



City of Nedlands


Technical Services Reports

Committee Consideration – 9 August 2016
Council Resolution – 23 August 2016

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TS11.16	Nature Strip Development Application 49 Birdwood Parade, Dalkeith
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Committee	9 August 2016
Council	23 August 2016
Applicant	Mrs. Lida Palermo
Officer	Chaminda Mendis - (Waste Minimisation Coordinator) / Wayne Mo (Design Engineer)
Director	Jacqueline Scott - Acting Director Technical Service
Director Signature	
File Reference	PAR-NSDA-00425
Previous Item	Nil

Executive Summary

This report deals with a proposal to install a permanent shielded three waste bin enclosure, to be installed at the front of the property on the nature strip at 49 Birdwood Parade. This has been precipitated by changes arising from a City imposed change in refuse collection.

Recommendation to Committee

Council:

1. **Subject to the requirements of a Nature Strip Development application, approves a permanent bin enclosure on the nature strip area of 49 Birdwood Parade, Dalkeith;**
2. **Endorses similar approvals being given by the Manager Parks Services to other properties affected by the new bin servicing arrangement; and**
3. **Requires that the approval expires upon redevelopment of a property.**

Strategic Plan

KFA: Natural and Built Environment

KFA: Natural and Built Environment
Governance and Civic leadership

The provision of the waste management service is a key focus area of the Strategic plan. Authorisation of the resident's request by Council provides compliant governance.

Background

This requirement has arisen due to a recent change in the waste collection processes relating to the property.

Prior to 30 June 2016, the City's waste and recycling contractor, Perthwaste, serviced all bins relating to properties on Birdwood Parade, Dalkeith between Sadlier Street and Carroll Street via the rear laneway, Sandpiper Lane, Dalkeith. This was a legacy issue, and there is no ongoing contractual obligation for Perthwaste to service these bins via Sandpiper lane. The practice continued however, as a gesture of good will on Perthwaste's behalf, until 30 June 2016.

Sandpiper Lane has a reserve width of 5m, which is compromised at various points through planting and the placement of bins. The laneway does not meet the minimum requirements for the ongoing safe and efficient collection of bins.



Figure 1: Sandpiper Lane showing obstruction by bins

The City's contractor informed the City that there were concerns over the ongoing collection of waste bins from Sandpiper Lane due to unacceptable risks arising. The contractor was exposed to increased risks with minimal contractual protections. In addition to the City was exposed to liability as a result of presented waste bins causing obstructions to traffic and the resultant safety concerns.

The City therefore took the decision to cease collections from Sandpiper Lane, and provided affected residents with due notice, they were advised to present their waste bins on Birdwood Parade or alternatively to consider an inside service (\$450 per year to the resident). An inside service is where the waste contractor collects and returns the bins to and from private property, avoiding the need to present the bins on the street front. As a gesture of goodwill the City offered a 50% reduction on the cost of the inside services for the first year, in recognition of the inconvenience caused.

As a result of this change the property owner at 49 Birdwood Parade is now wishing to present bins for collection on Birdwood Parade, due to specific issues related to the property. Graded access is not available to the property frontage, due to a retaining wall and steps across the front boundary. The nature strip area to the front is particularly wide, and has been well maintained and landscaped by the property owner. It is proposed that a suitably screened bin area be provided such that the bin can be accessed at grade for collection, but without unduly impacting on the visual amenity of the street.

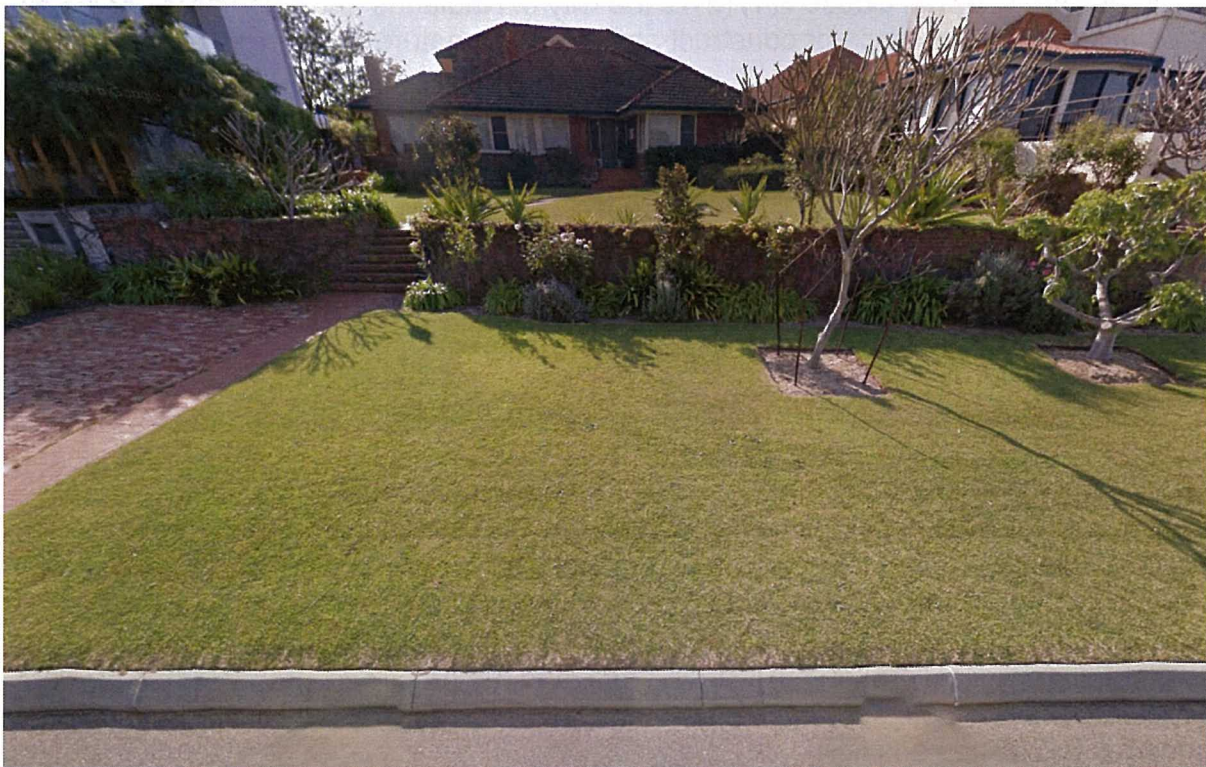


Figure 2: Frontage of 49 Birdwood Parade

Key Relevant Previous Council Decisions:

Nil

Consultation

Required by legislation:

Yes

No

Required by City of Nedlands policy:

Yes

No

Legislation / Policy

Section 40 of the City's Local Law relating to waste receptacles which states that:-

Receptacles

1. An owner or occupier of premises shall –
 - b) Except for a 24 hour period before and after collection time, keep the receptacle on the premises and located -
 - i) Behind the street alignment and so as not to be visible from a street or public place; and
2. In accordance with clause 7(1) (b) of the City of Nedlands Thoroughfares Local Law it is an offence to place or construct anything on a nature strip/verge without written approval from the City.

