

minutes

Capital Works Committee

MEETING HELD ON **TUESDAY, 5 FEBRUARY 2013**

TABLE OF CONTENTS

Item No	Title	Page No
	Declaration of Opening	3
	Apologies/Leave of absence	3
	Confirmation of Minutes	4
	Announcements by the Presiding Member without discussion	4
	Declarations of Interest	4
	Identification of matters for which the meeting may sit behind closed doors	4
	Petitions and deputations	4
	Reports	5
1	Adoption of Meeting Dates for 2013 – Capital Works Committee – [102496]	5
2	Broadbeach and Flinders Park Additional Works – [102496, 75521, 01525, 09146, 06171, 10273]	8
3	Update on 2012-13 Capital Works Program – [102496]	16
4	Monthly and Quarterly Capital Works Project Reports – [102496]	19
5	Delamere Park Additional Funding – [102496, 88565]	24
	Motions of which previous notice has been given	30
	Requests for Reports for future consideration	30
	Closure	30

CITY OF JOONDALUP

MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON TUESDAY, 5 FEBRUARY 2013.

ATTENDANCE

Committee Members:

Cr Geoff Amphlett, JP	<i>Deputy Presiding Member</i>	
Mayor Troy Pickard		<i>from 6.11pm</i>
Cr Brian Corr		
Cr Christine Hamilton-Prime		
Cr Kerry Hollywood	<i>deputising for Cr Tom McLean, JP</i>	
Cr Teresa Ritchie		<i>from 6.45pm</i>

Observer:

Cr Mike Norman

Officers:

Mr Mike Tidy	Director, Corporate Services
Mr Nico Claassen	Director, Infrastructure Services
Mr Brad Sillence	Manager Governance
Mr Andrew Murphy	Manager Infrastructure Management Services
Mr John Byrne	Governance Coordinator
Mrs Lesley Taylor	Governance Officer

DECLARATION OF OPENING

The Deputy Presiding Member declared the meeting open at 5.50pm.

APOLOGIES/LEAVE OF ABSENCE

Apology - Cr Tom McLean, JP.

CONFIRMATION OF MINUTES

MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD ON 27 NOVEMBER 2012

MOVED Cr Hamilton-Prime, **SECONDED** Cr Amphlett that the minutes of the meeting of the Capital Works Committee held on 27 November 2012 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs Amphlett, Corr, Hamilton-Prime and Hollywood.

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 ADOPTION OF MEETING DATES FOR 2013 –
CAPITAL WORKS COMMITTEE**

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Governance and Strategy
FILE NUMBER	102496, 101515
ATTACHMENT	Nil.
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For the Capital Works Committee to consider the proposed schedule of Committee meeting dates for 2013, up until the Local Government Elections.

EXECUTIVE SUMMARY

In order to assist with forward planning for all Elected Members, management and staff, a schedule of meeting dates has been prepared for the Capital Works Committee, ensuring synergy between meeting dates and the flow of information and decision-making.

It is recommended that the Capital Works Committee ADOPTS the meeting dates and times for the Capital Works Committee to be held at the Joondalup Civic Centre, Boas Avenue, Joondalup.

BACKGROUND

The Capital Works Committee was established at the Ordinary Council Meeting held on 15 May 2012 (CJ094-05/12 refers). The purpose of the committee is to:

- Oversee the monthly progress of the City's annual Capital Works Program and review of the City's Five Year Capital Works Program.
- Oversee the long term planning of major capital works projects not being the role of a Council Committee established for such purposes.
- Consider recommendations to modify the City's Capital Works.

At its meeting held on 20 November 2012 (CJ228-11/12 refers) Council adopted the meeting dates for its Strategy and Briefing sessions, and Ordinary Council meetings.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The dates proposed have been designed on the basis of the 2012 meeting cycle and are intended to provide Council, Committee members and staff with an indicative meeting timeline for the Capital Works Committee.

