of the design can readily be completed, separate to Council funds that have already been allocated. These core components were prescribed to be delivered via the original Plan.

OPTIONS

Council could:

1. Not approve the initiation of a four week public consultation period for the Wungong River Concept Plan Concept Design Report.
2. Request modifications to the Wungong River Concept Plan Concept Design Report prior to releasing for a four (4) week public consultation period.
3. Approve the release of the Wungong River Concept Plan Concept Design Report for a four (4) week public consultation period.

Option 3 is recommended.

CONCLUSION

The *Wungong River Armadale Road to Champion Drive Management Plan 2010 to 2015* was approved by Council in August 2010. The Plan covers a 3.4km area of foreshore reserve vested in the City of Armadale. The area is largely degraded, and the Plan sought to implement initiatives that enhance the environmental aspects of the site, whilst introducing a network of trails and signage. Historically, the Plan has not been sufficiently funded. However, Council resolved to use income from the City's participation in the Emission Reduction Fund to fund the project.

The Project considers the recommendations of the original Plan as a basis for land use planning in the foreshore area of the river. The centerpiece of the Project is the installation of a 2.5m dual use path in public open space adjacent to the Wungong. However, a range of other experiences are built into the design facilitating community appreciation. These potential experiences have been considered as part of a structured process, resulting in a draft design.

The Project provides a strategic missing link in the future Armadale trails network, ultimately enabling cyclists and pedestrians to travel from Eighth Road in Hilbert/Haynes, across to the Wungong River south of Armadale Road, up to Champion Lakes and to the Principal Shared Path on the Tonkin Highway. In doing so, they will be able to traverse natural bushland, revegetated areas, educational signage and water sensitive urban design features.

The Concept Report has been produced to direct investment in the Project area. It can be demonstrated that the key components of this (the trail, signage, weed control, revegetation, landscaping) are deliverable through foreshore enhancements associated with developments. City funds may be used to augment these where necessary.

The Concept Report has been prepared for public consultation and it is recommended that Council approve the release of the design for public comment.

RECOMMEND

That Council approve the release of the Wungong River Concept Plan Concept Design Report for a four (4) week public consultation period, with any resulting community input to be incorporated into a further report to Council seeking endorsement of the Wungong River Concept Plan Concept Design Report.

ATTACHMENTS

- 3.1.1.[!\[\]\(dd11329f7f076905901d44204f0b9c3e_img.jpg\)](#) Map of Wungong River - North
- 3.1.2.[!\[\]\(884f7df99a3ca8b10b3d6e1c7b169e32_img.jpg\)](#) Map of Wungong River - South

4.1 - BARRIERS TO PREVENT VEHICLE ACCESS TO ACTIVE SPORTING RESERVES

WARD : ALL
FILE No. : M/527/17
DATE : 28 August 2017
REF : PL/MS
RESPONSIBLE MANAGER : Executive Director
Technical Services

In Brief:

- At the Council meeting held on 29 May 2017, the following item was referred:
"That the matter of barriers to prevent vehicle access to active sporting reserves be referred to the Technical Services Committee."
- An assessment of current existing fence types to all of the City's Active Sporting reserves has been carried out.

Recommend:

That Council:

1. Note that new chain link fencing has been installed at Morgan Park.
2. Note that proposals to upgrade the fencing at the remaining 11 Active Sporting Reserves throughout the City will be submitted for consideration at the relevant budget deliberations as specified in the table as detailed in Attachment 4.1.1 of this report.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- 1.2 Active community life that is safe and healthy
 - 1.2.3 Encourage initiatives to improve perceptions of safety
 - 1.2.3.2 Activate local spaces to improve local safety
- 2.2 Attractive and Functional Public Places
 - 2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities

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

The adoption of the recommendation contained in this report has no direct financial implication in the 2017/18 budget.

Consultation

- Intra Directorate.

BACKGROUND

At the Council meeting held on 29 May 2017, Councillor Zelones referred the following matter to Technical Services:

That the matter of barriers to prevent vehicle access to active sporting reserves be referred to the Technical Services Committee.

The following has been provided by Councillor Zelones for consideration:

This matter has arisen due to an issue of trail bike riders at Morgan Park on Sunday, 28 June 2017.

While noting that the entire perimeter of the oval is fenced, the area next to the change room facility is not. There are bollards but these are so widely spaced that trail bikes, ATVs (all terrain vehicles) and other small vehicles can gain access to the oval. There may be solutions that could be investigated and considered to help restrict or slow down access. CCTV coverage could also be considered.

At a meeting held on 9 June 2017, it was agreed that installation of fencing for the prevention of vehicle access to active sporting reserves should be considered and would include all of the City's sporting reserves.

The matter of 24/7 CCTV coverage has not been investigated as a part of this report, as this proposal is considered cost prohibitive at the remote locations where sporting ovals are located.

DETAILS OF PROPOSAL

An assessment of the City's fifteen active sporting reserves has been carried out to determine the current, existing fence types at each reserve.

The findings of the assessment have revealed a large number of fencing types across the active reserves. Many of the fences and other barriers have been installed over many years and have likely most often been installed to restrict and deter unwanted vehicle access (see Attachment 4.1.5 for existing fence types).

City officers have recommended that twelve of the fifteen sites could be upgraded by removing much of the existing fencing, which includes varying styles and types such as pine bollards, security chain link over two metres in height, post and rail (pine and steel), conservation fencing and boulders. The proposed new fencing for the reserves is as depicted in Attachment 4.1.2. Attachment 4.1.3 shows some of the existing fencing in use.

The preferred standard fencing for each of the City's playing fields is 1.2 metre high black PVC coated chain mesh with black powder coated posts and rails. This standard of fencing will provide a high quality barrier by preventing illegal vehicle access to the City's active sporting reserves. While being functional it provides an attractive, uniform oval perimeter boundary and will assist in containing a variety of ball sports activities within the playing field. Suitable pedestrian openings and service vehicle entry gates will be included at specific locations around the perimeter of the playing field. This fencing standard has been commonly used around many sports fields across Australia. In the case of Morgan Park, only the area near the change rooms was not appropriately fenced. New fencing to match the existing perimeter fence was recently installed.

COMMENT

Vehicle damage to the City's active sporting reserves has occurred at four of the fifteen sites within the past twelve months as follows:

- Karragullen Oval – three (3) incidents
- Morgan Park – three (3) incidents
- Springdale Oval – two (2) incidents
- William Skeet Oval – one (1) incident

Repairs to fencing and turf damage at these locations within this period have cost approximately \$70,000.

Recent minor turf damage resulting from motorbike access has been noted at Creyk Park as access can be gained between the bollards along the entire length of the reserve.

The City considers it appropriate to install and/or upgrade the City's active sporting reserves fencing to prevent unauthorised vehicle access by removing unsuitable existing fences, types, styles and locations and installing new appropriate fencing in accordance with asset upgrade/renewal principles which will also improve parkland aesthetics by creating a sense of order and uniformity. New fencing is recommended to be 1.2 metre high chain link fence in accordance with plan number STD_PK5_H05 at Attachment 4.1.4, with service vehicle entry gates and suitable pedestrian openings, for consideration within the City's 15 Year Financial Plan.

RECOMMEND

That Council:

- 1. Note that new chain link fencing has been installed at Morgan Park.**
- 2. Consider proposals to upgrade the fencing at the remaining 11 Active Sporting Reserves throughout the City during the relevant budget deliberations, as specified in the table detailed in Attachment 4.1.1 of this report.**

ATTACHMENTS

- 4.1.1.[!\[\]\(0328d1cee96c63416297079d33c56c83_img.jpg\) Attachment 1 - Project Costing Estimate - Barriers to Prevent Access to Active Sporting Reserves](#)**
- 4.1.2.[!\[\]\(2841aa37b82df4f9d95bf7ed0da21f6d_img.jpg\) Attachment 2 - Proposed New Fencing for Various Reserves](#)**
- 4.1.3.[!\[\]\(b26c3bf4ae16d542845e521632404059_img.jpg\) Attachment 3 - Example Fencing Types](#)**
- 4.1.4.[!\[\]\(b3094d97dedd2a8274d18243354b8e67_img.jpg\) Attachment 4 - Standard Drawing - STD_PKS_H05](#)**
- 4.1.5.[!\[\]\(6f6c97f8e37beb98aa2715d5c596a0fd_img.jpg\) Attachment 5 - Existing Fence Types and Styles at Various Reserves](#)**

4.2 - PROGRESS UPDATE - INSTALLATION OF ENTRY STATEMENTS

WARD : ALL
FILE No. : M/550/17
DATE : 7 September 2017
REF : PL/MS
RESPONSIBLE MANAGER : Executive Director Technical Services

In Brief:

- At the Council meeting held on 24 July 2017, Cr Wielinga referred the matter of Public Artwork to the City Strategy Committee.
- A report addressing this referral has been compiled for consideration.

Recommend:

That Council note the contents of the report on the Entry Statements and that:

1. The installation of the Forrestdale entry statement is to be postponed until the Armadale road upgrade is complete and the William Skeet Master Plan design is finalised.
2. The location of the Kelmscott entry statement is to be further investigated with MRWA, MRA and Ward Councillors.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.2 Attractive and Functional Public Places

- 2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities
- 2.2.2 Protect and enhance the character of the City's spaces and places
 - 2.2.2.1 Implement, survey and define a sense of place or character for each designated area of the City

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

Costs can be contained within the 2017/18 Budget allocation.

Consultation

- Intra Directorate.

BACKGROUND

At the Council meeting held on 14 November 2016, T64/11/16 recommended that Council:

“Endorse the implementation programme for installation of Entry Statements at each of the four locations as follows:

- *Kelmscott 2016/17*
- *Forrestdale 2016/17*
- *Roleystone 2017/18 (subject to budget provisions)*
- *Armadale 2018/19 (subject to budget provisions)*

The entry statements project is to provide a sense of arrival to each locality within the City of Armadale, reflect the identity of each locality with emphasis on environment and cultural history of the area and create a bold landmark which enhances the character of the streetscape environment while improving orientation and wayfinding.

At the Council meeting held on 24 July 2017, Councillor Wielinga referred the following matter:

“Recommend CS/56/8/17, that Council receive reports in October 2017 meeting as follows:

1. *Entry Statements via the Technical Services Committee.”*

Councillors attended a workshop on 1 August 2016 followed by a Council meeting on 14 November 2016 (T64/11/169), at which the design parameters were agreed as follows.

Entry statements are recommended:

- To include a combination of planting, paving, feature lighting, themed artwork and identification signage.
- To consist of a Corten Steel frame with a powder coated 10mm steel panel overlay which is cut to reveal the locality name in Corten Steel. Overlaid over the two, is a laser cut steel artwork depicting the environmental and cultural themes of the area. Each layer is separated using spacers to create a 3D effect.
- Each entry statement should maintain a degree of commonality while also being unique to each locality.

Project Progress Update

Proposed plans for the Kelmscott and Forrestdale entry statements were submitted to Main Roads Western Australia (MRWA) for approval. MRWA guidelines and practices only allow entry statements to be installed within the state road reserves at locations defining the boundaries of the City's area of responsibility. In this instance MRWA could not support Council's proposal as the intent of the entry statements is to highlight the town sites/suburbs of Kelmscott and Forrestdale while the proposed locations are too away from the City's boundary.

The City sought approval from MRWA to reclassify the entry statements as 'local historical significance/art'. Upon further evaluation by MRWA, the City's proposal was accepted as fulfilling the requirements of MRWA 'Policy and Application Guidelines for Advertising Signs within and beyond state road reserves' and being classed as 'promotional signage'. In following with section 4.3.3.2 of the guidelines, such signs shall not be permitted in the following locations and summarised as such:

- Within clear zones of verges and medians. For posted speed limits of 60 and 80 km/h, the clear zone requirements are 5m and 6.5m respectively.
- Within a Device Restriction Area (DRA), being roundabouts and 'T' intersections. Restriction areas for advertising devices visible from a state-controlled road other than a freeway or freeway standard road for posted speed limits of 60 and 80km/h must be a distance of 65m and 110m respectively. However if outside the road reserve, it shall be subjected to Local Government control and enforcement.

The proposed Kelmscott sign and location does not comply with the clear zone requirement and MRWA cannot provide support for this sign at the proposed location. The proposed Forrestdale sign and location complies with clear zone requirements; although it may not comply with MRWA Device Restriction Area (DRA) requirements. The location is significantly offset along Weld Street and outside the Armadale Road road reserve boundary and as such the MRWA has no objection to the proposed sign location. However Armadale Road in the vicinity of the proposed sign location is due to be upgraded by MRWA to dual lanes and associated works may impact the proposed site.

Further consideration regarding the William Skeet precinct is required as the area is subject to a current master plan upgrade and may impact the proposed site.

Next Steps

As the proposed Kelmscott sign location does not comply with MRWA requirements, an alternative location has been considered. The possible location is 2821 Albany Highway, Kelmscott and Lot 1751 Albany Highway, Kelmscott (two adjoining lots - see Attachment 4.2.1). This site is land vested in the City of Armadale and not subject to the MRWA guidelines. Additional benefits to the new proposed site includes:

- In the heart of the Kelmscott town site, is visible from Albany Highway in both directions, Gilwell Avenue and shopping centres
- Close proximity to the Kelmscott Train Station, creating a gateway to the Kelmscott town site
- Site has suitable trees that can be incorporated into the design and an existing available water source that could be utilised for landscape watering purposes

Discussions will need to commence between the City, MRWA, the MRA and Ward Councillors, to determine the suitability of installation of the proposed Kelmscott sign at the alternative location in order to progress the installation.

CONCLUSION

It is recommended that erection of the proposed Forrestdale sign be postponed due to the upgrade of Armadale Road and associated works by MRWA and the William Skeet Precinct Master Plan; both of which are expected to have an impact on the proposed sign location. It is envisaged that allocated funds for the proposed Forrestdale sign be carried forward until all other works have been completed, at which point the Forrestdale sign could be incorporated into the new development area.

It is recommended the proposed location of the Kelmscott sign be discussed further to determine the suitability of the proposed location or to determine other suitable locations within the Kelmscott CBD.

RECOMMEND

That Council note the contents of the report on the Entry Statements and that:

- 1. The installation of the Forrestdale entry statement is to be postponed until the Armadale road upgrade is complete and the William Skeet Master Plan design is finalised.**
- 2. The location of the Kelmscott entry statement is to be further investigated with MRWA, MRA and Ward Councillors.**

ATTACHMENTS

4.2.1.[↓](#) Entry Statement Kelmscott - Alternative Site

****4.3 - JOHN DUNN MEMORIAL PARK OFF-LEASH DOG EXERCISE AREA - PROPOSED AMENDMENTS TO CLASSIFICATIONS**

WARD : HERON
FILE No. : M/518/17
DATE : 23 August 2017
REF : LG/GT/RR
RESPONSIBLE MANAGER : Executive Director
Technical Services

In Brief:

- The John Dunn Memorial Park Off-Leash Dog Exercise Area has been included in the 2017/18 budget.
- Amendments to classifications at John Dunn Memorial Park to allow for an off-leash dog area were confirmed by Council on 10 July 2017, subject to future advertising (C20/7/17).
- The public notice period as required under the *Local Government Act 1995* was advertised from 21 July 2017 to 18 August 2017; no objections or comments were received.

Recommend:

- That Council in accordance with provisions of Section 31(3A) of the *Dog Act 1976* declare those portions of reserves 24748, 33644 and 33671 as being on-leash areas and the current off-leash area (the John Dunn Memorial Park Off-Leash Dog Exercise Area, portion [E]), as a dog exercise area.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- 1.3 The community has the services and facilities it needs
 - 1.3.1 Plan for services and facilities in existing and emerging communities
 - 1.3.4 Promote services and facilities available in the community
- 2.2 Attractive and Functional Public Places
 - 2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities
 - 2.2.2 Protect and enhance the character of the City's spaces and places

Legislation Implications

Assessment of legislation indicates that the following applies:

- Dog Act 1976:
 - Section 31 – Control of dogs in certain public places
 - Subsection (2B) – A local government may, by absolute majority as defined in the *Local Government Act 1995* section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a place where dogs are prohibited –
 - a) At all times
 - b) At specified times
 - Subsection (3A) A local government may, by absolute majority as defined in the *Local Government Act 1995* section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a dog exercise area.
 - Subsection (3B) A local government may, by absolute majority as defined in the *Local Government Act 1995* section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a rural leashing area.
 - Subsection (3C) At least 28 days before specifying a place to be –
 - (a) A place where dogs are prohibited at all times or at a time specified under subsection (2B); or
 - (b) A dog exercise area under subsection (3A); or
 - (c) A rural leashing area under subsection (3B), a local government must give local public notice as defined in the *Local Government Act 1995* section 1.7 of its intention to so specify.

Council Policy/Local Law Implications

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

- Local Law Relating to Dogs

Budget/Financial Implications

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

Consultation

- Community Services – Rangers, Community Planning, Recreation Services
- Corporate Services – Governance and Administration
- Technical Services – Parks and Reserves, Civil Works

BACKGROUND

The John Dunn Memorial Park Off-Leash Dog Exercise Area has been included in the Parks Capital Works Budget for completion in the 2017/18 financial year. At the meeting of Council on 10 July 2017, amendments to the current dogs prohibited classification were proposed, in order to accommodate the Off-Leash Dog Exercise Area. At this meeting, the following recommendation was approved (C20/7/17):

“That Council:

1. *Confirms its intent to:*
 - a) *Declare the portion of reserves 24748, 36728, 33644 and 33671 as on-leash areas as per Attachment 1;*
 - b) *Declare the portion of reserve 24748 (the John Dunn Memorial Park Off-Leash Dog Facility) as an off-leash area as per Attachment 1;*
2. *In accordance with the provisions of Section 31 (3A) of the Dog Act 1976, give local public notice of the proposed amendments in 1 above to the dog prohibited areas at John Dunn Memorial Park.”*

DETAILS OF PROPOSAL

That Council in accordance with provisions of Section 31(3A) of the Dog Act 1976 declare those portions of reserves 24748, 33644 and 33671 as detailed on the attached plan as being on-leash areas and off-leash area (the John Dunn Memorial Park Off-Leash Dog Exercise Area) as dog exercise area.

ANALYSIS

Public notice was given of the proposed changes and was open for the regulation 28 days, (Friday 21 July 2017 to 5pm Friday 18 August 2017), utilising the following media channels:

- Advertisement in the local paper
- Display of proposed amendments to the John Dunn Memorial Park Reserves 24748, 9820 and 36728 at the City's libraries and Civic Centre
- PDF of the above diagram available for download on the public comment page of the City's website, along with submission forms

The public comment period did not result in any submissions, however after the formal closure of the public comment period, one email was received from a resident enquiring about the fencing, adjoining areas of the site and car access/parking. As this enquiry is more technical in nature and concerns the concept design, this was referred to the relevant department to respond. It is not considered relevant to the reclassification of reserves at John Dunn Memorial Park.

Due to the clear support for this project and the fact that no negative submissions were received during the public comment period, it is recommended that the proposed amendments are approved.

OPTIONS

There are two (2) options available to Council:

1. Accept the proposed amendments to the dog local laws at John Dunn Memorial Park. The adoption of this recommendation will facilitate the construction of the Dog Exercise Area.
2. Not accept the proposed amendments to the dog local laws at John Dunn Memorial Park.

Option 1 is recommended.

CONCLUSION

The proposed amendments will facilitate the installation of the City's first fenced, off-leash dog exercise area at John Dunn Memorial Park.

RECOMMEND

That Council in accordance with provisions of Section 31(3A) of the *Dog Act 1976* declare those portions of reserves 24748, 33644 and 33671 as detailed on the attached plan (Attachment 4.3.1) as being on-leash areas and the current off-leash area (the John Dunn Memorial Park Off-Leash Dog Exercise Area, portion 24748 [E]), as a dog exercise area.

ABSOLUTE MAJORITY RESOLUTION REQUIRED

ATTACHMENTS

4.3.1.[↓](#) Attachment - John Dunn Memorial Park Off Leash Dog Exercise Area - Proposed Amendments to Reserves - 4 July 2017

5.1 - VERGE COLLECTION METHODOLOGY REVIEW

WARD : ALL
FILE No. : M/586/17
DATE : 18 September 2017
REF : BC/JL/SW
RESPONSIBLE MANAGER : Executive Director Technical Services

In Brief:

- In October 2016 Council requested a report on various options for verge collections.
- A report was completed and Council endorsed a detailed investigation of the following three collection methods:
 1. Scheduled Verge Collections (current arrangements)
 2. Skip Bins on Demand
 3. Verge Collection on Demand
- A follow up report has been completed in order to facilitate the selection of the three most appropriate verge collection options for future analysis.

Recommend:

That Council endorse the current verge collection methodology of Scheduled Verge Collections as the preferred methodology.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.4 Best Practice Waste Management

2.4.1 Apply effective waste collection methodologies

2.4.1.1 Investigate alternate verge collection methodologies

2.4.2 Maximise recycling opportunities

4.3 Financial Sustainability

4.3.3 Seek efficiencies that will reduce service delivery costs

4.3.3.3 Investigate ways that assets service levels can be matched to long term funding capability

Legislation Implications

Nil.

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Costs can be accommodated within the 2017/18 Waste Services Budget.

Consultation

- Intra Directorate.

BACKGROUND

Council, at its meeting on 10 October 2016, when considering the Waste Services Departmental Activity Report, resolved that (*T61/10/16*):

- “a. *The various range of options for verge collections of greenwaste and junk waste to be submitted early in 2017, for the selection of the three most appropriate options for further detailed consideration.*” (Stage 1)
- b. *A further report providing detailed analysis of the three above selected options, with a recommendation regarding a final option for implementation, be submitted for consideration in mid-2017.*” (Stage 2)”

The abovementioned reports also coincide with Action 2.4.1.1 of the Corporate Business Plan that requires the City to consider alternative means to improve the verge collection of junk and greenwaste compared to current practices.

The Waste Services Department Activity Report provided an outline of the activities undertaken by Department and included a plan to review the City’s Verge Collection Methodology. The review is to be completed in the following stages:

Stage 1

The first part of the review summarises various verge collection options and discusses the respective advantages and disadvantages of each type of service.

Stage 2

The second stage of the review will be completed following the selection of the options for a detailed study. This would include detailed financial modelling, service reports from other local authorities applying these alternatives and a detailed report outlining the cost of the options available. A recommended preferred option taking these factors into account will subsequently be provided for implementation in 2018.

Council, at its meeting on 13 March 2017, when considering the Verge Collection Methodology Review, resolved that (*T18/3/17*):

“*That Council:*

Endorse the further consideration of the following options in Stage 2 of the Verge Collection Methodology Review:

1. *Scheduled Verge Collections (current arrangements)*
2. *Skip Bins on Demand*
3. *Verge Collection on Demand”*

This report addresses the requirements as stated in Stage 2 above.

DETAILS OF PROPOSAL

Specialist waste management consultants were engaged to provide the City with two Verge Collection Methodology Reports to detail the verge collection options available to the City. The first report summarises verge collection methods used by various local governments in Western Australia. It also looked at some local governments in the Eastern States using other collection systems to deal with junk and greenwaste. The second report provides detailed financial modelling, service reports from other local authorities applying these alternatives and a detailed report outlining the cost of the options available.

COMMENT

Analysis

As a reference in this analysis, the City of Armadale currently collects:

- Approximately 7,500 tonnes per year of Green Waste over two collections
- Between 1,800 and 2,600 tonnes per year of junk
- Between 500 and 600 tonnes of Whitegoods, Metals and Mattresses
- The total cost of the verge collection service is approximately \$960,000 in the 2017/18 financial year.

Bulk Verge Collections Methods in Other Councils

The table below outlines bulk verge collection methodologies in other local authorities as compared to the City of Armadale.

Due to commercial confidentiality, the other councils or commercial contractors have not been identified in the table (all scheduled collections are verge collections).

Local Government	Junk Collection (#/Year)	Bulk Greenwaste (#/year)	Other Services offered
City of Armadale	1 scheduled collection	2 scheduled collections	Drop off available 7 days a week at Armadale Landfill and Recycling Facility
1	2 combined/scheduled		Three bin system
2	4 scheduled collections	On demand - unlimited	Recycling bags and smaller waste bin options
3	2 combined/scheduled	3 scheduled collections	
4	2 scheduled collections	2 scheduled collections	Three bin system
5	Up to 4 skip bins or greenwaste cages on demand		
6	2 scheduled collections	2 scheduled collections	
7	Up to 5 skip bins for junk or greenwaste on demand		Unlimited access to greenwaste drop off
8	Up to 3 skip bins for junk or greenwaste on demand		Three bin system and refrigerator collection
9	1 skip bin on demand	3 scheduled collections	Separate white goods (1 collection) and mattress collection (1 collection) per year.
10	1 scheduled collection	2 scheduled collections	
11	1 scheduled collection	2 scheduled collections	Recycling drop off day (9 per year)
12	4 on demand (1 skip, 1 e-waste, 1 mattress, 1 white goods)	1 scheduled collection per 9 months	Three bin system
13	1 scheduled collection	2 scheduled collections	Drop off days (4 per year, junk, 4 per year greenwaste)

Local authorities across Perth have adopted a range of junk and greenwaste collection methods and schedules. Demographics, cost and personal choice are the drivers governing selection. Councils have a need to encourage their residents to clean up their premises by providing a convenient service which encourages participation. This service also serves to decrease the propensity for illegal dumping.

The Verge Collection Methodology Report also noted the following:

- It is still considered good practice to cap the amount of material that can be placed on the verge. Capping allows service providers to price the service with greater confidence resulting in more competitive pricing and a reduced total cost to each council.
- Restricting the amount of waste that can be put out for collection makes for a more controlled and orderly verge presentation and reduces litter.
- Placing materials out in separated piles assists with recycling and resource recovery. Most Councils that adopt verge junk collection require waste to be placed in orderly piles of metals, white goods and household junk.

- The bulk verge collection service has an advantage over the skip bin service with regard to resource recovery and recycling. Once waste is placed in a skip bin it is destined for landfill without the opportunity for any resource recovery.

The key points for consideration from the review of other local authorities in Perth are:

- Source separation is normal practice for junk, white goods, metals and e-waste presented to the kerb by residents.
- Most local authorities have a scheduled number of collection services rather than on demand services.
- Delivering mixed bulk waste to landfill provides limited opportunity for resource recovery.
- With regard to bulk skips, one skip per household per year appears to be typical usage.

