

Supplementary Items

Ordinary Council Meeting

Tuesday 30 April 2024

Item	Supplementary Information
10.3.2 Frank Drago Soccer Precinct Redevelopment – Feasibility and Advocacy	Under Separate Cover Item
10.2.5 Proposed 2024/25 Differential Rates	Addendum
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10.3.1 Maylands Lakes Environmental Restoration Masterplan Scope	Addendum
11.3 Cr Giorgia Johnson – The Naming Register for Parks, Reserves, Streets and Rights of Way	Addendum
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Tender 06-2024 - Frank Drago Soccer Precinct Redevelopment - Feasibility And Advocacy

Responsible Branch:	Project Services
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Majority
Attachments:	1. CONFIDENTIAL REDACTED - Tender Evaluation Qualitative and Quantitative Criteria Schedule [0.3.1.1 - 3 pages]
Refer:	Item 11.2 OCM 27.02.2024 Item 10.3.2: OCM 09.04.2019 Item 11.2.5: OCM 25.08.2015

Confidential Attachment(s) in accordance with Section 5.23(2) of the Local Government Act 1995 (WA):

- (e) a matter that if disclosed, would reveal —
 - (iii) information about the business, professional, commercial or financial affairs of a person,

SUMMARY

For Council to assess and award tender 06-2024 for Frank Drago Soccer Precinct Redevelopment Feasibility and Advocacy, in accordance with the tender specification.

The City of Bayswater Delegated Authority Register, delegation FM-D02 ‘Acceptance of Tenders and Quotations’ limits the Chief Executive Officer to accept tenders up to and including an amount of \$250,000. The estimated value of the project was over this threshold. The contract is under the threshold, however, due to the nature of the project, this report is submitted to Council for acceptance of the recommended tender.

The recommended tender is within the budget allocation and allows a contingency sum if required. Approval of Council will allow for the project to proceed.

OFFICER'S RECOMMENDATION

That Council:

1. Awards Tender 06-2024 for Frank Drago Soccer Precinct Redevelopment Feasibility and Advocacy to Paatsch Group in accordance with their tender submission price of \$193,686 dated 16 April 2024. (Confidential Attachment 1)
2. Requests the Chief Executive Officer to present interim preliminary findings report to the July 2024 Ordinary Council Meeting.

BACKGROUND

Frank Drago Reserve is home to a number of sporting clubs:

- Bayswater City Soccer Club;
- Bayswater Tennis Club;
- Bayswater Croquet Club; and
- Bayswater Bowling and Recreation Club.

The soccer portion (relating to this tender) provides:

- Main Pitch used for NPLWA, Football West Finals and NFA Cup competitions;
- Two Ancillary soccer pitches (not full regulation size, but endorsed by Football West);
- Grandstand with clubroom, kitchen and bar facilities below;
- Home and away changerooms; and
- Hard stand carpark for approximately 80 vehicles.

The site accommodating the soccer facilities is Crown land (Department of Planning Lands and Heritage) vested to the City as public open space. A number of neighbouring lots are owned freehold by the City. The total land area accommodated by soccer is approximately 36,000m², with an additional 8,000m² in freehold adjoining.

The City and the Bayswater Soccer Club have previously collaborated on studies to explore the potential redevelopment opportunities for the Frank Drago Reserve, and those were presented to Council at the Ordinary Meetings held on 25 August 2015 and 9 April 2019.

At the Ordinary Meeting held on 27 February 2024, Council endorsed the following:

1. The inclusion of \$130,000 as a new budget item in the mid-year budget review to provide initial funding and support for the feasibility study of the Bayswater City Soccer Club Rooms Redevelopment.
2. The inclusion of a new Bayswater City Soccer Club Rooms Redevelopment Reserve with initial funding of \$200,000 as part of the 2024-25 Annual Budget.

Tender 06-2023 - Frank Drago Soccer Precinct Redevelopment Feasibility and Advocacy was advertised in the West Australian newspaper on Wednesday, 3 April 2024, and the tender submission period closed on Wednesday, 17 April 2024.

EXTERNAL CONSULTATION

The City has held discussions with the Bayswater City Soccer Club. No consultation has occurred with the neighbouring clubs or surrounding community.

OFFICER'S COMMENTS

At the close of tender, conforming submissions were received from the following organisations:

- Paatsch Group
- Solucio Pty Ltd

The following staff formed the tender evaluation panel:

- Chief Executive Officer
- Director Infrastructure and Assets
- Acting Manager Project Services

All submissions have been evaluated in accordance with the qualitative and quantitative criteria detailed below.

