

# minutes

## Capital Works Committee

MEETING HELD ON **TUESDAY, 2 JULY 2013**

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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 2 JULY 2013.****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		<i>Absent from 6.29pm to 6.38pm</i>
Cr Philippa Taylor		<i>from 5.52pm</i>

**Observer:**

Cr John Chester

**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	<i>from 5.47pm</i>
Mrs Lesley Taylor	Governance Officer	

**DECLARATION OF OPENING**

The Presiding Member declared the meeting open at 5.46pm.

**APOLOGIES/LEAVE OF ABSENCE****Apologies**

Cr Christine Hamilton-Prime

**Leave of Absence previously approved**

Cr Liam Gobbert	1 July to 8 July 2013 inclusive.
Cr Teresa Ritchie	12 to 16 August 2013 inclusive.

**CONFIRMATION OF MINUTES****MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD ON 4 JUNE 2013**

**MOVED** Cr Amphlett, **SECONDED** Mayor Pickard that the minutes of the meeting of the Capital Works Committee held on 4 June 2013 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****Disclosure of Financial Interest/Proximity Interest**

A declaration under this section requires that the nature of the interest must be disclosed. Consequently a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration. An employee is required to disclose their financial interest and if required to do so by the Council must disclose the extent of the interest. Employees are required to disclose their financial interests where they are required to present verbal or written reports to the Council. Employees are able to continue to provide advice to the Council in the decision making process if they have disclosed their interest.

<b>Name/Position</b>	<b>Cr Teresa Ritchie.</b>
<b>Item No./Subject</b>	Item 4 – 2013-14 – Refurbishment Projects – Timberlane Park Hall.
<b>Nature of interest</b>	Proximity Interest.
<b>Extent of Interest</b>	Cr Ritchie resides near Timberlane Park Hall on Woodvale Drive, Woodvale.

**Disclosure of interest affecting impartiality**

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                    UPDATE ON 2012-13 CAPITAL WORKS PROGRAM**

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

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**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 May 2013, 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 May 2013, is provided at Attachment 1.

**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.

**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 Capital Works Project Report for the 2012-13 program provides an update on the capital work activities undertaken as at 31 May 2013.

## **VOTING REQUIREMENTS**

Simple Majority.

*The Governance Coordinator entered the room at 5.47pm.*

*Cr Taylor entered the room at 5.52pm.*

**MOVED Cr Amphlett, SECONDED Cr Ritchie 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 (6/0)**

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

*Appendix 1 refers*

*To access this attachment on electronic document, click here: [Attach1agnCWC020713.pdf](#)*

## ITEM 2 MONTHLY CAPITAL WORKS PROJECT REPORTS

<b>WARD</b>	All
<b>RESPONSIBLE DIRECTOR</b>	Mr Nico Claassen Infrastructure Services
<b>FILE NUMBER</b>	102496, 101515
<b>ATTACHMENTS</b>	Attachment 1 Currambine Community Centre construction Attachment 2 Delamere Park construction Attachment 3 Entry statements Attachment 4 Hodges Drive duplication Attachment 5 Mawson Park landscape upgrade Attachment 6 Hillarys Park landscape upgrade
<b>AUTHORITY / DISCRETION</b>	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

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### PURPOSE

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

### EXECUTIVE SUMMARY

At the Capital Works Committee meeting held on 7 August 2012 the Committee determined which capital works project reports were required and the frequency of reporting. The monthly project reports are attached (Attachments 1 – 6 refer).

### 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 its meeting held on 7 August 2012 the Capital Works Committee determined which capital work project reports were required on a monthly and quarterly basis with the quarterly reports becoming monthly once work commences.

The following projects which required monthly reports have now been completed:

- Oceanside Promenade redevelopment
- Moore Drive duplication
- Tom Simpson Park upgrade
- Mirror Park skate park.

Work has commenced on the following projects, therefore the quarterly reports for the projects will now be provided monthly:

- Hodges Drive duplication
- Mawson Park – landscape upgrade
- Hillarys Park – landscape upgrade.

A project report for the construction of Delamere Park is included with this report (Attachment 2 refers) and will now also be presented to the Committee every quarter until the works commence when it will become a monthly report.

A summary of the projects and their current status is detailed below, with more detailed information in the attached project reports.

### Currambine Community Centre construction

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

Current status: Works on the community centre are progressing well and the builder is on schedule.

Round 2 documentation for the Green Council of Australia four-star design rating has been submitted.

### Delamere Park construction

Project description: Design, tender and project management of the construction of Delamere Park.

Current status: Delamere Park community consultation closed on 29 May 2013, the results are being collated and a report will be presented to Council at its meeting to be held on 16 July 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: The irrigation, planting and lighting designs are progressing for public tender in July 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: The works are progressing on schedule.

The base course construction has been completed and the kerbing and bitumen spray seal is underway. Traffic management is monitored daily and is working well.

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 installation of the irrigation to the passive areas of the park is 70% complete.

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: Footpaths and infrastructure have been installed. The irrigation lateral lines have been completed and commissioning of the installed irrigation is ongoing.

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

**Legislation** Sections 5.17 and 6.80 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.

**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.

**VOTING REQUIREMENTS**

Simple Majority.

**MOVED Mayor Pickard, SECONDED Cr Taylor that the Capital Works Committee NOTES the attached monthly capital works project reports for:**

- 1 Currambine Community Centre construction;**
- 2 Delamere Park construction;**
- 3 Entry statements;**
- 4 Hodges Drive duplication;**
- 5 Mawson Park – landscape upgrade;**
- 6 Hillarys Park – landscape upgrade,**

**as detailed in Attachments 1 to 6 to this Report.**

**The Motion was Put and**

**CARRIED (6/0)**

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

*Appendix 2 refers*

To access this attachment on electronic document, click here: [Attach2agnCWC020713.pdf](#)

### **ITEM 3                    BRAMSTON PARK, BURNS BEACH - PROPOSED DEVELOPMENT**

<b>WARD</b>	North
<b>RESPONSIBLE DIRECTOR</b>	Mr Mike Tidy Corporate Services
<b>FILE NUMBER</b>	87611, 101515
<b>ATTACHMENTS</b>	Attachment 1 Bramston Park aerial map Attachment 2 Proposed development site plan Attachment 3 Proposed clubroom floor plan and elevations Attachment 4 Project capital cost estimate breakdown Attachment 5 Active open space review – supplementary report Attachment 6 Proposed community consultation information sheet Attachment 7 Proposed community consultation FAQ sheet Attachment 8 Proposed community consultation comment form
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

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#### **PURPOSE**

For Council to consider the concept plan and estimated capital costs for the proposed development at Bramston Park, Burns Beach and provide endorsement to proceed with the project.

#### **EXECUTIVE SUMMARY**

Bramston Park is 3.93 hectares and is located on Bramston Vista Burns Beach. The park is classified as Crown Land currently managed by the developer (Peet Limited) and is due for handover to the City in July 2013. There are currently no facilities or floodlights at the park.

