

minutes

Capital Works Committee

MEETING HELD ON **TUESDAY, 7 AUGUST 2012**

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CITY OF JOONDALUP

MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON TUESDAY, 7 AUGUST 2012.

ATTENDANCE

Committee Members:

Cr Tom McLean, JP	<i>Presiding Member</i>
Mayor Troy Pickard	
Cr Geoff Amphlett, JP	<i>Deputy Presiding Member</i>
Cr Brian Corr	
Cr Teresa Ritchie	

Observers:

Cr John Chester
Cr Russ Fishwick, JP

Officers:

Mr Mike Tidy	Director Corporate Services
Mr Charlie Reynolds	Acting Director Infrastructure Services
Mrs Lesley Taylor	Governance Officer

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.47pm.

APOLOGIES/LEAVE OF ABSENCE

Apologies

Cr Christine Hamilton-Prime.
Cr Philippa Taylor.

CONFIRMATION OF MINUTES

MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD ON 3 JULY 2012

MOVED Mayor Pickard, SECONDED Cr Corr that the minutes of the meeting of the Capital Works Committee held on 3 July 2012 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Amphlett, Corr and Ritchie.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

DECLARATIONS OF INTEREST

Nil.

IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS

In accordance with Clause 76 of the City's *Standing Orders Local Law 2005*, this meeting was not open to the public.

PETITIONS AND DEPUTATIONS

Nil.

REPORTS**ITEM 1 CONSULTATION RESULTS — BROADBEACH AND FLINDERS PARKS**

WARD:	South-West	
RESPONSIBLE DIRECTOR:	Mr Charlie Reynolds Infrastructure Services	
FILE NUMBER:	102496, 75521, 101515, 01525, 09146, 06171, 10273	
ATTACHMENTS:	Attachment 1	Map of Broadbeach and Flinders Parks
	Attachment 2	Broadbeach and Flinders Parks Community Consultation Outcomes
	Attachment 3	Broadbeach and Flinders Parks Path network

PURPOSE

To present the outcomes of a recent consultation process regarding the future planning of Broadbeach and Flinders Parks.

EXECUTIVE SUMMARY

Broadbeach and Flinders Parks are well-utilised adjoining reserves within the suburb of Hillarys that are classified as a Local Park and Local Open Space, respectively, under the City's Parks and Public Open Spaces Classification Framework. They currently contain a community centre and an assortment of park and play equipment that facilitate active and passive activities such as walking, training, dog exercising, picnicking and organised sports.

Since 2008, many requests for infrastructure upgrades and operational improvements at Broadbeach and Flinders Parks have been received by the City from local residents and a local community group. Whilst several forms of remedial works and operational requests have been implemented within the parks during this period, more significant capital works items are yet to be considered by the City.

In order to inform a holistic approach to the maintenance and planning of the parks, the City undertook a community consultation process in March and April of this year to identify current local uses for the parks and potential priorities for their future development.

The outcomes of the consultation process revealed support for an improved path network, playgrounds, seating, lighting and landscaping enhancements. Operational issues such as algal problems within the existing lakes and responsible dog ownership matters were also highlighted through the consultation.

To address these matters, the City proposes to proceed with the planned works within the current five year Capital Works Program and list for consideration new capital works identified during the community consultation following further design and scope definition.

BACKGROUND

History of Parks

Broadbeach and Flinders Parks were gazetted in 1995 as part of a new coastal subdivision development within the suburb of Hillarys. The City's management order for the parks is dated 23 May 2000 although the City undertook works on the parks prior to the management order. The parks were designed as an adjoining north-south linear park, comprising of an active reserve and clubrooms at its southern end and passive recreational parklands through the central and northern areas. (Attachment 1 refers).

The parks currently contain many features, as described below:

Broadbeach Park (north):

- Man-made lake system;
- Lake viewing platform;
- Irrigated grassed areas;
- Landscaped trees and shrubs;
- One x barbeque;
- Two x picnic shelters;
- One x combo playground unit;
- One x basketball pad and hoop;
- Five x park benches; and
- 15 x on-street parking bays.

Flinders Park (centre and south):

- Three x man-made lake systems with fountains;
- Irrigated grassed areas;
- Landscaped trees and shrubs;
- Bollard and path lighting;
- Flinders Park Community Centre;
- Sports field with floodlighting;
- Cricket practice nets;
- Cricket wicket;
- Five x park benches;
- Two x combo playground units and four free standing play equipment items; and
- Two x car parks (24 bays and 28 bays).