Comparison to Other Council Collections

The cost per tonne is compared with other similar sized councils is summarised in the graph below:

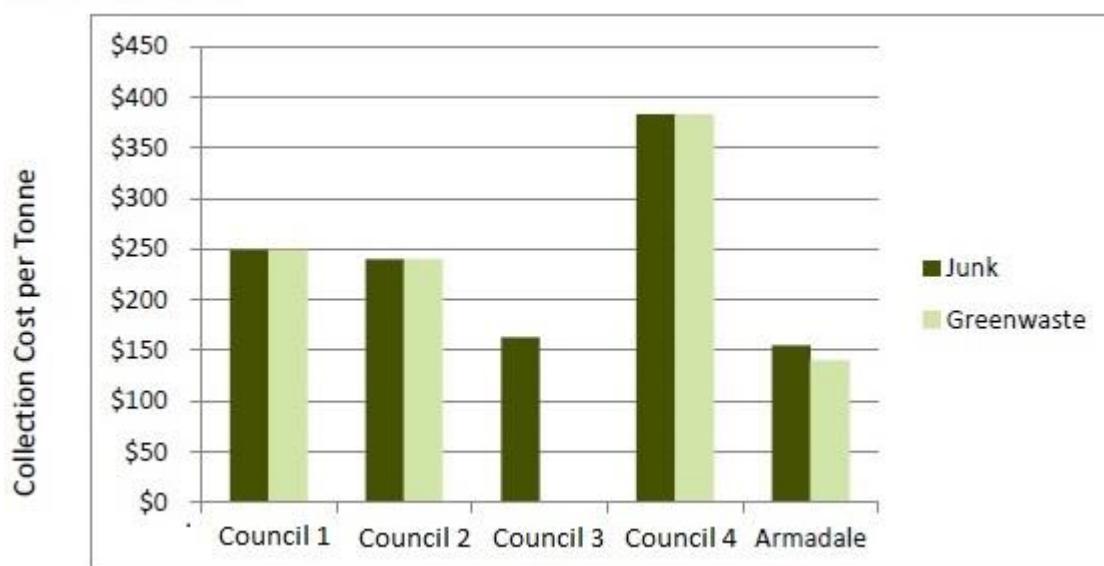


Figure 1: Cost of bulk waste collection per tonne

Councils 1 and 4 provide a traditional bulk verge collection service using rear loading vehicles and skid steer loaders. Councils 2 and 3 provide an on demand skip bin service.

From the data above, the City's collection services is the most cost effective of the four similar sized councils which provided financial information.

The cost per household is compared with other similar sized councils is summarised in the graph below:

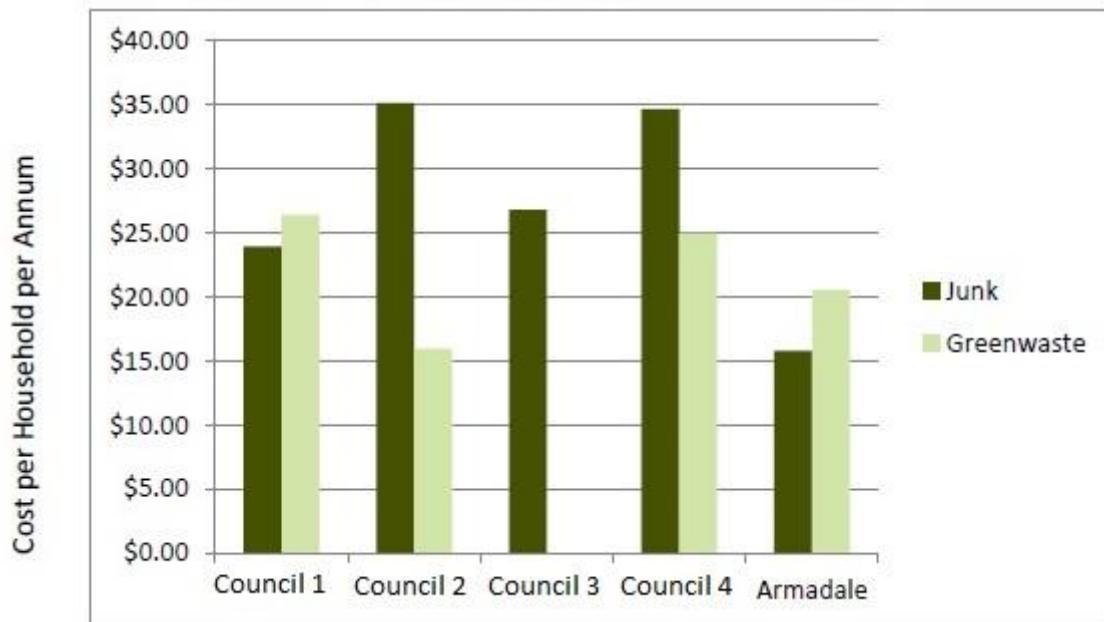


Figure 2: Cost of bulk waste collection per household

The City's traditional methodology also compares favorably to other council collections. Only Council 2, who provides skip bins, was more cost effective for greenwaste but almost twice as expensive for household junk.

OPTIONS

Skip Bins

The table below is an analysis of a typical Skip Bin Collections.

Skip Bins on demand	
Advantages	Disadvantages
<ul style="list-style-type: none">▪ Easy▪ Neater/safer verges▪ Reduced scavenging▪ Enables residents to book a collection service at a time convenient for them▪ Less likely to attract scavengers	<ul style="list-style-type: none">▪ Administration of managing bookings.▪ The process of making a booking may be a barrier for some users.▪ Collections must be prompt to manage household expectations.▪ A property may need to wait between 2-4 weeks until skips are available in high demand periods.▪ Not all verges can easily accommodate a skip bin – lack of space or uneven surfaces.▪ Increased contamination of the loads.▪ Risk of hazardous waste in bin.▪ Difficult and expensive sorting processes.▪ Unpopular if bins are to be shared.▪ Less flexibility in type of collection vehicle.▪ High capital investment required (skips/different trucks).▪ Discourage separate collection of reusable items.▪ Having to visit the address twice (drop skip off/collect bin) increase costs.▪ Skip bins collected from residences that are transported to nearby collection depots, such as carparks, for emptying, can detract from local amenity and concentrate noise emissions.▪ Not all items can fit into a 3m³ skip bin – couches, mattresses and other large items.

Many Local Government Officers interviewed highlighted that collection tonnages dropped significantly following the introduction of skip bins. When further questioned about the reasons behind the reduction in collection tonnages, none could provide an answer as to where the waste material was now going. It is possible that the material no longer being collected could either be stockpiled on properties causing health hazards or being dumped, both undesirable outcomes. The City of Armadale is already experiencing large volumes of material being dumped, much of which is cleaned up by the City, State Government Agencies or private landowners at great cost.

Lower participation for skip bins can be attributed to residents waiting until they have amassed three cubic metres of material before ordering a collection. This could result in material being stockpiled on properties until they have enough material to fill a skip bin. Many common items such as couches, wardrobes and mattresses do not fit into a skip bin, making disposal of these items harder for residents to dispose of and increasing the likelihood of it being dumped.

Supply of skip bins at peak times may be difficult, such as in the lead up to bush fire season, resulting in properties not being able to reduce their fuel loads and clear fire breaks. The City purposefully schedules verge greenwaste collections in higher risk bush fire areas to occur just prior to the deadline for firebreaks to be in place, giving residents the maximum opportunity to comply. Councils and contractors reported that there may be delays of up to four weeks from when a skip bin order is placed to when an empty skip bin is available. This delay could put unorganised property owners at risk of not being available to clear greenwaste prior to the firebreak deadline. The additional barrier of requesting a skip bin could also lead to apathy complying with fire break restrictions.

The tonnages of material collected by skip bins is estimated to be lower than the amount collected using the existing scheduled verge collections. This is due to the inconvenience of ordering a skip bin lower the tonnage of material which is collected using this method.

With the average annual tonnage collected in the City at 6,534 tonnes, the cost of providing an on demand skip bin collection is estimated to be **\$1,591,000** per annum. This is based on each bin containing 200kg of material and 32,670 bins being ordered each year at a cost of \$48.70 per skip bin.

On Demand Verge Collection

The table below is an analysis of a typical On Demand Verge Collections.

Verge Collection on demand	
Advantages	Disadvantages
<ul style="list-style-type: none">▪ Enables residents to book a collection service at a time convenient for them.▪ More convenient for elderly or disabled users as they do not have to load materials into a skip.▪ Greater opportunity for source separation.▪ Ability to separately collect reusable materials.▪ Less opportunity to attract scavengers.▪ Bookings can be formulated into collection schedules that are grouped within the same 1 or 2 suburbs to optimise collection efficiencies. A variation to this 'on call system' is to designate each of the suburbs a certain month prior to collections.▪ Each address is only visited once.	<ul style="list-style-type: none">▪ Administration of managing bookings.▪ The process of making a booking may be a barrier for some users.▪ Collections must be prompt to manage household expectations.▪ A property may need to wait between 24 weeks if maximum bookings are reached.▪ Will require additional capital expenditure by Council of approximately \$1,950,000 for 5 collections vehicles and 3 wheeled loaders on trailers.

On demand verge collections are not provided in Western Australia and are uncommon in the Eastern States. The report could only identify two Eastern States local governments, the Cities of Gosford and Wyong, that provide this service.

The Cities of Gosford and Wyong utilise hand loading of materials into rear loading collection vehicles. This presents an OSH risk as lifting heavy items incorrectly could cause injuries to workers. The use of mechanical loading equipment is recommended and is standard practice in kerbside and traditional verge collection to reduce the risk of injury to workers.

As with skip bin collection methods, on demand collections may increase the fire risk in the City due to difficulties in coping with high demand periods, apathy in ordering a collection and compliance with firebreak deadlines.

The cost of providing an on demand collection service is estimated to be **\$1,868,724** for hand loading of materials in collection vehicles or **\$2,424,114** for mechanical loading of collection in vehicles. This assumes that there is no gain in efficiency due to the use of mechanical loading equipment due to the time losses in moving the equipment from location to location.

Scheduled Verge Collection

The table below is an analysis of a typical Scheduled Verge Collections.

Scheduled Verge Collections (status quo)	
Advantages	Disadvantages
<ul style="list-style-type: none">▪ Collection efficiency.▪ Households find it a convenient service.▪ Residents have become accustomed to the service - predictable.▪ Popular service with residents.▪ More convenient for users as they do not have to order a skip.▪ More convenient for elderly or disabled users as they do not have to load materials into a skip.▪ Greater opportunity for source separation.▪ Ability to separately collect reusable materials.▪ Each address is only visited once.	<ul style="list-style-type: none">▪ Resident does not get to choose the collection time.▪ Scheduled approach results in unsightly public areas for approximately two weeks around collection time, with the impacts exaggerated by the fact many residents participate at the same time.▪ Households must stockpile material until the defined collection time, rather than having the opportunity to put out material for collection at a time of their own selection.▪ Waste piles unsightly to neighbours.▪ Pedestrian obstruction risk.▪ Little or no verge space in new higher density suburbs.▪ Scavengers can increase traffic, disturb piles of waste causing it to spill on the street and take high value material (such as metals) that would otherwise be collected for recycling by council to offset the costs of the service.

The main advantage of providing scheduled verge collections is the ability to achieve high productivity and lower costs per tonne of waste collection. This is due to a reduction in travel time between collections, creation of a routine encouraging participation and allowing a wider volume range for collections. With skip bin collection, users of the system generally wait until they have enough material to fill a skip bin before ordering a bin. Whereas scheduled verge collections allow residents to place out one small item or a range of items up to six cubic metres in total.

Scheduled verge collection can however be unsightly and may result in wind-blown litter during inclement weather. The scheduled nature also brings out a higher volume of material to the verge and an increased likelihood that waste is imported from areas outside the City.

Many local governments, such as the City of Swan, do not distribute flyers or brochures prior to each collection. Instead dates are published in the annual Waste and Recycling Calendar and promoted on the City of Swan website. The City of Armadale already holds its collections at a similar time each year and residents already know when to expect a collection. It is anticipated that the City will be phasing out the use of flyers over the next 1-2 junk collections which will result in a saving of approximately \$25,000 per annum.

The cost of providing scheduled verge collections is estimated to be **\$960,000** per annum.

Cost Comparison

The following graphs compare the estimated collection costs for the three collection methodologies being reviewed.

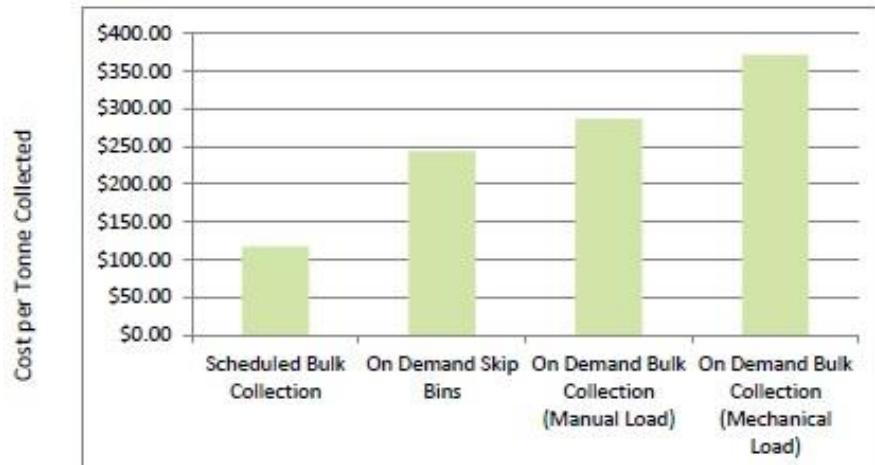


Figure 3: Cost of Bulk Collection Service by tonne collected

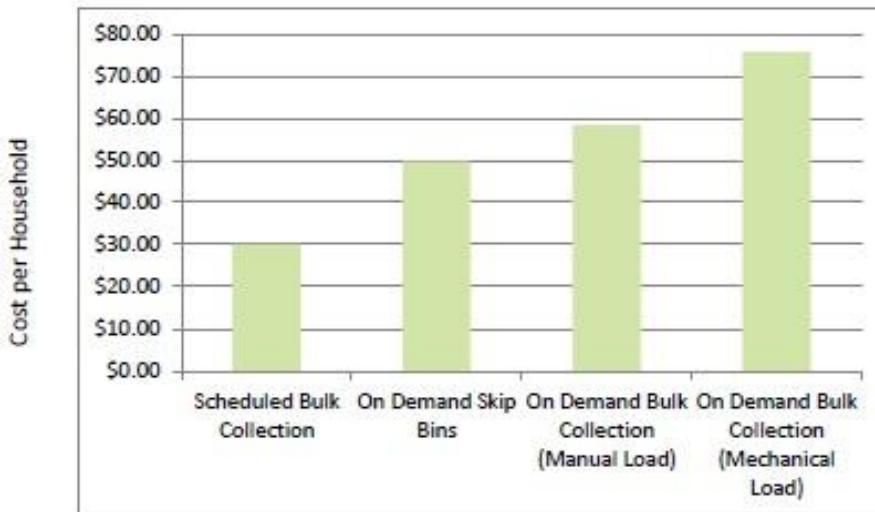


Figure 4: Cost of Bulk Collection Service by household



Figure 5: Cost of Bulk Collection Service per annum

From data in the three graphs, Scheduled Verge Collections remains the most cost effective verge collection methodology.

WALGA's Better Practice Verge Collection Guidelines

WALGA developed the Better Practice Verge Collection Guideline with funding from the Waste Authority through the Waste Avoidance and Resource Recovery Levy. These Guidelines provide an overview of the objectives of verge collection, highlight legal considerations, rationale for providing the service and how local governments can optimise current service delivery options.

The main objective of the Guidelines is to assist local governments performing similar collection services to a high standard by encouraging a number of measures summarised in the table below.

Better Practice Item	Aim or Recommendation	Compliance by the City
Separation Collections	Junk and green collections are held a separate times of the year	Yes
Waste Reduction	Reduce the amount of material placed on the verge for collection and increase reuse of material	Yes
Frequency	Reduce the number of junk collections to one per year	Yes
Amount of material allowed	Consistent amount of 2 cubic metre volume allowance for junk collections	No, the City accepts up to 6 cubic metres of junk per collection
Type of material allowed	Limit materials collected and do not collect hazardous materials	Yes
Notification	Information provided to residents should be easy to follow and contain a high degree of pictorial information	Yes
Timing	Ensure collection occur within one week of information being distributed	Yes
Enforcement	Check for compliance with Collection instructions	Yes

The City's collections comply with all the Guidelines, with the exception of volume limits. Many of the items in the Guidelines were pioneered by the City including timing of notifications and enforcement activities.

Increasing Resource Recovery

The consultant's report provides the City with details on how resource recovery can be increased by sending the collected junk material to a recycling facility rather than directly to landfill. These facilities process commercial and industrial waste streams to recover:

- Clean Sand
- Clean aggregate
- Paper and cardboard
- Ferrous and non-ferrous metals
- Mixed plastic
- Wood and greenwaste

The indicative pricing for processing waste through one of these facilities is between \$125.00 and \$135.00 per tonne of material. Other local governments have achieved diversions of up to 65 percent of the total waste stream at these facilities.

The cost of sending material to a recycling facility prior to disposal is estimated to be:

▪ Additional cost of recycling facility	\$400,000 per annum
▪ Landfill disposal savings	\$220,000 per annum
▪ Net Cost	\$180,000 per annum

The net cost of processing through a recycling facility is estimated to cost an additional \$180,000 per annum which will save airspace for non-recyclable materials and extend the life of the landfill for approximately two months.

It is expected that the Landfill Levy will increase in the future making this processing option more cost effective than direct landfill. Currently the State Government has not announced any further increases to the Landfill Levy beyond 2018, however other states have significantly higher landfill levies and WA is expected to follow suit.

Separate Collection of Problematic Waste

Some materials such as fridges, freezers and mattresses can be collected separately to the junk collection providing a better recycling outcome and protecting the environment.

Whitegoods containing refrigerant such as fridges and freezers are often targeted by scavengers as they contain sizable amounts of copper. When removing copper motors from a fridge or freezer, the refrigerant is often not contained and released to the atmosphere, damaging the ozone layer in the process and releasing greenhouse gases. There is the *Ozone Protection and Synthetic Gas Management Act 1989* in place to prevent this from happening by requiring anyone that works on refrigerants to hold a licence and details offences for the unlawful discharge of refrigerants. This Act is not actively enforced from the Federal Government for scavenging during verge collections, leading to uncontrolled release of ozone depleting and greenhouse gases from verges during verge collections. The City complies with its responsibilities in using a licenced person to degas fridges and freezers following collection before sending them for recycling.

The removal of whitegoods from the verge collection and creating a separate collection for these materials would significantly decrease the volume of ozone depleting and greenhouse gases released via scavenging activities. This service could be introduced as an on demand collection service occurring once per week like those services provided by the Cities of Bayswater and Bassendean.

Removal of whitegoods from the verge collection will reduce the amount of scavenging occurring during the collections. Scavenging reduces the amount of valuable material collected and will contribute to cleaner, safer verges during the collections. Other small electrical items could also be collected in this manner and processed through the Eshd facility.

Mattresses become more difficult to recycle when left out in the weather and become wet. Mattress recycling requires hands on processing to separate the materials making wet and dirty mattresses undesirable for recycling. Further to this, wet mattresses encourage the growth of mould and mildew reducing the ability of these materials to be recycled. Many local governments such as the Town of Cambridge and the City of Stirling have moved to an on demand collection of mattresses. This reduces the time that mattresses are on the verge and these mattresses can be taken directly to recyclers for processing, saving on handling costs.

It is recommended to provide all residents with one on-call collection for mattresses and one collection for a combined e-waste and whitegoods per year. Such a system would involve residents contacting the City (or its contractor) and arranging for a collection. The City (or its contractor) could then schedule a collection on a specific day and advise the resident of this date. This would result in these materials being on the verge for a very short period of time, recommend a maximum one day – the day of collection.

CONCLUSION

The City's current methodology of Scheduled Verge Collections provides residents with a convenient, cost effective service for disposal of bulky items and greenwaste when compared to Skip Bin and On Demand verge collections. Minor improvements such as processing through a recycling facility and separate collections of mattresses and whitegoods can be made to the existing collection methodology to further enhance service delivery.

Therefore Scheduled Verge Collection is recommended for endorsement with trials of processing through a recycling facility and separate collections of whitegoods and mattresses to be implemented operationally.

RECOMMEND

That Council:

- 1. Endorse the current verge collection methodology of Scheduled Verge Collections as the preferred methodology.**

ATTACHMENTS

There are no attachments for this report.

6.1 - TENDER 16/17 - PROVISION OF PLAYGROUND AND SKATE PARK MAINTENANCE SERVICES

WARD	:	ALL
FILE No.	:	M/569/17
DATE	:	13 September 2017
REF	:	CW
RESPONSIBLE MANAGER	:	Executive Director Technical Services

In Brief:

- Tender 16/17 was recently advertised for the Provision of Playground and Skate Park Maintenance Services.
- The Request for Tender seeks the provision of the required services for a twelve (12) month period with an option to extend for a further four (4) periods of twelve (12) months.

Recommend:

That Council, in regard to Tender 16/17 for the provision of Playground and Skate Park Maintenance Services:

1. Accept the tender from Programmed Property Services Pty Ltd for a period of twelve (12) months commencing 1 November 2017 and expiring 31 October 2018 in accordance with:
 - the submitted schedule of rates as presented in Confidential Attachment No.6.1.1
 - Council's contract documentation, Budget and Long Term Financial Plan estimates
2. Authorise the Chief Executive Officer to extend the contract for four (4) periods of twelve (12) months up to 31 October 2022, subject to satisfactory performance by the Contractor and price adjustments as specified in the Request for Tender Special Conditions of Contract Clause 4.1.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.2 Attractive and Functional Public Places

2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities

2.3 Well Managed Infrastructure

2.3.2 Ensure maintenance activities address required levels of service

2.3.2.2 Ensure balance is maintained between Levels of Service and affordability

4.3 Financial Sustainability

4.3.3 Seek efficiencies that will reduce service delivery costs

4.3.3.3 Investigate ways that assets service levels can be matched to long term funding capability

Legislation Implications

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – 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

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

- Council Policy ADM 19 – Procurement of Goods or Services.

Budget/Financial Implications

Works can be accommodated within the 2017/18 Civil Works and Parks Budgets and Long Term Financial Plan estimates commensurate with the successful Tender recommended in this report.

Consultation

- Intra Directorate.

BACKGROUND

The City of Armadale requires playground and skate park maintenance services to be undertaken as described within the Tender Specification; and is a specialised operation for which the City does not have the appropriate resources to effectively undertake the amount of maintenance required.

Tender 16/17 for Provision of Playground and Skate Park Services was advertised in the Saturday, 12 August 2017 edition of the West Australian newspaper, the City's website and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

DETAILS OF PROPOSAL

Council approval is sought to award the tender for Provision of Playground and Skate Park Services for a period of twelve (12) months from 1 November 2017 to 31 October 2018 with an option to be extended for a further four (4) twelve (12) month periods.

COMMENT**Analysis**

The tender closed at 2.00pm on Tuesday, 29 August 2017. Tenders were received from:

	Tenderer's OR Respondent's Name
1.	Programmed Property Services Pty Ltd
2.	Intelife Group Inc.
3.	Safer Sands
4.	Arden Building Maintenance WA Pty Ltd
5.	Prestige Property Maintenance Pty Ltd

No tenders were received after the deadline.

No non-conforming tenders were received.

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

Relevant Experience (20% weighting)

This criterion required tenderers to describe their experience in completing similar works, including details of outcomes and ability to deliver on time and within budget.

Of the five (5) tenders, only those from Programed Property Services and Interlife met all the criteria with Programed Property Services scoring highest in this criterion.

Programed Property Services provided additional examples of recent projects which they had completed of a similar nature.

Key Personnel (20% weighting)

This criterion required tenderers to provide details of all key operational personnel that would be involved in implementing this contract. Tenderers were required to describe key operational personnel roles in the performance of the contract and provide a curriculum vitae noting their performance and roles in similar projects. The tenderers were additionally required to provide Certified Playground Operator certificate for each operational employee in accordance with the requirements of Australian and New Zealand Standard AS/NZS 4486.1:1997.

Of the five (5) tenders, only Programed Property Services met all the criteria and scored highest in this criterion. Their tender provided information on nominated personnel including licences, their availability throughout the project, more relevant information regarding project and site specific staffing requirements as well as head office support.

The remaining tenders did not adequately provide enough detail in relation to key personnel and missed some aspects of the criteria, particularly the provision of Certification and licences.

Tenderer's Resources (20% weighting)

This criterion required tenderers to provide a comprehensive list of equipment, signage and plant, any contingency measures or back up of resources including personnel and a Resources Commitment Schedule (current and future contracts) for the evaluation panel to determine availability of resources for the tender.

Of the five (5) tenders, only those from Programed Property Services and Interlife met all the criteria with Programed Property Services scoring highest. Programed Property Services provided a strong team structure and showed that they are a large, well-resourced company.

The remaining tenders did not adequately provide enough detail regarding their future commitment and equipment to perform the works.

Demonstrated Understanding (20% weighting)

This criterion was specifically looking to identify each tenderer's methodology for delivering the contract.

Of the five (5) tenders, only Programed Property Services met all the criteria and scored highest in this criterion. Programed Property Services clearly demonstrated their understanding of the project requirements by providing detailed project information and a project program breakdown.

The remaining tenders were of a generic nature or missed elements of the specifications and did not adequately demonstrate their understanding.

Price (20% weighting)

This criterion was specifically looking for the tender that provides best value to the City.

The tendered prices were structured as a Schedule of Rates table. The evaluation panel assessed the total approximate annual cost for each tender.

The weighted cost method was used in the evaluation of the tenders. The tenders were ranked according to the qualitative criteria (below) and the evaluation panel then assessed the price component to determine the tender that is most advantageous to the City.

The ranking of the compliant tenders as determined by the evaluation panel is as follows:

Tenderer	Relevant Experience	Key Personnel	Resources	Demonstrated Understanding	Price	Total	Ranking
	20%	20%	20%	20%	20%		
Programmed Property Services Pty Ltd	11.50	14.00	14.50	15.50	14.15	69.65	1
Intelife Group Inc.	6.50	5.50	9.50	8.00	15.63	45.13	2
Safer Sands	4.00	1.50	3.50	8.50	20.00	37.50	3
Arden Building Maintenance WA Pty Ltd	0.00	0.00	1.00	0.50	5.59	7.09	5
Prestige Property Maintenance Pty Ltd	3.50	7.50	6.00	7.00	11.57	35.57	4

Based on the panel's evaluation, using a combination of the above qualitative criteria and price, the tender from Programmed Property Services Pty Ltd represents the most advantageous tender. It is therefore recommended that Programmed Property Services Pty Ltd be selected as the City's preferred supplier for the Provision of Playground and Skate Park Services.

CONCLUSION

Tenders for the Provision of Playground and Skate Park Services were recently invited with five (5) tenders being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the tender received from Programmed Property Services Pty Ltd represents the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that Tender 16/17 for the Provision of Playground and Skate Park Services be awarded to Programmed Property Services Pty Ltd for a period of twelve (12) months with the option to be extended for a further four (4) periods of twelve (12) months.