It is proposed that given the dimensions of Bramston Park, it be allocated to a winter sport utilising a rectangular pitch and a suitable summer sporting group. For a club to use this park successfully, infrastructure such as a community sporting facility and floodlighting is required. It is proposed that the facility would not only cater for the sporting groups using the oval, but also be available to the wider local community for community based meetings and activities. Other infrastructure proposed for the site includes a carpark, BBQ/picnic area with drink fountain, cricket centre wicket and playground.

Community consultation was undertaken in July 2012, which provided the local community with an opportunity to provide feedback on the proposed project. The City received a good response rate of over 39%. Just under 50% of respondents did not oppose the development of a community sporting facility and floodlighting at the site. Just over 50% of respondents did not oppose the car parking and there was strong support for the construction of a playground at Bramston Park.

At its meeting held on 11 December 2012 (CJ280-12/12 refers), Council considered the project and based on the number of respondents in support and opposition to the proposed development being so close requested the development of concept plans for the proposed redevelopment.

At its meeting held on 7 May 2013 (Item 4 refers), the Capital Works Committee considered the draft concept plans for the project and raised some issues in respect to the proposed design of the community sporting facility building and requested that the City investigate a revised design of the Bramston Park community sporting facility.

A revised site plan and facility floor plan have been developed for the project and include the layout of the proposed four new floodlights, carpark, community sporting facility, playground, BBQ/picnic area with drink fountain and synthetic centre cricket wicket. The facility floor plan (Attachment 3 refers) includes changerooms, umpire room, toilets, kitchen/kiosk/kitchenette, meeting room of 130m<sup>2</sup> overlooking the oval (dividable into two rooms), associated storage, CCTV room and covered spectator verandah area.

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and totals \$2,900,000 which includes detailed design, tender documentation, forward works and construction. The net operating cost of the new facility is estimated at \$24,000 per annum based on an expected income of \$13,000 and expenditure of \$37,000.

There are a number of options for consideration for the Bramston Park project in relation to further community consultation, works to be included in the project and external grant funding.

Currently listed in the City's Five Year Capital Works Program is \$317,000 for the detailed design stage of the project (2013-14) and \$1,750,000 for the construction works (2014-15) giving a total of \$2,067,000 for the overall project. Also listed is \$140,000 within 2016-17 for the installation of floodlighting at the park.

In the City's 2009 adopted *20 Year Strategic Financial Plan*, funds were allocated for the refurbishment/redevelopment of Jack Kikeros Hall which is located near the beach on Ocean Parade, Burns Beach. In 2012, these funds were reallocated, without being increased, to the Bramston Park development project with the adoption of the new 2011-2031 *20 Year Strategic Financial Plan*. It is important to note that the proposed Bramston Park development project includes infrastructure in addition to a facility such as floodlighting, car park, playground and picnic/BBQ area. It is therefore reasonable to expect that the total project cost for the proposed development project would be in excess of the budget amount that was originally intended for Jack Kikeros Hall.

If the funds for the floodlighting works were brought forward, based on the total project cost estimate, a further \$693,000 would be required to be allocated to this project to complete the works detailed in this report. It has been identified that this project would be suitable for consideration as part of the Department of Sport and Recreation's Community Sporting and Recreation Facilities Fund (CSRFF) program. The CSRFF program considers a contribution of up to one-third for projects that demonstrate an increase in sport participation as a result of the development, in this case up to \$966,666.

Given the results of the initial consultation, it is suggested that further community consultation for the project is undertaken allowing the community another opportunity to make comment on the project with more detailed information such as site layout, basic facility design and proposed usage and management.

Provided any further community consultation is undertaken soon and the project timelines remain on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round. If supported, the project will be listed as part of the City's CSRFF project submission report to be considered by Council at its meeting to be held on 24 September 2013.

*It is therefore recommended that Council:*

- 1 *NOTES the proposed redevelopment project including construction of the community sporting facility, four new floodlights, playground, BBQ/picnic area with drinking fountain, carpark and synthetic centre cricket wicket at Bramston Park as detailed in this Report at a project cost estimate of \$2,900,000;*
- 2 *REQUESTS the Chief Executive Officer to arrange for further community consultation as detailed in this Report for the Bramston Park development project to be conducted in July - August 2013 using Attachments 6, 7 and 8 to this Report;*
- 3 *NOTES the Bramston Park development project will be listed as part of the City's Community Sporting and Recreation Facilities Fund (CSRFF) project submission report to be considered by Council at its meeting to be held on 24 September 2013 which will include the results of the further community consultation to be undertaken;*
- 4 *NOTES the following amounts are currently listed within the City's Five Year Capital Works Budget for the development project at Bramston Park:*
  - 4.1 *\$317,000 within 2013-14 for detailed design of the project;*
  - 4.2 *\$1,750,000 within 2014-15 for construction of the project;*
  - 4.3 *\$140,000 within 2016-17 for floodlighting;*
- 5 *BY AN ABSOLUTE MAJORITY REQUESTS that the \$140,000 currently listed within 2016-17 of the City's Five Year Capital Works Program for floodlighting at Bramston Park be brought forward and listed for consideration within 2014-15;*
- 6 *Subject to approval of the transfer of funds in Part 5 above, REQUESTS that a further \$693,000 be listed for consideration within 2014-15 of the City's Five Year Capital Works Program for the Bramston Park development project subject to a successful CSRFF grant application of \$966,666.*

## BACKGROUND

In the City's 2009 adopted *20 Year Strategic Financial Plan*, funds were allocated for the refurbishment/redevelopment of Jack Kikeros Hall which is located near the beach on Ocean Parade, Burns Beach. In 2012, these funds were reallocated, without being increased, to the Bramston Park development project with the adoption of the new 2011-2031 *20 Year Strategic Financial Plan*. It is important to note that the proposed Bramston Park development project includes infrastructure in addition to a facility such as floodlighting, car park, playground and picnic/BBQ area. It is therefore reasonable to expect that the total project cost for the proposed development project would be in excess of the budget amount that was originally intended for Jack Kikeros Hall.

Bramston Park is 3.93 hectares and is located on Bramston Vista Burns Beach (Attachment 1 refers). The park is classified as Crown Land currently managed by the developer (Peet Limited) and is due for handover to the City in July 2013. There are currently no facilities or floodlights at the park.

It is proposed that given the dimensions of Bramston Park, it be allocated to a winter sport utilising a rectangular pitch and a suitable summer sporting group. For a club to use this park successfully, infrastructure such as a community sporting facility and floodlighting is required. It is proposed that the facility would not only cater for the sporting groups using the oval but also be available to the wider local community for community based meetings and activities. Other infrastructure proposed for the site includes a carpark, BBQ/picnic area with drink fountain, cricket centre wicket and playground.

Community consultation was undertaken in August 2012, which provided the local community with an opportunity to provide feedback on the proposed project. The City received a good response rate of over 39%. Just under 50% of respondents did not oppose the development of a community sporting facility and floodlighting at the site. Just over 50% of respondents did not oppose the car parking and there was strong support for the construction of a playground at Bramston Park.