The age of the infrastructure within the parks varies from over 10 years to more recent additions and replacements over the past few years. It is acknowledged that some existing infrastructure is due for upgrading or replacement, particularly with regard to ageing lighting infrastructure within the parks.

Community Requests

The community in the vicinity of the parks takes an active interest in the parks and since 2008, the City has received many requests to resolve operational matters and infrastructure improvements within Broadbeach and Flinders Parks. Most requests have centred on the following matters:

- Dog waste management;
- Algal blooms within the lake systems;
- Shading;
- Lighting replacements;
- Additional seating;
- Play equipment upgrades;
- Tree replacements;
- Fencing repairs; and
- Footpath repairs and alignment.

In addition to specific infrastructure and operational requests, local residents (led by the recently established Friends of Flinders/Broadbeach Park group) have also advocated for the retention of sheoak trees near an existing children's playground in Flinders Park. In June 2011, a 274 signature petition was received by Council, requesting that sheoak trees identified for removal within Flinders Park remain in place until such time as recently planted trees matured to a height where sufficient shade could be provided.

At its meeting held on 20 September 2011 (CJ170-09/11 refers), Council resolved to amend its previous decision to remove *all* sheoak trees within 10 metres of children's playgrounds (CJ199-09/07 refers) to remove only *female* sheoak trees, reducing the number of identified trees for removal within Flinders Park from seven to three.

It was noted within the report that removing the identified female sheoak trees would have limited impact on existing shade provided over the playground infrastructure, as most was provided by the male sheoak trees identified for retention.

Completed Remedial Works and Actions

In response to the requests received from local residents outlined above, the City has implemented the following works over the past five years:

- Some lighting replacements - from bollards to standard path lighting;
- Installation of two additional park benches in Flinders Park;
- Footpath repairs in Flinders Park;
- Additional bins and dog waste bags installed in Flinders Park;
- Removal of dead trees and bushes;
- Replacement of picnic shelter and barbeque in Broadbeach Park;
- Installation of vehicle access gate and bollards in Flinders Park;
- Repaired fencing around existing lake systems; and
- New park signs installed in Flinders Park.

Whilst several new capital items have been installed in the parks during this period, most have been of a minor nature and issues surrounding lighting and path alignments have yet to be considered by the City. Operational issues pertaining to the perceived quality of the lake systems also remain outstanding.

DETAILS

Community Consultation

In acknowledgment of the diversity and number of actions requested within Broadbeach and Flinders Parks, the City undertook a community consultation process in March and April of 2012 to inform the development of a holistic forward works program for the parks improvement and enhancement.

The consultation process involved a survey being sent to approximately 2,000 residents within a 500 metre radius of the parks, asking people how they currently use the parks and what the future priorities for development should be. Park user groups and facility hirers were also contacted by phone to make comment on future priorities. The full details and outcomes of the consultation process are provided at Attachment 2 of this Report, with the following summary of results provided below:

- 310 valid surveys returned (15.5% return rate).

In response to direct questions pertaining to suggested areas for improvement, the following proportion of survey respondents indicated support for improvements to the following:

- Pathways - condition of established paths: 59.4%;
- Pathways - lack of established paths in Broadbeach Park: 58.4%;
- Pathways - lack of connecting pathways between Flinders Park and Broadbeach Park: 60.1%;
- Playgrounds - adequacy of shade, location and equipment condition: 66.1%;
- Picnic shelter and barbeque area - adequacy of paving, seating and shade to meet needs: 58.4%;
- Lighting - condition of existing lighting: 64.2%; and
- Landscaping - addition of shade trees (without compromising lake views): 59.4%.

Various comments were also received from respondents, the most common of these related to:

- Additional paths;
- Additional seating;
- Additional lighting;
- Dog management;
- Changes to landscaping;
- Algae problems (in the lakes);
- Play equipment upgrades;
- Anti-social behaviour; and
- Enhanced fitness opportunities.

Planned Works

As part of the City's general asset replacement and maintenance programs, Broadbeach and Flinders Parks have the following projects listed for consideration in the City's Five Year Draft Capital Works Program:

- | | |
|-------------------------------------------------------------------------------------------------------------------|---------|
| • Playground replacement in Broadbeach Park | 2013/14 |
| • Major irrigation upgrades in Broadbeach and Flinders Parks
(not related to hydro-zoning of sprinkler system) | 2014/15 |
| • Replacement of soccer goals in Flinders Park | 2014/15 |
| • Building refurbishment of Flinders Park Community Centre | 2014/15 |

Further Capital Works

In addition to the planned works identified above, community feedback indicated that a formalised pathway connecting the two parks and increasing the path network would be desirable. Whilst the current path network (see Attachment 3) adequately services the parks, the City will investigate greater formalisation and connection of the existing paths and lighting to progress the support indicated in the public consultation. The cost of any paths and lighting will need to be balanced against the operational necessity of the path and other paths across the City.