RECOMMEND

That Council, in regard to Tender 16/17 for the provision of Playground and Skate Park Services:

- 1. Accept the tender from Programmed Property Services for a period of twelve (12) months commencing 1 November 2017 and expiring 31 October 2018 in accordance with:**
 - the submitted schedule of rates as presented in Confidential Attachment 6.1.1**
 - Council's contract documentation, Budget and Long Term Financial Plan estimates.**
- 2. Authorise the Chief Executive Officer to extend the contract for four (4) periods of twelve (12) months^s up to 31 October 2022, subject to satisfactory performance by the Contractor and price adjustments as specified in the Request for Tender Special Conditions of Contract Clause 4.1.**

ATTACHMENTS

- 6.1.1. Confidential Attachment - Schedule of Rates - Tender 16/17 - *This matter is considered to be confidential under Section 5.23(2) (c) of the Local Government Act, as it deals with the matter relates to a contract entered into or which may be entered into by the City of Armadale***

6.2 - TENDER 18/17 - PROVISION OF TREE MANAGEMENT SERVICES

WARD : ALL
FILE No. : M/572/17
DATE : 14 September 2017
REF : CW
RESPONSIBLE MANAGER : Executive Director Technical Services

In Brief:

- Tender 18/17 was recently advertised for the Provision of Tree Management Services.
- The Request for Tender seeks the provision of the required services for a twelve (12) month period with an option to extend for a further four (4) periods of twelve (12) months.

Recommend:

That Council, in regard to tender 18/17 for the Provision of Tree Management Services:

1. Accept the tender from Beaver Tree Services Aust. Pty Ltd for a period of twelve (12) months commencing 1 November 2017 and expiring 31 October 2018 in accordance with:
 - the submitted schedule of rates as presented in Confidential Attachment 6.2.1
 - Council's contract documentation, Budget and Long Term Financial Plan estimates.
2. Authorise the Chief Executive Officer to extend the contract for four (4) periods of twelve (12) months up to 31 October 2022, subject to satisfactory performance by the Contractor and price adjustments as specified in the Request for Tender Special Conditions of Contract Clause 4.1.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.2 Attractive and Functional Public Places

2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities

2.3 Well Managed Infrastructure

2.3.2 Ensure maintenance activities address required levels of service

2.3.2.2 Ensure balance is maintained between Levels of Service and affordability

4.3 Financial Sustainability

4.3.3 Seek efficiencies that will reduce service delivery costs

4.3.3.3 Investigate ways that assets service levels can be matched to long term funding capability

Legislation Implications

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – 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

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

- Council Policy ADM 19 – Procurement of Goods or Services
- Council Policy ENG 6 - Street Tree Management

Budget/Financial Implications

Works can be accommodated within the 2017/18 Civil Works and Parks Budgets and Long Term Financial Plan estimates commensurate with the successful Tender recommended in this report.

Consultation

- Intra Directorate.

BACKGROUND

The City of Armadale requires tree maintenance services, tree removals and scheduled under wire pruning as described within the Tender Specification. This is a specialised operation for which the City does not have the appropriate resources to effectively undertake the amount of maintenance required.

Tender 18/17 for Provision of Tree Management Services was advertised in the 12 August 2017 edition of the West Australian newspaper, the City's website and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

DETAILS OF PROPOSAL

Council approval is sought to award the tender for Provision of Tree Maintenance Services for a period of twelve (12) months from 1 November 2017 to 31 October 2018 with an option to be extended for a further four (4) twelve (12) month periods.

COMMENT**Analysis**

The tender closed at 2.00pm on Tuesday, 29 August 2017. Tenders were received from:

Tenderer's OR Respondent's Name	
1.	COSMAG Pty Ltd Trading as Kennedys Tree Services Pty Ltd
2.	Westworks Group Pty Ltd Trading as Tree Care WA
3.	Beaver Tree Services Aust. Pty Ltd
4.	Radiant Nominees Pty Ltd Trading as Trees Need Tree Surgeons
5.	MPK Tree Management Pty Ltd Trading as MPK Tree Services

No tenders were received after the deadline.

No non-conforming tenders were received.

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

Relevant Experience (20% weighting)

This criterion required tenderers to describe their experience in completing similar works, including the scope of the tenderer's involvement, details of outcomes and issue management; demonstration of sound judgement and discretion; and a project reference sheet.

Of the five (5) tenders, Tree Care WA and Beaver Tree Services Aust Pty Ltd provided the most detail and examples of recent projects which they had completed of a similar nature covering all of the criteria requested. Beaver Tree Services Aust Pty Ltd scored the highest in this criterion.

Key Personnel (20% weighting)

This criterion required tenderers to describe all key personnel that would be involved in implementing this contract. Tenderers were required to describe key personnel roles in the performance of the tender, and provide a curriculum vitae noting their performance and roles in similar projects.

Of the five (5) tenders, Beaver Tree Services Aust Pty Ltd provided detailed information of key personnel including their availability throughout the contract period and all staff qualifications including copies of all certificates licences and registrations. They also provided more relevant information regarding project and site specific staffing requirements and head office support.

The remaining tenders did not adequately provide enough detail in relation to key personnel and missed some key aspects of the criteria, in particular the supply of staff certificates, licences and registrations.

Beaver Tree Services Aust Pty Ltd covered all the criteria and scored highest in this criterion.

Tenderer's Resources (20% weighting)

This criterion required tenderers to provide a comprehensive list of equipment, signage and plant, any contingency measures or back up of resources including personnel. Tenderers were additionally required to provided a Resources Commitment Schedule (current and future contracts) for the evaluation panel to determine availability of resources for the tender.

Of the five (5) tenders, Beaver Tree Services Aust Pty Ltd exceeded the criteria and scored highest in this criterion. Beaver Tree Services Aust Pty Ltd provided a strong team structure and demonstrated that they are a large, well-resourced company, providing all back up measures including a list of committed resources.

The remaining tenders did not adequately provide enough detail and missed some key aspects of the criteria, in particular personal protective equipment and safety signage.

Demonstrated Understanding (20% weighting)

This criterion was specifically seeking to identify each tenderer's methodology for delivering the tender requirements.

Of the five (5) tenders, Tree Care WA and Beaver Tree Services Aust Pty Ltd provided a detailed methodology and best covered all the criteria with Beaver Tree Services Aust Pty Ltd scoring highest in this criterion. Beaver Tree Services provided a detailed understanding including work order to invoice management, emergency call out and clean up works, traffic management and environmental works.

The remaining tenders were of a generic nature and did not adequately demonstrate their understanding.

Price (20% weighting)

This criterion was specifically looking for the tender that provides best value to the City of Armadale.

Tendered prices were submitted as a Schedule of Rates with the evaluation panel identifying the top 20 most used line items, extrapolating these over a standard 12 month period and then comparing the total approximate cost for each tender.

The weighted cost method was used in the evaluation of the tenders. The tender were ranked according the qualitative criteria (below) and the evaluation panel then assessed the price component to determine the tender that is most advantageous to the City.

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

Tenderer	Experience	Personnel	Resources	Understanding	Price	Total	Ranking
	20%	20%	20%	20%	20%		
COSMAG Pty Ltd Kennedys Tree Services Pty Ltd	10.00	8.00	8.75	13.50	13.05	53.30	4
Tree Care WA	12.75	11.75	11.50	12.25	19.87	68.12	2
Beaver Tree Services Aust. Pty Ltd	16.50	16.50	16.25	17.00	19.57	85.82	1
Trees Need Tree Surgeons	11.50	8.00	8.75	10.00	10.13	48.38	5
MPK Tree Services	10.75	9.00	6.00	9.75	20.00	55.50	3

Based on the panel's evaluation, using a combination of the above qualitative criteria and price, the tender from Beaver Tree Services Aust Pty Ltd represents the most advantageous tender. It is therefore recommended Beaver Tree Services Aust Pty Ltd be selected as the City's preferred tenderer for the Provision of Tree Management Services.

CONCLUSION

Tenders for the Provision of Tree Management Services were recently invited with five (5) tenders being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the tender received from Beaver Tree Services Aust. Pty Ltd represents the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that Tender 18/17 for the Provision of Tree Management Services be awarded to Beaver Tree Services Aust. Pty Ltd for a period of twelve (12) months with the option to be extended for a further four (4) periods of twelve (12) months.

RECOMMEND

That Council, in regard to Tender 18/17 for the Provision of Tree Management Services:

- 1. Accept the tender from Beaver Tree Services Aust. Pty Ltd for a period of twelve (12) months commencing 1 November 2017 and expiring 31 October 2018 in accordance with:**
 - the submitted Schedule of Rates as presented in Confidential Attachment No. 6.2.1**
 - Council's contract documentation, Budget and Long Term Financial Plan estimates**
- 2. Authorise the Chief Executive Officer to extend the contract for four (4) periods of twelve (12) months up to 31 October 2022, subject to satisfactory performance by the Contractor and price adjustments as specified in the Request for Tender Special Conditions of Contract Clause 4.1.**

ATTACHMENTS

- 6.2.1. Confidential Attachment - Schedule of Rates - Tender 18/17 - *This matter is considered to be confidential under Section 5.23(2) (c) of the Local Government Act, as it deals with the matter relates to a contract entered into or which may be entered into by the City of Armadale***

6.3 - TENDER 21/17 - LANDSCAPING AND IRRIGATION CONSTRUCTION OF A DOG OFF-LEASH AREA AT JOHN DUNN MEMORIAL PARK

WARD	:	ALL
FILE No.	:	M/595/17
DATE	:	19 September 2017
REF	:	MS
RESPONSIBLE MANAGER	:	Executive Director Technical Services

In Brief:

- Tender 21/17 was recently called for Landscaping and Irrigation Construction of a Dog Off-Leash Area at John Dunn Memorial Park.
- Thirteen (13) conforming tenders were received by the specified closing time.

Recommend:

That Council in regard to Tender 21/17 for the provision of Landscaping and Irrigation Construction of a Dog Off-Leash Area at John Dunn Memorial Park:

1. Accept the tender from Sandpoint Pty Ltd Trading as LD Total for a period of fourteen (14) weeks, plus thirteen (13) weeks consolidation for the submitted lump sum consideration as presented in Confidential Attachment 6.3.1.
2. Subject to Council also approving the designated area define at the John Dunn Memorial Park as an off-leash dog area.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.2 Attractive and Functional Public Places

- 2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities
 - 2.2.1.2 Facilitate the delivery of best locations for community facilities including co-location
- 2.2.2 Protect and enhance the character of the City's spaces and places
 - 2.2.2.2 Facilitate place making activities in localities to reinforce local identity

Legislation Implications

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – 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

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

- Council Policy ADM 19 – Procurement of Goods or Services

Budget/Financial Implications

The proposed expenditure can be accommodated in the 2017/18 Budget and Long Term Financial Plan estimates commensurate with the successful Tender recommended in this report.

Consultation

- Inter Directorate.

BACKGROUND

Tender number 21/17 for Landscaping and Irrigation Construction of a Dog Off-Leash Area at John Dunn Memorial Park was advertised in the 12 August 2017 edition of the West Australian newspaper, the City's website and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

The proposed works includes the provision of all materials, labour, equipment, installation, delivery as indicated on the drawings and specifications, and as necessary for the due and proper completion of the landscape and irrigation works as summarised below:

The John Dunn Off-Leash Dog facility includes three designated fenced areas for off-leash dog activities. Each fenced area includes:

- Shelter
- Seating
- Drink fountain
- Bin
- Sand pit
- Mulch only areas
- Irrigated Turf
- Irrigated Tree planting

At the Council meeting on 10 July 2017, amendments to the current dogs prohibited classification were proposed, in order to accommodate the Off-Leash Dog Exercise Area on John Dunn Memorial Park. Council confirmed its intent to give public notice for comment on the proposed reclassification.

A separate report on this matter has been included in the Technical Services Committee agenda for consideration. The consideration of this tender would require Council approval of the John Dunn Memorial Park as an off-leash dog exercise area as recommended.

DETAILS OF PROPOSAL

The City of Armadale invited tenders for the Landscaping and Irrigation Construction of a Dog Off-Leash Area at John Dunn Memorial Park on 12 August 2017.

Council approval is sought to award the tender for Landscaping and Irrigation Construction of a Dog Off-Leash Area at John Dunn Memorial Park for a period of fourteen (14) weeks, plus thirteen (13) weeks consolidation.

COMMENT**Analysis**

The tender closed at 2.00pm on 5 September 2017. Tenders were received from:

	Tenderer's OR Respondent's Name
1.	Elm Irrigation Pty Ltd
2.	Vera Builders Pty Ltd
3.	Total Eden Pty Ltd Trading as Landscape Australia
4.	Le Grove Landscaping
5.	MG Group WA
6.	Phase 3 Landscape Construction
7.	Syrinx Environmental
8.	Environmental Industries Pty Ltd
9.	Horizon West Landscape Constructions
10.	BCL Group Pty Ltd
11.	Advanteering Civil Engineers
12.	SANPOINT Pty Ltd Trading as LD Total
13.	LIGNA Construction

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:

Relevant Experience (20% weighting)

This criterion required tenderers to outline their experience in similar works, the scope of their involvement and project reference sheets.

MG Group, Phase 3, Horizon West and LD Total provided the most informative responses, and they clearly outlined their experience in landscape projects. LD Total and Phase 3 provided dog park construction experience.

Key Personnel Skills and Experience (20% weighting)

This criterion required tenderers to provide, as a minimum, information on the proposed personnel on this project including their role in the project, CVs, memberships and qualifications.

LD Total and Phase 3 provided a clear project team, with proven landscape construction works experience.

Tenderer's Resources (5% weighting)

This criterion required tenderers to demonstrate their ability to undertake works, including back-up personnel.

Horizon West provided the most comprehensive response, including 24 hour contact details for the managers.

Demonstrated Understanding (20% weighting)

This criterion required tenderers to detail the process they intend to use to meet the specification, including project schedule and a demonstrated understanding of the scope of works.

MG Group provided a very good understanding of the scope of works including procurement requirements, access diagram, dust suppression and tree protection.

Pricing (35% weighting)

This criterion required tenderers to submit prices for the works as outlined in the tender specifications and drawings. The prices were ranked and scored accordingly.

The ranking of the compliant tenders as determined by the evaluation panel is as follows:

Tenderer	Relevant Experience	Key Personnel	Tenderer's Resources	Demonstrated Understanding	Price	Total	Ranking
	20%	20%	5%	20%	35%		
ELM Irrigation Pty Ltd	6.50	9.50	2.50	6.50	23.27	48.27	12
Vera Builders Pty Ltd	6.00	6.00	1.63	8.00	31.83	53.45	11
Total Eden Pty Ltd Trading as Landscape Australia	12.50	10.50	2.63	9.50	29.29	64.41	8
Le Grove Landscaping	11.00	11.00	2.75	12.25	30.10	67.10	7
MG Group WA	14.00	10.00	2.63	14.75	28.81	70.18	3
Phase 3 Landscape Construction	14.00	13.00	2.25	11.25	28.31	68.81	5
Syrinx Environmental	8.50	10.00	1.88	11.50	23.66	55.54	9
Environmental Industries Pty Ltd	12.75	10.50	3.00	13.25	29.42	68.92	4
Horizon West Landscape Constructions	13.25	11.50	3.50	10.50	33.14	71.89	2
BCL Group Pty Ltd	12.50	11.50	1.88	13.75	27.83	67.46	6
Advanteering Civil Engineers	11.00	7.50	2.00	12.25	21.10	53.85	10
SANPOINT Pty Ltd Trading as LD Total	13.75	12.75	0.00	11.50	35.00	73.00	1
LIGNA Construction	6.75	0.00	0.00	0.00	29.11	35.86	13

LD Total also provided the lowest tender price. This price was over the budget allocated in the 2017/18 Parks Capital Works Budget.

The scope of work was therefore revised to remove the elements that were possible to be installed at a later date by the City. The revised scope has no impact on the quality or overall functionality of the project. The following items were therefore removed or included within an amended specification:

- Remove logs
- Remove LED lighting
- Remove post and rail fencing
- Amend coloured concrete paving and feature paving to plain grey paving (ie. all paving to be plain grey)

All tenderers pricing tables were revised to amend the scope to assess whether the change in scope resulted in any changes to the ranking score.

The amended scope request was issued to the highest three ranking tenderers (refer to table below) on Friday, 15 September 2017. A response was requested by 5pm Monday, 18 September 2017.

Tenderers	Ranking
LD Total	1
Horizon West	2
MG Group	3

The three top ranking tenderers confirmed their amended prices by 5pm Monday, 18 September 2017. Using a combination of the qualitative criteria (unchanged) and the amended prices, the evaluation table has been updated as follows:

Tenderer	Relevant Experience	Key Personnel	Tenderer's Resources	Demonstrated Understanding	Price	Total	Ranking
	20%	20%	5%	20%			
MG Group	14.00	10.00	2.63	14.75	28.34	69.71	3
Horizon West	13.25	11.50	3.50	10.50	33.33	72.08	2
LD Total	13.75	12.75	0.00	11.50	35.00	73.00	1

Based on the panel's evaluation, using a combination of the above qualitative criteria and amended price, the tender from LD Total represents the most advantageous tender. It is therefore recommended that SANPOINT PTY LTD (trading as LD Total) be selected as the City's preferred tenderer for Landscaping and Irrigation Construction of a Dog Off-Leash Area at John Dunn Memorial Park.

CONCLUSION

Tenders for the Landscaping and Irrigation Construction of a Dog Off-Leash Area at John Dunn Memorial Park were recently invited, with thirteen (13) tenders being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the tender received from LD Total represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the tender be awarded to LD Total for a period of fourteen (14) weeks plus thirteen (13) weeks consolidation.

RECOMMEND

That Council, in regard to Tender 21/17 for the provision of Landscaping and Irrigation Construction of a Dog Off-Leash Area at John Dunn Memorial Park:

1. **Accept the tender from Sandpoint Pty Ltd Trading as LD Total for a period of fourteen (14) weeks, plus thirteen (13) weeks consolidation from award, in accordance with:**
 - **The submitted lump sum consideration as presented in Confidential Attachment 6.3.1**
 - **Council's contract documentation, Budget and Long Term Financial Plan estimates**
2. **Subject to Council also approving the John Dunn Memorial Park Off-Leash Dog area report to be considered at the 16 October 2017 Ordinary Council Meeting.**

ATTACHMENTS

- 6.3.1. Confidential Attachment - Price Schedule - Tender 21/17 - *This matter is considered to be confidential under Section 5.23(2) (c) of the Local Government Act, as it deals with the matter relates to a contract entered into or which may be entered into by the City of Armadale*

6.4 - TENDER 25/17 - TENDER FOR THE MAINTENANCE OF STREET GARDENS

WARD : ALL
FILE No. : M/578/17
DATE : 15 September 2017
REF : CW
RESPONSIBLE MANAGER : Executive Director
Technical Services

In Brief:

- Tender 25/17 was recently advertised for the Maintenance of Street Gardens.
- The Request for Tender seeks the provision of the required services for a twelve (12) month period with an option to extend for a further three (3) periods of twelve (12) months.

Recommend:

That Council, in regard to Tender 25/17 for the Maintenance of Street Gardens:

1. Accept the tender from Hort West Industries Pty Ltd for a period of twelve (12) months commencing 1 November 2017 and expiring 31 October 2018 in accordance with:
 - the submitted schedule of rates as presented in Confidential Attachment 6.4.1
 - Council's contract documentation, Budget and Long Term Financial Plan estimates
2. Authorise the Chief Executive Officer to extend the contract for three (3) periods of twelve (12) months up to 31 October 2021, subject to satisfactory performance by the Contractor and price adjustments as specified in the Request for Tender Special Conditions of Contract Clause 4.1.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.2 Attractive and Functional Public Places

2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities

2.3 Well Managed Infrastructure

2.3.2 Ensure maintenance activities address required levels of service

2.3.2.2 Ensure balance is maintained between Levels of Service and affordability

4.3 Financial Sustainability

4.3.3 Seek efficiencies that will reduce service delivery costs

4.3.3.3 Investigate ways that assets service levels can be matched to long term funding capability

Legislation Implications

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – 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

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

- Council Policy ADM 19 – Procurement of Goods and Services

Budget/Financial Implications

Works can be accommodated within the 2017/18 Parks Operations Budget and Long Term Financial Plan estimates commensurate with the successful Tender recommended in this report.

Consultation

- Intra Directorate.

BACKGROUND

The City of Armadale requires street gardens to be maintained and includes maintenance items such as litter collection, garden bed maintenance, vegetation/shrub pruning or removals, shrub pruning and weed control including the application of herbicides on areas within the City's Road Verges, Roundabouts and Streetscapes as described within the Tender Specification. This is a specialised operation for which the City does not have the appropriate resources to effectively undertake the amount of maintenance required.

Tender 25/17 for the Maintenance of Street Gardens was advertised in the Wednesday, 23 August 2017 edition of the West Australian newspaper, the City's website and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

DETAILS OF PROPOSAL

Council approval is sought to award the tender for the Maintenance of Street Gardens for a period of twelve (12) months from 1 November 2017 to 31 October 2018 with an option to be extended for a further three (3) twelve (12) month periods.

COMMENT

Analysis

The tender closed at 2.00pm on Friday, 15 September 2017. Tenders were received from:

	Tenderer's OR Respondent's Name
1.	Hort West Industries Pty Ltd
2.	Environmental Industries Pty Ltd
3.	Sanpoint Pty Ltd Trading as LD Total
4.	Horizon West Landscape and Irrigation Pty Ltd
5.	GLG Greenlife Group Pty Ltd
6.	Serenity Now Enterprises (WA) Pty Ltd Trading as Wattle Facility Group
7.	Sheoks Cirillo Pty Ltd Trading as Sheoaks Landscapes

No tenders were received after the deadline.

No non-conforming tenders were received.

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

Relevant Experience (20% weighting)

This criterion required tenderers to describe their experience in completing similar works, including details of outcomes, scope of the Tenderer's involvement including details of outcomes and a project reference sheet.

Of the seven (7) tenders, Hort West Industries Pty Ltd, GLG Greenlife Group and Horizon West Landscape and Irrigation met all the criteria with Hort West Industries scoring highest.

Hort West Industries provided detailed examples of recent projects which they had completed of a similar nature.

The remaining renders did not adequately provide enough detail or similar works and gave details of works unrelated to the specifications.

Key Personnel (20% weighting)

This criterion required tenderers to describe all key personnel that would be involved in implementing this contract including describing their role in the performance of the contract, provision of curriculum vitae for all key personnel noting their performance, their roles in similar projects and provision of copies of Pesticides Operators Licenses and horticultural qualifications for all proposed operational personnel.

Of the seven (7) tenders, Hort West Industries Pty Ltd met all the criteria and scored highest in this criterion. The tender provided information on nominated personnel including their availability throughout the project and including all staff dedicated to the maintenance of the streetscapes. They also provided more relevant information regarding project and site specific staffing requirements as well as head office support.

The remaining tenders did not adequately provide enough detail in relation to key personnel providing a generic response not targeted to the specifications.

Tenderer's Resources (20% weighting)

This criterion required tenderers to provide a comprehensive list of equipment, signage and plant, any contingency measures or back up of resources including personnel and a Resources Commitment Schedule (current and future contracts).

Of the seven (7) tenders, Hort West Industries Pty Ltd, LD Total, Horizon West Landscape and Irrigation and GLG Greenlife Group met all the criteria with Hort West Industries scoring highest in this criterion. Hort West Industries provided a strong team structure and showed that they are capable of maintaining the City's street gardens to the high standard and frequency required.

The remaining tenders did not adequately provide enough detail providing a generic response not targeted to the specifications.

Demonstrated Understanding (20% weighting)

This criterion was specifically looking to identify each tenderer's methodology for delivering the contract.

Of the seven (7) tenders, Hort West Industries Pty Ltd, Horizon West Landscape and Irrigation and GLG Greenlife Group met all the criteria and Hort West Industries scored highest. Hort West Industries Pty Ltd provided detailed project information and a project program breakdown; clearly demonstrating their understanding of the specifications requirements.

The remaining tenders were of a generic nature and did not adequately demonstrate their understanding.

Price (20% weighting)

This criterion was specifically looking for the tender that provides best value to the City.

Tendered prices were submitted as a Schedule of Rates. The evaluation panel assessed the total approximate annual cost for each tender.

The weighted cost method was used in the evaluation of the tenders. The tenders were ranked according the qualitative criteria (below) and the evaluation panel then assessed the price component to determine the tender that is most advantageous to the City.

The ranking of the compliant tenders as determined by the evaluation panel is as follows:

Tenderer	Relevant Experience	Key Personnel	Resources	Demonstrated Understanding	Price	Total	Ranking
	20%	20%	20%	20%	20%		
Hort West Industries Pty Ltd	12.00	11.25	11.75	13.00	9.63	57.63	1
Environmental Industries Pty Ltd	9.75	7.75	4.00	4.75	4.33	30.58	6
Sanpoint Pty Ltd Trading as LD Total	8.75	7.75	11.25	7.50	4.20	39.45	5
Horizon West Landscape and Irrigation Pty Ltd	12.25	9.75	11.50	11.25	3.04	47.79	2
GLG Greenlife Group Pty Ltd	10.50	6.50	11.50	10.50	7.46	46.46	3
Serenity Now Enterprises (WA) Pty Ltd Trading as Wattle Facility Group	5.50	4.50	4.00	6.50	20.00	40.50	4
Sheoks Cirillo Pty Ltd	5.00	2.00	2.00	0.00	1.85	10.85	7

Based on the panel's evaluation, using a combination of the above qualitative criteria and price, the tender from Hort West Industries Pty Ltd represents the most advantageous tender. It is therefore recommended Hort West Industries Pty Ltd be selected as the City's preferred tenderer for the Maintenance of Street Gardens.

CONCLUSION

Tenders for the Maintenance of Street Gardens were recently invited with seven (7) tenders being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the tender received from Hort West Industries Pty Ltd represents the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that Tender 25/17 for the Maintenance of Street Gardens be awarded to Hort West Industries Pty Ltd for a period of twelve (12) months with the option to be extended for a further three (3) periods of twelve (12) months.

RECOMMEND

That Council, in regard to Tender 25/17 for the Maintenance of Street Gardens:

- 1. Accept the tender from Hort West Industries Pty Ltd for a period of twelve (12) months commencing 1 November 2017 and expiring 31 October 2018 in accordance with:**
 - the submitted schedule of rates as presented in Confidential Attachment 6.4.1**
 - Council's contract documentation, Budget and Long Term Financial Plan estimates**
- 2. Authorise the Chief Executive Officer to extend the contract for three (3) periods of twelve (12) months up to 31 October 2021, subject to satisfactory performance by the Contractor and price adjustments as specified in the Request for Tender Special Conditions of Contract Clause 4.1.**

ATTACHMENTS

- 6.4.1. Confidential Attachment - Schedule of Rates - Tender 25/17 - This matter is considered to be confidential under Section 5.23(2) (c) of the Local Government Act, as it deals with the matter relates to a contract entered into or which may be entered into by the City of Armadale**

6.5 - TENDER 30/17 - PROVISION OF PLUMBING SERVICES

WARD : ALL
FILE No. : M/577/17
DATE : 14 September 2017
REF : SG/TD
RESPONSIBLE MANAGER : Executive Director Technical Services

In Brief:

- The City of Armadale invited tenders for the Provision of Plumbing Services on 5 August 2017. The tender closed on 22 August 2017. Nine (9) tenders were received.
- The successful tenderer will be expected to carry out plumbing maintenance and minor works.