Budget/Financial Implications

Within current approved budget:

Yes

No

Requires further budget consideration:

Yes

No

Risk Management

The proposal does not meet the requirements of the Local Law, which requires a waste bin to be kept behind the street alignment. This requirement is for both operational and amenity reasons. The width of nature strip in this location meant that the operational reasons for the restriction do not exist in this location. The screening of the bin would however meet the requirements for amenity, as well as meeting the requirements that the bins not be visible.

As there are practical reasons preventing this, and the proposed change of bin storage location has been instigated by a change in City Services, it is proposed that this best manages the issues arising.

Usually in this situation the City would requested the owners to utilise an inside service. This is where the collection staff enter private property, wheel the bins to the collection vehicle and return empty bins back onto private property. However, the location of this property on an elevated block with a 7 step staircase, means that this would present

an unacceptable health and safety risk to the Contractor's staff, as well as an increased risk of damage to private property and the City's bins.

Discussion

This property is an elevated block with 7 steps leading up and down to the nature strip. With the waste contractor no longer servicing waste bins from the rear laneway, the property owner is now required to wheel bins up and down existing steps to access the nature strip. The owner has applied for a permanent screen on the nature strip to keep the bins on the nature strip and hide them from street view which would be further hidden with a creeper plant.

In accordance with the Nature Strip Development compliant process, the application was formally refused on the grounds of breaching the City of Nedlands Thoroughfares Local Law and the City's Local Law relating to waste receptacles.

The owner is now appealing the decision on the grounds:

- The owner is elderly and her mobility issues (60 years old) and does not agree that at her age (or at any age) taking bins up and down 7 steps is a safe option;
- The bin enclosure will not impact the nature strip any more than a garden bed – the enclosure will extend on the nature strip from the property line by approximately 1m;
- The screen will not be of any danger to the public – the enclosure will be located close to the existing fence whilst providing enough space for three bins;
- The owner proposes to plant a creeper plant on the screen to further hide the bins from street view; and
- The owner is now inconvenienced by the change of service pickup location – a problem inherited by the City.

(Refer to application for further details)

Conclusion

Due to Contractor's Occupational Health and Safety issues identified, waste pickup for the above property is no longer viable via Sandpiper laneway. As of 1 July 2016, the new rubbish pickup arrangement is now operates on Birdwood Parade. In the interim, the owner of the property is currently leaving the bins out on the nature strip until Council decide on this report.

Whilst the installation of a bin enclosure is against the City's Local Laws and Thoroughfares Local Laws, the owner is now disadvantaged due to the new waste servicing arrangements and the historic elevated nature of the property.

The owner is prepared to make safe, maintain and install an enclosure which hides the bins on the nature strip and shield it from view with planting. The nature strip is of significant width and is well maintained. There would be no operational issues arising from this use of the verge. Approval would include the condition that it would lapse on redevelopment of the property which would allow the practical issues to be addressed. It is the recommendation of Administration that the bin enclosure arrangement be approved.

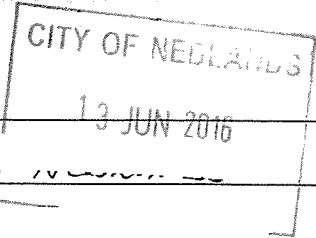
Attachments

1. Nature Strip Development application received 13 June 2016
2. Nature Strip Refusal letter dated 13 June 2016
3. Letter of Appeal dated 11 July 2016



Applicant contact details

Name / Company _____
Postal Address _____
Phone H: _____ M: _____
Email _____
Applicant Signature _____ Date 13.6.2016



Property details

Lot No _____ House No 49 Street BIRDWOOD PDE Suburb DARKETH.

Development type (tick one): Temporary Permanent

Development description:

AS OF JULY 1ST 2016, MY RUBBISH BINS WILL NO LONGER BE CLEARED VIA SANDPIPER LANE. I AM REQUESTING THAT MY 3 BINS BE KEPT ON THE VERGE AREA OF MY HOME. MY BLOCK IS HIGH FROM ROAD LEVEL OF AT LEAST 1.6 MTS. I HAVE 6 STEPS FROM MY HOUSE TO THE FRONT YARD AND 7 STEPS FROM MY YARD TO THE VERGE.

I/We, LIDA PALERMO
Property owner's name (if not applicant)

of 49 BIRDWOOD PDE, DARKETH
Address

do hereby apply for permission to develop the nature strip adjacent to the above listed property in compliance with the attached standard conditions of approval and Council Policy and procedures. I have attached a sketch of the property, surrounding area and nature strip in question indicating north and including street and plant names.

Signature _____ Date 13.6.2016

Office Use Only

Crossover Assessment Drainage Assessment Fee \$67-

Payment received Rⁿ 475667

Signature [Signature] Date 13-6-16
Cashier



SKETCH (1. Include street names & indicate North. 2. Include plant names. 3. If construction is proposed, seek advice from a suitably qualified professional, if required, and provide construction details and materials.)

PHOTO'S ATTACHED

MY VERGE IS AT LEAST 6 METERS TO THE ROAD. I'M 60 YEARS OLD WOMAN THERE IS NO WAY FOR ME TO BE ABLE TO TAKE THE BINS FULL, DOWN THESE STEPS, WITHOUT FALLING AFTER THE BINS AS CONTROL WOULD BE LOST.

MR CHAMINDA MENDIS AND THE WASTE PEOPLE CAME TO SEE AND THEY TOO SAID THEY WOULD NOT BRING THE BINS DOWN AND RETURN THEM BACK TO MY FRONT YARD.

I AM REQUESTING AS I DON'T WANT TO SEE MY BINS ON A DAILY BASIS, IS THAT I AM GIVEN PERMISSION TO ERECT A STRONG METAL SCREEN WHICH I WILL PLANT A NON INVASIVE CREEPER, THIS THIS WOULD LOOK JUST LIKE PART OF MY WALL, AND I WOULD STILL HAVE 5 METERS OF VERGE IN FRONT OF MY HOME.