It should be noted that no meeting dates have been set after October 2013 due to the impact of the local government elections. A further report will be submitted to the Capital Works Committee to propose the meeting dates for the remainder of the year, following the elections.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hollywood, SECONDED Cr Hamilton-Prime that the Capital Works Committee ADOPTS the following meeting dates and times for the Capital Works Committee to be held at the Joondalup Civic Centre, Boas Avenue, Joondalup:

Capital Works Committee To be held in Conference Room 2
5.45pm on Tuesday, 5 March 2013
5.45pm on Tuesday, 2 April 2013
5.45pm on Tuesday, 7 May 2013
5.45pm on Tuesday, 4 June 2013
5.45pm on Tuesday, 2 July 2013
5.45pm on Tuesday, 6 August 2013
5.45pm on Tuesday, 3 September 2013

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs Amphlett, Corr, Hamilton-Prime and Hollywood.

ITEM 2 BROADBEACH AND FLINDERS PARK ADDITIONAL WORKS

WARD	South-West
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	102496, 75521, 01525, 09146, 06171, 10273
ATTACHMENT	Attachment 1 Broadbeach and Flinders Parks map Attachment 2 Broadbeach and Flinders Parks current path network Attachment 3 Broadbeach and Flinders Parks proposed path network Attachment 4 Results of water analysis of lakes
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider the proposed additional works identified in Broadbeach and Flinders Parks following the community consultation undertaken in March and April 2012.

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 (Attachment 1 refers). 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.

The City undertook a community consultation process in March and April 2012 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. Community feedback indicated that a formalised pathway connecting the two parks and increasing the path network would be desirable along with path lighting. Operational issues such as algal problems within the existing lakes were also highlighted through the consultation.

The outcomes of the consultation process were reported to the Capital Works Committee at its meeting held on 7 August 2012. The Committee noted:

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

Following the Capital Works Committee meeting held on 7 August 2012, the Ward Councillors and City officers met on site to determine the most appropriate location of a formalised footpath to link the two parks.

It is proposed that the project for refurbishment of Flinders Park Community Centre which is listed in the 2014-15 Capital Works Program be replaced with a project to install a new path, including lighting, to link Flinders and Broadbeach Parks. The estimated cost to provide the proposed path and adequate lighting is \$180,000. The Flinders Park Community Centre refurbishment currently has a budget of \$184,558.

With regard to managing the lake systems in the parks, high levels of phosphorus in the lakes and algal blooms have historically been a problem. The water in the lakes was sampled and analysed in October 2012 and there was found to be algal populations present, low levels of dissolved oxygen and high levels of ammonia. It is proposed that change management practices be implemented to improve the quality of the water in the lakes to increase oxygen levels and reduce nutrient levels as opposed to the removal of sediment (dredging). Removal of sediment from the lakes would help to improve water quality in the short term but to improve the water quality in the long term management of the lakes needs to be changed.

It is recommended that Council APPROVES the:

- 1 *route for a 2.1 metre concrete path to connect Broadbeach and Flinders Parks as shown in Attachment 3 to this Report;*
- 2 *listing of the installation of the path and lighting to replace the Flinders Park Community Centre refurbishment in the draft 2014-15 Capital Works Program;*
- 3 *listing of the Flinders Park Community Centre refurbishment in the draft 2017-18 Capital Works Program;*
- 4 *listing of the Broadbeach and Flinders Park remedial lake works in the draft 2014-15 Capital Works Program.*

BACKGROUND

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.

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 barbeque
- two picnic shelters
- one combo playground unit
- one basketball pad and hoop
- five park benches
- 15 on-street parking bays.

Flinders Park (centre and south):

- three 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 park benches
- two combo playground units and four free-standing play equipment items
- two 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.

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.
- Footpath repairs and alignment.
- Retention of Sheoak trees.

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

- Some lighting replacements - from bollard to standard path lighting.
- Installation of two additional park benches 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.
- New park signs installed in Flinders Park.

While 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 have been investigated and are discussed later in the report.

DETAILS

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 2012 to inform the development of a holistic forward works program for the parks improvement and enhancement.

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

Project	Year	Estimated cost
Playground replacement in Broadbeach Park	2013-14	\$100,000
Irrigation upgrades in Broadbeach and Flinders Parks (not related to hydro-zoning of sprinkler system)	2014-15	\$196,000
Replacement of soccer goals in Flinders Park	2014-15	\$10,000
Building refurbishment of Flinders Park Community Centre	2014-15	\$184,558

In addition to the planned works identified above, community feedback indicated that a lit formalised pathway connecting the two parks would be desirable. The current path network is shown at Attachment 2 and the proposed path network is shown at Attachment 3. The proposed path network mirrors the route that is most travelled by park users which has created an informal track. This informal path is heavily utilised and maintenance is regularly performed.