Recommend:

That Council, in regard to Tender 30/17 for the Provision of Plumbing Services:

1. Accept the tender from On Tap Plumbing and Gas for a period of two (2) years commencing 1 December 2017 and expiring on 30 November 2019 in accordance with:
 - The submitted schedule of rates as presented in Confidential Attachment 6.5.1
 - Council's contract documentation, Budget and Long Term Financial Plan estimates
2. Authorise the Chief Executive Officer to extend the contract for three (3) periods of twelve (12) months up to 30 November 2022, subject to satisfactory performance by the Contractor and price adjustments as specified in the Request for Tender Special Conditions of Contract Clause 4.1.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.3 Well Managed Infrastructure

- 2.3.2 Ensure maintenance activities address required levels of service
 - 2.3.2.2 Ensure balance is maintained between Levels of Service and affordability

Legislation Implications

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – 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

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

- Council Policy ADM 19 – Procurement of Goods or Services

Budget/Financial Implications

The annual expenditure associated with Tender 30/17 can be accommodated within the 2017/18 Budget and Long Term Financial Plan estimates commensurate with the successful Tender recommended in this report.

Consultation

- Intra Directorate.

BACKGROUND

The City of Armadale requires the provision of plumbing services to manage the City's plumbing requirements in the Property, Parks and Civil Works Departments of the Technical Services Directorate.

The successful tenderer will be required to carry out a number of plumbing services pertaining to Council assets. The successful tenderer will be registered with the Plumbers Licensing Board, have staff available 24 hours a day, seven days per week, 365 days per year and will carry out works in accordance with the AS/NZS 3500 and Water Corporation Standards.

Tender number 30/17 for the Provision of Plumbing Services was advertised in the 5 August 2017 edition of the West Australian newspaper, the City of Armadale's website and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

DETAILS OF PROPOSAL

Council approval is sought to award the tender for the Provision of Plumbing Services for a period of two (2) years commencing 1 December 2017 and expiring on 30 November 2019 with an option to extend for a further three (3) periods of twelve (12) months.

COMMENT

Analysis

The Request for Tender (RFT) seeks the provision of the required services for a period of two (2) years, commencing on 1 December 2017, with an option to extend the contract for a further three (3) periods of twelve (12) months.

The tender closed at 2pm on Tuesday, 22 August 2017. Nine (9) tenders were received from:

Tenderer's OR Respondent's Name	
1.	Arden Building Maintenance WA Pty Ltd
2.	Multiple Trades and Maintenance
3.	Rowson's Plumbing Services Pty Ltd
4.	On Tap Plumbing and Gas Pty Ltd
5.	Access Without Barriers Pty Ltd
6.	Snap Plumbing & Construction
7.	Charter Plumbing and Gas
8.	Morris & Ioppolo Pty Ltd Trading as MI Plumbing
9.	Pride Plumbing and Gas 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:

Relevant Experience (30% weighting)

This criterion required tenderers to describe their experience in completing similar works, including the scope of the tenderer's involvement; outcomes; details of issue management, a demonstration of sound judgement and discretion and a project reference sheet.

Of the nine (9) tenders, Rowson's Plumbing Services Pty Ltd detailed large commercial and local government contracts and best covered all the criteria. Snap Plumbing and Construction and Charter Plumbing and Gas also scored well in this criterion with demonstrated experience in similar government and commercial maintenance contracts.

Key Personnel (15% weighting)

This criterion required tenderers to describe all key personnel that would be involved in implementing this contract. Tenderers were required to describe the role of each of the key personnel in the tender; supply a curriculum vitae for each of the key personnel noting their performance and roles in similar projects; memberships; qualifications and experience in projects of a similar requirement.

Of the nine (9) tenders, On Tap Plumbing and Gas, Snap Plumbing and Construction and MI Plumbing best covered all of the criteria. Each of these tenderers provided detailed information of nominated personnel including their availability throughout the contract period; qualifications for all key personnel including copies of all certificates and more qualified tradespersons than other tenderers. On Tap Plumbing and Gas Pty Ltd scored highest in this criterion.

Tenderer's Resources (25% weighting)

This criterion required tenderers to provide a comprehensive list of equipment, stock and plant; contingency measures or back up of resources and a Resources Commitment Schedule (current and future contracts).

Of the nine (9) tenders, On Tap Plumbing and Gas, Rowson's Plumbing Services Pty Ltd and Snap Plumbing and Construction scored higher in the criteria by giving details of spare parts, specialist equipment, fleet and contingency processes. On Tap Plumbing and Gas scored highest providing a strong team structure, a large, well-resourced company, quality product purchasing standards and included a list of all committed resources.

The remaining tenders did not adequately provide enough detail and missed some aspects of the criteria.

Demonstrated Understanding (10% weighting)

This criterion was specifically seeking to identify each tenderer's methodology for delivering the contract requirements.

Of the nine (9) tenders, Rowson's Plumbing, Snap Plumbing and Construction and On Tap Plumbing and Gas best covered all the criteria with Rowson's Plumbing scoring highest in this criterion. Each of these tenderers provided a good breakdown of the works; Occupational Health and Safety and Environmental Management processes; adequate response timeframes and administrative support.

Price (20% weighting)

This criterion was specifically looking for the tender that provides best value to the City.

Tendered prices were submitted as a Schedule of Rates with the evaluation panel extrapolating these over a standard 12 month period and then comparing the total approximate cost for each tender.

The weighted cost method was used in the evaluation of the tenders. The tenders were ranked according the qualitative criteria (below) and the evaluation panel then assessed the price component to determine the tender that is most advantageous to the City.

The ranking of the compliant tenders as determined by the evaluation panel is as follows:

Tenderer	Relevant Experience	Key Personnel	Resources	Demonstrated Understanding	Price	Total	Ranking
	30%	15%	25%	10%	20%		
Arden Building Maintenance WA Pty Ltd	10.50	3.50	8.75	3.00	20.00	45.75	9
Multiple Trades and Maintenance	15.50	8.25	12.50	4.33	18.63	59.22	4
Rowson's Plumbing Services Pty Ltd	19.00	8.25	14.58	6.17	16.69	64.69	2
On Tap Plumbing and Gas Pty Ltd	17.50	9.25	15.83	6.00	19.41	67.99	1
Access Without Barriers Pty Ltd	16.00	7.50	11.25	4.17	16.91	55.83	7
Snap Plumbing & Construction	18.50	9.00	15.42	5.83	14.33	63.08	3
Charter Plumbing and Gas	17.50	8.00	12.50	5.33	15.75	59.08	5
Morris & Ioppolo Pty Ltd Trading as MI Plumbing	16.50	8.75	10.83	5.17	16.06	57.31	6
Pride Plumbing and Gas Pty Ltd	17.50	6.50	11.25	5.17	14.71	55.13	8

Based on the panel's evaluation, using a combination of the above qualitative criteria and price the tender from On Tap Plumbing and Gas represents the most advantageous. It is therefore recommended that On Tap Plumbing and Gas be selected as the City's preferred tenderer for the Provision of Plumbing Services.

CONCLUSION

Tenders for the Provision of Plumbing Services were recently invited with nine (9) being received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that the tender received from On Tap Plumbing and Gas represented the most advantageous tender to the City of Armadale.

The evaluation panel therefore recommends that the contract be awarded to On Tap Plumbing and Gas at their tendered schedule of rates for a period of two (2) years commencing 1 December 2017 and expiring on 30 November 2019 with an option to extend for a further three (3) periods of twelve (12) months.

RECOMMEND

That Council, in regard to Tender 30/17 for the Provision of Plumbing Services:

1. **Accept the tender from On Tap Plumbing and Gas for a period of two (2) years commencing 1 December 2017 and expiring on 30 November 2019 in accordance with:**
 - **The submitted schedule of rates as presented in Confidential Attachment 6.5.1**
 - **Council's contract documentation, Budget and Long Term Financial Plan estimates**
2. **Authorise the Chief Executive Officer to extend the contract for three (3) periods of twelve (12) months up to 30 November 2022, subject to satisfactory performance by the Contractor and price adjustments as specified in the Request for Tender Special Conditions of Contract Clause 4.1.**

ATTACHMENTS

- 6.5.1. Confidential Attachment - Schedule of Rates - Tender 30/17 - *This matter is considered to be confidential under Section 5.23(2) (c) of the Local Government Act, as it deals with the matter relates to a contract entered into or which may be entered into by the City of Armadale*

7.1 - EXPRESSION OF INTEREST 2/17 - ADMINISTRATION BUILDING AIR CONDITIONING INSTALLATION

WARD : MINNAWARA
FILE No. : M/594/17
DATE : 19 September 2017
REF : SG
RESPONSIBLE MANAGER : Executive Director Technical Services

In Brief:

- Expression of Interest 2/17 was recently advertised for the Administration Building Air Conditioning Installation.
- Two (2) Expressions of Interest were received by the specified closing time and evaluated against compliance and qualitative criteria.

Recommend:

That Council, in regard to Expression of Interest 2/17 for the Administration Building Air Conditioning Installation:

1. Endorse the following respondents as acceptable tenderers in accordance with Regulation 23 (4) of the *Local Government (Function & General) Regulations 1996* and invite the respondents to submit a tender:
 - Fredon WA
 - Australian HVAC Services Pty Ltd

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.3 Well Managed Infrastructure

2.3.2 Ensure maintenance activities address required levels of service

2.3.2.2 Ensure balance is maintained between Levels of Service and affordability

Legislation Implications

Assessment of legislation indicates that the following apply:

- Section 3.57 Local Government Act 1995 – 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

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

- Council Policy ADM 19 – Procurement of Goods or Services

Budget/Financial Implications

The Expression of Interest has no financial impact, however the subsequent tender works can be accommodated within the 2017/18 Budget and the 2018/19 Corporate Business Plan.

Consultation

- Inter Directorate.
- Design Team – DSA Mechanical Consultants.
- Project Superintendent – DSA Mechanical Consultants.

BACKGROUND

The City of Armadale undertook a replacement program of the air conditioning units at the City's Administration Building in 2006. This replacement program was 'like for like' in design.

A recent review of the existing air conditioning system within the Administration Building has been conducted and has highlighted inefficiencies in both the design and installation of the existing units and their inability to meet the current and future expectations of the organisation.

Additionally, it has been established that the current units contain R22 refrigerant which has been subsequently phased out of production from 2011. Manufacturers have consequently ceased construction of these units leading to growing cost in gas and spare parts becoming increasingly difficult to source.

Expression of Interest 2/17 for Administration Building Air Conditioning Installation was advertised in the 30 August 2017 edition of the West Australian newspaper, the City's website and in a notice which was displayed on the Administration Centre, Armadale, Kelmscott and Seville Grove Libraries public notice boards.

The Expression of Interest sought information from respondents to demonstrate that their organisation has the necessary expertise and capability to satisfactorily undertake the Administration Building Air Conditioning Installation and provide a quality outcome for the City.

DETAILS OF PROPOSAL

Council approval is sought to endorse the shortlisted respondents as acceptable tenderers in accordance with Regulation 23 (4) of the *Local Government (Functions & General) Regulations 1996* and invited to submit a tender for the Administration Building Air Conditioning Installation.

The short listed respondents will be invited to submit a tender for the Administration Building Air Conditioning Installation as per the tender documentation.

Council approval is sought to endorse the acceptable respondents.

COMMENT**Analysis**

The Expression of Interest closed at 2.00pm on Thursday, 14 September 2017.

Two (2) Expressions of Interest were received before the close of deadline in accordance with Regulation 18 (1) of the *Local Government (Functions and General) Regulations 1996*.

	Tenderer's OR Respondent's Name
1.	Fredon Air
2.	Australian HVAC Services Pty Ltd

No Expressions of Interest were received after the close of deadline.

No non-conforming Expressions of Interest were received.

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

Relevant Experience (40% weighting)

This criterion required respondents to describe their experience in completing similar projects.

Of the two (2) Expressions of Interest received, both were able to demonstrate experience in completing similar projects and carrying out air conditioning installations in a number of facilities.

The Expression of Interest from Fredon WA clearly demonstrated their depth of experience in similar and larger sized projects and Australian HVAC Services Pty Ltd demonstrated multiple installation projects and maintenance contracts.

Availability (40% weighting)

This criterion required respondents to demonstrate their ability to be available for the project within the timeframes proposed.

Of the two (2) Expressions of Interest, both provided assurance that they could deliver within the project timeline.

Indicative Pricing (20% weighting)

This criterion required respondents to provide indicative costs for this project. Final pricing will be requested within the Request for Tender process.

The ranking of the compliant Expressions of Interest as determined by the evaluation panel is as follows:

Respondent	Relevant Experience	Availability	Price	Total	Ranking
	40%	40%	20%		
Australian HVAC Services Pty. Ltd	17.33	18.67	7.67	43.67	2
Fredon Air	26.67	24.00	3.00	53.67	1

Based on the selection panel's evaluation, using the above qualitative criteria, the Expression of Interest from the following respondents represent the most advantageous Expressions of Interest:

- Fredon WA
- Australian HVAC Services Pty Ltd

CONCLUSION

Expressions of Interest for the Administration Building Air Conditioning Installation were recently invited with two (2) Expressions of Interest being received and assessed by an evaluation panel against compliance and qualitative criteria.

Expressions of Interest were received from Australian HVAC Services Pty Ltd and Fredon WA. Fredon WA and Australian HVAC Services Pty Ltd were able to clearly demonstrate the necessary expertise and capability to satisfactorily undertake the project and provide a quality outcome for the City.

The evaluation panel therefore recommends that Fredon WA and Australian HVAC Services Pty Ltd be endorsed by Council as acceptable tenderers and invited to submit a tender for the Administration Building Air Conditioning Installation.

RECOMMEND

That Council, in regard to Expression of Interest 2/17 for the Administration Building Air Conditioning Installation:

Endorse the following respondents as acceptable tenderers in accordance with Regulation 23 (4) of the Local Government (Functions & General) Regulations 1996 and invite the respondents to submit a tender should the project proceed:

- **Fredon WA**
- **Australian HVAC Services Pty Ltd**

ATTACHMENTS

There are no attachments for this report.

7.2 - ARALUEN ESTATE - SEALED PERMANENT DUAL ACCESS (REFERRED ITEM)

At the Council meeting held on 26 September 2017, Cr C Wielinga referred the following matter to the Technical Services Committee.

That the matter of the sealed permanent dual access at Araluen Estate be referred to the Technical Services Committee.

Comment from Cr <Enter Councillor>

The present Araluen Estate is accessed by a single sealed road, Heritage Drive.

The Councillor has motivated for a second access road to serve the Estate via Old Albany Lane through to Wymond Rd and on to Soldiers Rd. Currently this route is closed to normal through traffic by means of a gate, which is only unlocked during high fire risk periods.

It is requested that Council consider the installation of a second permanent sealed access road to the Araluen Estate by constructing Wymond Rd to normal road standards.

Officer Comment

The matter of the opening of Wymond Road has been the subject of numerous requests and suggestions, mainly from local residents in the Estate. It has been reported on many occasions that the original developer of the Estate had originally provided for a second access to the Estate, but due to the high cost of providing the second access, abandoned this consideration.

The provision of a second access to the Estate through Wymond Road is physically possible, but would require the road of approximately 1km to be fully reconstructed, as the road for most of its length, does not meet the design requirements in terms of the horizontal and vertical geometric design standards. This is particularly notable at the intersection of Wymond Road with Soldiers Road, where the sight distances are very poor. The cost considerations, as with the original development proposal, remain very high and whilst a detailed cost estimate has not been performed, would amount to at least a number of million dollars, and would in addition be subject to environmental approval for the tree clearing requirements to facilitate any road construction.

The Estate is well served with a high standard access road (Heritage Drive) which has more than sufficient capacity to cater for the traffic generated in the Estate, as well as with two emergency routes which have been well managed by the Estate management and the City. Apart from a recent spate of vandalism to the Old Albany Lane gate, there have been no issues with the current arrangements.

As a fire escape route, this road is easily accessible by all classes of vehicles and is suitable for this purpose, being one-way traffic, with traffic control at the Soldiers Road intersection in cases of emergency.

Under current circumstances, no motivation can be determined for this level of expenditure whilst current access road infrastructure serves the Estate adequately, and where the current fire management structures and the escape route arrangements are adequate.

It is suggested that the above information be noted and that the request not be progressed.

RECOMMEND

To be considered.

ATTACHMENTS

There are no attachments for this report.

COUNCILLORS' ITEMS

Nil.

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

Armadale Road Duplication – Progress Report

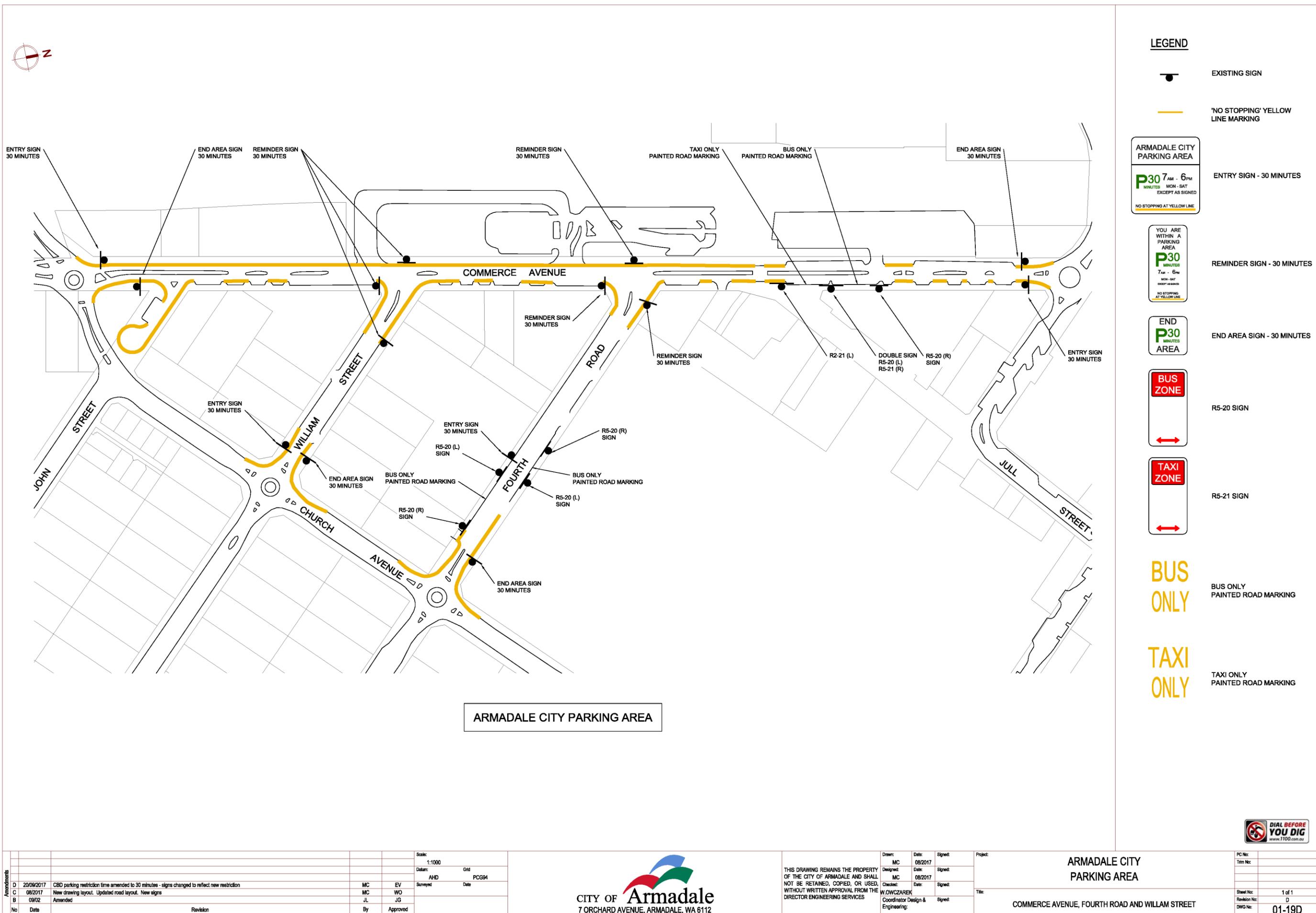
Councillors will be aware that funding for the above project was allocated by the Federal Government supplemented by State funding to an amount of \$143m. This project has progressed significantly with the concept design including the following elements proposed by the City representatives in the finalisation of the project scope:

1. The Nicholson Road intersection being grade separated, with a roundabout at ground level and with Armadale Road through traffic on an elevated overpass across Nicholson Road. As opposed to the originally suggested large at-grade intersection with traffic signals.
2. All intersections with roundabout treatments apart from the Warton Road intersection which retains its present configuration.
3. A Principle Shared Path for the full length on the northern side.
4. Left in left out access points to adjoining developments on the northern side.
5. Direct access to the Skeet Reserves off Armadale Road.
6. The possibility of a fauna link under Armadale Road connecting the bush reserves north and south of Armadale Road near the Skeet Reserves.

All surveys have been completed with all relevant statutory approvals gained. Land transactions related to road reserve widening have commenced. Construction works are anticipated to begin in March 2018, with services relocations and clearing the main initial activities. At this stage completion is anticipated as March 2019.

MEETING DECLARED CLOSED AT _____

TECHNICAL SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
2 OCTOBER 2017		
ATT NO.	SUBJECT	PAGE
2.1 ARMADALE CITY PARKING AREA – PARKING SIGNS AND LINE MARKING PLAN REVIEW		
2.1.1	Drawing No. 01-19D Armadale City Parking Area	99
2.2 REVIEW OF THE ARMADALE PATH NETWORK DEVELOPMENT PLAN - SKELETAL PATH PLAN - STAGE 2		
2.2.1	Updated SPM Attachment 26 September 2017	100
3.1 WUNGONG RIVER PROJECT CONCEPT DESIGN		
3.1.1	Map of Wungong River - North	103
3.1.2	Map of Wungong River - South	104
4.1 BARRIERS TO PREVENT VEHICLE ACCESS TO ACTIVE SPORTING RESERVES		
4.1.1	Attachment 1 - Project Costing Estimate - Barriers to Prevent Access to Active Sporting Reserves	105
4.1.2	Attachment 2 - Proposed New Fencing for Various Reserves	108
4.1.3	Attachment 3 - Example Fencing Types	122
4.1.4	Attachment 4 - Standard Drawing - STD_PKS_H05	124
4.1.5	Attachment 5 - Existing Fence Types and Styles at Various Reserves	125
4.2 PROGRESS UPDATE - INSTALLATION OF ENTRY STATEMENTS		
4.2.1	Entry Statement Kelmscott - Alternative Site	139
4.3 JOHN DUNN MEMORIAL PARK OFF-LEASH DOG EXERCISE AREA - PROPOSED AMENDMENTS TO CLASSIFICATIONS		
4.3.1	Attachment - John Dunn Memorial Park Off Leash Dog Exercise Area - Proposed Amendments to Reserves - 4 July 2017	140

