



AGENDA

WORKS AND SERVICES COMMITTEE MEETING

9 December 2015

5.30pm

City of Albany Council Chambers

**CITY OF ALBANY
COMMUNITY STRATEGIC PLAN (ALBANY 2023)**

VISION

Western Australia's most sought after and unique regional city to live, work and visit.

VALUES

All Councillors, Staff and Volunteers at the City of Albany will be...

Focused: on community outcomes

This means we will listen and pay attention to our community. We will consult widely and set clear direction for action. We will do what we say we will do to ensure that if it's good for Albany, we get it done.

United: by working and learning together

This means we will work as a team, sharing knowledge and skills. We will build strong relationships internally and externally through effective communication. We will support people to help them reach their full potential by encouraging loyalty, trust, innovation and high performance.

Accountable: for our actions

This means we will act professionally using resources responsibly; (people, skills and physical assets as well as money). We will be fair and consistent when allocating these resources and look for opportunities to work jointly with other directorates and with our partners. We will commit to a culture of continuous improvement.

Proud: of our people and our community

This means we will earn respect and build trust between ourselves, and the residents of Albany through the honesty of what we say and do and in what we achieve together. We will be transparent in our decision making and committed to serving the diverse needs of the community while recognising we can't be all things to all people.

TERMS OF REFERENCE

(1) Function:

The Works & Services Committee will be responsible for the delivery of the following Clean and Green Objectives contained in the City of Albany Strategic Plan:

- (a) To protect and enhance our pristine natural environment;
- (b) To promote environmental sustainability;
- (c) To promote our region as clean and green.

(2) It will achieve this by:

- (a) Developing policies and strategies;
- (b) Establishing ways to measure progress;
- (c) Receiving progress reports;
- (d) Considering officer advice;
- (e) Debating topical issues;
- (f) Providing advice on effective ways to engage and report progress to the Community ; and
- (g) Making recommendations to Council.

(3) Chairperson: *Councillor Sutton*

(4) Membership: *Mayor Wellington, Councillor Stocks, Councillor Smith, Councillor Moir, Councillor Sutton, Councillor Hollingworth, Councillor Shanahun*

(5) Meeting Schedule: 2nd Wednesday of the month

(6) Meeting Location: Council Chambers

(7) Executive Officer: Executive Director Works and Services

(8) Delegated Authority: None

WORKS AND SERVICES COMMITTEE
AGENDA – 09/12/2015

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1. DECLARATION OF OPENING

2. PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LAND OWNERS

“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

“We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.

We would also like to pay respect to Elders both past and present”.

3. RECORD OF APOLOGIES AND LEAVE OF ABSENCE

Mayor

Mayor D Wellington (Member)

Councillors:

Member

J Sutton (Chair)

Member

A Moir (Deputy Chair)

Member

G Stocks

Member

S Smith

Member

B Hollingworth

Member

J Shanhun

Staff:

Executive Director Works and Service

M Thomson

Minutes Secretary

S Parker

Apologies:

WORKS AND SERVICES COMMITTEE
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4. DISCLOSURES OF INTEREST

Name	Committee/Report Item Number	Nature of Interest

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

6. PUBLIC QUESTION TIME

7. PETITIONS AND DEPUTATIONS

8. CONFIRMATION OF MINUTES

DRAFT MOTION

THAT the minutes of the Works and Services Committee Meeting held on 11 NOVEMBER 2015, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

9. PRESENTATIONS

York Street Concept Plan (Executive Director Works and Services)

10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

WS094: CONTRACT C15026 – PROVISION OF ELECTRICAL SERVICES

Proponent : City of Albany
Owner : City of Albany
Report Prepared by : Depot Administration Coordinator (T Sudran)
Responsible Officer : Executive Director Works & Services (M Thomson)

Responsible Officer's Signature:



STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014-2018:
 - a. **Key Theme:** 2. Clean, Green & Sustainable
 - b. **Strategic Objective:** 2.2 To maintain a renew city assets in a sustainable manner
 - c. **Strategic Initiative:** 2.2.2 Deliver effective asset maintenance programs

In Brief:

- Council approval is sought to appoint the preferred tenderer to provide electrical services for the City of Albany
- The contract is to commence from 1st January 2016 for an initial one (1) year period with an option to extend for a further one (1) year.

RECOMMENDATION

WS094: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council ACCEPT the tender from J & S Castlehow Electrical Services and AWARD Contract C15026 – Provision of Electrical Services.

BACKGROUND

2. Tenders were called for the Provision of Electrical Services for a period of up to two years (including options). The tender is seeking to engage an experienced and licensed Electrical Contractor to provide maintenance, repairs and minor works to the value of \$10,000.00 (for any single project). The service shall be on an “as and when required” basis and only when requested by a method approved by the City.
3. The electrical services are required for all facilities within the City of Albany, controlled by the Principal (City of Albany), excluding the following:-
 - a. Albany Leisure and Aquatic Centre;
 - b. Synthetic Hockey Pitch; and
 - c. All maintenance and installation of reticulation pumps and switching gear.
4. The current contract expires 31st December 2015.

DISCUSSION

5. A request for tender was published in the West Australian 28th October 2015 and the Albany Weekender on 29th October 2015.
6. Tender documents were evaluated using the weighted attribute method. This method scored the evaluation criteria and weights their importance to determine an overall point score for each tender. The criteria are tabled below:-

Criteria	% Weight
Cost	40
Relevant Experience	15
Key Personnel skills and experience	15
Tenderer's Resources	15
Corporate Social Responsibility	5
Occupational Health & Safety	10
Total	100

7. A total number of seventeen (17) tender documents were issued with one (1) completed tender document submitted on or before the stipulated closing date and time.
8. The following table summarises the tenderer and the overall evaluation score applicable.

