

CITY OF ARMADALE

AGENDA

OF THE TECHNICAL SERVICES COMMITTEE eMEETING TO BE HELD ON
MONDAY, 4 MAY 2020 AT 7.00PM VIA MICROSOFT TEAMS PLATFORM.

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.”*

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).

It was publicised on the City's website, administration centre notice board and eCommunication channels that in view of the City conducting eMeetings, members of the community could still submit questions in writing prior to the meeting. Questions should be forwarded via email to info@armadale.wa.gov.au by 3pm on the date of the meeting.

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

SUSPENSION OF RELEVANT MEETING PROCEDURES (STANDING ORDERS) LOCAL LAW

The following clauses in the City of Armadale's Meeting Procedures (Standing Orders) Local Law cannot be complied with when conducting an eMeeting and are required to be suspended for the conduct of this eMeeting.

RECOMMEND

That Council suspend the operation of the following clauses:

- (i) Clause 8.2 – Members to Occupy Own Seats**
- (ii) Clause 9.1 – Members to Rise, in respect to the showing of hands and the requirement to stand**
- (iii) Clause 13.2 – Question – Method of Putting, in respect to the showing of hands**
- (iv) Clause 15.8(1) – Precedence of Person Presiding, in respect to the requirement for the person presiding to rise**

of the City of Armadale Standing Orders Local Law for the duration of this electronic meeting and that these matters be determined at the discretion of the Presiding Member.

DEPUTATION

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Technical Services Committee Meeting held on 6 April 2020 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN

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

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4 MAY 2020

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***1.1 - BUILDING MANAGEMENT PLAN UPDATE - FEDERAL GOVERNMENT
STIMULUS FUND APPLICATIONS***

WARD : ALL
FILE No. : M/221/20
DATE : 17 April 2020
REF : AO/MV
RESPONSIBLE : Executive Director
MANAGER : Technical Services

In Brief:

- At the Ordinary Council Meeting of 14 April 2020, it was recommended that a further report for the May round of Committee meetings be presented to Council to determine a list of buildings to be nominated for inclusion in the Federal Government stimulus fund application, or for inclusion in Council's own stimulus considerations (T14/4/20).
- This report details those buildings Council has identified during a workshop held on 14 April 2020 for potential Federal Government stimulus funding as well as a further update on the priority list of buildings that could be considered for Council's own stimulus considerations.

Tabled Items

Nil.

Decision Type

- Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive** The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration

Nil.

Strategic Implications

2.2 Attractive and Functional Public Places

2.2.1.1 Deliver new and upgraded facilities that are multi-purpose where appropriate.

2.3 Well managed infrastructure

2.3.3 Develop and implement asset management plans to inform long term funding requirements

Legal Implications

Full assessment of all relevant legislation does not indicate any restrictions.

Council Policy/Local Law Implications

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

- Building Code of Australia
- Council Policy ENG 13 - Asset Management Vision.

Budget/Financial Implications

The total value of the projects included in the stimulus package is \$86M.

The City's current medium to long term planning spreads the projects detailed in this report over a number of years, in line with the affordability of both capital funding and operating costs. Bringing the projects forward will increase the City's asset base but will also increase the City's operating expenditure, including the depreciation charge. Whilst depreciation is a non-cash charge, it does represent the consumption of assets and is taken into account when producing the Operating Surplus ratio.

It is inevitable that the City will enter into a period of an operating deficit (which includes the depreciation charge), due to an earlier investment in infrastructure than planned. What this means for the future out years in the Long Term Financial Plan (LTFP) is that the City will need to focus on the consolidation of the budget, with a focus on lean operations (services) and a prudent, perhaps restrictive approach to the creation of new assets.

Consultation

- Inter Directorate
- Council.

BACKGROUND

At the Ordinary Council Meeting of 14 April 2020 Council considered a report on upgrades to community buildings and resolved to (T14/4/20 refers):

- “1. Note the contents of this report on the current condition, functionality, capacity and aesthetics profile for 43 community buildings in terms of the Council resolution dated 16 December 2019, recommendation T76/12/19 item number 3.*
- 2. Note the project priority list with estimates for buildings currently included in the draft Technical Services 2020/21 budget for consideration in the budget deliberations.*
- 3. Receive a further report for the May round of Committee meetings to determine a list of buildings to be nominated for inclusion in the Federal Government’s Stimulus Fund Application, or for inclusion in Councils own stimulus considerations.*
- 4. Receive a further report before the end of 2020 for consideration during the 2021/22 budget deliberations on future years’ priority listings.”*

In line with Part 3 of Council’s resolution detailed above, this report provides information on the following:

- A list of strategic community and existing building refurbishment projects which were recently submitted for consideration for potential Federal Government stimulus funding (the stimulus funding application) following the outcomes of a Councillor Workshop held on 14 April 2020.
- Details of buildings that could be included in Council’s own stimulus considerations.

The report also provides an update on the progress that has been made with investigating buildings included in the priority list of 43 community buildings that was approved at the Ordinary Council meeting dated 14 April 2020 (T14/4/20) to determine their scope of work and timeframe. Updated comments are included for further discussion. These buildings are to be considered for either a minor to major refurbishment or replacement to improve the overall appearance (aesthetics) as well as functionality, capacity and condition thereof where applicable. A number of these buildings have been listed for inclusion in the stimulus funding application as well as the draft 5 year capital works program. The draft program will be further considered by Council during its 2020/21 Budget and Long Term Financial Plan deliberations.

