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**ORDINARY COUNCIL MEETING**

**MINUTES OF PROCEEDINGS OF THE ORDINARY MEETING OF THE  
TOWNSVILLE CITY COUNCIL HELD AT THE COUNCIL CHAMBERS, 103 WALKER  
STREET ON TUESDAY 24 JANUARY 2012 COMMENCING AT 9.00AM**

**PRESENT:** The Mayor, Councillor L Tyrell, Chair  
Councillor T Roberts  
Councillor D Crisafulli  
Councillor D Last  
Councillor A Parsons  
Councillor R Gartrell  
Councillor J Lane  
Councillor S Blom  
Councillor N Marr  
Councillor V Veitch  
Councillor J Hill  
Councillor D Bell

The meeting was opened with prayer delivered by Father Dave Lancini of the Catholic Church.

**APOLOGIES and LEAVE OF ABSENCE**

**It was moved by Councillor D Last, seconded by Councillor D Bell:**

"that the apology from Councillor B Hewett be received and that for the purposes of section 162(1)(e) of the *Local Government Act 2009*, Councillor B Hewett be granted leave of absence from this meeting."

**CARRIED**

**CONFIRMATION of MINUTES:**

**It was moved by Councillor V Veitch, seconded by Councillor A Parsons:**

"that the Minutes of the Ordinary Meeting held on 15 December 2011 be confirmed."

**CARRIED**

**DECLARATIONS of MATERIAL PERSONAL INTEREST and CONFLICTS OF INTEREST**

1. The Mayor, Councillor L Tyrell declared a perceived conflict of interest on behalf of himself and Councillors A Parsons, V Veitch, J Lane, N Marr, S Blom, D Bell, D Last, R Gartrell and D Crisafulli in regards to item 9, as Brazier Motti donated to the Team Tyrell election campaign.

**PETITIONS**

1. **Councillor R Gartrell - Petition - Request to include 3 Purves Street in the 'Purves Street Character Precinct' as described on Townsville City Council's web page**

Councillor R Gartrell tabled a petition from the homeowners of Purves Street requesting council to include 3 Purves Street in the 'Purves Street Character Precinct' as described on Townsville City Council's web page.

The petition was referred to the Planning and Development Division for consideration.

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**CORPORATE SERVICES**

**1 Finance - Budget Variance Report for whole of council for December 2011**

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Authorised by >> Acting Director Corporate Services  
Date >> 17 January 2012

**Executive Summary >>**

On behalf of the Chief Executive Officer, the Executive Manager Finance presented and discussed the Budget Variance Report for the whole of council for December 2011, pursuant to section 152 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

The Executive Manager circulated separately to the Agenda the Budget Variance Report for the whole of council for December 2011.

**Officer's Recommendation >>**

That council note the financial report for December 2011 and budget variance explanations presented by the Executive Manager Finance, pursuant to section 152 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

**Council Decision >>**

**Council received and noted the report.**

**2 Corporate Governance - Audit Committee Minutes - 13 December 2011**

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Authorised by >> Director Corporate Services  
Date >> 10 January 2012

**Executive Summary >>**

The Minutes of the Audit Committee meeting held on 13 December 2011 are attached to the agenda item.

**Officer's Recommendation >>**

That council receive the minutes of the Audit Committee meeting held on 13 December 2011.

**Council Decision >>**

**Council received and noted the report.**

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**INFRASTRUCTURE SERVICES**

**3 Construction and Maintenance - Jezzine Barracks Delegated Power for Professional Service Providers**

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Authorised by >> Director Infrastructure Services  
Date >> 9 January 2012

**Executive Summary >>**

A request for delegated authority from the Townsville City Council to be granted to the Chief Executive Officer for various professional service providers for construction phase services during the redevelopment of Jezzine Barracks.

The redevelopment of the Jezzine Barracks site is a project jointly funded and supported by the Commonwealth Government, Townsville City Council and the State of Queensland.

The contract negotiation of various professional service providers is expected to occur between the months of February 2012 to April 2012, which falls during the Townsville City Council caretaker period.

To progress with the project and reduce further delays, Townsville City Council's consideration of this request is sought in order to meet the milestones set for this project.