Tenderer	Weighted Score
J & S Castlehow Electrical Services	598.33

9. J & S Castlehow Electrical Services is the City's incumbent contractor and has provided a reliable service during the term of the current contract.

GOVERNMENT & PUBLIC CONSULTATION

10. Not applicable.

STATUTORY IMPLICATIONS

11. Regulation 11 of the Local Government (Functions and General) Regulations 1996 (Regulations) requires Council to publicly tender if the contract is, or is expected to be, more, or worth more, than \$150,000.00 (recently amended).
12. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
13. Regulation 19 of the Regulations requires Council to advise each tenderer in writing the result of Council's decision.

POLICY IMPLICATIONS

14. The City of Albany Tender Policy and Regional Price Preferences Policy are applicable to this item.

RISK IDENTIFICATION & MITIGATION

15. The risk identification and categorisation relies on the City's Enterprise Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Property Contract personnel have access to facilities after hours and could access confidential information, cause damage or steal items.	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Importance is given to the experience and reliability of the tenderer in the evaluation process</i>
Financial & Organisational Operations Non compliance, delays or failure to carry out contracted works or business failure.	<i>Unlikely</i>	<i>Moderate</i>	<i>Medium</i>	<i>General conditions of contract allow for contract termination on the basis of breach of contract (ie. Failure to deliver services).</i>
Reputation Community dissatisfied with the standard of behaviour demonstrated by the contractor.	<i>Unlikely</i>	<i>Minor</i>	<i>Low</i>	<i>General conditions of contract allow for contract termination on the basis of breach of contract (ie. Failure to deliver services).</i>
People Health & Safety Failure to report potential hazards within the community.	<i>Unlikely</i>	<i>Major</i>	<i>Medium</i>	<i>Specific contract performance compliance clauses have been included in the contract</i>

FINANCIAL IMPLICATIONS

16. Each facility maintains individual budgets for electrical serves with the tendered price being shared across the organisation. Each directorate and facility manager has provided for electrical services in their respective budgets as required.
17. The City of Albany spends in the order of \$910,000 per annum on this service although requirements can vary from year to year.
18. As the value of this tender is in excess of \$500,000.00 which exceeds officer delegation and therefore the approval is referred to Council for consideration.

LEGAL IMPLICATIONS

19. Nil.

ENVIRONMENTAL CONSIDERATIONS

20. Nil.

ALTERNATE OPTIONS

21. Council can accept or reject the tender as submitted.

SUMMARY CONCLUSION

22. As only one submission was received from the incumbent electrical contractor, the evaluation team assessed J & S Castlehow Electrical Services as being the most suitable tenderer across the evaluation criteria for the provision of the City’s electrical services. It is recommended that the nominated tenderer be accepted.

Consulted References	:	<i>Local Government (Functions and General) Regulations 1995</i> <i>Council Policy – Purchasing (Tenders & Quotes)</i> <i>Council Policy – Buy Local (Regional Price Preference)</i>
File Number (Name of Ward)	:	<i>C15026</i>
Previous Reference	:	<i>C12026</i>

WS095: 60 REGENT STREET DRAINAGE UPGRADE

Proponent : City of Albany
Owner : C and B NELSON
Location : 60 Regent Street, Gledhow
Report Prepared by : Senior Civil Engineering Officer - Drainage (A Rogerson)
Responsible Officer : Executive Director Works & Services (M Thomson)

Responsible Officer's Signature:



STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014-2018:
 - a. **Key Theme: 2.** Clean, Green and Sustainable
 - b. **Strategic Objective: 2.2.** To maintain and renew city assets in a sustainable manner
 - c. **Strategic Initiative: 2.2.1.** deliver effective asset planning and delivery

In Brief

- 60 Regent Street Gledhow (the Land) was formerly a city road reserve sold by Public Auction in December 2004.
- The land is subject to stormwater flow from a road culvert crossing Balston Road causing erosion and is an impedance to development of the site.
- City Staff recommend that Council approve capital expenditure to extend stormwater infrastructure and seek application for a drainage easement to benefit the City of Albany.

Map and Diagrams



RECOMMENDATION

WS095: RESPONSIBLE OFFICER RECOMMENDATION

ABSOLUTE MAJORITY

THAT Council AMEND the 2015/2016 budget by reallocating \$13,000 from job 3772 - Pioneer Health Easement to a new budget line – Lot 106(60) Regent Street Drainage Outfall and Easement.

BACKGROUND

2. 60 Regent Street (the Land) was formerly a city road reserve that was sold by Public Auction in December 2004.
3. Stormwater is directed to the Land from a stormwater pipe culvert that is placed under adjoining Balston Road. Water from the catchment above is conveyed through the culvert and subsequently flows across the Land giving rise to soil erosion.
4. Minor stormwater works such as a stormwater catchpit, buried stormwater pipe and discharge headwall is required to convey Balston Road stormwater to a natural drain line that traverses the land. This stormwater infrastructure should only be installed if the owner grants an easement permitting the City to construct and maintain any such infrastructure.
5. Current owners have sought building approval to build a house on the land. Currently City Health and Building approval cannot be granted as the stormwater entering the land

disallows the placement of a required aerobic treatment unit (ATU) to treat and manage residential sewage. There is no sewer connection available and the site requires the placement of an approved ATU.

6. The creation of a drainage easement and installation of the forementioned infrastructure will manage the stormwater from Balston Road through the Land and will allow the City to approve the placement of an ATU.

