Ordinary Council Meeting – Late Item

Notice of Meeting | 29th June 2023

I respectfully advise that the ORDINARY COUNCIL MEETING will be held in the Council Chambers, 10 Jennaberring Road, Quairading, WA on 29th June 2023 commencing at 2.00pm

Public are able to attend this meeting.

Public questions may be submitted electronically to this meeting. Please click on the link for further information https://www.quairading.wa.gov.au/documents/1150/public-question-time-form

Alternatively, Questions may be asked in Person.

MEETING AGENDA ATTACHED

Nicole Gibbs
CHIEF EXECUTIVE OFFICER
Date: 23 June 2023

Disclaimer

Members of the public should note that in any discussion regarding any planning or other application that any statement or intimation of approval made by any member or officer of the Shire of Quairading during the course of any meeting is not intended to be and is not to be taken as notice of approval from the Shire of Quairading. No action should be taken on any item discussed at a Council meeting prior to written advice on the resolution of the Council being received.

CONTENTS

ITEM 14 MATTERS FOR CONSIDERATION – WORKS & SERVICES

14.4 Standpipe Upgrades

Responsible Officer	Nicole Gibbs, Chief Executive Officer
Reporting Officer	Ben Davies, Community Emergency Engagement Manager
Attachments	1. Standpipe Brochure
Voting Requirements	Simple Majority
Disclosure of Interest	Reporting Officer: Nil Responsible Officer: Nil

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OFFICER RECOMMENDATION

That Council provide for the purchase of one standpipe in the 2023/2024 budget.

IN BRIEF

There are currently instances of uncontrolled use of standpipes within the Shire of Quairading. Surrounding Shires are moving to the installation of digital standpipes to ensure resources are being used appropriately.

Attached is a standpipe brochure that outlines the operation and context. This system will need to be managed and maintained and there is an ongoing cost. The information is detailed within this report.

MATTER FOR CONSIDERATION

That Council consider providing for the purchase of one standpipe in the 2023/2024 budget.

BACKGROUND

The Problem: There is currently uncontrolled use of Standpipes within the shire of Quairading, by contractors and public industry. This has a financial impact, as it is unmetered and not secured. This causes a loss in revenue for the Shire as water usage is not metered or recorded.

The current standpipes are top fill, which causes some issues with filling service trucks and fire appliances.

The current standpipes use a 25mm infill pipe which makes filling slow, during emergencies, water might not always be readily available.

The Solution: The CESM is currently investigating the installation of digital metered standpipes. The new installation of digital standpipes will ensure the water usage is monitored and recorded. It will also add an additional function for top filling and additional couplings for side filling and hose filling applications.

With the new standpipe installation, it enables the installation of additional water tanks to store fire water tanks as an emergency water source.

Potential funding opportunities have not been found for the purchase and installation of a digital standpipe system for the Shire of Quairading, and the project would need to be fully funded by Council.

As it is a new system, the CESM recommends the purchasing and install of one standpipe initially to review suitability to purchase them for more rural standpipes.

The Shire of Cunderdin currently have two digital standpipe systems, one in Cunderdin (in Town), and one in Meckering (in Town), these standpipes work well and have cut down the Shires water bill as all used water is recorded and accounted for and then on charged to contractors or accounts.

STATUTORY ENVIRONMENT

Bush Fires Act 1954

Local Government Act 1995

POLICY IMPLICATIONS

Asset Management Policy

Bushfire Policies and Procedures

FINANCIAL IMPLICATIONS

Overhead Standpipe with Free Standing Couplings: $18,600

Installation: $1,900

Travel for Installer: $1,650

Swipe Cards: $800 for 50

Ongoing Costs

Annual Service Cost: $695

Monthly Cost per Standpipe: $48

ALIGNMENT WITH STRATEGIC PRIORITIES

1.5 **Community**: Support emergency services planning, risk mitigation, response and recovery

5.1 **Governance & Leadership**: Shire communication is consistent, engaging and responsive

5.2 **Governance & Leadership**: Forward planning and implementation of plans to determine Strategic Plan and service levels

5.3 **Governance & Leadership**: Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community

CONSULTATION

The CESM has been in consultation with surrounding Shire's after this project was requested from the Executive Manager, Works & Services for further investigation.

RISK MANAGEMENT PRIORITIES

This report addresses the following identified Strategic Risk Management Priorities:

Work health and safety legislation increases liability of Councillors and Executive (personal wealth and assets) in the management of Bushfire and Volunteer Fire and Rescue Services Brigades.

Non-compliance with work health and safety legislation increases the risk and potential liability to the public, staff and Councillors.

Natural disaster/s impact business continuity.