**Officer's Recommendation >>**

That council delegate power under the *Local Government Act 2009* Section 257 (1) to the Chief Executive Officer, for the duration of the 'caretaker period', to enter into contracts with various professional service providers for construction phase services during the redevelopment of Jezzine Barracks.

**It was moved by Councillor V Veitch, seconded by Councillor J Lane:**

**“that the Officer’s Recommendation be adopted.”**

**CARRIED**

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**PLANNING AND DEVELOPMENT**

- 4 Administrative Governance Unit: New appeal lodged by Dexus Wholesale Property Ltd -v- TCC and Stockland Development Pty Ltd, Planning and Environment Court Appeal No. 4580/11, AP11/0018, 15-63 Main Street, Burdell**

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Authorised by >> Director Planning and Development  
Date >> 30 November 2011

**Executive Summary >>**

A Notice of Appeal was filed by Dexus Wholesale Property Limited in the Planning and Environment Court in Brisbane on 14 November 2011 against council's decision to approve Stockland's development application seeking a development permit for material change of use for extension to an existing shopping centre and commercial premises with respect to land located at 15 - 63 Main Street, Burdell.

**Officer's Recommendation >>**

That council resolve to:

1. defend the Planning and Environment Court Appeal No. 4580/11; and
2. delegate authority to the Chief Executive Officer to settle the Planning and Environment Court Appeal, out of court, in the event that a mutually acceptable settlement emerges relating to the above matter.

**It was moved by Councillor D Last, seconded by Councillor V Veitch:**

**“that the Officer’s Recommendation to items 4, 5 and 6 be adopted.”**

**CARRIED**

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**5 Administrative Governance Unit: New appeal lodged by Bushland Grove Pty Ltd t/a Mt Low Developments -v- TCC and Stockland Development Pty Ltd, Planning and Environment Court Appeal No. D624/11, AP11/0019, 15-63 Main Street, Burdell**

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Authorised by >> Director Planning and Development  
Date >> 7 December 2011

**Executive Summary >>**

A Notice of Appeal was filed by Bushland Grove Pty Ltd t/a Mt Low Developments in the Planning and Environment Court in Townsville on 15 November 2011 against council's decision to approve Stockland's development application seeking a development permit for material change of use for extension to an existing shopping centre and commercial premises with respect to land located at 15 - 63 Main Street, Burdell.

**Officer's Recommendation >>**

That council resolve to:

1. defend the Planning and Environment Court Appeal No. D624/11; and
2. delegate authority to the Chief Executive Officer to settle the Planning and Environment Court Appeal, out of court, in the event that a mutually acceptable settlement emerges relating to the above matter.

**The Officer's Recommendation was adopted. Refer Item 4.**

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**6 Administrative Governance Unit: New appeal lodged by Pearlbrim Pty Ltd - v- TCC and Stockland Development Pty Ltd, Planning and Environment Court Appeal No. D242/11, AP11/0020, 15-63 Main Street, Burdell**

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Authorised by >> Director Planning and Development  
Date >> 18 January 2012

**Executive Summary >>**

A Notice of Appeal was filed by Pearlbrim Pty Ltd in the Planning and Environment Court in Maroochydore on 17 November 2011 against council's decision to approve Stockland's development application seeking a development permit for material change of use for extension to an existing shopping centre and commercial premises with respect to land located at 15 - 63 Main Street, Burdell.

**Officer's Recommendation >>**

That council resolve to:-

1. defend the Planning and Environment Court Appeal No. D242/11; and
2. delegate authority to the Chief Executive Officer to settle the Planning and Environment Court Appeal, out of court, in the event that a mutually acceptable settlement emerges relating to the above matter.

**The Officer's Recommendation was adopted. Refer Item 4.**

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**7 City Plan Unit - Prepare a Temporary Local Planning Instrument for the Townsville City Plan 2005 - Monsoons Bar and Grill**

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Authorised by >> Director Planning and Development  
Date >> 6 January 2012

**Executive Summary >>**

Council has developed a Temporary Local Planning Instrument (TLPI) over the subject sites, more formally described as Lot 788 on EP 2360 (previously Lots 4, 5 and 6 on T118110) and Lot 648 on EP 1980 at 194 - 202 Flinders Street, Townsville. The subject sites currently operate as the Monsoons Bar and Grill establishment. The reasoning for the development of the TLPI is that the subject sites presently sit outside the City Plan 2005, and therefore are not subject to any of the requirements of the planning scheme.