DISCUSSION

7. City Staff (Works and Services) have undertaken restorative and preventative minor works to the land following water erosion damage to the land in 2013.
8. City staff have recommended that stormwater pipes and catchpits are installed to manage ongoing water conveyance issues.
9. Any City asset installed within private land holdings should be within an easement granting the City rights to install and maintain city infrastructure.
10. The Pioneer Health Easement project cannot proceed as the landowners are not prepared to provide an easement enabling City of Albany access for maintenance purposed.

GOVERNMENT & PUBLIC CONSULTATION

11. The City Works and Service Executive Director and other engineering staff have met with the owners of the land.
12. No formal consultation with other Government agencies or the wider public has been undertaken or is required.

STATUTORY IMPLICATIONS

13. Section 3.21 of the *Local Government Act* states '*In performing its executive functions, a local government, so far as is reasonable and practicable, is toensure that....any physical damage done to any land, premise or thing, is immediately made good unless compensation has been or is to be paid*'.

POLICY IMPLICATIONS

14. There are no policy implications.

RISK IDENTIFICATION & MITIGATION

15. The risk identification and categorisation relies on the City's Enterprise Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Legal and Compliance <i>Claims against the City as a result of stormwater damage.</i>	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Undertake works to an agreed standard with owner. Any works need to be sufficient to mitigate further damage to land to satisfy obligation under Local Government Act.(S3.21)</i>
Financial <i>Stormwater damage potentially resulting in costly repairs</i>	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Undertake works to reduce the likelihood of damage and consult with the landowner in respect to the works.</i>

FINANCIAL IMPLICATIONS

16. The value of the capital expenditure is estimated at \$13,000. This cost could be accommodated in the drainage capital works budget, as the Pioneer Health Easement

project has been cancelled for the reason that the owners of Pioneer Health prefer to attend to the proposed drainage works themselves.

17. The works have been subject to previous and current owners development plans, design and approval and as such capital expenditure for these works could not have been programmed until owner application was received and understood.

LEGAL IMPLICATIONS

18. The request for the amendment to the 2015/16 budget is to accommodate a minor adjustment that will ensure there is no unauthorised expenditure and the project is approved by the Council, prior to any works commencing.

ENVIRONMENTAL CONSIDERATIONS

19. The land is steeply sloped to Balston Road and subject to soil erosion from stormwater entering from road drainage. Restorative works by the City were undertaken in 2013 following heavy rains cause damage to the land.
20. Any irrigation field required by a septic or ATU domestic sewage treatment system requires 30 metre setback from a waterway to mitigate pathogens and nutrients entering the catchment and harbours. Water entering the land from Balston Road would be considered a waterway, therefore without piping this water the placement of an irrigation field and the approval of any sewage system is not possible.

ALTERNATE OPTIONS

21. There are no alternatives associated with this item.

SUMMARY CONCLUSION

22. The approval of this capital infrastructure will satisfy City obligations under the *Local Government Act Section 3.21* and provide the affected landholder the opportunity for developmental approval.

Consulted References	:	<i>n/a</i>
File Number (Name of Ward)	:	<i>SD.DEC.1 (Vancouver Ward)</i>
Previous Reference	:	<i>n/a</i>

WS096: ADOPTION OF YORK STREET CONCEPT PLAN

Proponent : City of Albany
Owner : City of Albany
Attachments : Concept Plan – York Street, Serpentine Road to Grey Street
Community Consultation Report
Report Prepared by : Executive Director Works & Services (M Thomson)
Major Projects Officer (N Walker)
Responsible Officer : Executive Director Works & Services (M Thomson)

Responsible Officer's Signature:



STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014-2018:
 - a. **Key Theme:** 1. Smart, Prosperous and Growing
 - b. **Strategic Objective:** 1.2 To strengthen our region's economic base
 - c. **Key Theme:** 1.2.1 Revitalise and promote the central City area.
 - d. **Key Theme:** 3. A Connected Built Environment
 - e. **Strategic Objective:** 3.1 To advocate, plan and build friendly connected communities.
 - f. **Strategic Initiative:** 3.1.1 Improve connectedness and traffic flows

In Brief:

- Council consideration is sought in respect to the concept plans for York Street between Serpentine Road and Grey Street;
- The concept plans are consistent with an adopted set of strategic guiding principles for York Street and the surrounding City Centre civic precinct, including improved pedestrian and cycle amenity, improved public safety through reduced traffic speeds, enhanced streetscape character and amenity, and an increase in on street parking capacity.
- It is recommended that the concept plan be adopted in its current format with amendments.

Maps and Diagrams



RECOMMENDATION

WS096: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council in recognition of the Strategic Guiding Principles, ADOPT the York Street draft concept plan with the following amendments being integrated into final detailed design:

- a) Designate the verge path on the Western side of York Street as “shared use” to link to Albany Highway dual use path;
- b) Given consideration to provision of a flush kerb on the Western side of York Street to enable ease of cyclist refuge onto the shared use path;
- c) Provide additional road markings (such as bicycle symbols) on York Street to highlight its “share use” function;
- d) Make provision for a dedicated cycle route to include Aberdeen Street and Grey Street in accordance with the Albany Cycle City Strategy; and
- e) Where possible make provision for additional tree planting and pedestrian space within median areas to reduce the focus on parking and improve the general appearance and vibrancy of the streetscape.

