7.2.1 DEBATE AGENDA – CHIEF EXECUTIVE OFFICER

7.2.1.7 VALLEY ROAD ANGSTON RESEALING
B7907 18/47428

PURPOSE
Council has received correspondence the developers of the Angas Views land division which is included at the attachment.

This is a late report of a routine nature, but is of some urgency due to the need to reinstate Valley Road and the opportunity to undertake the work whilst other sealing is happening in the district thus lowering the cost of the work. Therefore Council will need to first consider if it will accept and debate the report, if it does not accept the report then a report will be put to the next ordinary meeting in August.

RECOMMENDATION 1
That Council having considered the requirements of the Local Government Act in terms of agenda notice consider the matter of 7.2.1.7 Valley Road Angaston Resealing urgent so as to achieve efficient and effective resealing of the road.

RECOMMENDATION 2
That Council having received and considered the request from the Lindner Group and noting a joint approach will improve the level of service for the section of Valley Road Angaston from the development to Neldner Avenue and return the road to full operating capacity quickly, approves a budget allocation of $25,000 on condition the Linder Group funds $12,500 to reseal an area of approximately 750 square metres with a 40mm thick asphaltic hotmix pavement wearing course and perform the works as part of works scheduled to be undertake for Springton in July and August 2018.

REPORT

Background
The Lindner Group has approval to develop approximately 55 allotments known as Angas Views. This requires the implementation of necessary infrastructure including reinstatement of Council assets.

Introduction
Works for Angas Views has been progressing recently however issues with rock have resulted in greater excavation on Valley Road than anticipated.

The reinstatement of the road to current standard would be with a two coat bituminous spray seal which cannot be applied in cool and wet conditions. Therefore the road would be reinstated with base material but could not be sealed until later in
the year most likely October – December. An asphaltic hotmix seal can be applied at any time and will restore the level of service. However the cost of such a seal is significantly more.

The estimate cost for the two coat bituminous spray seal is $10,000 and the asphaltic hotmix cost in the order of $25,000 but has a much longer life and would upgrade that section of road and return it to its service level up to three months earlier.

The developer has offered to pay additional funds to Council for us to undertake the work. Council is about to commence sealing in Springton and to “piggy back” on the back of this work would see an immediate return of the service level and ensure costs are minimised due to the contractors presence in the district. However this work is unbudgeted and other than the reinstatement requirements there is no foreseeable reseal work required on Valley Road based on the asset data.

Summary
The offer to upgrade a section of road, return the road to full capacity in a quick and efficient matter warrants the consideration of Council.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment - Correspondence from Lindner Group

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan
3.1 Develop and implement sound asset management which delivers sustainable services.

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS
Financial resources outlined in the body of the report. There are no specific or additional resource or risk matters. There will be sufficient operating position and uncommitted cash on current forecasts from the 2017/18 financial year to funds Councils position if Council support the request.

COMMUNITY CONSULTATION
The development application underwent public notice, the need for undertaking consultation on the reinstatement of the road is not required or considered necessary as it relates simply to restoring service levels.
10 July 2018

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council
43-51 Tanunda Road
NURIOOTPA SA 5355

Dear Martyn,

Re. Sealing of portion Valley Road, Angaston

As you will be well aware, we are currently finalising the civil construction for the first stage of the Angas Views Subdivision in Angaston.

As a result of large rock finds in trenches dug within the eastern portion of Valley Road for Stormwater & Sewer pipes a section of approximately 80m where Valley Road dog legs around the corner before the Neldner Ave intersection has become quite damaged & realistically in need of replacing.

Our obligation as the Developer extends to replacing 'like with like' when it comes to things like roads, and whilst we are fully prepared to remedy this section of Valley Road with a 2 coat seal the unfortunate timing of things means this would not be viable until the warmer months.

As an alternative, I believe that a hot mix surface could be laid at this time of year, but the much greater cost of this means that we believe a cost-sharing exercise may be in order. I would therefore ask that you consider accepting a 50:50 cost share with us for the upgrading of this section of road-way.

I understand that Council may have some other sealing works in the pipeline in nearby towns soon, so perhaps an arrangement whereby Council undertake the work and bill us for 50% of the cost might both meet our obligation, and deliver an upgraded road surface to the residents of Angaston.

I would welcome your thoughts on this proposal, and am available either by e-mail or telephone at your convenience for further discussion if required.

Kind regards

Robyn Rehn
Finance Manager