

CITY OF ARMADALE

MINUTES

OF THE TECHNICAL SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 20 JANUARY 2020 AT 5.30PM.

PRESENT:

Cr G Nixon (Chair)
Cr M Silver (Deputy Chair)
Cr R Butterfield
Cr E J Flynn (*from 5.45pm*)
Cr S Peter
Cr G J Smith

APOLOGIES:

Cr M S Northcott (Leave of Absence)
Cr C A Campbell JP (Deputy for Cr Northcott)

OBSERVERS:

Cr J H Munn CMC

IN ATTENDANCE:

Ms J Abbiss	Chief Executive Officer
Mr T Naude	A/Executive Director Technical Services
Mr P Lanternier	Manager Parks
Mr M Tapscott	Manager Engineering Design
Mr A Barnett	Director City Projects (<i>5.30pm to 5.49pm</i>)
Mr M Vermeulen	Manager Asset Management (<i>from 5.39pm</i>)
Mrs A Owen-Brown	Senior Administration Officer

PUBLIC:

Nil.

“For details of Councillor Membership on this Committee, please refer to the City’s website – 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 was not read as there were no members of the public present.

DECLARATION OF MEMBERS' INTERESTS

Nil.

QUESTION TIME

Nil.

DEPUTATION

Nil.

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Technical Services Committee Meeting held on 2 December 2019 be confirmed.

Moved Cr P Peter

MOTION CARRIED

(6/0)

ITEMS REFERRED FROM INFORMATION BULLETIN

Committee noted the information and no further items were raised for discussion and/or further report purposes.

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1.1 - BUILDING MANAGEMENT PLAN UPDATE

WARD : ALL
FILE No. : M/848/19
DATE : 17 December 2019
REF : MV/AO
RESPONSIBLE : Executive Director
MANAGER : Technical Services

In Brief:

- An update report is submitted to address the following improvement actions as per the Asset Management Plan considered and adopted by Council in November 2017 (T89/11/7).
 - Asset Data
 - Building Hierarchy
 - Building Maintenance
 - Functionality inspections
- The information in this report is required to inform a broader Building Asset Management Strategy.

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

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

Legislative 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:

- Policy ENG 13 - Asset Management Vision

Budget/Financial Implications

There are no financial implications with the adoption of the recommendations in this report

Consultation

- Inter Directorate

BACKGROUND

At the Council meeting held on 23 September 2019, the following matter was referred to the Technical Services Committee:

“That the matter of a report from Property Services comparing and summarising various expenditures on City community buildings and an update on the building asset management strategy be referred to the Technical Services Committee.”

Council, at its meeting of 16 December 2019, considered a report on the referral matter and resolved to receive a report in January 2020 on the Asset Management Plan improvement actions. Recommendation T76/12/19 refers:

- “1. Receive a report in January 2020 on the Asset Management Plan Improvement Plan Actions 1-4 (Asset Data, Building Hierarchy, Building Maintenance, and Functionality Inspections) completed in 2017/18.”*

2. *Schedule a Councillor workshop in February 2020 on the Asset Management Plan Improvement Plan Actions 5 and 6 (Service Levels – with functional statements, Service Levels – performance and targets).*
3. *Receive a report in March 2020 utilising the completed detailed building condition data on all buildings to generate a prioritised ranking of facilities for upgrade and renewal works for the commencement of budget workshops for 2020/21.”*

DETAILS OF PROPOSAL

In line with Part 1 of Council’s resolution detailed above, this report provides an update on the progress that has been made with regard to developing a building asset data structure, a building hierarchy, a building maintenance and a condition/functionality/capacity/aesthetic assessment framework which will form an integral part in developing a building asset management strategy and asset management plan referred to in Part 3 of the resolution.

ANALYSIS

Asset Data

The data structure for buildings currently maintained in the City’s Asset Management System is high level data (Level 1) which relates to the high level components of buildings as described in detail in Attachment 1. Components have been assigned an average useful life and replacement value for both long and short life components. The Level 1 data structure utilises information from industry standards (*Rawlinson’s Construction Guidelines* as well as the *National Asset Management Strategy (NAMS – IPWEA)*) to set useful life and replacement values.

Level 1 components are assigned a condition score from 1 to 5 on a three yearly basis to allow for a condition based revaluation, a more accurate written down value and monthly depreciation. This information is vital to calculate the consumption ratio for each building and the building portfolio combined, which shows the remainder of the ‘as new’ that is left in the building.

Level 1 data does not generate detailed renewal works programs but does however assist with:

- Providing a snapshot of the current condition of building components individually as well as the buildings portfolio as a whole
- High level predictions in terms of the expected future condition of buildings and/or components which could inform strategic decision making
- Identifying the deterioration profile of buildings and components
- Generating building depreciation at a component level
- Enable the capitalisation of capital expenditure at a component level
- Revaluing buildings when required.

Level 2 building data focuses on individual asset components and sub components within building spaces eg. a meeting room within a community building. The main purpose of Level 2 data is to address the renewal and maintenance of buildings at a component level and to monitor expenditure trends on the same level. This will allow for more accurate annual and multi year renewal planning; and for works programs to be generated. The process to compile Level 2 data will commence in 2020/21. The table in Attachment 2 provides an example of Level 2 data.

For the purposes of this report and the report scheduled for March 2020, the Level 1 data will be used for assessment and analysis purposes, with the recognition that this will provide general guidance and reasonable basis for high level decision making only.

Building Hierarchy

For building portfolios, the risks associated with building assets vary, making some buildings more critical than others. Critical buildings are defined as those that have a high consequence should they not meet their level of service targets as distinct from not necessarily having a high probability of failure. It is therefore important to identify which buildings are most critical as well as to assess the possible ways in which they might fail to meet their service standards. It will then be possible to target and refine maintenance plans, capital expenditure plans; and investigative activities focused on these more critical buildings or components of those buildings.

Table 1 contains the standards for criticality according to which buildings will be classified. This measurement will set the minimum standard for the expected physical condition of a building, its functional and capacity requirements and its appearance. These guidelines will be reviewed for building components/sub components once Level 2 data is available.