Community buildings as per the priority list not included in the draft 5 year capital works program or stimulus submission will either be considered for inclusion in years 6 to 15 of the LTFP, for Council's own stimulus funding arrangement, or for Council's accelerated buildings renewal program; should this be determined.

COMMENT

To identify projects to be included in the stimulus funding application, Council considered a number of strategic and refurbishment projects. Projects were selected on the basis of their importance and readiness in order to be activated within the next 12 months. Attachment 1 comprises the list of building projects that were nominated by Council at a workshop on 14 April 2020. A summary of the projects included are as follows:

New Community Infrastructure Projects:

▪ Bedfordale Fire Station	\$1,700,000
▪ Roleystone Theatre	\$4,000,000
▪ New Office Building	\$25,000,000
▪ John Dunn Challenge Park	\$1,500,000
▪ Forrestdale Community Hub Redevelopment	\$7,000,000
▪ Hilbert District Community Centre/Library	\$8,000,000
▪ Morgan Park Pavilion	\$4,500,000
▪ Creyk Park Pavilion	\$3,000,000
▪ Harrisdale Library	\$2,500,000
▪ Harrisdale North Playing Field/Facility	\$3,530,000
▪ Wungong District Playing Fields - Stage 1	\$15,085,500
▪ Hilbert South West playing field and Pavilion	\$6,000,000

Community Buildings Refurbishment Projects:

▪ Gwynne Park Pavilion	\$1,500,000
▪ Westfield Scout Hall	\$400,000
▪ Bob Blackburn Pavilion	\$200,000
▪ John Dunn Pavilion	\$1,600,000
▪ Bedfordale Hall	\$400,000

Of the prioritised list of 43 community buildings that Council has approved to be considered for a minor to major refurbishment or replacement, 20 have been included in the stimulus funding application as well as the draft 2020/21 to 2024/25 Capital Works Program which will be considered by Council during its 2020/21 Budget and Long Term Financial Plan deliberations. The remainder of the buildings are currently being assessed in order to determine their scope of work and timeframe for execution of works. Attachment 2 shows the latest progress in relation to each of the priorities.

Table 1 lists the buildings from the community buildings list that have been included in the stimulus funding application, with column 2 indicating their priority ranking on the community buildings list.

Table 1:

Building	Priority
John Dunn Pavilion	5
Bob Blackburn Pavilion	6
Morgan Park Pavilion	7
Bedforddale Hall	9
Westfield Scout Hall	10

Table 2 lists the buildings that have been included in the draft 2020/21 – 2024/25 Capital Works Program for further consideration by Council during its 2020/21 Budget and Long Term Financial Plan deliberations.

Table 2:

Building	Priority
Southern District Rifle Range	1,11 & 12
Lance Morgan Pavilion	2
John Dunn Pavilion & Hall	5, 37
Bob Blackburn Pavilion	6
Morgan Park Pavilion	7
Bedforddale Hall	9
Westfield Scout Hall	10
Kelmscott Showgrounds	13, 15, 23, 27, 28
Roleystone Guides	16
Armadale Scouts	19
Settlers Common Public Toilet	20
Springdale Pavilion	21
Armadale Badminton Centre	26
History House	31

Note the comments (refer Attachment 2) regarding Lance Morgan Pavilion where the relocation of Roleystone Gymnastics is currently being investigated. If the relocation is approved, the necessity to refurbish or replace the Lance Morgan Pavilion will no longer be required and the building would be appropriate to serve as an agricultural shed.

Table 3 comprises the prioritised buildings not included in any of the stimulus funding application or the 5 Year Capital Works Program. Should Council decide to allocate additional funding aside from the above, these buildings can be considered. Further comments and timeframes are available as per Attachment 2.

Table 3:

Building	Priority
Cross Park Football Pavilion	3
Armadale Tennis Pavilion	4
Willow Heights (Settlers Common)	8
Armadale Guide Hall	17
Minnawarra Park Historic Church	22
Karragullen Hall	24
Cyril Rushton Centre / Kelmscott Tennis Pavilion	25
Roleystone Fire Station	29
Historic school (Minnawarra Park Historic School)	30
Evelyn Gribble Community Centre	32
Churchman's Brook Community Centre	33
William Skeet Oval Pavilion (Ian Pratt)	34
Cross Park Tennis Pavilion	35
Thomson House (Roleystone/Karragullen Seniors Centre)	36
Armadale Arena Building	38
Reg Williams Pavilion	39
Roleystone Hall	40
Settlers Common Field Study Centre	41
Roleystone Family Centre	42
Westfield Seniors Centre	43

CONCLUSION

An assessment of the list of 43 community buildings has been completed, with the buildings requiring the most urgent works (minor to major refurbishment or replacement) included in the 2020/21 to 2024/25 Capital Works Program for further deliberation. Some of these projects along with a number of strategic community projects have recently been included in the stimulus funding application.

A review of the remainder of the prioritised buildings will continue and Council will be updated on the progress annually to identify the priorities for following financial years. Should additional funding be made available by Council, these projects could be considered earlier for those projects where the scope of work has been determined. The review will continue with the assistance of the Community Services Directorate.