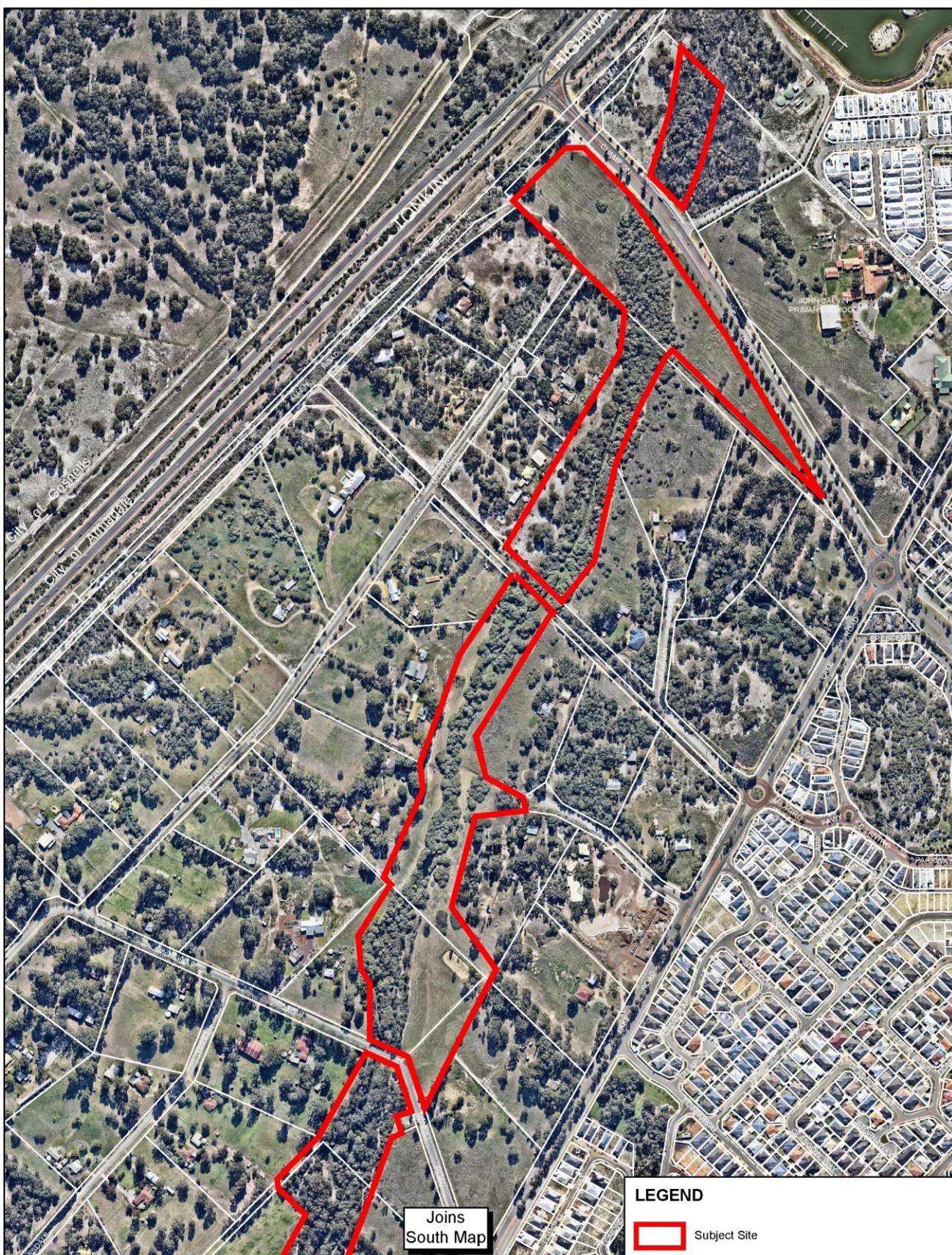


SKELETAL PATH NETWORK DEVELOPMENT PLAN - STAGE 2 (amended September 2017) - PATH PRIORITY WEIGHTING

Priority	Road Name	Location	Total Weighted Points	Cost Estimate	Comments
Legend:					
*	Not included in current Skeletal Path Plan - Stage 2				
	Completed				
	Councillor's request				
	Public request				
1	URCH RD	Barnes Rd - Peet Rd	19	\$ 34,800.00	completed 2015/16
2	DAVIS RD (full length)	North side of Davis Rd	16	\$ 24,000.00	completed 2015/16
3	EMU ROAD (full length)	Chadwick Pde - Wedgetail Ct (Link to Gwynne Park School)	15	\$ 24,000.00	completed 2015/16
4	HERITAGE DR	Ara Walk Trail - opp # 23/exist P-Bay	15	\$ 36,000.00	completed 2015/16
5	SOUTH WESTERN HWY	Burndale to existing opp Hobbs Dr	15	\$ 12,000.00	completed 2015/16
6	KURRAJONG ST	Cul de sac - Northward Rd	15	\$ 13,650.00	completed 2016/17
7	MARTIN ST	Merilee Tce - Ashley Dr	14	\$ 23,400.00	completed 2015/16
8	ULLYOTT ST	Streich Ave - Spencer Rd	14	\$ 13,200.00	completed 2015/16
9	STONEGATE RD	Peet Rd - Merton Rd	14	\$ 19,200.00	completed 2017/18
10	DERRY AVE	Henrietta - Brian St	13	\$ 25,200.00	completed 2015/16
11	GARLAND RD	Windsor Ave - existing/opp # 49	13	\$ 70,200.00	completed 2015/16
12	GUNNAMATTA PL	Railway Ave - Tollington Park Rd	13	\$ 18,600.00	completed 2015/16
13	KINGSLEY TCE	Merilee Tce - Jet St	13	\$ 33,600.00	completed 2016/17
14	NORTHWARD RD	Westborne Rd - Kurrajong Rd	13	\$ 34,650.00	completed 2016/17
15	RUSSELIA WAY	Existing/opp # 19 - Hawkstone Rd	13	\$ 39,375.00	completed 2016/17
16	WELD ST	Armadale Rd - Dumsday Dr	13	\$ 7,200.00	completed 2015/16
17	BILKURRA WAY	Carawatha Ave Mirria Way	12	\$ 9,600.00	completed 2016/17
18	BROOKDALE DR	Cordelia Rd - Cul de sac	12	\$ 13,200.00	completed 2016/17
19	CHEVIN RD	Brooks Rd - Holden Rd	12	\$ 75,600.00	completed 2016/17
20	FISHER ST (full length)	Dumsday Dr - Cul de sac	12	\$ 22,800.00	completed 2016/17
21	FORREST RD	Armadale Rd - Broome St	12	\$ 84,000.00	completed 2016/17
22	JACARANDA CT	Holden Rd - Cul de sac	12	\$ 12,600.00	completed 2016/17
23	HAMERSLEY ST	Hilltop Pl - Ranford St	12	\$ 11,400.00	completed 2016/17
24	LAKEVIEW TCE	Lake Rd - Gertrude Ave	12	\$ 48,600.00	completed 2016/17
25	MERTON RD	Stonegate Rd - Wygonda Rd	12	\$ 13,125.00	completed 2016/17
26	SLEE AVE	Camillo Rd - Third Ave	12	\$ 40,800.00	completed 2016/17
27	BISHOP CL	Seville Dr - existing/opp # 3	11	\$ 7,800.00	completed 2016/17
28	BROOKTON HWY	Hill St - Existing/opp # 4/198 (Bernard St - opp 198 remaining section)	13	\$ 51,320.00	2017/18
29	BROOKTON HWY	Soldiers Rd - Croyden Rd	13	\$ 321,300.00	2017/18
30	*BROOKTON HWY	Holden Road-Hawkstone Road (Stage 3) existing past Holden Rd to Hawkstone Rd - Install at the east side, connecting the bus stops, big earthworks, retaining walls and tie in to crossovers. Will be less costly than section Croyden Rd to Holden Rd	13	\$ 257,400.00	Request is for the Path to be installed on the eastern side connecting to the nearby bus stops and to tie in with crossovers. (Path alignment/s subject to feature survey and final design.)
31	*BROOKTON HWY	Croyden Road-Holden Road (Stage 2). Path to install at east side (Croyden to 639), 639 to existing at Holden Rd west side. (Note culvert/bridge need to be extended to cater for the path, big earthworks, retaining walls & tie in to crossovers)	13	\$ 353,100.00	Request is for Path to be installed on the Eastern side of Croyden Road. (Path alignment/s subject to feature survey and final design.)
32	URCH RD	Contour Rd - house # 92	13	\$ 106,070.00	2017/18
33	SOLDIERS RD	Brookton Hwy - Roleypool/Bridge	12	\$ 166,650.00	
34	TERRIGAL WAY	Cordelia Rd - Seventh Rd	12	\$ 46,800.00	

SKELETAL PATH NETWORK DEVELOPMENT PLAN - STAGE 2 (amended September 2017) - PATH PRIORITY WEIGHTING						
Priority	Road Name	Location	Total Weighted Points	Cost Estimate	Comments	
35	ANGELO ST (full length)	Existing/opp # 21 - Seventh Rd	12	\$ 90,000.00	Both Angelo Street and Townsend are major streets in a populated area where housing density is at a premium, the streets provide school children access to six local schools and supports an aged care facility.	
36	ANDREAS RD	Full length Jarrah Rd - Cul de sac	12	\$ 21,600.00	This pathway would service the seniors exiting Hillandale retirement village on Andreas rd providing a footpath connection through to Jarrah Road and completing the footpath link to the local shopping centre.	
37	DALE RD	Fifth Rd - existing	12	\$ 67,200.00		
38	BLACKWOOD DR	Carawatha Ave - Paterson Rd	11	\$ 110,400.00		
39	BRAY ST	FromCamillo Rd - Railway Ave	11	\$ 27,000.00		
40	BROOKSIDE AVE	opp # 32 - Clifton St	11	\$ 27,600.00		
41	DERRY AVE	Carawatha Ave - Caroline St	11	\$ 31,200.00		
42	GEMSARNA CR	Brkton Hwy - Cul de sac/Hamersley St	11	\$ 43,200.00		
43	HILLTOP PL	Broomefield Dr - Hamersley St	11	\$ 60,000.00		
44	JADE ST	Amethst Cr - Garnet St	11	\$ 60,000.00		
45	WESTBORNE RD	Northward Rd - Holden Rd	11	\$ 40,800.00	Request for Westbourne road to be prioritised before the construction of Michael Road and Nottinghill Drive which also achieved a score of 11.	
46	MICHAEL RD	Norman Rd - Nottinghill Dr	11	\$ 62,400.00		
47	NOTTINGHILL DR	Mackie Rd - Michael Rd	11	\$ 22,800.00		
48	TALUS DR	exist/opp # 41 - Bedfor Hill Rd	11	\$ 36,000.00		
49	ROBERTS RD	Grade Rd - Buckingham Rd	11	\$ 52,800.00		
50	COBHAM WAY	Along Cobham Harlow Ct - Ypres Rd	10	\$ 30,480.00		
51	FORTUNELLA GR (full length)	Strawberry Dr - Armadale Rd	10	\$ 24,000.00		
52	MIRRIA WAY	Bilkurra Way -Binburra Way	10	\$ 27,600.00		
53	TOLLINGTON PARK RD	Existing to Cul de sac/existing	10	\$ 15,000.00		
54	WHITELEY RD	Ninth Rd - Powell Cr	10	\$ 10,200.00		
55	WINDSOR AVE	Brookton Hwy Bus shelter/Garland Rd - Hawkestone Rd	10	\$ 58,800.00		
56	WIRIN ST	Dumsday D r - Armadale Rd	10	\$ 9,600.00		
57	*GRADE RD	Boondi Pl - Buckingham Rd	10	\$ 28,800.00	To address safety concerns given the amount of pedestrian traffic accessing the road.	
58	*GREALIS ST	Angelo St - Dawson St	10	\$ 31,800.00	Significant community support for the installation of the pathway has been demonstrated by residents, including via the submission of a petition to Council.	
59	*HEATH RD	Gilmour Rd - Raeburn Rd	10	\$ 40,800.00	No supporting comment provided.	
60	*CHEVIN RD	Brooks Rd - Heath Rd	9	\$ 48,000.00	Now that Chevin woods estate is built out a path along Chevin Road between Brooks Road and Heath Road would be appropriate to score and include. Requested consideration be given to placement of the path on the side of the road which will have least impact on the vegetation.	
61	ASHLEY DR	FromKingsley Tce - Martin St	9	\$ 76,200.00		
62	KERRISON PDE	Ralphs St - existing	9	\$ 15,000.00		
63	ORCHID DR	Billeroy Rd - Cul de sac West end	9	\$ 7,800.00		
64	PELHAM ST	Pigott St - Mornington St	9	\$ 21,600.00		
65	POWELL CR	Whitely Rd - Chadwick Pde	9	\$ 49,200.00		
66	TURNER RD	Connell Ave - Taronga Dr	9	\$ 51,000.00		
67	*BUCKINGHAM RD	Grade Road-Mount St -Brookton Hwy	9	\$ 316,800.00	To facilitate moving pedestrian traffic from the verge onto a dedicated pathway, as there are gullies/drainage and trees located on the side of the road.	
68	BRIAN ST	Albany Hwy - Derry Ave	8	\$ 13,200.00		
69	DUMSDAY DR	Banksia St - Armadale Rd	8	\$ 19,800.00		
70	EGAN ST	Angelo St - Dawson St	8	\$ 13,200.00		
71	ELOUERA RD	Lindy Way - Ypres Rd	8	\$ 9,600.00		
72	GARNET ST	Jade St - Hillside Rd	8	\$ 12,000.00		
73	KAROONDA ST	Townley St - Rigden St	8	\$ 12,000.00		
74	LINDY WAY	Waratah Dr - Elouera Rd	8	\$ 7,800.00		

SKELETAL PATH NETWORK DEVELOPMENT PLAN - STAGE 2 (amended September 2017) - PATH PRIORITY WEIGHTING						
Priority	Road Name	Location	Total Weighted Points	Cost Estimate	Comments	
75	RIGDEN ST	Karoonda St -Piggott St	8	\$ 19,200.00		
76	TOLLINGTON PARK RD	Ryland Rd - Gunnamatta Rd	8	\$ 38,400.00		
77	TROTMAN CT	Trotman Ct - Southern Bdry	8	\$ 6,000.00		
78	WYGONDA RD	Madew St - Merton Rd	8	\$ 28,200.00		
79	*TOWNSEND ST	Grealis St - Werndley St	8	\$ 50,400.00	Both Angelo Street and Townsend are major streets in a populated area where housing density is at a premium, the streets provide school children access to six local schools and supports an aged care facility	
80	*BATT DR	Chiltern Dr-Chiltern Dr (full length)	8	\$ 44,400.00	Pathway requested as the street is used daily by a number of members of the community including children, families accessing the street as a route to and from school, and senior citizens.	
81	BINBURRA WAY	Angorra Rd-Mrria Wy	7	\$ 30,000.00		
82	EXBURY RD (full length)	Schruth St - Streich Ave	7	\$ 38,400.00		
83	MCCUBBIN LP	opp # 7 - Chisholm Circle	7	\$ 10,800.00		
84	RIVERSIDE LA	Henderson Dr nth - Henderson Dr sth	7	\$ 117,600.00		
85	SEMINOLE GNS	Lisbon Way - Seminole Gns # 44	7	\$ 45,600.00		
86	*NORTHWARD ROAD	Hookway Cr - Raeburn Rd	6	\$ 62,400.00	To divert pedestrian and bicycle traffic to a dedicated footpath, including children accessing this route to ride their bikes to school.	
87	AVARD PL	Eighth Rd - existing/Opp # 18	6	\$ 14,400.00		
88	EMERALD PL	Hillside Rd - Cul de sac north	6	\$ 24,000.00		
89	GEORGE RD	Raeburn Rd - Westborne Rd	6	\$ 79,200.00		
90	LENSHAM PL	Cul de sac north - Deerness Way	6	\$ 18,000.00		
91	MOORE ST	Dumsday Dr - Skeet Mem. Park	6	\$ 42,000.00		
92	MURRAY CT	Streich Ave - Cul de sac/Owtram Rd	6	\$ 10,800.00		
93	PIGOTT ST	Rigden St - Pelham St	6	\$ 27,600.00		
94	PINE TREE CL	Sexty St - Cul de sac	6	\$ 15,000.00		
95	REDTINGLE RD	O'Sullivan S t- existing	6	\$ 60,000.00		
96	RINGTAIL PL	Bodicoat Dr - Harber Dr	6	\$ 11,400.00		
97	RUBY CT	Jade St - Cul de sac	6	\$ 8,400.00		
98	SPENCER RD	Bunney Rd - Pascoe St	6	\$ 38,400.00		
99	STARLIGHT PS	McCubbin Lp - opp # 16	6	\$ 8,400.00		
100	WARRINA PL	Phylma St - opp # 12	6	\$ 10,800.00		
101	WATTLEBIRD PL	Bodicoat Dr - Harber Dr	6	\$ 12,000.00		
102	DIXIE RD (full length)	Foster Rd - Sonego Ave	5	\$ 42,960.00		
103	KOOTINGALL RD	Tait St - Rupert St	5	\$ 51,600.00		
104	ORCHID DR	Exist east end Cul de sac - Wtborne Rd	5	\$ 63,600.00		
105	RUPERT ST	Lowanna Way - Kootingal St	5	\$ 36,000.00		
106	RUSHTON TCE (full length)	Carawatha Ave - Cul de sac	5	\$ 90,000.00		
107	LENSHAM PL	Cul de sac sth exist/opp # 33	4	\$ 6,600.00		
108	COCKATOO PL	Powell Cr - Ninth Rd/Wallaby Reserve	4	\$ 13,800.00		
109	GLADSTONE RD	Little John Rd -Railway Ave	4	\$ 41,400.00		
110	KIDBROKE PL	Third Ave - Cul de sac	4	\$ 32,400.00		
111	TOONGABBIE WAY	Lowanna Way - Cul de sac	4	\$ 27,600.00		
112	WAKEHURST PL	Railway Ave - existing	4	\$ 13,200.00		
				\$ 5,065,480.00		



**WUNGONG RIVER
PROJECT AREA**
North

70 0 70 140m



SCALE 1 : 7000

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Aerial photograph supplied by Landgate, Photomaps by NearMap.

CITY OF  Armadale



**WUNGONG RIVER
PROJECT AREA**
South

70 0 70 140m

SCALE 1 : 7000

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Western Australian Land Information Authority trading as Landgate (2012).
Aerial photograph supplied by Landgate. Photomaps by NearMap.

CITY OF  Armadale

PROJECT: BARRIERS TO PREVENT VEHICLE ACCESS TO ACTIVE SPORTING RESERVES					
PARKS SERVICES - Preliminary POPC					
Description : Install and/or upgrade active reserve fencing to prevent unauthorised vehicle access					
Drawing :					
Notes:					
1. All items include Supply and install unless otherwise noted.					
2. All installed fencing to be to the City of Armadale's Parks Standard Drawings.					
3. All costs are estimated.					
Sites	Works	Unit	Rate (\$)	Quantity	Cost
Morgan Park Construction 2017/18	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	100	\$ 8,400.00
	Existing fence removal	linear metres	\$ 15.00		\$ -
	Service locating	per/hour	\$ 100.00	5	\$ 500.00
					Sub Total \$ 8,900.00
	Contingency				\$ 1,100.00
					Total Construction Morgan Park \$ 10,000.00
	Additional fence repair costs per annum				\$ 700.00
				Total Annual Maintenance Morgan Park \$ 700.00	
Alfred & William Skeet Oval Proposed 2018/19 *Master plan/DCP inclusion	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	1002	\$ 84,168.00
	Existing fence removal	linear metres	\$ 15.00	1002	\$ 15,030.00
	Service locating	per/hour	\$ 100.00	20	\$ 2,000.00
					Sub Total \$ 101,198.00
	Contingency				\$ 13,802.00
					Total Construction Alfred & William Skeet Oval \$ 115,000.00
	Additional fence repair costs per annum				\$ 7,015.00
				Total Annual Maintenance Alfred & William Skeet Oval \$ 7,015.00	
Piara Waters Oval Proposed 2018/19 Part grant construction 2017/18 *Part grant funded *Staging pending	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	378	\$ 31,752.00
	Existing fence removal	linear metres	\$ 15.00	378	\$ 5,670.00
	Service locating	per/hour	\$ 100.00	20	\$ 2,000.00
					Sub Total \$ 39,422.00
	Contingency				\$ 5,578.00
					Total Construction Piara Waters Oval \$ 45,000.00
	Additional fence repair costs per annum				\$ 3,940.00
				Total Annual Maintenance Piara Waters Oval \$ 3,940.00	
Gwynne Park Proposed 2021/22	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	1100	\$ 92,400.00
	Existing fence removal	linear metres	\$ 15.00	1100	\$ 16,500.00
	Service locating	per/hour	\$ 100.00	30	\$ 3,000.00
					Sub Total \$ 111,900.00
	Contingency				\$ 18,100.00
					Total Construction Gwynne Park \$ 130,000.00
	Additional fence repair costs per annum				\$ 7,700.00
				Total Annual Maintenance Gwynne Park \$ 7,700.00	
Creyk Park Proposed 2021/22	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	286	\$ 24,024.00
	Existing fence removal	linear metres	\$ 15.00	286	\$ 4,290.00
	Service locating	per/hour	\$ 100.00	10	\$ 1,000.00
					Sub Total \$ 29,314.00
	Contingency				\$ 5,686.00
					Total Construction Creyk Park \$ 35,000.00
	Additional fence repair costs per annum				\$ 2,000.00
				Total Annual Maintenance Creyk Park \$ 2,000.00	

PROJECT: BARRIERS TO PREVENT VEHICLE ACCESS TO ACTIVE SPORTING RESERVES

PARKS SERVICES - Preliminary POPC

Description : Install and/or upgrade active reserve fencing to prevent unauthorised vehicle access

Drawing :

Bob Blackburn Reserve Proposed 2022/23	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	634	\$ 53,256.00
	Existing fence removal	linear metres	\$ 15.00	634	\$ 9,510.00
	Service locating	per/hour	\$ 100.00	20	\$ 2,000.00
					Sub Total \$ 64,766.00
	Contingency				\$ 10,234.00
					Total Construction Bob Blackburn Reserve \$ 75,000.00
	Additional fence repair costs per annum				\$ 4,440.00
					Total Annual Maintenance Bob Blackburn Oval \$ 4,440.00
Frye Park Proposed 2022/23	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	713	\$ 59,892.00
	Existing fence removal	linear metres	\$ 15.00	713	\$ 10,695.00
	Service locating	per/hour	\$ 100.00	25	\$ 2,500.00
					Sub Total \$ 73,087.00
	Contingency				\$ 11,913.00
					Total Construction Frye Park \$ 85,000.00
	Additional fence repair costs per annum				\$ 4,990.00
					Total Annual Maintenance Frye Park \$ 4,990.00
Cross Park Proposed 2023/24	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	382	\$ 32,088.00
	Existing fence removal	linear metres	\$ 15.00	160	\$ 2,400.00
	Service locating	per/hour	\$ 100.00	10	\$ 1,000.00
	Hard digging allowance				\$ 10,000.00
					Sub Total \$ 45,488.00
	Contingency				\$ 9,512.00
					Total Construction Cross Park \$ 55,000.00
	Additional fence repair costs per annum				\$ 2,675.00
					Total Annual Maintenance Cross Park \$ 2,675.00
John Dunn Memorial Oval Proposed 2023/24	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	487	\$ 40,908.00
	Treated pine post and rail	linear metres	\$ 50.00	440	\$ 22,000.00
	Existing fence removal	linear metres	\$ 15.00	510	\$ 7,650.00
	Service locating	per/hour	\$ 100.00	10	\$ 1,000.00
					Sub Total \$ 71,558.00
	Contingency				\$ 8,442.00
					Total Construction John Dunn Memorial Oval \$ 80,000.00
	Additional fence repair costs per annum				\$ 6,490.00
					Total Annual Maintenance John Dunn Memorial Oval \$ 6,490.00
Rushton Park Proposed 2023/24	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	540	\$ 45,360.00
	Existing fence removal	linear metres	\$ 15.00	426	\$ 6,390.00
	Service locating	per/hour	\$ 100.00	10	\$ 1,000.00
					Sub Total \$ 52,750.00
	Contingency				\$ 7,250.00
					Total Construction Rushton Park \$ 60,000.00
	Additional fence repair costs per annum				\$ 3,785.00
					Total Annual Maintenance Rushton Park \$ 3,785.00
Harrisdale Playing Fields Proposed 2025/26	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	368	\$ 30,912.00
	Existing fence removal	linear metres	\$ 15.00	368	\$ 5,520.00
	Service locating	per/hour	\$ 100.00	10	\$ 1,000.00
					Sub Total \$ 37,432.00
	Contingency				\$ 7,568.00
					Total Construction Harrisdale Playing Fields \$ 45,000.00
	Additional fence repair costs per annum				\$ 2,575.00
					Total Annual Maintenance Harrisdale Playing Fields \$ 2,575.00

PROJECT: BARRIERS TO PREVENT VEHICLE ACCESS TO ACTIVE SPORTING RESERVES

PARKS SERVICES - Preliminary POPC

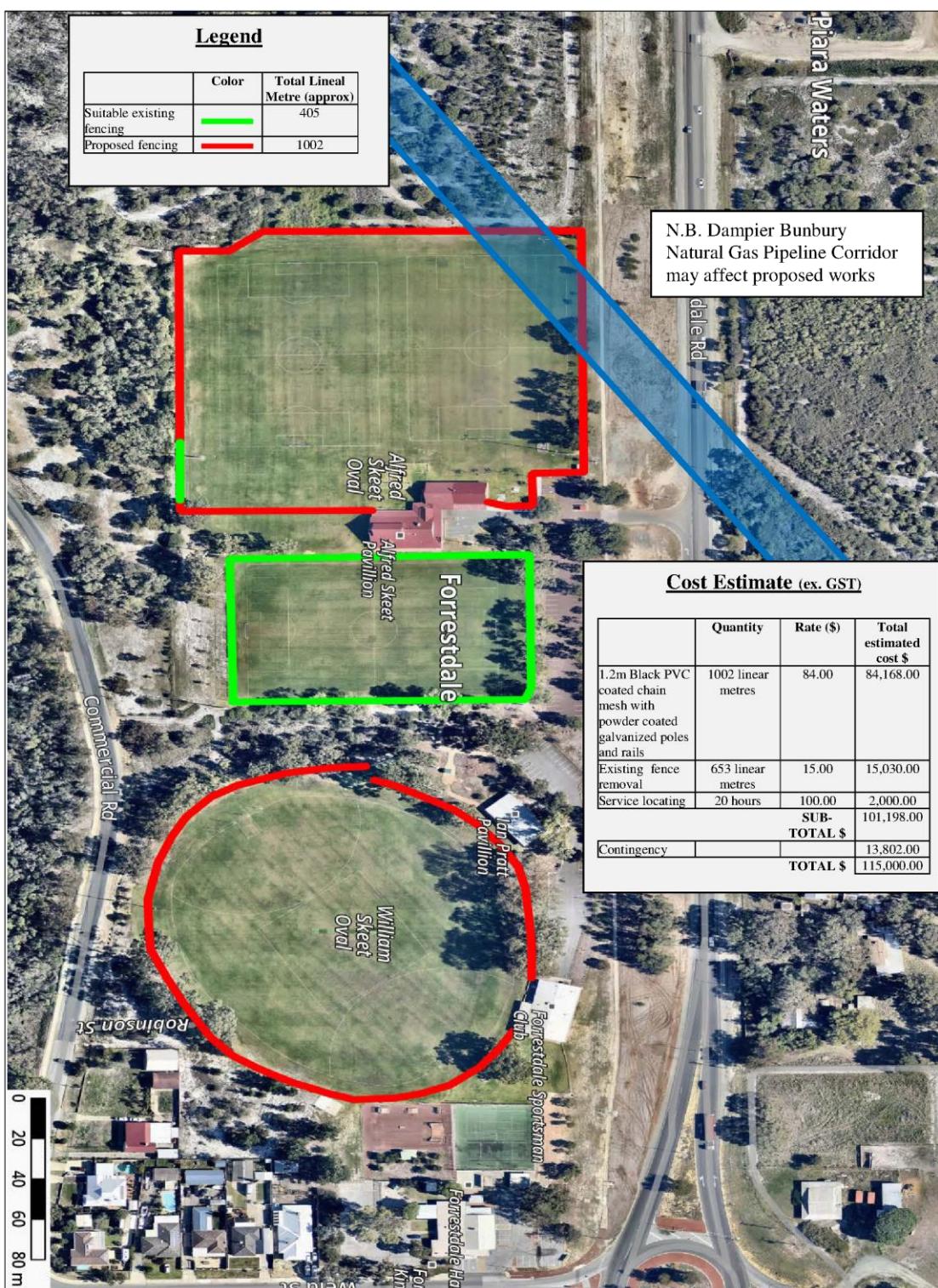
Description : Install and/or upgrade active reserve fencing to prevent unauthorised vehicle access

Drawing :

Karragullen Oval Proposed 2025/26	1.2m Black PVC coated chain mesh with powder coated galvanised poles and rails	linear metres	\$ 84.00	527	\$ 44,268.00
	Existing fence removal	linear metres	\$ 15.00	244	\$ 3,660.00
	Service locating	per/hour	\$ 100.00	5	\$ 500.00
	Hard digging allowance				\$ 10,000.00
					Sub Total \$ 58,428.00
	Contingency				\$ 6,572.00
					Total Construction Karragullen Oval \$ 65,000.00
	Additional fence repair costs per annum				\$ 3,690.00
					Total Annual Maintenance Karragullen Oval \$ 3,690.00
	Total linear metres of proposed new fencing		6957		
					TOTAL ESTIMATED CONSTRUCTION COST (excluding GST) \$ 800,000.00
					GST \$ 80,000.00
					TOTAL ESTIMATED CONSTRUCTION COST (including GST) \$ 880,000.00
					TOTAL ESTIMATED ADDITIONAL ANNUAL MAINTENANCE COST (excluding GST) \$ 50,000.00