RISK ASSESSMENT

	Option 1
Financial	Medium *While the initial cost of installation is high, the new facilities will ensure water usage is properly captured by external contractors, ensuring the correct amount is on charged.*
Health	Medium *In the event of a fire or other natural disaster, the current facilities are very slow to fill appliances and other plant. The new system will be much more efficient.*
Reputation	Medium *Being able to quickly fill appliances will ensure a safer community in the event of a natural disaster. It will also stop any unauthorised access to standpipes.*
Operations	Low *The works department utilise the standpipe, the new standpipe will allow plant and machinery to be filled much quicker.*
Natural Environment	Medium *In the event of a fire, the natural environment will be better protected if appliances can be quickly filled.*

	Consequence				
Likelihood	Insignificant	Minor	Moderate	Major	Critical
Rare	LOW Accept the risk Routine management	LOW Accept the risk Routine management	LOW Accept the risk Routine management	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review
Unlikely	LOW Accept the risk Routine management	LOW Accept the risk Routine management	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review
Possible	LOW Accept the risk Routine management	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quartely senior management review	HIGH Quarterly senior management review
Likely	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review	HIGH Quarterly senior management review	EXTREME Monthly senior management review
Almost certain	MEDIUM Specific responsibility and treatment	MEDIUM Specific responsibility and treatment	HIGH Quarterly senior management review	EXTREME Monthly senior management review	EXTREME Monthly senior management review

COMMENT

Nil.


SMARTER
STANDPIPE
CONTROLLER
For use with Water Utility
supply lines or tanks
The Smarter Control
standpipe controller from
Industrial Automation
provides secure access
and data logging for
invoice purposes

Smarter Control Standpipe Controller

The standpipe controller has been designed to prevent water theft by individuals and/or organisations as a result of not entering the water consumption correctly or not at all. The controller can be used on the Water Utility distribution network or using water tanks.
The controller can also be used to charge different rates between types of users (say commercial users one rate and residents another rate)

The design is based on a standard swipe card design similar to that used in accessing buildings or via the standpipe app.

Each control system consists of five components:

- A stainless-steel enclosure with a processor, an indicator light and two push buttons enclosed with a free-standing frame
- A wireless router with antenna
- A solar panel with regulator and batteries (or mains powered)
- A water meter with pulse output
- A motorised valve

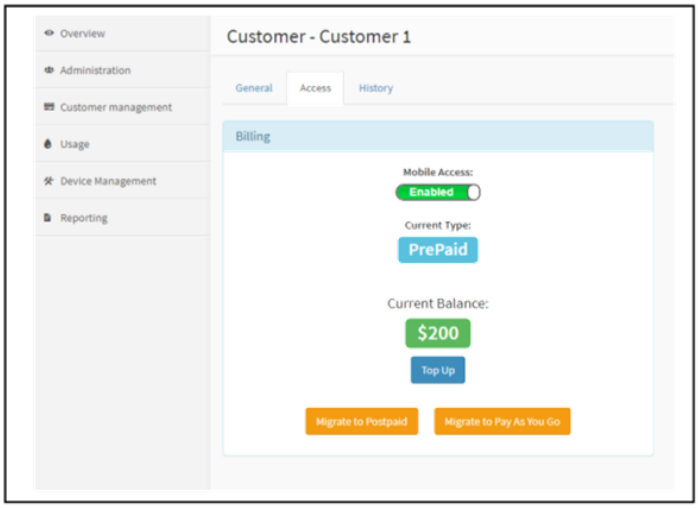
The water meter and motorised valve are installed within the yellow frame in the standpipe supply line after the existing water meter. The solar panel is installed higher up on the standpipe support structure complete with rotation options. Depending on the signal reception level, we either supply the antenna on the side of the frame or on top of the solar panel frame.
The controller is as standard, provided with two flanged fittings at the bottom of the frame for linking the water supply line and the standpipe (or camlock fittings).
It is also possible to provide the frame with camlock fittings on the front in which case the outlet flange is deleted.

Swipe cards are to be issued by the council to individuals and organisations who wish to use the standpipes within the council boundaries. Swipe cards will carry the council's logo and are available in lots of 100 from Industrial Automation. In addition, when using a smart phone, access can be provided via a recorded email address.

Payments

Various payment methods are available to provide access to the controller.

- Post payment will allow the provider to issue an invoice based on the recorded use of the water. This is available as a excel compatible file
- Pre-payment allows the system to allocate funds to individual accounts which are then reduced when water is used. Payment can be via credit card directly to the provider or via PayPal
- Pay as you go. This option allows for the supply of water based on a set amount of water and associated cost. This does not require a recorded email address. Payment is via Paypal
- At all times information of the status of the account for provider as well as user is available via the app on mobile or PC



Operation is as follows:

- The user swipes his/her card across the indicator light that doubles as a swipe card access point or use the standpipe app or use his/her smart phone to get access.
- The indicator light flashes slowly indicating acceptance
- The user presses the start button and the motorised valve opens. The indicator light now flashes rapidly indicating that a recording is in progress
- At this time the card user has been logged as well as the start time of the operation.
- During filling, the water meter sends pulses to the processor
- On completion of the fill, the user presses the stop button which stops the flow and the light goes off. The total water consumption has now been logged, as has the finish time.

