
Shire of Kalamunda

Ordinary Council Meeting Agenda

Monday 16 May 2011

CONTENTS

Agenda for Ordinary Council Meeting 16 May 2011

Chief Executive Officer's Report 16 May 2011

Separate Document

Minutes of Ordinary Council Meeting 18 April 2011

Report of Planning Services Committee Meeting 2 May 2011

Report of General Services Committee Meeting 9 May 2011





NOTICE OF MEETING ORDINARY MEETING OF COUNCIL

Councillors,

Notice is hereby given that the next meeting of the Ordinary Meeting of Council will be held in the Council Chambers, Administration Centre, 2 Railway Road, Kalamunda on:

Monday 16 May 2011, commencing at 6.30 pm.

For the benefit of members of the public, attention is drawn to the following requirements as adopted by Council.

Open Council Meetings – Procedures

1. All Council Meetings are open to the public, except for matters raised by Council under Item No. 15.0 of the Agenda.
2. Members of the public may ask a question at an Ordinary Council Meeting under Item 3.0 of the Agenda.
3. Members of the public who are unfamiliar with meeting procedures are invited to seek advice at the meeting. If unsure about proceedings, just raise your hand when the Shire President opens '*question time*' under Item 3.0 of the Agenda.
4. All other arrangements are in accordance with Council's Standing Orders, Policies and decision of the Shire or Council.

James Trail
Chief Executive Officer

12 May 2011

INDEX

- 1.0 OFFICIAL OPENING
- 2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED
- 3.0 PUBLIC QUESTION TIME
- 4.0 PETITIONS/DEPUTATIONS
- 5.0 APPLICATIONS FOR LEAVE OF ABSENCE
- 6.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING
- 7.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION
- 8.0 MATTERS FOR WHICH MEETING MAY BE CLOSED
- 9.0 DISCLOSURE OF INTERESTS
- 10.0 REPORT TO COUNCIL
 - Planning Services
 - PS14. Development Assessment Panel - Member Nominations
 - PS15. Lots 527 (71) and 528 (85) Berkshire Road, Forrestfield – Detailed Area Plan
 - PS16. Lot 9100 (386) Hale Road, Wattle Grove – Detailed Area Plan
 - PS17. Recommendations from the Community Sustainability Advisory Committee (CSAC) Meetings
 - General Services
 - GS61. Creditors' Accounts Paid During the Period 30 March to 20 April 2011
 - GS62. Monthly Financial Statements for the Period ending 30 April 2011
 - GS63. Debtors and Creditors Reports for the Period ending 30 April 2011
 - GS64. Rates Debtors Report for the Period ending 30 April 2011
 - GS66. Proposed Budget Amendment – Kalamunda Home and Community Care
 - GS67. Proposed Community Funding Policy – Proposed Adoption Following Public Comment Period
 - GS68. Proposed Changes to Restricted Burning Times
 - GS69. Application to Keep More Than Two Dogs – 10 Summerfield Place Gooseberry Hill
 - GS71. Kalamunda Home and Community Care – March (2011) Quarter Review
 - GS72. Tender for the Supply and Laying of Asphalt and Profiling of Road Surfaces (T1103)
 - GS73. Tender for the Provision of Extruded Concrete Kerbing (T1108)
 - GS74. Cell 9 Wattle Grove – Review of Cell Infrastructure Contributions
 - GS75. Review of Waste Management Practices
 - GS76. Contract for the Provision of Blue and White Collar Contract Labour T1018
 - GS77. Quarterly Progress Report - January to March 2011

-
- GS65. Budget 2011/2012 – Differential Rates
 - GS11.1 (Motion of Which Previous Notice is Given)
 - Opportunities Reserve No. R17098 (Cr Frank Lindsey)
 - GS70. Review of Shire of Kalamunda Management Committees
 - Chief Executive Officer's Report
 - 10.3.1. Occupational Health and Safety Policy
 - 10.3.2 Kalamunda Water Park Refurbishment
 - 10.3.3 Tender for the Design, Supply and Installation of Two Waterslides
T1115 (Kalamunda Water Park)
 - 10.3.4 Boardroom Table (under separate cover)
 - 11.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
 - 12.0 QUESTIONS BY MEMBERS WITHOUT NOTICE
 - 13.0 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
 - 14.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY
DECISION
 - 15.0 MEETING CLOSED TO THE PUBLIC
 - 16.0 CLOSURE

AGENDA

1.0 OFFICIAL OPENING

2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr Donald McKechnie (Shire President) – Leave of Absence
Cr Maureen Robinson – Leave of Absence

3.0 PUBLIC QUESTION TIME

A period of not less than 15 minutes is provided to allow questions from the Public Gallery on matters relating to the functions of Council.

4.0 PETITIONS/DEPUTATIONS

5.0 APPLICATIONS FOR LEAVE OF ABSENCE

6.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

6.1 Ordinary Council Meeting 18 April 2011

That the Minutes of the Ordinary Council Meeting of the Shire of Kalamunda held in the Council Chambers, 2 Railway Road, Kalamunda on 18 April 2011 are confirmed as a true and correct record of the proceedings after the following corrections are included:

- Item 10.3.1 - Lot 16 (8) Stirk Street, Kalamunda - Local Planning Scheme No. 3 Amendment – Additional Use (Office) – The Recommendation was voted upon at which time the Chairman indicated that Cr Cresswell voted both for and against this recommendation. Cr Cresswell's intention was to vote for the recommendation. This recommendation was lost with a vote of (4/7) now being recorded.
- Item 10.3.3 - Chief Executive Officer – Leave and Appointment of Acting Chief Executive Officer – Point 2 of the Recommendation incorrectly referred to "the Director of Planner Services, Mr Clayton Higham" this should read "the Director of Planning and Development Services, Mr Clayton Higham".

Moved:

Seconded:

Vote:

Statement by Presiding Member

“On the basis of the above motion I now sign the minutes as a true and accurate record of the meeting of 18 April 2011.”

7.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

8.0 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

8.1 10.3.1 Kalamunda Water Park Refurbishment

Attachment 1
(Confidential)

Detailed Revised Cost Estimates

Reason for Confidentiality

Section 5.23 (iii) *Local Government Act 1995*. “A matter which if disclosed would reveal information about the business, professional, commercial or financial affairs of a person.”

9.0 DISCLOSURE OF INTERESTS

Disclosure of Financial and Proximity Interests

- (a) Members must disclose the nature of their interest in matters to be discussed at the meeting. (*Local Government Act 1995* Sections 5.60B and 5.65).
- (b) Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (*Local Government Act 1995* Sections 5.70 and 5.71)

Disclosure of Interest Affecting Impartiality

- (a) Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee has given or will give advice.

10.0 REPORT TO COUNCIL

Declaration of Financial/Conflict of interests to be recorded prior to dealing with each item.

10.1 Planning Services Committee Report

10.1.1 Adoption of Planning Services Committee Report

That the recommendations contained in the Planning Services Committee Report of the 2 May 2011 be adopted.