Table 1: Criticality Rating (CR)

Functional Purpose	Specified Standard	Rating
High profile purpose with critical results or high profile public building (e.g. Council Administration Building).	Building to be in the best possible condition. Only minimal deterioration will be allowed.	CR 5
Good public presentation and a high quality working environment are necessary (e.g. Library, Community building, Branch Office building).	Building to be in good condition operationally and aesthetically, benchmarked against industry standards for that class of asset.	CR 4
Functionally-focused building (e.g. Depot facility, Treatment plant building).	Building to be in reasonable condition, fully meeting operational requirements.	CR 3
Ancillary functions only with no critical operational role (e.g. storage, pump station building) or building has a limited life.	Building to meet minimum operational requirements only.	CR 2
Building is no longer operational - It is dormant, pending disposal, demolition, etc.	Building can be allowed to deteriorate, however, must be marginally maintained to meet minimum statutory requirements.	CR 1

The proposed building hierarchy at a core level is shown in Attachment 3. At an advanced level some components within buildings (eg. reception and council chambers within the administrative building) could be classified as CR5 while the remainder of the building could be classified as CR3 or CR4.

Building Maintenance

Building repairs and maintenance activities mainly include works undertaken to ensure that the condition of a building is maintained at an acceptable level and that service delivery is not affected. A lack of maintenance would result in a building or component deteriorating faster which will increase the cost of the building.

Current maintenance practices allow for critical buildings, mainly community, administrative and highly utilised buildings, to receive priority in terms of maintenance and operating activities. This has resulted in less critical buildings not receiving a higher level of attention. A detailed analysis on the current maintenance/operating activities and expenditure will be conducted for each building to determine whether the current budget allocation is sufficient. The City continuously aims to reduce reactive maintenance and drives maintenance activities proactively.

A maintenance/operating strategy will be documented for each building as part of the building strategy and Building Asset Management Plan which will focus on the works already undertaken as programmed maintenance activities to ensure expenditure is optimised and service delivery is not interrupted. These are either arranged by tenants as per the lease agreement or by the City. Programmed works include:

- Heating, ventilation and air conditioning (HVAC) (monthly/quarterly/bi-annually/annually)
- Electrical RCD testing (bi-annually/annually)
- Electrical – general (annual)
- Electrical tagging in staffed and City operated buildings (annually)
- Fire equipment inspections (weekly/monthly/quarterly/bi-annually)
- Auto door maintenance (tri-annually)
- Roof plumbing inspections (various depending on site risks)
- Lifts (annual)
- Sewer pumps (six monthly)
- Sewer pits (annual)
- Diesel generators (bi-annually)
- Range hoods (quarterly)
- Safety and hazard inspection (annually).

Physical Condition, Functionality and Capacity

Physical Condition

The physical condition of buildings, components/sub components will be assessed as described in the first section of this report. More information is provided in the tables attached to this report as Attachments 4 and 5. Attachment 4 provides a detailed explanation of the high level rating scale whereas Attachment 5 provides more detail on Level 1 components.

Building Functionality

Buildings are provided to users to suit specific program needs and service levels. If the program needs are negatively affected or no longer provided, alternatives should be considered. The decision to renew a building as a whole, a component or sub component thereof is not limited to the physical condition but could be required due to the building no longer being functional. Functionality refers to the purpose for which the building has been designed and built. Functionality can be affected by both a change in purpose for use or capacity.

Where condition assessments are valuable in terms of assessing whether a building or room physically needs to be refurbished or replaced, a performance assessment can dictate timing of more significant or alternative building works. A full performance assessment should include the following criteria:

- Physical condition of the building or component
- Functionality and accessibility in terms of service needs
- Capacity.

Building functionality is an indication of whether the service delivered meets the customer needs. It is often affected by factors including location, areas serviced, attractiveness, travel time, facilities, public acceptance, number of people serviced and program delivery needs.

Functionality can be rated as follows:

Table 2: Functionality Criteria

Function Grading	Description of Function of the Asset
1	Very Good: meets program/service delivery needs in a fully efficient and effective manner
2	Good: meets program/service delivery needs in acceptable manner
3	Fair: meets most program/service delivery needs and some inefficiencies and ineffectiveness present
4	Poor: limited ability to meet program/service delivery needs
5	Very Poor: is critically deficient, does not meet program/service delivery and is neither efficient nor effective

Capacity/Utilisation

Capacity/utilisation relates to the ability of the asset to economically meet demand for services from the asset. Capacity of the asset should match demand for the asset. Capacity/utilisation may be seen as an indicator of economic return and value for money from community investments but being a community facility, this is not a primary motivator.

The expected service function for capacity is - buildings are of appropriate size to suit users' needs.

Capacity/utilisation can be measured in terms of over and under usage as shown in Table 3.

Table 3: Capacity/Utilisation Criteria

Capacity/Utilisation Grading	Description of Capacity/Utilisation of the Asset
1	Very Good: usage consistently corresponds well with design capacity and no operational problems experienced.
2	Good: usage is usually within design capacity with occasional operational problems experienced
3	Fair: usage is approaching design capacity and/or operational problems occur frequently.
4	Poor: usage exceeds or is well below design capacity and/or significant operational problems are evident.
5	Very Poor: exceeds design capacity or is little used and/or operational problems are serious and ongoing.

Buildings unable to meet the desired capacity/utilisation standards are not necessarily obsolete. They can be unused due to either a high demand or low demand. Where they are in high demand alternatives should be considered. This might include:

- Increasing the size of an existing building
- Construction of an additional building.

If the demand is low alternatives might include:

- Making adjustments to the existing building to accommodate other needs
- In extreme cases and where coupled with a low condition rating and high rectification cost, demolition of the building.

Building aesthetics

Whilst the aesthetics of a building are not usually a technical criterion for assessment of building condition or for its suitability for use, there is a community perception that many of the City's older buildings are unsuitable due to their presentation or aesthetics. This is mainly due to the aged designs which when compared to contemporary designs of the buildings recently constructed in the City, makes them seem dated and unsuitable. Major elements in this perception are:

- External finishes, where face brick features prominently
- Internal finishes, particularly wall and floor finishes, where often the original materials are still present
- Presence of asbestos, although in all cases this is encapsulated and safe, still presents concerns to users
- Old design principles where often older buildings are typically described as 'government style'
- Low natural lighting – smaller windows aligned with the requirements at the time of construction
- Standard of kitchen and amenity areas – again aligned with the standards of the day
- Acoustics that are ineffective.