The existing lighting in the parks requires upgrading and will be listed for consideration in the draft Five Year Capital Works Program.

With regard to requests for the installation of fitness equipment, the City does not currently have an endorsed program for rolling out infrastructure of this type. A City Parks Assets Management Plan is currently in development that will consider the introduction of new park asset categories, as well as providing a rationale for their appropriate location. Upon adopting the Parks Assets Management Plan, the City will consider the possible installation of fitness equipment within Broadbeach and Flinders Parks.

Operational Matters

Issues pertaining to the management of dogs and algal blooms in the lakes within the parks are identified as separate operational matters.

With regard to the management of dogs, the City has worked with local residents since 2008 to install additional bins and dog waste bags within the parks in order to encourage the appropriate disposal of waste by dog owners. The parks are also identified as permitted dog exercise areas under the City's *Animals Local Law 1999*, in which dogs may be exercised off-lead, providing they remain under effective control by their owners.

The City considers that efforts undertaken to date with regard to the management of dogs within these park locations are sufficient and, other than providing ongoing Ranger patrols, further actions are not required.

With regard to managing the lake systems, it is acknowledged that actions to improve the appearance of the lakes are required. When the lakes were visually assessed in July 2012 the lake water was clear in three of the lakes and there was slight clouding in the fourth lake, the middle lake in Broadbeach Park, due to suspended sediment.

Algal blooms typically occur in lakes, rivers, estuaries and oceans; high levels of nutrients are the main cause of algal blooms combined with warmer temperatures, bright sunlight and slow-moving or stagnant water. Consequently they usually occur from spring through to autumn.

Methods of minimising algal growth in the lakes in Broadbeach and Flinders Parks involve change management actions to minimise nutrients entering the lakes. These actions include:

- Removing the grass embankments to the water line and replacing them with a 3-5 metre environmental buffer of low growing native shrubs with a formalised mowing kerb. Viewing platforms or limestone stepped embankments could then be installed at the perimeter of the lakes;
- Modify the fertilising regime around the lakes;
- Ensure grass clipping do not enter the water; and
- Investigate the efficiency / adequacy of the aerators.

Dredging the lakes may not prove to be effective in the long-term if the above change management actions are not implemented as they will minimise the possibility of algae being an issue. These actions would eradicate long term maintenance issues and continue to improve the aesthetics of the lakes and water quality.

If the actions fail to rectify the algae problems then physical removal of the sediment (dredging) will be considered however dredging of the lakes would be a last resort.

The estimated cost for the remedial actions for the lakes is \$70,000 and it is proposed that they be listed in the draft Five Year Capital Works Program for consideration.

Legislation/Strategic Plan/Policy Implications

Legislation Not Applicable.

Strategic Plan:

Key Focus Area: Leadership and Governance.
Community Wellbeing.

Objective: To engage proactively with the community.
To facilitate healthy lifestyles within the community.

Policy:

Community Consultation and Engagement Policy.

Risk Management Considerations:

Not Applicable.

Financial/Budget Implications:

Works already listed for consideration in draft Capital Works Program (CWP):

Action	Program	Year	Budget
Playground replacement and associated works in Broadbeach Park	In current CWP	2013/14	\$100,000
Major irrigation upgrades in Broadbeach and Flinders Parks	In current CWP	2014/15	\$196,000
Replacement of soccer goals in Flinders Park	In current CWP	2014/15	\$10,000
Building refurbishment of Flinders Park Community Centre	In current CWP	2014/15	\$184,000
Total			\$490,000

Further works to be considered for listing in draft Capital Works Program following further evaluation and according to priority within the program include:

Action	Estimated Cost
Remedial actions to lakes	\$70,000
Park lighting replacement	\$35,000
Investigation and design of new connecting paths and lighting in Broadbeach and Flinders Park	\$35,000
Total	\$140,000

All figures quoted in this report are exclusive of GST.

Regional Significance:

Broadbeach and Flinders Parks are classified under the City's Parks and Public Open Spaces Classification Framework as a Local Park and Local Open Space, respectively. As such, they seek to meet the needs of local surrounding residents, rather than a broader regional community.