BACKGROUND

2. Planning in the Albany City Centre is currently guided by three main strategic documents. These are:
 - a. The Albany Central Area Master Plan;
 - b. The Albany City Centre Parking Strategy; and
 - c. The Albany Cycle City Strategy.
3. In its budget for 2015/2016 the City of Albany allocated \$700,000 to upgrade York Street from Serpentine Road to Grey Street to include the following elements:
 - a. Improved street lighting (LED) with improved banner systems to overcome safety issues and alleviate structural fatigue concerns on existing infrastructure;
 - b. Traffic calming/management to reduce speeds by reducing traffic lanes from four to two (Grey-Serpentine) and installing a new roundabout at the intersection of Serpentine Road;
 - c. Additional street tree planting, street furniture (including seating, interpretive signage and roadside planters) to improve the character and amenity of the streetscape;
 - d. Renewal of existing road seal/surface; and
 - e. Provision of central median parking.
4. City staff in developing the concept has adhered to nine (9) **Strategic Guiding Principles**. These principles were adopted by Council in the Albany City Centre Parking Strategy (2013), itself based on previous masterplans, consultation and strategic planning. They are:
 - a. Background work: *there has been a significant body of quality work undertaken in respect to precinct planning in the Albany City Centre - any new work will align to and enhance existing work.*

- b. Cyclists and pedestrians: *any amendments will be designed for consideration of pedestrian and cyclist access and networks and promote the use of alternative travel modes.*
 - c. Economic viability: *parking improvements will enhance the economic viability of the Albany City Centre and will consider commercial development opportunities and land use directions.*
 - d. Public events and tourism: *parking improvements will consider the needs of programmed community and tourism events (such as the Albany Classic).*
 - e. Asset Management and staged implementation: *parking improvements must be carefully staged with broader traffic and asset integrity implications being considered. Future planning shall be appropriately investigated and provide sufficient engineering detail to enable accurate costing and staging into a forward capital works plan.*
 - f. Public access and safety: *parking improvements and initiatives will recognise that streets are public spaces, open to all people, and to be managed in the public interest with safety as a priority.*
 - g. Optimise parking and linkages: *consider vehicle and pedestrian connections, information and directional signage and parking controls will need to be considered with an aim to being simple, clear, consistent and legible.*
 - h. Non-discrimination and fair: *consider all network users, including pedestrian and cyclists, equitable access for vulnerable users (such as people with disabilities, young and elderly) while catering for public and private vehicles, couriers, freight carriers, motorcyclists, buses and recreational vehicles.*
 - i. Improve environment and public amenity: *improve public amenity with a mixture of hard and soft landscape treatments. Investigate water harvesting and water sensitive urban design treatments where practical.*
5. With these key principles in mind, City staff briefed elected members at a strategic briefing session showing concept plans prior to commencing public consultation.
 6. The public consultation period commenced on the 6th October and closed on the 13th November 2015.
 7. Further to consultation feedback, City staff has investigated possible amendments and has determined that some can be viably integrated into the scheme during detailed design.

DISCUSSION

8. The most prominent suggestions for amendments received during consultation were consistent with the following themes:
 - a. Additional amenity for cyclists (ie. a cycle lane on the western side of the street);
 - b. Remove or reduce additional parking (ie. do not install median parking);
 - c. Concerns over traffic congestion;
 - d. Additional streetscape elements such as trees and plants; and
 - e. Additional pedestrian crossing opportunities.

Cyclist Amenity

9. Currently the path along the Western side of York Street within the project area is not designated for shared use. Given the ample width of this path and the proposed removal

- of obstructing elements such as light poles the space is considered adequate and suitable for shared use (ie. cyclist and pedestrian use) and therefore should be designated as such.
10. If designated, this shared path should also link to the dual use path along Albany Highway.
 11. In addition, to send a clear signal to motorised traffic that the road lane is for shared use with cyclists, pavement markings (such as bicycle symbols) can be incorporated.
 12. Non-confident cyclists will intersperse with pedestrian traffic, while confident cyclists may choose to use the road in a mixed traffic low speed environment.
 13. To assist in providing a refuge from the road for confident cyclists, the provision of a flush kerb on the West side is considered a positive improvement which can be implemented in detailed design. This will enable cyclists to simply pull out of the traffic lane and into the shared zone if desired. There are implications to service covers and this could result in increased costs however City staff will investigate and implement the most suitable options.
 14. In accordance with the Albany Cycle City Strategy there is a need to undertake a detail design process in respect to the provision of a commuter cycle route via Aberdeen Street enabling cross linkages of the broader cycling network to Grey Street, other connecting streets and laneways.
 15. The concept design and the recommended amendments (designation of York St shared path, detailed design for Aberdeen St and Grey St cycle routes) adhere to the Albany Cycle City Strategy by:
 - a. Providing a cycling network that is connected and encourages shared use between vehicle users, cyclists and pedestrians (Strategy 1.1);
 - b. Providing direct routes for commuters and local bike routes which link to the CBD and local community hubs and activity centres (Strategy 1.2)
 - c. Connecting various cycle routes (on road, share path, off road, trails) in a coordinated and integrated manner; (Strategy 1.3)
 - d. explores shared slow zones (cars, bikes and pedestrians) and other ways to reduce traffic speed on key cycle routes, in the CBD and around community hubs. (Strategy 3.3)
 16. The Albany Cycle City Strategy also makes a specific recommendation in respect to a Northbound dedicated cycle lane being incorporated into York Street. While this has been considered, the inclusion of this dedicated lane is problematic as it precludes or impacts on other uses (eg. sidewalk shared zones, pedestrian crossings, pedestrianised median widths, on street parking) and is therefore inconsistent with the strategic design principles.