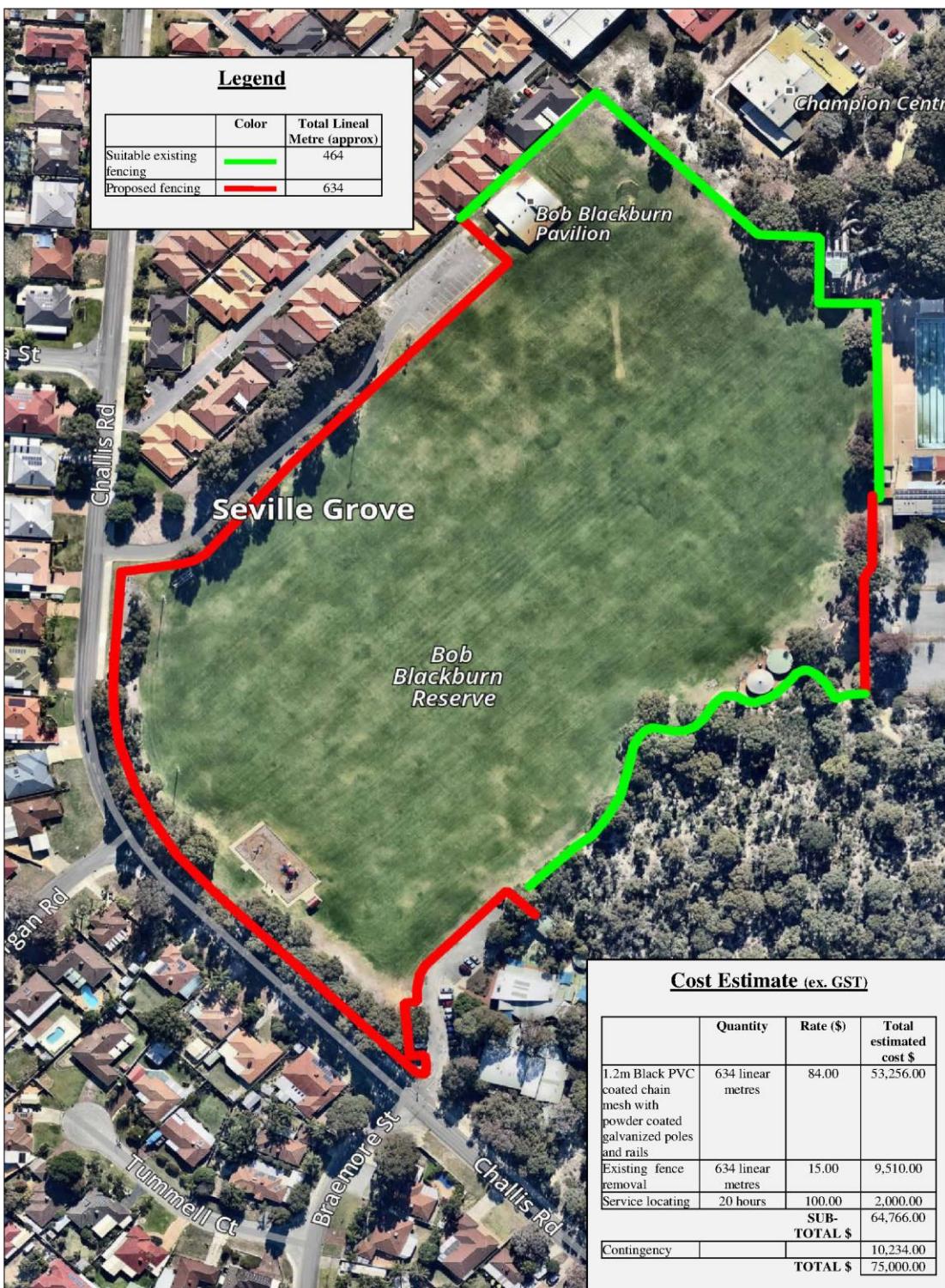
*Refer comments as shown

Alfred and William Skeet Oval



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Bob Blackburn Reserve



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Creyk Park



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Cross Park



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Frye Park



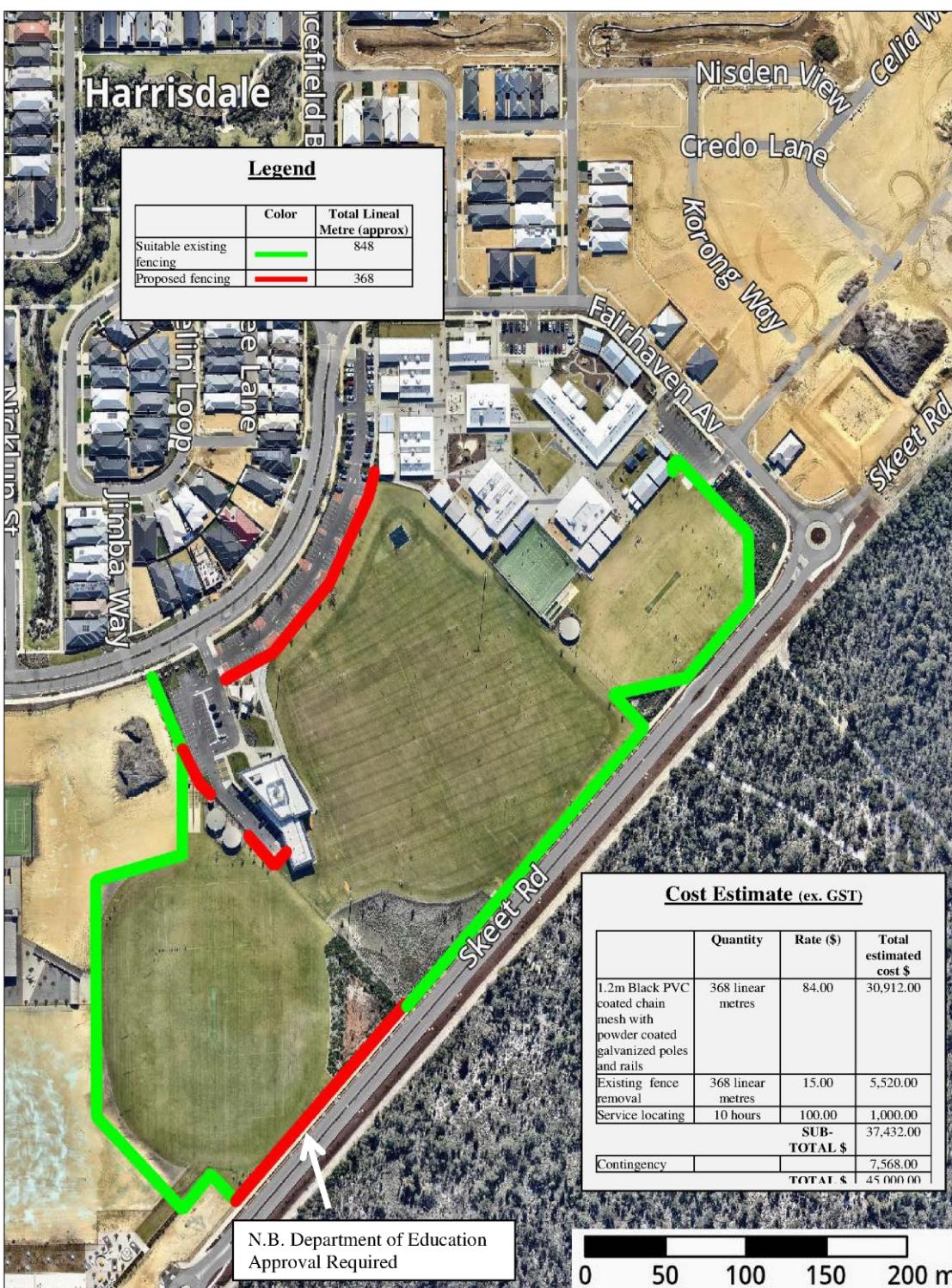
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Gwynne Park



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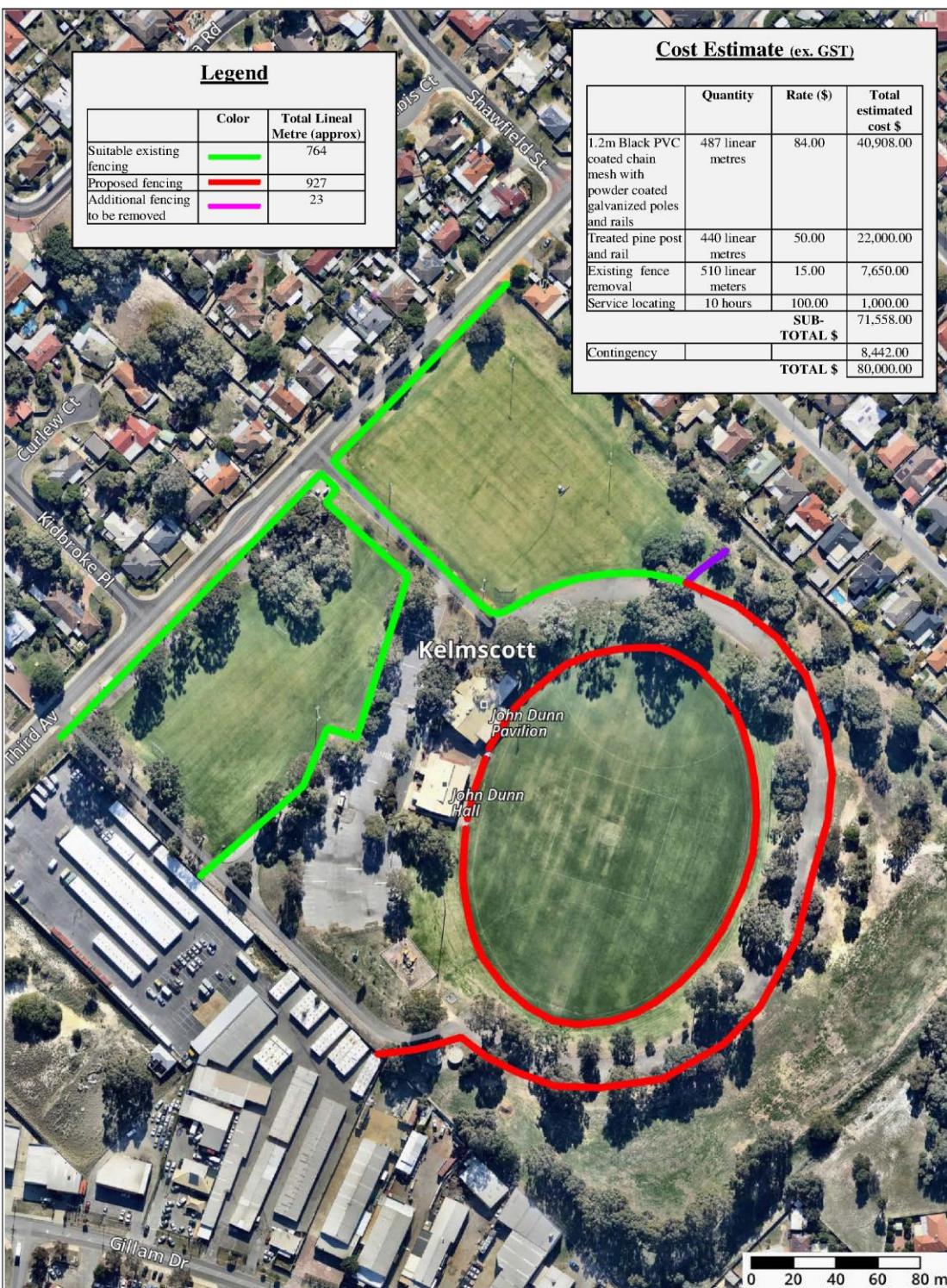
Harrisdale Playing Fields



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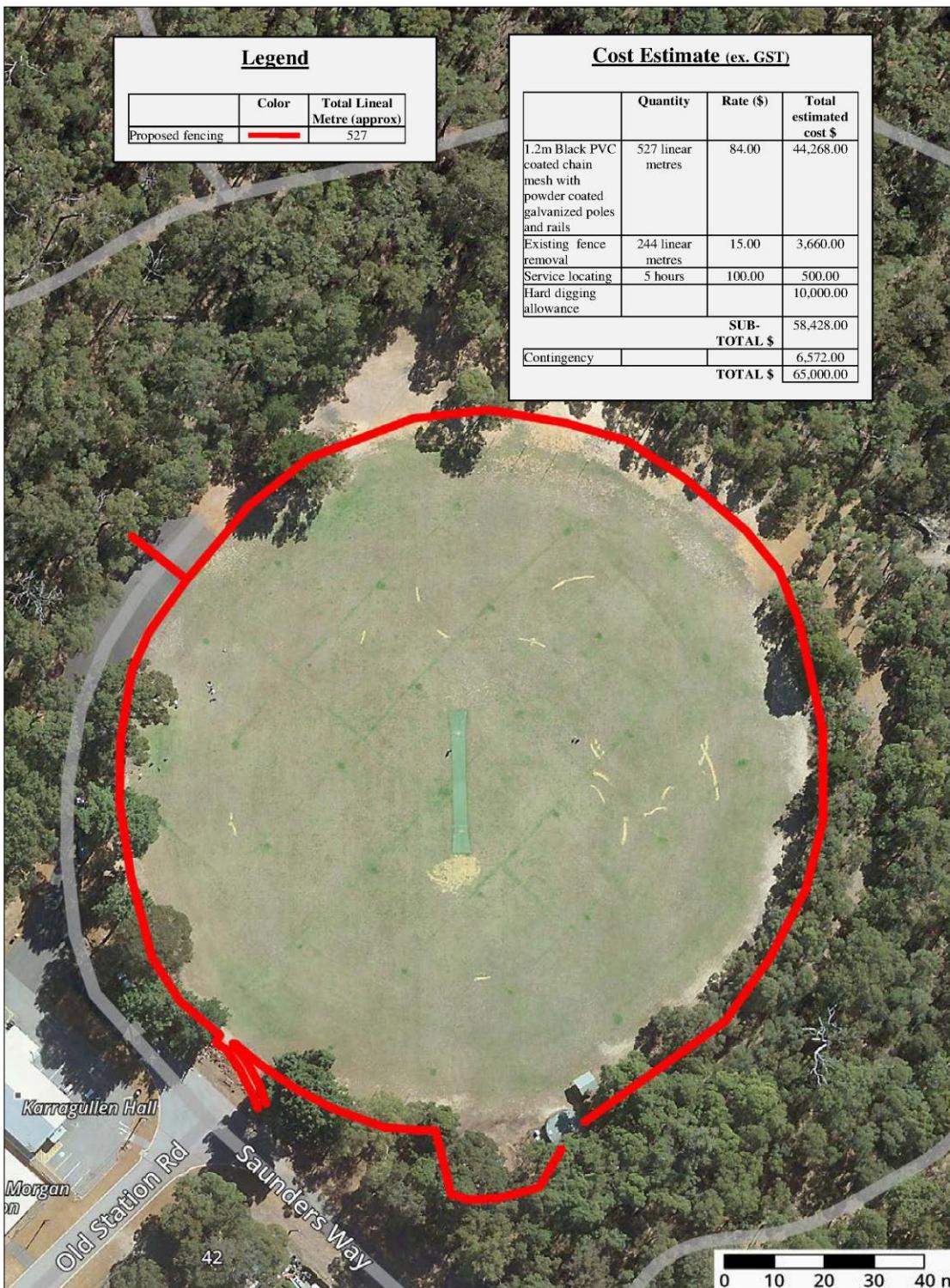
John Dunn Oval



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Karragullen Oval



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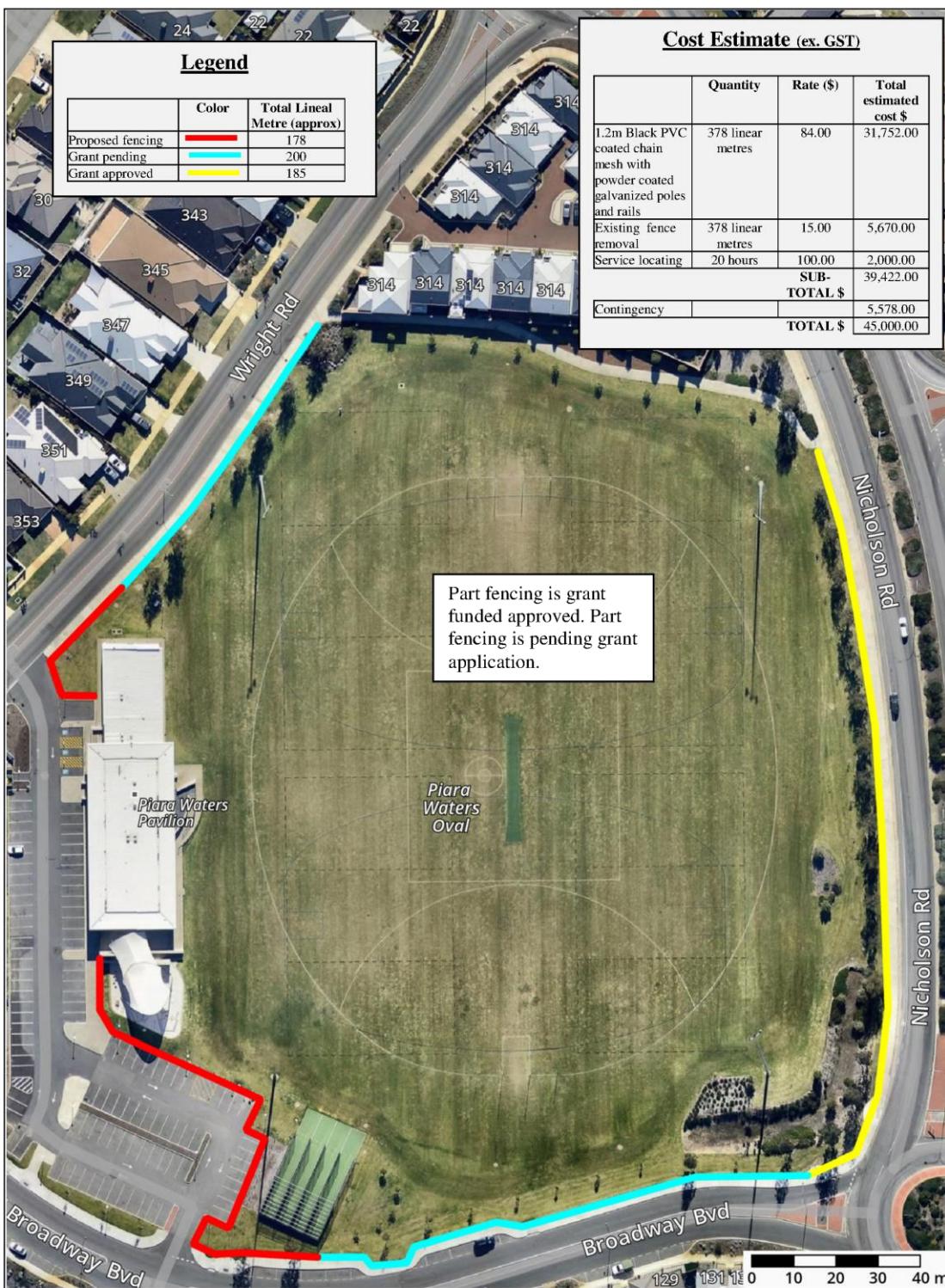
Morgan Park



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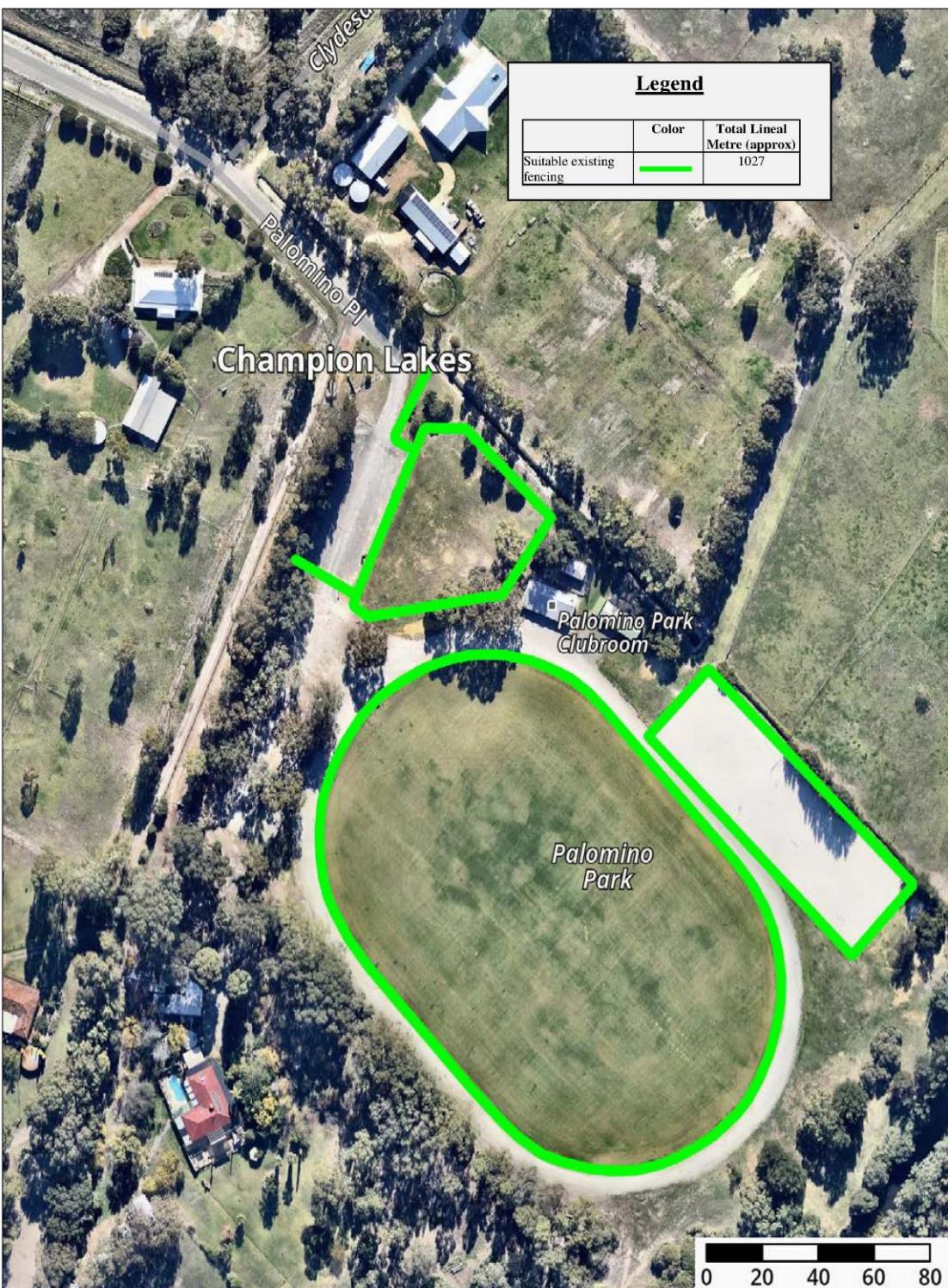
Piara Waters Oval



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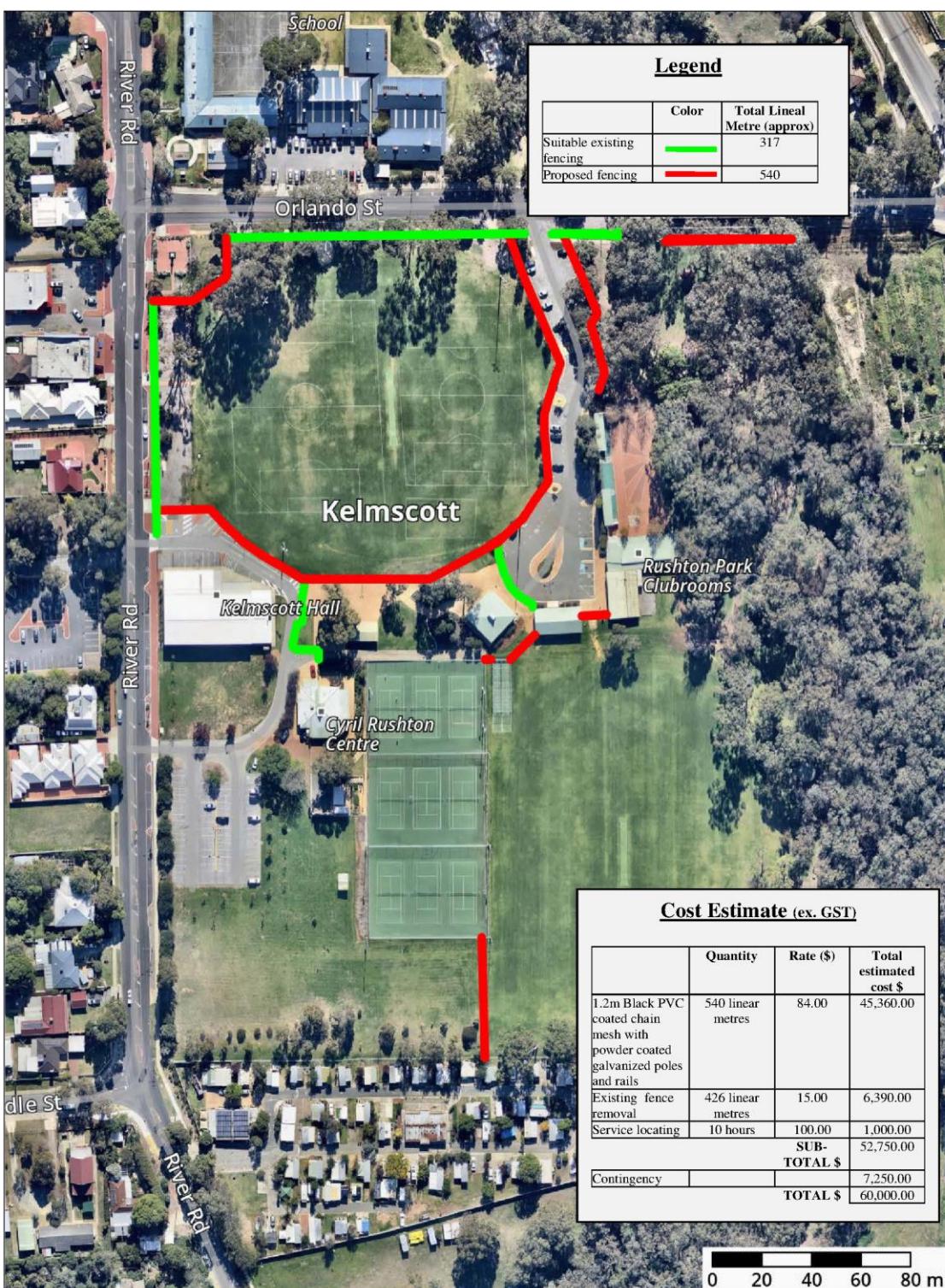