RECOMMEND

That Council:

- 1. Endorse the list of strategic and building refurbishment projects that have been included in the submission for potential Federal Government stimulus funding.**
- 2. Note the remaining list of buildings from Council's prioritised list of community buildings and the progress in terms of each. These buildings can be considered for:**
 - a. inclusion in a future capital works program, or**
 - b. inclusion in a possible City stimulus program, or**
 - c. inclusion in an accelerated building renewal program if Council decides to allocate additional funding for this purpose.**

ATTACHMENTS

- 1.** [↓](#) Stimulus Funding Submission
- 2.** [↓](#) Community Buildings Priority List

2.1 - LONG TERM CYCLE NETWORK

WARD : ALL

FILE No. : M/83/20

DATE : 17 February 2020

REF : MT/TN/YA

RESPONSIBLE : Executive Director
MANAGER : Technical Services

In Brief:

- The Department of Transport (DoT) has completed the Long Term Cycling Network (LTCN) project and seeks Council endorsement of the final draft of the aspirational cycling network within the City of Armadale.
- The LTCN was developed by DoT in collaboration with the City and various state agencies.
- From July 2020 all Western Australian Bicycle Network Grants for local governments will be linked to the endorsed aspirational LTCN.
- DoT have advised that only local governments with a Council endorsed LTCN will remain eligible for grants.
- Council endorsement confirms support for Local and State Government agencies to work together in delivering the aspirational Long Term Cycling Network over the longer term.
- It is recommend that Council endorse the LTCN as shown in Attachment 1, noting that endorsement does not bind the state government or the City to fund or deliver any part of the LTCN.

Tabled Items

Nil.

Decision Type

- Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive** The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

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
- 4.3 Financial Sustainability
- 4.3.2 Pursue non-rates revenue opportunities
- 4.3.2.1 Investigate opportunities for grants, contributions and partnerships from Government, Not for Profit and Commercial Agencies

Legal 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. However DoT has advised councils that from July 2020 all Western Australian Bicycle Network grants for Perth and Peel local governments will be linked to the endorsed LTCN and that these grants will be eligible only to councils that endorse the LTCN.

It should be noted that under the current Western Australian Bicycle Network (WABN) grant funding program, DoT contribute 50% of the funding for a project, with the City contributing the remaining amount.

Consultation

- Intra Departmental
- Department of Transport.

BACKGROUND

In 2016, as part of the state government's long term transport strategy 'Transport @3.5million' the Department of Transport (DoT) released the Cycling Network Plan.

The aspirational long term bicycle network identified in the 2016 Cycling Network Plan was based on a robust methodology of connecting all key activity centers. However, the plan was developed by DoT with limited local government consultation due to project delivery time constraints.

In 2018 DoT were successful in receiving funding to deliver an updated Long Term Cycle Network (LTCN) plan in consultation with the 33 local governments across the Perth and Peel regions.

The aim of the LTCN project is to develop an aspirational plan to ensure State and Local Governments work together towards the delivery of one continuous bicycle network providing additional transport options, recreational opportunities, support for tourism and commercial activity which caters for all ages and abilities. DoT has advised that the intention is to review the LTCN once per annum with local governments having an opportunity to provide further feedback if major amendments are proposed.

In 2019, DoT engaged with the City, in addition to other state agencies, to identify LTCN routes which employed a simplified three tier route hierarchy of primary, secondary and local cycling routes as detailed in Figure 1 below.

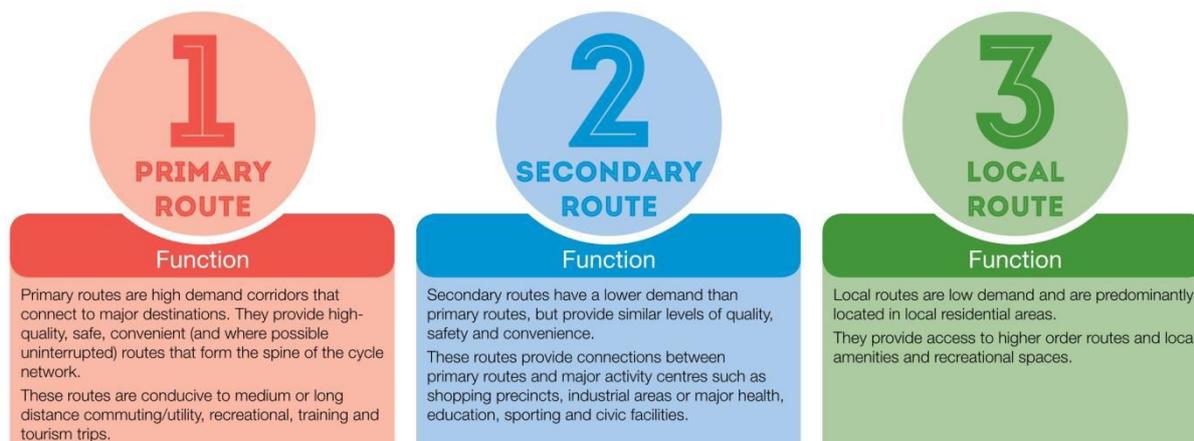


Figure 1 – Route categorisation definitions

DETAILS OF PROPOSAL

DoT is seeking endorsement of the draft aspirational LTCN from all of the 33 Local Government councils of the Perth and Peel regions in order to assist in leveraging additional funding for bicycle infrastructure. The endorsement sought by DoT is considered nonbinding and does not commit the State Government or Local Governments to funding or construction timeframes. Council endorsement would confirm support for local governments and State Government agencies to work together in delivering the aspirational LTCN over the longer term.

Local government endorsement of the LTCN will assist DoT to leverage additional funding for bicycle infrastructure programs such as the Western Australian Bicycle Network (WABN) grant program administered by DoT. Furthermore, endorsement will assist the State Government in any discussions regarding Australian Government funding for cycling infrastructure improvements and campaigns.