A set of criteria will be developed to assess the physical attractiveness (aesthetics) of selected community buildings taking into consideration the above building elements. A final decision on the extent to which aesthetics should be addressed will depend on the building's condition, level of functionality, capacity and whether it has already been earmarked for upgrade or replacement within the Long Term Financial Plan period.

CONCLUSION

All buildings (including those with exclusive use) in the City have already been assessed for condition at a high level, with the individual components of the buildings to be similarly assessed within the next 18 months. The high level assessments are however sufficient to provide a good indicator of the suitability of the buildings for community use at this stage, whereas the more granular condition assessment will provide greater information for use in the determination of maintenance, renewal and upgrade programs.

It is therefore the intention to present for consideration by Council (March 2020), options for buildings to be upgraded on the following grounds:

- Condition
- Functionality
- Capacity
- Aesthetics
- Indicative costs

The March report will also give consideration to mechanisms for ensuring that:

- Community buildings fully address the program of needs of the community
- Supporting buildings address the operational needs of the City
- The City's building portfolio is optimised in terms of utilisation and cost
- Buildings are functional, accessible and have sufficient capacity
- Buildings are always in a satisfactory condition and maintained or renewed as and when required
- Buildings are aesthetically attractive to users.

ATTACHMENTS

1. [↓](#) Building Level 1 Data Structure
2. [↓](#) Building Level 2 Data Structure
3. [↓](#) Proposed Building Hierarchy
4. [↓](#) Condition Rating Scale
5. [↓](#) Condition Rating Scale – Level 1 Components

Amended at the Ordinary Council
Meeting of 28 January 2020

RECOMMEND

T1/1/20

That Council not adopt Recommendation T1/1/20 and that it be recommitted to the Technical Services Committee.

~~receive the update report relevant to the improvement actions in accordance with the Asset Management Plan considered and adopted by Council in November 2017 (T89/11/17).~~

Moved Cr R Butterfield
MOTION CARRIED

(6/0)

2.1 - TENDER 21/19 - SUPPLY OF CRUSHED GRAVEL MATERIAL

WARD : ALL
FILE No. :
DATE : 11 December 2019
REF : SA
RESPONSIBLE MANAGER : Executive Director
Technical Services

In Brief:

- Tender 21/19 was recently advertised for Supply of Crushed Gravel Material.
- One (1) tender was received by the specified closing time and was evaluated against compliance criteria.
- This report recommends that Council not accept the submitted tender from B&J Catalano Pty Ltd.

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.

Legislative Implications

Assessment of legislation indicates that the following are 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.

Consultation

- Inter Directorate.

BACKGROUND

The City has an ongoing requirement for crushed gravel material generally for maintenance purposes and requires a suitably qualified and resourced contractor to supply and deliver the material. The City procures this service in line with its Procurement Policy, ADM 19 – Procurement of Good and Services. While historical and anticipated expenditure on this service does not result in the City being required to have a tender arrangement in place at this time, the City has elected to test the market via undertaking a tender process for this service to ensure the best value for money outcome for the City.

Accordingly, Tender 21/19 for Supply of Crushed Gravel Material was advertised in the 26 October 2019 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 tender was advertised to be in force for a period of two (2) years commencing 24 February 2020, with two (2) potential extension periods of twelve (12) months, subject to satisfactory performance by the successful tenderer.

COMMENT

Analysis

The advertising period closed at 2.00 pm on 12 November 2019.

One (1) tender was received from:

	Tenderer's Name
1.	B & J Catalano Pty Ltd

The tender was assessed against compliance criteria and was found to be conforming.

No tenders were received after the close of deadline.

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

Relevant Experience (15% weighting)

This criterion required tenderers to describe their experiences in completing/supplying similar contracts. Tenderers were asked to provide a contract brief detailing at least three examples of similar contracts undertaken including the following details:

- Contract requirements
- Examples of customer service and how communication was maintained
- Issues that arose during the contract and how these were managed
- How works scheduling and maintenance were achieved
- How safety was maintained
- Contact details of two referees for each applicant

B & J Catalano Pty Ltd scored well in this criterion. The tenderer demonstrated significant relevant experience in contracts of a similar scope and has relevant local government experience.

Resources (30% weighting)

This criterion required tenderers to provide information of personnel and resources to be allocated to this project, such as:

- Resources required to complete the contract
- Details of depot and location of the quarry
- Any contingency measures or back up of resources including personnel to cope with high volumes of works
- Details of contract commitment schedule for current and future contracts

B & J Catalano Pty Ltd is well resourced and provided details that suit the size and requirements of the contract. The tenderer provided a commitment schedule and has the capacity to fulfill the requirements of the contract.

Methodology (5% weighting)

This criterion required tenderers to detail the process they intend to use to achieve the requirements of the specification, such as:

- Timeframe of works after issuing purchase order
- Maintenance processes
- Programming of services and delivery processes
- Risk, OHS and environmental considerations

B & J Catalano Pty Ltd addressed this criterion to a high standard. This tenderer conforms to the City's requirements of the proposed methodology for the delivery of the gravel material. Maintenance of their machines is carried out in their depot facility located in Hazelmere. B & J Catalano Pty Ltd have a full time scheduler to ensure deliveries are on time and all risk assessments are carried out by their OHS Manager.

Pricing (50% weighting)

This criterion required tenderers to submit prices for services as outlined in the specification. The prices were structured as a Schedule of Rates table. The weighted cost method was used in the evaluation of the application.

Ranking/score as determined by the evaluation panel:

Tenderer	Relevant Experience	Resources	Methodology	Price	Total	Ranking
	15%	30%	5%	50%		
B & J Catalano Pty Ltd	9.25	20.00	3.50	50.00	82.75	1

B&J Catalano have demonstrated their ability to satisfactorily supply this service as per the City's requirements. However, the per tonne price submitted by B&J Catalano is significantly in excess of that currently obtained by the City on the open market.

Given the significant difference in the price submitted by B&J Catalano when compared with the price currently obtained by the City through quotations on an 'as required basis, accepting the tender from B&J Catalano is not considered the most advantageous outcome for the City. For this reason it is recommended that the tender submitted by B&J Catalano not be accepted.