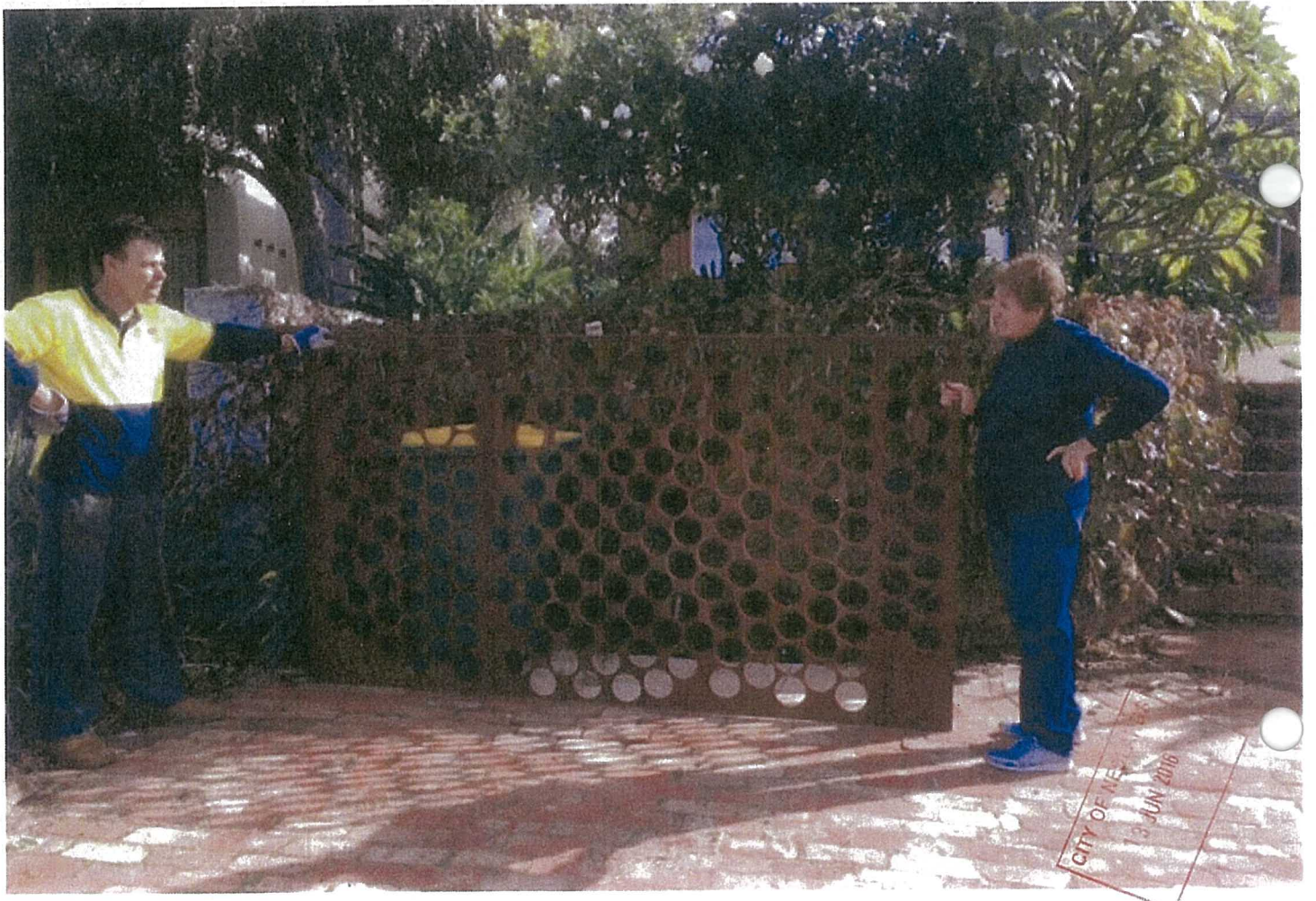
THE SCREEN WOULD BE ERECTED BY THREE POST, (THAT WOULD NOT BE NOTICED) IN CONCRETE AND COVERED BY PAVING.

PLEASE CONSIDER MY REQUEST AS ITS THE ONLY SENSIBLE SOLUTION.

REGARDS

CITY OF NEDLANDS
13 JUN
13 JUN 2016





CITY OF NEW YORK
13 JUN 2016



CITY OF
ON 2/16



Enquiries: Acting Director Technical Services- 9273 3500
Our reference: PAR-010283

23 June 2016

Dear Mrs *Palermo* ^{redacted?}

Nature Strip Development Application – 49 Birdwood Pde, Dalkeith

I refer to the above application received on 13 June 2016 regarding the proposal to erect a structure on the nature strip adjacent to your property.

In accordance with statutory provisions, Council policy and the authority delegated to the City, your application has been **refused**. The basis on which permit has been refused are detailed below.

I wish to draw your attention to the City of Nedlands' Local Law relating to waste receptacles which states that:- This is

40. Receptacles

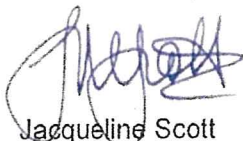
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 - (i) behind the street alignment and so as not to be visible from a street or public place.

Please note; in accordance with clause 7(1)(b) of the City of Nedlands Thoroughfares Local Law it is an offence to place or construct any thing on a nature strip/verge without written approval from the City. Any person who commits an offence under the City of Nedlands Thoroughfares Local Law is liable, upon conviction, to a penalty not less than \$500 and not exceeding \$5,000.

Should you be aggrieved by this decision there is a right to apply for a review to Council in accordance with clause 37 of the City of Nedlands Thoroughfares Local Law. The application for review must be submitted to Council within 28 days of the date of this decision.

If you have any enquiries regarding this matter, please contact the City's Manager Technical Services on 9273 3500.

Yours sincerely



Jacqueline Scott
Acting Director Technical Services



City of Nedlands

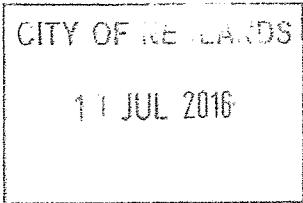
ABN 92 614 728 214

Enquiries: Acting Director Technical Services- 9273 3500
Our reference: PAR-010283

23 June 2016

ATTN: JACQUELINE SCOTT.
FOR APPEAL.

TO: [illegible]
FROM: [illegible]



Dear

Nature Strip Development Application – 49 Birdwood Pde, Dalkeith

I refer to the above application received on 13 June 2016 regarding the proposal to erect a structure on the nature strip adjacent to your property.