Moved:

Seconded:

Vote:

10.1.2

PS14 Development Assessment Panel - Member Nominations

COMMITTEE RECOMMENDATION TO COUNCIL (PS 14/2011)

That Council:

1. Nominates the following members and alternate members for the Development Assessment Panel representing the Metro East Region, and forwards the nominations to the Minister for Planning for consideration:

Members

1. Councillor: Cr Donald McKechnie
2. Councillor: Cr Martyn Cresswell

Alternate Members:

1. Councillor: Cr Margaret Thomas
2. Councillor: Cr Allan Morton

10.1.3

PS15 Lots 527 (71) and 528 (85) Berkshire Road, Forrestfield – Detailed Area Plan

COMMITTEE RECOMMENDATION TO COUNCIL (PS 15/2011)

That Council:

1. Adopts the Detailed Area Plan for Lots 527 (71) and 528 (85) Berkshire Road Forrestfield, subject to an amended plan being submitted, which deletes the reference to Minimum Open Space and includes the following notes:
 - a. "None of the setbacks stipulated in this Detailed Area Plan can be averaged".
 - b. "The visual privacy provisions of the Residential Design Codes are to be complied with."
 - c. "Garages to be setback from the laneway in accordance with the secondary street provisions of the Residential Design Codes."
2. Forwards the Detailed Area Plan to the WA Planning Commission for its information.

10.1.4 **PS16 Lot 9100 (386) Hale Road, Wattle Grove – Detailed Area Plan**

COMMITTEE RECOMMENDATION TO COUNCIL (PS 16/2011)

That Council:

1. Adopts the Detailed Area Plan for Lot 9100 (386) Hale Road, Wattle Grove subject to an amended plan being submitted which deletes the reference to Minimum Open Space and for clarification adds the following note: "None of the setbacks stipulated in this Detailed Area Plan can be averaged."
2. Forwards the Detailed Area Plan to the WA Planning Commission for its information.

10.1.5 **PS17 Recommendations from the Community Sustainability Advisory Committee (CSAC) Meetings**

COMMITTEE RECOMMENDATION TO COUNCIL (PS 17/2011)

1. That the Minutes be received and noted.

That:

- a. Future CSAC meetings are held quarterly and the subsequent minutes and recommendations be reported to Council during the following three month period.
- b. An item be prepared for CSAC on Water Sensitive Urban Design Practises currently being undertaken by the Shire for their information.
- c. Consideration is given in the 2011/2012 budget preparation process in terms of resourcing and cost benefit regarding free green waste dumping and review of current green waste practises.
- d. That Shire Environmental Staff review the significance of the Conservation Strategy with a view to determining whether appropriate resourcing and funding be sought to enable the review and or coordination to be undertaken by Shire staff.

10.2 General Services Committee Report

10.2.1 Adoption of General Services Committee Report

That the recommendations contained in the General Services Committee Report of the 9 May 2011, except withdrawn item GS65, 11.1 and GS70, be adopted.

Moved:

Seconded:

Vote:

10.2.2 **GS61 Creditors' Accounts Paid During the Period 30 March to 20 April 2011**

COMMITTEE RECOMMENDATION TO COUNCIL (GS 61/2011)

1. That the list of creditors paid during the period 30 March to 20 April 2011 (Attachment 1) be received by Council in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996 (Regulation 12)*.

10.2.3 **GS62 Monthly Financial Statements for the Period ending 30 April 2011**

COMMITTEE RECOMMENDATION TO COUNCIL (GS 62/2011)

1. That the monthly financial statements which comprise the Statement of Financial Position, Statement of Comprehensive Income by Nature and Type, Statement of Comprehensive Income by Program, Rate Setting Statement, Cash Flow Statement, Notes to and Forming Part of the Financial Report and Operating Budget Variance Analysis for the period ending 30 April 2011 (Attachment 1) be received.

10.2.4 **GS63 Debtors and Creditors Reports for the Period ending 30 April 2011**

COMMITTEE RECOMMENDATION TO COUNCIL (GS 63/2011)

1. That the outstanding debtors (Attachment 1) and creditors (Attachment 2) report as at 30 April 2011 be received.

10.2.5 **GS64 Rates Debtors Report for the Period ending 30 April 2011**

COMMITTEE RECOMMENDATION TO COUNCIL (GS 64/2011)

1. That the rates debtors report as at 30 April 2011 (Attachment 1) be received.

10.2.6

GS66 Proposed Budget Amendment – Kalamunda Home and Community Care**COMMITTEE RECOMMENDATION TO COUNCIL (GS 66/2011)**

1. That Council approve the amendment of the Shire of Kalamunda 2010/2011 Budget to 385729 to bring the budget into line with the Business Recovery Plan for Kalamunda Home and Community Care as follows:

		Revised Budget as at 31 March 2011	Proposed Amended Budget
385729.	Programmes		
1221	Centre Based Day Care - Employee Costs	1,033,497	737,786
1221	Centre Based Day Care - Material Costs	35,875	35,875
1221	Centre Based Day Care - HACC Depn	10,976	10,976
1221	Centre Based Day Care - HACC Depn		
1222	In Home Social Support - Employee Costs	221,470	192,821
1222	In Home Social Support - Materials	67,179	67,179
1224	Respite Care (for Carers) - Employee Costs	60,693	60,693
1224	Respite Care (for Carers) - Materials	17,030	17,030
1224	Respite Care (for Carers) - HACC Depn	998	998
1225	Assessment (eligibility, needs, etc) - Employee Costs	68,786	52,430
1225	Assessment (eligibility, needs, etc) - Materials	36,240	36,240
1225	Assessment (eligibility, needs, etc) - HACC Depn	1,330	1,330
1226	Client Care Coordination (Referral) - Materials		
1226	Client Care Coordination (Referral) - HACC Depn		
1227	Counselling, Support, Information & Advocacy - Employee Costs	78,898	78,898
1227	Counselling, Support, Information & Advocacy - Materials	3,295	3,295
1227	Counselling, Support, Information & Advocacy - HACC Depn	1,330	1,330
1229	Transport - Employee Costs	198,695	112,125

1229	Transport - Material Costs	73,004	73,004
1229	Transport - HACC Depn	4,324	4,324
1229	Transport - HACC Depn	34,630	34,630
1230	Home Maintenance - Employee Costs	225,000	319,894
1230	Home Maintenance - Material Costs	17,700	17,700
1230	Home Maintenance - HACC Depn	3,326	3,326
1231	Domestic Assistance - Employee Costs	260,000	454,686
1231	Domestic Assistance - Material Costs	38,670	38,670
1231	Domestic Assistance - HACC Depn	3,991	3,991
1232	Personal Care - Employee Costs	95,000	119,530
1232	Personal Care - Material Costs	20,606	20,606
1232	Personal Care - HACC Depn	1,663	1,663
1233	Transport - Employee Costs	85,000	198,177
1233	Transport - CBDC Material Costs	22,052	22,052
1233	Transport - CBDC Depn	1,330	1,330
Total Programmes		2,722,589	2,722,589

GS67 Proposed Community Funding Policy – Proposed Adoption Following Public Comment Period

COMMITTEE RECOMMENDATION TO COUNCIL (GS 67/2011)

1. Revokes the Donations, Grants and Contributions Policy (COMR18) (Attachment 3); and

2. Adopts the Proposed Community Funding Policy (COMR20) (Attachment 1).

GS68 Proposed Changes to Restricted Burning Times

COMMITTEE RECOMMENDATION TO COUNCIL (GS 68/2011)

1. That Council agrees to permanently change the restricted burning times to 1 October to 30 November and 1 April to 30 May.