The successful tenderer will undertake feasibility and scoping, master plan and business plan development and funding procurement as outlined in the RFT document. The City will nominate an internal superintendent for this project.

Qualitative Criteria

The qualitative criteria for this tender are as follows:

Description of Qualitative Criteria	Weighting
Relevant Experience	20%
Key Personnel skills and experience	10%
Tenderer’s Resources	5%
Benefit to Local Economy	5%
Demonstrated Understanding	20%

Quantitative Criteria

Tenderers were requested to submit a tendered sum for required resources and supplies to complete the scope of works:

Quantitative Criteria	Weighting %
Price - Total value proposition to the City	40%

Assessment

Tender submissions were evaluated against the qualitative and quantitative criteria as shown in the table below:

Tenderer	Qualitative Criteria					Quantitative Criteria	Overall Total (%)
	Relevant Experience (20%)	Key Personnel skills and experience (10%)	Tenderer’s Resources (5%)	Benefit to Local Economy (5%)	Demonstrated Understanding (20%)	Price (40%)	
Paatsch Group	20.0%	10.0%	4.0%	3.0%	20.0%	19.80%	76.8%
Solucio Pty Ltd	16.0%	6.0%	2.0%	1.0%	8.0%	40.00%	73.0%

A detailed assessment is included at **Confidential Attachment 1.**

Considering the above scores, the submission from Paatsch Group has been evaluated as the highest ranked Tender. The Paatsch submission provides a submitted tender price within budget and allows budget contingency. The submission provided the panel confidence that the contractor has extensive experience and skills in the relevant field in Western Australia, has built relevant stakeholder relationships from previous/current projects and method to complete the project to the required standard and within project timelines.

The City has contacted referees supplied within Paatsch Group’s tender submission and received positive feedback regarding meeting project delivery timeframes, delivery within allocated budget and quality of work on previous projects similar in nature.

Officers recommend awarding the Frank Drago Soccer Precinct Redevelopment Feasibility and Advocacy contract to Paatsch Group.

LEGISLATIVE COMPLIANCE

The tender process has met the requirements of S3.57 the *Local Government Act 1995* and r.14 – 16 of the *Local Government (Functions and General) Regulations 1996*.

All tenderers have indicated that they do not have any conflicts of interest in the performance of their obligations under the contract.

City officers involved in the assessment of the tender submissions and preparation of the associated report have indicated that they do not have any significant conflicts of interests with any of the tenderers.

It should be noted that the tender was developed with three distinct stages with hold points. The hold points ensure that the project does not proceed beyond the 2023/24 budget allocation and prior to the adoption of the 2024/25 budget.

RISK MANAGEMENT CONSIDERATION

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR02 - Failure to strategically plan, deliver and maintain infrastructure and assets.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

An allocation of \$130,000 is included in the 2023/24 budget for stage one. Stage two and three has an expenditure allocation of \$200,000 in the 2024/25 budget.

It is considered that there are sufficient funds within the current 2023/24 budget to fund stage one of the recommended tender with the option to proceed with stage 2 and 3 in 2024/25.

Item 1: Frank Drago Soccer Precinct Redevelopment – Feasibility and Advocacy
Asset Category: N/A **Source of Funds:** Municipal

LTFP Impacts: The outcome of this project will achieve an objective of the Long-Term Financial Plan.

Notes: Nil

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$193,686	Nil	Nil	Nil	N/A	N/A	\$130,000

STRATEGIC IMPLICATIONS

The outcome of this tender will establish the potential for success of the proposed project by defining its expected costs, projected benefits and funding opportunities.

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Community

Goal C3: Maximise the use of the City's facilities and parks by all sections of the community.

Theme: Vibrancy

Goal V4: Support businesses across the City to grow and thrive.

Theme: Leadership and Governance

Goal L2: Plan and deliver projects and services in a sustainable way.

Work together to deliver the best outcomes for the community by managing our resources in a financially sustainable way.

Goal L4: Communicate in a clear and transparent way.

Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

CONCLUSION

The tender submission from Paatsch Group has been evaluated as the highest ranked tender in accordance with the selection criteria and weightings as detailed in the tender specification. It is therefore recommended, that Council approves the submission from Paatsch Group for the Frank Drago Soccer Precinct Redevelopment Feasibility and Advocacy.

Addendum - Item 10.2.5 Proposed 2024/25 Differential Rates

ADDITIONAL INFORMATION

Please be advised that a minor error has been identified in the table under the **CONSULTATION** heading of the report, page 349 of the public agenda. An amended version of this table has been presented below with 2023 updated to 2024, to reflect the timing of which the consultation period took place (between November 2023 to April 2024).