Reduction in Parking

17. While it is acknowledged that in larger communities there is an urban design and planning trend which aims to reduce dependency on cars, it is not considered a practical solution at this point in time for Albany. Albany is a regional centre where the population density around the City Centre is not sufficient at this time for sustained business activity without a range of options being provided for motor vehicle access.
18. There is a working precedent for the design in Albany where a single traffic lane and central median parking on York Street has led to slower speeds, more pedestrian options, increased general vibrancy and higher levels of commercial activation on both sides of the street.
19. The use of the Town Hall, Town Square, Library and Alison Hartman Gardens for community events such as markets will place ongoing parking pressures in York Street and the surrounding precinct.

20. Median angled parking as proposed is efficient and safe compared to other types of on street parking particularly due to the buffer distance behind the parked vehicles which enables reversing to occur without interruption to traffic.
21. The median parking space is completely flush with the existing road level (ie. no raised kerbs) which allows the space to be flexible for events or other potential uses. Due to this design the median can also be converted to a fully pedestrian friendly space (either permanently or temporarily) at little or no cost in the future, based on future demand.

Traffic Movements

22. It is acknowledged that there will be a perception of a considerable increase in traffic congestion along York Street, particularly at certain peak times due to the reduction in vehicle speeds.
23. The introduction of a roundabout at Serpentine Road enables improved traffic permeability allowing traffic to utilise Aberdeen Street or Collie Streets as alternative routes if travelling through or beyond the City Centre. Aberdeen Street is the preferred route.
24. Traffic analysis confirms that York Street speeds exceed that which is conducive to a pedestrian friendly environment. By the introduction of single lanes and median parking speeds are not expected to exceed 30km/hr. This is evidenced by traffic data obtained in the lower sections of York Street where this treatment already exists.
25. Overall the lower speeds will greatly improve safety for pedestrians and will enable a mixed use environment more conducive to cycling.

Streetscape Elements

26. The concepts allow for significant improvement through the introduction of street trees and planter boxes. Amendments will be considered in the detailed design with additional trees being planted adjacent to the Town Square.

Streetscape Character

27. The design responds to and enhances the character of the street which is created by its linear nature, gently inclined topography with significant views to the harbour, proportion of the street, scale of the buildings, and a number of heritage buildings and spaces.
28. The design reduces (by over half) the number of light poles & banner poles on street verges by consolidating them into a single alignment. This frees up space for footpaths, street trees, and potential future alfresco activation.
29. The design reduces the visual prominence of trafficable asphalt by introducing a paved median and landscape amenity into the centre of the street. These elements are at a low level which will not inhibit views.
30. The design enhances views down the street looking toward the harbour by reducing the number of light poles and visually detracting elements.
31. The design addresses the distinct lack of street trees, shade and planting beds in the upper end of York Street.
32. The design increases the overall consistency, scale and legibility of York Street by matching in with the general arrangement of the lower end of the street, however makes key updates to the materiality and approach to detailed design more in keeping with more contemporary new public space upgrades (eg. Town Square, Stirling Terrace).

Pedestrian Amenity

33. A mid-block formalised pedestrian crossing is proposed in the concept which is wider than existing crossing and more central to the Library building, improving its linkage to laneways and parking areas to the rear of the York Street shops.
34. Pedestrians will be able to cross more frequently due to lower traffic speeds and the reduced carriageway width.
35. Pedestrians will be encouraged to cross the street by the introduction of streetscape elements (eg. planters) within the median which provide a real and perceived buffer to vehicle traffic.
36. Crossings at intersections are improved by increasing crossing widths, increasing space for pedestrian and cyclist refuge, and by moving crossing points a safer distances away from intersections.
37. Improvements are proposed adjacent to the Caltex service station where there is considerable conflict between pedestrians, vehicles and cyclists.

Albany Classic

38. During the process of developing the concept plans the race organisers for the Albany Classic have been consulted.
39. The event organisers' primary concern was an adjustment to the race layout as even small alterations would put the event at risk. Secondary concerns centred around the track surface treatments.
40. The design incorporates the existing race layout due to the flush treatments and removable elements.
41. The event organisers have allowed some compromise to race lane surface treatments and have indicated support for the concept design.

Project Delivery

42. The project is scheduled to commence in February 2016 to ensure completion prior to Easter and importantly not impact on the Albany Classic Event.
43. Road closures may be required, and if so extensive consultation will occur with businesses affected to ensure impact is minimised.
44. If Council elects not to adopt the concepts at this time then consideration may need to be given to either staging the project or deferring the project until the following financial year or indeed not proceeding with the project.

GOVERNMENT & PUBLIC CONSULTATION

45. The consultation report is attached.
46. In summary, 219 submissions were received.
47. The general feedback offered alternative design ideas with overall supportive themes.
48. There were seven objections to the designs.
49. Reference is made to consider the incorporation of a cycle lane or shared path, on the Western side of York Street.

STATUTORY IMPLICATIONS

50. The City is required to obtain approval for regulatory line marking for this proposal.

51. There are no other statutory approvals required.

POLICY IMPLICATIONS

52. The proposed concepts are consistent, as far as is practical with current City strategies and plans as identified above.