DoT has advised councils that from July 2020 all WABN grants for Perth and Peel local governments will be linked to the endorsed LTCN. Furthermore, DoT has confirmed that WABN grants will be eligible only to councils that endorse the LTCN.

COMMENT

The City reviewed the proposed routes and provided comments consistent with the aspirational nature of the plan in March 2019. In particular, the City provided assistance to DoT in identifying the local cycling routes, which had not been included in the 2016 Cycling Network Plan. All of these routes have now been incorporated and their inclusion in the LTCN will allow Local Governments to access State grant funding for local cycling projects which had previously been considered ineligible for WABN grant funding.

The endorsement of the LTCN is not binding on the City to commit to funding of any route identified in the LTCN. Further, DoT are advising Local Governments that the LTCN equally does not commit the State Government to funding or constructing any of the identified routes. Notwithstanding the nonbinding nature of the endorsement, it will allow the City to confidently apply for a wider range of funding for cycling projects within the City.

CONCLUSION

DoT has completed the LTCN project and is seeking Council endorsement of the final draft of the aspirational cycling network within the City of Armadale. The City provided input into the draft aspirational LTCN plan in March 2019.

From July 2020 all WABN grants for local governments will be linked to the endorsed aspirational LTCN. DoT have advised that only local governments with a Council endorsed LTCN will be considered eligible for WABN grants.

It is recommend that Council endorse the draft aspirational LTCN plan produced by DoT as shown in Attachment 1, noting that endorsement does not bind the State Government or the City to fund or deliver any part of the LTCN.

RECOMMEND

That Council:

- 1. Endorse the draft aspirational Long Term Cycling Network developed in collaboration between Council officers and the Department of Transport as shown in Attachment 1.**
- 2. Note that endorsement of the Long Term Cycling Network does not commit Council nor State Government agencies to deliver all, or any part of the Long Term Cycling Network within a particular timeframe, nor does endorsement commit any party/parties to fund any specific route within the Long Term Cycling Network.**
- 3. Note that Council endorsement confirms support for Local and State Government agencies to work together in delivering the aspirational Long Term Cycling Network over the longer term.**

ATTACHMENTS

- 1.** [↓](#) CoA Draft LTCN Plan

3.1 - LANDFILL LICENCE AMENDMENT

WARD : ALL
FILE No. : M/222/20
DATE : 17 April 2020
REF : AO/SW/JL
RESPONSIBLE : Manager Waste
MANAGER Services

In Brief:

- The Armadale Landfill and Recycling Facility Licence requires amendments to continue operating under normal conditions.
- This report recommends that Council authorise the CEO to sign the amendment application to the Landfill Licence.

Tabled Items

Nil.

Decision Type

- Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive** The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

Officer Interest Declaration

Nil.

Strategic Implications

2.4 Best Practice Waste Management

2.4.2 Maximise recycling opportunities

2.4.3 Improve waste disposal practices

Legal Implications

Assessment of legislation indicates that the following are applicable:

- Part V, Division 3, Section 59B(1) of the *Environmental Protection Act 1986* - Procedure for amending, revoking or suspending works approval or licence
- Part 3, Regulation 5BB of the *Environmental Protection Regulations 1987* – Fees prescribed for amending works approval or licence

Council Policy/Local Law Implications

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

Budget/Financial Implications

The adoption of this recommendation will not incur additional expenditure, other than the application fee of \$2176, on the operating budget as these activities are already in place and accommodated in the City's 2019/20 Budget and Long Term Financial Plan estimates.

Consultation

- Department of Water and Environment Regulation
- Intra Directorate.

BACKGROUND

The Armadale Landfill and Recycling Facility Licence L6964/1997/11 was amended in April 2018 to add the acceptance of paint under the Paintback scheme. As part of this amendment the Department of Water and Environment Regulation (DWER) administratively amended wording in the licence that now impacts the City's waste acceptance.

The licence further requires that the City cover waste deposited to landfill with at least 150mm cover material within 24 hours (daily). The City's landfill is very small compared to other landfill facilities in the region and does not have the ability to extract cover material (sand or soil) on site like many other landfills. The City's landfill is dependent on sand coming across the weighbridge to cover the waste on a daily basis, as required by the licence. Unfortunately this has turned out to be an unreliable source of cover material over the last number of years.

DETAILS OF PROPOSAL

The City is seeking amendments to the Armadale Landfill and Recycling Facility Licence L6964/1997/11 to add the following to the licence:

1. To amend the waste acceptance criteria in order to accept tyres for storage pending removal by a contractor for processing of up to 250 tyres at any one time and up to 100 tonnes of tyres per annum.
2. To include the use of alternative daily cover as an acceptable method to cover waste and the end of each day.

This report seeks Council's approval to authorise the Chief Executive Officer to sign the required documents requesting an amendment to the City's landfill licence by DWER.

COMMENT

Tyres

The operation of the City's Landfill and Recycling Facility is guided by legislation and licence conditions.

The Armadale Landfill and Recycling Facility has been accepting tyres, destined for recycling, at the facility for many years with no comments arising from the regular inspections by DWER. The administrative change to the licence in 2018 (implemented by DWER) changed the interpretation of the landfill's acceptance criteria and specifically excluded the acceptance of tyres.

The City is now required to seek a licence amendment to remove the exclusion of tyres from the landfill's acceptance criteria and allow the storage of up to 250 tyres at the landfill at any one time and up to 100 tonnes of tyres per annum.