It is recommended that the current practice of obtaining pricing by quotations be continued for the foreseeable future. This is an acceptable practice under the City Policy ADM 19, as the expenditure over a three year period is not expected to encroach the thresholds in this respect.

CONCLUSION

Tenders for Supply of Crushed Gravel Material was recently invited with one (1) tender received and assessed by an evaluation panel against compliance and qualitative criteria.

The result was that while the tender received from B & J Catalano Pty Ltd was able to successfully meet the City's requirements, the price submitted did not represent an advantageous tender for the City.

The evaluation panel therefore recommends that Tender 21/19 for the supply of Crushed Gravel Material not be awarded, with B&J Catalano Pty Ltd to be advised accordingly.

ATTACHMENTS

1. Confidential Attachment - Tender 21/19 - *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*

RECOMMEND

T2/1/20

That Council, in regard to Tender 21/19 for the Supply of Crushed Gravel Material:

1. **Not accept the submitted tender from B&J Catalano Pty Ltd, and advise B&J Catalano accordingly.**
2. **Note that the current practice of obtaining quotations for the supply of gravel under Council Policy ADM 19 is to be continued.**

**Moved Cr G Nixon
MOTION CARRIED**

(6/0)

**2.2 - EXPRESSION OF INTEREST 2/19 - DESIGN, SUPPLY AND OPERATION OF
THE WUNGONG MASTER PLAN WASTE WATER TREATMENT AND MAR
SCHEME**

WARD : RANFORD
FILE No. :
DATE : 9 December 2019
REF : AB
RESPONSIBLE Executive Director
MANAGER Technical Services

In Brief:

- Expression of Interest 2/19 was recently advertised for Design, Supply and Operation of the Wungong Master Plan Waste Water Treatment and Managed Aquifer Recharge (MAR) Scheme.
- Three (3) expressions of interest were received by the specified closing time and evaluated against compliance criteria.
- A Confidential Report is attached detailing the Evaluation and recommendation of an acceptable tenderer.

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.

Legislative 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

There is no financial impact associated with the recommendation in this report. Should the Expression of Interest progress to Tender, the anticipated expenditure for Phase 1 can be accommodated in the 2019/20 Budget and Long Term Financial Plan estimates.

Consultation

- Inter Directorate

BACKGROUND

Expression of Interest 2/19 for Design, Supply and Operation of the Wungong Master Plan Waste Water Treatment and Managed Aquifer Recharge (MAR) scheme was advertised in the 16 October 2019 edition of the West Australian newspaper, on the City's website and in a notice which was displayed on the Administration Centre, Armadale and Kelmscott Libraries' public notice boards.

Climate change, marginal groundwater supplies and a growing population in the Wungong area inadvertently results in the need to no longer rely solely on traditional sources of groundwater for irrigation of public open space. Finding alternative water sources is a priority for the City and all possible sources must be tried and tested to determine feasible options – environmentally, economically and socially.

Stage 1 of the Wungong District Playing Fields, planned to commence in 2021, has driven the need to establish a sustainable water source in the Wungong Master Plan area. The City considers the proposed scheme to be a critical redirection in potentially developing a sustainable long term public open space irrigation strategy for the Wungong Master Plan area and seeks to determine the preferred potential irrigation source from a range of sources including residential wastewater, existing surface waters and urban development drainage water.

It is anticipated any future municipal scheme would primarily involve the local collection, treatment and managed aquifer recharge of recycled residential wastewater and stormwater from new urban developments within the Wungong Master Plan area.

This anticipated approach has several advantages over conventional, marginal groundwater sourcing for irrigation purposes:

- It can provide a more comprehensive ‘climate independent’ solution for watering both subdivision and regional public open space areas in a part of the Perth Armadale water sub area understood to have poor quality and marginal supplies of groundwater.
- Recycled wastewater can be collected year round and possibly stored in a confined groundwater aquifer for summer use.
- It may utilise significant wastewater revenue streams from developer contributions and residential sewerage rates to offset cost of treatment and injection, and building commercial viability for the operator.

The successful water service provider will be required to demonstrate scheme feasibility for the municipal scale waste water/MAR scheme and provide accurate water balance detail based on a forecast irrigation demand for:

- 100ha estate Public Open Space and District Open Spaces
- 40ha regional sporting facilities
- 20ha of existing municipal open space and sporting reserves.

The Wungong Master Plan area has multiple regional surface water conveyance systems that may be utilised as water sources along with road drainage and residential stormwater networks to compliment residential sewerage treatment for injection into the underlying contained groundwater aquifers for subsequent future extraction via non superficial production bores.

It is envisaged the project will be a partnership between the City, land developers, relevant state government agencies and the water service provider who will be required to undertake a high degree of project coordination between all stakeholders over a 15 to 20 year development roll out including but not limited to:

- Department of Water and Environmental Regulation (DWER)
- Economic Regulation Authority (ERA)
- Department of Health (WA Health)
- Water Corporation
- Office of the Environmental Protection Authority (OEPA)
- Urban Development Institute of Australia (WA) Inc (UDIA)
- Department of Planning, Lands and Heritage (DPLH)

DETAILS OF PROPOSAL

Council approval is sought to endorse the proposed shortlisted respondents to progress to a restricted tender. The restricted tender will comprise four phases, each as separable portions, dependent on funding availability. The four phases include:

- Phase 1 – Option evaluation and concept design
- Phase 2 – Preliminary design
- Phase 3 – Detailed design and approvals
- Phase 4 – Implementation.

COMMENT

Analysis

The advertising period closed at 2.00pm on 12 November 2019. Expressions of interest were received from:

	Respondent's Name
1.	Aware Water Group Pty Ltd
2.	Water West Pty Ltd
3.	RPS Australia West Pty Ltd

No expressions of interest were received after the close of deadline.

Two non-conforming expressions of interest were received and were not assessed on the basis they did not satisfactorily meet the compliance criteria, namely they were not licensed Water Service Providers with the Department of Water and Environmental Regulation and Economic Regulation Authority in Western Australia.

A Confidential Report on the Evaluation of EOI 2/19 and recommending endorsement of an acceptable tenderer is attached.