Once the TLPI is adopted, it will be effective for a period of 12 months. The TLPI will enable council to undertake an assessment of future applications over the subject sites as per the relevant requirements as identified in the City Plan 2005.

**Officer's Recommendation >>**

That council resolve to:

1. prepare a proposed Temporary Local Planning Instrument for the *Townsville City Plan 2005*, as set out in Attachment 1 of the agenda item;
2. write to the Minister requesting authorisation for council to adopt the proposed Temporary Local Planning Instrument; and
3. subject to receiving only administrative advice from the Minister's consideration, council resolve to adopt the proposed Temporary Local Planning Instrument and authorise the Chief Executive Officer to finalise administrative matters to complete the Temporary Local Planning Instrument for implementation.

**It was moved by Councillor V Veitch, seconded by Councillor D Bell:**

**“that the Officer’s Recommendation be adopted.”**

**CARRIED**



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**8 PAU - Request for Amended Adopted Infrastructure Charges Notice for Extension to Vehicle Sales and Proposed Tyre Outlet at 124-154 Duckworth Street, Garbutt Application No: MC11/0012.01 Assessment No: 1038021**

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Authorised by >> Director Planning and Development  
Date >> 13 December 2011

**Executive Summary >>**

A Request for Amended Adopted Infrastructure Charges Notice for Extension to Vehicle Sales and Proposed Tyre Outlet on Lot 5 and 6 SP 122659, Lot 1 RP 746547 and Lot 1 RP 818152 situated at 124-154 Duckworth Street, Garbutt has been received from owner: Mike Carney Motors - applicant: Bob Page Drafting MC11/0012.01 1038021 and has been recommended for approval.

**Officer's Recommendation >>**

That council approve the Request for Amended Adopted Infrastructure Charges Notice for Extension to Vehicle Sales and Proposed Tyre Outlet on Lot 5 and 6 SP 122659, Lot 1 RP 746547 and Lot 1 RP 818152 situated at 124-154 Duckworth Street, Garbutt.

**It was moved by Councillor A Parsons, seconded by Councillor T Roberts:**

**“that the Officer’s Recommendation be adopted.”**

**CARRIED**

In accordance with section 173 of the *Local Government Act 2009*, the Mayor, Councillor L Tyrell declared a perceived conflict of interest in regards to item 9.

- (a) ***the name of the Councillors who have the perceived conflict of interest:***  
The Mayor, Councillor L Tyrell declared the perceived conflict of interest on behalf of himself and Councillors A Parsons, V Veitch, J Lane, N Marr, S Blom, D Bell, D Last, R Gartrell and Councillor D Crisafulli in regards to item 9.
- (b) ***the nature of the conflict of interest as described by the Councillors:***  
Brazier Motti donated to the (Team Tyrell) Election campaign.
- (c) ***how the Councillors dealt with the perceived conflict of interest:***  
The Councillors dealt with the conflict by disclosing the perceived conflict of interest and proposing to exclude themselves from the meeting throughout consideration of item 9, but noted that this would leave the meeting without a quorum and therefore in reliance upon Section 173(6) of the *Local Government Act 2009*, remained in the meeting and participated in the discussion about and voting upon the item.
- (d) ***if the Councillors voted on the issue – how the Councillors voted:***  
The Councillors voted as per the recommendation.
- (e) ***how the majority of persons who were entitled to vote at the meeting voted on the matter.***  
The majority of persons entitled to vote at the meeting voted as per the recommendation.

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**9 PAU - Preliminary Approval for a MCU (Pursuant to S242 of SPA) to Override the Thuringowa Planning Scheme to Allow Development in accordance with the Traditional Residential Planning Sub-Area at 86A Geaney Lane, Deeragun MI11/0050 11618001**

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Authorised by >> Director Planning and Development  
Date >> 12 January 2012

**Executive Summary >>**

This application seeks Preliminary Approval for a Material Change of Use pursuant to section 242 of the *Sustainable Planning Act 2009* (SPA). The subject land relates directly to Lot 1 on RP 740743 and can be described as 86A Geaney Lane, Deeragun.