The landfill is currently limited under a condition in the licence that allows waste, not included under the landfill's acceptance criteria, to be stored and removed from site to an appropriate landfill or facility within 14 days of receiving the waste. This has been utilised as an interim solution however, this is only a short term option to address the issue of receiving tyres under the current licence.

The City provides residential ratepayers with a waste service of four tip passes, one of which can be used for the disposal of up to four small car tyres (off rim) or two 4WD tyres (off rim). Updating the landfill licence to include tyres under the acceptance criteria will facilitate the continuation of this service.

The alternative would be to discontinue the acceptance of tyres at the landfill that will likely lead to greater incidences of illegal dumping of tyres; which is already an ongoing concern within the City.

Alternative Daily Cover

An Alternative Daily Cover (ADC) system has been acquired for the City's landfill facility due to increased costs as a result of the rising landfill levy and the unreliable supply of suitable clean fill for daily cover.

The City's landfill facility is relatively small, compared to other landfills in the Perth metropolitan area and does not have the option to be able to extract material on site for daily cover material. In the past, the City has been reliant on clean fill material across the weighbridge from excavations on construction sites in the region. This source of material became unreliable and unavailable at times, and forced the City to consider ADC.

In July 2019 the City procured an ADC slurry spray unit that uses products specifically developed for landfill application. These products have been successfully used for a number of years by other landfill facilities in the Perth metropolitan area, such as Red Hill Landfill Facility. A thin slurry layer, 3-5mm thick, is applied by a spray unit which not only replaces the need for a 150mm thick soil/sand cover over the daily waste, also saves airspace.

The City wrote to DWER advising of the City's intent to use alternative daily cover instead of the previous 150mm cover material. DWER do not have any concerns with the City utilising ADC but an amendment to the licence is required to address this going forward. Following discussions with DWER, the City undertook to submit a licence amendment accordingly.

CONCLUSION

The Armadale Landfill and Recycling Facility is a vital resource for the community. Losing the capacity to store tyres for removal by a contractor for processing, will place great strain on the community and increase illegal dumping of tyres.

Using an Alternative Daily Cover system ensures compliance with the City's landfill licence condition of covering the incoming waste within 24 hours (daily).

To continue to operate efficiently with sufficient capacity, an amendment to the landfill licence is required.

RECOMMEND

That Council authorise the Chief Executive Officer to execute documentation requesting amendments to Landfill Licence L6964/1997/11 for the purpose of facilitating storage of tyres and including the use of alternate daily cover as an acceptable cover method.

ATTACHMENTS

There are no attachments for this report.

4.1 - TENDER 6/20 - SUPPLY OF IRRIGATION PARTS

WARD : ALL
FILE No. :
DATE : 31 March 2020
REF : KG1/DH/PL
RESPONSIBLE Executive Director
MANAGER Technical Services

In Brief:

- Tender 6/20 was recently advertised for Supply of Irrigation Parts.
- Three (3) tenders were received by the specified closing time and were evaluated against compliance and qualitative criteria.
- This report recommends that council accept the tender submitted by W.A. Reticulation Supplies.

Tabled Items

Nil.

Decision Type

- Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive** The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

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
- 4.3 Financial Sustainability
- 4.3.3 Seek efficiencies that will reduce service delivery costs

Legal Implications

Assessment of Legislation indicates that the following is applicable:

- Section 3.57 *Local Government Act 1995* – Tenders for providing goods or services
- Part 4, 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

The proposed expenditure can be accommodated in the 2019/20. Budget and Long Term Financial Plan estimates commensurate with the successful tender recommended in this report.

Consultation

- Intra Directorate.

BACKGROUND

The City has an ongoing requirement for the supply of a large range of Irrigation Parts for the provision of attractive and functional Parks, Reserves and Streetscapes within the City. The contractor is required to provide a large range of irrigation parts for the repair and replacement of any existing parts due to faults and damage. The contractor is to adhere to delivery time frames for delivery to the City's works depot in Kelmscott and on occasion for emergency deliveries onsite.

ANALYSIS

Tender 6/20 for Supply of Irrigation Parts was advertised in the 22 February 2020 edition of the West Australian newspaper, on 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 advertising period closed at 2.00pm on 10 March 2020.

Tenders were received from:

	Tenderer's OR Respondent's Name
1.	Total Eden Pty Ltd
2.	W.A. Reticulation Supplies
3.	Reece Australia Pty Ltd

No tenders were received after the close of deadline.

No non-conforming tenders were received.

An evaluation of the three compliant tenders was undertaken having specific regard to the following Qualitative Criteria:

Criteria	Weighting
Personnel and Capacity	20%
Resources	15%
Supply, Response and Delivery Timeframes	25%
Sustainable Impacts	10%
Pricing	30%

Upon completion of the two stage evaluation, final scores and pricing were entered into the Evaluation Matrix as shown in the confidential attachment (Attachment 2), where a final analysis took place to determine the most suitable tenderer.

CONCLUSION

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

The result was that the tender received from W.A. Reticulation Supplies represented the most advantageous tender to the City.

The evaluation panel therefore recommends that the contract be awarded to W.A. Reticulation Supplies for a period of 12 months, with the option to extend for a further two (2), twelve (12) month periods.

NB: The Confidential Attachment to this report detailing the recommended tenderer's price/consideration will be made public when Council has accepted the successful tender.