Sustainability Implications:

Undertaking a holistic approach to the future planning of Broadbeach and Flinders Parks seeks to achieve sustainable outcomes with regard to the responsible budgeting and phasing of projects and the provision of a high quality public open space for local residents that encourages and facilitates healthy lifestyles.

Consultation:

This report outlines the outcomes of a community consultation process for the future planning of Broadbeach and Flinders Parks.

COMMENT

Broadbeach and Flinders Parks are reasonably new parks, are well maintained and well-utilised adjoining reserves in which local residents take an active interest. Due to the number of operational and infrastructure upgrade requests that have been received since 2008 several forms of remedial work have been undertaken in the parks but more significant capital work items have yet to be considered by the City.

It is acknowledged that some of the existing infrastructure in the parks is due for upgrading or replacement, particularly the lighting infrastructure. The community consultation has assisted the City in identifying how people use the parks and their main areas of concern. Whilst future capital works for the parks will be informed by the outcomes of the community consultation the appropriateness and feasibility of the suggested works will need to be considered following further evaluation and investigation and based upon responsible budgeting and benefits to the broader community.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That the Capital Works Committee NOTES:

- 1 the outcomes of the Broadbeach and Flinders Park consultation process as outlined in Attachment 2 of this Report;
- 2 the works currently listed in the draft Five Year Capital Works Program for Broadbeach and Flinders Parks; and
- 3 that the following will be listed for consideration in the Five Year Capital Works Program:
 - 3.1 Remedial actions to lakes;
 - 3.2 Upgrade of existing park lighting; and
 - 3.3 Investigation and design of connecting paths and lighting.

MOVED Cr Amphlett, SECONDED Cr Ritchie that the Capital Works Committee NOTES:

- 1 the outcomes of the Broadbeach and Flinders Park consultation process as outlined in Attachment 2 of this Report;**
- 2 the works currently listed in the draft Five Year Capital Works Program for Broadbeach and Flinders Parks and REQUESTS a report be presented to a future Capital Works Committee meeting identifying additional works in response to the community consultation.**

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Amphlett, Corr and Ritchie.

Appendix 1 refers

To access this attachment on electronic document, click here [Attach1agnCWC070812.pdf](#)

ITEM 2 CAPITAL WORKS ACTIVITIES AND PROJECT REPORTING FOR 2012/13

WARD:	All
RESPONSIBLE DIRECTOR:	Mr Charlie Reynolds Infrastructure Services
FILE NUMBER:	102496, 101515
ATTACHMENTS:	Attachment 1 Capital Works Program 2012/13

PURPOSE

The purpose of this report is to provide an update on capital works activities for 2012/13 and determine the Committee's requirements for detailed reporting on specific projects.

EXECUTIVE SUMMARY

The Capital Works Committee requested that a report be presented at the August 2012 meeting to determine which projects in the Capital Works Program 2012/13 required more detailed reporting.

The Capital Works Project Report, as at 27 July 2012, is attached to provide the Committee with an update on capital works activities for 2012/13 and to assist the Committee in determining for which projects they may require more detailed reports. This report proposes projects for which the Committee may require detailed reporting.

BACKGROUND

At its meeting held on 26 June 2012 (Item CJ121-06/12 refers), Council resolved that:

“a report be submitted to the August meeting of the Capital Works Committee to determine which projects in the 2012/13 Capital Works Program require separate reports to be submitted to the Committee in more detail;”

DETAILS

At its initial meeting the Capital Works Committee requested that a report be presented at the August 2012 meeting to determine which projects in the 2012/13 Capital Works Program require separate more detailed reports.

The attached Capital Works Project Report provides the Committee with an update of capital works activities, as at 27 July 2012. The report also provides a listing of all Infrastructure Capital Works Projects listed for 2012/13 to assist the Committee in determining for which projects more detailed reports are required. Based upon the high profile, impact on the community and the scale of the budget it is proposed that detailed reports be provided for the following projects:

Project Code	Project description	Frequency of Reporting
SBS2025	Oceanside Promenade Redevelopment	Monthly
RDC2006	Moore Drive duplication	Monthly
RDC2011	Hodges Drive duplication	Quarterly
MPP2015	Currambine Community Centre	Monthly
MPP2022	Tom Simpson Park upgrade	Monthly
MPP2027	Marmion Angling & Aquatic Club Parking	Quarterly
SSE2020	Entry Statements	Monthly
PEP2537	Mirror Park Skate Park	Monthly
PDP2069	Mawson Park – landscape upgrade	Quarterly
PDP2070	Hillarys Park – landscape upgrade	Quarterly

Note: Quarterly reports will become monthly when works commence.