ATTACHMENTS

1. Confidential Evaluation - EOI 2/19 - *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*

RECOMMEND

T3/1/20

That Council in regard to Expression of Interest 2/19 for Design, Supply and Operation of the Wungong Master Plan Waste Water Treatment and Managed Aquifer Recharge (MAR) Scheme, endorse the acceptable tenderer as recommended in the Confidential Evaluation Report in accordance with Regulation 23 (4) of the *Local Government (Functions & General) Regulations 1996*.

**Moved Cr G Nixon
MOTION CARRIED**

(6/0)

3.1 - FIRE HAZARD ON LONG SIDE VERGES (REFERRAL ITEM)

At the Council meeting held on 11 November 2019, Cr Peter referred the following matter to the Technical Services Committee.

That the matter of fire hazard on long side verges be referred to the Technical Services Committee.

Comment from Cr S Peter

Many long side verges within the City could be susceptible to fire due to dry overgrown grass and weeds. Some private properties close to residential areas also have the same potential. It is essential to remove the fire fuels to avoid any tragic incidents.

Recent devastating fires in Australia are causing residents to worry about possible fire hazards near their properties. I request that officers investigate this issue and report back to the Committee as soon as possible.

Officer Comment

At its meeting of 11 March 2019, Council considered a report on the management and maintenance of unattended verges and open spaces within the City. Following consideration of the report, Council resolved as follows (Recommendation T19/3/19):

- “1. *Endorse the City maintaining the following additional unkempt street verges and open spaces as the preferred Level of Service:*
 - *Verges adjoining bushland not under the management of the City*
 - *State owned properties outside the CBD*
 - *Pockets of land resulting from new subdivision designs eg:*
 - *Verges located below retaining walls*
 - *'Long' verges on corner blocks*
 - *Odd pockets of land, eg between parking bays and on wide corner truncations*
 - *School crossings and bus stops*
2. *Note that the funding model for the provision of the above additional services will be reported to Council via the Workforce Plan during March/April 2019.”*

The City has a streetscape maintenance program that routinely addresses targeted primary and secondary roads, industrial and business park verges and select road verges (rural and urban) for streetscape maintenance purposes (including fire mitigation activities). However, over the last six financial years the required intervention fire mitigation works have increased by approximately 70%. It should also be noted that there has been a significant increase in the reported concerns regarding verges potentially presenting fire hazards over recent weeks, with the bushfires in the eastern states being prominently reported on in the media.

The 70% increase detailed above was reported to Council at its meeting of 15 April of 2019 (CS28/4/19 refers) when Council considered the 2019/20 Workforce Plan report which also addressed the funding model for the provision of additional verge services detailed in part 2 of Recommendation T19/3/19 above.

Following Council's consideration of the workforce planning report, the City has employed additional staff to provide the increased verge maintenance services detailed in recommendation T19/3/19. This includes the employment of one leading hand and one general hand verge management/fire mitigation. The additional staff (in addition carrying out the works detailed in part 1 of Recommendation T19/3/19) will address verges which are assessed by the City's Rangers and Fire Prevention Officers as presenting a fire hazard which is likely to be conducive to the outbreak of a bush fire or the spread or extension of a bush fire, as detailed in the requirements of Section 33 of the *Bushfire Act 1954*.

In terms of private properties, the City's rangers and fire prevention officers ensure compliance with the *Bushfire Act 1954* by private property owners and should an owner fail to comply with the requirements of a notice received, the City may undertake the required works on the private property and be reimbursed for these expenses.

With regard to this specific referral item, the long verge treatments and other fire mitigation works will be addressed as a matter of course by the additional verge maintenance/fire mitigation team, as well as other teams in Parks and where the internal capacity is over extended, then contractors will be engaged to perform this function.

Suggested Recommendation

That Council note the officer's comments on the matter of management and maintenance of unattended verges in relation to fire hazards on long side verges.

ATTACHMENTS

There are no attachments for this report.

RECOMMEND

T4/1/20

That Council note the officer's comments on the matter of management and maintenance of unattended verges in relation to fire hazards on long side verges.

**Moved Cr P Peter
MOTION CARRIED**

(6/0)

COUNCILLORS' ITEMS

Nil.

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

Nil.

MEETING DECLARED CLOSED AT 6.10 PM

TECHNICAL SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
20 JANUARY 2020		
ATT NO.	SUBJECT	PAGE
1.1 BUILDING MANAGEMENT PLAN UPDATE		
1.1.1	Building Level 1 Data Structure	28
1.1.2	Building Level 2 Data Structure	31
1.1.3	Proposed Building Hierarchy	32
1.1.4	Condition Rating Scale	36
1.1.5	Condition Rating Scale – Level 1 Components	37

Building Level 1 Data Structure

Asset Component	Description
Sub Structure	<p>The structurally sound and watertight base upon which to build, including excavation for foundations, piers, piles, column foundations, strip footings, foundation beams, foundation walls, hard core filling; damp-proofing membranes; ground floor slab structures; subsoil drainage; ducts, pits and service tunnels; entrance steps, ramps and their finishes; structural screeds and toppings; all other work up to but excluding the lowest floor finish.</p>
Super Structure	<p>COLUMNS (Framed buildings) - The upright supports to the upper floors and roof forming part of a framed structure, including internal and external columns from tops of columns to bases; column casings; all protective non-decorative coatings. Exclusions are portal frames (refer Roof); columns to non-framed (load bearing) structures (refer External or Internal Walls).</p> <p>UPPER FLOORS - Floor structures above that at the lowest level. All beams; concrete, precast and in-situ floors; timber framed floors; structural screeds and toppings; steps and ramps in the one floor level; all protective non-decorative coatings.</p> <p>STAIRS - The structural connection between two or more floor levels together with associated finishes, including landings; ramps between floor levels; fire escapes; supporting framework; access ladders; spiral staircases; tread, riser, string and soffit finishes; balustrades and handrails.</p> <p>EXTERNAL WALLS - The vertical enclosure around the building other than 'Windows' and 'External Doors' from Substructure to Roof including structural walls; spandrel, curtain and window walls; external shop fronts; glazed screen walls; columns and isolated piers to non-framed (load bearing) structures; solar screen walls; plant room air flow screens; insulation to external walls; external finishes to columns, slab edges, beams, projecting overhangs and walls. Exclusions are internal finishes to external walls and columns; walls in Roof; doors; sun protection to windows; beams integral with slabs (refer Upper Floors or Roof).</p>
Roof	<p>ROOF - To provide a structurally sound and watertight covering over the building including portal frames; roof construction; gable and other walls in roof spaces; parapet walls and roof balustrades; thermal insulation; roof lights; eaves, verges and fascia's; rainwater goods; internal stormwater drainage runs; all protective non-decorative coatings.</p>
Fitout and Fittings	<p>FITMENTS - To fit out the building with built-up fitments and fixed items included in the main contract, including benches; cupboards; shelving; racks; seats; counters; chalk-boards; notice boards; signs and name plates; coat rails and hooks; mirrors; wall hatches; daises and stages. Exclusions are loose furniture and furnishings; curtains and blinds; Special Equipment.</p> <p>WINDOWS - Openings in External Walls to provide light and ventilation including flyscreens; louvres; guard grilles; remote control gear; sun protection to windows; curtains, blinds, track and pelmets; window sills and linings; hardware; decoration. Exclusions are roof lights; window walls and glazed screens; solar screen walls; window cleaning equipment.</p>