Palomino Park



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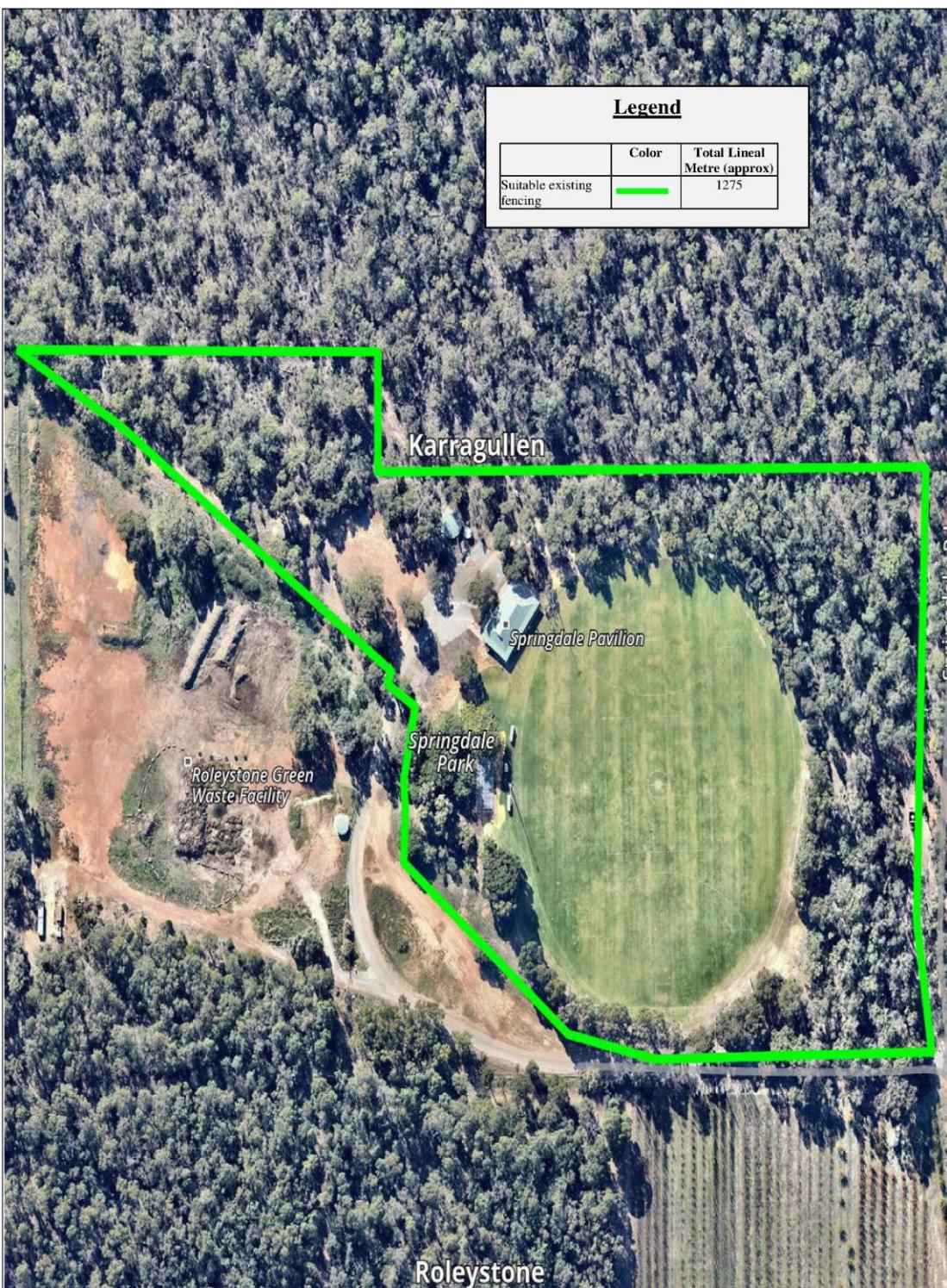
Rushton Park



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Springdale Park



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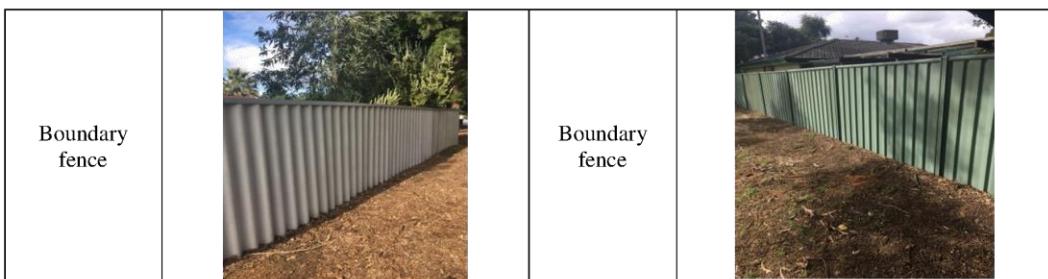
Example Fencing Types

Recommended Fence

1200mm Black PVC coated chainmesh galvanized post and rail		
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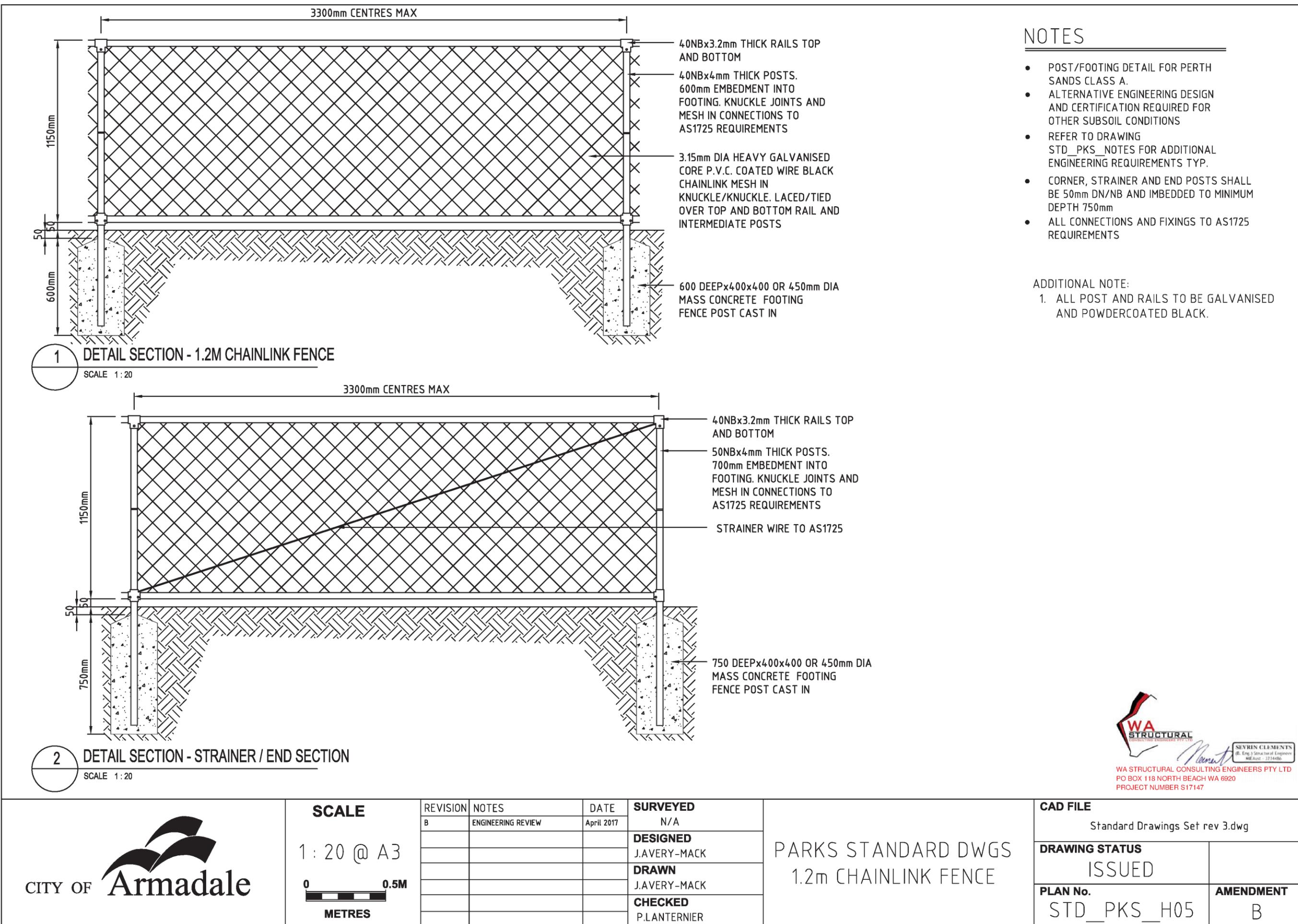
Suitable Fencing

1200mm Chainmesh galvanized post and rail		Composite post and rail	
Pine post and rail		Garrison fencing and 3.0m chainmesh	
1200mm Conservation fencing		Boundary fence	

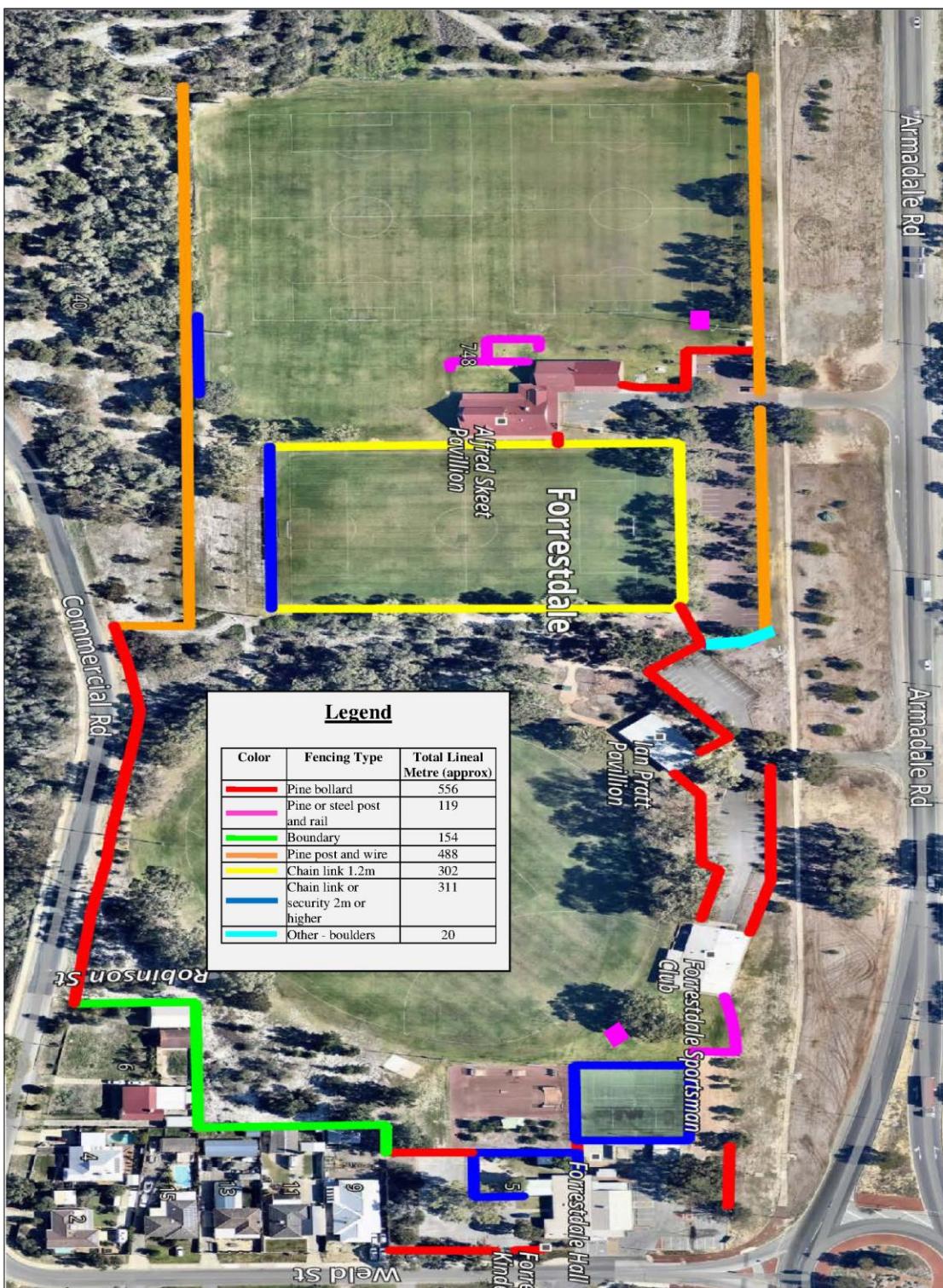


Unsuitable Fencing



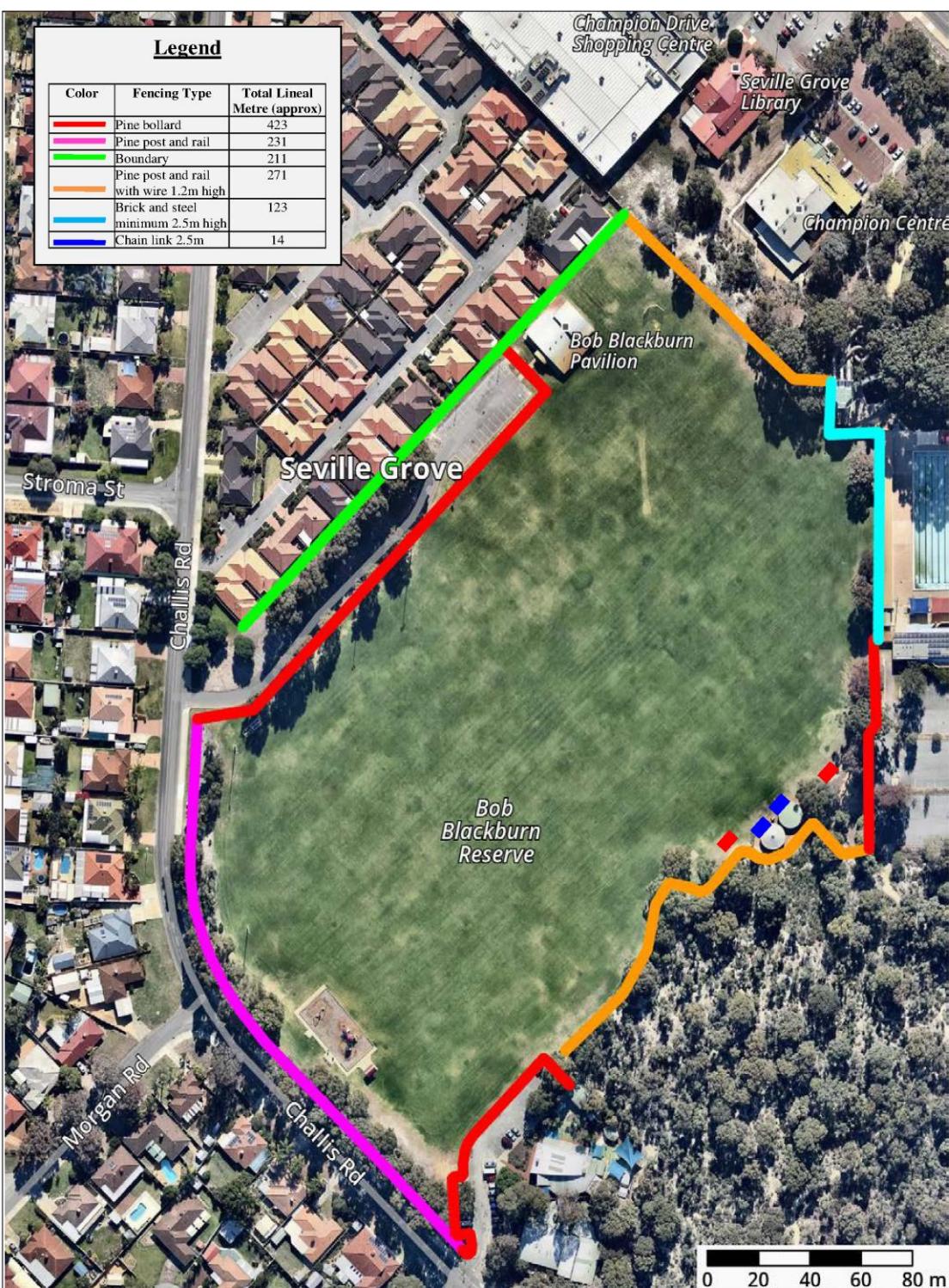


Alfred and William Skeet Oval



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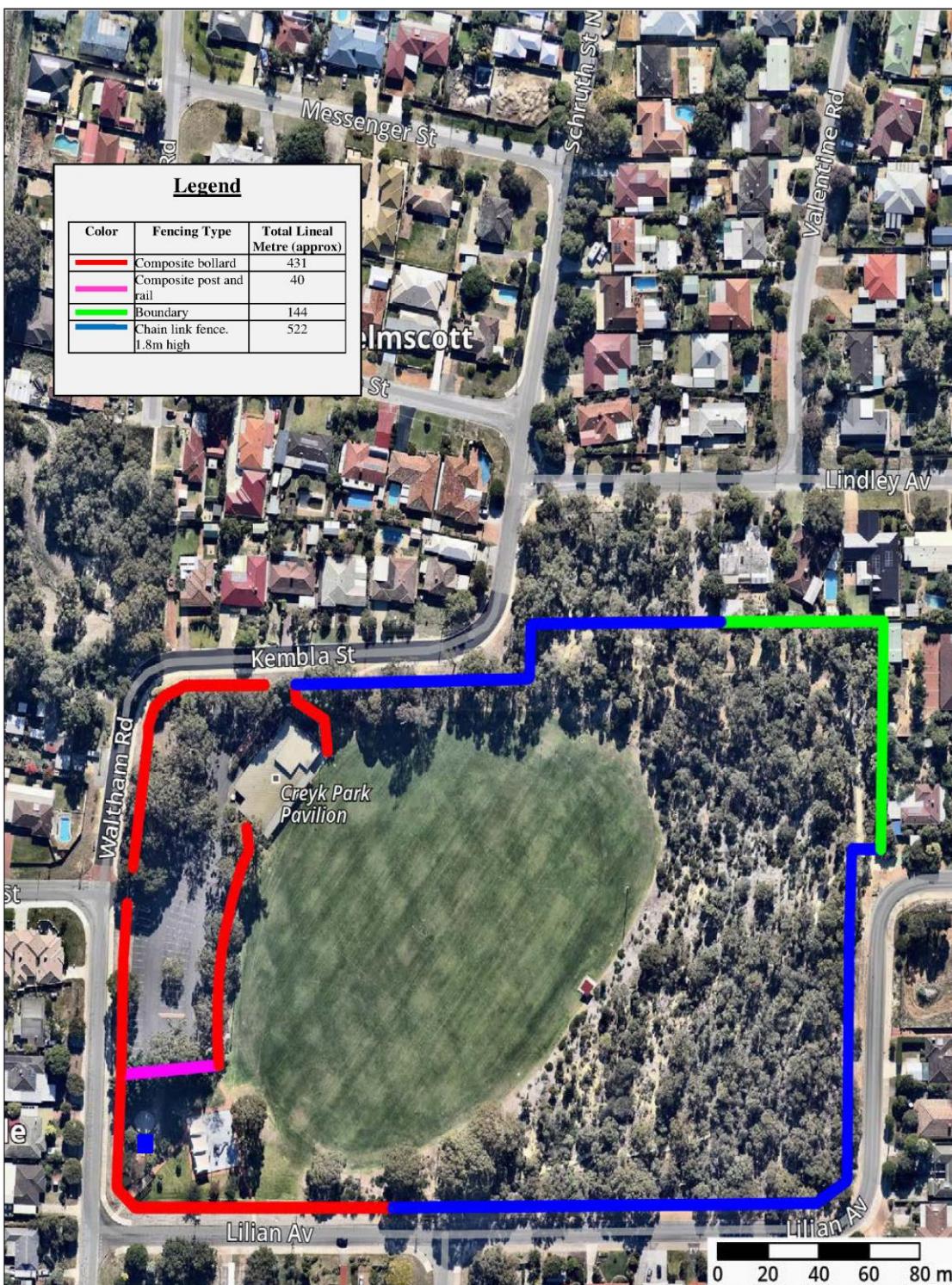
Bob Blackburn Reserve



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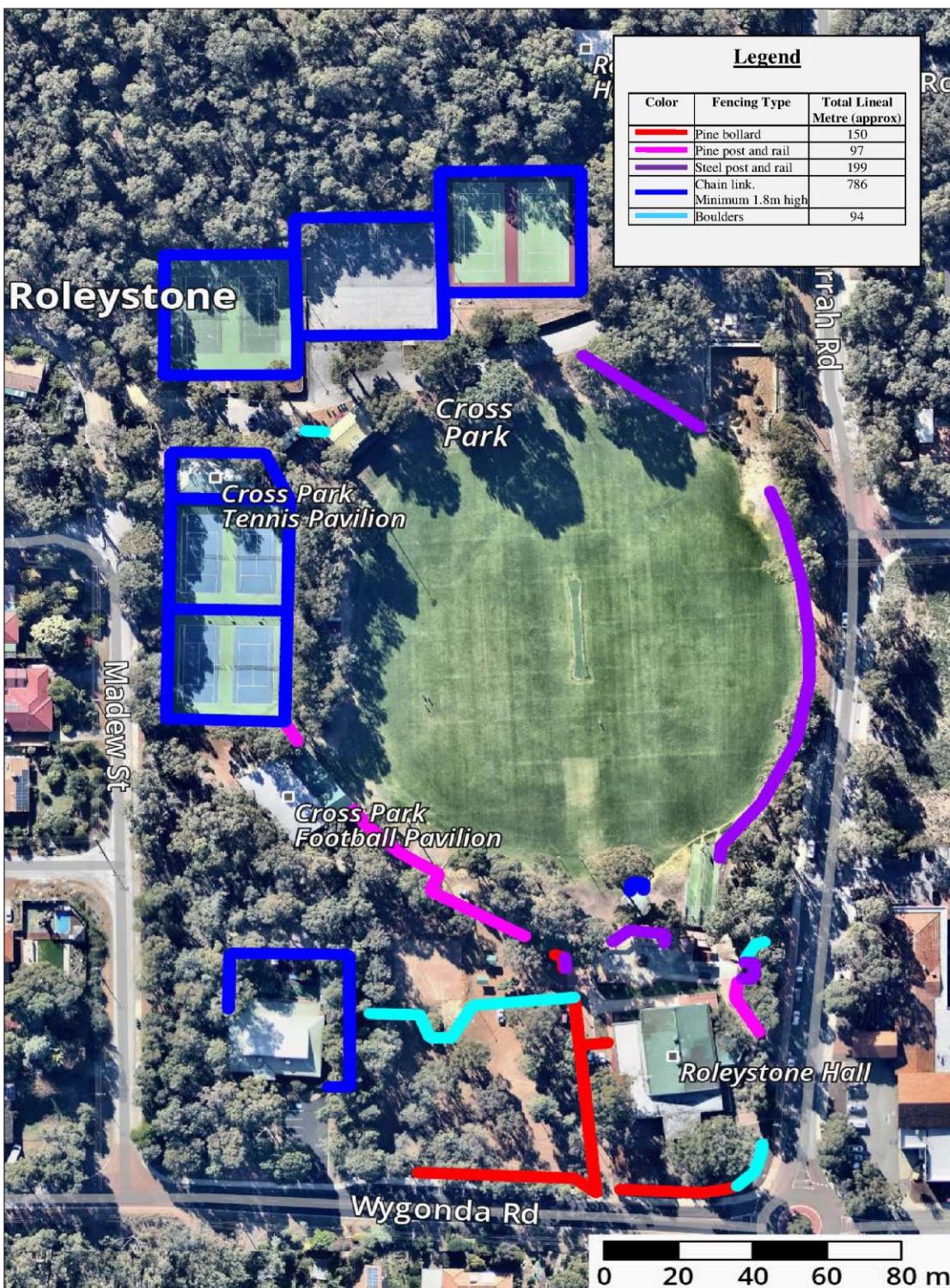


Creyk Park



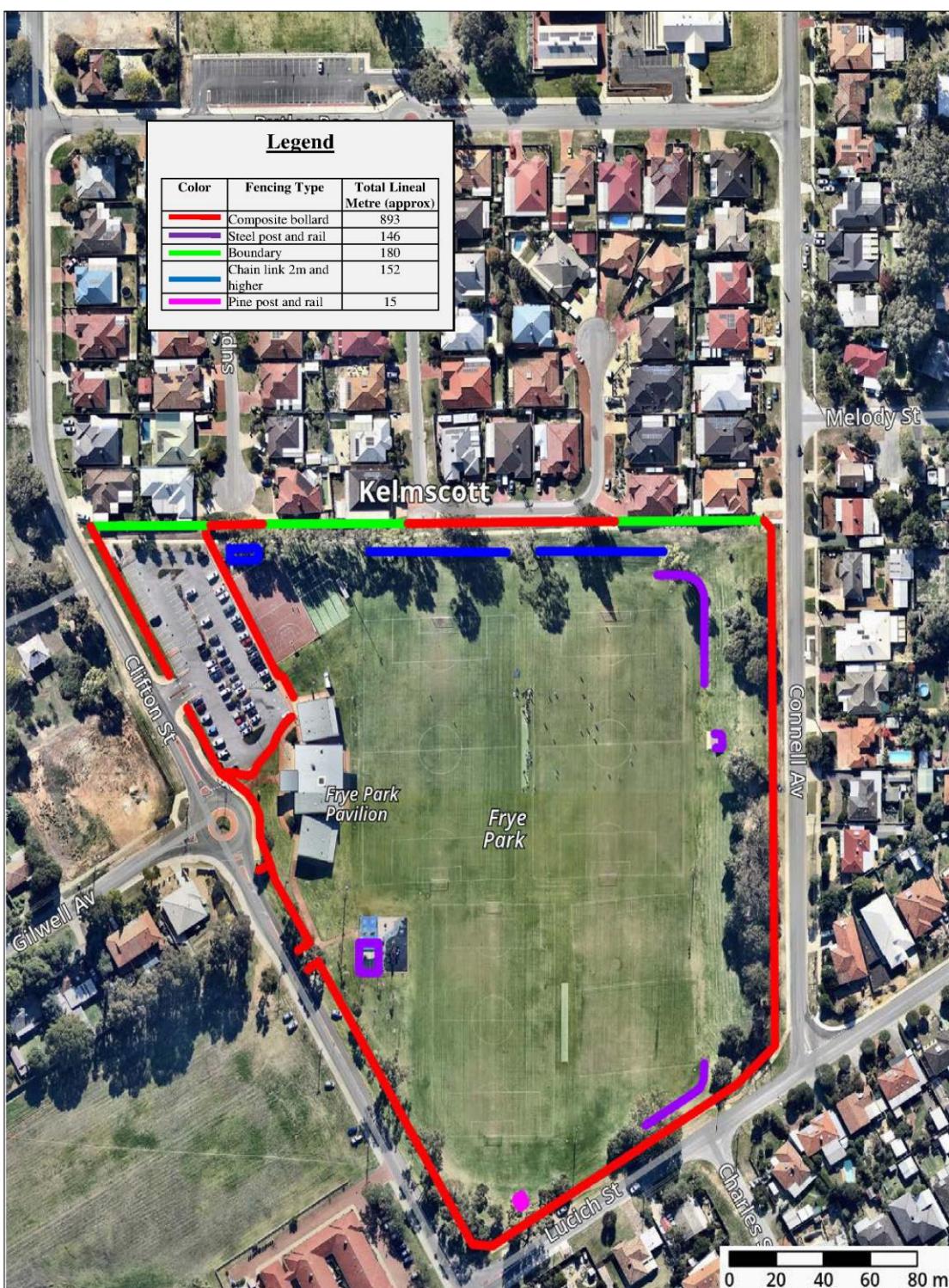
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Cross Park