The estimated cost to formalise the path with a new 2.1 metre concrete path and associated lighting is \$180,000. There are currently no funds approved for the works however \$184,558 is currently listed in the draft 2014-15 Capital Works Program for the refurbishment of Flinders Park Community Centre. The Community Centre was built in 1996-97 and the refurbishment could be delayed to 2017-18 based on the current maintenance program and condition of the facility.

In addition to a formalised pathway in the parks, community feedback indicated a desire to improve the appearance and water quality in the lakes. It is acknowledged that actions to improve the appearance of the lakes are required. The water in the lakes was sampled and analysed in October 2012 (see Attachment 4 for results).

Based on the test results the following actions have been proposed to improve the appearance of the quality of the water in the lakes:

- Change management actions to minimise nutrient inputs around lakes through the establishment of three to five metre environmental buffer zones planted with riparian trees and low growing shrubs, rushes and sedges. This would be intersected with a few viewing platforms or limestone stepped embankments.
- Use slow release fertilisers and ensure lawn clippings do not enter the lakes.
- Installation of more aerators to maximise dissolved oxygen levels with care being taken to not disturb sediments.
- Examine nutrient levels of groundwater and stormwater entering the lake systems as this can be a significant contributor of nutrients.

If the above measures fail to rectify the algal problems at the lakes then physical removal of sediments (dredging) may be required. Removal of sediments would help stabilise the water quality in the short term, however, minimising the amount of nutrients entering the lakes through the methods proposed above is the key to good water quality in the long term.

The estimated cost for the remedial actions for the lakes at Broadbeach and Flinders Parks is \$193,000 and it is proposed that they form part of the Capital Works Program in 2014-15.

The following table provides a breakdown of the estimated costs.

ITEM	TOTAL
Preliminaries	\$13,000
Installation of two aerators Broadbeach Lake	\$50,000
Observation points at Broadbeach/Flinders North and South Lakes	\$66,000
Tube stock and advanced tree planting for environmental buffer and irrigation realignment	\$51,000
Contingency	\$13,000
TOTAL	\$193,000

Issues and options considered

Option 1

Installation of aerators and vegetated environmental buffers to increase oxygen levels and minimise nutrient levels will achieve an acceptable long term outcome at relatively low cost.

This is the recommended option.

Option 2

Physically remove sediment from the lake would only achieve be a short term improvement in water quality at high cost and is treating the symptom and not the cause.

This option is not recommended.

Legislation / Strategic Community Plan / policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Community Wellbeing.

Objective Quality facilities.

Strategic initiative Support a long-term approach to significant facility upgrades and improvements.

Policy Not applicable.

Risk management considerations

Not applicable.

Financial/Budget implicationsPath Network and lighting

Account no.	Not applicable.
Budget Item 2014/15	BCW2094 – Flinders Park Community Centre Refurbishment.
Budget amount	\$ 184,558.
Amount spent to date	Not applicable.
Proposed cost of path network and lighting	\$ 180,000.

Remedial actions for lakes

Account no.	Not applicable.
Budget Item 2014/15	PDP Broadbeach/Flinders Park Lakes Remedial Works
Budget amount	\$ 0 (New Project).
Amount spent to date	Not applicable.
Proposed cost	\$ 193,000.
Balance	Not applicable.
Annual maintenance	\$ 15,000.

All figures quoted in this report are exclusive of GST.

Regional significance

Broadbeach and Flinders Parks are classified under the current 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

The community consultation carried out in March and April 2012 highlighted a number of capital works issues, most of which either have been completed or are already listed within the Five Year Capital Works Program with the exception being the path upgrade and path lighting identified to link the two parks.

COMMENT

The current informal path linking the two parks is heavily utilised and while maintenance is regularly performed on the path, the informal nature and inadequate lighting means it is not accessible to all park users and creates potential security and trip hazards for users.

The estimated cost of building the path and providing adequate light levels is \$180,000. There are currently no funds approved for the works, however, it is suggested that the refurbishment of Flinders Park Community Centre be delayed until 2017-18 and the funds allocated to the construction and installation of the path and lights. The Community Centre was built in 1996-97 and has been maintained to a high standard. The annual building assessment confirmed that routine maintenance will keep the building in good condition until a mini-makeover in 2017-18.