Building Level 1 Data Structure

Asset Component	Description
	<p>EXTERNAL DOORS - The access ways into the building both for pedestrians and vehicles, including frames; linings; glazing; architraves; hardware; panels and highlights over; fly screen doors; roller shutters; garage doors; fire doors; grill and chain wire doors; gates; service cupboard doors and thresholds; decoration.</p> <p>INTERNAL WALLS - Permanent division of internal spaces into separate rooms or to enclose ducts and other non-usable areas, including walls; internal columns and isolated piers to non-framed (load bearing) structures; part height solid walls glazed over to ceiling. Exclusions are Internal Screens and Borrowed Lights; wall finishes; works in Roof.</p> <p>INTERNAL SCREENS - To screen off or temporarily divide internal spaces into separate compartments and to allow the transfer of light through Internal Walls including office partitioning; glazed screens; internal shop fronts; fold away and operable walls; chain wire and grille screens; toilet partitions and screen walls; borrowed lights; balustrades and rails not associated with staircases; all finishes and decorations.</p> <p>INTERNAL DOORS - Passage ways through Internal Walls, internal screens and partitions and to provide access to other rooms, service cupboards and ducts, including frames, linings; glazing; architraves; pelmets; hardware and door grilles; chain wire and grille doors; toilet doors; strong room doors; fire doors; roller shutters; service cupboard doors; duct access panels; fanlights and panels over and linings to blank openings; decoration.</p>
Finishes	<p>FLOOR - To provide a satisfactory finish to Upper Floors and Substructure for walking on, including all preparatory work and finishing; skirtings; screeds; timber floor finishes; dividing strips; mats and mat wells; duct and pit covers; carpeting used as a permanent floor finish; timber and other finishes to concrete floors. Exclusions are structural screeds and toppings; landing and stair finishes; trafficable roof covering.</p> <p>CEILING - To finish and decorate all internal soffits of Upper Floors and Roof over rooms, including preparatory work; suspended false ceilings; proprietary suspended ceiling systems; acoustic ceiling linings; extra costs involved for off form concrete; ceiling manholes; framing to bulkheads and cornices. Exclusions are eaves soffits; stair and landing soffits.</p> <p>WALL - To finish and decorate all interior faces of Columns, External Walls, and Internal Walls, including finishes to internal faces of external walls and columns; acoustic wall linings; extra costs involved for face bricks and off form concrete; splash backs and dados, Exclusions are finishes to Internal Screens; skirtings and cornices; all external finishes to external walls and columns.</p>
Services - Electrical	<p>ELECTRICAL - To provide all light and power and emergency light and power, power outlets and light fittings, including main distribution board; sub-mains and distribution boards; emergency lighting systems; power sub-mains to mechanical equipment, etc.; systems such as telephone, internal telephone, public address, call, emergency warning and intercommunication, personal paging, clock and/or bell, TV antenna and closed circuit TV.</p>

Building Level 1 Data Structure

Asset Component	Description
Services – Hydraulics	HYDRAULIC - PLUMBING - To fit out the building with normal sanitary fixtures together with hot and cold water services and soil and waste plumbing systems together with all associated ancillaries. Exclusions are rainwater disposal systems and external services from the outside face of the building.
Services – Mechanical	MECHANICAL - Comprises air conditioning, evaporative cooling, mechanical ventilation, specialist hospital services and the like, reticulated steam and hot water systems.
Services – Fire, Security and Communication	FIRE - To detect and/or extinguish fires, including sprinklers and other automatic extinguishing systems; fire indicator board; manual and automatic fire alarm installations; firefighting equipment; hydrant installations and hose reels and cupboards; hand appliances. Exclusions are fire doors and fire proofing.

Building Level 2 Data Structure (Example)