At its meeting held on 11 December 2012 (CJ280-12/12 refers), Council resolved:

*"That Council:*

- 1 *NOTES the findings of the Community Consultation process undertaken for the Bramston Park project;*
- 2 *DOES NOT SUPPORT retaining all the bush land on the eastern boundary of Bramston Park;*
- 3 *DOES NOT SUPPORT the reclassification of the Bramston Park bushland as Bush Forever;*
- 4 *NOTES approximately half of the original Burns Beach Development site has been incorporated into Bush Forever Site 322 to the north;*
- 5 *NOTES Huxley Park located adjacent to Bramston Park is a 1.4 hectare bushland site which contains the same vegetation type as Bramston Park;*
- 6 *REQUESTS the City inform the lead petitioner of the Council's decision;*

- 7 *REQUESTS the Chief Executive Officer to arrange for the development of Concept Plans for the Bramston Park site with the inclusion of the following:*
- 7.1 *Multipurpose Community Sporting Facility;*
  - 7.2 *Sports floodlights;*
  - 7.3 *Car parking;*
  - 7.4 *Playground;*
  - 7.5 *Promotes retention of the maximum portion of the bush land on the eastern boundary of Bramston Park that the proposed infrastructure will allow;*
- 8 *NOTES the Concept Plan will not include a temporary active playing surface on Lot 954 Bramston Vista, Burns Beach (proposed Primary School site);*
- 9 *NOTES the Concept Plan will be developed with consideration given to:*
- 9.1 *reducing antisocial behaviour and noise impact to residents residing in close proximity to Bramston Park;*
  - 9.2 *environmental sustainability design features, Access and Inclusion principles, Landscape Master Plan principles and 'Designing out Crime' planning guidelines;*
- 10 *BY AN ABSOLUTE MAJORITY, REVOKES Part 6 of its decision of 24 July 2012 (CJ137-07/12 refers) as follows:*
- "6 REQUESTS that when preparing the design of the Bramston Park Clubroom/Community facility, that access and egress is to be from Burns Beach Road."*

At its meeting held on 7 May 2013 (Item 4 refers), the Capital Works Committee considered the project and raised the following issues in respect of the proposed design of the community sporting facility building at Bramston Park:

- The possibility of making a singular meeting room that is divided by a removable/temporary wall.
- The need to reduce the amount of storage space within the facility.
- The building needs to be designed in keeping with the urban feel of the adjoining residential area.

It was requested at the meeting that the Administration investigate a revised design of the Bramston Park community sporting facility building to address the above issues raised by the Committee at the meeting as well as to identify a future user group of the facility.

## **DETAILS**

### **Active open space review**

In 2011 Curtin University was engaged by the Department of Sport and Recreation to undertake research to determine if insufficient active reserves are being provided in the outer metropolitan suburbs of Perth for the purpose of accommodating organised sport.

The City of Joondalup was included in the study, but at the time of reporting, the newer suburbs of Iluka and Burns Beach were not included, as there was insufficient planning information for the area to determine the nature of the public open space that was to be provided. This information is now available and Curtin University was asked to update the data for Joondalup. The supplementary report is included as Attachment 5.

In summary, Burns Beach is one of the most 'active open space poor' of all of Joondalup's suburbs and is well below the determined guidelines for active open space. The development of Bramston Park as an active sporting park would go some-way to addressing the shortfall and spatial inequality of active open space in Burns Beach.

### **Site and concept plan**

Following the Capital Works Committee meeting held on 7 May 2013, a revised site plan and facility floor plan were developed and are included as Attachments 2 and 3.

The site plan (Attachment 2 refers) indicates the layout of the proposed four new floodlights, carpark including 42 bays, community sporting facility, playground, BBQ/picnic area with drink fountain and synthetic centre cricket wicket.

The proposed facility design is based on the City's most recent new community sporting facilities such as Seacrest Community Sporting Facility, Sorrento and Forrest Park Community Sporting Facility, Padbury. The facility floor plan (Attachment 3 refers) includes changerooms, umpire room, toilets, kitchen/kiosk/kitchenette, meeting room of 130m<sup>2</sup> overlooking the oval (dividable into two rooms), associated storage, CCTV room and covered spectator verandah area. It also includes a unisex 'park toilet' designed to include the automatic timed door lock system and is accessible without compromising the security of the remainder of the facility. The building has been designed to be in keeping with the urban feel of the adjoining residential area.

Reducing the meeting areas from two separate rooms into one (that can be divided) causes some operational issues for the facility. As both sides of the meeting area need to be able to access storage areas and toilets at the same time, a corridor has had to be included. This means that while both sides of the room are occupied by two different groups, both can access toilets, tables/chairs and their own storage areas. Not having the storerooms directly opening into the meeting room creates difficulties with groups getting furniture and their equipment into/out of the rooms. At other facilities with a similar arrangement, the City receives complaints from user groups about difficulties moving furniture and equipment.

As only one side of the meeting room will be able to access the kitchen, a kitchenette has had to be included so that the group using the other side of the room can still access tea/coffee making facilities and a fridge.

The other issue with having one room dividable rather than two separate rooms, is noise. At other facilities with a similar arrangement, the City receives complaints from user groups about noise from the other side of the room that dividable doors can not sufficiently reduce.

### Estimated capital project costs

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and is included as Attachment 4. A summary of the total project estimate has been broken down into the following components:

Item	Cost
Community sporting facility – building	\$909,170
Floodlighting	\$372,800
Playground	\$76,100
Synthetic centre cricket wicket	\$15,000
Picnic/BBQ area	\$26,390
Sports goals	\$16,000
Drink fountain	\$7,000
Bin wash down area	\$300
Paths/access ways	\$38,500
Site Services (gas, power, water, sewerage etc)	\$182,110
Photovoltaic (solar) panels	\$52,500
Access gate to oval	\$2,500
Earthworks / siteworks	\$133,150
Carpark – 42 bays	\$56,630
Retaining wall	\$6,800
Landscaping and irrigation	\$110,450
Western power headworks	\$22,050
Contingencies (design and building)	\$229,000
Escalation (to June 2014)	\$98,000
Professional fees	\$310,000
Approval fees	\$6,000
Preliminaries	\$203,550
Public artwork	\$26,000
<b>TOTAL PROJECT</b>	<b>\$2,900,000</b>

The City's *Art and Memorabilia Collections Policy* states that the State Government's 'Per cent for Art Scheme' will be utilised when developing proposals for new public buildings and extensions over the value of \$100,000. This scheme uses an allocation of up to 1% of the estimated total cost of building project. The City's policy states that developers of public facilities will be encouraged to adopt this policy with projects being implemented according to the Public Art Implementation Process as determined by the Chief Executive Officer. Based on this, 1% of the estimated total cost of the project has been included.

### Potential usage of facilities

It is proposed that given the dimensions of Bramston Park, it be allocated to a sport utilising a rectangular pitch. The Joondalup City Football (soccer) Club has been identified as a potential winter season user group of the oval, however no formal discussions have taken place as yet.