GS69 Application to Keep More Than Two Dogs – 10 Summerfield Place Gooseberry Hill

COMMITTEE RECOMMENDATION TO COUNCIL (GS 69/2011)

1. That Council, pursuant to Clause 3.2 of the Shire of Kalamunda Dogs Local Law 2010 made under Section 26(3) of the *Dog Act 1976*, grant an exemption to the applicant of 10 Summerfield Place, Gooseberry Hill to keep three dogs on this property.

10.2.10

GS71 Kalamunda Home and Community Care – March (2011) Quarter ReviewCOMMITTEE RECOMMENDATION TO COUNCIL (GS 71/2011)

1. That the Kalamunda Home and Community Care Services Quarterly Review be received by Council.
2. Pursuant to section 6.8(1)(b) of the *Local Government Act 1995* amend the 2010/2011 Kalamunda Home and Community Care Services Budget to incorporate the new Community Aged Care Packages (CACP) as follows:
CACP Account Number 388,
Income \$34,300 Expenditure \$34,300

10.2.11

GS72 Tender for the Supply and Laying of Asphalt and Profiling of Road Surfaces (T1103)COMMITTEE RECOMMENDATION TO COUNCIL (GS 72/2011)

1. That the Contract for the Supply and Laying of Asphalt and Profiling of Road Surfaces, be awarded to Fulton Hogan Industries Pty Ltd, based upon their Tendered price shown at (Attachment 1) for a period of three years with an option to extend a further two 12 month periods.
2. That the Contract for Asphalt Profiling of Road Surfaces be awarded to West Coast Profiling, based upon their Tendered price, shown at (Attachment 2) and (Attachment 3) for a period of three years with an option to extend a further two 12 month periods.

10.2.12

GS73 Tender for the Provision of Extruded Concrete Kerbing (T1108)COMMITTEE RECOMMENDATION TO COUNCIL (GS 73/2011)

1. That the Contract for the Provision of Extruded Concrete Kerbing, for a period of three years with an option to extend a further two 12 month periods, be awarded to the following panel of Contractors, at their Tendered prices provided in (Attachment 1):
 - a. Rylan Pty Ltd
 - b. Sanpoint Pty Ltd Trading as WA Kerbing

10.2.13

GS74 Cell 9 Wattle Grove – Review of Cell Infrastructure ContributionsCOMMITTEE RECOMMENDATION TO COUNCIL (GS 74/2011)

1. That the revised Cell 9 Infrastructure Contribution rate of \$26,450 plus GST, per potential dwelling unit, be adopted, commencing 1 June 2011.
2. That the purchase of Lot 35 (348) Hale Road be negotiated for the Scheme Public Open Space.
3. That the review of Cell 9 Infrastructure Contributions, be carried out at least annually, in accordance with the provisions contained in the Local Planning Scheme No.3.

10.2.14

GS75 Review of Waste Management PracticesCOMMITTEE RECOMMENDATION TO COUNCIL (GS 75/2011)

1. That Council exercises its option to extend the existing Bulk Verge Collection Contract for a 1 year period, until June 2012.
2. Undertake the Bulk Verge Collection in-house, effective from July 2012.
3. Include \$1,150,000 in the 2011/2012 budget for the purpose of purchasing the required plant assets, in preparation for a July 2012 commencement, to be funded via a loan and repaid through existing operating expenses.
4. That a trial of various brands of compost bins be undertaken prior to any bulk purchase, to ensure that the selected unit is suitable.
5. That \$200,000 is included in the 2011/2012 budget for the purpose of purchasing a maximum of 1,000 domestic compost bins, to be offered for resale to residents at the rate of 50% of the purchase price.
6. That Council undertake the staffing of the Lawnbrook Transfer Station through its own resources, and utilise the increased control to collect data in order to undertake a further review into the efficiencies of the service.

10.2.15

GS76 Contract for the Provision of Blue and White Collar Contract Labour T1018COMMITTEE RECOMMENDATION TO COUNCIL (GS 76/2011)

That Council award Tenders to the following contractors for the provision of contract labour:

1. Blue Collar Contract Labour:
 1. Flexi Staff – with a mark-up of 36.50%.
 2. LO-GO Appointments – with a mark-up of 36.65%.
 3. Staff Link Pty Ltd – with a mark-up of 42%.
 4. DFP Recruitment Services – with a mark-up of 38.5%.
2. White Collar Contract Labour:
 1. LO-GO Appointments – with a mark-up of 36.65%.
 2. Staff Link Pty Ltd – with a mark-up of 49%.
 3. DFP Recruitment Services – with a mark-up of 36%.
 4. Placer Management Group – with a mark-up of 40%.

For a period of 1/1/2011 – 31/12/2013 with a further option for a 12 month extension.

10.2.17

GS77 Quarterly Progress Report for January – March 2011COMMITTEE RECOMMENDATION TO COUNCIL (GS 77/2011)

1. That the Quarterly Progress Report for January – March 2011 be received.

Withdrawn Item**Further information to be provided on GS65 and 11.1 as request at General Services Meeting 9 May 2011**10.2.6 **GS65 Budget 2011/2012 – Differential Rates**COMMITTEE RECOMMENDATION TO COUNCIL (GS 65/2011)

1. That Council note The Shire of Kalamunda will be subject to a General Rental Value (GRV) revaluation by the Valuer General of WA effective 30 June 2011.
2. That in line with the existing Five Year Financial Plan and the GRV revaluation a Rate increase of 7% (net) is to be advertised in accordance with Section 6.36 of *the Local Government Act 1995* for the 2011/2012 Budget.
3. That the rate in the dollar and minimum rates advertised in the public notice for the rating category of Commercial shall be 5% higher than that for General rates.

4. That the rate in the dollar and minimum rates advertised in the public notice for the rating category of General Industry and Light Industry shall be 12% higher than that for General rates.

10.2.18 **11.1** (Motion of Which Previous Notice is Given)
Opportunities Reserve No. R17098 (Cr Frank Lindsey)

COMMITTEE RECOMMENDATION TO COUNCIL (GS 78/2011)

That the Council, for the benefit of the local and wider community, request the CEO

Investigate and report on the opportunities to develop the section of Reserve number R17098 located on the south east corner of Tonkin Highway and Hale Road, Wattle Grove, for a number of possible development initiatives on a portion of the reserve including, but not limited to:

- An integrated community and aged care facility.
- Low density residential development which would incorporate best practices in relation to urban design, energy efficiency, waste water disposal and treatment.
- Recreational public open space, similar to Fleming Reserve.
- Rehabilitation and upgrade of the areas of significant bushland within the reserve.

Absolute Majority Required

10.2.19 **GS70 Review of Shire of Kalamunda Management Committees**

COMMITTEE RECOMMENDATION TO COUNCIL (GS 70/2011)

That Council

1. Adopts the following name changes to three Shire Committees with each Committee to adopt the Terms of Reference as per (Attachment 1):

Existing Committee	Proposed New Name	Meeting Frequency
Jack Healey Centre Management Committee	Jack Healey Centre Advisory Committee	Change from six times to four times per year
Scott Reserve Management Committee	The Scott Reserve Advisory Committee	Change from six times to four times per year
Falls Farm Management Committee	Falls Farm Advisory Committee	Change from three times to two times per year

-
2. Changes the frequency of meetings of the Ray Owen Sports Centre Management Committee from six per year to four times per year.