In accordance with statutory provisions, Council policy and the authority delegated to the City, your application has been **refused**. The basis on which permit has been refused are detailed below.

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If you have any enquiries regarding this matter, please contact the City's Manager Technical Services on 9273 3500.

Yours sincerely

Jacqueline Scott
Acting Director Technical Services

10-7-2016

REF. PAR-010283

49 BIRDWOOD PDE,
DANKETH 6009.
N.A.

ATTN: JACQUELINE SCOTT,
ACTING DIRECTOR of TECH SERVICES,

CITY OF NEEDLANDS

11 JUL 2016

DEAR Ms SCOTT,

I WISH TO APPEAL THE REFUSAL OF MY APPLICATION (VERGE)
I AM WELL AWARE OF THE LOCAL LAW OF THE BINS.

I FEEL THAT YOU HAVE NOT PROPERLY CONSIDERED MY APPLICATION
AT ALL. IF YOU HAD PROPERLY CONSIDERED MY PHOTOGRAPHS,
ONE WOULD REALISE THAT TRYING TO GET FULL BINS DOWN
STEPS OF A HEIGHT OF 1.5 MTS IS TAKING ONE'S LIFE IN THE
HANDS OF A RUBBISH BIN. AT MY AGE OR ANY AGE IS
NOT A WISE DECISION.

WHAT I'M SUGGESTING IN THE APPLICATION IS.

- ① THE BINS WILL NOT INTRUDE THE VERGE ANY MORE THAN THE GARDEN BED I PREVIOUSLY HAD.
- ② WILL NOT BE OF ANY DANGER TO ANYONE.
- ③ ONCE THE CREEPER GROWS OVER THE SCREEN, NO ONE WILL EVEN KNOW THE BINS ARE THERE. (AS THE BINS WILL BE RETURNED AFTER EVERY PICK UP)
- ④ IT'S ALSO BECOME AN INCONVENIENCE TO ME, THAT I NOW HAVE TO UNLOCK DOORS OR GATES TO GO TO THE BINS AT THE FRONT, INSTEAD OF THE LANEWAY WHICH WE HAVE DONE FOR MANY YEARS.
- ⑤ MY BINS WILL ONLY TAKE 1 MT OF SPACE FROM MY BOUNDARY.
- ⑥ IF SOMEONE FROM THE SHIRE WOULD BOTHER COMING TO LOOK FURTHER UP THE STREET AT THE CORNER OF BIRDWOOD AND CARROLL STREETS, THE GARDEN OF THIS HOME INTRUDES VISION FROM CARROLL ST OF TRAFFIC OF A BEND.


WHY IS THIS NEVER A PROBLEM FOR THE COUNCIL??

THIS VEGETATION SOMETIMES IS ONLY PRUNED ONCE A YEAR ITS A DANGEROUS CORNER AS THE VEGETATION GROWS TO LESS THAN A METRE TO THE STREET.

PLEASE RECONSIDER!

Regards 

TS12.16	Nature Strip Development Application/ Intersection Proposed Modifications - 2 Jutland Parade, Dalkeith
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Committee	09 August 2016
Council	23 August 2016
Applicant	Mr Mark Taddei
Officer	David Ward Acting Manager Technical Services
Director	Jacqueline Scott Acting Director Technical Services
Director Signature	
File Reference	PAR-NSDA-00379
Previous Item	NA

Executive Summary

As part of the development on 2 Jutland Parade the proponent Mr Mark Taddei has made an application through the City's Nature Strip Development Application (NSDA) process for the installation of a new crossover to the property.

To allow this installation the intersection treatment from Iris Avenue to Jutland Parade requires modifications to allow the Australian Standards to be met for approval of the crossover access location.

The proponent has engaged his consultants Porters to undertake the design and delivery phases subject to approval by the City, along with overseeing the works. A preferred treatment option has been agreed in principle.

The City has advised the proponent the third party works on the City's road is not supported due to a recent poor performance of another party in a different setting. The City provided an estimate of cost in an amount of \$98,000 +GST to undertake the design, consultation and delivery phases.

The proponent considers the City's fee excessive and believes he has the capability to engage others to deliver the works more cost effectively under the supervision of a qualified consulting engineer with oversight by the City.

Recommendation to Committee

The Council resolves to:

1. **Approve the intersection proposal as submitted and agreed in principle by the Technical Services Department.**
2. **Determines that the delivery phase of the project may be undertaken by the proponent Mr Taddei through his consulting engineers, with oversight by the City, as detailed in Mr Taddei's proposal, and the City's requirements for works in the road reserve by third parties.**

Strategic Plan

KFA: Transport

This proposal is an opportunity for the City to improve a substandard intersection at minimal net cost to the City. This is supported by the Strategic Community Plan, which aims for safer and more efficient roads.

Background

Attached to this report is the preferred intersection layout in Drawing No 16442-100 Rev D Jutland Parade prepared by Porter Consulting Engineers. With this configuration the proposed new crossover can be accommodated and satisfies the warrants for the 6m offset from the intersection, which is a requirement cited in the AustRoads "Guide to Road Design" based on the Australian Standards.

Also attached is Drawing No 16442-100 Rev C Jutland Parade Turning Movements showing the vehicle turning templates to prove the configuration design satisfies the requirements for access by essential service vehicles.

The proposal also allows for the opportunity to provide a further green verged area on which the proponent intends providing landscaping and irrigation. This is desirable and would enhance the streetscape.

The proposed intersection treatment improves the safety and amenity for road users by creating the 90 degree rest approach from Iris Avenue with improved sight distance to the through road Jutland Parade.

The City's costs associated with these works will be limited to officer time in processing and the governance associated with oversight of the works and processing the application.

Key Relevant Previous Council Decisions:

This is the first time the matter has been considered by the Council and there are no previous decisions.

Consultation

Required by legislation: Yes No
Required by City of Nedlands policy: Yes No

The City has consulted with the adjoining property owners and nearby residents with a letter drop and the community more generally through the Community Engagement hub (Your Voice Nedlands). 0 responses were received, although 21 people were aware of the voice site and 14 were more fully informed having accessed additional information. No formal submissions were received with or for against the proposed intersection modifications.

Legislation / Policy

Local Government Act 1995. The City of Nedlands is responsible for the management and maintenance of roads within its district.

Budget/Financial Implications

Within current approved budget: Yes No
Requires further budget consideration: Yes No

There are no financial impacts of this proposal.

Risk Management

The City has approved an increased program for road renewals on City roads in 2016/17. As a result of this the Engineering Services team will have increased demands on their time.

