
WORKS & SERVICES Reports

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15.0 REPORTS – WORKS & SERVICES

15.1 WASTE MANAGEMENT

Nil

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15.2 CAPITAL WORKS

ITEM NUMBER: 15.2.1
ITEM TITLE: ADOPTION OF THE DRAFT ASSET MANAGEMENT PLAN - ROADS

THE NATURE OF COUNCIL'S ROLE IN THIS MATTER

Executive Function: Council setting strategic direction and overseeing the operational functions of the City.

File Number or Name of Ward	: All wards
Summary of Key Points	: Adoption of draft Asset Management Plan - Roads
Land Description	: City of Albany Municipality
Proponent	: N/A
Owner	: N/A
Reporting Officer(s)	: Manager City Assets (P. Brown)
Disclosure of Interest	: Nil
Previous Reference	: N/A
Bulletin Attachment(s)	: Draft Asset Management Plan - Roads
Consulted References	: N/A
Councillors Lounge	:
Maps and Diagrams	: Nil

BACKGROUND

1. Council originally adopted as Asset Management Strategy – Roads in May 2001 for new and renewal management of our road network. This could have been considered an upgrade strategy that dealt with:
 - setting roads standards,
 - identifying gaps in the network, and;
 - presenting a priority ranking for upgrade i.e. sealing of gravel roads, widening and reconstruction activities
2. Then in July 2002, Council also adopted an Asset Management Strategy – Road Preservation. This strategy outlined the following additional matters associated with preservation such as intervention methodology for preserving the road assets i.e. reseals, surface corrections and gravel re sheets.
3. These original documents have been the guiding documentation since it was adopted in May 2001. Although the previous plan has remained a useful document, today it is necessary to review our strategy to take into account the changes in population, demographics and City development. There has also been the opportunity to review our asset management activities with the knowledge and experience of a state wide approach that has been offered by the Western Australian Asset Management Improvement Programme (WAAMI)

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Item 15.2.1 continued.

4. Council resolved at its Ordinary Meeting of Council on 19th February 2008 to participate in the Western Australian Asset Management Improvement (WAAMI) Programme which is being supported by the Western Australian Local Government Association (WALGA), Department of Local Government and Regional Development (DLGRD), Local Government Municipal Association (LGMA) and the Institute of Public Works Engineers Australia (IPWEA).

DISCUSSION

5. This new Asset Management Plan – Roads takes into account the changes in population, demographics and City development. It also provides an overall picture of the City's liabilities in relation to new road requirements, renewal and maintenance activities over a five (5) year period.

PUBLIC CONSULTATION / ENGAGEMENT

6. It is proposed that the draft document be adopted and advertised for a period of 21 days to seek community feedback. The document will also be sent to the key stakeholders listed in the plan.
7. Comments received will be collated and the item returned to Council for final adoption.

GOVERNMENT CONSULTATION

8. The government agency stakeholders have been identified in the plan and a copy of the draft document will be circulated for comment. Stakeholders include the Department of Sport and Recreation, Department of Planning and Infrastructure and the Department of Education.

STATUTORY IMPLICATIONS

9. Under section 3.18 of the Local Government Act 1995, the City of Albany is to satisfy itself that the services and facilities it provides are managed effectively and efficiently.

FINANCIAL IMPLICATIONS

10. The cost of the initiatives highlighted in the Asset Management Plan – Roads will be presented annually for budget deliberations.

STRATEGIC IMPLICATIONS & ALIGNMENT TO CORPORATE PLAN

11. In accordance with Albany Insight ~ Beyond 2020 Strategic Plan

“Item 4 Governance

4.2 Manage our municipal assets to ensure they are capable of supporting our growing community.”

POLICY IMPLICATIONS

12. This document complies with the Council adopted Asset Management Policy.

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Item 15.2.1 continued.