The observations from the October 2012 analysis of the lakes were that the water within the lakes was mostly clear except for the middle lake which was slightly murky and also had algae present. It is proposed that actions be undertaken to change the management of the lakes rather than removal of sediment (dredging). Change management actions to install aerators and provide vegetated buffers will increase oxygen levels and minimise nutrient levels leading to a reduction in algae. These actions provide a long term outcome to improve the quality and appearance of the lakes. While removal of the sediment would also improve the quality and appearance of the lakes is it only a short term improvement particularly if the change management actions discussed above are not undertaken.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hamilton-Prime, SECONDED Cr Hollywood that Council APPROVES the:

- 1 route for a 2.1 metre concrete path to connect Broadbeach and Flinders Parks as shown in Attachment 3 to this Report;**
- 2 listing of the installation of the path and lighting to replace the Flinders Park Community Centre refurbishment in draft 2014-15 Capital Works Program;**
- 3 listing of the Flinders Park Community Centre refurbishment in the draft 2017-18 Capital Works Program;**
- 4 listing of the Broadbeach and Flinders Park remedial lake works in the draft 2014-15 Capital Works Program.**

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs Amphlett, Corr, Hamilton-Prime and Hollywood.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnCWC130205.pdf](#)

ITEM 3 UPDATE ON 2012-13 CAPITAL WORKS PROGRAM

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	102496, 101515
ATTACHMENT	Attachment 1 Capital Works Project Report 2012-13
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Capital Works Committee to note the update on the 2012-13 Capital Works Program.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2012-13 program, as at 31 December 2012, is attached (Attachment 1 refers).

It is recommended that the Capital Works Committee NOTES the report on the Capital Works Projects for 2012-13 forming Attachment 1 to this Report.

BACKGROUND

At its meeting held on 15 May 2012 (CJ094-05/12 refers), Council resolved inter alia to establish a Capital Works Committee to:

- Oversee the monthly progress of the City's annual Capital Works Program and review of the City's Five Year Capital Works Program.
- Oversee the long term planning of major capital works projects not being the role of a Council Committee established for such purposes.
- Consider recommendations to modify the City's Capital Works.

DETAILS

The Capital Works Project Report for the 2012-13 program, as at 31 December 2012, is attached at Attachment 1.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications**Legislation**

Sections 5.17 and 6.8 of the *Local Government Act 1995*.

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.

Legislation / Strategic Community Plan / policy implications**Key theme**

Financial Sustainability.

Objective

Major project delivery.

Strategic initiative

Not applicable.

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

The Capital Works Project Report for the 2012-13 program provides an update on the capital work activities undertaken as at 31 December 2012.

VOTING REQUIREMENTS

Simple Majority.

Mayor Pickard entered the room at 6.11pm.

MOVED Cr Hamilton-Prime, **SECONDED** Mayor Pickard that the Capital Works Committee **NOTES** the report on the Capital Works Projects for 2012-13 forming Attachment 1 to this Report.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr Amphlett, Mayor Pickard, Crs Corr, Hamilton-Prime and Hollywood.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnCWC130205.pdf](#)

ITEM 4 MONTHLY AND QUARTERLY CAPITAL WORKS PROJECT REPORTS

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	102496, 101515
ATTACHMENT	Attachment 1 Oceanside Promenade redevelopment Attachment 2 Moore Drive duplication Attachment 3 Currambine Community Centre and Delamere Park construction Attachment 4 Tom Simpson Park upgrade Attachment 5 Entry statements Attachment 6 Mirror Park skate park Attachment 7 Hodges Drive duplication Attachment 8 Marmion foreshore car park Attachment 9 Mawson Park – landscape upgrade Attachment 10 Hillarys Park – landscape upgrade
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Capital Works Committee to note the monthly and quarterly project status reports for capital works projects.

EXECUTIVE SUMMARY

At the Capital Works Committee meeting of 7 August 2012 the Committee determined which capital works project reports were required and the frequency of reporting. The monthly and quarterly project reports are attached.

BACKGROUND

At its meeting held on 7 August 2012 the Capital Works Committee requested that the following project reports be provided on a monthly and quarterly basis:

- Oceanside Promenade redevelopment – monthly.
- Moore Drive duplication – monthly.
- Currambine Community Centre and Delamere Park construction – monthly.
- Tom Simpson Park upgrade – monthly.
- Entry Statements – monthly.
- Mirror Park skate park – monthly.
- Hodges Drive duplication – quarterly.