The Joondalup City Football Club currently uses Caledonia, Lexcen and Santiago Parks and Iluka District Open Space and it is proposed they may relocate some of their junior usage from these venues to Bramston Park.

The City has not yet identified a potential summer season user group for the park, however the City is currently under pressure from football (soccer) clubs to provide summer training venues so Bramston Park could accommodate this. In addition, junior cricket clubs in the northern region are under pressure to find playing venues on weekends, so Bramston Park could assist with this issue.

The City will call for expressions of interest from local sporting clubs and groups closer to project completion to determine seasonal usage. It is proposed that the building would not only cater for the sporting groups using the oval but also be available to the wider local community for community based meetings and activities.

### **Issues and options considered**

There are a number of options for consideration for the Bramston Park project in relation to further community consultation, works to be included in the project and external grant funding.

#### External grant funding

It has been identified that this project would be suitable for consideration as part of the Department of Sport and Recreation's Community Sporting and Recreation Facilities Fund (CSRFF) program. In order to construct the facilities in 2014-15 as per the City's Five Year Capital Works Program (and to meet CSRFF application deadlines), an application would need to be made to the next Forward Planning Grant funding round which closes on 30 September 2013. The CSRFF program considers a contribution of up to one-third for projects that demonstrate an increase in sport participation as a result of the development.

The City has the option to not submit an application for CSRFF and fund the project in full. Provided any further community consultation is undertaken soon and the project timelines remain on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round. If Council supports the project proceeding without external grant funding, a budget allocation for the whole project would be required in the event the grant funding application is unsuccessful.

#### Community consultation

Development projects such as this would normally include two rounds of community consultation. The first, which was undertaken in August 2012, provided the local community with an opportunity to provide feedback on the proposed project. The second round of consultation seeks comment on the specific project details such as the site plan, facility components and any changes to the project as an outcome to the first round of consultation.

As part of the initial consultation, the City received a good response rate of over 39%. The results are summarised as follows:

- 43% support the construction of a community sporting facility.
- 43.8% support the installation of floodlighting.
- The construction of a car park was split almost equally between support/opposition.
- Over 70% support the installation of a playground.

An option for the project is to not conduct further consultation for the project. However, given the results of the initial consultation summarised above, it is recommended that the second round of consultation be undertaken. This will provide the community with another opportunity to make comment on the project with more detailed information such as site layout, basic facility design and proposed usage and management.

In order to meet project timelines and CSRFF requirements, it is proposed to undertake consultation with residents and stakeholders originally consulted from 22 July to 12 August 2013, advertised through the following methods:

- Direct mail out - Cover letter, information sheet, frequently asked questions sheet and comment form to be sent to all stakeholders.
- Site signage – two signs to be placed at Bramston Park during the community consultation period.
- Website - Information and survey added to the “community consultation” section of the City’s website during the community consultation period.

A copy of the proposed consultation tools are included as Attachments 6, 7 and 8.

The feedback received as part of the consultation will be collated and included in a further report to Council for consideration.

#### Project works

Given the capital cost estimate for the total works either the whole project can be endorsed to proceed or if cost savings are required the following options are possible:

- Floodlighting - estimated cost of \$372,800. Currently there is \$140,000 listed within 2016-17 of the City’s Five Year Capital Works Program for floodlighting works at Bramston Park. Additional funds could be listed for consideration within the 2016-17 budget and these works staged to occur in that financial year.
- Playground, BBQ/picnic area – estimated at \$102,490. These works could be listed for consideration in a future year of the City’s Five Year Capital Works Program.
- Public artwork - estimated cost of \$26,000. Public artwork can either not be included in this project or could be listed for consideration in a future year of the City’s operating budget.
- Photovoltaic (solar) panels – estimated cost of \$52,500. This could be listed for consideration in a future year of the City’s Five Year Capital Works Program. Photovoltaic panels installed at other similar facilities are currently saving the City approximately \$2,500 per facility per annum in utility costs.

Given the support received for a playground within the initial community consultation it is recommended it and the BBQ/picnic area remain part of the proposed development.

As there is a future budget allocation for floodlighting, an option is that these works be staged in 2016-17 with the additional funds required added for consideration.

Not including floodlighting, public artwork or installing photovoltaic (solar) panels as part of the project at this time will reduce project costs by \$451,300. These items could be included in future budgets if required.

**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.
- Understand the demographic context of local communities to support effective facility planning.
- Employ facility design principles that will provide for longevity, diversity and inclusiveness and where appropriate, support decentralising the delivery of City services.

**Policy** Not applicable.

**Risk management considerations**

Any capital project brings risks in relation to contingencies and over runs against original design. The capital cost estimate is based on concept designs and may differ once further detailed designs are undertaken for the project.

There is also a risk associated with not undertaking further consultation on the project. Given the results of the initial consultation, it is recommended that the second round of consultation be undertaken.

This is intended to be one of several major projects for which the City will be seeking CSRFF funding in the next Forward Planning Grant funding round. They will effectively be competing against each other and there are significant risks that not all projects will be funded.

**Financial/budget implications**

Currently listed in the City's Five Year Capital Works Program is \$317,000 for the detailed design stage of the project (2013-14) and \$1,750,000 for the construction works (2014-15) of which \$583,000 is funding from a proposed CSRFF grant. The total for the overall project is \$2,067,000 of which \$1,484,000 is City funds and \$583,000 a CSRFF grant. Also listed is \$140,000 within 2016-17 for the installation of floodlighting at the park which if brought forward to 2014-15 would bring the total project allocation to \$2,207,000.

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and totals \$2,900,000 which includes detailed design, tender documentation, forward works and construction.

Whilst a CSRFF application may result in a contribution of up to one-third for the works (in this case up to \$966,666), if Council supports the project proceeding without external grant funding, a budget allocation for the whole project would be required in the event the grant funding application is unsuccessful.

Based on the total project cost estimate, a further \$833,000 would be required to be allocated to this project to complete the works detailed in this report. By bringing forward the \$140,000 listed for floodlighting at Bramston Park to 2014-15 the additional required budget allocation for the project would be reduced to \$693,000.

If cost savings are required the following options are considered possible as previously discussed:

- Floodlighting - estimated cost of \$372,800.
- Playground, BBQ/picnic area – estimated at \$102,490.
- Public artwork - estimated cost of \$26,000.
- Photovoltaic (solar) panels – estimated cost of \$52,500.

Below is a summary of the option to undertake the whole project as outlined in this report (including bringing forward the budget funds for floodlighting) or for cost savings - not including floodlighting, public artwork or installing photovoltaic (solar) panels as part of the project in 2014-15.