ALTERNATE OPTIONS & LEGAL IMPLICATIONS

13. There are no alternatives or legal implications associated with this item.

SUMMARY CONCLUSION

14. The adoption of the Asset Management Plan – Roads will provide the City with a strategic direction for the management of this asset over a five (5) year period.

**ITEM: 15.2.1 - OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

i) **THAT Council:**

- a. **RECEIVE the draft Asset Management Plan Roads;**
- b. **SEEK public and stakeholder feedback through public advertising for 21 day period;**
- c. **INCLUDE the first year of the Asset Management Plan - Roads in the draft 2010/11 budget for consideration.**

ii) **That the Asset Management Plan – Roads is brought back to Council for consideration at the 16 Mar 09 Ordinary Meeting of Council.**

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ITEM NUMBER: 15.2.2
ITEM TITLE: CENTENNIAL PARK RECREATION PRECINCT DEVELOPMENT – WATER HARVESTING PROPOSAL

THE NATURE OF COUNCIL’S ROLE IN THIS MATTER

Advocacy: Council advocating on behalf of the community on matters affecting the betterment of the City.

File Number or Name of Ward	: All wards
Summary of Key Points	: Water Harvesting Proposal – Support for the Funding Application
Land Description	: Centennial Park Recreation Precinct
Proponent	: City of Albany
Owner	: N/A
Reporting Officer(s)	: Manager – City Assets (P. Brown)
Disclosure of Interest	: Nil
Previous Reference	: N/A
Bulletin Attachment(s)	: Nil
Consulted References	: Nil
Councillors Lounge	: Nil
Maps and Diagrams	: N/A

BACKGROUND

1. The City is embarking on major initiatives on the Centennial Park precinct to create a major regional centre for passive and active recreation including the extension of the Albany Leisure and Aquatic Centre (ALAC).
2. There is master plan for the precinct currently being developed and the plan will map out the future development of the precinct along with a range of proposed projects to be constructed over future years.
3. Current water demand for the precinct is met by potable scheme water, provided by the Water Corporation, and on site bore water drawn from a spongiolite aquifer that encompasses the area.
4. The Department of the Environment, Water, Heritage and the Arts stormwater harvesting and reuse project provides funding for 50 per cent of eligible costs. The minimum project size is \$4 million.

DISCUSSION

5. The completed Centennial Park precinct will place demands on the water supply that will be unsustainable under current arrangements over the long term. Demands on the aquifer and the Water Corporation’s scheme supply will need alternative considerations for the procurement of water to service the precinct.
6. This water harvesting funding proposal will provide the City with the opportunity to undertake ‘best practice’ water management by providing sustainable amenities across the precinct.

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Item 15.2.2 continued.

7. The project will involve the capture, treatment and reuse of water throughout the precinct with following proposals being implemented;
 - Capture methodologies associated with storm water collection from the ALAC roof areas and Yakamia Creek through the use of storage tanks and expanded surface basins;
 - The treatment of water using purification technologies and infrastructure. The treatment of bore water in surface basins and the controlled release of excess water into Yakamia Creek using bio filtration systems, and;
 - Reuse via grey water use in buildings, pool water supplements and reticulation for ovals and landscaping.

PUBLIC CONSULTATION / ENGAGEMENT

8. Consultation is being undertaken as part of the Centennial Park Recreation Precinct Master Plan.

GOVERNMENT CONSULTATION

9. The proposal will involve a detailed funding application to the Australian Government's Department of the Environment, Water, Heritage and the Arts under the Water for the Future initiative.

STATUTORY IMPLICATIONS

10. Under the Local Government Act 1995 – Schedule 3.2 outlines the City's responsibility to undertake drainage activities.

FINANCIAL IMPLICATIONS

11. If the funding application is successful, Council will be committed to matching funds of up to two million (\$2,000,000) over three (3) years with all works to be completed by 30th June 2013. This will represent 50 per cent funding of the proposed four million (\$4,000,000) project.