- Marmion foreshore car park – quarterly.
- Mawson Park – landscape upgrade – quarterly.
- Hillarys Park – landscape upgrade - quarterly.

DETAILS

At the 7 August 2012 Capital Works Committee meeting the Committee determined which capital work project reports were required on a monthly and quarterly basis. A summary of each project and its current status is detailed below, with more detailed information in the attached project reports.

Oceanside Promenade Redevelopment

Project description: The redevelopment of Oceanside Promenade in accordance with the final concept plan, as approved by Council on 17 May 2011 (CJ092-05/11 refers).

Current status: Works have progressed well with the kerbing, median installation and asphaltting complete. The northern car park is 95% complete and verge reinstatements and some minor works have been identified for completion. Outstanding works, which are outside of the City's control, include line marking and street light installation.

Moore Drive Duplication

Project description: Construction of a second carriageway on Moore Drive from Connolly Drive to Joondalup Drive.

Current status: All intersections that were temporarily closed during construction were re-opened on 21 December 2012 as scheduled. Asphalt works have been completed with some minor reinstatements outstanding. The streetlighting has been activated. Outstanding works, which are outside of the City's control, include line marking and signage.

Currambine Community Centre and Delamere Park Construction

Project description: Design, tender and project management of the construction of Currambine Community Centre and a new park and car park at Delamere Park.

Current status: Works on the community centre are progressing in accordance with the program. The retaining walls for the car park are 65% complete and the in-ground services and soak wells have been installed.

The landscape plan for Delamere Park has been finalised and assessed by an external quantity surveyor to ascertain total cost.

Tom Simpson Park Upgrade

Project description: Redevelopment of Tom Simpson Park in accordance with the final concept plan, as approved by Council on 17 May 2011 (CJ092-05/11 refers).

Current status: The northern section of Tom Simpson Park was reopened on 19 December 2012. Works in the northern section of the park have been completed with the exception of the fencing, path lighting and additional tree planting if required. The fence will be installed in January 2013. All works in the southern section of Tom Simpson Park have been completed with the exception of the playground equipment which will be delivered and installed in January 2013.

Entry Statements

Project description: Installation of two Entry Statements to be installed at both ends of Marmion Avenue. The Entry Statement project underpins the concept of ‘a memorable gateway into the City of Joondalup, with visitors and residents “moving through” the design’. The scope of the project includes the installation of poles, signage, trees and ground treatments.

Current status: Discussions have commenced with Main Roads WA to seek approval for the construction of the revised entry statements within the road median.

Mirror Park Skate Park

Project description: Construction of a skate park facility at Mirror Park, Ocean Reef in accordance with Council resolution CJ099-06/11.

Current status: Construction of skate park complete with the official launch held on 14 December 2012. The shade structure, water fountain and additional seating are scheduled to be installed in January 2013.

Hodges Drive duplication

Project description: The duplication of the existing carriageway to link with the constructed dual carriageway east of Marmion Avenue and includes a new dual lane roundabout at Venturi Drive, upgrade of the existing roundabout at Constellation Drive and a tie into the existing Ocean Reef Road roundabout.

Current status: Tender documentation has been finalised with tender advertised and evaluated in December 2012. Report for award of tender to be presented to Council in February 2013.

Marmion Foreshore Car Park

Project description: To design and construct a decked public parking facility of about 85 bays to the north of the MAAC.

Current status: Design and Road Safety Audit have been completed. The Financial Assistance Agreement with the Department of Regional Development and Lands, for the disposal of 2 Gull Street, is being finalised. Consideration is also being given to the subdivision of 2 Gull Street prior to sale.

Mawson Park – landscape upgrade

Project description: Landscape Master Planning upgrades to Mawson Park aimed to reduce water consumption, improve access, improve aesthetics/amenity while continuing to provide high quality recreational opportunities for the community.

Current status: The draft concept plan was distributed to Mayor Pickard and the Ward Councillors for comment in November 2012. The concept plan has been completed and materials for community consultation developed.