RISK IDENTIFICATION & MITIGATION

53. The risk identification and categorisation relies on the City's Enterprise Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
People Health and Safety <i>Current two lane traffic is conducive to high traffic speed and poor amenity for other users. Risk of collision or accident.</i>	<i>Possible</i>	<i>Severe</i>	<i>High</i>	<i>Implement traffic calming measures such as those proposed in the concept by reducing lane widths.</i>
Community <i>Perception that consultation has not been undertaken appropriately due to lack of options</i>	<i>Unlikely</i>	<i>Moderate</i>	<i>Medium</i>	<i>Contentious proposals such as this are likely to be divisive. City staff have ensured that the concepts deliver against the key design principles.</i>
Community <i>Delayed start to the project causing issues with the Albany Classic event.</i>	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Commence the project in February or as close as is practical.</i>
Community <i>Interruption to businesses along York Street</i>	<i>Likely</i>	<i>Moderate</i>	<i>High</i>	<i>Keep road closures to a minimum and consult with business operators</i>

FINANCIAL IMPLICATIONS

54. Council has allocated \$700,000 to the project with a further \$200,000 being allocated in the Long Term Financial Plan in 2016/17 for landscaping and street furniture (subject to Council approval).
55. Some of the modifications (eg. provision of flush kerb on Western side) may have a cost impact to the project which is not yet determined.

LEGAL IMPLICATIONS

56. Nil.

ENVIRONMENTAL CONSIDERATIONS

57. Nil.

ALTERNATE OPTIONS

58. Council may resolve to defer the project pending further consultation.

SUMMARY CONCLUSION

59. The York Street Concept Plans have been the subject of a 38-day period of public consultation where over 200 submissions have been made.

- 60. Submission are generally support however have suggested amendments around the provision of a cycling lane, more trees, more pedestrian crossing opportunities and less parking.
- 61. Submissions were not received from any of the businesses.
- 62. The proposed concept is considered by officers as a balanced solution which addresses key design criteria previously adopted by Council.
- 63. This report recommends that Council adopt the concept, enable City officers to amend the concept in light of the feedback received and conduct further consultation with businesses along York Street.

Consulted References	:	<i>Albany Central Area Masterplan, Albany City Centre Parking Strategy, Albany City Centre Cycle Strategy</i>
File Number (Name of Ward)	:	<i>Fredrickstown</i>
Previous Reference	:	<i>NA</i>

WS097: CONTRACT C15029 – DEMOLITION WORKS CENTENNIAL PARK EASTERN PRECINCT

Proponent : City of Albany
Owner : City of Albany
Report Prepared by : Depot Administration Coordinator (T Sudran)
Responsible Officer : Executive Director Works & Services (M Thomson)

Responsible Officer's Signature:



STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014-2018:
 - a. **Key Theme:** 2. Clean, Green & Sustainable
 - b. **Strategic Objective:** 2.2 To maintain a renew city assets in a sustainable manner
 - c. **Strategic Initiative:** 2.2.2 Deliver effective asset maintenance programs

In Brief:

- Council approval is sought to appoint the preferred tenderer Warren Bennett to provide demolition works at Centennial Park Eastern Precinct for the City of Albany.

RECOMMENDATION

WS097: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council ACCEPT the tender from Warren Bennett and AWARD Contract C15029 – Demolition Works Centennial Park Eastern Precinct (Summary B) subject to negotiation of minor terms and scope of works.

BACKGROUND

2. Tenders were called for the Demolition Works Centennial Park Eastern Precinct. The tender is seeking to engage an experienced Contractor to provide demolition services for a number of existing buildings in the Centennial Park Eastern Precinct.
3. Following a competitive tender process Warren Bennett contractor is recommended.

DISCUSSION

4. A request for tender was published in the West Australian 14th October 2015 and the Albany Weekender on 15th October 2015.
5. Tender documents were evaluated using the weighted attribute method. This method scored the evaluation criteria and weights their importance to determine an overall point score for each tender. The criteria are tabled below:-

Criteria	% Weight
Cost	40
Relevant Experience	10

Key Personnel skills and experience	10
Tenderer's Resources	15
Demonstrated Understanding	20
Corporate Social Responsibility	5
Total	100

6. A total number of twenty four (24) tender documents were issued with two (2) completed tender document submitted on or before the stipulated closing date and time.
7. The following table summarises the tenderer and the overall evaluation score applicable.

Tenderer	Weighted Score
Warren Bennett Summary B	718.45
Warren Bennett Summary A	715.84
Tenderer B	494.06
Tenderer B	356.67

8. City staff will need to continue to negotiate terms and scope of works due to some issues concerning the Albany Agricultural Society still being resolved. It is envisaged that demolition will be able to commence soon after Christmas and then enable construction for the main stadium to commence.

GOVERNMENT & PUBLIC CONSULTATION

9. Not applicable.

STATUTORY IMPLICATIONS

10. Regulation 11 of the Local Government (Functions and General) Regulations 1996 (Regulations) requires Council to publicly tender if the contract is, or is expected to be, more, or worth more, than \$150,000.00 (recently amended).
11. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
12. Regulation 19 of the Regulations requires Council to advise each tenderer in writing the result of Council's decision.

POLICY IMPLICATIONS

13. The City of Albany Tender Policy and Regional Price Preferences Policy are applicable to this item.

RISK IDENTIFICATION & MITIGATION

14. The risk identification and categorisation relies on the City's Enterprise Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Organisation's Operations Failure to deliver project within specified timeframe	Possible	Major	High	Award construction tenderer as soon as possible to satisfy funding conditions for project completion
Business Interruption Council rejects/fails to support recommendation for tender award	Possible	Major	Medium	Council makes a timely decision and awards the tender to the recommended tenderer

FINANCIAL IMPLICATIONS

- 15. The cost of demolition is consistent with Quantity Surveyor estimates however City staff will be seek to make savings in certain areas as part of the negotiations.
- 16. Under the circumstances, the demolition costs are considered reasonable.

LEGAL IMPLICATIONS

- 17. Nil.

ENVIRONMENTAL CONSIDERATIONS

- 18. Nil.

ALTERNATE OPTIONS

- 19. Council can accept or reject the tender as submitted.