STRATEGIC IMPLICATIONS & ALIGNMENT TO CORPORATE PLAN

12. In accordance with Albany Insight ~ Beyond 2020 Strategic Plan

“Item 1 Lifestyle and Environment

1.6 The long term problems of climate change and peak oil have been recognized and responded to.

Item 4 Governance

4.2 Manage our municipal assets to ensure they are capable of supporting our growing community.”

POLICY IMPLICATIONS

13. There is no policy implications associated with this item.

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Item 15.2.2 continued.

ALTERNATE OPTIONS & LEGAL IMPLICATIONS

14. There are no alternatives or legal implications associated with this item.

SUMMARY CONCLUSION

15. The Water for the Future initiative being provided by the Australian Government's Department of the Environment, Water, Heritage and the Arts provides the City with an opportunity to 50 percent fund a major initiative involving the sustainability of Albany's water supplies.
16. The project will run concurrently with the Centennial Park Recreation Precinct Master Plan Project and will result in the delivery of supporting water infrastructure.
17. The project fits the objective of the funding source by;
- Improving the security of water supplies in Australia, without adding to greenhouse gas emissions;
 - Reducing the demand on potable water supplies, and;
 - Helping to reduce the impact of urban runoff on water quality in receiving waters.

**ITEM: 15.2.2- OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council:

- a. **SUPPORTS the application to the Department of Environment, Water, Heritage and the Arts to undertake the water harvesting project within the Centennial Park Recreation Precinct Master Plan Project;**
- b. **AUTHORIZE staff to complete and submit the application by the close date of 10th February 2010; and**
- c. **Make provision in the 2010/2011 budget and subsequent budgets over the three (3) year life of the project for the 50 per cent contribution by the City.**

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ITEM NUMBER: 15.2.3
ITEM TITLE: LOT 5 RUFUS STREET – COMPENSATION FOR SUBDIVISION DESIGN CHANGES

THE NATURE OF COUNCIL’S ROLE IN THIS MATTER

Executive Function: Council setting strategic direction and overseeing the operational functions of the City.

File Number or Name of Ward : 127883 (Kalgan Ward)
Summary of Key Points : Compensation for Subdivision Design Changes
Land Description : Lot 5 Rufus Street Milpara
Proponent : Ayton Baesjou Planning
Owner : Moss Enterprises (WA) Pty Ltd
Reporting Officer(s) : Manager City Assets (P. Brown)
Disclosure of Interest : Nil
Previous Reference : Nil
Bulletin Attachment(s) : N/A
Consulted References : Nil
Councillors Lounge :
Maps and Diagrams :

BACKGROUND

1. The Western Australian Planning Commission (WAPC) provided conditional approval for the subdivision of Lot 5 Rufus Street Milpara on 31st October 2002.
2. The conditional approval by WAPC was extended in May 2005 to allow time for the applicant and the City of Albany to negotiate an amended plan which suited the City’s road requirements. The reason for the delay is that the City, in earlier studies of future road networks, envisaged that there would be the necessity for a link between Rufus Street and Henry Street and that the link would complete the bypass connection between Albany Highway and Chester Pass Road.
3. Plans to enable this linkage road requirement were prepared and previous City officers had provided information to the proponents that a cost sharing arrangement would be considered for the construction of the link from Henry Street to Rufus Street.
4. The current traffic study being undertaken by the Department of Planning and Infrastructure (DPI) envisages an alternative east west connection with Henry Street being connected to Albany Highway at the Lancaster Road intersection resulting in a down grading of the road infrastructure linking Rufus Street to Henry Street.

DISCUSSION

5. With the City now preferring an alternative east west connection via Henry Street to Lancaster Road, the proponents have incurred expenses for the first Henry Street to Rufus Street option through Lot 5.

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Item 15.2.3 continued.