Moved:

Seconded:

Vote: **Absolute Majority Required**

10.3 Chief Executive Officers' Report

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

10.3.1 Occupational Health and Safety Policy

Previous Items	N/A
Responsible Officer	Chief Executive Officer
Service Area	CEO's Office
File Reference	HU-OHS-021
Applicant	Shire of Kalamunda
Owner	N/A
Attachment 1	Occupational Health & Safety Policy
Attachment 2	Revised Occupational Safety & Health Policy

PURPOSE

1. For Council to consider and adopt the revised Occupational Safety and Health Policy.

BACKGROUND

2. The *Occupational Safety and Health Act 1984* requires businesses to have a suitable workplace safety and health management system. This would include a relevant Occupational Health and Safety Policy which sets out objectives and is sufficiently comprehensive to meet the organisation objectives.

An audit of the Shire of Kalamunda's safety management system, conducted by the Local Government Insurance Service, on 2nd December 2010 identified several areas for improvement across the safety management system, to include changes to the existing health and safety policy. The revised Occupational Safety and Health policy has been developed to incorporate the recommendations, a copy of the current policy is shown in attachment one.

DETAILS

3. The recently revised, Shire of Kalamunda's Occupational Safety and Health policy is a public statement expressing the Chief Executive Officer's (CEO's) commitment to meeting the Shire of Kalamunda's Occupational Safety and Health (OSH) responsibilities. The policy makes clear that there is unequivocal management commitment to workplace safety and that OSH is an integral consideration in all of the organisation's operations.
4. WHASR considered the revised policy in April 2011 and resolved to endorse the Occupational Safety and Health Policy as shown in Attachment two.

STATUTORY AND LEGAL IMPLICATIONS

5. *Occupational Safety & Health Act 1984*

POLICY IMPLICATIONS

6. Revision of existing policy.

PUBLIC CONSULTATION/COMMUNICATION

7. Whilst no public consultation was required, there was consultation with the Shire's WHASR committee.

FINANCIAL IMPLICATIONS

8. Nil

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

Strategic Planning Implications

9. Nil

Sustainability Implications

Social implications

10. Nil

Economic Implications

11. Nil

Environmental Implications

12. Nil

OFFICER COMMENT

13. The written safety and health policy will help towards promoting an effective OSH program and will provide the framework for an effective safety management system. The policy can be seen as a plan of action that has been deliberately chosen and shall guide and/or influence future decisions. By stating principles and rules, the Occupational Safety and Health Policy assists with the formulation of actions and is indicative of the degree of the Shire of Kalamunda's commitment to safety and health.
14. It is recommend that Council adopt the revised policy.

RECOMMENDATION

1. That Council adopt the revised Occupational Health and Safety Policy as shown in attachment two.

Moved:

Seconded:

Vote:



Occupational Health and Safety Policy

The Shire of Kalamunda regards the promotion of sound and effective Occupational Safety and Health practices as a common objective for the CEO, Managers, Supervisors, Employees and Contractors.

The Policy of the Shire of Kalamunda is to ensure that every employee works in an environment where direct efforts are made to prevent accidents, injury and disruption to employees' health from foreseeable work hazards.

The Shire of Kalamunda acknowledges a duty to achieve their objectives by:

- Providing and maintaining a safe working environment.
- Providing adequate training and instruction to enable employees to perform their work safely and effectively.
- Investigating all actual and potentially injurious occurrences in order to eliminate the cause, and reduce the level of risk.
- Conforming with current legislation, regulations, codes of practice, and appropriate national standards; and
- Continuously improve the standard of occupational safety and health for all employees.

Employees have a duty of co-operation in the attainment of these objectives by:

- Working with care for their own safety and that of other employees, contractors and public who may be affected by their acts or omissions.
- Reporting conditions which appear to be unsafe to their supervisor.
- Co-operating in the fulfilment of the obligations placed on their employer.
- Assisting in the investigation and the reporting of any accidents with the objective of introducing measures to prevent re-occurrence.

The Council will provide the time and resources necessary to implement this Policy and maintain regular reviews to ensure this Policy remains relevant to all stakeholders.

James Trail

Chief Executive Officer

Jonathan Smith

Chairperson

Health and Safety Committee

Occupational Health and Safety Policy**Policy Objective**

The Shire of Kalamunda will maintain an effective Safety Management System that incorporates continuous improvement philosophy and provides for maintenance of the highest occupational safety and health standards to protect the wellbeing of our people and the environment. The Safety Management System will continue to be integrated into the culture of our organisation and commitment will be demonstrated through effective leadership and consultation with all staff and stakeholders.

Policy Statement

The Shire of Kalamunda will ensure all employees have safe workplace conditions, work instructions and safe systems of work that minimise the risk of injury or illness to our people (including full time and part time employees, contractors, labour hire, visitors, volunteers and other customers) and damage to our property and the environment.

The Shire of Kalamunda will:

- Comply with the Western Australian Occupational Safety and Health Act 1984, all relevant Regulations, Codes of Practice and Australian Standards.
- Ensure Stakeholders understand and comply with their obligations regarding relevant Occupational Safety and Health Legislation and Council's policies, procedures and safe systems of work.
- In consultation with stakeholders, manage all safety related matters to reduce risks in the workplace.
- Control physical and procedural safety and environmental hazards through continuous hazard identification and control processes.
- Provide induction and ongoing training, information and instruction to staff and relevant stakeholders, regarding Occupational Safety and Health.
- Ensure that effective purchasing programs, contracts, tenders, leasing, hiring systems and assets comply with and are maintained in line with the Council's Policies and procedures and Australian Standards in relation to the Occupational Safety and Health Act.
- Provide an effective system of accident/incident reporting, investigation and recording.
- Ensure that all stakeholders are aware of the Emergency Response Plans and their responsibilities.
- Maintain sufficient qualified First Aid Officers and adequate First Aid Kits and ensure that all staff are familiar with their location throughout the organisation.
- Monitor the effectiveness of the Council's Occupational Safety and Health performance.

Staff and Stakeholders will:

- Comply with the West Australian Occupational Safety and Health Act 1984, all relevant Regulations, Codes of Practices and Australian Standards.
- Report workplace hazards and incidents to supervisors/manager.
- Work in accordance with the policies, procedures and safe systems of work of the Shire of Kalamunda.
- Work in a safe manner that will not endanger the safety and health of yourself, your colleagues the public or the environment.
- Consult and cooperate with your supervisor and management on matters relating to workplace safety and health.

Responsibilities

The development of the Safety Management Program and this policy is the responsibility of the Executive Management Team. Its implementation is the responsibility of the Chief Executive Officer. The application of this policy is the responsibility of all our staff and stakeholders.

James Trail

Chief Executive Officer**Safety and Health Representative**

Effective: 19 January 2011	Authorised by: Chief Executive Officer	Contact: Human Resources	To be reviewed: 19 January 2012
--------------------------------------	--	------------------------------------	---

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

10.3.2 Kalamunda Water Park Refurbishment

Previous Items	OCM 60/2010 and OCM 13/2011
Responsible Officer	Director Engineering Services
Service Area	Engineering Services
File Reference	CL_11/038
Applicant	N/A
Owner	N/A

Attachment 1 (Confidential)	Detailed Revised Cost Estimates
--------------------------------	---------------------------------

Reason for Confidentiality

Section 5.23 (iii) *Local Government Act 1995*. "A matter which if disclosed would reveal information about the business, professional, commercial or financial affairs of a person."

