

AGENDA.

Special Council Meeting

25 October 2017

Notice of Meeting

Mayor and Councillors

The next Special Council Meeting of the City of South Perth Council will be held on Wednesday 25 October 2017 in the City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth commencing at 7.30pm.



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

20 October 2017

Our Guiding Values

Trust

Honesty and integrity

Respect

Acceptance and tolerance

Understanding

Caring and empathy

Teamwork

Leadership and commitment

Disclaimer

The City of South Perth disclaims any liability for any loss arising from any person or body relying on any statement, discussion, recommendation or decision made during this meeting.

Where an application for an approval, a licence or the like is discussed or determined during this meeting, the City warns that neither the applicant, nor any other person or body, should rely upon that discussion or determination until written notice of either an approval and the conditions which relate to it, or the refusal of the application has been issued by the City.

Further Information

The following information is available on the City's website.

- **Council Meeting Schedule**

Ordinary Council Meetings are held at 7.00pm in the Council Chamber at the South Perth Civic Centre on the fourth Tuesday of every month between February and November. Members of the public are encouraged to attend open meetings.

- **Minutes and Agendas**

As part of our commitment to transparent decision making, the City makes documents relating to meetings of Council and its Committees available to the public.

- **Meet Your Council**

The City of South Perth covers an area of around 19.9km² divided into four wards. Each ward is represented by two Councillors, presided over by a popularly elected Mayor. Councillor profiles provide contact details for each Elected Member.

www.southperth.wa.gov.au/Our-Council/

Contents

| | | |
|------------|---------------------------------------------------------------------------------------------------------|-----------|
| 1. | DECLARATION OF OPENING | 4 |
| 2. | ANNOUNCEMENTS FROM THE PRESIDING MEMBER | 4 |
| 2.1 | STANDING ORDERS LOCAL LAW 2007 | 4 |
| 2.2 | AUDIO RECORDING OF THE COUNCIL MEETING | 4 |
| 3. | ATTENDANCE | 4 |
| 3.1 | APOLOGIES | 4 |
| 3.2 | APPROVED LEAVE OF ABSENCE | 4 |
| 4. | DECLARATION OF INTERESTS | 4 |
| 5. | PUBLIC QUESTION TIME | 4 |
| 6. | DEPUTATIONS | 4 |
| 7. | REPORTS | 5 |
| 7.3 | STRATEGIC DIRECTION 3: HOUSING AND LAND USES | 5 |
| 7.3.1 | Proposed 82 Aged and Dependant Persons' Dwellings with Cafe and Community Room. Southcare Site, Manning | 5 |
| 7.4 | STRATEGIC DIRECTION 4: PLACES | 7 |
| 7.4.1 | Tender 14/2017 "Provision of Golf Course Management Services for the Collier Park Golf Course" | 7 |
| 8. | MEETING CLOSED TO THE PUBLIC | 11 |
| 9. | CLOSURE | 11 |

Special Council Meeting - Agenda

1. DECLARATION OF OPENING

2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

2.1 STANDING ORDERS LOCAL LAW 2007

This meeting is held in accordance with the City's Standing Orders Local Law 2007 which provides rules and guidelines that apply to the conduct of Council meetings.

2.2 AUDIO RECORDING OF THE COUNCIL MEETING

This meeting will be audio recorded in accordance with Council Policy P673 'Audio Recording of Council Meetings' and Clause 6.15 of the Standing Orders Local Law 2007 'Recording of Proceedings'.

3. ATTENDANCE

3.1 APOLOGIES

3.2 APPROVED LEAVE OF ABSENCE

4. DECLARATION OF INTERESTS

Conflicts of Interest are dealt with in the Local Government Act, Rules of Conduct Regulations and the Administration Regulations as well as the City's Code of Conduct 2008. Members must declare to the Presiding Member any potential conflict of interest they have in a matter on the Council Agenda.

5. PUBLIC QUESTION TIME

6. DEPUTATIONS

7. REPORTS

7.3 STRATEGIC DIRECTION 3: HOUSING AND LAND USES

7.3.1 Proposed 82 Aged and Dependant Persons' Dwellings with Cafe and Community Room. Southcare Site, Manning

| | |
|-----------------------|-------------------------------------------------------------------|
| Location: | Southcare Site (Bickley Crescent), Manning. |
| Ward: | Manning Ward |
| Applicant: | Mackay Urban Design |
| File Reference: | D-17-88742 |
| DA Lodgement Date: | 24 July 2017 |
| Meeting Date: | 25 October 2017 |
| Author(s): | Matthew Andrews, Statutory Planning Officer |
| Reporting Officer(s): | Stevan Rodic, Acting Director Development & Community Services |
| Strategic Direction: | Environment (built and natural): Sustainable urban neighbourhoods |
| Council Strategy: | 3.2 Sustainable Built Form |

Summary

The Responsible Authority Report (RAR) for 82 Aged and Dependent Person' Dwellings with Ancillary Cafe and Community Room within a 4-storey building located at Lot 10 (19) Pether Road, Strata Lot 2 of Lot 340 (17) Pether Road, Lots 342 (53) Bickley Crescent, 11 (51A) Bickley Crescent, 12 (51) Bickley Crescent, Strata Lot 1 of Lot 340 (49) Bickley Crescent, Manning, is attached for Council to consider, prior to determination by the Metro Central Joint Development Assessment Panel (Metro Central JDAP).