Hillarys Park – landscape upgrade

Project description: Landscape Master Planning upgrades to Hillarys Park aimed to reduce water consumption, improve access, improve aesthetics/amenity while continuing to provide high quality recreational opportunities for the community.

Current status: The draft concept plan was distributed to Mayor Pickard and the Ward Councillors for comment in November 2012. The concept plan has been completed and materials for community consultation developed.

Legislation / Strategic Community Plan / policy implications**Legislation**

Local Government Act 1995 sections 5.17 and 6.8.

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 Community Plan

Key theme Financial Sustainability.

Objective Major project delivery.

Strategic initiative Not applicable.

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

The attached capital works project reports provide an update on the activities undertaken in the last month and quarter.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hamilton-Prime, **SECONDED** Cr Hollywood that the Capital Works Committee:

- 1 **NOTES** the monthly capital works project reports as detailed in Attachments 1 to 6 for the following projects:
 - 1.1 **Oceanside Promenade redevelopment;**
 - 1.2 **Moore Drive duplication;**
 - 1.3 **Currambine Community Centre and Delamere Park construction;**
 - 1.4 **Tom Simpson Park upgrade;**
 - 1.5 **Entry Statements;**
 - 1.6 **Mirror Park Skate Park;**

- 2 **NOTES** the quarterly capital works project reports as detailed in Attachments 7 to 10 for the following projects:
 - 2.1 **Hodges Drive duplication;**
 - 2.2 **Marmion Foreshore Car Park;**
 - 2.3 **Mawson Park – landscape upgrade;**
 - 2.4 **Hillarys Park – landscape upgrade.**

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr Amphlett, Mayor Pickard, Crs Corr, Hamilton-Prime and Hollywood.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnCWC130205.pdf](#)

ITEM 5 DELAMERE PARK ADDITIONAL FUNDING

WARD:	North
RESPONSIBLE DIRECTOR:	Mr Nico Claassen Infrastructure Services
FILE NUMBER:	102496, 88565
ATTACHMENTS:	Attachment 1 Delamere Park Final Landscape Plan and Sections Attachment 2 Approved Delamere Park Draft Concept Plan Attachment 3 Currambine Community Centre Consultation Brochure
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to be advised of total costs involved in the construction of Delamere Park and to approve listing for consideration the additional funding required to finalise the project in the 2013-14 Capital Works Program.

EXECUTIVE SUMMARY

No. 52 (Lot 1574) Delamere Avenue, Currambine is uncleared land set aside for the construction of the Currambine Community Centre and development of Delamere Park. There is currently \$500,000 allocated for the construction of Delamere Park in the 2012-13 Capital Works Program.

The approved draft concept plan for Delamere Park was presented to Council on 19 July 2011 with an estimated preliminary cost of \$1.39 million (CJ123-07/11 refers). The estimated preliminary cost did not include the installation of power, floodlighting and CCTV; the lighting and CCTV are required for safety and security in the park. The current budget available is \$500,000 which is not sufficient to construct the park. Additional funding of approximately \$1,660,756 (which includes a \$195,341 contingency sum) is required to complete the project bringing the total cost to \$2,148,756. Approval of additional funding is required to enable the full scope of works to be completed in accordance with the current Delamere Park landscape plan (Attachment 1 refers).

It is recommended that Council APPROVES:

- 1 *listing of \$1,660,756 additional funding for consideration in the 2013-14 Capital Works Program for construction of Delamere Park;*
- 2 *proceeding to community consultation of the current landscape plan, as detailed in Attachment 1 to this Report.*

BACKGROUND

No. 52 (Lot 1574) Delamere Avenue Currumbine is uncleared land set aside for the construction of the Currumbine Community Centre and development of Delamere Park. Subject to the review of the Parks and Public Open Space Classification Framework (PPOSCF) Delamere Park is classified as Regional Open Space. Regional Open Space areas are not used for active sport or recreation. They accommodate the needs of the Joondalup community and beyond and encourage both short and long stay usage. The infrastructure and features associated with this classification of park are as follows:

- Floodlighting for safety and security.
- Toilet facilities.
- Capacity for 100 cars to park within or around the perimeter of the park ground.
- Footpaths.
- Barbecues.
- Shelters.
- Play equipment.
- Bench seating.