Attachment 2	Filter and Water Treatment - Contract Phase Review
--------------	--

PURPOSE

1. To consider funding for current and future works at the Kalamunda Water Park.

BACKGROUND

2. Reference is made to Agenda Item OCM 13/2011 (GS 17/2011) of the 14 February 2011 Ordinary Council Meeting, where the following was resolved:

That Council

1. *Notes the condition of Kalamunda Water Park and status of the current project.*
2. *Authorises additional works required to commission the slides and spa at an estimated additional cost of \$1.51 million expended over two years (2010/11 and 2011/12).*
3. *Considers the programming of additional works estimated at \$3.5 million, in future budgets between 2012/13 and 2015/16 financial years.*
4. *Requests the funding of \$1.5 million be through the Shire Land and Property Reserve Account and / or sale of property identified in the Land Assessment Report.*

3. It has previously been reported that \$3.44 million will need to be programmed within the following one to five years, to replace tube slides, the speed slide, upgrade and replace various buildings, landscaping and other miscellaneous works. Whilst this will not provide a new facility, the works will bring the facility to a desired standard.
4. It was also reported that an option exists, to decommission the slides and spa, which will save significant expenditure in the order of \$924,000 and \$1,461,000 respectively. However, it will reduce the patronage of the facility, which will result in reduced revenue and potentially make the facility not viable. According to the initial proposed operating budget, submitted by the YMCA, 70% of the total income, approximately \$403,000 is generated by the waterslides.

DETAILS

5. The original estimates, reported to Council, were based upon the information available at the time and prior to engaging respective consultants to carry out design of various hydraulic, mechanical and structural systems. The detailed design of these systems identified potential further issues, hence additional costs. It was expected that contingency provisions in the estimates should cover such additional costs.
6. It has previously been reported that the pool facility was poorly maintained by past lessees and structural inspections were not done. Council was also advised that the hydraulic and water quality systems on site are in poor condition affecting the ability to maintain water quality to health regulations.
7. Tenders have now been called for the Design, Supply and Installation of two waterslides for the Kalamunda Water Park which are far greater in cost, being \$595,000, than had previously been budgeted at \$200,000. The cost to replace the speed slide is \$340,000 plus \$8,500 if funded over two years.
8. The cost of these works along with other associated works is detailed in the Financial Implications section of this report and is detailed in (Confidential Attachment 1).

STATUTORY AND LEGAL IMPLICATIONS

9. The filtration system and water quality is required to comply with the *Health Act* and associated regulations.
10. The facility also needs to comply with building regulations and disability access regulations.

POLICY IMPLICATIONS

11. Nil.

PUBLIC CONSULTATION/COMMUNICATION

12. No public consultation has been carried out. However, a press release was placed in the media, advising closure of the pool for the current summer season. Appropriate information signage was also placed at the facility.
13. There have been a number of letters and press articles expressing concerns over the closure of the facility. A member of the public also asked questions, at the December 2010 Ordinary Council Meeting, in respect to expenditure on the pool and the closure of the facility.

FINANCIAL IMPLICATIONS

14. An amount of \$501,575 is available in 2010/11 with an additional amount of \$1,510,000 authorised to be funded in 2010/11 and 2011/12. The Council requested \$1.5 million be obtained from the Shire Land and Property Reserve Account and/or the sale of property identified in the Land Assessment Report
15. The revised estimated cost of works required at the facility, including additional work identified by the YMCA is as follows:

Additional Works	Work required to open the facility with waterslides	To be programmed in future years
Main Pool and Junior Pools	374,000	0
Main Plant Room	240,000	88,000
Slides Plant Room	1,025,000	0
Slides	855,000	1,711,000
Spa	25,000	450,000
Other Misc. works	24,000	520,000
Electrical Works	160,000	150,000
Ancillary Works	100,000	1,050,000
Contingency	140,000	794,000
Total	2,943,000	4,763,000

A detailed report is included (Confidential Attachment 1).

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

Strategic Planning Implications

16. Outcome: 2.1

Improve asset management to meet the community needs today and into the future.

Sustainability Implications

Social implications

17. The facility is very popular amongst the local community and used by many public schools for swimming carnivals.

Economic Implications

18. This facility is one of the attractions which promotes tourism in the area.

Environmental Implications

19. As an existing facility, there is no impact on the environment.

OFFICER COMMENT

20. The revised estimates are based on the recently received tendered prices for the quad slide and speed slide, along with a consultants' estimate following the completion of the concept hydraulic design based on current requirements of the Department of Health. These estimates are expected to be within +/- 10% and should be within the contingency provided in the revised estimates.
21. Subsequently, the project cost has now increased to approximately \$2.94 million, needing an additional \$1,068,000 over and above previously approved sums.
22. Staff have continued works on the basis of the previously approved programme, and are endeavouring to commission the pool and slides for the upcoming summer season. However, Council may wish to consider the following project variations as options to move forward:

The Spa

23. The spa pool is in a condition that it cannot be economically repaired. It is understood that due to its current location the facility operator had to provide an additional lifeguard to supervise this area. The spa pool was deleted from the stage three works and instead a provisional sum of \$450,000 is included in the future years. This amount is adequate to install a splash pool or similar for younger children. Council may consider to delete this or reconsider it at a later date.

Slides

24. Council has an option to downsize the facility to swimming pool only and delete the slides. With this option, expenditure associated with slides and plant room will not be required, however, there will be a cost to demolish the slides and reinstate the ground. Estimated savings for this option are \$1.88 million in the stage 3 Works and \$1.71 million in the future works. The demolition and reinstatement costs are estimated at \$200,000. Additionally, approximately \$100,000 has been already been spent on this component of the project which is not recoverable. Hence net saving of this variation will be approximately \$3.29 million.
25. In considering this variation, it should be noted that that none of the slides will be operational, including the Tube Slides which have a remaining life of approximately 5 years, unless a slide plant room is provided now, at a cost of approximately \$1.02 million. There is no considerable cost difference for installing plant for tube slides only.
26. Further, the Shire's contracted facility managers (YMCA) have indicated previously that an annual loss of revenue would be in the order of \$228,000, should the facility operate as a pool only.
27. In the event that Council elect to retain the slides, it is predicted that once, the full works are completed as provided at (Attachment 1), the facility will have an expected life of 30 or more years.
28. If the waterslides are to be commissioned, for the coming summer season, approval additional funding is required at the May 2011 Ordinary Council Meeting.

RECOMMENDATION


That Council:

1. Notes the revised estimate of the current project for the Kalamunda Water Park.
2. Authorises additional works required to commission the waterslides at an estimated additional cost of \$2.44 million expended over two years (2010/2011 and 2011/2012).
3. Considers the programming of additional works estimated at \$4.76 million, in future budgets between 2012/2013 and 2015/2016 financial years.