SUMMARY CONCLUSION

- 20. The evaluation team assessed Warren Bennett as being the most suitable tenderer across the evaluation criteria for the provision of the demolition services for Centennial Park Eastern Precinct. It is recommended that the nominated tenderer be accepted.

Consulted References	:	<i>Local Government (Functions and General) Regulations 1995</i> <i>Council Policy – Purchasing (Tenders & Quotes)</i> <i>Council Policy – Buy Local (Regional Price Preference)</i>
File Number (Name of Ward)	:	NA
Previous Reference	:	NA

WS098: C15034 / C15036 SHARK EXCLUSION BARRIER DESIGN AND CONSTRUCTION, MIDDLETON BEACH, ALBANY

Land Description : Middleton Beach, Albany
 Proponent : City of Albany
 Report Prepared by : Project Officer, Major Projects (E Evans)
 Responsible Officer : Executive Director Works and Services (M Thomson)

Responsible Officer’s Signature:



STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014-2018:
 - a. **Key Theme:** 2. Clean, Green and Sustainable
 - b. **Strategic Objective:** 2.1. To protect and enhance our natural environment.
 - c. **Strategic Initiative:** 2.1.2. Sustainably protect and enhance our iconic coastline and reserves.

Maps and Diagrams:



In Brief:

- Following a competitive tender process, Council approval is sought to award tender C15036 Shark Exclusion Barrier System Design and Construction, Middleton Beach, Albany to Global Marine Enclosures (Aquarius Barrier).
- It is not recommended to award tender C15034 Piles for Shark Exclusion Barrier System Design and Construction, Middleton Beach, Albany as piles will not be required if the recommended tender is awarded.

RECOMMENDATION

WS098: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council:

- 1. ACCEPT the tender from Global Marine Enclosures (Aquarius Barrier) and AWARD contract C15034 - Shark Exclusion Barrier System, Design and Construct and Middleton Beach, Albany; and**
- 2. NOTE that contract C10536 - Piles for Shark Exclusion Barrier System Design and Construction, Middleton Beach, Albany will not be awarded.**

BACKGROUND

2. In July 2015 the State Government announced that \$200 000 would be provided to the City of Albany for the installation of a Shark Barrier at Middleton Beach, Albany.
3. The City of Albany considered the offer at its Ordinary Council Meeting on 25/08/2015 where it was resolved to:
 - a) *Support conducting a feasibility study into the installation of a Shark Barrier enclosure at Middleton Beach for future consideration and,*
 - b) *Agree to undertake relevant stakeholder and community consultation in respect to the installation of a Shark Barrier enclosure at Middleton Beach in conjunction with the Feasibility Study.*
3. Following the presentation of the Feasibility Study and presentation of Community Consultation Results Council resolved the following:
 - a) *The installation of a shark barrier is considered suitable to be trialled at Middleton Beach and therefore Council should accept the State Government grant of \$200,000.*
 - b) *That the barrier be installed for a trial period, duration will be determined by cost but is expected to be 2 to 3 years.*
 - c) *A Request for Tender (RFT) for procurement of a shark barrier system inclusive of all planning/approvals, design, supply, installation, maintenance and monitoring is prepared and publically advertised.*

- d) *That environmental education is incorporated (signage, media, community news) which will assist communities to accept and understand concerns, and an evaluation of community perceptions is reviewed as part of a trial.*
- e) *Once tenders are assessed, capital costs to install the barrier be contained within the \$200,000 funding. Recurrent maintenance and renewal funding shall be allocated each financial year from municipal funds. If tenders exceed the budget, then a report for Council consideration shall be prepared.*
- f) *All opportunities for grant funding be investigated and applied for if appropriate.*

DISCUSSION

- 4. The standard tender process was applied, ensuring the necessary accountability and transparency when considering submissions. The tenders were evaluated using the weighted attributes methodology. This method scores the evaluation criteria and weights their importance to determine an overall point score for the tender.
- 5. The project was divided into two tenders, these were:
 - C15036 Piles for Shark Exclusion Barrier System Design and Construction, Middleton Beach, Albany;
 - C15034 Shark Exclusion Barrier Design and Construction, Middleton Beach Albany.

C15036 Piles for Shark Exclusion Barrier System Design and Construction:

- 6. The City of Albany advertised locally and at a state level seeking tenders for Piles for Shark Exclusion Barrier System, Design and Construction, Middleton Beach, Albany.
- 7. A total of twenty (20) sets of documents were downloaded from the City of Albany website.
- 8. The City received two (2) completed tender documents and these were submitted to the Procurement and Contracts Office on/before the stipulated closing date and time. Tenders were subsequently opened, the name of the tender/s were recorded in the tender register and logged into records.
- 9. The tender panel evaluated tender using the weighted (out of 10) criteria methodology. Criteria and weighting were evaluated in five key areas.

Criteria	% Weighting
Relevant Experience	20%
Tenderer’s Resources	15%
Demonstrated Understanding	20%
Corporate Social Responsibility	5%
Cost	40%
Total	100%

- 10. The following table summarises the tenders and the overall evaluation scores applicable.

Tenderer	Total
Engineered Water Systems (Option 1 -Painted Piles)	528.67
Cervan Marine (Option 1 - Painted Piles)	510.11
Engineered Water Systems	477.89

(Option 2 - Polyethylene Sleeves on Piles)	
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11. The tenders that were received exceeded cost estimates.
12. As per previous Council resolution to not exceed the \$200,000 funding in capital costs it is therefore not recommended to award this tender.