Officer Recommendation

That Council notes the Responsible Authority Report (RAR) prepared for the Metro Central Joint Development Assessment Panel (Metro Central JDAP) regarding the proposed development of 82 Aged and Dependent Person' Dwellings with Ancillary Cafe and Community Room within a 4-storey building located at Lot 10 (19) Pether Road, Strata Lot 2 of Lot 340 (17) Pether Road, Lots 342 (53) Bickley Crescent, 11 (51A) Bickley Crescent, 12 (51) Bickley Crescent, Strata Lot 1 of Lot 340 (49) Bickley Crescent, Manning.

Comment

As requested by Council, the RAR is provided for Council to consider. The Metro Central JDAP meeting is scheduled to be held on Wednesday 31 October 2017 in the South Perth Council Chambers, starting at 10.00am.

Policy and Legislative Implications

Comments are provided in the RAR in relation to Scheme and Policy requirements.

Financial Implications

Nil

7.3.1 Proposed 82 Aged and Dependant Persons' Dwellings with Cafe and Community Room. Southcare Site, Manning

Strategic Implications

This matter relates to Strategic Direction 3 “Housing and Land Uses” identified within Council’s Strategic Plan 2015-2025 which is expressed in the following terms: *Accommodate the needs of a diverse and growing population.*

Attachments

- 7.3.1 (a): Responsible Authority Report
- 7.3.1 (b): Attachment 1 - Development Application Report
- 7.3.1 (c): Attachment 2 - Development Plans and Elevations
- 7.3.1 (d): Attachment 3 - Building Height and Setback Diagrams
- 7.3.1 (e): Attachment 4 - Traffic and Access Report
- 7.3.1 (f): Attachment 5 - Parking Needs Study
- 7.3.1 (g): Attachment 6 - Impact Assessment Report
- 7.3.1 (h): Attachment 7 - Neighbour Submissions Summary
- 7.3.1 (i): Attachment 8 - External Agency Comments
- 7.3.1 (j): Attachment 9 - Internal Agency Comments

7.4 STRATEGIC DIRECTION 4: PLACES

7.4.1 Tender 14/2017 "Provision of Golf Course Management Services for the Collier Park Golf Course"

| | |
|-----------------------|-------------------------------------------------------------|
| Location: | Collier Park Golf Course |
| Ward: | All |
| Applicant: | City of South Perth |
| File Reference: | D-17-81928 |
| Meeting Date: | 25/10/2017 12:00:00 AM |
| Author(s): | Paul Baines, Acting Procurement Coordinator |
| Reporting Officer(s): | Mark Taylor, Director Infrastructure Services |
| Strategic Direction: | Community: A diverse, connected, safe and engaged community |
| Council Strategy: | 1.2 Community Infrastructure |

Summary

This report considers submissions received from the advertising of Tender 14/2017 for the "Provision of Golf Course Management Services for the Collier Park Golf Course".

This report will outline the assessment process used during evaluation of the tenders received and recommend approval of the tender that provides the best value for money and level of service to the City.

Officer Recommendation

That:

- (a) the Council approves the tender submitted by Clublinks Management for the "Provision of Golf Course Management Services for the Collier Park Golf Course" in accordance with Tender Number 14/2017 for the period of supply up to five years inclusive; and
- (b) the resolved tender price be included in the Minutes of this meeting.

Background

In 2009 a Master-plan for the Collier Park Golf Course was adopted by Council. The Master-plan set the priority direction towards maintaining and improving the three nine hole courses (Island, Lake and Pines) in terms of playability, landscaping and irrigation upgrades. Included in this was the completion of a report by a professional golfer, (Terry Gale), which recommended a series of improvements to each of the holes of the entire course.

The 'Island Nine' was the first to be upgraded in 2011. This included the development of an irrigation lake and new pump station to service the entire golf course. Since that time, work on the golf course has included irrigation mainline upgrades to the Pines course.

During this time, the City has also been considering the longer term direction of the lease on the Course. The current lease covers the management of buildings at the

Course. In addition, there exists a Controllers Agreement, which covers the management of the Course by the Lessee. Rosetta Holdings Pty Ltd has held the lease since the Course first opened in 1984. That lease has been extended and renewed with Rosetta Holdings since.

In line with the City's desire to continue to improve the quality of the golf course for patrons and importantly, the financial return to the City, a review of Course operations was considered timely. To that end, the City has engaged a golf business consultancy (WellPlayed) to assist with this task.

The consultant's brief was essentially to research trends in golf around Australia, and the performance of Collier Park Golf Course in that context, in order to put the Lease of Buildings and Controllers Agreement out to tender.