There are perceived risks in allowing the proponent to undertake the works on the road. The City has a previous experience with another third party conducting works on City Roads where the works did not meet quality or standards. Remedial works are now being required.

In this case the City has foreshadowed the design and site works must be approved and overviewed by the City's Technical Services Department. As part of this overview will be the requirement to provide a quality assurance plan and project management plan. The proponent has met with the City's Technical Services Department and has given an assurance these concerns would be mitigated with the oversight and approval by the Department.

The City has recently prepared documentation providing guidance to third parties completing works in the road reserve. This is to provide guidance for third parties on the essential quality and governance requirements specific to the City, and also to provide a framework for more effective supervision of such works by the City. These were drafted in response to the recent previous experience of sub-standard works and should mitigate the risk of works not being to standard if Council approve completion by the proponent.

Discussion

The proponent is investing substantially into developing the site at 2 Jutland Parade and has incurred costs associated with replacing utility assets abutting the property along the road reserve. This proposal is a further commitment by the proponent to provide further asset improvements to the road assets to ensure compliance is achieved to the satisfaction of the City. There are advantages to the City in the improved safety and amenity outcomes achieved with the intersection changes.

The intersection of Jutland Parade and Iris Avenue does not meet usual road design standards. This is not unusual in older suburbs and is generally addressed through the development of upgrade projects at identified sites. These are generally prioritised on the grounds of safety or congestion improvements, and funded via state funding programmes. Iris Avenue has low vehicular usage, and no record of safety issues and as a result would not be prioritized for improvements. Where non-standard layouts exists the City's approach is not to approve works which would worsen an existing substandard arrangement. For this reason the proposed secondary crossover location would not be recommended for approval without the proposed upgrades.

Whist there are risks associated with third party works on the City's road, it is considered that this will be mitigated by ensuring the works are approved and overviewed by the City within the framework of a quality assurance plan and project management plan.

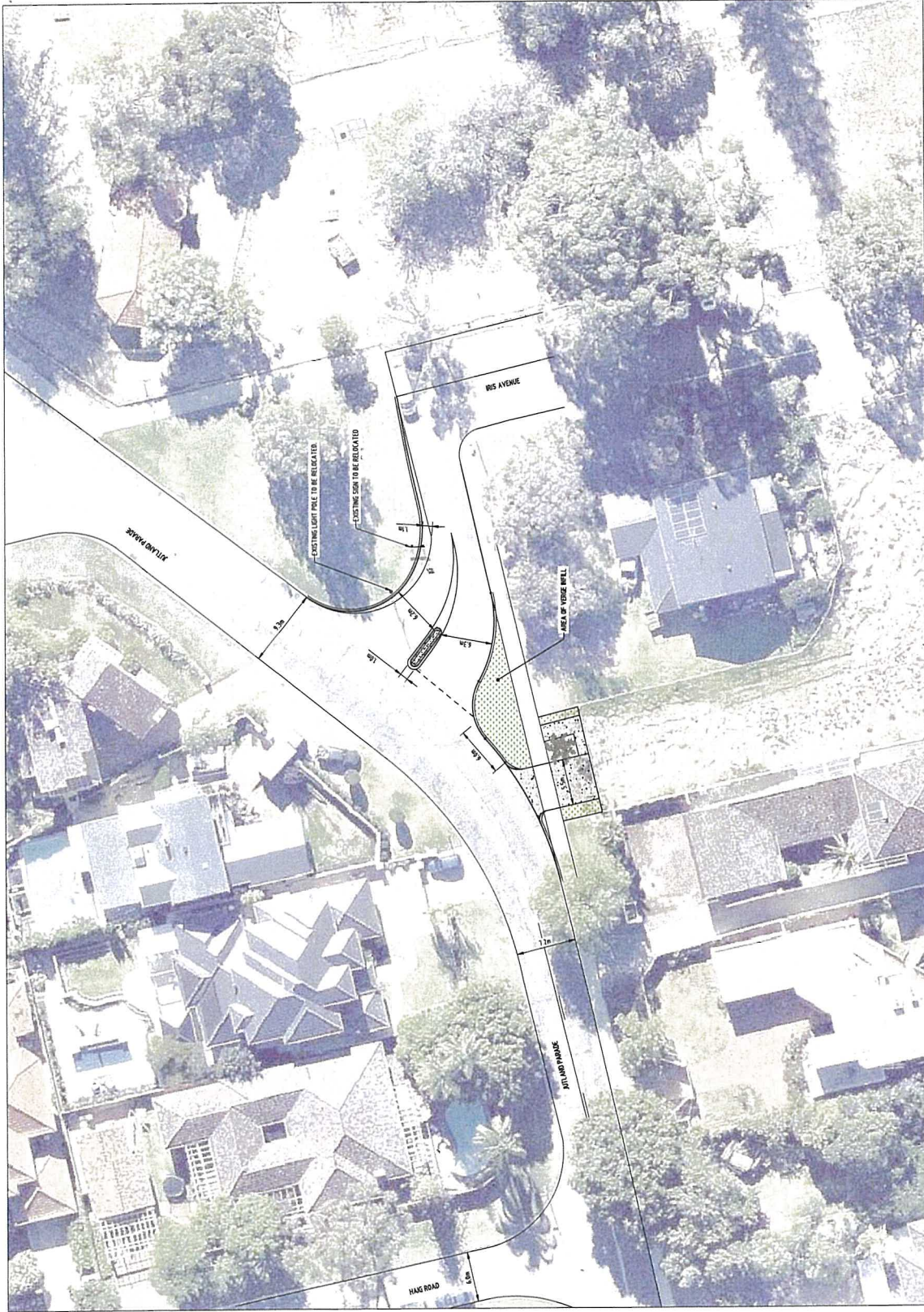
The Sunset Heritage Precinct Management Plan (Dept of Finance: 2014) had been reviewed for relevance to these works. The principal access to the precinct will be from Birdwood Parade. Only subsidiary access is proposed from Iris Avenue and will have low usage. The Sunset project is a long term project and is not expected to meet its full potential for a decade, and is therefore not considered to impact on this decision.