Option	Funding break-up	Existing project budget	Additional budget funds required	Estimated total cost (assuming a successful CSRFF application)
Full project (and bring forward budget funds for floodlighting)	City Funds	\$1,624,000	\$309,334	\$1,933,334
	CSRFF Grant	<u>\$583,000</u>	<u>\$383,666</u>	<u>\$966,666</u>
	Total	\$2,207,000	\$693,000	\$2,900,000
Remove floodlighting; public artwork and solar panels	City Funds	\$1,484,000	\$148,467	\$1,632,467
	CRSFF Grant	<u>\$583,000</u>	<u>\$233,233</u>	<u>\$816,233</u>
	Total	\$2,067,000	\$381,700	\$2,448,700

Based on a similar size building (Seacrest Park Community Sporting Facility) the net operating cost of the new facility is estimated at \$24,000 per annum based on an expected income of \$13,000 and expenditure of \$37,000. The floodlighting, playground and synthetic centre wicket is estimated to cost \$7,600 per annum to maintain.

A breakdown of the proposed project is outlined below as a way of comparison to the size and cost of the Seacrest Park Community Sporting Facility project.

Project	Facility size	Facility cost per square metre	Total project cost	Comments
Bramston	433.5m <sup>2</sup>	\$1,806/m <sup>2</sup>	\$2,900,000	Total project includes building; floodlighting; playground; cricket wicket; car park; picnic/BBQ area.
Seacrest	616m <sup>2</sup>	\$1,950/m <sup>2</sup>	\$1,450,000	Total project includes building.

All amounts quoted in this report are exclusive of GST.

### Regional significance

Not applicable.

## **Sustainability implications**

### Environmental

The developer of Burns Beach has allocated approximately half of the original 291 hectare development site as Bush Forever. The 144 hectare Bush Forever zone is located to the north of Burns Beach and has been incorporated into Bush Forever Site 322.

Any developments at Bramston Park will consider and minimise impact to important flora and fauna in the area. Facilities will be planned to reduce the impact of the carbon footprint and consider environmental sustainability design features.

### Social

The project has included consultation with local residents to ensure that feedback received represents the diverse needs of the City's community. Any developments at the site will consider access and inclusion principles and will aim to enhance the amenity of the public space.

### Economic

One of the main principles of the *City's Master Planning Framework* is the development of 'shared' and 'multipurpose' facilities to avoid duplication of facilities and reduce the ongoing maintenance and future capital expenditure requirements.

## **Consultation**

Results of the initial community consultation were presented to Council at its meeting held on 11 December 2012 (CJ280-12/12 refers). A decision needs to be made whether further community consultation will be undertaken for this project.

## **COMMENT**

Based on the total project cost estimate, a further \$833,000 would be required to be allocated to this project to complete the works detailed in this report in 2014-15. The budget allocation for this project was a reallocation of funds originally intended for the refurbishment/redevelopment of Jack Kikeros Hall. As the proposed Bramston Park development project includes infrastructure in addition to a facility it is reasonable to expect that the total project cost would be in excess of the budget amount that was originally intended for Jack Kikeros Hall.

By bringing forward the \$140,000 listed for floodlighting at Bramston Park to 2014-15 the additional required budget allocation for the project would be reduced to \$693,000.

While not including floodlighting, public artwork or installing photovoltaic (solar) panels as part of the project in 2014-15 will reduce project costs by \$451,300, it is recommended that all project works be undertaken at the same time.

An option for the project is to not conduct further consultation for the project. However, given the results of the initial consultation summarised above, it is recommended that the second round of consultation be undertaken. This will provide the community with another opportunity to make comment on the project with more detailed information such as site layout, basic facility design and proposed usage and management.

Provided any further community consultation is undertaken soon and the project timelines remain on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round. If supported, the project will be listed as part of the City's CSRFF project submission report to be considered by Council at its meeting to be held on 24 September 2013.

## **VOTING REQUIREMENTS**

Absolute Majority.

## **OFFICER'S RECOMMENDATION**

That Council:

- 1 NOTES the proposed redevelopment project including construction of the community sporting facility, four new floodlights, playground, BBQ/picnic area with drinking fountain, carpark and synthetic centre cricket wicket at Bramston Park as detailed in this Report at a project cost estimate of \$2,900,000;
- 2 REQUESTS the Chief Executive Officer to arrange for further community consultation as detailed in this Report for the Bramston Park development project to be conducted in July - August 2013 using Attachments 6, 7 and 8 to this Report;
- 3 NOTES the Bramston Park development project will be listed as part of the City's Community Sporting and Recreation Facilities Fund (CSRFF) project submission report to be considered by Council at its meeting to be held on 24 September 2013 which will include the results of the further community consultation to be undertaken;
- 4 NOTES the following amounts are currently listed within the City's Five Year Capital Works Budget for the development project at Bramston Park:
  - 4.1 \$317,000 within 2013-14 for detailed design of the project;
  - 4.2 \$1,750,000 within 2014-15 for construction of the project;
  - 4.3 \$140,000 within 2016-17 for floodlighting;
- 5 BY ABSOLUTE MAJORITY REQUESTS that the \$140,000 currently listed within 2016-17 of the City's Five Year Capital Works Program for floodlighting at Bramston Park be brought forward and listed for consideration within 2014-15;
- 6 subject to approval of the transfer of funds in Part 5 above, REQUESTS that a further \$693,000 be listed for consideration within 2014-15 of the City's Five Year Capital Works Program for the Bramston Park development project subject to a successful CSRFF grant application of \$966,666.

**MOVED Mayor Pickard, SECONDED Cr Amphlett that Council:**

- 1 NOTES the proposed redevelopment project including construction of the community sporting facility, four new floodlights, playground, BBQ/picnic area with drinking fountain, carpark and synthetic centre cricket wicket at Bramston Park as detailed in this Report at a project cost estimate of \$2,900,000;**
- 2 REQUESTS the Chief Executive Officer to arrange for further community consultation as detailed in this Report for the Bramston Park development project to be conducted in July - August 2013 using Attachments 6, 7 and 8 to this Report, noting that the facility would not be hired for functions that create risk for anti-social behaviour (such as 18<sup>th</sup> and 21<sup>st</sup> birthdays) and the intended use of the playing fields is for junior sports;**
- 3 NOTES the Bramston Park development project will be listed as part of the City's Community Sporting and Recreation Facilities Fund (CSRFF) project submission report to be considered by Council at its meeting to be held on 24 September 2013 which will include the results of the further community consultation to be undertaken;**
- 4 NOTES the following amounts are currently listed within the City's Five Year Capital Works Budget for the development project at Bramston Park:**
  - 4.1 \$317,000 within 2013-14 for detailed design of the project;**
  - 4.2 \$1,750,000 within 2014-15 for construction of the project;**
  - 4.3 \$140,000 within 2016-17 for floodlighting;**
- 5 BY ABSOLUTE MAJORITY REQUESTS that the \$140,000 currently listed within 2016-17 of the City's Five Year Capital Works Program for floodlighting at Bramston Park be brought forward and listed for consideration within 2014-15;**
- 6 subject to approval of the transfer of funds in Part 5 above, REQUESTS that a further \$693,000 be listed for consideration within 2014-15 of the City's Five Year Capital Works Program for the Bramston Park development project subject to a successful CSRFF grant application of \$966,666.**

**The Motion was Put and**

**CARRIED (6/0)**

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

*Appendix 3 refers*

*To access this attachment on electronic document, click here: [Attach3agnCWC020713.pdf](#)*

**Disclosure of Financial Interest/Proximity Interest**

<b>Name/Position</b>	<b>Cr Teresa Ritchie.</b>
<b>Item No./Subject</b>	Item 4 – 2013-14 – Refurbishment Projects – Timberlane Park Hall.
<b>Nature of interest</b>	Proximity Interest.
<b>Extent of Interest</b>	Cr Ritchie resides near Timberlane Park Hall on Woodvale Drive, Woodvale.