Gathering of data

The usage data will be stored in the controller and on the cloud server for extraction by council personnel and end users. Access to this data is available via unique email addresses and passwords and is device independent, which means it can be seen on PCs as well as mobiles.
As part of the data being transmitted to the cloud server, it is now possible to provide pre-paid cards to end users which substantially reduces admin cost.
The linking of card numbers to users is done using master access to the software.
Users can be deactivated by a simple tick against their name.

Fire mode

In case of a fire, it is important to take away the need for swipe cards and as such we have provided a fire mode. This allows the Shire to bypass the swipe card requirements and lock the controller to fire mode. During this period, all water used will be allocated to a designated account. Access to the fire mode is via the standpipe app using the Shire's access code.

Ease of installation

Industrial Automation has been installing Standpipe controllers since 2010 and of course, over the years new developments have taken place that has made the Smarter Control standpipe controller the controller of choice for many WA councils. More than 180 units are currently in use with the latest design making it easier than ever to install a standpipe controller.

The new design is fully fitted with all the required equipment and can be installed by your local plumber while a small concrete pad can no doubt be installed by the Shire itself. Each controller can be fitted with 50, 80 or 100 mm pipework and can either be solar powered or mains powered.

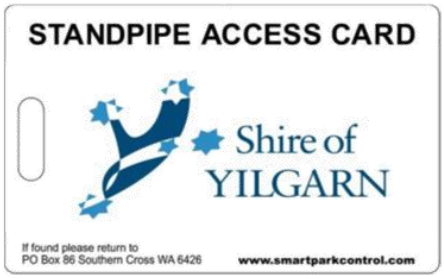
The installation procedure is as follows:

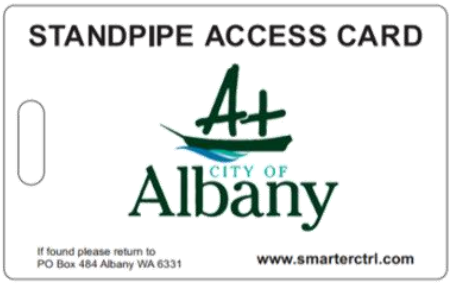
- Once the detailed order is received, the unit is manufactured in our Joondalup workshop and fully tested prior to transport. This includes the wireless connection so that once on-site we can remotely activate the controller
- During manufacture, the swipe cards are produced and sent to the Shire complete with video based operating instructions
- The Shire constructs a 1m x 1m x 150 mm concrete pad at the required location
- The controller is packed in two crates (one for the controller and one for the solar panel) and sent to the Shire
- The local plumber bolts the frame to the concrete pad and bolts the solar panel frame to the top of the standpipe frame using the multi directional flanges to aim the solar panel north. The extra low voltage cable (12 V) between the solar panel and the batteries can be connected without the need for an electrical license.
- The existing link between the standpipe overhead connection (or camlock outlets) is cut and rerouted to the two flange connections at the bottom of the frame.
- Once installed, the plumber connects our office to activate the controller and do the operational test
- Our office contacts the Shire to provide telephone-based training of the new installation

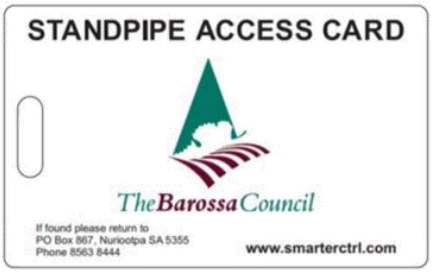
Smarter Ctrl

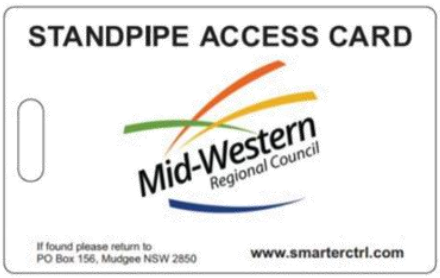
Infinite Possibilities

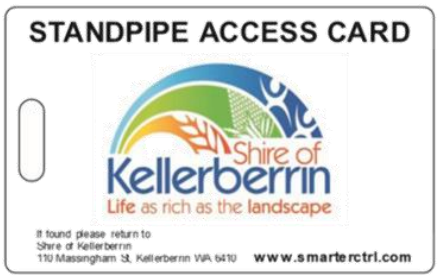
Our most recent installations:











The Industrial Automation Group, providing automation and control solutions to Local Governments and Industry.
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