A report was presented to Council on 19 July 2011 providing the outcomes from the community consultation conducted on Currumbine Community Centre and seeking approval to proceed to community consultation on the draft concept plan for Delamere Park (CJ123-07/11 refers). The Delamere Park Concept Plan was tabled at the meeting with an estimated preliminary cost for the development of park of \$1.39 million. This preliminary cost estimate did not include the installation of power, floodlighting and CCTV.

Council agreed, in part to:

- “3 *APPROVE proceeding to community consultation on the draft Concept Plan for Delamere Park included in Attachment 3 of Report CJ123-07/11 in accordance with the generic consultation and communication plan for Landscape Master Planning projects.*”

The concept plan for Delamere Park (Attachment 2 refers) has not yet been subject to community consultation with local residents. There has been interest in the development of Delamere Park from local residents and on contacting the City they have been advised that community consultation on the development of the park will be undertaken in March 2013.

\$500,000 is currently allocated in the 2012-13 Capital Works Program for the development of Delamere Park which is not sufficient to complete the scope of works as detailed in the concept plan. \$12,000 has currently been committed to the project and the remaining \$488,000 will not be used during the 2012-13 financial year and is proposed to be carried forward to the 2013-14 Capital Works Program for Delamere Park. The final design has been assessed by an external Quantity Surveyor to ascertain the total cost of the project and

a cost estimate of \$2,148,756 has been provided meaning that an additional \$1,660,756 is required to complete the park.

DETAILS

At the Capital Works Committee meeting held on 6 November 2012 it was requested that a report be presented to the Committee outlining the final design and costing for Delamere Park and associated funding options.

The Delamere Park site is located within a civic and cultural precinct and is considered to be a Regional Open Space. The park will attract a large range of the public who are looking to use the space for recreational activities and also those who will use the space as an access way through to the Currambine shopping centre and neighbouring commercial developments.

The increased activity that the park development will attract to this site has resulted in the incorporation of 'best design' landscaping principles which will provide a range of positive outcomes for the community, including:

- increased passive surveillance and pedestrian safety
- a range of play activities for both able bodied people and those requiring universal access
- increased accessibility for the elderly, disabled and parents with young children
- provision of large open parkland that has the opportunity to be used in conjunction with the Currambine Community Centre programs
- provision of a footpath network and outdoor gym equipment to encourage health and fitness within the community.

The construction of Delamere Park will be a significant development in enhancing the pedestrian connectivity within the Currambine community and the overall value of amenity within the community.

The following information provides details of the costs involved in the development of Delamere Park:

Soft/hard landscaping and Irrigation Works

The current landscape design for Delamere Park underwent a 'design process' evaluation by an external Quantity Surveyor. The soft/hard landscape and irrigation works are estimated at \$1,507,701. This is inclusive of:

- site mobilisation
- traffic management
- earthworks
- footpaths
- park furniture
- play ground equipment and appropriate shade
- retaining walls
- conservation fencing
- ablution facilities
- trees, turf and garden beds
- bore and irrigation works.

Car Park Construction

The car park is located to the southern end of the park and will service visitors to the park as well as act as overflow parking to the community centre. It has an estimated construction cost of \$95,000. The construction of the 60 bay car park was not included within the Currumbine Community Centre budget. The costs for construction of the car park are currently being covered by the Community Centre budget however the \$95,000 cost will need to be recouped from the Delamere Park budget.

Power, Lighting and CCTV

The floodlighting in the park will be provided solely for safety and security purposes with the installation of CCTV provided to monitor assets and infrastructure in the area. This item was not included in the initial cost estimate. The estimate for power, lighting and CCTV is \$343,000.

Re-Vegetation

The area of bushland that was located at the south west corner of the proposed park has been cleared. This section of bushland is integral in creating a visual buffer from the future commercial development adjacent to Delamere Park. It is proposed that this area be revegetated using the seeds that have been collected from the existing uncleared bushland on the site. The cost estimate for re-vegetation works is \$7,713.