Conclusion

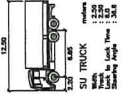
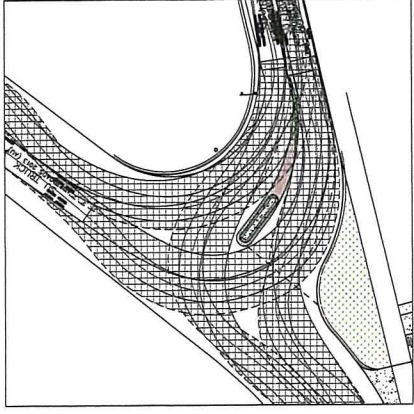
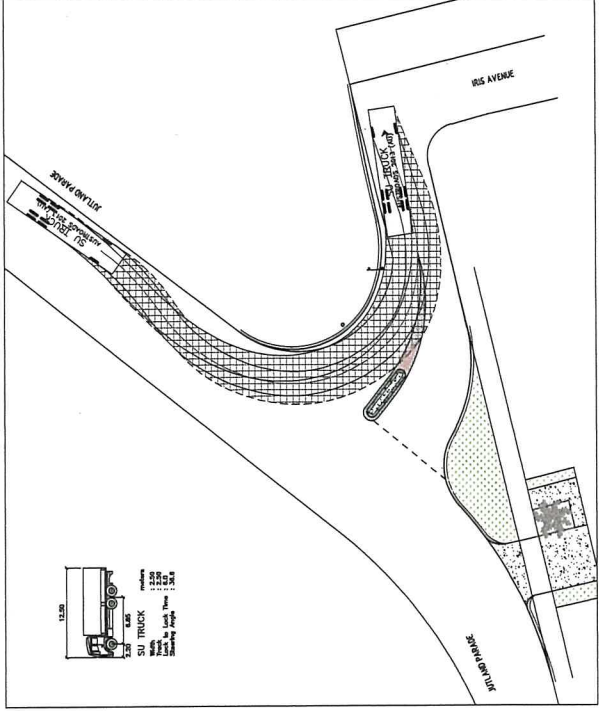
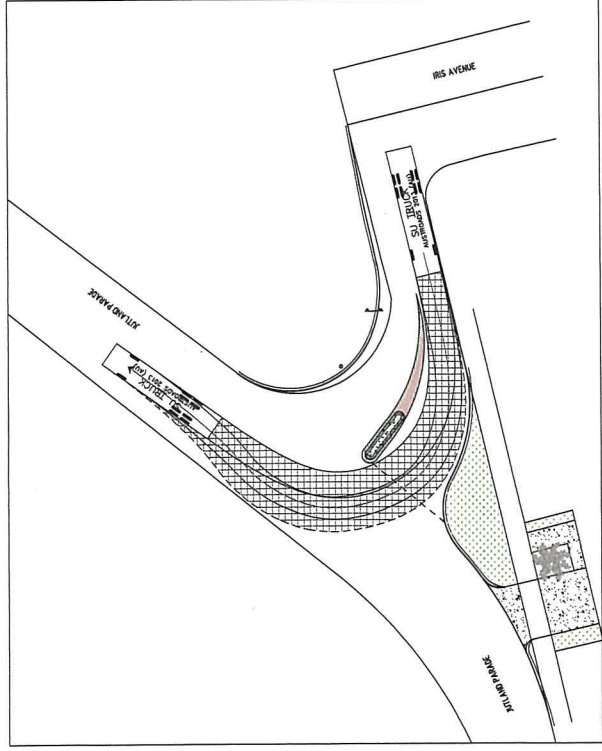
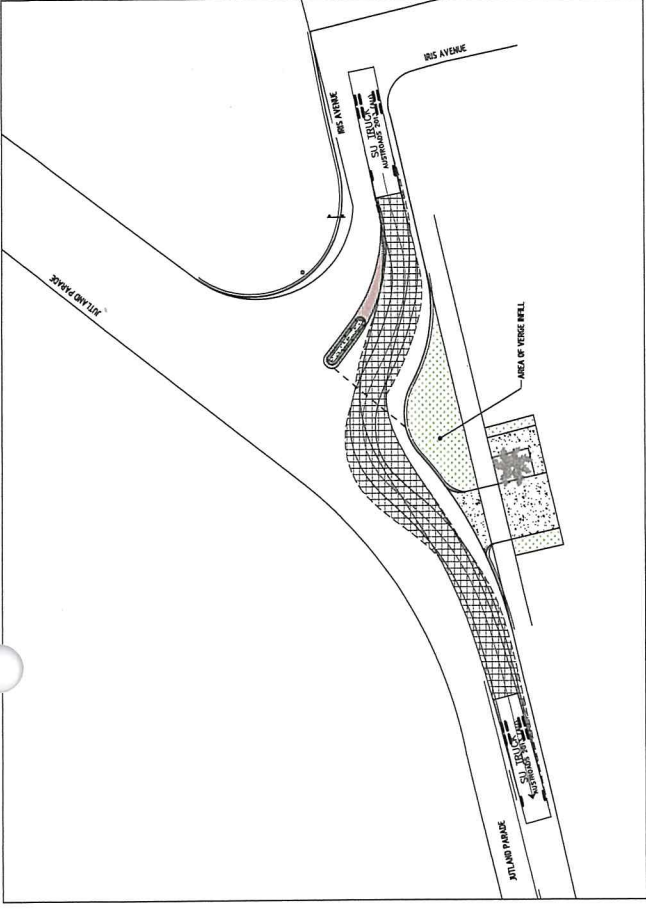
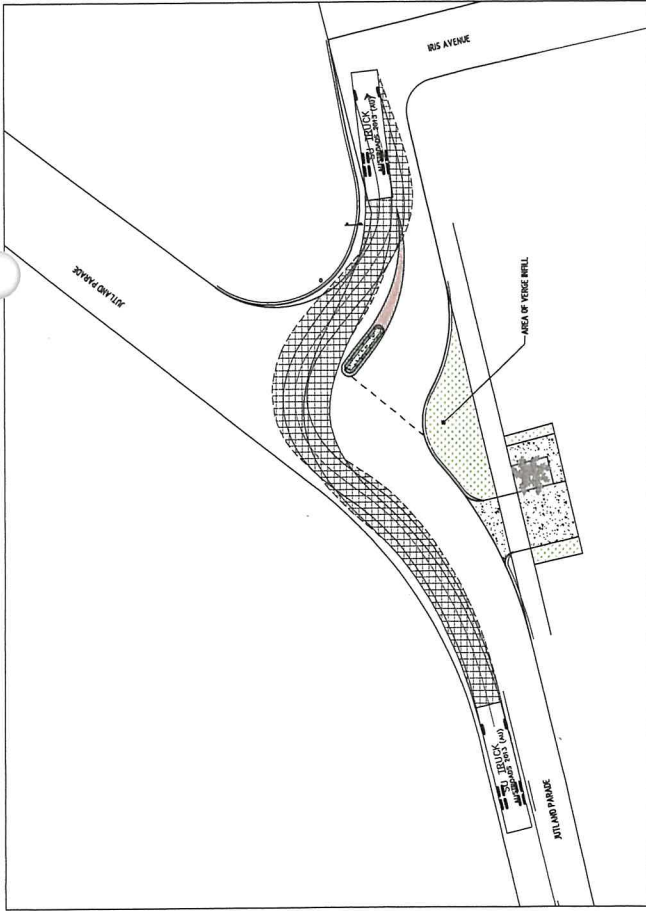
As this proposal improves the intersection safety and amenity at no capital cost to the City it is proposed the Council support the intersection configuration and the delivery phase implementation with the overview and approval by the Technical Services Department.