In order to complete this task the consultant needed to better understand Collier Park. The brief therefore included the following 'Performance Snapshot' information:

- Review the City's strategic framework in which Collier Park operates
- Clarify the City's mission and vision for Collier Park
- Develop a 'profile' for Collier Park
- Review the performance of Collier Park
- Develop a performance value for identified KPIs
- Review the financial performance (10+ year analysis).

The benefits of undertaking the Performance Snapshot included:

- Providing the City and consultant with a detailed understanding of the current position and performance of Collier Park.
- Identifying opportunities for service performance improvements:
 - Services offered
 - Overall facility performance
 - Financial performance and contribution to the City.
- Creating the relevant content, including a revised Lease of Buildings and Controllers Agreement, for Tender documentation.

The outcome of the assessment was as follows:

- Seek, via the market, a new improved Lease of Buildings and Controllers Agreement for five years, to enable more detailed planning to occur.
- During the next five years undertake the following work to prepare for redevelopment of facilities:
 - Consider the development of new Concept Plan to respond to challenges and opportunities to create a contemporary golf facility;
 - Develop a comprehensive design plan for the facilities –including arrival, car-parking, golf building, precinct and any new facilities and experiences as identified;
 - Build-on and align with the Course Masterplan.

A presentation of the findings was made to Councillors at a Concept Briefing in July. The outcome of the briefing was agreement to go to the market for tender.

A Request for Tender (RFT) 14/2017 for the '*Provision of Golf Course Management Services for the Collier Park Golf Course*' was advertised in The West Australian and

Australian newspapers on 12 August 2017 and closed at 2:00pm on 12 September, 2017. Tenders were invited as a *Lump Sum Contract*.

The contract is for the period of five years effective from 28 January 2018.

Comment

At the close of the tender advertising period four submissions had been received and these are tabled below:

TABLE A - Tender Submissions

| |
|----------------------|
| Tender Submissions |
| Belgravia Leisure |
| Clublinks Management |
| Golf Oracle |
| Rosetta Holdings |

The Tenders were reviewed by an Evaluation Panel and assessed according to the qualitative criteria detailed in the RFT, as per Table B below.

TABLE B - Qualitative Criteria

| Qualitative Criteria | Weighting % |
|-----------------------------------------------|-------------|
| 1. Demonstrated Relevant Experience | 25% |
| 2. Organisational Structure and Key Personnel | 10% |
| 3. Sustainable Management and Experience | 5% |
| 4. Service Transition and Delivery Plans | 30% |
| 5. Price | 30% |
| Total | 100% |

In response to queries raised by several Councillors about the assessment process followed in Tender 14/2017, the City withdrew this report from the October Ordinary Council meeting, to enable time to carry out a thorough review of the process. To assist this task, the City engaged:

- The WA Local Government Association (WALGA) to undertake a Procurement Process Review;
- Jackson McDonald Lawyers to provide advice concerning aspects of the evaluation and Council's acceptance of tenders under this RFT.

The subsequent WALGA report and Jackson McDonald advice appear in an updated Evaluation Panel Member's Report - **Confidential Attachment (a)**, along with other information about the tender assessment process.

Based on the assessment of all submissions received for Tender 14/2017 'Provision of Golf Course Management Services for the Collier Park Golf Course', and the process and legal reviews provided by WALGA and Jackson McDonald it is recommended that the tender submission from Clublinks Management Pty Ltd be approved by Council.

Consultation

Public tenders were invited in accordance with the *Local Government Act 1995*.

A Concept Briefing of Councillors about proposed future directions for the Collier Park Golf Course was held on 17 July, 2017

Advice was sought from the WA Local Government Association (WALGA) and Jackson McDonald lawyers about the evaluation process.

Policy and Legislative Implications

Section 3.57 of the *Local Government Act* (as amended) requires a local government to call tenders when the expected value is likely to exceed \$150,000. Part 4 of the Local Government (Functions and General) Regulations 1996 sets regulations on how tenders must be called and accepted.

The following Council Policies also apply:

- Policy P605 - *Purchasing and Invoice Approval*
- Policy P607 - *Tenders and Expressions of Interest*

Delegation DM607 *Acceptance of Tenders* provides the Chief Executive Officer with delegated authority to accept tenders to a maximum value of \$250,000 (exclusive of GST).

The general Conditions of Contract forming part of the Tender Documents states among other things that:

- *The City is not bound to accept the lowest or any tender and may reject any or all Tenders submitted;*
- *Tenders may be accepted, for all or part of the Requirements and may be accepted by the City either wholly or in part. The requirements stated in this document are not guaranteed; and*
- *The Tender will be accepted to a sole or panel of Tenderer(s) who best demonstrates the ability to provide quality services at a competitive price which will be deemed to be most advantageous to the City.*

Financial Implications

The full cost of the works is reflected in the 2017/2018 budget and the City's Long Term Financial Plan.

Strategic Implications

The report is consistent with the [City's Strategic Community Plan 2015-2025](#).

Attachments

7.4.1 (a): RFT Evaluation Panel Member's Report (*Confidential*)

8. MEETING CLOSED TO THE PUBLIC

9. CLOSURE