Workshop	Purpose
November 2023	Council participated in two workshops that included the business planning and budget process to set Council priorities, financial overview, Rating Strategy and Reserve Review.
February 2024	Council participated in two workshops that included the Draft Forward Capital Works Program informed by Asset Management Plans.
March 2024	Council participated in two workshops that included Forward Capital Works Program, 2024/25 Capital Works Budget, Differential Rating options and scenarios, Statement of Objects and Reasons, draft Long-Term Financial Plan, draft Statement of Financial Activity including income and expenditure analysis and budget deficiency, and proposed Fees and Charges, and Service Plan analysis.
April 2024	Council participated in two workshops that include an updated Long-Term Financial Plan, draft Statement of Financial Activity and Service Plan analysis

RECOMMENDATION IMPLICATIONS

In light of the above, the officer's recommendation in the report remains unchanged.

Addendum - Item 10.2.5 - 2024-25 Proposed Differential RatesADDITIONAL INFORMATION

At the Agenda Briefing Forum held 23 April 2024, a deputation was made in relation to Item 10.2.5 Proposed 2024/25 Differential Rates. The deputation mentioned that two projects included in the report, McGilvray Avenue and Rudloc Reserve Transformation Stage 2A, were not believed to be supporting the commercial/industrial sector. Officers have listened to this feedback and present the below summary to explain how these two projects are considered beneficial for the commercial sector.

Resurface McGilvray Avenue from Morley Drive to Wylde Road

McGilvray Avenue provides a direct connection between the Noranda Shopping Centre and Morley Drive. Morley Drive is a primary distributor road managed by Main Roads (i.e. State route). Consequently, it is likely that a portion of the traffic accessing the shopping centre originates from Morley Drive and the neighbouring area via connecting local roads to McGilvray Avenue. Additionally, commercial vehicles supporting the shopping centre may travel from Tonkin Highway through Morley Drive and McGilvray Avenue. Benara Road, which also connects to the shopping centre but in an east-west direction, currently lacks a direct connection to Tonkin Highway. For this reason, it is reasonable to assume that most southbound commercial traffic would utilise Morley Drive.

Rudloc Reserve Transformation Stage 2A

The main driver for the Rudloc Reserve Transformation Stage 2A project is the need to increase drainage capacity in the stormwater network that supports the Morley commercial precinct as well as the surrounding areas. There are two options – the first is to increase the existing basin at the Russell Street Park which is within the commercial precinct. This would impact on the amenity at the park i.e. would require vegetation removal. The second and preferred option being pursued by the City is to create a wetland at Rudloc Reserve. Although this is located away from the commercial precinct, it is connected to the same stormwater network. The project will create a wetland which will actually function as a stormwater storage basin that will also include revegetation and amenity to meet current expectations for such systems. The purpose of the stormwater storage is to increase stormwater drainage capacity and prevent flooding in the catchment area which includes the commercial precinct.

The required stormwater management criteria for commercial areas are higher than that expected in a residential area. For example, it is standard practice for a stormwater network to manage up to 1 in 10-year storm event in a commercial catchment versus 1 in 5 years for a residential area.

RECOMMENDATION IMPLICATIONS

In light of the above, the officer's recommendation remains unchanged.

Addendum - Item 10.3.1 - Maylands Lakes Environmental Restoration Masterplan ScopeADDITIONAL INFORMATION

City officers have listened and heard the deputations and feedback received at the Agenda Briefing Forum held on 23 April 2024 and provide further advice as follows.

City officers want to further clarify that the remediation of the Lakes is divided into two main processes that are operating in parallel. These are described as follows:

Maylands Lakes Environmental Restoration Masterplan – development of this Plan and its implementation aims to bring lasting improvements to the Lakes system. The scope being considered by the Council will enable the Masterplan to be developed through a consultant, with input and guidance of the Scientific Advisory Panel, and who will actively engage with the community to develop a sustainable solution for the Lakes. This Plan will deal with the underlying causes of poor water quality and midge.

Active treatments and measures – it is proposed to continue the activities and treatments that have already been in place as well as further explore further treatments and measures to provide relief and address the symptoms at the Lakes while the Masterplan is being developed and implemented. These treatments are generally temporary in nature that deal with the symptoms and not necessarily the underlying causes. The following is proposed to continue:

- The treatment of midge.
- Fine-tuning of the City's Midge Management Plan based on consultant advice and City monitoring and assessment.
- Raking of the lake bed at Lake Brearley to disrupt the life cycle of midge (i.e. disturb the larvae development). There has been a reduction in midge numbers in recent months, and this may be partly attributed to the fine tuning of treatments and the introduction of raking at the lakes.
- Sampling and testing of water and sediment to inform treatments and timing.
- Water treatment applications, such as Phoslock, algaecides and other products. The City is looking at further treatments and other products.
- Exploration and implementation of measures to mitigate the impact of Cormorants on the Lakes.
- Ongoing revegetation works. Note that the City has undertaken additional planting than originally planned while the water levels have been low. The City has expended all available operational budget allocation for this and has ordered additional planting to be undertaken in August.