6. The reworked planning and engineering costs are quantifiable and Ayton Baesjou Planning have provided a breakdown of those costs in correspondence received on 3rd August 2009 as follows;

Phase 1

Provision of stormwater plan and brief preparation \$ 7,275 excluding GST

Phase 2

Rufus Street realignment engineering fees \$ 68,710 excluding GST

Environmental Consultant fees \$ 4,540 excluding GST

Amendments to replanting and POS Management Plan \$ 1,000 excluding GST

Planning costs for re submissions \$ 4,207 excluding GST

Total \$ 85,732 excluding GST

7. In correspondence with the planning consultant dated 24th December 2009, the Executive Director Works and Services proposed to Ayton Baesjou Planning, following conditions on any compensation;

- That Council provide authority with limitations to the Executive Director Works and Services to negotiate with the developer regarding the quantum of any financial contribution.
- Than any financial contribution towards abortive costs with could possibly be considered would be for proven costs only, and not to any costs based on estimated losses or future costs not yet incurred.
- That any financial contribution will only eventuate should be the development be proceeded and completed in full.
- That the financial contribution be provided for the budget estimates in the year following the scheduled completion of the development and paid out at the end of the 12 month maintenance period,
- That no contribution be considered should the development of land in question be sold on to at third party.

PUBLIC CONSULTATION / ENGAGEMENT

8. Consultation processes for planning applications are defined in the scheme and in Council's Planning Processes Policy.

GOVERNMENT CONSULTATION

9. Not applicable

STATUTORY IMPLICATIONS

10. There are no statutory implications with this item.

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Item 15.2.3 continued.

FINANCIAL IMPLICATIONS

11. The reimbursement of costs associated with this proposed development would total \$ 85,732 with funds being identified for reimbursement via the quarterly review process.

STRATEGIC IMPLICATIONS & ALIGNMENT TO CORPORATE PLAN

12. In accordance with Albany Insight ~ Beyond 2020 Strategic Plan

Item 4 Governance

- 4.2 *Manage our municipal assets to ensure they are capable of supporting our growing community.*

POLICY IMPLICATIONS

13. There are no policy implications associated with this item.

ALTERNATE OPTIONS & LEGAL IMPLICATIONS

14. The City could refuse to compensate the land owners for the costs incurred, despite providing written confirmation of the City's intention to cost share on the Henry Street to Rufus Street link.
15. The City officer at the time did not have delegated authority to allocate funds for this project; however the land owner did receive written confirmation to the project.
16. It is likely that the developer will take further action to be compensated for the costs associated with the City's change of requirements.

SUMMARY CONCLUSION

17. The proposal presented to Ayton Baesjou Planning resolves the extent of any conditional compensation and is considered the City's preferred option to move forward and facilitate the development.

ITEM: 15.2.3 - OFFICER RECOMMENDATION

VOTING REQUIREMENT: SIMPLE MAJORITY

That Council DELEGATES authority to the Executive Director Works and Services to negotiate with Moss Enterprises (WA) Pty Ltd or the developer's representative the amount of conditional compensation to the maximum amount of \$85,732 excluding GST.

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15.3 RESERVES, PLANNING & MANAGEMENT

Nil

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15.4 WORKS & SERVICES COMMITTEES

ITEM NUMBER: 15.4.1

ITEM TITLE: ASSET MANAGEMENT STRATEGY AND POLICY COMMITTEE MEETING 18TH DECEMBER 2009

File Number or Name of Ward : MAN 235 (All Wards)
Summary of Key Points : Committee Items for Council Consideration.
Reporting Officer(s) : Executive Director Works and Services (K Ketterer)
Disclosure of Interest : Nil
Bulletin Attachment(s) : Minutes of the Asset Management Strategy and Policy Committee meeting held on 18th December 2009.
Councillors Lounge : Nil.

COUNCIL'S ROLE: LEGISLATIVE FUNCTION

ITEM 15.4.2 – COMMITTEE RECOMMENDATION

VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the UNCONFIRMED Minutes of the Asset Management Strategy and Policy Committee Meeting held on 18TH December 2009, as previously distributed be RECEIVED.