Category Name	Element Name	Assembly Name	CRC per Unit	Counted Units	Measurement Unit	Useful Life	Excellent	Good	Average	Poor	Failed	Construct Year	Photo
							Condition Score						
							1	2	3	4	5		
Building Fabrics	Window Assemblies	Sliding Window (powder coat)	\$800	2	Square Metres	25	0	0	0	2	0	1971	129797.jpg
Building Fabrics	Window Assemblies	Fixed Light Window (metal)	\$690	4	Square Metres	35	0	0	0	4	0	1971	129798.jpg
Building Fabrics	Door Assemblies	Timber Door (solid core)	\$1,090	1	Items	15	0	0	1	0	0	1971	129760.jpg
Building Fabrics	Door Assemblies	Aluminium Glass Door (powder coat)	\$1,680	0	Items	25	0	0	0	0	0	1971	129781.jpg
Building Fabrics	Door Assemblies	Timber Door (solid core)	\$1,090	1	Items	15	0	0	1	0	0	1971	129795.jpg
Electrical Installations	Wiring and Accessories	General Power Outlet	\$130	3	Items	30	0	0	0	3	0	2012	129779.jpg
Electrical Installations	Lighting	Fluorescent Batten	\$450	4	Items	8	0	0	0	4	0	2012	129764.jpg
Fixtures and Fittings	Joinery	Skirting (Timber)	\$50	16	Metres	25	0	0	16	0	0	2012	129786.jpg
Fixtures and Fittings	Window Accessories	Window Blinds	\$80	2	Square Metres	7	0	0	0	2	0	2012	129870.jpg
Fixtures and Fittings	Window Accessories	Window Blinds	\$80	2	Square Metres	7	0	0	0	2	0	2012	129871.jpg
Fixtures and Fittings	Window Accessories	Window Blinds	\$80	3	Square Metres	7	0	0	0	0	3	2012	129872.jpg
Internal Finishes and Fabrics	Floors	Carpet	\$80	22	Square Metres	10	0	0	0	22	0	2012	129789.jpg
Internal Finishes and Fabrics	Floors	Timber Floor (internal)	\$140	0	Square Metres	15	0	0	0	0	0	1971	129766.jpg
Internal Finishes and Fabrics	Ceiling	Ceiling Panels (Mineral Fibre)	\$80	22	Square Metres	25	0	0	2	20	0	2008	129762.jpg
Mechanical Services	Electrical and Controls	Thermostat	\$320	0	Items	10	0	0	0	0	0	1971	129769.jpg
Mechanical Services	Air-Conditioning	Room Air Conditioning Unit (RAC)	\$2,500	1	Items	8	0	0	0	1	0	2008	129778.jpg
Internal Finishes and Fabrics	Walls	Painted Plasterboard Wall	\$125	26	Square Metres	35	0	0	26	0	0	2012	129767.jpg
IT and Telecommunications	Panel Equipment	Telephone Point	\$100	1	Items	15	0	0	0	1	0	1971	129782.jpg
Structure	Beams and Columns	Structural Steel	\$840	5	Metres	70	0	0	5	0	0	1971	129775.jpg
Structure	Beams and Columns	Structural Steel	\$200	3	Metres	70	0	0	3	0	0	1971	129777.jpg
Structure	Cast-Insitu Concrete	Reinforced Concrete	\$350	17	Metre square	70	0	0	0	17	0	1971	129791.jpg
Structure	Walls	Brickwork-internal base (new)	\$130	26	Square Metres	70	0	0	0	26	0	1971	129771.jpg
Structure	Walls	Rendered Wall	\$245	26	Square Metres	70	0	0	13	13	0	1971	129773.jpg

Proposed Building Hierarchy

Asset Name	CR1	CR2	CR3	CR4	CR5
Willow Heights (Settlers Common)				x	
Administration Building					x
Administration Buildings Generator Compound			x		
Aquatic Centre Grandstand			x		
Aquatic Centre Water Treatment Facility			x		
Armadale Arena Building			x		
Armadale Arena PCYC Equipment & Classroom		x			
Armadale Badminton Centre				x	
Armadale Bowling Club				x	
Armadale Bowling Club Covered Area		x			
Armadale Bowling Club Greenkeepers Shed		x			
Armadale District Hall				x	
Armadale Fitness & Aquatic Centre (AFAC)				x	
Armadale Fitness & Aquatic Centre (AFAC) Kiosk (Clubroom)			x		
Armadale Fitness & Aquatic Centre (AFAC) Plant Room			x		
Armadale Golf Course Clubhouse				x	
Armadale Golf Course Kiosk			x		
Armadale Guide Hall				x	
Armadale Guide Hall Storage Shed		x			
Armadale Park Soccer Club Rooms (Alfred Skeet Pavilion) (Ted Finch Pavilion)				x	
Armadale Scout Hall				x	
Armadale Scout Hall Storage Shed		x			
Armadale Tennis Pavilion				x	
Armadale Tennis Pavilion Storage Shed		x			
Bakers House				x	
Bedforddale Bush Fire Brigade Station			x		
Bedforddale Pavilion (Hall)				x	
Bedforddale Pump Shed		x			
Bob Blackburn Pavilion				x	
Borrello Park Public Toilet			x		
Buckingham's Cottage				x	
Champion Centre				x	
Champion Lakes Interpretive Centre			x		
Champion Lakes Public Toilet Block			x		
Churchman's Brook Community Centre				x	
City of Armadale Property Store (Armadale Arena Storage Shed South)		x			
Creyk Park Pavilion				x	
Cross Park Cricket Pavilion				x	
Cross Park Cricket Pavilion Toilets (North Block)			x		
Cross Park Football Pavilion				x	
Cross Park Public Toilets (South Block)			x		
Cross Park Tennis Pavilion				x	
Cyril Rushton Centre/Kelmscott Tennis Pavilion				x	

Proposed Building Hierarchy

Asset Name	CR1	CR2	CR3	CR4	CR5
Depot A Shed Green		x			
Depot Administration Demountable Building			x		
Depot Amenities Building		x			
Depot Archives		x			
Depot Bobs Shed		x			
Depot Carpentry Workshop		x			
Depot Chemical Store		x			
Depot Communications Shed		x			
Depot Covered Store 8 Bay		x			
Depot Events Shed		x			
Depot Fertiliser Shed		x			
Depot History House Storage Shed		x			
Depot Landcare Shed		x			
Depot Machinery Shed		x			
Depot Office			x		
Depot Pipe Reticulation Shed		x			
Depot Pound			x		
Depot Pound Office			x		
Depot Pound Office Toilet		x			
Depot Property Store		x			
Depot Reticulation Shed Green		x			
Depot Shed & Awning (Parks)		x			
Depot Shed Incinerator			x		
Depot Workshop			x		
Evelyn Gribble Community Centre				x	
Forrestdale Hall Public Toilets			x		
Forrestdale Hall/Office/Kindergarten				x	
Forrestdale Sportsman's Pavilion				x	
Forrestdale Tennis Pavilion				x	
Frye Park Pavilion				x	
Frye Park Pavilion Change room 1			x		
Frye Park Pavilion Change room 2			x		
Greendale Centre				x	
Gwynne Park Fire Training Tower			x		
Gwynne Park Sportsman Pavilion				x	
Gwynne Park Storage Shed		x			
Harold King Centre				x	
Harrisdale Pavilion				x	
Historic school (Minnawarra Park Historic School)			x		
History House			x		
John Dunn Hall				x	
John Dunn Pavilion				x	
John Dunn Public Toilets			x		
Karragullen (Kelmscott Hall)				x	
Karragullen Hall				x	
Karragullen Hall Public Toilets			x		