Attachments

1. Drawing No 16442-400 Rev Jutland Parade
2. Drawing No 16442-100 Rev C Jutland Parade Turning Movements



PROJECT: 2 JUTLAND PARADE DALKEITH	COPYRIGHT: THE CLIENT HAS AGREED TO BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT INFORMATION AND TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE PROJECT INFORMATION.	CLIENT: HAWK CONSTRUCTIONS	DRAWING: LAYOUT PLAN WITH AERIAL IMAGE FOR APPROVAL	DATE: 13/03/2016	DRAWN BY: JUT
				DATE: 13/03/2016	DRAWN BY: JUT
PROJECT NO: 16-4-42/400		PROJECT NAME: JUTLAND PARADE		DATE: 13/03/2016	
PROJECT NO: 16-4-42/400		PROJECT NAME: JUTLAND PARADE		DATE: 13/03/2016	



1:200 0 2 4 6 8 12
HORIZONTAL SCALE (M)

PROJECT:		2 JUTLAND PARADE DALKEITH	
COPYRIGHT:		© 2016 PORTER CONSULTING ENGINEERS ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PORTER CONSULTING ENGINEERS.	
REVISIONS:		A. 15.12.16 FOR APPROVAL B. 15.12.16 FOR APPROVAL C. 15.12.16 FOR APPROVAL D. 15.12.16 FOR APPROVAL	
DRAWING:		SU TRUCK TURNING MOVEMENTS	
CLIENT:		HAWK CONSTRUCTIONS	
DATE:		13.05.16	
DRAWN BY:		RSP	
CHECKED BY:		RSP	
DATE:		13.05.16	
PROJECT NO.:		16-4-42/402	
DRAWING NO.:		C/A1	
STATUS:		FOR APPROVAL	
PORTER CONSULTING ENGINEERS		1000 South Road, Dalkeith, Edinburgh, Scotland Tel: 0131 626 2200 Fax: 0131 626 2201 Email: info@porter.co.uk Website: www.porter.co.uk	

TS13.16	Bulk Rubbish Collection and Disposal Services Tender 2015/16.08
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Committee	9 August 2016
Council	23 August 2016
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Chaminda Mendis – Waste Minimisation Co-ordinator
Director	Jacqueline Scott – Acting Director Technical Services
Director Signature	
File Reference	Nil
Previous Item	Nil

Executive Summary

The purpose of this report is to recommend appointment of the successful tenderers to provide:

- a) Collection and Transportation of residential bulk waste (hard waste, green waste, e-waste and mattresses);
- b) Disposal of the hard waste at West Tip Waste Control Facility at Malaga; and
- c) Disposal of Green waste at Purearth greenwaste facility at Bayswater.

The contracts to cover a period of (3) three years commencing on Monday 1 September 2016 and expiring on Wednesday 18 September 2016 with an option of extending the contract for further two one (1) year consecutive terms to either 30 June 2020 or 20 June 2021.

Recommendation to Committee

Council:

1. Agrees to award RFT 2015/16.08, the collection, transportation of Residential Bulk Waste (hardwaste, e-waste and mattresses) to Cleanaway Pty Ltd .
2. Agrees to award RFT 2015/16.08, the Disposal of City's greenwaste from the Residential Bulk rubbish collection to Cleanaway Pty Ltd;
3. Agrees to award RFT 2015/16.08 disposal of the City's hardwaste from the Residential Bulk Rubbish collection to West Tip Waste Control; and
4. Authorises the Chief Executive Officer to sign the acceptance of offers.

Strategic Community Plan

KFA: Natural and Built Environment
Governance and Civic leadership

The provision of the waste management service is a key focus area of the Strategic plan and authorisation of this tender by Council provides compliant governance.

Legislation

- Waste Avoidance and Resource Recovery Act 2007.
- Sustainable Procurement Policy
- Occupational Health and Safety Policy

Budget / Financial Implications

Within current approved budget: Yes No
Requires further budget consideration: Yes No

Financial

This contract represents a saving over previous contracts. This is detailed in Table 1.

Budget Year	2015/16	2016/17
Expenditure-collection and disposal including e-waste and mattresses	Approx. \$485,000 per Annum	Approx. \$420,000 per Annum
Hardwaste Recovery percentage	Nil	Minimum of 85% recovery.
Collection time frames	8 weeks	4 weeks

Table 1: Historical Comparison of Contract Outcomes

Based on the Cleanaway Pty Ltd and Waste Tip Pty Ltd tendered price submissions the City will save approximately \$65,000 per year (exclusive GST), and \$195,000 (exclusive GST) during the three (3) year contract period.

A discussion on financial details of the tender is presented in Confidential Financial Analysis – Attachment 1

Risk management

Risk is managed by appointing contractors through the City's tender process and assessing against the compliance criteria. These include checks on their financial viability, insurances and the appropriate company structures.

Appointing contractors via this tender process allows the City to clearly state the scope of works required and outcomes expected. It is also an opportunity to outline the responsibilities of both the City and the appointed contractors throughout the life of the contract, along with timelines and expected costs of the work requested. This process reduces the risk of the appointed contractor not fulfilling their obligations for the work required.

Background

The City's current bulk rubbish collection service contract with Western Maze T/AS WA Recycling Service expired on 30 June 2016. This contract commenced on 10 June 2013.

The City provides two (2) combined residential bulk verge (hardwaste, greenwaste, e-waste and mattresses) collection per annum covering eleven (11) areas. Currently the collections are being completed within an eight (8) weeks on each collection period.

Each year the City collects approximately 900 tonnes of hardwaste and 850 tonnes of greenwaste from residential bulk verge collection within the City's boundaries. The hardwaste collected by the City's contractor is currently deposited at the JFR (JIM) McGeogh Resource Recovery Facility and then transported to a landfill facility. The collected greenwaste is deposited at the JFR McGeogh Resource Recovery Facility and recovered as mulch/compost.