More specifically, approval is sought to vary the effects of the local government instrument (Thuringowa Planning Scheme) in order to re-designate a land parcel from Rural 400 to Traditional Residential. The surrounding land has been the subject of a previous development approval (MI09/0005) for the master planned residential community of Brendale West Estate. It is envisaged that this land parcel will be incorporated within this development.

Given the incompatibility of the subject land with the intent of the surrounding master planned community, it is recommended that the application be approved.

**Officer's Recommendation >>**

That council approve this application for Preliminary Approval for Material Change of Use pursuant to s242 of the *Sustainable Planning Act 2009* (SPA) to vary the effect of the Thuringowa Planning Scheme to allow development in accordance with the Traditional Residential Planning Sub-area, subject to the following reasonable and relevant conditions:

**1. Site Layout**

- a) The proposed development must generally comply with drawing(s) as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.

DRAWING NAME	DRAWING No.	STAMP DATE
Structure Plan	06092/099A	08 Sept 2011

- b) The proposed development must comply with all conditions of this approval prior to commencement of the use.
- c) The proposed development must comply with all Planning Scheme requirements as applying at the date of this application, except as otherwise specified by any condition of this approval.

## **2. Future Development**

Future development on the land and the level of assessment for development of the subject land is in accordance with the Assessment Schedule and associated provisions for the Traditional Residential Sub-area of the City of Thuringowa Planning Scheme.

## **3. Landscape and Open Space**

A detailed landscape and open space concept plan for the overall residential development must be submitted and approved by council prior to approval of any subsequent reconfiguration and operational works application over the subject land showing connectivity to the landscape and open space concept plan for Brendale West.

## **4. Water and Sewer**

- a) The development must be serviced by reticulated water supply and sewerage systems in accordance with council's adopted policies and standards at the time of any subsequent development applications.
- b) The developer must carry out water supply and sewerage works external to the development to connect the development to council's existing networks.

## **5. Internal Road Network and Parking**

The internal road network will be subject to detailed design assessments in terms of the primary function of each type of road that influences driver behaviour, speeds, access, acoustic environment, traffic types, residential amenity and traffic volumes that are appropriate to that function as part of any subsequent development application over the subject land.

## **6. External Road Connections**

- a) The developer must pay Road Infrastructure Charges for any subsequent development applications in accordance with Council's Planning Scheme Policy or Priority Infrastructure Plan in place at the time of approval of any subsequent application.
- b) The developer must provide all road infrastructure required to connect the entire development with existing infrastructure, including roads and intersections except for any components that are the responsibility of Council under a Council Planning Scheme Policy or Priority Infrastructure Plan.

## **7. Pedestrian and Bicycle Network**

A pedestrian and bicycle network must be designed and constructed for the entire development (including external connections) for convenient and safe access for pedestrians and cyclists, which provides for an efficient network of footpaths and connectivity to the existing network and the proposed network for Brendale West. The overall pedestrian and bicycle network plan must be approved by Council prior to approval of any subsequent development application over the subject land.

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## 8. Stormwater Drainage

- a) Designs for stormwater drainage associated with the approved development must be in accordance with Council's adopted policies and standards at the time of any subsequent development application.
- b) All external catchments discharging on to the subject land must be accepted and accommodated within the development's stormwater drainage system. Future development of the external catchment (including urbanisation) must not be prejudiced by the advent of this development.
- c) The developer must complete an overall master drainage study for the subject land, which must also include an assessment of inflows from catchments other than the subject land. The study must be approved by Council prior to the approval of any subsequent development application over the subject land.
- d) The development and use/s must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining lands or roads owned by others.
- e) The developer must construct such work as is necessary to ensure that there is no concentration of, or increase in, levels, or increase in velocities of stormwater upstream of, adjacent to, and downstream of the subject land.
- f) The developer must construct all of the development's stormwater drainage system traversing the subject land such that all catchments, including external upstream catchments, are analysed as if they were in a fully developed state.
- g) The developer must prepare a flood study that must address, but not be limited to:
  - i) Determining the levels of Defined Flood Events to enable Council to determine the minimum fill levels and the minimum floor levels for habitable rooms in dwellings erected on the subject land as part of any subsequent development application.
  - ii) Demonstrate that the development does not increase amounts, velocities or water levels upstream adjacent to and/or downstream of the development.
  - iii) Demonstrate that there is sufficient detention on site to ensure that there are no increased flows into Saunders Creek and/or Stoney Creek.
- h) The flood study must be submitted to and be accepted by council, prior to the approval of any subsequent development applications over the subject land.