*Cr Ritchie left the room at 6.29pm.*

## **ITEM 4                    2013-14                    REFURBISHMENT                    PROJECTS                    - TIMBERLANE PARK HALL**

<b>WARD</b>	Central
<b>RESPONSIBLE DIRECTOR</b>	Mr Mike Tidy Corporate Services
<b>FILE NUMBER</b>	02387, 07100
<b>ATTACHMENT</b>	Attachment 1    Aerial map of Timberlane Park Attachment 2    Timberlane Park Hall floor plan (existing) Attachment 3    City's endorsed Master Planning Process Attachment 4    Proposed refurbished floor plan Attachment 5    Project capital cost estimate
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

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### **PURPOSE**

For Council to consider the concept plan and estimated capital costs for the proposed refurbishment of Timberlane Park Hall, Woodvale and provide endorsement to proceed with the project.

### **EXECUTIVE SUMMARY**

Timberlane Park Hall is located on Timberlane Drive, Woodvale and is situated within Timberlane Park and twelve outdoor tennis courts. The hall consists of a function room (dividable into two spaces), two kitchens, storage areas and disabled toilet. In addition, the Kingsley Tennis Club has an office/storage area. In 2007-08, the building's two kitchens were refurbished, along with the disabled toilet; new floor coverings; painting; and a small extension was added to provide additional user group storage. However, as the budget was pre-determined, two main issues with the facility could not be addressed at the time.

The first issue is that there are no changerooms at the facility; therefore a senior sporting club cannot be located at the park. Secondly, the only male and female toilets are the 'park standard' toilets that are only accessible from the outside of the facility. There is a disabled toilet accessible from inside the facility, however when the facility is used for larger functions, there is a lack of available toilets inside the facility. As Timberlane Park is classified as a

'Local Park' under the City's *Parks and Public Open Spaces Classification Framework*, Timberlane Park Hall requires a commensurate level of infrastructure.

At its meeting held on 2 October 2012 the Capital Works Committee recommended that the listed refurbishment projects for 2013-14 (being Sorrento Football Club and Sorrento Tennis Clubrooms) be changed to Timberlane Park Hall and an additional site given the master planning being undertaken for Percy Doyle Reserve. This recommendation was subsequently endorsed by Council at its meeting held on 23 October 2012 (CJ214-10/12 refers).

As a result an indicative figure of \$400,000 was allocated in the 2013-14 Capital Works Program toward the Timberlane Park Hall for refurbishment. Notably, this figure was based on potential project costs only as project scoping, concept design and cost estimates had not been undertaken at the time. Typically, refurbishment project planning is undertaken prior to October each year to allow for amendment of budget funds through the Capital Works Program process. Given the delays for the 2013-14 project (due to endorsing a change in listed projects) this amendment process was unable to occur.

Following the outcome of the 23 October 2012 Council meeting, the relevant stakeholders who utilise the building were consulted and a facility floor plan was developed. Subsequently, a capital cost estimate was attained by a qualified quantity surveyor and the total refurbishment project is estimated to cost \$813,900 (including detailed design and contingencies).

Due to estimated capital cost of the refurbishment exceeding the current allocated budget, Council has four options to proceed with the refurbishment. These include:

#### Option 1 - Not proceed with the refurbishment

If this option was pursued it would mean the current facility would continue to function with limited ability to meet the needs of the current and potential future users of the hall.

#### Option 2 – Proceed with the refurbishment with a reduced scope of works

This option would see the refurbishment proceed, however in order to meet the existing budget, the scope of works would need to be reduced. Possible options to reduce project costs are as follows:

- Removal of changerooms, umpire room and universal access 'park' toilet – estimated cost of \$411,348.
- Removal of internal access toilets/showers – estimated cost of \$118,305.
- Removal of external BBQ – estimated cost of \$15,000.

Removal of the changerooms, umpire room and universal access 'park' toilet will reduce the project costs to \$402,552. However, given the importance of the changerooms, umpire room and universal access 'park' toilet to senior sporting groups proposed to use Timberlane Park; it is suggested that these remain included within the scope of the refurbishment.

Removal of the internal access toilets/showers will reduce the project costs to \$695,595. However, the internal access toilets/showers are considered important to the Kingsley Tennis Club and general hall hirers, therefore it is suggested that these remain included within the scope of the refurbishment.

Option 3 – Proceed with the refurbishment in 2013-14

This option is for the refurbishment to proceed within full scope and within the 2013-14 financial year. The current annual budget for the refurbishment is \$400,000, while the full scope of works is estimated at \$813,900. Therefore, if this option was to proceed, an additional \$413,900 would be required within the 2013-14 budget.

Option 4 – Proceed with the refurbishment and phase costs over two financial years (2013-14 and 2014-15)

If option 4 was to proceed, funding of the project will occur over two financial years (2013-14 and 2014-15) in order to meet the additional project costs. However, if this option is pursued, Council will need to review the scheduled projects within the City's 2014-15 Capital Works Program.

It is suggested all works be undertaken as it provides a strong social return on investment for the current users and the wider community, with additional users likely to be attracted to utilise the hall. Although, due to the estimated cost (\$813,900) of the refurbishment significantly exceeding the budget allocation of \$400,000 for this project, it is recommended that Council gives consideration to the four options presented in this report and decides on how the City will proceed with the refurbishment of Timberlane Park Hall.

*It is therefore recommended that Council:*

- 1 *NOTES that \$400,000 is currently listed in 2013-14 in the City's Five Year Capital Works Program for the Timberlane Park Hall refurbishment;*
- 2 *GIVES co nsideration t o t he pr eferred op tion r elating t o the refurbishment o f Timberlane Park Hall, Woodvale.*

**BACKGROUND**

Timberlane Park Hall is located on Timberlane Drive, Woodvale (Attachment 1 refers) and is situated within Timberlane Park which is classified as a 'Local Park' as part of the City's existing *Parks and P ublic Open S paces Classification Fr amework*. Additionally, twelve outdoor tennis courts are located at the site that are utilised by the Kingsley Tennis Club.

Currently, Timberlane Park Hall consists of a function room (dividable into two spaces), two kitchens, storage area and disabled toilet and the Kingsley Tennis Club has an office/storage area (Attachment 2 refers). In 2007-08, the building's two kitchens were refurbished, along with the disabled toilet; new floor coverings; painting; and a small extension was added to provide additional user group storage. However, as the budget was pre-determined, two main issues with the facility could not be addressed at the time.