Summary of estimated costs for Delamere Park	Original Concept Estimate (2011)	Revised Estimate
Soft/hard landscape and irrigation works	\$1,227,859	\$1,507,701
Car park construction	\$0	\$95,000
Power/lighting and CCTV	\$153,000	\$343,000
Re-vegetation of cleared bushland	\$0	\$7,713
Sub-total	\$1,380,859	\$1,953,414
Contingency (10%)	\$0	\$195,341
Total estimate (excl. Gst)	\$1,380,859	\$2,148,756

Summary of additional funding required	
Total estimated cost for park construction (incl. 10% contingency)	\$2,148,756
Total carried forward from 2012-13 budget	\$488,000
Total additional funds required for 2013-14 budget (excl. GST)	\$1,660,756

Issues and options considered

There are a number of options that are available for consideration for developing Delamere Park:

- 1 Not develop Delamere Park.
- 2 Construction of the park using 2012-13 Capital Works budget of \$500,000.
- 3 Defer development of Delamere Park until 2014/15.
- 4 Phase development of Delamere Park for 2013/14 and 2014/15 financial years.

- 5 To provide additional funding to complete the construction of Delamere Park in accordance with the current landscape design for completion in 2013-14 Capital Works Program. This is the preferred option as Delamere Park will be completed in the same year as Currambine Community Centre. The Community Centre and car park is anticipated to be completed in September 2013.

Risk management considerations

Not developing the adjacent Public Open Space in Delamere Park could lead to increased opportunity for vandalism and anti-social behaviour near Currambine Community Centre and will detract from the overall aesthetics of the site.

If additional funding is not provided for Delamere Park the development will not be completed in accordance with the approved landscape concept plan.

Financial/budget implications

Summary of Cost Estimates:

Account no.	MPP2014 (CW000762)
Budget Item	Delamere Park
Current Budget amount	\$ 500,000
Amount spent to date	\$ 12,000
Proposed cost	\$ 2,148,756
Balance	\$ 1,660,756
Annual maintenance	\$ 40,000

Regional significance

Once constructed, Delamere Park will be available to a wide catchment of residents due to its location adjacent to the Currambine Community Centre, and will offer a range of amenities within the park.

Delamere Park has been designed at an enhanced standard so as to complement the \$4 million Currambine Community Centre.

Sustainability implications

Delamere Park is located within Groundwater Licence 155582. There is currently sufficient capacity within the allocation to accommodate the irrigation requirements for the public open space. The City will apply for a bore license from the Department of Water for the site and it is anticipated that this will be supported in recognition of the water conservation activities that the City is involved with.

Consultation

In 2009 a feasibility study was undertaken by Community Perspectives for the Currambine Community Centre and adjacent parkland. The study consulted the surrounding residents and conducted surveys to determine which amenities the public would like to have incorporated into the community centre building and within the surrounding external spaces around the building. The results from this study were used to develop the concept design for Delamere Park.

In 2011 community consultation was undertaken for Currambine Community Centre which canvassed opinions on the community centre building and car park only. The brochure did not include a concept plan for Delamere Park (Attachment 3 refers).

The concept plan for Delamere Park (Attachment 2 refers) has not yet been subject to community consultation with local residents. There has been interest in the development of Delamere Park from local residents and on contacting the City they have been advised that community consultation on the development of the park will be undertaken in March 2013.

COMMENT

The draft Concept Plan for Delamere Park responds to five of the top seven elements that stakeholders in the 2009 Feasibility Study suggested could be included in the park. In consideration that there is good quality remnant heathland on the park, this has been retained to provide a buffer between the park and adjoining commercial properties.

It is recommended that additional funding is approved prior to proceeding to final design, community consultation and the development of the tender specification. The approved draft concept plan cannot be constructed with the current available budget of \$500,000 and additional funding of approximately \$1,660,756 is required to complete the park.

VOTING REQUIREMENTS

Simple Majority.

Cr Ritchie entered the room at 6.45pm.

MOVED Cr Hamilton-Prime, SECONDED Cr Hollywood that Council APPROVES:

- 1 listing of \$1,660,756 additional funding for consideration in the 2013-14 Capital Works Program for construction of Delamere Park;**
- 2 proceeding to community consultation of the current landscape plan as detailed in Attachment 1 to this Report.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Amphlett, Mayor Pickard, Crs Corr, Hamilton-Prime, Hollywood and Ritchie.

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4agnCWC130205.pdf](#)

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Deputy Presiding Member declared the Meeting closed at 6.50pm; the following Committee Members being present at that time:

Cr Geoff Amphlett, JP
Mayor Troy Pickard
Cr Brian Corr
Cr Christine Hamilton-Prime
Cr Kerry Hollywood
Cr Teresa Ritchie