C15034 Shark Exclusion Barrier Design and Construction:

13. The City of Albany advertised locally and at a state level seeking tenders for Shark Exclusion Barrier, Design and Construction, Middleton Beach, Albany.
14. A total of eighteen (18) sets of documents were downloaded from the City of Albany website.
15. The City received three (3) completed tender documents and these were submitted to the Procurement and Contracts Office on/before the stipulated closing date and time. Tenders were subsequently opened, the name of the tender/s were recorded in the tender register and logged into records.
16. The tender panel evaluated tender using the weighted (out of 10) criteria methodology. Criteria and weighting were evaluated in five key areas.

Criteria	% Weighting
Relevant Experience	20%
Tenderer's Resources	15%
Demonstrated Understanding	20%
Corporate Social Responsibility	5%
Cost	40%
Total	100%

17. The following table summarises the tenders and the overall evaluation scores applicable.

Tenderer	Total
Global Marine Enclosures (Aquarius Barrier)	556.81
Global Marine Enclosures (Bionic Barrier)	456.91
Eco Shark Barrier Pty Ltd	454.62

18. All of the above tenders proposed a methodology for installation of their barrier that did not require the installation of piles rather the use of concrete footings with an anchor chain tied between.
19. On the basis of the total evaluation score, the highest weighting being applied to cost, relevant experience and demonstrated understanding the most suitable company and product was Global Marine Enclosures, Aquarius Barrier.
20. The capital cost for approvals, design, supply and installation of the Aquarius Barrier (ex GST) is marginally below the budgeted amount of \$200 000.
21. The Aquarius Barrier is a hybrid barrier which includes rope and rigid plastic section. It is relatively new and untested technology however it represents the most flexible and cost effective option.



Hybrid Aquarius Barrier

22. Concerns in relation to dealing with sea grass build up and cleaning can be addressed with the supplier given there is some incentive for the trial to be successful. City staff are confident that issues can be worked through during the trial with a good chance of a successful outcome at its conclusion.
23. It is envisaged that installation will occur within 12 – 14 weeks.
24. In respect to other sources of funding for the project, City staff have met with GSDC and there is some potential the project may comply to upcoming funding rounds however it is marginal and timing is an issue.

GOVERNMENT & PUBLIC CONSULTATION

25. There is no government consultation required for the award of the Shark Exclusion Barrier System, Design and Construction, Middleton Beach, Albany.
26. The funding body will be contacted with regard to the outcome of the award and timeframe for construction.

STATUTORY IMPLICATIONS

27. Regulation 11 of the Local Government (Functions and General) Regulations 1996 (Regulations) requires Council to publicly tender if the contract is, or is expected to be, more, or worth more than \$100,000.
28. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
29. Regulation 19 of the Regulations requires Council to advise each tenderer in writing of Council's decision.

POLICY IMPLICATIONS

30. The City of Albany Tender Policy and Regional Price Preference Policy are applicable to this item.

RISK IDENTIFICATION & MITIGATION

31. The risk identification and categorisation relies on the City’s Enterprise Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Finance <i>Failure to award means funding has to be returned to the State Government.</i>	<i>Almost Certain</i>	<i>Moderate</i>	<i>High</i>	<i>Council makes a timely decision and awards the tender to the recommended tenderer.</i>
Reputation <i>Failure to deliver project that the community is expecting.</i>	<i>Likely</i>	<i>Moderate</i>	<i>High</i>	<i>Council makes a timely decision and awards the tender to the recommended tenderer.</i>

FINANCIAL IMPLICATIONS

32. The total value for the capital cost (ex GST) of this tender (excluding monitoring and maintenance) is marginally below the budgeted amount of \$200 000 however Council will be required to commit \$30,000 in maintenance for the next 3 years.

LEGAL IMPLICATIONS

33. Given responsibility rests with the contractor, contractual terms for all aspects of this project particularly in regard to risk and responsibility will be rigorous.

ENVIRONMENTAL CONSIDERATIONS

34. A site specific Environmental Management Plan is required to be submitted to the City of Albany for approval prior to commencement of construction.

ALTERNATE OPTIONS

35. Indicative prices have been provided for piles and an alternative barrier net system. These prices were not submitted as part of the tender process and therefore cannot be considered without a further competitive process being undertaken.
36. There is some potential to yield a cost saving in specifically seeking quotes for the barrier net system however it is suggested that the saving in capital cost will be outweighed by maintenance in the longer term and may not necessarily achieve a whole of life saving.
37. It is therefore an option for Council to not accept any tender and go through a major quote process for piles and a barrier net.

SUMMARY CONCLUSION

38. On reviewing the submissions, Global Marine Enclosures, Aquarius Barrier, was assessed as being the most suitable tenderer across the evaluation criteria for the Design and Construction of a Shark Barrier Enclosure at Middleton Beach, Albany. Their tender was well detailed and represented good value for money.
39. This report recommends that Global Marine Enclosures be awarded the tender for Shark Exclusion Barrier Design and Construction, for the Aquarius Barrier at Middleton Beach.
40. This report also notes that the tender for C15036 Piles for Shark Exclusion Barrier System, Design and Construction, Middleton Beach, Albany, will not be awarded.

Consulted References	:	<i>Local Government Act 1995 Local Government (Functions and General) Regulations 1995 Council Policy – Purchasing Council Policy – Buy Local (Regional Price Preference)</i>
File Number (Name of Ward)	:	<i>CP.DEC.1</i>
Previous Reference	:	<i>Nil</i>

WORKS AND SERVICES COMMITTEE MEETING
AGENDA – 09/12/2015

14. **NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL**
15. **MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
16. **REPORTS OF CITY OFFICERS**
17. **MEETING CLOSED TO PUBLIC**
18. **CLOSURE**