Moved:

Seconded:

Vote:

DOCUMENT TITLE	CONTRACT PHASE REVIEW (AS AT 20 TH APRIL 2011)
CLIENT	 shire of kalamunda
SUBJECT	FILTRATION & WATER TREATMENT
PROJECT NAME	RE-DEVELOPMENT OF WET & WILD WATER PARK KALAMUNDA W.A



G E O F F
N I N N E S
F O N G
P A R T N E R S
P T Y L T D
ACN 001 849 289

DOCUMENT CONTROL FORM

Document Description:	CONTRACT PHASE REVIEW (CPR) POOL WATER TREATMENT PLANT REQUIREMENTS RE-DEVELOPMENT - WET & WILD WATER PARK
Document Issue/Purpose:	Issue A – Draft 20/04/11
Document Status:	Approved for Issue to Client
Issue Date:	20 TH April 2011
Approved for Release	<i>G. Ninnes</i> Geoff Ninnes GEOFF NINNES FONG & PARTNERS PTY LTD Managing Director B.E.(Civil); M.Eng.Sc.; DipAdmin.; DipEnv.Stnd.; CPEng; M.I.E.(Aust); R.P.E.(WA); I.E. (Fiji)

COPYRIGHT[©] & STANDARD DISCLAIMER

This documentation is provided in accordance with an Agreement, which presently exists between the Shire of Kalamunda and Geoff Ninnes Fong & Partners (GNFP). This Agreement establishes the rights, obligations, and potential liabilities of the parties in respect to the contents and use of information provided by GNFP.

Geoff Ninnes Fong & Partners Pty Ltd does not warrant any third party interpretation of information contained within this Report. If in any doubt on meaning, intent, extent, and or technical matters, the relevant party is required to immediately seek additional information and or clarification.

1 INTRODUCTION

Geoff Ninnies Fong & Partners (GNFP) has been appointed by the Shire of Kalamunda to provide design and tender documentation for the filtration & water treatment requirements associated with the proposed re-development of the existing facility known as Wet & Wild Water Park.

As a subsequence of GNFP's recently completed concept development & schematic design, the key purpose of this Report is to confirm various GNFP recommendations, so that concurrence and approval can be obtained from the relevant parties. This Report also provides information for validation, which will allow the concept design progress to the next (tender-document) stage. Alternatively, this Report also provides information and the opportunity for the Client to stop, refine, and or vary, the current design process.

The Principal Terms of Reference for this Report are the GNFP Fee Proposal dated 23rd February 2011. The project's Terms of Reference also includes an undated Cost Plan, which (under a subheading titled "Slides & Spa Pool") identifies a proposed scope of works. More recently the Terms of Reference includes a delivery requirement, whereby the scope of works is intended to be notionally complete on or before end of October 2011.

This Report acknowledges that the Shire of Kalamunda also has a parallel Consultancy Agreement with Leisure Engineering Pty Ltd (LE). The scope of such work is for the design of water slides and associated requirements and services. Such works are as generally detailed within LE Specifications, Numbered 01. Appropriately, the LE Specifications requires that the Slide Contractor provides soiled water transfer lines, slide pumping plant, and FW delivery lines to respective slide heads.

Whilst initial co-ordination has been undertaken with LE, the scope of the required works has subsequently evolved due to GNFP's design development phase. This work has produced a number of discoveries and opportunities.

GNFP's design development phase has revealed a number of gross deficiencies with the existing system design, whereby the originally proposed scope of works is considered to be overtly expensive, undeliverable, and inappropriate. Such shortcomings would not have been apparent, without the conducting conceptual and schematic design, which has now been completed.

2 EXECUTIVE SUMMARY

- i. The existing "catch pool" & "spa pool" have been inspected by GNFP and have found to be grossly deficient in terms of functionality, present day condition, and conformity with modern guidelines and Codes.
- ii. GNFP recommends that the existing "tube" slides be modified to incorporate proprietary run-out sections, which would obviate the need (& the expense) to retain and refurbish the existing, albeit grossly deficient, slide catch pool.
- iii. Due to current day condition and poorly conceived/outdated system design, the existing spa/kids pool should be taken off-line and decommissioned. Subject to funding & existing budget

constraints, current and or future planning should consider that this waterspace be substantially reconfigured to provide a small splash pad or similar.

- iv. Both the existing system design and the location of the current “Brick Pump Room” are inappropriate for current best practice and compliance with current DoH requirements. GNFP recommends that any remaining equipment (within and around the existing Brick Pump Room) be disconnected and removed from site. The Shire Council should continue with the work, as previously started in this area.
- v. The existing Brick Pump Room should be retained to potentially house equipment for a proposed splash pad or some other similar waterspace. This recommendation will obviate the need and the expense, whereby the existing spa/kids pool requires an extensive upgrade in order to satisfy relevant standards & Codes. The existing spa/kids pool is presently and very inappropriately linked with the water treatment requirements of the existing and future water slides. As relevant Authorities would consider it, the existing spa/kids pool is neither a spa nor a Kids pool. Reference to a “spa” pool invites unnecessary compliance with AS2610 Spa Standards, which should be avoided.
- vi. Given GNFP’s recommendations for filtration & pool water treatment, the existing Cost Plan should be reviewed and revised to reflect the results of GNFP’s design development. Co-ordination & further planning is also strongly recommended, whereby the separate/distinct designs (provided by GNFP and LE) could ultimately be delivered by one prequalified contractor, capable of providing both the water slides and the associated PWT.
- vii. Whilst GNFP has accepted that the “slide” costs as outlined in the earlier current undated cost plan are deliverable, a review of total project costs is strongly recommended. Whilst the issue of costs will be resolved with the recommended review, GNFP has accepted that innovative and cost effective solutions (for the project’s filtration and water treatment requirements) are critical and essential. The proposed renovation of the slide catch pool and the existing slide/kids pool are generally considered to be counterproductive to this required outcome.
- viii. Based upon experience, the potential use of one Contractor will provide the Shire Council with the best opportunity to control and contain project costs. Participation of the Shire Council to undertake specific associated works will also provide opportunities to contain costs. Given the scope of works that the Shire Council is proposing to undertake, the use of a QS is considered as a prudent safeguard to identify and contain costs.
- ix. The current deployment of chlorine gas around the existing site does not recognize the intent of current gas code whereby gas supply requires a substantial upgrade in accordance with GNFP’s schematic design.
- x. Whilst the proposed tender close-date for the supply of new water slides appears to be overly ambitious, it is accepted that the procurement of suitable water slides is potentially critical to the project’s proposed delivery time. It is strongly recommended that the Shire Council carefully

manages the current tender process with carefully worded Addenda, which includes the need to provide run-out tubes as recommended for the existing tube slides.

- xi. Potential Tenderers for the supply of slides should also be encouraged to confirm their capability to potentially expand their Offer to be inclusive of associated works, such as the project's filtration and water treatment requirements.
- xii. Although not directly related to GNFP's current scope of works, the Shire Council should be prepared that the current tender (for the procurement of slides) might be unproductive. In GNFP's opinion, this would not (in any way) be a reflection upon the work completed by LE. It would be better attributed to the short tender period (spanning Easter) and the lack of appropriate hold points, whereby GNFP and LE have had limited opportunity to co-ordinate and plan the final tender documents with sufficient harmony, whereby one selected Contractor could process all specialized supply and services.
- xiii. As a general comment, the Shire Councils Tender Specification (Clause 1.13.5) is thought to be appropriate in that it provides the opportunity to manage the tender process, whereby one contract could potentially deliver all specialized services.