Proposed Building Hierarchy

Asset Name	CR1	CR2	CR3	CR4	CR5
Kelmscott Agricultural Society Bar		x			
Kelmscott Agricultural Society Flower Shed		x			
Kelmscott Agricultural Society Pigeon Shed		x			
Kelmscott Agricultural Society Schools Pavilion		x			
Kelmscott Agricultural Society Shed		x			
Kindaimanna Community Kindergarten and Child Health Centre				x	
Kindaimanna Shed		x			
Lance Morgan Pavilion				x	
Landfill Bin Assembly Shed		x			
Landfill Drop N Shop		x			
Landfill Employees Mess Hut and Supervisors Office		x			
Landfill Gate House		x			
Landfill Household Chemical Waste Storage Shed		x			
Landfill Retail Outlet Office		x			
Landfill Site E Shed		x			
Landfill Transportable - Trailer Transfer Area		x			
Landfill Transportable - Trailer Transfer Area		x			
Landfill Transportable - Trailer Transfer Area		x			
Landfill Transportable - Trailer Transfer Area		x			
Landfill Transportable - Trailer Transfer Area		x			
Landfill Wash-down Walkway (Sea Container)		x			
Landfill Workshop - Trailer Transfer Area		x			
Landfill Workshop and Compound		x			
Lions Park Public Toilet			x		
Memorial Park Public Toilet			x		
Minnawarra Park Bunker		x			
Minnawarra Park Historic Church			x		
Minnawarra Park Public Toilets			x		
Morgan Park Pavilion				x	
Old Administration Building				x	
Orchard House (2016)				x	
Palomino Park Riding Club				x	
Palomino Park Storage Shed		x			
Palomino Park Toilet			x		
PCYC Vehicle and Equipment Storage Shed (Armadale Arena Blue Storage Shed)		x			
Piara Waters Sporting Facilities				x	
Reg Williams Pavilion				x	
Roleystone Family Centre				x	
Roleystone Fire Station			x		
Roleystone Guide Hall				x	
Roleystone Hall				x	
Roleystone Theatre				x	
Rossiter Pavilion				x	
Rushton Park Public Toilet and Change room			x		

Proposed Building Hierarchy

Asset Name	CR1	CR2	CR3	CR4	CR5
SES Headquarters			x		
SES Vehicle Storage			x		
Settlers Common Field Study Centre			x		
Settlers Common Public Toilet Block			x		
Settlers Common Storage Shed		x			
Seville Grove Library				x	
Southern District Rifle Range Clubhouse				x	
Southern District Rifle Range Enclosed Shooting Area 100m		x			
Southern District Rifle Range Enclosed Shooting Area 50m		x			
Springdale Pavilion				x	
Steam Tractor Shelter		x			
Thomson House (Roleystone/Karragullen Seniors Centre)				x	
Tourist Information Centre & Bert Tyler Museum				x	
Tourist Signal Box			x		
Visitors Centre Toilet Block			x		
Wallangarra Pony Club Pavilion (Fletcher Park Pavilion)				x	
Wallangarra Pony Club Storage Shed		x			
Westfield Scout Hall				x	
Westfield Seniors Centre				x	
William Skeet Oval Pavilion (Ian Pratt)				x	

Table 4

Condition Rating Scale

Condition Rating	Description	Action	Residual Life (i.e. estimated % Asset Design Life Remaining)
1 - Excellent	Asset has no defect. Asset is as new.	No additional maintenance required	55% to 100%
2 - Good	Asset is functional and displays superficial defects only minor signs of deterioration to surface finishes; but does not require major maintenance; no major defects exist.	No component replacement required.	35% to 55%
3 - Average	Asset is functional but shows signs of moderate wear & tear; deteriorated surfaces require attention; services are functional, but require attention; backlog maintenance work exists.	Minor maintenance intervention and/or minor component replacement required	25% to 35%
4 - Poor	Asset functionality is reduced. Asset has significant defects affecting major components deteriorated surfaces require significant attention; services are functional but failing often; significant backlog maintenance work exists.	Significant ongoing maintenance intervention or major component or asset replacement required	10% to 25%
5 - Failed	Asset is not functional Asset has deteriorated badly; serious structural problems; general appearance is poor with eroded protective coatings; elements are broken, services are not performing; significant number of major defects exist.	Asset requires decommissioning and/or replacement	0% to 10%

Condition Rating Scale – Level 1 Components

Comp	Cond 1	Cond 2	Cond 3	Cond 4	Cond 5
Structure	Sound structure.	Functionally sound structure.	Adequate structure, some evidence of foundation movement, minor cracking	Structure functioning but with problems due to foundation movement. Some significant cracking	Structure has serious problems and concerns is held for the integrity of the structure
External	Fabric constructed with sound materials, true to line and level. No evidence of deterioration or discoloration	Showing minor wear and tear and minor deterioration of surfaces.	Appearance affected by minor cracking, staining, or minor leakage. Indications of breaches of weatherproofing g. Minor damage to coatings.	Fabric damaged, weakened or displaced. Appearance affected by cracking, staining, overflows, or breakages. Breaches of weatherproofing evident. Coatings in need of heavy maintenance or renewal	Fabric is badly damaged or weakened. Appearance affected by cracking, staining, overflows, leakage, or willful damage. Breaches of waterproofing. Coatings badly damaged or non-existent.
Internal			Appearance affected by minor cracking, staining, or minor leakage, some dampness or mildew. Minor damage to wall/ceiling finishes	Fabric damaged, weakened or displaced. Appearance affected by cracking, staining, dampness, leakage, or breakages. Breaches of waterproofing evident. Finishes of poor quality and in need of replacement.	Fabric badly damaged or weakened. Appearance affected by cracking, staining, leakage, or willful damage. Breaches of waterproofing. Finishes badly damaged, marked and in need of replacement.
Services	All components operable and well maintained	All components operable	Occasional outages, breakdowns or blockages/increased maintenance required	Failures of plumbing electrical and mechanical components common place.	Plumbing electrical and mechanical components are unsafe or inoperable

Condition Rating Scale – Level 1 Components

Comp	Cond 1	Cond 2	Cond 3	Cond 4	Cond 5
Fittings	Well secured and operational, sound of function and appearance	Operational and functional, minor wear and tear	Generally operational. Minor breakage	Fittings of poor quality and appearance, often inoperable and damaged.	Most are inoperable or damaged