The first issue is that the there are no changerooms at the facility; therefore a senior sporting club cannot be located at the park. Secondly, the only male and female toilets are the 'park standard' toilets that are only accessible from outside the facility. There is a disabled toilet accessible from inside the facility, however when the facility is used for larger functions, there is a lack of available toilets inside the facility.

In accordance with the City's existing *Parks and Public Open Spaces Classification Framework*, Timberlane Park is classified as a 'Local Park'. The framework states that Local Parks are designed to cater for the needs of the community within the suburb. Seasonal organised sporting activities, both senior/junior are able to be undertaken at these locations as well as other passive recreational activities. Local Parks should contain the following infrastructure:

- single sporting ground
- ability to cater for a single sport (seasonal) at one time
- minor sporting infrastructure (basketball ring, tennis hit-up wall, BMX tracks etc.)
- floodlighting to facilitate sports participation
- changerooms and toilet facilities
- capacity for 50 cars to park within or around the perimeter of the park grounds
- play equipment
- bench seating.

Each year the City undertakes one or two refurbishments (mini-makeovers) of community and sporting facilities. The scope of each project is generally confined to the following aspects:

- painting
- replacing fixtures and fittings
- upgrading external environments i.e. pathways, landscaping, signage
- kitchen facilities
- floor coverings
- toilets and changerooms (including refurbishment or new extensions)
- storage facilities (extensions to the facility)
- heating/cooling system
- window treatments.

Construction of new buildings, major facility extension works and/or re-design works are considered a redevelopment project. These projects are outside the scope of a refurbishment project and are normally addressed as a separate redevelopment project within the Capital Works Program.

At its meeting held on 2 October 2012 the Capital Works Committee recommended that the listed refurbishment projects for 2013-14 (being Sorrento Football Club and Sorrento Tennis Clubrooms) be changed to Timberlane Park Hall and an additional site given the master planning being undertaken for Percy Doyle Reserve. This recommendation was subsequently endorsed by Council at its meeting held on 23 October 2012 (CJ214-10/12 refers), as follows:

- 1 *That Council BY AN ABSOLUTE MAJORITY APPROVES a change to the listed refurbishment projects to be undertaken in 2013/14 for Sorrento Football (Soccer) Clubrooms and Sorrento Tennis Clubrooms to Timberlane Park Clubrooms and one other site to be determined in November 2012.*

As a result an indicative figure of \$400,000 was allocated in the 2013-14 Capital Works Budget toward the Timberlane Park Hall for refurbishment. Notably, this figure was based on potential project costs only as project scoping, concept design and cost estimates had not been undertaken at the time. Typically, refurbishment project planning is undertaken prior to October each year to allow for amendment of budget funds through the Capital Works Budget process. Given the delays for the 2013-14 project (due to endorsing a change in listed projects) this amendment process was unable to occur.

### Stakeholder Consultation

Following the allocation of funds toward Timberlane Park Hall, planning commenced in line with the City's endorsed *Master Planning Process* (Attachment 3 refers). On this basis, stakeholder consultation was undertaken with the following user groups:

- Kingsley Tennis Club.
- Northern Lights Toastmasters.
- Woodvale Family Playgroup.
- Wanneroo Joondalup Teeball Club.

As part of a recent review of City active reserves, Chichester Park, Woodvale was identified as having a very high utilisation rate (81-100% peak usage) in winter which has led to challenges in maintaining a quality surface for organised sport. It is anticipated that the usage load on Chichester Park could be alleviated by spreading training and competitions to Timberlane Park. Therefore, the following stakeholders who utilise Chichester Park were also consulted in relation to the project:

- Woodvale Football (Soccer) Club (173 junior members).
- Kingsley Senior Soccer Club (75 senior members – 5 teams).
- WA Christian Football (Soccer) Association (354 junior members; 113 senior members – 9 teams).

As an outcome of the consultation a scope of works for the project was developed to include the following elements:

- internal toilets/showers
- two changerooms
- additional storage (for relocated sporting clubs)
- closed circuit television (CCTV) equipment room
- external BBQ
- hall divider replacement
- building alarm system.

## **DETAILS**

### Concept Plan

Following stakeholder consultation, a facility floor plan was developed (Attachment 4 refers) to meet the functional needs of the current and potential future community groups of Timberlane Park Hall and Timberlane Park. The facility floor plan includes the following new additional building elements:

- internal accessible toilets/showers
- modification of northern storeroom to include a CCTV Room
- two changerooms
- two store rooms (for relocated sporting clubs)
- umpire changeroom
- universal access 'park' toilet including automated timed door lock system
- reconfiguration of central internal storage areas to allow for new internal access toilets.

District Planning Scheme No. 2 - Schedule 5

The majority of native vegetation within Timberlane Park is classified as ‘Schedule 5’ under *District Planning Scheme No. 2* and as such is afforded a significant level of protection. In order to achieve the additional building elements, the current building footprint needs to be increased and six trees will need to be removed. On this basis, the facility floor plan was developed with consideration to the ‘Schedule 5’ classification and as the building footprint will expand, none of the six trees proposed to be removed are within the ‘Schedule 5’ area.

Estimated Capital Cost

A capital cost estimate was undertaken based on the facility floor plan (Attachment 5 refers) by a qualified quantity surveyor. The following is a summary of the cost estimate:

<b>Description</b>	<b>Cost (\$)</b>
Preliminaries	73,000
Tennis club toilets/shower extension	118,305
New changeroom extension, umpire room and universal access toilet	411,348
Reconfiguration of internal areas (CCTV room, public toilets and storage)	49,196
Alarm system	5,000
BBQ area	15,000
Bin wash area	6,000
Path to oval	2,078
Design contingency (5%)	34,000
Building contingency (5%)	37,000
Professional Fees	60,000
Council and survey fees	3,000
<b>TOTAL</b>	<b>813,900</b>

**Issues and options considered**

Due to the estimated capital cost of the refurbishment exceeding the current allocated budget, Council has four options to proceed. These include:

Option 1 - Not proceed with the refurbishment

If this option was pursued it would mean the current facility would continue to function with limited ability to meet the needs of the current and potential future users of the hall.

Option 2 – Proceed with the refurbishment with a reduced scope of works

This option would see the refurbishment proceed, however in order to meet the existing budget, the scope of works would need to be reduced. Possible options to reduce project costs are:

- Removal of changerooms, umpire room and universal access 'park' toilet – estimated cost of \$411,348.
- Removal of internal access toilets/showers – estimated cost of \$118,305.
- Removal of external BBQ – estimated cost of \$15,000.

Removal of the changerooms, umpire room and universal access 'park' toilet will reduce the project costs to \$402,552. However, given the importance of the changerooms, umpire room and universal access 'park' toilet to senior sporting groups proposed to use Timberlane Park; it is suggested that these remain included within the scope of the refurbishment.

Removal of the internal access toilets/showers will reduce the project costs to \$695,595. However, the internal access toilets/showers are considered important to the Kingsley Tennis Club and general hall hirers, therefore it is suggested that these remain included within the scope of the refurbishment.