RECOMMEND

That Council, in regard to Tender 6/20 for Supply of Irrigation Parts:

- 1. Accept the tender from W.A. Reticulation Supplies for a period of (twelve) 12 months commencing 12 May 2020 in accordance with:**
 - **The tenderer's submitted Price Schedule as presented in Confidential Attachment 1**
 - **Council's contract documentation, Budget and Long Term Financial Plan estimates.**
- 2. Authorise the Chief Executive Officer to extend the contract for two (2) periods of twelve (12) months, 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

1. Price Schedule - Tender 6/20 Supply of Irrigation Parts - *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*
2. Evaluation Summary Report - TEN6/20 - *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*

COUNCILLORS' ITEMS

Nil.

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

Nil.

MEETING DECLARED CLOSED AT _____

TECHNICAL SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
4 MAY 2020		
ATT NO.	SUBJECT	PAGE
1.1 BUILDING MANAGEMENT PLAN UPDATE - FEDERAL GOVERNMENT STIMULUS FUND APPLICATIONS		
1.1.1	Stimulus Funding Submission	27
1.1.2	Community Buildings Priority List	29
2.1 LONG TERM CYCLE NETWORK		
2.1.1	CoA Draft LTCN Plan	33

City of Armadale – Stimulus Funding Submission

New Community Facilities

Project	Description	Cost	Earliest feasible start	Jobs during construction	Jobs post construction	Can the project be staged?	Council Priority
Bedforddale Fire Station	Current facility is inadequate and poorly located. This project will deliver a fit for purpose contemporary facility more commensurate with the significant risk that bushfires pose in the area.	\$1,700,000	2020	50	5	No	1
Roleystone Theatre	Following the closure of the Roleystone Theatre in 2018 after significant structural issues were identified the City received overwhelming community feedback including around 700 emails and letters of support, and a petition with over 6000 signatures supporting the reopening of the Theatre.	\$4,000,000	2021	50	5	No	2
Landmark CBD Building	Envisaged to be a multi-level building to house the City's administration as well as government departments and service providers. The building will complement the soon to be opened Armadale Justice Precinct. The project will be a major generator of construction and post construction jobs and will be a major economic stimulus for the Armadale CBD. Further feasibility work is required to enable the project to be shovel ready by 2022.	\$25,000,000	2022	200	400	No	3
John Dunn Challenge Park (Kelmescott)	The Challenge Park will provide for a range of cycle based activities for a wide range of ages. It will include a pump track, BMX track, safety track for beginners and will complete the John Dunn Community Hub which also includes sporting fields, community buildings and an enclosed dog exercise area.	\$1,500,000	2021	25	2	No	4
Forrestdale Community Hub Redevelopment	The Forrestdale Hub comprises of a sports field, pavilion, change rooms, an old community hall, community kindergarten, facilities used by a disability services provider as well as hard courts and playgrounds. The redevelopment will see the demolition of all facilities to be replaced with modern buildings and a renovation of the playing field including new floodlighting.	\$7,000,000	2021	80	5	Yes	5
Hilbert District Community Centre/Library	The Hilbert District Community Centre will be the first major community facility in the area. It will be located in the new town Centre and adjacent to the extremely popular 'Shipwreck Park' which has already become a hub for the emerging community. In addition to a new library service, the Centre will provide spaces for activities such as playgroups, arts and craft groups, multimedia activities as well as a major function/conference style space.	\$8,000,000	2021	100	10	Yes	6
Morgan Park	A major redevelopment of a community hub comprising a playing field, sporting/community building, dog park, playground and leisure spaces	\$4,500,000	2021	50	5	No	7
Creyk Park Pavilion	The current pavilion is past its use by date and needs to be replaced. As with many new sporting/community facilities, the new pavilion will cater for male and female, junior and senior sport, and is designed to enable spaces to be used by the broader community as well as by sporting groups.	\$3,000,000	2021	50	5	No	8
Harrisdale Library	The Harrisdale Library will provide a contemporary library service for around 40,000 people in the new areas of Harrisdale and Piara Waters. The library will be a designed for purpose leased space in a town centre setting. Funds are required for the specialist fit out and other start-up costs associated with setting up the service.	\$2,500,000	2021	50	10	No	9
Harrisdale North Playing Field/Facility	A playing field and sporting/community building required to meet the needs of the growing communities of Harrisdale and Piara Waters. As with all of the City's new sporting facilities, the pavilion will provide for male and female, junior and senior sports.	\$3,530,000	2022	80	5	Yes	10
Wungong District Playing Fields - Stage 1	2 playing fields and a sporting/community building required to meet the demand generated by the emerging communities of Haynes and Hilbert. This will be the first stage of the Armadale Regional Recreation Reserve which will provide facilities for a wide range of sports, recreation and leisure activities.	\$15,085,500	2022	80	10	Yes	11
Hilbert South West playing field and Pavilion	This project will deliver the first playing field and pavilion in the area. This facility will enable the development of new local sporting and community groups. As with all of the City's new sporting facilities, the pavilion will provide for male and female, junior and senior sports. The current CBP has the project in 2 stages 1) Playing field in 2021 and 2) Pavilion in 2026	\$6,000,000	2023	80	5	Yes	12



City of Armadale – Stimulus Funding Submission

Community Building Upgrades

Project	Description	Cost	Earliest feasible start	Jobs during construction	Jobs post construction	Can the project be staged?	Council Priority
Gwynne Park Pavilion	Subject to master plan development total refit of existing building.	\$1,500,000	2020	40	0	Yes	1
Westfield Scout Hall	Refurbish inside and out old building.	\$400,000	2020	30	0	Yes	2
Bob Blackburn Pavilion	Upgrade.	\$200,000	2020	25	0	Yes	3
John Dunn Pavilion	Upgrade and refurbish.	\$1,600,000	2020	40	0	Yes	4
Bedforddale Hall	Upgrade and refurbish.	\$400,000	2020	25	0	No	5