3. GNFP DESIGN PHILOSOPHY

Effective filtration & water treatment design commonly requires an interpolation of many competing objectives and needs. Such needs will commonly include compliance public health & Australian Standards, existence of International & State-based Swimming Pool Guidelines, project costs & budget constraints, compliance with best engineering practice, empirical data & plant/pipe sizing requirements, manageable procurement and the most appropriate/practical tender methods, specific Industry knowledge, specialized construction & installation requirements, issues relating to Environmentally Sustainable Design (ESD), evidence of similar & successful case history, specific Client expectations, special project and or program requirements, Life Cycle Costs (LCC), risk analysis & risk management, modern process treatment knowledge, hydraulics, mechanical & structural engineering and chemical treatment.

Due to the above, it is not unusual that the technical requirements and the value judgements, which are made by particular Designers, will often require discussion and agreement throughout a design development phase. For this reason, the design development phase commonly provides adequate time and necessary hold points for the respective stakeholders to review their respective needs and expectations.

4. DESIGN OVER-VIEW – GENERAL DESCRIPTION

As indicated by preliminary drawings attached to this Report, GNFP recommends that the "used" water from each of the four proposed water slides (new & existing) is transferred via new gravity flow Soiled Water (SW) lines to a new Clearwater (CW) tank. The freeboard and the operating water level within this tankage would be set and dictated by the incoming invert level of the respective SW lines from each run-out tube.

Based upon initial investigation and discussion with the Client, the proposed CW tank shall be located as per the attached preliminary plans, adjacent to the existing current site.

Tankage under the proposed plant room floor slab would include an approved Backwash Detention Tank (BDT) that encourages appropriate sedimentation in accordance with the water Authorities requirements. Using appropriate controls, settled Clearwater would be pumped to an existing adjacent sewer gully, the location of which, is yet to be identified.

SW entering the CW tank would pass through modular screens which provide initial coarse screening capable of retaining comparatively large solids such as leaves, twigs, foreign objects, etc.,

Periodically the above screening shall require manual cleaning and hose down. An overhead geared pulley would be provided for periodic extraction of the proposed screens. In GNFP's opinion, one major pre-screening provision is preferable to a number of screen boxes scattered across the site.

Pre-strained SW entering the CW tank would be mixed, filtered, and chemically treated using a PWT plant comprising secondary (fine straining), granular filtration, pH correction (using anhydrous sodium carbonate), oxidation and disinfection using elemental (gas) chlorine.

Filtered Treated Water (FW) would be returned to the CW tank via adjustable floor nozzles that are strategically placed to provide effective dispersion of all treated, filtered water. Incoming mains water (required to account for evaporation, spillage, water carry-out, and waste backwash water) would be specifically directed via a still tube to the screened footvalves that form the intake of the proposed PWT plant. Whilst GNFP's proposal shall be submitted to the DoH for their concurrence, the proposed scheme would be designed to provide the 0.5-hr Turnover Rate (TO) that is required under Category 2 – Water Slides.

In addition to the above mixing pattern, a high pressure in-floor cleaning would be provided to effectively suspend oxidized solids that will potentially settle on the floor of the CW tank. This system would be arranged to operate out-of hours, when the elevating slide pumps are not in operation. The use of in-floor cleaning will decrease the need to periodically clean the floor of the CW tank.

The GNFP proposal will ensure that the slide pumps deliver clean-filtered and chemically-treated water to each slide head. Given that the use of effective chlorine residual is an essential public health requirement, additional free chlorine instruments would be supplied in the discharge line to each slide head. Whilst such monitors would be for display only, not necessarily control they will provide the Slide Owners with an effective management tool, which will assist subsequent DoH approvals.

The proposed water chemistry control unit would incorporate a colour screen operated by discreet keys or touch screen panel with data logging and on screen trending of all parameters & operating history. The on-screen trending will be able to be viewed for up to 5 days prior to the current day, without access to any other equipment.

The proposed automatic chemistry controller would be provided with software enabling direct connection to a local area network via an inbuilt Web Server for remote viewing of all screen data and for download and/or graphing of readings. In addition allowance shall be made to send SMS notifications to a nominated

Staff member.

As indicated on GNFP's preliminary schematic design, the proposed filter brand recognizes the Shire Councils preference for granular sand filters as manufactured by Chadson Engineering. A 3-tank filter system with a total filter area of 12.75m² has been proposed. This plant would be equipped with shunt pulse backwashing. The proposed filter plant is based on DoH current requirements and provides a four times improvement on the Centre's historical filter area. A consequence of current DoH requirements, the Centre's future usage of water will be significantly greater than in the past. Whilst waste washwater will have a salinity level, which precludes many re-use options, the Shire Council may have potential uses and options that can be considered.

5. ESTIMATES OF LIKELY PROBABLE COSTS – KEY CORE ITEMS ONLY

Based upon the concept design proposed by GNFP, the following broad brush pricing is provided for the Shire Council's reference.

ITEM	TASK – BRIEF DESCRIPTION	APPROX COST \$	COMMENT
5.1	Construction of Clearwater tank, BDT, plant room floor slab, & basic plant room structure.	\$350,000	Excludes initial site clearing & preparation, supply of incoming and outgoing services such as mains water supply, incoming power, wash water disposal, access road, pathways etc., overflow line, floor wastes, etc.,
5.2	240m ³ /hr PWT plant inclusive of footvalves, prepump strainers, recirculating pumps, filter vessels, filter media, face plumbing, backwash valves, (SPB) automatic mains water make-up, washwater disposal, in-floor cleaning system, PAC dosing, pH correction system, chlorination plant, water chemistry control, plant piping, electrical controls, Pool Control Board,	\$465,000	Excludes any SW transfer lines from slide run-out tubes, slide pumping equipment & controls, transfer lines to slide heads, etc., - all as contained within Water Slide Specifications.
5.3	Gas containment building and associated infrastructure	\$165,000	Note that the Shire Council will need to appoint a Class 2.3 Auditor/Assessor to facilitate revisions to the existing gas chlorine License and or the required Emergency Response Plan.
LIKLEY COST PWT SUBCONTRACT (EXCLD TAX)		\$980,000	

The above cost estimates are preliminary only; and are subject to final design and cost review, exclusive of any engineering fees, etc.,

6. SLIDE RUN-OUT TUBES FOR EXISTING TUBE SLIDES

Whilst slide run-out tubes are widely considered to be safer and more easily managed than older catch pools, the key reason in promoting this change is that the existing slide catch pool is technically deficient and is generally incapable of being revised to satisfy DoH requirements.

Excluding the costs to fill-in the existing slide pool and to construct a new base slab with suitable drainage, the likely probable costs to modify the existing tube slide and to install suitable slide run-out sections has been preliminarily assessed to be the order of \$55,000 plus tax. This cost is many times less than the costs of upgrading the existing catch pool and providing a workable system design. The same/similar comment applies to any earlier proposed work to the existing kids/spa pool.

7. ACTION PLAN/TIME TABLE

Given the discovery that has been revealed by GNFP's preliminary concept and schematic design, a careful review of the project's standing is considered urgent. This Contract Phase Review is provided to facilitate such a review.