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Frye Park



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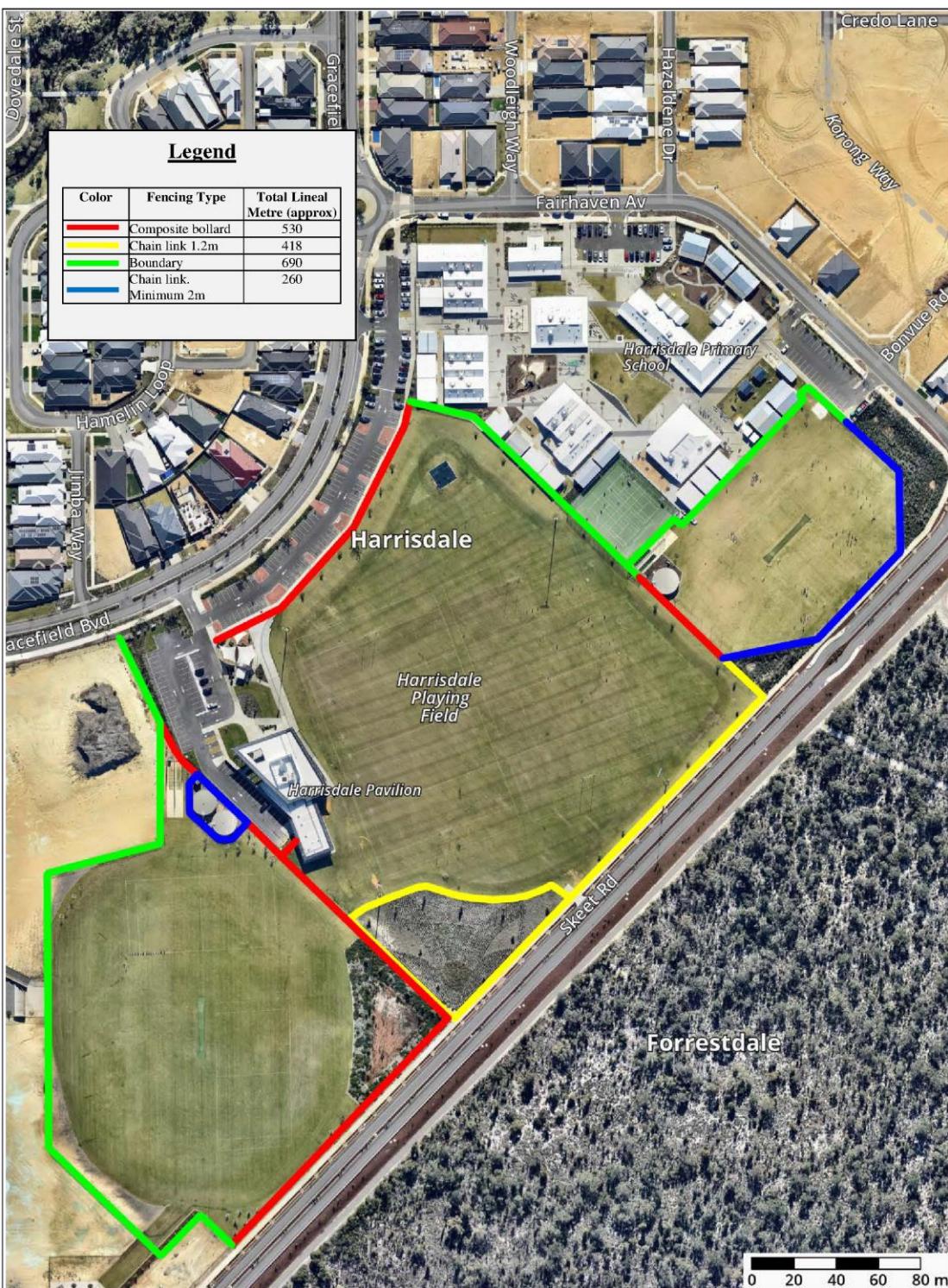
Gwynne Park



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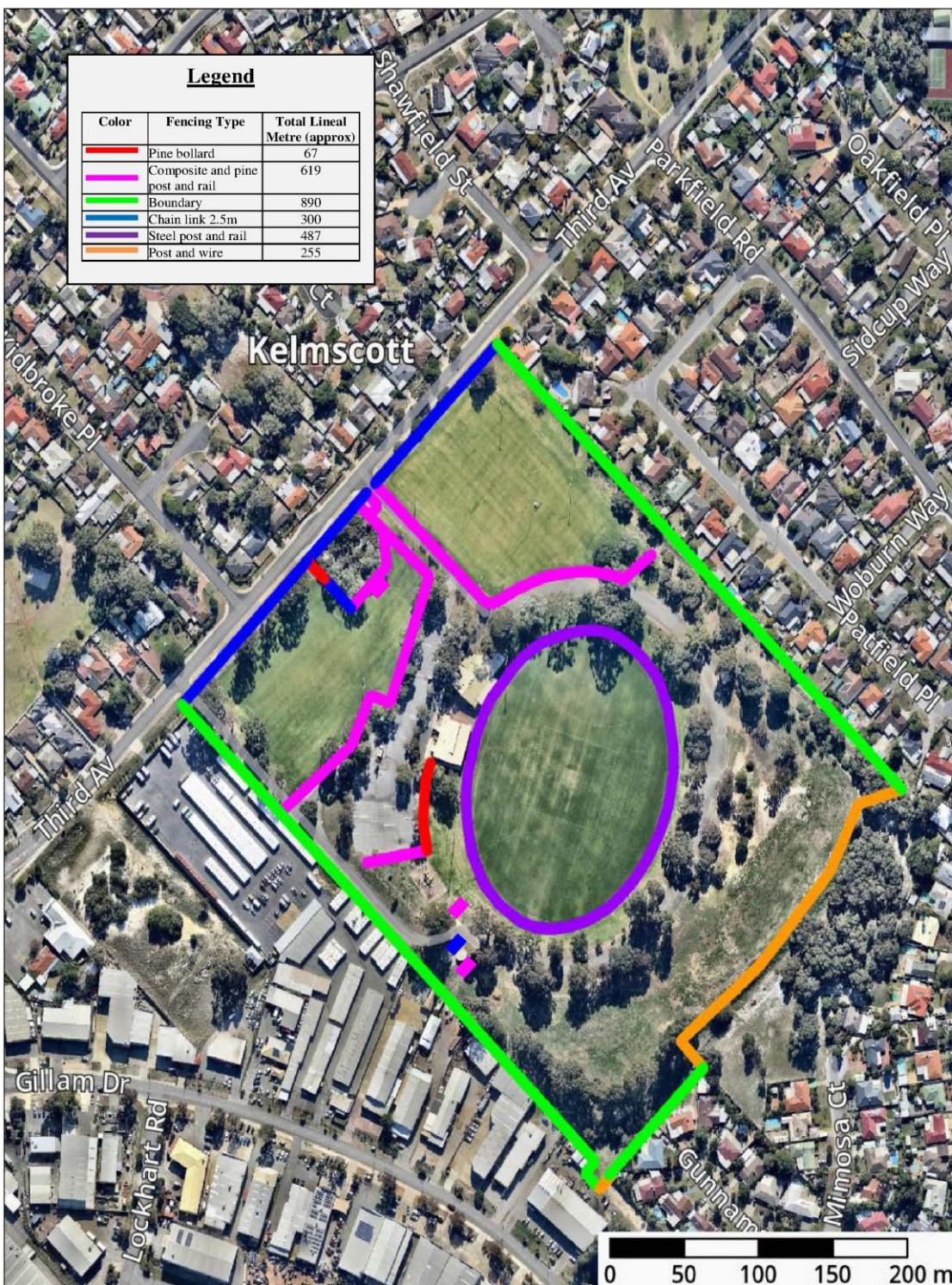
Harrisdale Playing Field



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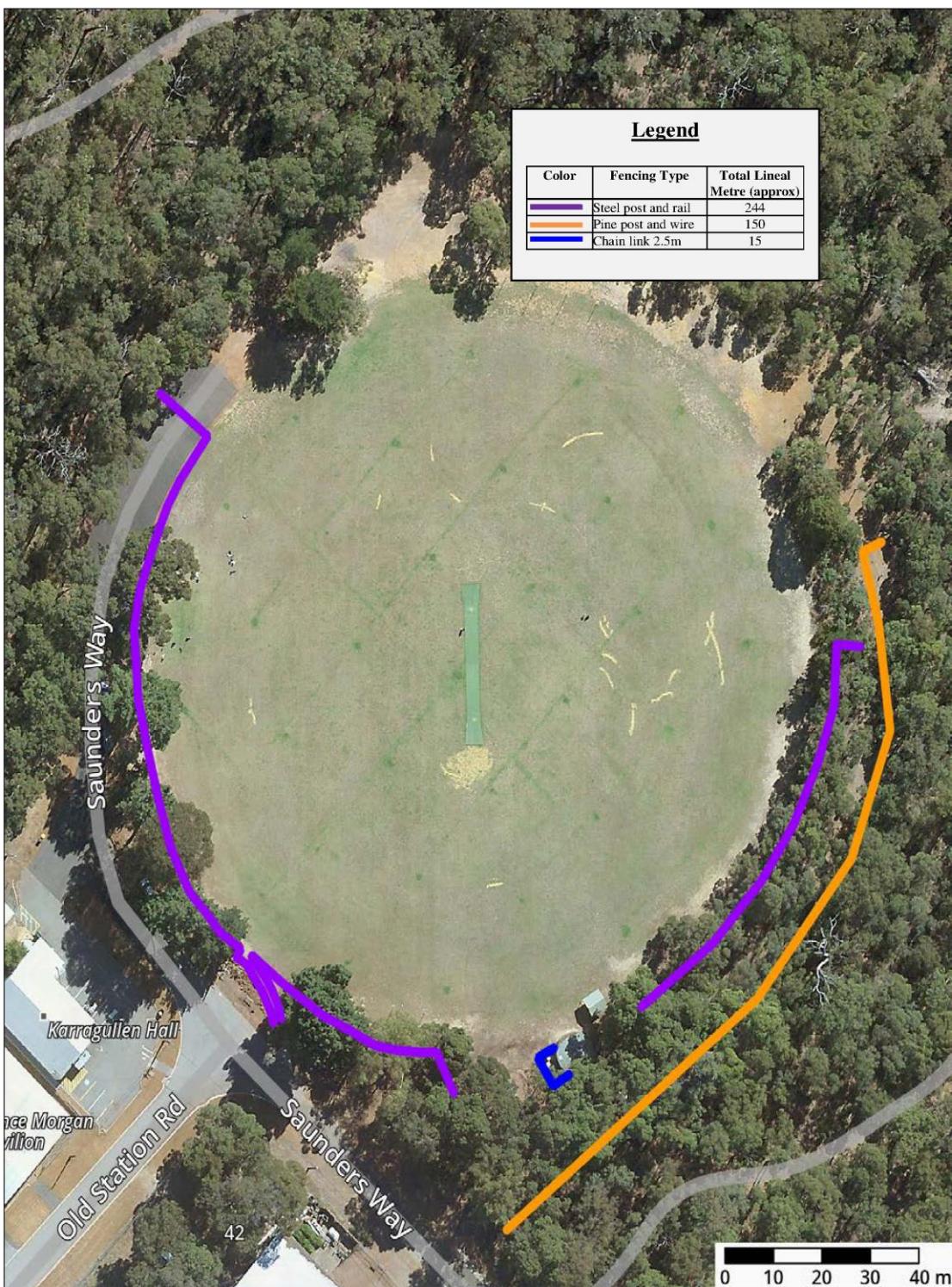


John Dunn Oval



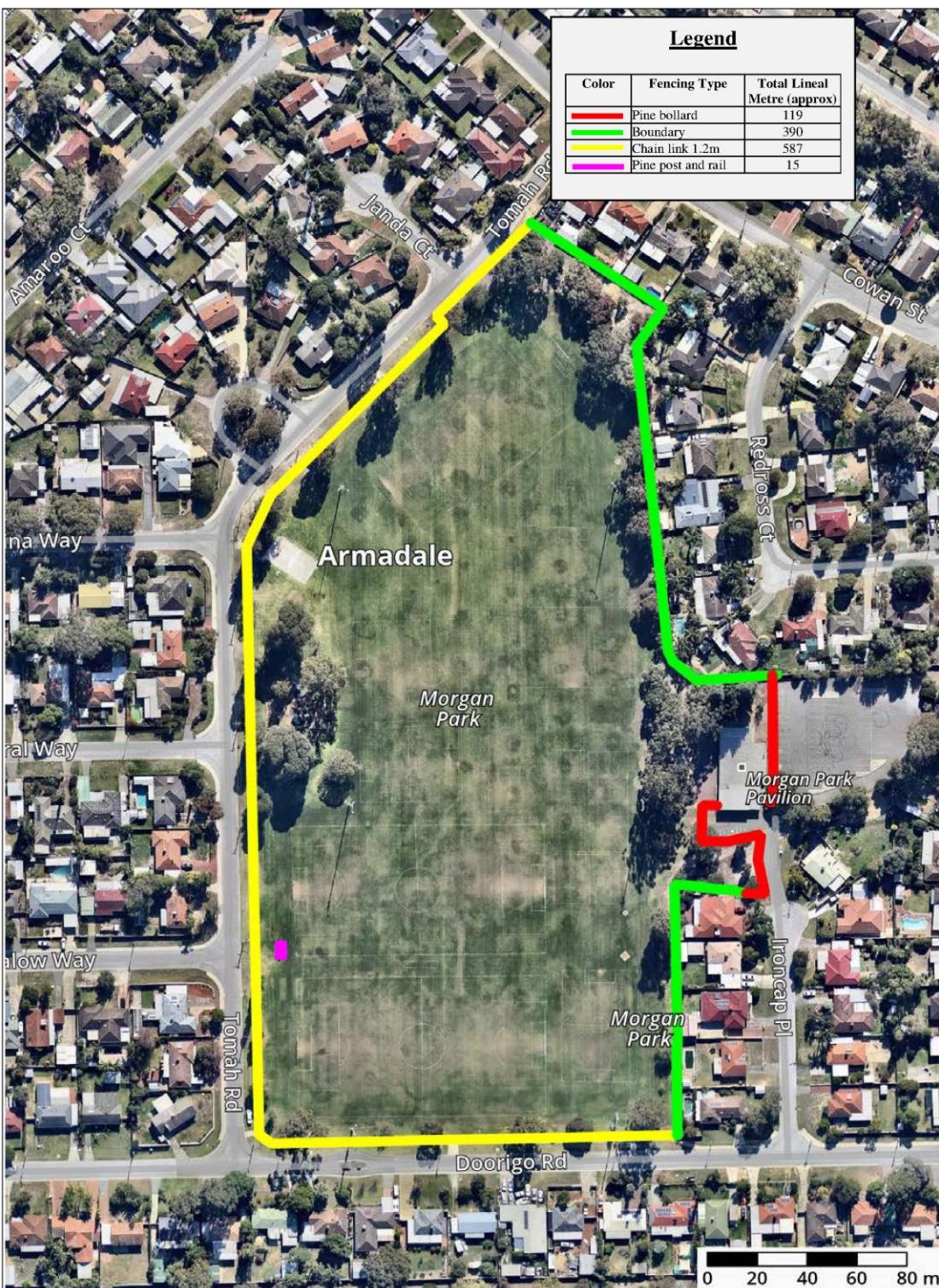
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Karragullen Oval



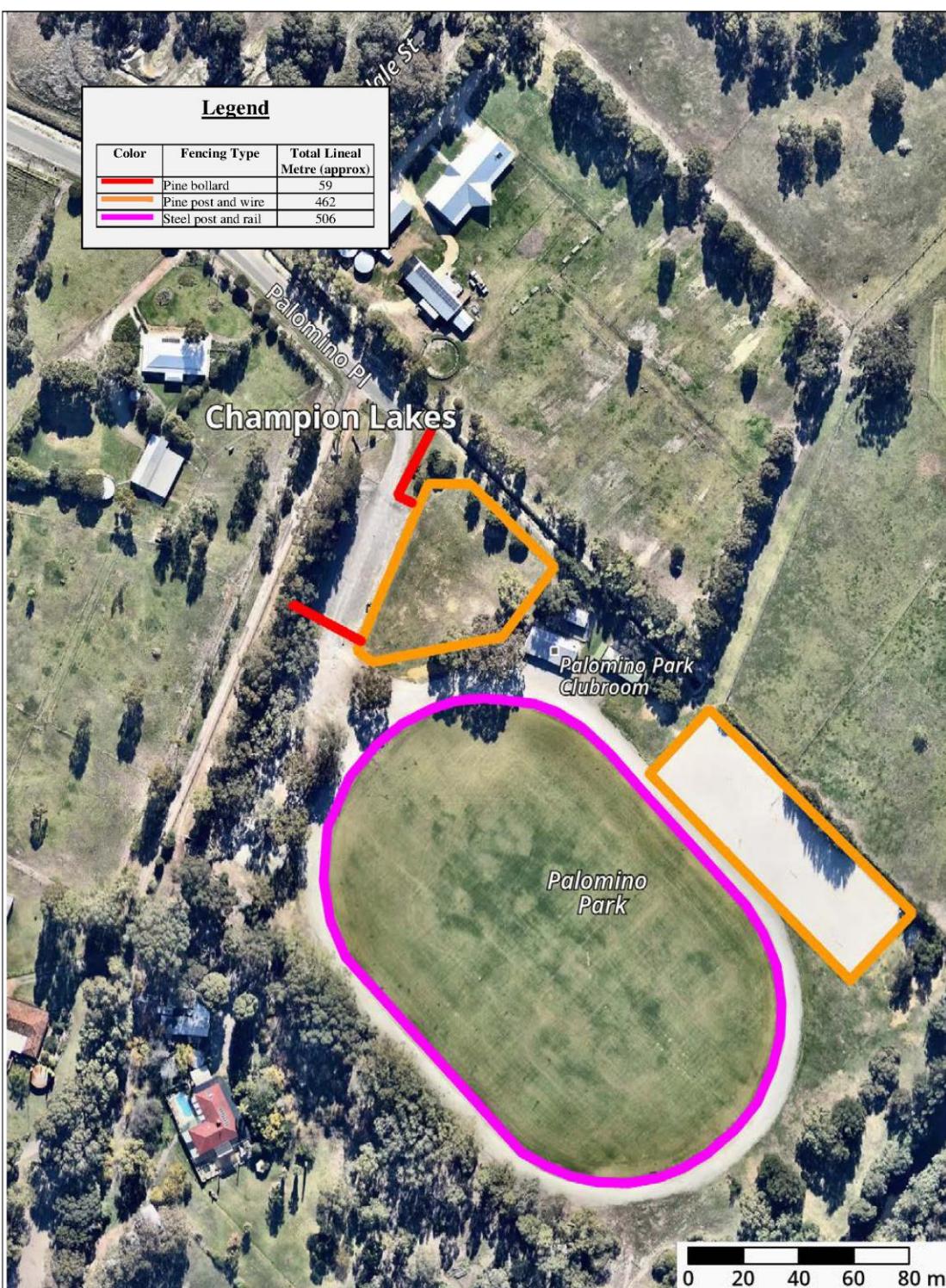
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Morgan Park



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Palomino Park



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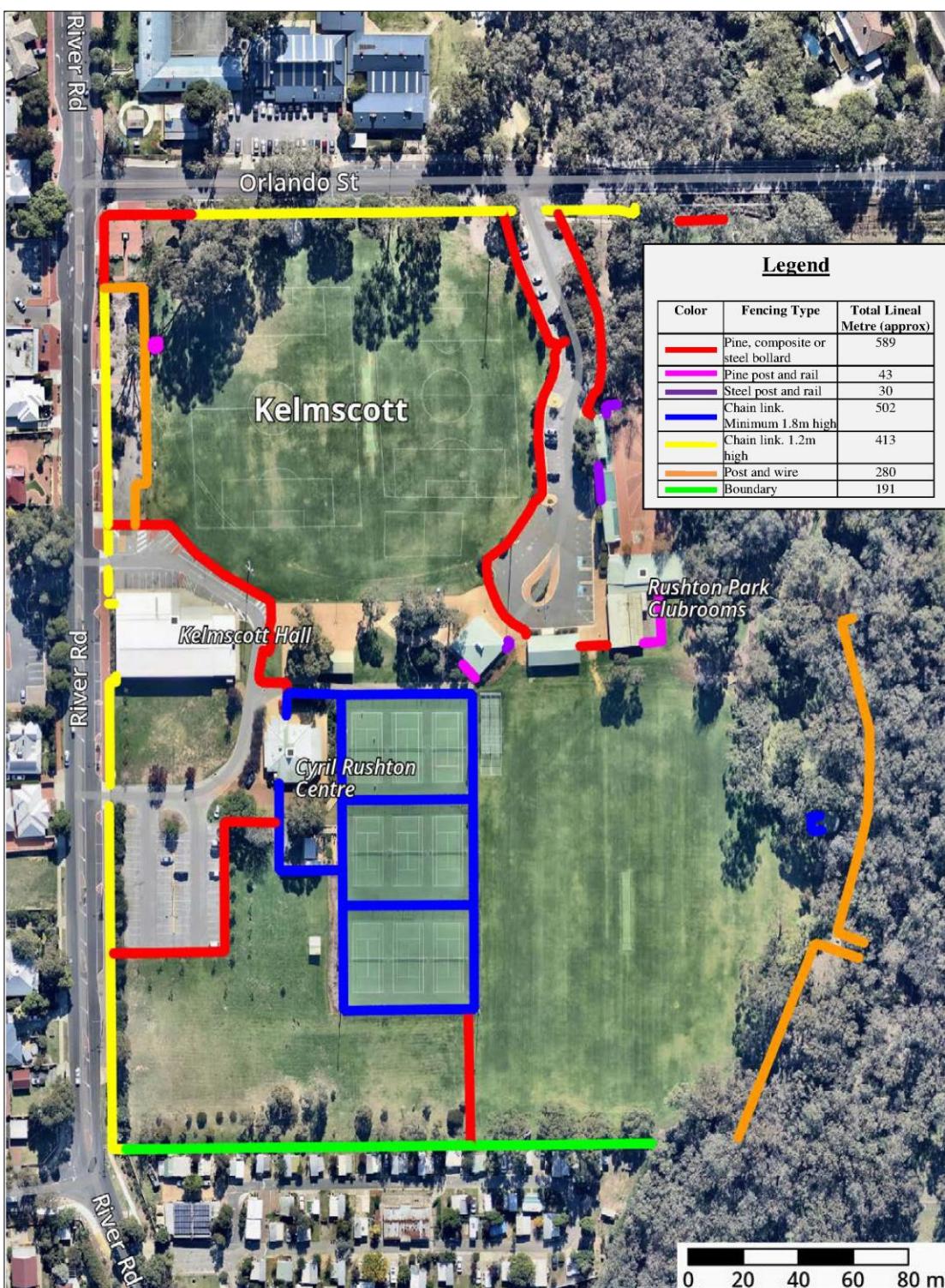
Piara Waters Oval



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Rushton Park



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N

Springdale Oval



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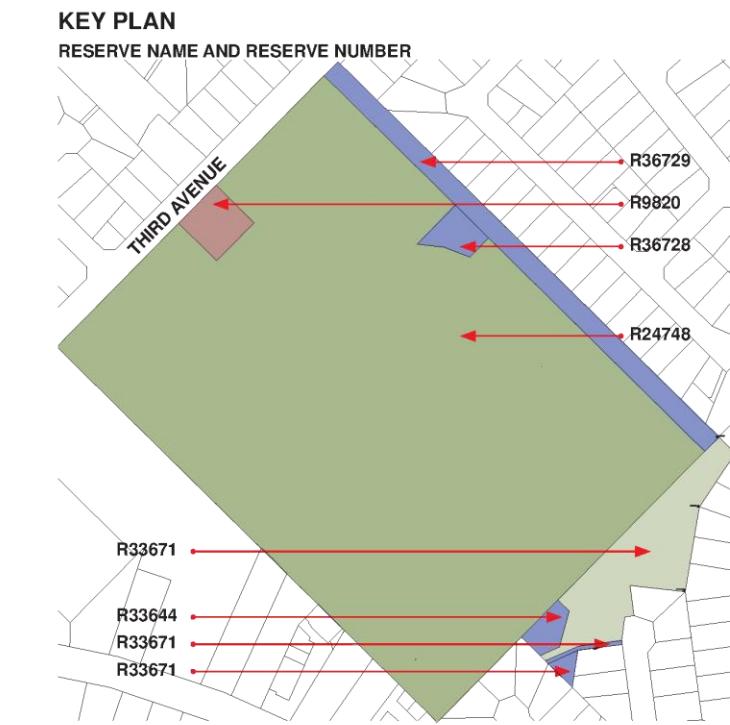




Preferred Location.

- In the heart of the Kelmscott town site. Visible from Albany Highway in both directions, Gilwell Avenue and shopping centres
- Close proximity to the Kelmscott Train Station, creating a 'gateway' to the Kelmscott town site
- Site has suitable trees that can be incorporated into the design and an existing available water source that could be utilised for landscape watering purposes

ATTACHMENT 1 - JOHN DUNN MEMORIAL PARK OFF-LEASH DOG FACILITY - RECLASSIFICATION DIAGRAM



RES NO.	RESERVE NAME	CURRENT FUNCTION	CURRENT CLASSIFICATION	PROPOSED CLASSIFICATION	PLAN REF.
DESIGNATED PROHIBITED AREA					
R24748	JOHN DUNN MEMORIAL PARK	PLAYING FIELD	PROHIBITED	PROHIBITED	(A)
R9820	CEMETERY	PUBLIC CEMETERY	PROHIBITED	PROHIBITED	(B)
R24748	JOHN DUNN MEMORIAL PARK	PLAYING FIELD	PROHIBITED	PROHIBITED	(C)
R24748	JOHN DUNN MEMORIAL PARK	oval + surrounds	PROHIBITED	PROHIBITED	(D)
DESIGNATED OFF-LEASH AREA					
R24748	JOHN DUNN MEMORIAL PARK	INFORMAL AREA	PROHIBITED	OFF-LEASH	(E)
DESIGNATED ON-LEASH AREA					
R24748	JOHN DUNN MEMORIAL PARK	INFORMAL AREA	PROHIBITED	ON-LEASH	(F)
R36728	UN-NAMED RESERVE	INFORMAL AREA	PROHIBITED	ON-LEASH	(G)
R36728	UN-NAMED RESERVE	INFORMAL AREA	PROHIBITED	ON-LEASH	(H)
R33644	UN-NAMED RESERVE	INFORMAL AREA	PROHIBITED	ON-LEASH	(I)
R33671	MIMOSA RESERVE/ UNNAMED	INFORMAL AREA	PROHIBITED	ON-LEASH	(J)

■ DESIGNATED PROHIBITED AREA

- PLAYING SURFACES
- oval perimeter infrastructure, including buildings and oval perimeter

■ DESIGNATED OFF-LEASH AREA

- WITHIN FENCED OFF-LEASH DOG FACILITY ONLY

■ DESIGNATED ON-LEASH AREA

- ALL OTHER AREAS

PROJECT: JOHN DUNN MEMORIAL PARK OFF LEASH DOG FACILITY (NOTE: THIS DIAGRAM IS REQUIRED TO BE PRINTED IN COLOUR)

DRAWING (REV): 001 (C)

DRAWN: LG / ES

DATE: JUNE 2017