Prioritised List of Community Buildings

COMMUNITY BUILDINGS										
			Scores 1 -5				Revised Priority Ranking	COMMENT	PROPOSED TIMEFRAME	
			Functionality	Capacity	Aesthetics	Asset Condition				
			1. Very Good	1. Very Good	1. Very Good	1. Excellent: 55 - 100%				
			2. Good	2. Good	2. Good	2. Good: 35 - 55%				
			3. Fair	3. Fair	3. Fair	3. Average: 25 - 35%				
			4. Poor	4. Poor	4. Poor	4. Poor: 10 - 25%				
			5. Very Poor	5. Very Poor	5. Very Poor	5. Failed: 0 - 10%				
Asset ID	Building	Building Replacement Value	SCORES 1-5							
1	BLD45	Southern District Rifle Range Clubhouse	\$189,420	5	4	4	4	1	Funding provided as approved in 2019/20 MYR	Completed 2019/20
2	BLD81	Lance Morgan Pavilion	\$885,600	5	5	5	2	2	The main user, Roleystone Gymnastics are seeking to relocate and are currently in negotiation with a private facility. Upgrade not needed if its only remaining use is as an agricultural shed with minimal use. Propose holding off major works while RGC investigates alternative accommodation.	Provide an update by October 2020
3	BLD144	Cross Park Football Pavilion	\$919,476	5	4	4	3	3	While the current club is increasing it's use, investigation is required to determine what upgrades are appropriate given the still limited use by one club.	Provide an update in 2020/21
4	BLD12	Armadale Tennis Pavilion	\$271,625	4	4	5	3	4	Recent consultation with Tennis West indicates this club should be viable with a reduced site footprint. Consistent with current state standards this site should have 6 hardcourts and no grass courts (currently there are 4 hardcourts and 10 grass courts). Further investigation including a costed scope of works and requirements for a successful re-establishment of the club is to be included in the review of the Gwynne Park Master Plan.	Report to Council via CSC by December 2020
5	BLD85	John Dunn Pavilion	\$2,159,265	4	5	3	3	5	Very low usage - Impacted by functionality and aesthetics. Included in the 2020/21 draft Budget Scope of works includes refurbishment of change rooms, façade, toilets, floor treatments and other interior and exterior treatments. Project also included in the FG Stimulus Funding Application and 5 Year CW Program.	2020/21
6	BLD150	Bob Blackburn Pavilion	\$1,059,880	4	5	3	3	6	Very low usage - Impacted by functionality and ability to accommodate multiple users. Included in the 2020/21 draft Budget. Scope of works includes change room upgrades, to include unisex facilities, and exterior and interior treatments. Project included in the FG Stimulus Funding Application and 5 Year CW Program.	2020/21

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				3. Fair	3. Fair	3. Fair	3. Average: 25 - 35%			
				4. Poor	4. Poor	4. Poor	4. Poor: 10 - 25%			
				5. Very Poor	5. Very Poor	5. Very Poor	5. Failed: 0 - 10%			
Asset ID	Building	Building Replacement Value	SCORES 1-5				Revised Priority Ranking	COMMENT	PROPOSED TIMEFRAME	
7	BLD10	Morgan Park Pavilion	\$1,152,567	4	4	3	3	7	Usage exceeds design. Scope of works includes full demolition of building and replaced with contemporary facility in terms of Master Plan for the facility with increased footprint. Would include additional unisex change rooms to accommodate huge increased demand for soccer at this facility. Project included in the FG Stimulus Funding Application and 5 Year CW Program.	2020/21
8	BLD51	Willow Heights (Settlers Common)	\$188,600	4	2	5	3	8	Scope of work, if any, to be determined	
9	BLD44	Bedforddale Pavilion (Hall)	\$611,263	3	5	3	3	9	Possible upgrade in conjunction with Fire Brigade building in 2021/22. Project also included in the FG Stimulus Application and 5 year Capital Works Programme - dependant on usage -Demand is low for all hireable facilities in this area	2021/22
10	BLD151	Westfield Scout Hall	\$548,149	3	3	5	3	10	Project included in the FG Stimulus Funding application and the 5 year works programme (20/21 Draft Budget) - with a scope of works to include painting of the interior and exterior, landscaping, and upgrading of the toilets/change rooms	2020/21
11	BLD46	Southern District Rifle Range Enclosed Shooting Area 100m	\$144,525	4	2	4	3	11	No work required on the shooting range, club to arrange for any work to be performed as and when required	
12	BLD47	Southern District Rifle Range Enclosed Shooting Area 50m	\$76,875	4	2	4	3	12	No work required on the shooting range, club to arrange for any work to be performed as and when required	
13	BLD100	Kelmscott Agricultural Society Pigeon Shed	\$111,008	3	3	4	3	13	One of several KAS outbuildings. Discussion required with KAS about these structures to inform a scope of works	Provide an update by October 2020
14	BLD158	Wallangarra Pony Club Pavilion (Fletcher Park Pavilion)	\$489,079	4	2	4	3	14	Works completed in 2019/20	Completed 2019/20
15	BLD98	Kelmscott Agricultural Society Bar	\$38,745	3	3	4	3	15	One of several KAS outbuildings. Discussion required with KAS about these structures to inform a scope of works	Provide an update by October 2020
16	BLD140	Roleystone Guide Hall	\$150,880	3	3	4	3	16	Scope of work, if any, to be determined	Provide an update in 2020/21
17	BLD1	Armadale Guide Hall	\$440,237	3	3	4	3	17	Part of the Gwynne Park Master Plan review	Report to Council via CSC by December 2020
18	BLD57	Palomino Park Riding Club	\$221,913	3	3	4	3	18	Works completed in 2019/20	Completed 2019/20