Issues and options considered:

The projects proposed above for more detailed reporting to the Capital Works Committee are based on the high profile of the projects, the impact on the community and the scale of the budget.

The options available to Council are:

- 1 Accept the proposed projects for more detailed reporting;
- 2 Not accept the proposed projects for more detailed reporting; or
- 3 Vary the proposed projects for more detailed reporting.

Legislation/Strategic Plan/Policy Implications

Legislation Subdivision 2 of Division 2 of Part 5 of the *Local Government Act 1995*.
City of Joondalup Standing Orders Local Law 2005.

A Committee cannot make decisions, on behalf of the Council, that require an absolute majority decision (Section 5.17 of the *Local Government Act 1995*), in which case, and in accordance with Section 6.8 of the *Local Government Act 1995*, includes approving expenditure not included in the City's Annual Budget. The Capital Works Committee could only recommend to the Council to approve or modify capital works projects.

Strategic Plan

Key Focus Area: Leadership and Governance.

Objective: 1.3 - To lead and manage the City effectively.

Policy Not Applicable.

Risk Management Considerations:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Regional Significance:

Not Applicable.

Sustainability Implications:

Not Applicable.

Consultation:

Not Applicable.

COMMENT

There are 319 projects listed in the Capital Works Program for 2012/13. A monthly update on capital works activities will be submitted to the Capital Works Committee each month and more detailed reports will be provided on projects that the Committee determines at the required frequency; that is monthly or quarterly.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That the Capital Works Committee:

- 1 NOTES the update on Capital Works activities for 2012/13 forming Attachment 1 of this Report; and
- 2 REQUESTS that detailed reports on the following Capital Works Projects are provided at the frequency shown:
 - 2.1 Oceanside Promenade Redevelopment – monthly;
 - 2.2 Moore Drive duplication – monthly;
 - 2.3 Hodges Drive duplication – quarterly;
 - 2.4 Currambine Community Centre – monthly;
 - 2.5 Tom Simpson Park upgrade – monthly;
 - 2.6 Marmion Angling & Aquatic Club Parking – quarterly;
 - 2.7 Entry Statements – monthly;
 - 2.8 Mirror Park Skate Park – monthly;
 - 2.9 Mawson Park – landscape upgrade – quarterly; and

2.10 Hillarys Park – landscape upgrade – quarterly.

MOVED Cr Amphlett, SECONDED Cr Ritchie that the Capital Works Committee:

- 1 **NOTES** the update on Capital Works activities for 2012/13 forming Attachment 1 of this Report;
- 2 **REQUESTS** that detailed reports on the following Capital Works Projects are provided at the frequency shown:
 - 2.1 **Oceanside Promenade Redevelopment – monthly;**
 - 2.2 **Moore Drive duplication – monthly;**
 - 2.3 **Hodges Drive duplication – quarterly;**
 - 2.4 **Currambine Community Centre and Delamere Park construction – monthly;**
 - 2.5 **Tom Simpson Park upgrade – monthly;**
 - 2.6 **Marmion Angling & Aquatic Club Parking – quarterly;**
 - 2.7 **Entry Statements – monthly;**
 - 2.8 **Mirror Park Skate Park – monthly;**
 - 2.9 **Mawson Park – landscape upgrade – quarterly; and**
 - 2.10 **Hillarys Park – landscape upgrade – quarterly;**
- 3 **REQUESTS** that a further report be presented to the Capital Works Committee to provide information in the early planning phase in relation to:
 - 3.1 **Warwick Sports Club Refurbishment;**
 - 3.2 **Hawker Park Community Facility; and**
 - 3.3 **Bramston Park Community Facility;**

and other community facility projects as prioritised by the administration for consideration.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Amphlett, Corr and Ritchie.

Appendix 2 refers

To access this attachment on electronic document, click here [Attach2agnCWC070812.pdf](#)

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Entry Statements

It was requested that a report be presented to the next meeting of the Capital Works Committee on the City's Entry Statement projects.

CLOSURE

There being no further business, the Presiding Member declared the Meeting closed at 6.25pm; the following Committee Members being present at that time:

Cr Tom McLean, JP
Mayor Troy Pickard
Cr Geoff Amphlett, JP
Cr Brian Corr
Cr Teresa Ritchie