Providing that concurrence can be reached on or before April 30, GNFP will require approximately 14-days to produce detailed tender documentation. The work detailed within the proposed tender documents is of a specialized nature whereby only prequalified contractors should be invited to tender.

Please do not hesitate in contracting the Writer for any additional information or reference that may be required.

G. Ninnnes

Geoff Ninnnes
GEOFF NINNES FONG & PARTNERS PTY LTD

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

10.3.3 Tender for the Design, Supply and Installation of Two Waterslides T1115 (Kalamunda Water Park)

Previous Items	GS 17/2011
Responsible Officer	Director Engineering Services
Service Area	Engineering Services
File Reference	
Applicant	N/A
Owner	N/A

PURPOSE

1. To consider awarding the Tender for the Design, Supply and Installation of Two Waterslides at the Kalamunda Water Park.

BACKGROUND

2. The Tender for the Design, Supply and Installation of Two Waterslides was advertised in The West Australian on Saturday 9 April 2011 and closed on 27 April 2011.

DETAILS

3. Electronic copies of the Tender documents were sent to five companies, known to supply this type of product. A number of downloads of the documents were also made.
4. One Tender submission only was received, from Australian Waterslides and Leisure Pty Ltd.

STATUARY AND LEGAL IMPLIMENTIONS

5. The Tender is undertaken in accordance with the statutory requirements of 5.3.5 of the *Local Government Act 1995* and Part 4 of the *Local Government (Functions and General) Regulations 1996*.
6. The filtration system and water quality is required to comply with the *Health Act* and associated regulations.
7. The facility also needs to comply with building and disability access regulations.

POLICY IMPLICATIONS

8. Nil.

PUBLIC CONSULTATION/COMMUNICATION

9. Nil.

FINANCIAL IMPLICATIONS

10. An allocation of \$501,575 has been included in the 2010/2011 Budget for the upgrading of water slides and pool improvements.
11. After the receipt of this Tender and the Hydraulic Consultant's report, the project cost for Stage 3 works, has increased by \$1 million.
12. Council resolved at the February 2011 Ordinary Council Meeting to provide an additional \$1.51 million for the work required to commission the waterslide and spa.
13. The under-budgeting of the waterslides has been caused by previous a quote from a Chinese based supplier who did not make a Tender submission. They were supplied with a copy of the Tender documents.

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

Strategic Planning Implications

Building Maintenance

14. To maintain current building infrastructure to meet the needs of the Shire and the Community.

Building Renewal and Development

15. Development of new buildings and facilities. Provide supervision of building construction to ensure compliance with specifications and budget control.
Major refurbishments and extensions to existing buildings and facilities in line with Council's asset management plans.

Outcome:

- 2.1 Meeting community needs today and into the future.
- 2.2 Development of Urban design to meet community aspiration of history, heritage and lifestyle values.
- 2.3 Long term viability of infrastructure and facilities.

Sustainability Implications

Social implications

16. The facility is very popular amongst the local community and used by many public schools for swimming carnivals.

Economic Implications

17. This facility is one of the attractions which promotes tourism in the area.

Environmental Implications

18. Being an existing facility, there is no impact on the environment.

OFFICER COMMENT

19. The Tender submitted by Australian Waterslides and Pty Ltd, for the Design, Supply and Installation provided for:
- a. Ride 1 is a 4 lane RACER Slide which is 77m long and includes 40 mats and a scoreboard. (The costs of \$595,000, excluding GST, include the timing system and mats.)
 - b. Ride 2 is a 120m long 800mm Tube or 1322mm Open Speed Slide with splashguards. (The cost to supply and install is \$340,000. If supplied and installed over two years, the cost will increase by \$8500.)
20. The RIDE 2 (speed waterslide) does not form part of the Stage 3 works. It was included in the tender to refine the cost estimates as it is part of the next stage of the project. Accordingly the tender for RIDE 2 is not included in the recommendations.
21. Australian Waterslides and Leisure Pty Ltd did submit an offer suggesting that the existing 1500mm diameter water slides be provided with terminating Australian Standard compliant runout troughs. This is in lieu of the current landing pool which is non-complying and difficult to maintain. The cost estimate for this work is approximately \$48,000 plus GST and excludes the runout support slab over the existing landing pool which would be filled level with sand.
22. Australian Waterslides and Leisure Pty Ltd have advised that if an order is received by 31 May 2011 the project will take approximate 24 weeks to complete. This will enable the waterslides to be commissioned in the upcoming summer season. Any delay in awarding the tender will reduce the waterslides being used in the summer season.

RECOMMENDATION

1. That the Tender for the Design, Supply and Installation of a Quad 4 lane RACER waterslide be awarded to Australian Waterslides and Leisure Pty Ltd for the total cost of \$595,000 plus GST.
2. That the Tender offer by Australian Waterslides and Leisure Pty Ltd to provide Australian Standard terminating compliant runout troughs to the existing 1500mm diameter water slides be awarded for an estimated cost of \$48,000.

Moved:

Seconded:

Vote:

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

10.3.4 Boardroom Table

Item to be provided under separate cover.

11.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**12.0 QUESTIONS BY MEMBERS WITHOUT NOTICE****13.0 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN****13.1 Follow up Question – Caltrop spraying (Cr Maureen Robinson)**

- Q. Follow up question on caltrop. Could staff please advise if the particular area mention in last month's question has been spray?
- A. The verge area the Shire is responsible for in the vicinity of this request has been treated effectively, however the area referred to by the Councillor appears to be on either Main Roads WA land or private land. To confirm and to resolve this matter, staff have arranged for a site meeting with Councillor Robinson to establish the exact location. Should the subject land be Main Roads WA, they will be contacted and requested to treat the weed, however, if the land is private the Shire is unable to take action as the weed is not a declared species.

13.2 Cell 9 Update (Cr Maureen Robinson)

- Q. In the Councillor bulletin there are comments about planning and development within Cell U9, Forrestfield. Can Ward Councillors be briefed on these?
- A. Councillors were given a presentation on the Wattle Grove Village Concept Plan on 2 May 2011. Councillor Maureen Robinson has also been provided with an update on the provision of a pedestrian crossing point on Hale Road and the acquisition of land for a road reserve linking Hale Road with the Promenade as follows:
- In response to your query regarding the location of the pedestrian crossing, I have discussed the matter with our engineers regarding the matter and it has been decided to use the existing 'splitter' island located adjacent to the roundabout on Hale and Sheffield Roads. The island crossing point is approximately 2 metres in width. The existing footpath on the southern side of Hale Road will need to be realigned with the location of the crossing point and a new footpath will have to be constructed on the northern side of Hale Road to link up with the existing footpath on Sheffield Road. To assist you a plan detailing the location of the crossing point is attached for your information.
 - Our engineers will be writing to Main Roads seeking their advice and approval for a formal pedestrian crossing point on Hale Road and also a reduction in the speed limit for vehicles along this section of Hale Road.
 - On a related matter regarding the ownership of the two parcels of land, we have written to the last known address of the company as well as undertaking a search of the company and directors details in order to satisfy the Western Australian Planning Commission that we have exhausted all possible avenues before we apply for the land to be transferred to the Crown.

**14.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY
DECISION**

15.0 MEETING CLOSED TO THE PUBLIC

16.0 CLOSURE