## 9. Stormwater Quality

The developer must provide a Stormwater Quality Management Plan (SQMP) in accordance with council's Coastal Dry Tropics Water Sensitive Urban Design Technical Design Guidelines that details the treatment system and any devices proposed within the total development prior to the approval of any subsequent development applications on the subject land. The quality of stormwater flows discharging from the site must meet the criteria of Council's policies and standards at the time of the application. The Plan and any proposed treatment systems and devices must allow for the whole catchment and not just the development area, unless the development is the whole catchment.

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## 10. Vegetation Disposal

All felled trees and waste vegetation on the site must be removed from site, unless an alternative method of disposal, such as wood chipping, is approved by Council. This material must be transported to the nearest approved waste disposal facility. Burning or burying of waste vegetation on site is not permitted.

<b>Concurrence Agency Conditions – Department of Local Government and Planning</b>
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Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of Local Government and Planning advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use.

**It was moved by Councillor D Last, seconded by Councillor V Veitch:**

**“that the Officer’s Recommendation be adopted.”**

**CARRIED**

## 10 Economic Development and Strategic Projects - Proposed Acquisition of Flinders Plaza Site

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Authorised by >> Director Planning and Development  
Date >> 13 January 2012

### **Executive Summary >>**

The ‘Flinders Plaza’ site is an amalgamated property holding located in Flinders Street between the intersections of Stokes and Stanley Streets. The site was originally planned for development as a single retail and entertainment complex. Following the receivership of its developer, Austexx Corporation Ltd, the amalgamated property holding was advertised for sale in late 2011.

Recent market updates from the site’s receivers and managers have advised that a separate portion of the holding – the old Dimmeys Arcade building - has been sold, with remaining portions of the holding potentially to be sold to different investors as separate lots.

The Chair of the Townsville CBD Taskforce subsequently has requested that council consider acquiring the remaining properties at the Flinders Plaza site as one unified holding, in preference to their possible future sale as separate lots.

This report analyses the risks and potential benefits to council in the proposed acquisition of the remainder of the Flinders Plaza site.

Council further considered the additional correspondence from the Chair of the CBD Taskforce tabled at the meeting by the Chief Executive Officer.

**Officer's Recommendation >>**

1. That council note the request from the Chair of CBD Task Force but decline to be involved in any purchase of property within the 'Flinders Plaza' holding because of the financial risks apparent.
2. That council continue to liaise with the vendor's agents and owners of the 'Flinders Plaza' holding with the intent of achieving a development outcome that is consistent with the long term vision for the Townsville CBD.

**It was moved by Councillor J Hill, seconded by Councillor V Veitch:**

- "1. That the documents tabled at the council meeting in respect to Flinders Plaza be deemed confidential and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the documents remain confidential unless council decides otherwise by resolution.**
- 2. That the Chief Executive Officer report to council on the benefits and risks to council of the alternative purchase proposal for Flinders Plaza as submitted by the Chair of the CBD Taskforce.**
- 3. That the vendor of Flinders Plaza be advised that council is considering its position in respect to the future of Flinders Plaza."**

**CARRIED**

**The Mayor, Councillor L Tyrell advised that additional information had come to hand regarding the Flinders Plaza matter and that such information needed to be considered in Closed Session due to its potential impact on Budget and contractual matters.**

**The council agreed to consider this item in Closed Session.**

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**COMMUNITY AND ENVIRONMENT**

**11 Community Services - Extension of No Standing / Tow Away Zone - Stokes Street to Stanley Street on Flinders Street**

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Authorised by >> Director Community and Environmental Services  
Date >> 17 January 2012

**Executive Summary >>**

To facilitate the ongoing operation and extension of Cotters Markets in Flinders Street, a No Standing/Tow Away Zone needs to be implemented between Stanley and Stokes Streets on Flinders Street every Sunday to enable the positioning of Cotters Markets stalls.