#### Option 3 – Proceed with the refurbishment in 2013-14

This option is for the refurbishment to proceed within full scope and within the 2013-14 financial year. The current annual budget for the refurbishment is \$400,000, while the full scope of works is estimated at \$813,900. Therefore, if this option was to proceed, an additional \$413,900 would be required within the 2013-14 budget.

#### Option 4 – Proceed with the refurbishment and phase costs over two financial years (2013-14 and 2014-15)

If option 4 was to proceed, funding of the project will occur over two financial years (2013-14 and 2014-15) in order to meet the additional project costs. However, if this option is pursued, Council will need to review the scheduled projects within the City's 2014-15 Capital Works Program.

### **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.
- Understand the demographic context of local communities to support effective facility planning.
- Employ facility design principles that will provide for longevity, diversity, inclusiveness and where appropriate support the decentralising of City services.

**Policy** Not applicable.

### Risk management considerations

If there is a reduction in the overall scope of works, a number of risks have been identified. If the changerooms are not constructed the proposal to enable sporting groups from Chichester Park to spread their usage to Timberlane Park will not be possible. Therefore the challenges in maintaining a quality sporting surface at Chichester Park will continue.

In addition, if the universal access 'park' toilet is not constructed, residents and the community utilising the park informally will not have access to toilet facilities. Furthermore, if the internal access toilet/showers are not constructed the tennis club's needs will not be met and general hire groups using the hall will only have access to external 'park' toilets.

Notably, all capital projects bring risks in relation to contingencies and over runs against original design. The capital cost estimate is based on concept designs and may differ once further detailed designs are undertaken for the project.

### Financial/budget implications

An amount of \$400,000 is currently listed within the City's 2013-14 Capital Works Program for the detailed design and construction of this project. The \$400,000 was an indicative figure based on potential project costs only as project scoping, concept design and cost estimates had not been undertaken at the time. Typically, refurbishment project planning is undertaken prior to October each year to allow for amendment of budget funds through the Capital Works Program process. Given the delays for the 2013-14 project (due to endorsing a change in listed projects) this amendment process was unable to occur.

Based on the capital cost estimate for the project, a further \$413,900 would be required to complete the entire scope of works. However, if cost savings are required the BBQ could be removed from the scope (\$15,000) and could be included in a future capital works budget. On this basis, a further \$398,900 is required to complete the recommended refurbishment works.

A breakdown of the proposed refurbishment project is outlined below as a way of comparison to the size and cost of developing the Seacrest Park Community Sporting Facility and the planned redevelopment of the Hawker Park Community Sporting Facility.

Project	Floor space	Facility cost per square metre	Total project cost (\$)	Comments
Seacrest	616m <sup>2</sup>	\$1,950/m <sup>2</sup>	1,450,000	Total project cost includes new building.
Hawker	443.10m <sup>2</sup>	\$1,772/m <sup>2</sup>	2,740,000	Total project includes building; floodlighting; playground; cricket nets; 3 on 3 basketball; tennis hit up wall; car park resurfacing.
Timberlane	226.40m <sup>2</sup> (extension only)	*\$2,823/m <sup>2</sup>	798,900	Refurbishment includes two new changerooms, umpire room, universal access 'park' toilet, CCTV room, additional storage, alarm system, bin wash down area, and internal toilets and shower extension.

\* Facility extensions in general cost more per square metre (m<sup>2</sup>) than a new building due to retrofitting of existing building elements.

In 2013-14, the estimated net operating cost for Timberlane Park Hall is \$31,636 based on an expected expenditure of \$42,530 and an income of \$10,894.

If the proposed refurbishment works are approved, the net operating cost of the building is estimated at \$37,000 per annum based on an expected expenditure of \$50,000 and an income of \$13,000.

All amounts quoted in this report are exclusive of GST.

### **Regional significance**

Not applicable.

### **Sustainability implications**

#### Environmental

All facility refurbishment projects are planned to reduce the impact of the carbon footprint and consider environmental sustainability design features where possible within the project budget. Notably, six trees will need to be removed to cater for the increase in size of the building footprint; however these trees are not within the *District Planning Scheme No. 2* 'Schedule 5' area.

#### Social

The project has included consultation with existing and potential user groups of the hall and oval to ensure that feedback received represents their diverse needs. It is expected that if the majority of refurbishment works occur, the project will lead to higher utilisation rates of the hall and oval. Furthermore, any development at the site will consider access and inclusion principles and will aim to enhance the amenity of the public space.

#### Economic

One of the main principles of the City's *Master Planning Framework* is the development of 'shared' and 'multipurpose' facilities to avoid their duplication, and to reduce the ongoing maintenance and future capital expenditure requirements.

### **Consultation**

As part of the planning phase of the project, consultation was undertaken with existing and potential user groups of the hall and oval. Details of the consultation have been highlighted in the Background section of this report.

### **COMMENT**

Given the importance of the changerooms, umpire room and universal access 'park' toilet to senior sporting groups using Timberlane Park, it is suggested that these facilities remain within the scope of the refurbishment. With the retention of these elements and the high usage of Chichester Park; the relocation of one of the users of Chichester Park is a distinct possibility. Furthermore, internal toilets/showers are considered important to the Kingsley Tennis Club and general hall hirers therefore it is suggested that these also remain included within the scope of the refurbishment.

Overall it is suggested all works be undertaken as it provides a strong social return on investment for the current users and the wider community. Although, due to the estimated cost (\$813,900) of the refurbishment significantly exceeding the budget allocation of \$400,000 for this project, it is recommended that Council gives consideration to the four options presented in this report and decides on how the City will proceed with the refurbishment of Timberlane Park Hall.

### **VOTING REQUIREMENTS**

Simple Majority.

### **OFFICER'S RECOMMENDATION**

That Council:

- 1 NOTES that \$400,000 is currently listed in 2013-14 in the City's Five Year Capital Works Program for the Timberlane Park Hall refurbishment;
- 2 GIVES consideration to the preferred option relating to the refurbishment of Timberlane Park Hall, Woodvale.

**MOVED Cr Amphlett, SECONDED Mayor Pickard that Council:**

- 1 **NOTES that \$400,000 is currently listed in 2013-14 in the City's Five Year Capital Works Program for the Timberlane Park Hall refurbishment;**
- 2 **AGREES to put forward the Timberlane Park Hall refurbishment project as the nominated project to Round 5 of the Regional Development Australia Fund (RDAF);**
- 3 **SUPPORTS any unallocated portion of the Timberlane Park Hall refurbishment project budget to be included in the 2014-15 Capital Works Program.**

**The Motion was Put and**

**CARRIED (5/0)**

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

*Appendix 4 refers*

*To access this attachment on electronic document, click here: [Attach4agnCWC020713.pdf](#)*

*Cr Ritchie entered the room at 6.38pm.*

**MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil.

**REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION**

Nil.

**CLOSURE**

There being no further business, the Presiding Member declared the Meeting closed at 6.40pm; 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  
Cr Philippa Taylor