In regards to the development of the Masterplan, the report in the agenda indicates a start date for Phase 1 of 24 June 2024. It should be noted that following endorsement of the scope by Council at the 30 April Council meeting, the City will, as a matter of priority, finalise the tender documentation and call tenders for the consultant who will develop the Masterplan. This process will occur from the 1 May and will aim to have the consultant appointed for the start of the project on 24 June.

RECOMMENDATION IMPLICATIONS

Officers have listened to the deputations and feedback received at the Agenda Briefing Forum held on 23 April 2024 and are recommending a new Limb 5 be added to immediately explore the option of using pumps and filtration by calling for expressions of interest (EOI). The outcomes of this immediate EOI process will be reported back to Council.

Officers are also recommending that mechanical pumping and filtration be included in the Masterplan Scope as a possible longer term and permanent solution option as the City will receive relevant information through the EOI process, therefore it has been removed from Limb 4 and added to Limb 1.

City officers are also recommending that the water mixing trial will not be progressed any further based on the feedback received at the Agenda Briefing Forum. The City has engaged a project manager and the project is substantially commenced since December last year, including obtaining quotes for the works and sourcing a contractor to deliver the project. The City was also in the process of securing a funding agreement with the State and Federal governments, and commenced the process of amending its water allocation licence. This work can be closed off at this point without any further implications.

That Council:

- 1. Endorses the scope for the preparation of the Maylands Lakes Environmental Restoration Masterplan as contained in Attachment 1, with the inclusion of the following additional option:
 - a. Mechanical pumping and filtration.****
- 2. Authorises the Chief Executive Officer to call public tenders for the preparation of the Maylands Lakes Environmental Restoration Masterplan based on the endorsed scope.**
- 3. Requests the Chief Executive Officer to deliver quarterly community forums to provide updates on the Maylands Lakes Environmental Restoration Masterplan and other activities at the Maylands Lakes.**
- 4. Requests the Chief Executive Officer to not progress the water mixing trial.**
- 5. Requests the Chief Executive Officer to call for expressions of interest for the use of pumps and filtration at the Maylands Lakes and provides a report back to Council on the outcomes.**

Addendum - Item 11.3 Cr Giorgia Johnson - The Naming Register For Parks, Reserves, Streets And Rights Of WayADDITIONAL INFORMATION

The following information is provided to confirm for the Council that this motion meets the requirements for a motion to change a previous decision of the Council, in accordance with Part 16, of the *City of Bayswater Standing Orders Local Law 2021* and Regulation 10 of the *Local Government (Administration) Regulations 1996*.

1. The Legal and Financial Consequences of Carrying the Motion in Accordance with Clause 16.2, Subclause (2) of the *City of Bayswater Standing Orders Local Law 2021* are shown below:

Legal Consequences

The proposed modifications to the resolution do not have any legal implications. There are no legislative controls or requirements for the City to have a naming register and it is at the City's discretion to add or remove names from its register.

Financial Consequences

There are no financial consequences due to the proposed modifications to the resolution, as there are no fees associated with adding or removing names from the Naming Register.

2. Requirements of Regulation 10 of the *Local Government (Administration) Regulations 1996*:

Support for the Motion

A motion to change a previous Council decision must be supported and signed by at least one third of the members, inclusive of the mover.

This requirement has been met as five of the 11 Council members (45%) have indicated their support for this motion to be considered by the Council.

Voting requirements

The motion must be resolved by an Absolute Majority.

Addendum - Item 10.1.7 - Bath Road Land Disposal And Road DedicationADDITIONAL INFORMATION

On 2 May 2024, City Officers met with Main Roads Western Australia to further discuss tree replacement as a part of the Bath Road roundabout project. After the discussion Main Roads Western Australia agreed to plant 300 new trees over the entire project area to replace the 60 being removed. As a part of the discussions City officers agreed to transplant the 13 juvenile trees on the Bath Road verge which were planted in 2022. Due to their age, it was considered that transplanting the 13 juvenile trees was the preferred option.

RECOMMENDATION IMPLICATIONS

In light of the above, the officer's recommendation in the report remains unchanged.