**Officer's Recommendation >>**

1. That council endorse the No Standing/Tow Away Zone for Flinders Street, between Stanley and Stokes Streets, between the hours of 3am and 3pm each and every Sunday commencing 5 February 2012.
2. That council not impose car parking fines but still apply impoundment fees for vehicles breaching the No Standing/Tow Away Zone regulations for the affected area.

**It was moved by Councillor J Lane, seconded by Councillor V Veitch:**

**“that the Officer’s Recommendation be adopted.”**

**CARRIED**

**CONFIDENTIAL ITEMS**

**It was moved by Councillor J Lane, seconded by Councillor N Marr:**

"that council RESOLVE to close the meeting in accordance with Sections 72(1)(c) and (e) of the *Local Government (Operations) Regulation 2010* which permits the meeting to be closed to the public for business relating to the following:

- (c) the local government’s budget (item 10); and
- (e) contracts proposed to be made by it (items 12 to 15)."

**CARRIED**

Council discussed the items.

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**It was moved by Councillor V Veitch, seconded by Councillor A Parsons:**

"that council RESOLVE to open the meeting."

**CARRIED**

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**12 Tender ACL6473 - Approved Contractor List for Supply and Installation of Irrigation Systems**

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Authorised by >> Director Community and Environment  
Date >> 12 January 2012

**Executive Summary >>**

Council issued Tender no. ACL 6473 on 12 November 2011 for an Approved Contractor List for the Supply and Installation of Irrigation Systems. The tender closed on 7 December 2011 and four submissions were received. Only the two highest ranked tenders will be placed on the list. The Approved Contractor List is for 12 months with an option for a further 12 months.

**Officer's Recommendation >>**

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award ACL 6473 - Supply and Installation of Irrigation Systems to the following tenderers:
  - Aquaflow (NQ) Pty Ltd
  - SNR Morgan

The contract for the Approved Contractor List is for 12 months with the option of a further 12 months. The price for this contract is on a quotation basis for each individual project.

**It was moved by Councillor V Veitch, seconded by Councillor D Last:**

**"that the Officer's Recommendation be adopted."**

**CARRIED**



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**13 Parks Services - Tender 6382 Parks and Open Space Management (POSM)**

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Authorised by >> Director Community and Environment  
Date >> 11 January 2012

**Executive Summary >>**

Council at its meeting of 14 October 2011 resolved to invite tender submissions for Tender T6382 Parks and Open Space Management from the three short listed respondents.

During the tender period, one respondent formally withdrew from the tender process. Two tender submissions were received by the tender closing date.

The Evaluation Panel has assessed the tender submissions in accordance with the Contracting Principles outlined in the *Local Government (Finance, Plans and Reporting) Regulation 2010*, and has determined a preferred respondent.

**Officer's Recommendation >>**

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council resolve to award Tender T6382 Parks and Open Space Management to Citywide Services Solutions Pty Ltd for a contract value of \$3,640,186.00 (excluding GST) for year 1 of the contract with an estimated contract value of \$11,251,452.00 (excluding GST) including escalation allowance for the three year contract period.
3. That the contract be extended for two periods each of 12 months subject to satisfactory performance of the contractor in the previous 12 month contract period and at council's discretion.
4. That a contingency sum of 15% of the annual contract value be allowed for non-scheduled works. The total contingency sum for the three year contract period including escalation allowance is estimated at \$1,687,718.00 (excl GST).

**It was moved by Councillor A Parsons, seconded by Councillor S Blom:**

**“that the Officer’s Recommendation be adopted.”**

**CARRIED**

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**14 Construction and Maintenance - Request for Tender T6472 Panel of Providers for Project Management Services**

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Authorised by >> Director Infrastructure Services  
Date >> 11 January 2012

**Executive Summary >>**

Townsville City Council (TCC) has a significant annual roads and drainage infrastructure construction and maintenance program to deliver and is also subjected to a number of natural disasters including floods, cyclones, and storm surge which results in a significant increase in required works.