Through the bulk collection stream we are currently diverting approximately 49% waste from landfill which represents the greenwaste component. 50% of the bulk waste composition is hardwaste which is currently being deposited in landfill. The remaining 1% is made up of e-waste and mattresses which are recovered separately. The contract for the disposal of the City's hardwaste and greenwaste from the residential bulk rubbish collection expired following the recent bulk collection.

At a Councillor's workshop on 8 December 2015 Councillors requested that the City seek efficiencies in the following areas:

- Reduction of amenity during collections – seek a reduction to the collection timeline of 8 weeks.
- Resource Recovery – seek an improved diversion of waste from landfill.

The City is committed developing effective solutions to achieve the State Government's 65% waste diversion target by 2020. The City seeks to implement effective environmental management practices that consider the environmental, social and economic impacts of waste disposal in achieving the desired waste minimisation targets.

A Request for Tender for the City of Nedlands' bulk rubbish collection services was advertised on Tuesday 17 May 2016, inviting suitably experienced organisations to tender for the provision of bulk rubbish collection and disposal services to the City. Tender closed on Tuesday, 21 June 2016 at 2pm.

The tender consists of two sections.

Section 1 Collection and Transportation of Residential Bulk Waste (hardwaste, greenwaste, e-waste and mattresses)

Section 2 Disposal of the City's Hardwaste and Greenwaste from the Residential Bulk Rubbish Collection.

At the closing date for submissions, five (5) tenders were received. 1 tender from Alvito Pty Ltd atf* Tony Stampala Trust was deemed to be non-compliant. The tender assessment has been undertaken in two (2) sections and evaluated according to the City of Nedlands evaluation guide for tender documents. Tenders were received from the following companies;

Section 1 Collection and Transportation of Residential Bulk Waste (hardwaste, greenwaste, e-waste and mattresses)

1. Alvito Pty Ltd atf* Tony Stampala trust (non-compliant)
2. Cleanaway Pty Ltd
3. D & M Waste Management
4. Kelair Holdings Pty Ltd t/a Instant Waste Management
5. Western Maze t/a WA Recycling service

Section 2 Disposal of the City's Hardwaste and Greenwaste from the Residential Bulk Rubbish Collection

1. Alvito Pty Ltd atf Tony Stampala trust (non-compliant)
2. Cleanaway Pty Ltd
3. Kelair Holdings Pty Ltd t/a Instant Waste
4. West Tip Waste Control Pty Ltd

Tenderers were requested to submit evidence of their organisation's ability to undertake the work based on each section's selection criteria including tender price. Tenderers were invited to tender for either one section or both sections and separate contracts was also to be awarded for section 2- Disposal of the City's hardwaste and/or greenwaste collection.

***aft – as trustee for finance.**

Discussion

The tender was independently evaluated by three City Officers in accordance with the qualitative criteria specified in the tender documentation.

A final tender evaluation scoring details of each tender is presented in Confidential Attachments 1 and 2.

The results of the three (3) assessor's scores was then averaged to obtain a single score of which then was given a percentage based on the weighting stated in the tender document. These criteria were evaluated using predetermined weightings in a spreadsheet program to give each tender an overall score out of 100.

Evaluation

Section 1 Collection and Transportation of Residential Bulk Waste (hardwaste, greenwaste, e-waste and mattresses)

All complying tender submissions were considered suitable to carry out the collection contract requirement. The resulting scores of the four (4) tenders received were;

- Cleanaway Pty Ltd 81.69%
- D & M waste management 77.40%
- Kelair Holdings Pty Ltd t/a Instant Waste Management 49.96%
- Western Maze t/a WA Recycling service 76%

Note - Alvito Pty Ltd atf Tony Stampala trust submitted a non-compliant tender and was excluded from the tender evaluation.

Cleanaway demonstrated the ability to perform all aspects of the contract to a high standard. The evaluation team was particularly impressed by their large fleet and resource capabilities, along with an assurance of cutting the collection time in half to a period of four weeks. Their history of holding contracts with other councils for long periods of time demonstrates the ability to provide a consistently high level of service.

Section 2 Disposal of the City's Hardwaste and Greenwaste from the Residential Bulk Rubbish Collection

Under this tender section, the City is seeking to appoint a successful waste management facility to dispose of the City's hardwaste and greenwaste in a cost effective and environmentally responsible manner.

All tender submissions were considered suitable to carry out the disposal contract requirements. The service assessment demonstrates three tenderers, Cleanaway Pty Ltd, Kelair Holdings Pty Ltd t/a Instant Waste and West Tip Waste Control are clearly well placed to complete the tender contract service proposing resource recovery rates ranging between 45%-85%. The resulting scores of the three tenderers received were;

- Cleanaway Pty Ltd 74.33%
- Kelair Holdings Pty Ltd t/a Instant Waste 76%
- West Tip Waste Control Pty Ltd 85.28%

The facilities at West Tip Waste Control provide the opportunity to achieve a high level of waste recycling, with demonstrated levels consistently up to 90%. The facility has excess capacity to receive all of the City's waste from verge collections and scored highest by some margin in the evaluation.

Only one tender submission was offered for the disposal of greenwaste services by Cleanaway Pty Ltd. Value for money has been demonstrated as the quoted price is lower than the previous contract.

Conclusion

The City's Waste management service is in a strong position, and continues to make savings for the City's ratepayers by achieving cost effective outcomes. The tender process for the City of Nedlands' Bulk collection and Disposal services has achieved an outcomes providing positive economic, environmental and social benefits. The projected savings are approximately \$65,000 (exclusive of GST) annually with approximately 85% landfill diversion (785 tonnes per year) from the hardwaste stream. There will also be a reduction in collection times from an eight (8) week to a four (4) week period.

Therefore administration recommends that Council:

1. agrees to award RFT 2015/16.08 collection and transportation of Residential bulk waste (hardwaste, e-waste and mattresses) to Cleanaway Pty Ltd;
2. agrees to award RFT 2015/16.08 disposal of the City's greenwaste from the Residential Bulk rubbish collection to Cleanaway Pty Ltd;
3. agrees to award RFT 2015/16.08 disposal of the City's hardwaste from the Residential Bulk rubbish collection to Waste Tip Waste Control Pty Ltd; and
4. authorises the Chief Executive Officer to Sign the acceptance of offers

Attachments

1. Collection (Section 1): Final Tender Evaluation Scoring and Financial Analysis (Not to be published)
2. Disposal (Section 2) : Final Tender Evaluation Scoring and Financial Analysis (Not to be published)