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				4. Poor	4. Poor	4. Poor	4. Poor: 10 - 25%			
				5. Very Poor	5. Very Poor	5. Very Poor	5. Failed: 0 - 10%			
Asset ID	Building	Building Replacement Value	SCORES 1-5				Revised Priority Ranking	COMMENT	PROPOSED TIMEFRAME	
19	BLD15	Armadale Scout Hall	\$400,826	3	3	4	3	19	Part of the Gwynne Park Master Plan review	Report to Council via CSC by December 2020
20	BLD50	Settlers Common Toilet at Environment Centre	\$29,879	3	2	5	3	20	Order for installation to be placed in 2019/20, but the advice is that delivery cannot take place before November 2020	2020/21
21	BLD84	Springdale Pavilion	\$1,511,640	3	4	3	3	21	Minor upgrade of Pavilion change rooms	2021/22
22	BLD25	Minnawarra Park Historic Church	\$194,250	2	5	4	2	22	Very low usage - Very limited compatible types of usage. Building insufficient space. Scope of work, if any, to be determined.	
23	BLD102	Kelmscott Agricultural Society Shed	\$41,615	3	3	3	3	23	One of several KAS outbuildings. Discussion required with KAS about these structures to inform a scope of works	Provide an update by October 2020
24	BLD82	Karragullen Hall	\$569,009	3	2	4	3	24	Scope of work, if any, to be determined	
25	BLD103	Cyril Rushton Centre / Kelmscott Tennis Pavilion	\$813,338	3	3	3	3	25	Functionality of the building, which incorporates the Kelmscott Tennis Club and an office for the Kelmscott Agricultural Society is currently fit for purpose. Scope of further works, if any to be determined.	
26	BLD13	Armadale Badminton Centre	\$1,327,107	3	2	4	3	26	Included on 2020/21 draft budget with a proposed scope comprising of replacing ceilings to certain parts of the building, replace lighting and renovate toilets and entrance.	2020/21
27	BLD101	Kelmscott Agricultural Society Schools Pavilion	\$164,769	3	3	3	3	27	One of several KAS outbuildings. Discussion required with KAS about these structures to inform a scope of works	Provide an update by October 2020
28	BLD99	Kelmscott Agricultural Society Flower Shed	\$74,723	3	3	3	3	28	One of several KAS outbuildings. Discussion required with KAS about these structures to inform a scope of works	Provide an update by October 2020
29	BLD142	Roleystone Fire Station	\$712,836	3	3	3	3	29	Scope of work, if any, to be determined	
30	BLD6	Historic school (Minnawarra Park Historic School)	\$184,512	3	3	3	3	30	Scope of work, if any, to be determined	
31	BLD9	History House	\$749,070	3	3	3	3	31	Scope of work, if any, to be determined	

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Asset ID	Building	Building Replacement Value	SCORES 1-5				Revised Priority Ranking	COMMENT	PROPOSED TIMEFRAME	
32	BLD80	Evelyn Gribble Community Centre	\$2,406,895	4	2	3	2	32	This facility is linked to a Wungong DCP project - the Hilbert East District Community Centre, which will not be needed for 5 - 10 years. The project involves upgrading and expanding the Evelyn Gribble Centre to a major district level facility funded by the Wungong DCP. Propose any works undertaken on the existing facility takes into account the timeframe of the redevelopment.	
33	BLD134	Churchman's Brook Community Centre	\$337,931	3	5	2	2	33	Very low usage - Demand is low for all hireable facilities in the area. Building insufficient space, scope of work, if any, to be determined	
34	BLD67	William Skeet Oval Pavilion (Ian Pratt)	\$675,782	2	2	4	3	34	Scope of work, if any, to be determined	
35	BLD139	Cross Park Tennis Pavilion	\$431,501	2	3	3	3	35	Scope of work, if any, to be determined	
36	BLD141	Thomson House (Roleystone/Karragullen Seniors Centre)	\$514,960	2	3	3	3	36	Scope of work, if any to be determined	Provide an update in 2020/21
37	BLD86	John Dunn Hall	\$2,377,436	3	2	3	3	37	Upgrade change rooms, refurbish public toilets, Refurbish entrance, upgrade external lighting and access. Included on 2020/21 draft budget	2020/21
38	BLD31	Armada Arena Building	\$5,467,178	2	3	3	3	38	Part of the Gwynne Park Master Plan review	Report to Council via CSC by December 2020
39	BLD14	Reg Williams Pavilion	\$1,491,580	3	3	2	3	39	Scope of work, if any, to be determined	
40	BLD137	Roleystone Hall	\$1,961,184	2	4	2	3	40	Low usage - Demand is low for all hireable facilities in the area. Building has sufficient space	
41	BLD48	Settlers Common Field Study Centre	\$219,709	2	2	3	3	41	Refer to priority 20 - Toilet to be upgraded. No other works planned.	
42	BLD136	Roleystone Family Centre	\$853,451	2	2	3	3	42	Scope of work, if any, to be determined	
43	BLD53	Westfield Seniors Centre	\$2,401,165	2	2	2	3	43	Scope of work, if any, to be determined	

Final Draft LTCN (January 2020)