This damage in conjunction with the annual roads construction and maintenance program, as well as potential damage from future natural disasters is beyond the capacity of council to complete in the timeframes required to meet customer levels of service. As a result council has decided to establish a Panel of Providers for Project Management Services to supplement its existing project delivery capacity in the Construction and Maintenance Department.

Council is seeking to appoint suitably qualified organisations with the necessary Project Management capacity and capability, to a Panel of Project Management Services (the *Panel*). As required, they will be engaged from the *Panel* to work with council as the *Project Manager*, which may include related support services to assist in delivering assigned roads infrastructure programs and projects.

Work on future projects will be assigned as required to members of the *Panel* based on their suitability, capacity and pricing for each commission. A specific project brief and response schedule will be developed for each project for a subsequent competitive response based on *Panel* tendered rates from a shortlist of organisations on the *Panel*.

**Officer's Recommendation >>**

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council note the following categories within the Panel of Providers for Project Management Services:

Category 1:	Project Managers and Program Managers
Category 2:	Civil Engineering Estimators
Category 3:	Site Quality Supervisors/Auditors
Category 4:	Project Schedulers
Category 5:	Project Administration/Support
Category 6:	Other project management related roles that the tenderer has the capacity to offer

3. That council award Tender T6472 - Panel of Providers for Project Management Services to the following tenderers:

<b>Tenderer Name</b>	<b>Categories</b>
NQ Project Eng	All categories
CGI	All categories
McGinley	All categories
Lonergan	All categories
THINC	All categories
PDM	All categories
McLean Solutions	All categories
Civil Project Services	All categories
Projectis	All categories
AECOM	All categories
Flinders Group	All categories
RCP	All categories
Flanagan	All categories
3B Projects	All categories
Project Support	Category 2 only
Qualitas	Category 2 only
Tracey Brunstrom	Category 4 only
UDP	Category 6 only
GHD	Category 6 only
Cardno	Category 6 only

4. That the tenderers be appointed for a period of 12 months with an option of a further two twelve month periods, subject to a formal review against the original assessment criteria at the end of each twelve month contract period.

**It was moved by Councillor D Last, seconded by Councillor D Bell:**

**“that the Officer’s Recommendation be adopted.”**

**CARRIED**

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**15 Wastewater Operations - Tender evaluation T6460 - Landscaping Maintenance - various Townsville Water sites**

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Authorised by >> Director Commercial Businesses  
Date >> 19 December 2011

**Executive Summary >>**

Tenders were invited by Townsville City Council (TCC) for the landscape maintenance of 105 sewerage pump stations, six wastewater treatments plants and 44 bulk water distribution sites (T6460). The contract is a three year schedule of rates contract with the option of a two year extension. Three responses to this tender were submitted. These responses were assessed on the following criteria:

Table 1 – Weighted Criteria

<b>Gradable Criteria</b>	<b>Points</b>
<b>Price</b> >> Aligned with scale of proposed task	60
<b>Non Cost Items</b> >> Ability to perform work, reputation and past performance	40

In addition to these criteria, contractors were required to meet the following non cost criteria:

- Commercial Operators under the *Agricultural Chemical Distributions Act*,
- ISO9000:2008 accreditation, a quality manual and proof of auditing,
- Public liability and workers compensation insurance.

A high percentage of the criteria were focussed on the non cost items to ensure that Townsville Water receive high quality work that is performed safely and with respect to the environment.

**Officer's Recommendation >>**

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (9) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council award the three year contract T6460 (with an option of two year extension) for landscaping maintenance of 105 sewerage pump stations, six wastewater treatments plants and 44 bulk water distribution sites to Ausfield Services, in accordance with their submitted tender for \$280,467.10 per annum (including GST).

**It was moved by Councillor D Last, seconded by Councillor T Roberts:**

**“that the Officer’s Recommendation be adopted.”**

**CARRIED**

There being no further items of business the Mayor, Councillor L Tyrell closed the meeting at 10.25am.

CONFIRMED this

day of

2012

MAYOR

CHIEF EXECUTIVE OFFICER